MEETING AGENDA
City Council
REGULAR SESSION CITY COUNCIL
August 1, 2023

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, AUGUST 1, 2023 at 6:00 p.m.

Call to Order

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

Employee Introductions

- Police Department: Justin Garza - Police Officer
- Fire Department: Brandon High-Emergency Management Coordinator; Tanner Schultz-Firefighter; Anthony Williams-Firefighter
- EMS: Cooper Woodward – Paramedic; Andru Rees-Eissler – Paramedic; William Waller – Paramedic; Rolando Gonzalez – Paramedic
- Animal Services: Hailey Pauly-Animal Services Technician
- Parks-Max Martinez-Parks Maintenance Technician; Michael Corbin-Seasonal Park Worker
- Civic Center: Kasha Ennis-Events Attendant (Part-time)

City Events and Announcements

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

Hearing of Residents

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

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

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

Consent Agenda Items

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

1. **Minutes** - Consideration and/or action regarding the approval of the regular meeting minutes of July 18, 2023. (S.Edmondson/S.Courney)

2. **Appointment, Reappointment and Resignations on Boards, Commissions and Committees**

    - Approve Appointments
        - John Carbon-from Alternate 1 to Board Commissioner-Planning and Zoning Commission
        - Patrick McMaster-from Alternate 2 to Alternate 1-Planning and Zoning Commission
        - Danielle Craig- as Alternate 2 for Planning and Zoning Commission
    - Accept Resignations
        - Ernest Evans Jr.,-accept resignation from the Planning and Zoning Commission
        - Bryan Snowden-accept resignation from the Economic Development Corporation

3. **Resolution 23-R-70** - Consideration and/or action by the City Council of the City of Schertz, Texas, approving a resolution authorizing the City Manager to enter into a lease agreement with Stryker Flex Financial for the acquisition of EMS equipment and service plan. (S.Williams/J.Mabbitt)

4. **Resolution 23-R-71** - Consideration and/or action by the City Council of the City of Schertz, Texas authorizing the City Manager to amend the Southern Plant Wastewater Services and Funding Agreement. (B.James/L.Busch)

5. **Resolution 23-R-72 -** Consideration and/or action by the City Council of the City of Schertz, TX authorizing the City Manager to enter into a contract for Owners Representation Services. (S.Williams/G.Rodgers)

6. **Resolution 23-R-65** - Consideration and/or action by the City Council of the City of Schertz, Texas approving a Resolution authorizing an amendment to the Schertz Main Street Preservation Grant for 505 Exchange. (S.Williams/B.James)

Discussion and Action Items

7. **Ordinance 23-S-14** - Consideration and/or action on a request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe County, Texas. ***(Final Reading)*** (B.James/L.Wood/E.Delgado)

Public Hearings

8. **Ordinance 23-S-13** - Conduct a public hearing and/or action on amendments to Part III of the Schertz Code of Ordinances, Unified Development Code (UDC) to Article 5, Section 21.8.5 Permitted Use Table, and Article 16 Definitions. (***Final Reading)*** (B.James/L.Wood/S.Haas)

Information available in City Council Packets - NO DISCUSSION TO OCCUR

9. **Monthly Update** - FY 2022-23 Approved Expanded Programs (S.Williams/S.Gonzalez)

10. **Monthly Financial Reports** - April 2023 and May 2023 (S.Gonzalez/J.Walters)

11. **Monthly Update -** 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, SHEILA EDMONDSON, CITY SECRETARY OF THE CITY OF SCHERTZ, TEXAS, DO HEREBY CERTIFY THAT THE ABOVE AGENDA WAS PREPARED AND POSTED ON THE OFFICIAL BULLETIN BOARDS ON THIS THE 28TH DAY OF JULY 2023 AT 6:00 P.M., WHICH IS A PLACE READILY ACCESSIBLE TO THE PUBLIC AT ALL TIMES AND THAT SAID NOTICE WAS POSTED IN ACCORDANCE WITH CHAPTER 551, TEXAS GOVERNMENT CODE.

SHEILA EDMONDSON

I CERTIFY THAT THE ATTACHED NOTICE AND AGENDA OF ITEMS TO BE CONSIDERED BY THE CITY COUNCIL WAS REMOVED BY ME FROM THE OFFICIAL BULLETIN BOARD ON _____DAY OF _____, 2023.
TITLE: _____

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

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

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

COUNCIL COMMITTEE AND LIAISON ASSIGNMENTS

Mayor Gutierrez Audit Committee Board of Adjustments Investment Advisory Committee Main Street Committee Senior Center Advisory Board-Alternate	**Councilmember Davis– Place 1** Interview Committee for Boards and Commissions Main Street Committee - Chair Parks & Recreation Advisory Board Schertz Housing Authority Board Transportation Safety Advisory Commission TIRZ II Board
Councilmember Watson-Place 2 Audit Committee Library Advisory Board Senior Center Advisory Board Cibolo Valley Local Government Corporation-Alternate	**Councilmember Whittaker – Place 3** Historical Preservation Committee Interview Committee for Boards and Commissions-Chair TIRZ II Board
Councilmember Dahle – Place 4 Cibolo Valley Local Government Corporation Interview Committee for Boards and Commissions Planning & Zoning Commission TIRZ II Board	**Councilmember Scagliola – Place 5** Animal Advisory Commission - Alternate Hal Baldwin Scholarship Committee Schertz-Seguin Local Government Corporation
Councilmember Heyward – Place 6 Animal Advisory Commission Audit Committee Building and Standards Commission Economic Development Corporation - Alternate Investment Advisory Committee Main Street Committee Interview Committee for Boards and Commissions-Alternate Senior Center Advisory Board	**Councilmember Bown – Place 7** Economic Development Corporation Main Street Committee Schertz-Seguin Local Government Corporation - Alternate

Agenda No. 1.

CITY COUNCIL MEMORANDUM

City Council Meeting:	**August 1, 2023**
Department:	**City Secretary**
Subject:	**Minutes - Consideration and/or action regarding the approval of the regular meeting minutes of July 18, 2023. (S.Edmondson/S.Courney)**

Attachments

07-18-2023 Draft minutes

D R A F T

MINUTES
REGULAR MEETING
July 18, 2023

A Regular Meeting was held by the Schertz City Council of the City of Schertz, Texas, on July 18, 2023, 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 Tim Brown; Councilmember Mark Davis; Councilmember Michelle Watson; Councilmember Michael Dahle; Councilmember David Scagliola; Councilmember Allison Heyward
Absent:	Councilmember Jill Whittaker
Staff present:	City Manager Steve Williams; Deputy City Manager Brian James; Assistant City Manager Sarah Gonzalez; City Attorney Daniel Santee; City Secretary Sheila Edmondson; Deputy City Secretary Sheree Courney

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

Opening Prayer and Pledges of Allegiance to the Flags of the United States and State of Texas. (Councilmember Whittaker)
Mayor Gutierrez provided the opening prayer and led the Pledges of Allegiance to the Flags of the United States and State of Texas.

Employee Recognition-Milestone Service Pin
Mayor Gutierrez recognized City Manager Steve Williams who recognized the following employees and presented them with pins for their years of service and thanked them for their dedication and loyalty to the City of Schertz.

- Daniel Pequeno, Drainage Worker II, 25 Years of Service
- Kirk Timke, Fire Battalion Chief, 35 Years of Service

City Events and Announcements

- Announcements of upcoming City Events (B.James/S.Gonzalez)
  Mayor Gutierrez recognized Deputy City Manager Brian James who provided the following:

  Thursday, July 20
  Pickleball Play
  Pickrell Park
  7:00 p.m. - 8:30 p.m.

Friday, July 21
Chicken Tender Eating Contest between Schertz PD and Cibolo PD
Slim Chickens
909 Roy Richard Dr.
6:00 p.m.

Sunday, July 23
Owl Prowl
Crescent Bend Park
8:30 p.m. - 9:30 p.m.

Tuesday, July 25
Field Day
Ashley Park
6:30 p.m. - 7:30 p.m.

Wednesday, July 26
Joint City Council and Planning & Zoning Commission Meeting
Council Chambers
6:00 p.m.

Thursday, July 27
Foam Party
Cypress Point Park
6:30 p.m. - 7:30 p.m.

Friday, July 28
Movie in the Park - "Lightyear"
Wendy Swan Memorial Park
7:00 p.m. - 8:30 p.m.

Saturday, July 29
Mini Golf at the Library
Schertz Library
10:00 a.m. - 4:00 p.m.

Monday, July 31
Wendy Swan Splash Pad Grand Opening
6:00 p.m. - 7:00 p.m.

Tuesday, August 1
Next Regular City Council Meeting
Council Chambers
6:00 p.m.

Election Information - Filing begins July 22, 2023
For Schertz City Council in the November 7, 2023, General Election

- Announcements and recognitions by the City Manager (S.Williams)
  Mayor Gutierrez recognized City Manager Steve Williams who provided the following:

  Glow Party held at Rhine Valley Park July 13, 2023, had 75 attendees.
  Float and Flick in the Park presented "Jungle Cruise" to approximately 130 attendees.

- Announcements and recognitions by the Mayor (R.Gutierrez**)**
  Mayor Gutierrez had no announcements.

Hearing of Residents

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Mayor Pro-Tem Brown recognized the following residents:

- Maggie Titterington, 1730 Schertz Parkway, who provided updates for The Chamber as follows:
  - **Wednesday, July 12**
    Ribbon Cutting for Rescue Pets Serving Vets
    Kramer House, 1730 Schertz Parkway
    4:00 p.m.
  - **Monday, July 24**
    Ribbon Cutting for Murdoch's
    10:00 a.m.
  - She thanked the City of Schertz, Brian James and Joe Villarreal, for the refurbishment of the front steps of Kramer House.
  - **Caterpillar Chamber Bowl** registration through the end of the month. Go to thechamberinfo.com
- Kathy Robertson, 6121 Port Chester, spoke in opposition of PLP20230093
- Phil Aguirre, 5121 Knollwood, spoke in opposition of the planned duplex development.
- Howson Lau, 3678 Pebble Beach, spoke in opposition of the planned duplex development.
- Kade Jackson, 3410 Wimbledon, presented data regarding birds of conservation concern within the planned development area and stated environmental studies are required prior to development.
- Tammy Kennedy, 3712 Pebble Beach, presented data regarding birds of conservation concern to include the steps required for development to proceed, fines that could be assessed, and asked Council to vote against Ordinance 23-S-14.
- Carol Davis, 3337 Wimbledon Dr., in March 2023 submitted a Freedom of Information Act according to the 1967 federal statute asking for information from the City of Schertz. Information was denied and sent to the Attorney General. She stated

that on June 22, 2023, the Texas State Attorney General's Office ruled in her favor but, she still has not heard anything from the City. She is asking for communication between the City and the developer for the Habi land.

- Richard Maus, 3434 Wimbledon, spoke in opposition of the Villas at Bluebonnet planned development based on citations within the UDC.
- Othann Warner, 3717 Hunter's Glen, sent Council pictures of the property that has not been maintained and asked why the developer wasn't being held accountable for maintaining the property.
- Kathy LeDew, 3402 Columbia Dr., spoke in opposition of the planned development of the former Northcliffe Golf Course.
- Mary Salvaterra, 3422 Wimbledon, spoke in opposition of the Villas at Bluebonnet planned development.

After all residents who signed up to speak addressed Council, Mayor Gutierrez stated that emails in opposition of the Villas at Bluebonnet Ridge duplexes, PLPDD20230093 and Ordinance 23-S-14 had been received in the City Secretary's Office. Mayor Gutierrez stated that Council had received copies of the emails, so unless anyone objected, only the names and addresses would be read into the record. No objections were made.

Mayor Gutierrez recognized Deputy City Secretary Sheree Courney who read the name and address for each resident who emailed their opposition into the record:

- James L. Smith, 5705 Whistling Straits
- John Muniz, 5709 Crooked Stick
- Arliss Harrison, 3438 Wimbledon Dr.
- Elaine Harrison, 3438 Wimbledon Dr.
- Sylvia Beason, 5709 Whistling Straits
- Anna Hofstetter, 6041 Covers Cove
- Michael Klang, 3733 Pebble Beach
- Tony Minatrea, 6062 Covers Cove
- Beverly Minatrea, 6062 Covers Cove
- Janet Chang, 3338 Wimbledon Dr.
- Esteban Mendiola, 3330 Columbia Dr
- Alicia Mendiola, 3330 Columbia Dr.
- Mary Lou Huntsinger, 5808 Saint Andrews
- Barry Hart, 6050 Covers Cove
- Steve Smart, 6086 Covers Cove
- Kathy Le Dew, 3402 Columbia Dr.
- Trey Woods, 5804 St. Andrews
- Chesney Woods, 5804 St. Andrews

Consent Agenda Items

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

1. **Minutes** - Consideration and/or action regarding the approval of the regular meeting minutes of July 11, 2023. (S.Edmondson/S.Courney)

2. **Appointment, Reappointment and Resignations on Boards, Commissions and Committees**

   - Tricia Whitman-appointment to the Schertz Historical Preservation Committee

3. **Resolution 23-R-64** - Consideration and/or action by the City Council of the City of Schertz, Texas approving a Resolution authorizing a Schertz Main Street Local Flavor Grant for 409 Main Street. (S.Williams/B.James)

4. **Resolution 23-R-61** - Consideration and/or action by the City Council of the City of Schertz, Texas approving a Resolution authorizing expenditures in an amount not to exceed $65,000 with National Tank & Equipment for the purchase of a mobile bypass pump. (B.James/L.Busch)

5. **Resolution 23-R-57-** Consideration and /or action by the City Council of the City of Schertz, Texas, approving a resolution authorizing the City Manager to enter into an agreement with R. Donovan Butter, D.O. for EMS Medical Direction. (S.Williams/J.Mabbitt)

6. **Resolution 23-R-58** – Consideration and/or action by the City Council of the City of Schertz, Texas, approving a resolution authorizing the City Manager to enter into Interlocal Agreements with multiple Governmental entities for the provision of Emergency Medical Services. (S.Williams/J.Mabbitt)

7. **Resolution 23-R-59** - Consideration and /or action by the City Council of the City of Schertz, Texas, approving a resolution authorizing the City Manager to enter into an agreement with Guadalupe County for ambulance services. (S.Williams/J.Mabbitt)

8. **Resolution 23-R-60** - Consideration and /or action by the City Council of the City of Schertz, Texas, approving a resolution authorizing the City Manager to enter into Interlocal agreements for allocation of Emergency Medical Services and for mutual aid agreements. (S.Williams/J.Mabbitt)

9. **Resolution 23-R-62** - Consideration and/or action by the City Council of the City of Schertz, Texas, approving a resolution authorizing the City Manager to submit a Local Parks Grant application, and accept grant funds if awarded, from the Texas Parks & Wildlife Department Outdoor Recreation Grants Program for future development of the Hilltop/Homestead Park. (S.Gonzalez/L.Shrum)

10. **Resolution 23-R-63 -** Consideration and/or action by the City Council of the City of Schertz, Texas, approving a resolution authorizing a roadway capital recovery offset agreement with Scrappy Development, LLC for Parklands II. (S.Williams/B.James)

Mayor Gutierrez asked for a motion to approve Consent Agenda Items #1-10.

Moved by Councilmember Mark Davis, seconded by Councilmember Michelle Watson

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

Passed

Discussion and Action Items

11. **Ordinance 23-S-14 -** Conduct a public hearing and consideration and/or action on a request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe County, Texas. ***First Reading*** (B.James/L.Wood/E.Delgado)

Mayor Gutierrez recognized Emily Delgado, Planning Manager, who briefed council on Ordinance 23-S-14, a 25 acre zone change from Pre-Development District (PRE) to Planned Development District (PDD): The Villas at Bluebonnet Ridge. She provided maps to show location of the property and stated that on June 1, 2023, 117 public hearing mailers were sent to all properties within a 200-foot buffer. On June 28, 2023, a public hearing notice was published in the San Antonio Express News. As of July 18, 2023, at 5:00 p.m. staff had received 87 responses - 27 in favor, 59 opposed, and 1 neutral. If a proposed zoning change is protested in writing and signed by the owners of at least twenty percent (20%) of the area of the lots or land immediately adjoining the area covered by the proposed zoning change or zoning map amendment and extending 200 feet from that area, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths (3/4) of all members of the City Council according to LGC, Local Government Code Section 211.006(d). Total percentage of the protested parcel acreage is 18.88%, therefore, the 3/4 is not required.

The proposed rezone from PRE to PDD with a base zoning of two-family residential (R-3) will consist of the following: gated community that is HOA maintained, 85 duplexes, no more than 170 units between 1,300 and 1,400 square feet, and 7.31 acres of green space and amenities. Developer is requesting reduced lot size and setbacks. Ms. Delgado provided a history and comparison of all proposals submitted

by the developer.

Staff recommends approval of the proposed zone change (Ordinance 23-S-14) to Planned Development District.

Mayor Gutierrez recognized Mr. Buck Benson, for the applicant, who provided a brief summary of the proposal to include the maximum number of duplex units to be built at 170, two-car garages, private streets that will be maintained by the homeowners within the community, sales price around $600,000, and HOA will be responsible for the yard maintenance. He addressed the birds of concern issue and stated they will engage a biologist to do a thorough study to ensure there are no federal violations. He feels that the developers have worked hard to address council and community concerns.

Mayor Gutierrez opened the Public Hearing at 7:15 p.m.

The following residents spoke:

- Richard Maus, 3434 Wimbledon Dr., stated he identified and shared all of the problems with the zoning change to the P&Z Commission and he was ignored which is why the City is in the current situation. Nothing has been done correctly and doesn't understand how Council can consider voting on it.
- Heather Jackson, 3410 Wimbledon Dr, states that this proposal is still not acceptable. It does not address the density issue. City needs to follow the UDC. Approving the proposal with the many variances does not follow a responsible path to the growth and supposed progress in the area. She asked Council to listen to the valid concerns of residents in the neighborhood who want to ensure their neighborhood is a safe enjoyable place for their families.
- Maureen Maus, 3434 Wimbledon Dr, asked whether Council had thoroughly researched how a PDD should be handled and were they sure the process had been handled correctly for the Villas at Bluebonnet Ridge PDD. Staff should know and follow the UDC before they accept an application.
- Dana Eldridge, 2628 Gallup Fox Dr, main concern is he misses the golf course but its no longer a green space. The grass is so dry it creates a fire hazard. If the residents are concerned with green space then they need to do something with this space.
- Kathy Le Dew, 3402 Columbia Dr, stated she was one of the residents that submitted an email, which she read into the record.
- Anne Ochoa, 5701 Fairways Dr, expressed misunderstanding as to why the developer purchased land that measured 32% of what they needed to develop as proposed. Asked Council to vote no.
- Carol Davis, 3337 Wimbledon Dr, stated in the spirit of transparency Habi must have all studies regarding the birds done prior to Council voting according to federal law. Expressed her feeling that the developer went after the most vulnerable residents, 55+ age group, to garner support for their development plan. Stated that the deal made by Scenic Hills with the developer was made "under the table." Council needs to vote no.
- Janet Carter Freeman, 6065 Covers Cove, implored the council to look at the

faces and listen of the residents. Vote no.

- Tammy Kennedy, 3712 Pebble Beach, stated it is a federal crime to disturb the birds who have taken sanctuary in the subject property area.
- Charles Burkes, 3737 Pebble Beach, is opposed to approving any changes for the developer before they have even started breaking ground. He believes this is a precedent of what is to come.
- Janice Baldwin, 3401 Columbia Dr., read from City Council Meetings which states that "residents may participate by YouTube and for residents to be heard should email their comments to the city council's office at sedmondson after the council agenda is posted and before 5:00 p.m. on the Monday prior t the meeting so that the city council can read the public comments into the record under the hearing of residents, in the body of the email please include your name, address, phone number, agenda item if applicable or a subject of discussion, and your comments." It does not say that the resident state that it be read.
- Bill Edmonds, 4909 Crestwood Dr., President of Northcliff HOA, who stated that Habi had come to them and bent over backwards to lower the density. It started at over 240 units, it's now a maximum of 170. At a community meeting of all HOAs, they asked what could Habi do for them if this proposal were approved. 12 - 1 voted for initiating negotiations with the developer. Developer did not seek them out. Northcliff HOA held a meeting and they are in favor of the zoning change and of the plan presented by Habi.
- Susan deGraffenried, 5140 Columbia Dr., President of Fairhaven HOA, who stated they have had numerous community meetings and the HOA presidents have always followed in accordance to their members' votes. Still does not want anything built, but concedes development is inevitable. Fairhaven HOA supports the proposal submitted by Habi tonight.
- Curtis Hermosillo, 3669 Pebble Beach, asked Council to take into consideration how residents feel. He stated he doesn't like the way the deal was handled, and the development doesn't fit. Asks Council to vote no.
- Mary Salaterra, 3422 Wimbledon, states that the development is not appropriate for the area. Too much density for such a small area. Wants Council to vote no.
- Ray Martin, 5701 Whistling Straits, President of the Fairways of Scenic Hills HOA, disappointed with the treatment residents have received, and understands they are defeated. Board has met with the developer and are in favor of passing the zoning change tonight and moving forward. He does ask that in the future they receive support from the City Council that they voted for.
- J.R. Nizely, 6100 Black Butte, asked Council to consider the residents over the developer and vote no.
- Patsy Lorrie, 3405 Wimbledon Dr., reminded Council that the residents in the Northcliff neighborhoods are all residents of Schertz that they were voted to represent. Although the HOA Presidents have accepted defeat and stated support for the development, it isn't what they really want.
- Linda Rasch, 3509 Whisper Knoll, changing the zoning will decrease the value, the duplexes are too expensive for the demographic Council says they are targeting. Why have a UDC, if Council is not going to follow it?
- Steven Simmers, 3713 Columbia Dr., stated residents don't want this, Council should vote no.
- Phil Jackson, 3410 Wimbledon Dr., stated that when he and his wife feel

strongly about an issue they do not negotiate, they fight. Throughout the entire time they feel they have been fighting city council as they've had five against them the majority of the time. Citizens banded together to try to force a super majority to protect their neighborhood without the support of City Council. Super majority was lost because the HOA President of Scenic Hills contacted staff requesting the names and addresses of the homes that opposed this development within his neighborhood, so he could go and convince them to change their votes. In addition, the PDD is not there to allow developers to have free rein, it is there to provide some flexibility but not huge flexibility. They should try to follow the UDC. Also, when people follow the rules and send in emails when something is not explicitly there that its stated that they won't be read feels like a lack of leadership. He asked Council to sit with staff and determine how flexible they are willing to be when it comes to PDDs and to be consistent in their application going forward.

- Greg Sebold, 3841 Green Ridge Dr., President Scenic Hills Community Association, stated there was a meeting where he abstained, and the community voted in favor of negotiating and moving forward and accepting this proposal. He complimented the developers on their efforts to be flexible and engage in discussions with the leadership of the HOAs and thanked Council for acknowledging it. Scenic Hills Community Association and three other HOAs that border this project have come to an agreement to support, or in some cases just not oppose, this project.
- Sarah Howard, 3672 Pebble Beach, stated she is opposed because of the zero lot line. She would not be as opposed if the lot line distance from her fence line.
- Ron Mercado, 5125 Storm King, questioned the community benefit, stated this development will not be part of the community. He told Council to vote no.

Mayor Gutierrez closed the public hearing at 8:00 p.m.

Mayor Gutierrez addressed residents' statements regarding violations of the Unified Development Code. He validated their statements regarding the violation of certain sections, but went on to say that Section 21.5.10 mentions that PDD is a provision that allows Council to approve a PDD which deviates from the standards of the UDC. He stated that the Council is not breaking any UDC standards.

Mayor Gutierrez opened the floor to Council.

- Councilmemember Davis stated that he believes property owners have the right to decide what to do with their property unless they are proposing something that is just out of sync. He acknowledged Mr. Benson and Habi LLC for "bending over backwards" to figure out what to do with this property. He understands they are a business and their job is to operate their business. He does have a problem with the PDD process. Council does have the authority to do a PDD and deviate from the standards of the UDC, but he has concerns about the process and how far it goes and the precedents being set for this Council and Council going forward. He recommended R-7 zoning which requires smaller lot sizes or even a garden home district. Either would create less density. He has

serious concerns with this PDD and how its playing out between Planning and Zoning and the Staff. There's a serious disconnect between what they should be doing with the PDD process among Council, staff, and P&Z.

- Councilmember Scagliola stated when he has questions about development he goes to the subject-matter experts, and Mr. James is probably his go-to individual. Dr. Scagliola stated he is not against developments, not against growth, not against business people he just understands the nature of business. He agreed with Councilmember Davis regarding the PDD process. He thanked the HOA boards for all that they do. He asked the City Attorney if the Council could proceed with a vote based on the environmental concerns brought to light. City attorney responded that this property is already zoned, and changing the zoning is not authorizing development on the property which would require certain steps to be completed, so there is nothing to prevent a vote from taking place. He complimented Habi for reaching out to the residents. Doesn't agree this is the best deal available. He does like the agreement with Scenic Hills. As a gated community, and one of his priorities was to protect their security. He also likes the inclusion of the walking trail. He likes that this development is also a gated community but was concerned that it didn't meet the 75 acre minimum requirement. This property is only 24 acres. He asked the City Attorney if this is a show-stopper. Mr. Santee responded that this was addressed as a provision within the PDD so no, from a legal standpoint it is not a show-stopper. Councilmember Scagliola still doesn't support multifamily apartments or duplexes in the middle of single family homes. Additionally, the lot size is too small for multifamily and the zero setback is a huge concern. Believes the UDC can be tweaked a little, but not the level requested in this PDD.
- Councilmember Dahle thanked everyone for coming out. He appreciates the passion and energy involved in this process. Was shocked when the golf course closed, it was used in many fundraisers. The lack of green space is recognized. There is a grant application in the works to build a 45 acre park near Homestead, but it will cost close to $2 million dollars to fully develop it. He has seen Habi make major concessions along the way to the HOAs in the area. They have reduced the maximum number of units by approximately 25%. The development process seems counter-intuitive because we go through the zoning process before we do a lot of the detail work. Since zoning is the biggest piece of the process they do that first. Even after a zoning case is approved the developer still has to do the requisite traffic impact analysis, ascertain whether there is sufficient water and sewer service, and conduct any environmental studies. Any one of these individual items can derail a project. Even if the zoning is approved it doesn't guarantee the development. Having the support of four of the HOAs is significant. Councilmember Dahle supports this proposal.
- Mayor Pro-Tem Brown reiterated the pleasure to see everyone engaging in the community. He complimented Kade Jackson a job well done on his presentation and stated that passion like that from a 17-year-old is rare. The PDD process is needed because this is a unique piece of property. Its an odd size to get something that fits economically for the developer, we are in a private property rights strength of our state. City doesn't own this land. The only thing we own is zoning. We still have a responsibility to the landowner to allow them

the highest and best use of that land and to get the most for it. Personally feels this is going to be a good project.

Councilmember Scagliola made a motion to table this item until a review of the dimensional requirements for the residential zoning of R3 and make it more compatible with the UDC. Seconded by Councilmember Davis.

AYE: Councilmember Mark Davis, Councilmember Michelle Watson, Councilmember David Scagliola
NAY: Mayor Pro-Tem Tim Brown, Councilmember Michael Dahle, Councilmember Allison Heyward, Mayor Ralph Gutierrez
Motion: Failed

Mayor Gutierrez asked for a motion to approve Ordinance 23-S-14.

Moved by Councilmember Michael Dahle, seconded by Mayor Pro-Tem Tim Brown

AYE: Mayor Ralph Gutierrez, Mayor Pro-Tem Tim Brown, Councilmember Michael Dahle, Councilmember Allison Heyward

NAY: Councilmember Mark Davis, Councilmember Michelle Watson, Councilmember David Scagliola

Passed

Councilmember Scagliola asked for clarity as to when the second reading of Ordinance 23-S-14 would occur.

Mayor Gutierrez responded: at the next Regular City Council Meeting, August 1, 2023.

RECESS
Mayor Gutierrez recessed the meeting for a short break at 8:27 p.m.

RECONVENE
Mayor Gutierrez reconvened the meeting at 8:36 p.m.

Workshop

12. Workshop: Discussion on the format of the New Year's Eve in the Park event (S.Gonzalez/L.Shrum/C.Paddock)

Mayor Gutierrez recognized Cassie Paddock, Parks and Rec, who provided some background on the New Year's Eve in the Park which started in 2021, budgeted at $10,000. Attendance dropped from 200 participants in 2021 to 150 participants in 2022. Bulk of attendance occurs between 8:00 - 10:00 p.m. Ms. Paddock suggested changing the event to a daytime event from 3:00 p.m. - 6:30 p.m. with multiple inflatables, food trucks, face painting, balloon animals, shows, games, and photo opportunities. Earlier time frame would be safer for citizens and staff.

Mayor Gutierrez opened the floor to Council for discussion.

- Councilmember Davis recommended canceling the New Year's Eve event and putting the funds toward expanding Holidazzle.
- Councilmemember Heyward liked the idea of making it a family event, but is not married to the idea.
- Councilmember Scagliola expressed appreciation for Parks and Rec thinking outside the box on how to make something not working better.
- Councilmember Watson agreed with Councilmember Davis that the funds would be best used to expand Holidazzle.
- Councilmember Dahle said it's really hard to determine a trend with two years of data. He's not a fan of having staff work on New Year's Eve. He would rather put the funds into Holidazzle. Have fewer events done really well is best option.
- Mayor Pro-Tem Brown agreed with expanding Holidazzle.

Mayor Gutierrez recessed regular session at 8:49 p.m.

Closed Session

13. The City will meet in Closed Session under Section 551.074 of the Texas Government Code, Personnel Matters, to conduct a 6-month evaluation of and deliberate on the City Manager's reorganization of departments, staff, and resources in accordance with, and including, the City Manager's contract, and other matters in connection therewith.

Mayor Gutierrez called closed session to order at 8:55 p.m.
Mayor Gutierrez recessed closed session at 10:01 p.m.

Reconvene into Regular Session
Mayor Gutierrez reconvened to regular session at 10:03 p.m.

14. Take any action based on discussion held in Closed Session under Agenda Item #13.

Mayor Gutierrez made a motion to compensate the City Manager with an annual sum of $272,000 with an $8,000 car allowance, and reset the contract to July 19, 2023, with an expiration of 3 years.

Moved by Mayor Ralph Gutierrez, seconded by Councilmember Michelle Watson

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

Passed

Information available in City Council Packets - NO DISCUSSION TO OCCUR

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
  Councilmember Scagliola requested the PDD process be placed on a future agenda.

- Announcements by Mayor and Councilmembers

- City and Community Events attended and to be attended
  - Mayor Pro-Tem Brown, Councilmembers Davis, Watson, and Heyward had nothing to report.
  - Councilmember Dahle - stated with the start of election filing next week and for the sake of transparency, he announced he will not be seeking re-election for the next term.
  - Councilmember Scagliola attended The Chamber luncheon.

- 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
Mayor Gutierrez adjourned the meeting at 10:06 p.m.

_____
Ralph Gutierrez, Mayor

ATTEST:

_____
Sheila Edmondson, City Secretary

Agenda No. 3.

CITY COUNCIL MEMORANDUM

City Council Meeting:	**August 1, 2023**
Department:	**Emergency Medical Services**
Subject:	**Resolution 23-R-70 - Consideration and/or action by the City Council of the City of Schertz, Texas, approving a resolution authorizing the City Manager to enter into a lease agreement with Stryker Flex Financial for the acquisition of EMS equipment and service plan. (S.Williams/J.Mabbitt)**

BACKGROUND

The EMS Department responds to over 13,000 requests for service annually. On each and every one of these responses, the piece of equipment that is utilized from the moment we make contact with the patient until that contact is complete is our Monitor/Defibrillator and if we transport our Stretchers. To load our stretchers, we utilize Strykers PowerLoad system to reduce medic back injuries. On all cardiac arrest calls we utilize the LUCAS chest compression device to deliver compressions to patients suffering cardiac arrest.

In June 2020, we purchased several Monitor/Defibrillators and continue to purchase the PowerLoad system and stretchers as we purchase new ambulances. New LUCAS devices were purchased in 2017. The Department of State Health Services (DSHS) requires we have this equipment on every licensed ambulances. We currently plan to have 12 licenses, but only have 10 monitors and 10 LUCAS devices.

We intend to purchase:

- 2 - Monitor/Defibrillator devices (LP15's) & associated equipment
- 2 - LUCAS devices & associated equipment
- 1 - Stretcher for the ambulance slated for 2024
- 1 - PowerLoad system for the ambulance slated for 2024
- 7 year service agreements for the LUCAS, Monitor and PowerLoad system

With the delays with COVID, we intend to place the order now as the Monitor/Defibrillators have a 50-52 week build time.

GOAL

To approve the attached resolution to enter into a lease agreement with Stryker Flex Financial for EMS equipment.

COMMUNITY BENEFIT

The Stryker LifePak 15 has the ability to monitor blood pressure, pulse, respiratory rate, oxygen and carbon dioxide levels in the blood, the patient's temperature, the patient's EKG rhythm, the 12-lead EKG and, when needed, the ability to deliver therapeutic electricity to the patient to correct life threatening cardiac dysrhythmias.

The Stryker Stretcher has the ability to carry over 700# and has the ability to raise and lower with the push

of a button.

The LUCAS compression device allows compressions to be completed without medic fatigue improving the possibility of resuscitation.

SUMMARY OF RECOMMENDED ACTION

Staff recommends approval of the attached resolution authorizing the City Manager to enter into a lease agreement with Stryker for the purchase of EMS equipment.

FISCAL IMPACT

The overall fiscal impact is $288,991.23 over 5 lease payments (zero interest) of $57,798.25 annually with the option to purchase all of the equipment for $1 at the end of the lease.

Due to the 50-52 week lead time for the monitors, the first lease payment will be due in October 2024

No payments will be required for the FY24 year.

RECOMMENDATION

Approve the resolution and authorize the City Manager to enter into a lease agreement with Stryker Flex Financial.

Attachments

Sole Source Letter
Quote
Commencement Letter
Resolution 23-R-70
Lease Agreement

To whom it may concern:

Stryker is the sole-source provider in the Hospital (hospitals and hospital-owned facilities), Emergency Response Services and Emergency Response Training (paramedics, professional and volunteer fire) markets in the U.S. and Canada for the following products:

- New Emergency Relief Patient Cover
- New LIFEPAK® 15 monitor/defibrillators
- New LIFEPAK 20e defibrillator/monitors
- New LIFEPAK 1000 automated external defibrillators
- New LUCAS® chest compression system
- TrueCPR® coaching devices
- CODE-STAT™ data review software and service
- Power-PRO XT ambulance cot
- Performance-PRO XT ambulance cot
- Power-LOAD cot fastener
- Stair-PRO stair chair
- Performance-LOAD cot fastener
- LIFEPAK CR2 automated external defibrillator
- LIFEPAK CR Plus automated external defibrillator
-

Stryker is the sole-source provider in all markets for the following products and services:

- RELI™ (Refurbished Equipment from the Lifesaving Innovators) devices
- LIFENET® system and related software
- Factory-authorized inspection and repair services which include repair parts, upgrades, inspections and repairs
- HealthEMS® Software
- HomeSolutions.net® Software
- ACLS (non-clinical) LIFEPAK defibrillator/monitors
- Heart Safe Solution℠ Government Campus Solution
- MultiTech 4G and Titan III gateways

Stryker is also the sole-source distributor of the following products for EMS customers in the U.S. and Canadian markets:

- McGRATH™ MAC EMS video laryngoscope

Stryker does not authorize any third parties to sell these products or services in the markets listed above. We will not fulfill orders placed by non-authorized businesses seeking to resell our products or services. If you have questions, please feel free to contact your local Stryker customer service representative at 800.442.1142.

Sincerely,

Matt Van Der Wende, Senior Director, Americas Sales

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Stryker or its affiliated entities own, use, or have applied for the following trademarks or services marks: LIFEPAK, LUCAS, TrueCPR, CODE-STAT, RELI, LIFENET, HealthEMS, HomeSolutions.net, Heart Safe Solution, Stryker. All other trademarks are trademarks of their respective owners or holders. The absence of a product, feature, or service name, or logo from this list does not constitute a waiver of Stryker's trademark or other intellectual property rights concerning that name or logo.

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Flex Deal October 2024

Quote Number: 10707345

Version: 1

Prepared For: SCHERTZ EMS

Attn:

Remit to: **Stryker Medical**
P.O. Box 93308
Chicago, IL 60673-3308

Rep: Chad Lewis

Email: chad.lewis@stryker.com

Phone Number:

Quote Date: 06/29/2023

Expiration Date: 09/27/2023

Delivery Address		**End User - Shipping - Billing**		**Bill To Account**	
Name:	SCHERTZ EMS	Name:	SCHERTZ EMS	Name:	SCHERTZ EMS
Account #:	1120530	Account #:	1120530	Account #:	1120530
Address:	1400 SCHERTZ PKWY BLDG 7	Address:	1400 SCHERTZ PKWY BLDG 7	Address:	1400 SCHERTZ PKWY BLDG 7
	SCHERTZ		SCHERTZ		SCHERTZ
	Texas 78154-1673		Texas 78154-1673		Texas 78154-1673

Equipment Products:

#	Product	Description	Qty	Sell Price	Total
1.0	99576-000063	LUCAS 3, v3.1 Chest Compression System, Includes Hard Shell Case, Slim Back Plate, (2) Patient Straps, (1) Stabilization Strap, (2) Suction Cups, (1) Rechargeable Battery and Instructions for use With Each Device	2	$20,015.00	$40,030.00
2.0	11576-000060	LUCAS Desk-Top Battery Charger	2	$1,166.25	$2,332.50
3.0	11576-000071	LUCAS External Power Supply	2	$369.00	$738.00
4.0	11576-000080	LUCAS 3 Battery - Dark Grey - Rechargeable LiPo	2	$693.75	$1,387.50
5.0	99577-001957	LIFEPAK 15 V4 Monitor/Defib - Manual & AED, Trending, Noninvasive Pacing, SpO2, SpCO, NIBP, 12-Lead ECG, EtCO2, BT. Incl at N/C: 2 pr QC Electrodes (11996-000091) & 1 Test Load (21330-001365) per device, 1 Svc Manual CD (26500-003612) per order	2	$43,329.00	$86,658.00
6.0	41577-000288	Ship Kit -QUIK-COMBO Therapy Cable; 2 rolls100mm Paper; RC-4, Patient Cable, 4ft.; NIBP Hose, Coiled; NIBP Cuff, Reusable, adult; 12-Lead ECG Cable, 4-Wire Limb Leads, 5ft; 12-Lead ECG Cable, 6-Wire Precordial attachment	2	$0.00	$0.00
7.0	11577-000004	Station Battery Charger - For the LP15	2	$1,851.75	$3,703.50
8.0	21330-001176	LP 15 Lithium-ion Battery 5.7 amp hrs	4	$454.50	$1,818.00
9.0	11171-000049	Masimo Rainbow DCI Adult Reusable Sp02, SpC0, SpMet Sensor, 3 FT. For use with RC Patient Cable.	2	$644.25	$1,288.50
10.0	11171-000050	Masimo Rainbow DCIP Pediatric Reusable Sp02, SpC0, SpMet Sensor, 3 FT. For use with RC Patient Cable.	2	$708.75	$1,417.50
11.0	11577-000002	LIFEPAK 15 Basic carry case w/right & left pouches; shoulder strap (11577-000001) included at no additional charge when case ordered with a LIFEPAK 15 device	2	$324.00	$648.00

Stryker Medical - Accounts Receivable - accountsreceivable@stryker.com - PO BOX 93308 - Chicago, IL 60673-3308

stryker

Flex Deal October 2024

Quote Number: 10707345

Version: 1

Prepared For: SCHERTZ EMS

Attn:

Remit to: **Stryker Medical**
P.O. Box 93308
Chicago, IL 60673-3308

Rep: Chad Lewis

Email: chad.lewis@stryker.com

Phone Number:

Quote Date: 06/29/2023

Expiration Date: 09/27/2023

#	Product	Description	Qty	Sell Price	Total
12.0	11220-000028	LIFEPAK 15 Carry case top pouch	2	$58.50	$117.00
13.0	11260-000039	LIFEPAK 15 Carry case back pouch	2	$83.25	$166.50
14.0	639005550001	MTS POWER LOAD *INCLUDES FLOOR PLATE*	1	$33,348.00	$33,348.00
15.0	650605550003	Power-PRO XT MTS High: Dual wheel lock, x-restraint package, retractable head section 02 bottle holder, 3-stage IV pole PR, equipment hook, H/E storage flat, XPS side rail, XPS mattress, Knee-Gatch, Dual compatibility, backrest storage pouch, steer-lock	1	$31,435.00	$31,435.00
			Equipment Total:		$205,088.00

Trade In Credit:

Product	Description	Qty	Credit Ea.	Total Credit

ProCare Products:

#	Product	Description	Years	Qty	Sell Price	Total
16.1	78000703	ProCare LUCAS Prevent Service: Annual onsite preventive maintenance inspection and unlimited repairs including parts, labor and travel with battery coverage for LUCAS 3, v3.1 Chest Compression System, Includes Hard Shell Case, Slim Back Plate, (2) Patient Straps, (1) Stabilization Strap, (2) Suction Cups, (1) Rechargeable Battery and Instructions for use With Each Device	7	2	$12,033.00	$24,066.00
16.2	78000639	ProCare LIFEPAK 15 Prevent Service: Annual onsite preventive maintenance inspection and unlimited repairs including parts, labor and travel with battery coverage for LIFEPAK 15 V4 Monitor/Defib - Manual & AED, Trending, Noninvasive Pacing, SpO2, SpCO, NIBP, 12-Lead ECG, EtCO2, BT. Incl at N/C: 2 pr QC Electrodes (11996-000091) & 1 Test Load (21330-001365) per device, 1 Svc Manual CD (26500-003612) per order	7	2	$15,428.00	$30,856.00
16.3	76011PT	ProCare Power-LOAD Prevent Service: Annual onsite preventive maintenance inspection and unlimited repairs including parts, labor and travel with battery coverage for MTS POWER LOAD *INCLUDES FLOOR PLATE*	7	1	$14,847.00	$14,847.00

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Flex Deal October 2024

Quote Number: 10707345

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Prepared For: SCHERTZ EMS

Attn:

Remit to: **Stryker Medical**
P.O. Box 93308
Chicago, IL 60673-3308

Rep: Chad Lewis

Email: chad.lewis@stryker.com

Phone Number:

Quote Date: 06/29/2023

Expiration Date: 09/27/2023

#	Product	Description	Years	Qty	Sell Price	Total
16.4	71061PT	ProCare Power-PRO Prevent Service: Annual onsite preventive maintenance inspection and unlimited repairs including parts, labor and travel with battery coverage for Power-PRO XT MTS High: Dual wheel lock, x-restraint package, retractable head section 02 bottle holder, 3-stage IV pole PR, equipment hook, H/E storage flat, XPS side rail, XPS mattress, Knee-Gatch, Dual compatibility, backrest storage pouch, steer-lock	7	1	$11,298.00	$11,298.00

ProCare Total:	$81,067.00

Price Totals:

Estimated Sales Tax (0.000%):	$0.00
Freight/Shipping:	$2,836.23
Grand Total:	$288,991.23

Prices: In effect for 30 days

Terms: Net 30 Days

Contact your local Sales Representative for more information about our flexible payment options.

Capital Terms and Conditions:
Deal Consummation: This is a quote and not a commitment. This quote is subject to final credit, pricing, and documentation approval. Legal documentation must be signed before your equipment can be delivered. Documentation will be provided upon completion of our review process and your selection of a payment schedule. Confidentiality Notice: Recipient will not disclose to any third party the terms of this quote or any other information, including any pricing or discounts, offered to be provided by Stryker to Recipient in connection with this quote, without Stryker's prior written approval, except as may be requested by law or by lawful order of any applicable government agency. A copy of Stryker Medical's Acute Care capital terms and conditions can be found at https://techweb.stryker.com/Terms_Conditions/index.html. A copy of Stryker Medical's Emergency Care capital terms and conditions can be found at https://www.strykeremergencycare.com/terms.

July 21, 2023

To whom it may concern:

It has been brought to my attention that there are concerns regarding when the proposed finance agreement would commence and when the first payment would be due. Standardly in our contracts, the first payment is not due until 30 days after the agreement commences. The agreement will not commence until all of the capital listed on the contract have been installed and delivered.

Here is an example of realistic time line based on our lead times on LP15s.

- Contract is signed in August of 2023
- The current lead time on LP15's is 50-52 weeks
- LP15's are delivered in September 2024 and the contract commences
- First payment is due 30 days in October 2024

If I can provide any additional information, please don't hesitate to contact me at 903-274-9384 or shawn.wilson@stryker.com.

Thank you,

Shawn Wilson
Senior Regional Finance Manager
Stryker

RESOLUTION NO. 23-R-70

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AUTHORIZING THE CITY MANAGER TO ENTER INTO A LEASE AGREEMENT WITH STRYKER FLEX FINANCIAL FOR THE ACQUISITION OF EMS EQUIPMENT AND SERVICE PLAN AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the City of Schertz (the "City") has the need to purchase two (2) Stryker Life Pak monitor/defibrillator, associated equipment and service plan; and

WHEREAS, the City of Schertz (the "City") has the need to purchase two (2) Stryker LUCAS chest compression devices, associated equipment and service plan; and

WHEREAS, the City of Schertz (the "City") has the need to purchase one (1) Stryker Stretcher and service plan; and

WHEREAS, the City of Schertz (the "City") has the need to purchase one (1) Stryker PowerLoad System and service plan; and

WHEREAS, staff has requested approval authorizing the City Manager to enter into a lease agreement with Stryker Flex Financial.

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

Section 1. The City Council hereby authorizes the City Manager to enter into a lease agreement with Stryker for the purchase of Stryker Life Pak monitor/defibrillators, LUCAS devices, Stretcher and PowerLoad System set forth on Exhibit A not to exceed $288,991.23 for the entire lease agreement.

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

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

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

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

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

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

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

PASSED AND ADOPTED, this ____ day of _____, 2023.

CITY OF SCHERTZ, TEXAS

Ralph Gutierrez, Mayor

ATTEST:

_____
Sheila Edmondson, City Secretary

(CITY SEAL)

Flex Financial, a division of Stryker Sales, LLC
1901 Romence Road Parkway
Portage, MI 49002
t: 1-888-308-3146 f: 877-204-1332

Date: July 24, 2023

RE: Reference no:11410191602

CITY OF SCHERTZ, TEXAS
1400 SCHERTZ PKWY
SCHERTZ, Texas 78154-1634

Thank you for choosing Stryker for your equipment needs. Enclosed please find the documents necessary to enter into the arrangement. Once all of the documents are completed, properly executed and returned to us, we will issue an order for the equipment.

PLEASE COMPLETE ALL ENCLOSED DOCUMENTS TO EXPEDITE THE SHIPMENT OF YOUR ORDER.

Short Form Lease Agreement

Exhibit A - Detail of Equipment

Insurance Authorization and Verification

State and Local Government Rider

Opinion of Counsel

****Conditions of Approval: Insurance Authorization and Verification,State and Local Government Rider,Valid Tax Exemption Certificate**

PLEASE PROVIDE THE FOLLOWING WITH THE COMPLETED DOCUMENTS:

Federal tax ID number:	_____	**AP address:**	_____
Purchase order number:	_____	**Contact name:**	_____
Upfront Payment Check No:	_____		
Phone number:	_____	**Email address:**	_____

Please fax completed documents to (877) 204-1332. Return original documents to 1901 Romence Road Parkway Portage, MI 49002 (using Fed-Ex Shipping ID# 772-432976)

Your personal documentation specialist is Lindsey Fitzpatrick and can be reached at or by email lindsey.fitzpatrick@stryker.com for any questions regarding these documents.

The proposal evidenced by these documents is valid through the last business day of August, 2023

Sincerely,

Flex Financial, a division of Stryker Sales, LLC

Notice: To help the government fight the funding of terrorism and money laundering activities, U.S. Federal law requires financial institutions to obtain, verify and record information that identifies each person (individuals or businesses) who opens an account. What this means for you: When you open an account or add any additional service, we will ask you for your name, address, federal employer identification number and other information that will allow us to identify you. We may also ask to see other identifying documents. For your records, the federal employer identification number for Flex Financial, a Division of Stryker Sales, LLC is 38-2902424.

stryker

Short Form Lease Agreement No.11410191602

Owner ("we" or "us") :
Flex Financial, a division of Stryker Sales, LLC
1901 Romence Road Parkway
Portage, MI 49002

Customer name and address ("You" and "Your"):	**Supplier:**
CITY OF SCHERTZ, TEXAS 1400 SCHERTZ PKWY SCHERTZ, Texas 78154-1634	Stryker Sales, LLC, 3800 E. Centre Avenue, Portage, MI 49002 **Equipment description: (see attached Exhibit A which is a part of this Agreement.)** **Equipment Location:** 1400 SCHERTZ PKWY SCHERTZ, Texas 78154-1634

Payment information

# of lease payments	Payment frequency	Lease payment	Terms of Agreement in months: 49 Equipment purchase option: $1 Buyout Option Equipment purchase option shall be FMV unless another option is stated above.

Number of payments	Payment frequency	Payment amount
5	Annual	$57,798.25(First payment due 30 days after Agreement is commenced), (plus applicable sales/use taxes - see "Taxes" section below)

Security deposit	First period payment	Other	Total payment enclosed
$0.00	+$0.00	+$0.00	=$0.00

1. Lease: You ("Customer") agree to lease from us ("Owner") the equipment (including software and/or software license fees ("Software"), if any, "Equipment") listed aboveand on any attached schedule in accordance with the terms of this Agreement (this "Agreement"). This Agreement starts on the day the Equipment is delivered to you ("Commencement Date") and continues for the number of months described above (the "Term"). The Lease Payments ("Payments") shall be payable beginning on the Commencement Date or any later date we designate and thereafter until all fully paid. **Your obligations under this Agreement ("Obligations") are absolute, unconditional, and are not subject to cancellation, defense, recoupment, reduction, setoff or counterclaim.** If a Payment is not made when due, you will pay us a late charge of 5% for each Payment or $10.00, whichever is greater. We may charge you a fee of $55.00 for any check that is returned. You authorize us to adjust the Payments at any time if taxes included in the Payments differ from our estimate. You agree that the Payments were calculated by us based, in part, on an interest rate equivalent as quoted on Bloomberg under the SOFR Swap Rate, that would have a repayment term equivalent to the Term (or an interpolated rate if a like-term is not available) as reasonably determined by us (and if the SOFR Swap Rate is no longer provided by Bloomberg, such rate shall be determined in good faith by us from such sources as we shall determine to be comparable to Bloomberg [or any successor]) and in the event the Term of this Agreement starts more than 30 days after we send this Agreement to you, we may adjust the Payments once to compensate us, in good faith, for any increase in such rate. “SOFR” with respect to any day means the secured overnight financing rate published for such day by the Federal Reserve Bank of New York, as the administrator of the benchmark, (or a successor administrator) on the Federal Reserve Bank of New York’s Website as quoted by Bloomberg. You shall be deemed to have accepted the Equipment for lease hereunder upon the date that is ten (10) days after it is shipped to you by the Supplier and, at our request, you shall confirm for us such acceptance. No acceptance of any item of Equipment may be revoked by you.

2. Title and laws: Unless you have a $1.00 purchase option, we own the Equipment and you have the right to use the Equipment during the Term, provided you comply withthe terms of this Agreement. If you have a $1.00 purchase option or this Agreement is deemed to be a security agreement, you grant us a security interest in the Equipment and all proceeds therefrom, and authorize us to file financing statements on your behalf. You agree not to permit any lien, claim or encumbrance to be placed upon the Equipment. You shall comply with all applicable laws, rules and regulations and manufacturer's specifications and instructions concerning the operation, ownership, use and/or possession of the Equipment.

3. Equipment use, maintenance and warranties: Any assignee (as defined below) is leasing the Equipment to you "AS-IS" AND MAKES NO WARRANTIES,EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. You must, at your cost, keep the Equipment in good working condition. If Payments include maintenance and/or service costs, you agree that (i) no Assignee is responsible to provide the maintenance or service, (ii) you will make all maintenance and service related claims to the persons providing the maintenance, service or warranty, and (iii) any maintenance, warranty or service claims will not impact your Obligations. The Equipment cannot be moved from the location above without our prior written consent.**STRYKER SALES, LLC (INCLUDING FLEX FINANCIAL, A DIVISION OF STRYKER SALES, LLC) MAKES NO IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE REGARDING ANY EQUIPMENT. This Agreement will not impair any express warrantees or indemnifications or other obligations of Stryker Corporation or any of its subsidiaries to you regarding the Equipment and we hereby assign all of our rights in any Equipment warrantees to you.**

4. Assignment: You agree not to transfer, sell, sublease, assign, pledge or encumber the Equipment or any rights under this Agreement without our prior written consent, which consent shall not be unreasonably withheld, and if you do, even with our consent, you will still be fully responsible for all your Obligations. You shall provide us with at least 45 days' prior written notice of any change to your principal place of business, organization or incorporation. You agree that we may, without notice to you, sell, assign, or transfer ("Transfer") this Agreement to a third party (each, an "Assignee"), and each Assignee will have our Transferred rights, but none of our obligations, and such rights **will not be subject to any claims, recoupment, defenses, or setoffs that you may have against us or any supplier** even though an Assignee may continue to bill and collect all of your Obligations in the name of "Flex Financial, a division of Stryker Sales, LLC".

5. Risk of loss, insurance and reimbursement: Effective upon delivery to you and continuing until the Equipment is returned to us in accordance with the terms of this Agreement, you shall bear all risk of Equipment loss or damage. If any such loss or damage occurs you still must satisfy all of your Obligations. You will (i) keep the Equipment insured against all risks of loss or damage for an amount equal to its replacement cost, (ii) list us as the insurance sole loss payee and (iii) give us written proof of the insurance. If you do not provide such insurance, we have the right, without obligation, to obtain such insurance and add an insurance fee (which may include a profit) to the amount due from you. You will obtain and maintain comprehensive public liability insurance naming us as an additional insured with coverages and amounts acceptable to us. To the extent not expressly prohibited by applicable law, you will reimburse and defend us, including each Assignee for and against any losses, injuries, damages, liabilities, expenses, claims or legal proceedings asserted against or incurred by us, including any Assignee, relating to the Equipment and which relate to or arise out of your act or omission or the act or omission of your agents or employees or others (excluding us) with access to the Equipment. The terms of this paragraph will continue after the termination, cancellation or expiration of this Agreement.

6. Taxes: You agree to pay when due, either directly or as reimbursement to us, all taxes (i.e., sales, use and personal property) and charges in connection with ownership and use of the Equipment. We may charge you a processing fee for administering property tax filings. To the extent not expressly prohibited by applicable law, you will indemnify us on an after-tax basis, on demand, against the loss or unavailability of any of our anticipated equipment ownership tax benefits caused by your act or omission.

7. Default remedies: You are in default under this Agreement if: a) you fail to pay a Payment or any other amount when due; or b) you breach any other obligation under this Agreement or any other agreement with us; or c) your principal owner or any guarantor of this Agreement dies; d) you or any guarantor dissolves, ceases to do business as a going concern, becomes insolvent, bankrupt, merges, or is sold; or e) You or any guarantor fails to pay any other material obligation owed to us or any of our affiliates. Upon default, we may: a) declare the entire balance of unpaid Payments for the full Term immediately due and payable; b) sue you for and receive the total amount due plus the Equipment's anticipated end-of-Term fair market value ("FMV") or fixed price purchase option (the "Residual") with future Payments and Residual discounted to the date of default at the lesser of (i) a per annum interest rate equivalent to that of a U.S. Treasury constant maturity obligation (as reported by the U.S. Treasury Department) that would have a repayment term equal to the remaining Term, all as reasonably determined by us; or (ii) 3% per annum, but only to the extent permitted by law; c) charge you interest on all monies due at the rate of 18% per year from the date of default until paid; and/or d) require you to immediately return the Equipment to us or we may peaceably repossess it. Upon default, you will also pay all expenses including but not limited to reasonable attorneys fees, legal costs, cost of storage and shipping incurred by us in the enforcement and attempted enforcement of any remedies under this Agreement. Any return or repossession will not be considered an Agreement termination or cancellation. If the Equipment is returned or repossessed we may sell or re-rent the Equipment at terms we determine, at one or more public or private sales, with or without notice to you, and apply the net proceeds (after deducting any related expenses) to your obligations. You remain liable for any deficiency with any excess being retained by us.

8. End of term: You will give us at least 90 days but not more than 180 days written notice (to our address above) before the initial Term (or any renewal term) expiration of your intention to purchase or return the Equipment, whereupon you may: a) purchase all, but not less than all, of the Equipment as indicated above or b) return all of the Equipment in good working condition at your cost how, when and where we direct. Any FMV purchase option amount will be determined by us based on the Equipment's in place value. If you don't notify us, or if you don't a) purchase or b) return the Equipment as provided herein, this Agreement will automatically renew at the same Payment amount for consecutive 60-day periods. If any Software license ("License") included hereunder passes title to you, such title shall automatically, and without further action, hereby vest in us, and you hereby agree to relinquish any subsequent Software title, purchase or use right claim. If, in connection with our Software rights, licensor's consent is required, you will assist us in obtaining such consent. If the $1.00 Buyout is selected above, the first three sentences of this section 8 shall be void and upon expiration of the Term, you shall pay all amounts owed by you hereunder but unpaid as of such date plus $1.00 (and any applicable taxes). Any purchase of the Equipment by you pursuant to a purchase option or $1.00 Buyout shall be "AS IS, WHERE IS" without representation or warranty of any kind from us.

9. Miscellaneous: You acknowledge we have given you the Equipment supplier's name. We hereby notify you that you may have rights under the supplier's contract and may contact the supplier for a description of these rights. This Agreement shall be governed and construed in accordance with the laws of Michigan. You agree (i) to waive any and all rights and remedies granted to you under Uniform Commercial Code Sections 2A-508 through 2A-522, and (ii) that the Equipment will only be used for business purposes and not for personal, family or household use. This Agreement may be executed in counterparts and any facsimile, photographic or other electronic transmission and/or electronic signing of this Agreement by you and when manually countersigned by us or attached to our original signature counterpart and/or in our possession shall constitute the sole original chattel paper as defined in the UCC for all purposes and will be admissible as legal evidence thereof. No security interest in this Agreement can be perfected by possession of any counterpart other than the counterpart bearing our original signature. You agree not to raise as a defense to the enforcement of this Agreement or any related documents hereto the fact that such documents were executed by electronic means. We may inspect the Equipment during the Term. No failure to act shall be deemed a waiver of any rights hereunder. If you fail to pay (within thirty days of invoice date) any freight, sales tax or other amounts related to the Equipment which are not financed hereunder and are billed directly by us to you, such amounts shall be added to the Payments set forth above (plus interest or additional charges thereon) and you authorize us to adjust such Payments accordingly. If you are required to report the components of your payment obligations hereunder to certain state and/or federal agencies or public health coverage programs such as Medicare, Medicaid, SCHIP or others, and such amounts are not adequately disclosed in any attachment hereto, then Stryker Sales, LLC will, upon your written request, provide you with a detailed outline of the components of your payments which may include equipment, software, service and other related components. You acknowledge that you have not received any tax or accounting advice from us. You agree that you shall upon request from us, promptly provide to us a copy of your most recent annual financial statements and any of your other financial information (including interim financial statements) that we may request. You authorize us to share such information with our affiliates, subsidiaries and Assignees. **This Agreement, any schedules hereto, any attachments to this Agreement or any schedules and any express warrantees made by Stryker Sales, LLC constitute the entire agreement between the parties hereto regarding the Equipment and its use and possession and supersede all prior agreements and discussions regarding the Equipment and any prior course of conduct. You waive all rights to any indirect, punitive, special or consequential damages in connection with the Equipment or this Agreement. There are no agreements, oral or written, between the parties which are contrary to the terms of this Agreement and such other documents. YOU AGREE THAT THIS IS A NON-CANCELLABLE AGREEMENT AND WAIVE TRIAL BY JURY.**

I CERTIFY THAT I AM AUTHORIZED TO SIGN THIS AGREEMENT FOR CUSTOMER

Customer signature	
Signature:	**Date:**
Print name:	
Title:	

Accepted by Flex Financial, a division of Stryker Sales, LLC	
Signature:	**Date:**
Print name:	
Title:	

Exhibit A to Short Form Lease Agreement Number 11410191602

Description of equipment

Customer name: CITY OF SCHERTZ, TEXAS

Delivery Location: 1400 SCHERTZ PKWY, SCHERTZ,Texas , 78154-1634

Part I - Equipment/Service Coverage (if applicable)

Model number	Equipment description	Quantity
99576-000063	LUCAS 3, 3.1, IN SHIPPING BOX, EN	2
11576-000060	LUCAS BATTERY CHARGER,MAINS PLUG,US-CAN-JA	2
11576-000071	LUCAS POWER SUPPLY WITHCORD,REDEL,CANADA,US	2
11576-000080	BATTERY,LUCAS,DARK GRAY	2
99577-001957	15AACBABBABBBAAAAAAAAABFLP15 MONITOR/DEFIB	2
41577-000288	LP15 ACCRY SHIPKIT,AHA,S	2
11577-000004	LI-ION CHARGER, STATION,STANDARD POWER CORD	2
21330-001176	BATTERY PACK-LI-ION, E-CELL	4
11171-000049	RAINBOW DCI ADT REUSABLESENSOR, REF 2696,ROHS	2
11171-000050	RAINBOW DCIP PED REUSABLE SENSOR, REF 2697,ROHS	2
11577-000002	KIT - CARRY BAG, MAIN BAG	2
11220-000028	POUCH,TOP,CARRYINGBAG,LP12	2
11260-000039	KIT - CARRY BAG, REAR POUCH, 3RD EDITION	2
639005550001	MTS POWER LOAD	1
650605550003	6506 MTS PWRPRO COT HIGH CNFIG	1

Total equipment: $205,088.00

Service coverage:

Model number	Service coverage description	Quantity	Years
78000703	LUCAS Prevent Service	2	7.00
78000639	LIFEPAK 15 Prevent Service	2	7.00
76011PT	PREVENT - PowerLOAD	1	7.00
71061PT	PREVENT - Power Cot	1	7.00

Total service coverage: $81,067.00

Freight: $2,836.23

Total Amount: $288,991.23

Customer signature	
Signature:	**Date:**
Print name:	
Title:	

Accepted by Flex Financial, a division of Stryker Sales, LLC	
Signature:	**Date:**
Print name:	
Title:	

Insurance Authorization and Verification

Short Form Lease Agreement Number 11410191602

Date: July 24, 2023

To:
CITY OF SCHERTZ, TEXAS ("Customer")
1400 SCHERTZ PKWY
SCHERTZ, Texas 78154-1634

From: Flex Financial, a division of Stryker Sales, LLC ("Creditor")
1901 Romence Road Parkway
Portage, MI 49002

TO THE CUSTOMER: In connection with one or more financing arrangements, Creditor may require proof in the form of this document, executed by both Customer* and Customer's agent, that Customer's insurable interest in the financed property (the "Property") meets the requirements as follows, with coverage including, but not limited to, fire, extended coverage, vandalism, and theft:

Creditor, and its successors and assigns shall be covered as both ADDITIONAL INSURED and LENDER'S LOSS PAYEE with regard to all equipment financed or acquired for use by policy holder through or from Creditor.
Customer must carry GENERAL LIABILITY (and/or, for vehicles, Automobile Liability) in the amount of no less than $1,000,000.00 (one million dollars).
Customer must carry PROPERTY Insurance (or, for vehicles, Physical Damage Insurance) in an amount no less than the 'Insurable Value' $205,088.00 with deductibles no more than $10,000.00.

*PLEASE PROVIDE THE INSURANCE AGENTS INFORMATION REQUESTED BELOW & SIGN WHERE INDICATED

By signing, Customer authorizes the Agent named below: 1) to complete and return this form as indicated; and 2) to endorse the policy and subsequent renewals to reflect the required coverage as outlined above.

Insurance agency:	
Agent name:	
Address:	
Phone/fax:	
Email address:	

Customer signature	
Signature:	**Date:**
Print name:	
Title:	

*Customer: Creditor will fax the executed form to your insurance agency for endorsement. In Lieu of agent endorsement, Customer's agency may submit insurance certificates demonstrating compliance with all requirements. If fully executed form (or Customer-executed form plus certificates) is not provided within 15 days, we have the right but not the obligation to obtain such insurance at your expense. Should you have any questions please contact Lindsey Fitzpatrick at .

TO THE AGENT: In lieu of providing a certificate, please execute this form in the space below and promptly fax it to Creditor at 877-204-1332 . This fully endorsed form shall serve as proof that Customer's insurance meets the above requirements.

Agent hereby verifies that the above requirements have been met in regard to the Property listed below.

Agent signature	
Signature:	**Date:**
Print name:	
Title:	
Carrier name:	
Carrier policy number :	
Policy expiration date:	

Insurable value: $205,088.00

ATTACHED: PROPERTY DESCRIPTION FOR Short Form Lease Agreement Number 11410191602

See Exhibit A to Short Form Lease Agreement Number 11410191602

TOGETHER WITH ALL REPLACEMENTS, PARTS, REPAIRS, ADDITIONS, ACCESSIONS AND ACCESSORIES INCORPORATED THEREIN OR AFFIXED OR ATTACHED THERETO AND ANY AND ALL PROCEEDS OF THE FOREGOING, INCLUDING, WITHOUT LIMITATION, INSURANCE RECOVERIES.

stryker

State and Local Government Customer Rider

This State and Local Government Customer Rider (the "Rider") is an addition to and hereby made a part of **Short Form Lease Agreement No. 11410191602 (the "Agreement") between Flex Financial**, a division of Stryker Sales, LLC ("Owner") and CITY OF SCHERTZ, TEXAS **("Customer")to be executed simultaneously herewith and to which this Rider is attached. Capitalized terms used but not defined in this Rider shall have the respective meanings provided in the Agreement. Owner and Customer agree as follows:**

1. Customer represents and warrants to Owner that as of the date of, and throughout the Term of, the Agreement: (a) Customer is a political subdivision of the state or commonwealth in which it is located and is organized and existing under the constitution and laws of such state or commonwealth; (b) Customer has complied, and will comply, fully with all applicable laws, rules, ordinances, and regulations governing open meetings, public bidding and appropriations required in connection with the Agreement, the performance of its obligations under the Agreement and the acquisition and use of the Equipment; (c) The person(s) signing the Agreement and any other documents required to be delivered in connection with the Agreement (collectively, the "Documents") have the authority to do so, are acting with the full authorization of Customer's governing body, and hold the offices indicated below their signatures, each of which are genuine; (d) The Documents are and will remain valid, legal and binding agreements, and are and will remain enforceable against Customer in accordance with their terms; and (e) The Equipment is essential to the immediate performance of a governmental or proprietary function by Customer within the scope of its authority and will be used during the Term of the Agreement only by Customer and only to perform such function. Customer further represents and warrants to Owner that, as of the date each item of Equipment becomes subject to the Agreement and any applicable schedule, it has funds available to pay all Agreement payments payable thereunder until the end of Customer's then current fiscal year, and, in this regard and upon Owner's request, Customer shall deliver in a form acceptable to Owner a resolution enacted by Customer's governing body, authorizing the appropriation of funds for the payment of Customer's obligations under the Agreement during Customer's then current fiscal year.

2. To the extent permitted by applicable law, Customer agrees to take all necessary and timely action during the Agreement Term to obtain and maintain funds appropriations sufficient to satisfy its payment obligations under the Agreement (the "Obligations"), including, without limitation, providing for the Obligations in each budget submitted to obtain applicable appropriations, causing approval of such budget, and exhausting all available reviews and appeals if an appropriation sufficient to satisfy the Obligations is not made.

3. Notwithstanding anything to the contrary provided in the Agreement, if Customer does not appropriate funds sufficient to make all payments due during any fiscal year under the Agreement and Customer does not otherwise have funds available to lawfully pay the Agreement payments (a "Non-Appropriation Event"), and provided Customer is not in default of any of Customer's obligations under such Agreement as of the effective date of such termination, Customer may terminate such Agreement effective as of the end of Customer's last funded fiscal year ("Termination Date") without liability for future monthly charges or the early termination charge under such Agreement, if any, by giving at least 60 days' prior written notice of termination ("Termination Notice") to Owner.

4. If Customer terminates the Agreement prior to the expiration of the end of the Agreement's initial (primary) term, or any extension or renewal thereof, as permitted under Section 3 above, Customer shall (i) on or before the Termination Date, at its expense, pack and insure the related Equipment and send it freight prepaid to a location designated by Owner in the contiguous 48 states of the United States and all Equipment upon its return to Owner shall be in the same condition and appearance as when delivered to Customer, excepting only reasonable wear and tear from proper use and all such Equipment shall be eligible for manufacturer's maintenance, (ii) provide in the Termination Notice a certification of a responsible official that a Non-Appropriation Event has occurred, (iii) deliver to Owner, upon request by Owner, an opinion of Customer's counsel (addressed to Owner) verifying that the Non-Appropriation Event as set forth in the Termination Notice has occurred, and (iv) pay Owner all sums payable to Owner under the Agreement up to and including the Termination Date.

5. Any provisions in this Rider that are in conflict with any applicable statute, law or rule shall be deemed omitted, modified or altered to the extent required to conform thereto, but the remaining provisions hereof shall remain enforceable as written.

Customer signature	
Signature:	**Date:**
Print name:	
Title:	

Accepted by Flex Financial, a division of Stryker Sales, LLC	
Signature:	**Date:**
Print name:	
Title:	

Opinion of Counsel Letter

July 24, 2023

Flex Financial, a division of Stryker Sales, LLC
1901 Romence Road Parkway
Portage, MI 49002

Gentlemen/Ladies:

Reference is made to Short Form Lease Agreement NO. 11410191602 (collectively, the "Agreement") between Flex Financial a division of Stryker Sales, LLC, and CITY OF SCHERTZ, TEXAS (herein called "Customer") for the use of certain equipment, goods and/or services as described in the Agreement. Unless otherwise defined herein, terms which are defined or defined by reference in the Agreement or any exhibit or schedule thereto shall have the same meaning when used herein as such terms have therein.

The undersigned is Counsel for the Customer in connection with the negotiation, execution and delivery of the Agreement, and as such I am able to render a legal opinion as follows:

1. The Customer is a public body corporate and politic of the State of Texas and is authorized by the Constitution and laws of the State of Texas to enter into the transactions contemplated by the Agreement and to carry out its obligations thereunder. The Customer's name set forth above is the full, true and correct legal name of the Customer.

2. The Agreement set forth above has been duly authorized, executed and delivered by the Customer and constitutes a valid, legal and binding agreement, enforceable in accordance with its terms.

3. No further approval, consent or withholding of objections is required from any federal, state or local governmental authority and the Customer complied with all open meeting and public bidding laws with respect to the entering into or performance by the Customer of the Agreement and the transactions contemplated thereby.

4. The Customer has no authority (statutory or otherwise) to terminate the Agreement prior to the end of its term for any reason other than pursuant to the State and Local Government Customer Rider (if there is such a Rider attached to the Agreement) for the nonappropriation of funds to pay the Agreement payments for any fiscal period during the term of the Agreement.

Very truly yours,

Signature	
Signature:	**Date:**
Print Name:	
Title:	

Agenda No. 4.

CITY COUNCIL MEMORANDUM

City Council Meeting:	**August 1, 2023**
Department:	**Public Works**
Subject:	**Resolution 23-R-71 - Consideration and/or action by the City Council of the City of Schertz, Texas authorizing the City Manager to amend the Southern Plant Wastewater Services and Funding Agreement. (B.James/L.Busch)**

BACKGROUND

The City of Schertz entered into the Southern Plant Wastewater Services and Funding Agreement with the City of Cibolo and Cibolo Creek Municipal Authority ("CCMA") on August 26th, 2014 ("Effective Date") pursuant to Resolution 14-R-71. Among the provisions of this agreement is a written notice requirement for the City of Cibolo on or before the 9th anniversary of the Effective Date. This notice provided for in section 4(g) of the agreement is a commitment by Cibolo that they meet the provisions of this section and will begin the debt service contributions on the 10th anniversary of the Effective Date. If Cibolo provides notice they have rights to 50% of the sewer capacity in the southern treatment plant. Cibolo is requesting this amendment to provide an additional 90 days in which to be able to provide notice.

GOAL

To authorize the City Manager to amend the Southern Plant Wastewater Services and Funding Agreement by extending the written notice requirement deadline 90 days from the 9th anniversary of the Effective Date of the agreement.

COMMUNITY BENEFIT

By extending the deadline for the written notice, our partner entity will have more time to determine whether they will participate in this first phase of southern sewer treatment plant including utilizing capacity in the plant, paying debt service and paying operational costs.

SUMMARY OF RECOMMENDED ACTION

To authorize the City Manager to amend the Southern Plant Wastewater Services and Funding Agreement by extending the written notice requirement deadline 90 days from the 9th anniversary of the Effective Date of the agreement.

FISCAL IMPACT

There is no fiscal impact for extending the notification period by 90 days. Cibolo's debt service contributions begin on the 10th anniversary of the Effective Date if they participate in the Southern Plant. Obliviously, there is a fiscal impact to the City of Schertz based on whether Cibolo utilizes the capacity and pays debt service and operations cost or not.

RECOMMENDATION

Staff recommends City Council approve Resolution No. 23-R-71 authorizing the City Manager to amend the Southern Plant Wastewater Services and Funding Agreement to provide an additional 90 days for Cibolo to provide notice.

Attachments

Resolution 23-R-71

RESOLUTION NO. 23-R-71

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AUTHORIZING THE CITY MANAGER TO AMEND THE SOUTHERN PLANT WASTEWATER SERVICES AND FUNDING AGREEMENT.

WHEREAS, the City Council of the City of Schertz, Texas, the City of Cibolo ("Cibolo"), and the Cibolo Creek Municipal Authority ("CCMA") has previously entered into and agreement to participate in the new regional wastewater system (the Southern Plant) that will be owned, managed, maintained, operated, and potentially expanded by the CCMA; and

WHEREAS, the provisions of this agreement requires a written notice requirement from the City of Cibolo on or before the 9th anniversary of the August 26th, 2014 ("Effective Date"); and

WHEREAS, the City of Schertz is amenable to extending the deadline of this written notice requirement 90 days from the 9th anniversary the Effective Date; and

WHEREAS, this notice provided for in section 4(g) of the agreement is a commitment by Cibolo that they meet the provisions of this section and will begin the debt service contributions on the 10th anniversary of the Effective Date;

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

Section 1. The City Council hereby authorizes the City Manager to amend the Southern Plant Wastewater Services and Funding Agreement**.**

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

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

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

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

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

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

PASSED AND ADOPTED, this ____ day of _____, 2023.

CITY OF SCHERTZ, TEXAS

_____
Ralph Gutierrez, Mayor

ATTEST:

_____
Sheila Edmondson, City Secretary

Agenda No. 5.

CITY COUNCIL MEMORANDUM

City Council Meeting:	**August 1, 2023**
Department:	**Fire Department**
Subject:	**Resolution 23-R-72 - Consideration and/or action by the City Council of the City of Schertz, TX authorizing the City Manager to enter into a contract for Owners Representation Services. (S.Williams/G.Rodgers)**

BACKGROUND

This resolution would allow the city manager to enter into an agreement with AG/CM for the provision of owner's representation services for the construction of Fire Station #4.

GOAL

Schertz Fire Department desires to enter into an agreement for owner's representation services during the construction of Fire Station #4.

COMMUNITY BENEFIT

Hiring owner's representation services ensures the architect and the contractor are always working in the best interest of the city.

SUMMARY OF RECOMMENDED ACTION

City Staff recommends that City Council authorizes the City Manager to enter into a contract with AG|CM Construction Management for owner's representation services.

FISCAL IMPACT

$429,885.00 from the Fire Department Fire Station #4 Bond Fund

RECOMMENDATION

City Staff recommends that City Council authorizes the City Manager to enter into a contract with AG|CM Construction Management for owner's representation services

Attachments

23-R-72

AG/CM Proposal

RESOLUTION NO. 23-R-72

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT FOR OWNERS REPRESENTATION SERVICES IN CONNECTION THEREWITH

WHEREAS, Schertz Fire Department desires to enter into an agreement for owner's representation services during the construction of Fire Station #4 which is to be effective on the same effective date of this Agreement; and

WHEREAS, City Staff recommends that City Council authorizes the City Manager to enter into a contract with AG|CM Construction Management for owner's representation services;

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

Section l. The City Council hereby authorizes the City Manager to enter into a contract with the AG|CM Construction Management for owner's representation services as set forth 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 from and after its final passage, and it is so resolved.

PASSED AND ADOPTED, this ____ day of _____, 2023.

CITY OF SCHERTZ, TEXAS

_____
Ralph Gutierrez, Mayor

ATTEST:

_____
Sheila Edmondson, City Secretary

Exhibit A

AGCM
Professional Project Management Firm

SAN ANTONIO
85 N.E. Loop 410
Suite #600
San Antonio, TX 78216
Ofc (210) 403-2284
Fax (210) 403-2281
www.agcm.com

SCOPE OF SERVICES
PROJECT MANAGEMENT SERVICES PROPOSAL

1. **Owner Name: City of Schertz**
2. **Program Name: Fire Station #4**
3. **Performance Period: August 2023 – October 2025**
4. **Owner Site(s) listed below: TBD, Live Oak Hills**
5. **Services: Project Management**
6. **Owner's Manager: TBD**
7. **Scope of Work: New Fire Station, 15K-25K SF.**

Pre-Construction and Procurement Phase

- Third Party Procurement:
  - Assist with scoping and contracting of feasibility studies, geotech, environmental reports and other third-party design phase contracts held by the Owner.
- Contractor/CM at Risk Procurement:
  - Assist in developing RFP/RFQ documents for procurement of General Contractor/CM at Risk depending on project delivery method.
  - Assist in selection/evaluation of General Contractor/CM at Risk.
  - Review or make recommendations for contract language for Contractor/CM at Risk.
  - If CM at Risk delivery, work with selected CM at Risk to develop a project buyout strategy.
  - Work with CM at Risk to track project buyout.
- Review design documents, drawings and specifications for constructability, scheduling, consistency and coordination.
- Establish and maintain communication protocol between the Owner, Architect and General Contractor/CM at Risk.
- Work with design team and Owner to ensure the project has an established gated design review process and that pertinent project stakeholders are engaged in the design development and review process.
- Monitor all party's efforts for conformance to the master schedule and budget.
- Notify Owner of design concerns that may impact master budget and schedule.
- Develop detailed cost estimates at various phases of design, upon request as an additional service. Provide estimate reconciliation with any other third party estimates or estimates provided by a CM at Risk, upon request as an additional service.

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- Assist in development of value engineering options as requested.
- Assist in development of contract negotiation process and aid in review, approval or disapproval of General Contractor numbers, or CM At Risk's guaranteed maximum price.
- Coordinate with local Utilities, Cities, Entities, etc on Owners behalf as required.

Construction Phase

- Establish and maintain communication protocol between the Owner, Architect and Construction Contractor.
- Monitor overall budget and schedule and advise the Owner of any trends that affect the completion of the Project and or Project budget.
- Maintain general knowledge of the plans and specifications.
- Coordinate construction logistics between the Contractor and the Owner.
- Attend, arrange and conduct a variety of meetings, as requested by the Owner.
- Review applications for payment and make recommendation for approval based on actual progress to date.
- Change Management:
    - Review and track requests for information (RFI) and architect's supplemental instructions (ASI). Work with Contractor to forecast potential cost impacts of each.
    - Review and analyze proposed change orders and make recommendations to Owner. Change orders will be reviewed for cost and schedule impacts prior to recommendation.
    - Update project budget to ensure all approved and pending changes are accounted for.
- Schedule Management:
    - Review and track requests for information (RFI) and architect's supplemental instructions (ASI). Work with Contractor to forecast potential schedule impacts of each.
    - Review contractor provided schedule updates for accuracy and coordination with Owner activities.
- Quality Assurance:
    - Periodically observe the work for progress, workmanship, and general conformance with the Contract Documents.
    - Generate periodic site visit reports describing general events, noting problems and unusual events.
    - Take appropriate photographs that document construction progress and general conformance with the plans and specifications.
    - Coordinate and track all Owner testing.
    - Review special inspection and material testing reports by others to verify conformance with the Contract Documents.
    - When work is found to be in non-conformance, document the deficiencies and provide notification of deficiencies to the appropriate project team members.

    - Work to ensure deficiencies have been corrected and approved by applicable party including the Architect or Engineer of record as required.
- Coordinate preparation of the punch-list by the Architect or Engineer of record and endeavor to ensure corrective work by the Contractor.
- Coordinate Owner Activities (Occupancy, FFE procurement, Technology, etc).

Closeout Phase

- Endeavor to ensure that:
    - Project Record Documents are transmitted from Contractor to Design Team to Owner.
    - O&M Manuals are transmitted from Contractor to Design Team to Owner.
    - Warranties are transmitted from Contractor to Design Team to Owner.
    - Staff has received necessary training for operation of new building and systems.
- Work with Owner and Contractor/CM at Risk to develop a warranty phase protocol.

8. Service Fees and Expenses:

Based on this Scope of Services, Project Manager's Project Fee is [Four Hundred Twenty Nine Thousand, Eight Hundred Eighty-Five] dollars ($429,885.00) ("Project Fee"). Project Manager will exercise due care and diligence in monitoring the Program Fee. Further, Project Manager shall notify Owner if additional hours in excess of the Project Fee will be needed to align the Project Fee with actual design and construction progress or additional services required by Owner and mutually agreed upon by the Project Manager.

Program Manager will bill the Owner monthly for the actual number of hours worked by the Program Manager multiplied by the hourly rates set forth as follows:

Position Titles	**Hourly Rates**
Project Adviser	$215 (2023), $223.60 (2024), $232.54 (2025)
Project Manager	$185 (2023), $192.40 (2024), $200.10 (2025)

9. Owner Responsibilities:

10. Other Requirements, if any:

City of Schertz - Fire Station #4

AGCM INC

2023	2024	2025	Total Hours	Fee	Staff Proposed
$ 215.00	$ 223.60	$ 232.54	270	$ 60,836.40	Project Advisor
$ 185.00	$ 192.40	$ 200.10	1892	$ 369,048.36	Project Manager
			0	$ -	Estimating - NA (Add Service)
			2162	$ 429,885	

Labor Schedule

Schedule	2023												2024												2025											
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Design																																				
Permitting/Procurement																																				
Construction																																				
Closeout																																				
Staff Proposed																																				
Project Advisor								10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	
Project Manager								43	43	43	43	43	43	43	43	43	43	86	86	86	86	86	86	86	86	86	86	86	86	86	86	86	86	86		
Estimating - NA (Add Service)																																				
	0	**0**	**0**	**0**	**0**	**0**	**0**	**53**	**53**	**53**	**53**	**53**	**53**	**53**	**53**	**53**	**53**	**96**	**96**	**96**	**96**	**96**	**96**	**96**	**96**	**96**	**96**	**96**	**96**	**96**	**96**	**96**	**96**	**0**	**0**

Agenda No. 6.

CITY COUNCIL MEMORANDUM

City Council Meeting:	**August 1, 2023**
Department:	**Executive Team**
Subject:	**Resolution 23-R-65 - Consideration and/or action by the City Council of the City of Schertz, Texas approving a Resolution authorizing an amendment to the Schertz Main Street Preservation Grant for 505 Exchange. (S.Williams/B.James)**

BACKGROUND

The property owner at 505 Exchange is applying for a Schertz Main Street Preservation Grant to replace the roof. In 2022, City Council amended the Main Street Grant program to make properties that have a Landmark Property Designation eligible for the grant even if they are not in the Main Street Incentive Area. This property has the Landmark Property Designation. Program assistance is available to owners of structures used for residential who make verified exterior structural or aesthetic modifications/improvements including but not limited to the roof, foundation, and wall repairs including brick re-pointing. Grants are available with a cap of $20,000 per property. Funds will be provided on a 50/50 matching basis. In kind contributions may be counted toward the match requirement. The Schertz Historical Preservation Committee recommended approval of this grant at their July 27, 2023 meeting.

GOAL

Promote the history and culture of the City of Schertz to tourists and residents.

COMMUNITY BENEFIT

Recognize structures of significance to the community's past.

SUMMARY OF RECOMMENDED ACTION

Approval of Resolution 23-R-65 authorizing a Main Street Historic Preservation Grant for the property at 505 Exchange for up to $9,000 to replace the roof (total cost estimated to be $18,000).

FISCAL IMPACT

Up to $9,000 from Hotel Occupancy Tax Funds.

RECOMMENDATION

Approval of Resolution 23-R-65.

Attachments

Res 23 R 65 with attachments

505 Exchange Grant

RESOLUTION NO. 23-R-65

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS APPROVING A REQUEST FOR A HISTORICAL INCENTIVE PROGRAM FOR THE MAIN STREET AREA GRANT FOR 505 EXCHANGE IN THE CITY OF SCHERTZ, TEXAS, AND RELATED MATTERS IN CONNECTION THEREWITH

WHEREAS, The City of Schertz desires to protect, enhance, and preserve the historic resources and landmarks which represent distinctive elements of Schertz' historic, architectural, economic, cultural, and social heritage by providing property owners and incentive for protecting their property; and

WHEREAS, Stabilize and improve property values; and

WHEREAS, Foster civic pride in the beauty and accomplishments of the past, and to promote the use of the historic structures for the culture, education, and general welfare of residents; and

WHEREAS, Strengthen the economy of the city by protecting and enhancing the attractiveness of the Main Street area to residents and visitors, as well as provide support and stimulus to businesses.

WHEREAS, the City Council approved the Historical Incentive Program for Main Street;

WHEREAS, the Schertz Historic Preservation Committee is in support of this program and recommended approval of the grant request 505 Exchange for up to $9,000;

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

Section 1. The City Council hereby approves the Schertz Main Street Area Preservation Incentive Program grant request for 505 Exchange subject to the approved criteria of the program and execution of a funding agreement as outlined 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 from and after its final passage, and it is so resolved.

PASSED AND ADOPTED, this ____ day of _____, 2023.

CITY OF SCHERTZ, TEXAS

_____
Mayor, Ralph Gutierrez

ATTEST:

_____
City Secretary, Sheila Edmondson

(CITY SEAL)

Exhibit “A”

STATE OF TEXAS §
§
COUNTY OF BEXAR §

HOTEL TAX FUNDING AGREEMENT BETWEEN THE CITY OF SCHERTZ, TEXAS AND Ronald Henry FOR EXPENDITURE OF HOTEL OCCUPANCY TAX FUNDS

This Hotel Tax Funding Agreement (AGREEMENT) is made and entered into by and between the City of Schertz, Texas (CITY) and Ronald Henry, (ENTITY).

WHEREAS, the ENTITY has developed a proposal to replace the roof at 505 Exchange (the "Project"); and

WHEREAS, the City collects Hotel Occupancy Taxes; and

WHEREAS, Hotel Occupancy Taxes may be used only to promote tourism and the convention and hotel industry as limited by the specific purposes as provided for in Texas Tax Code Section 351.101; and

WHEREAS, the City of Schertz finds that promoting the enhancement and perpetuation of structures of historical importance and significance are necessary to promote the economic, cultural, educational and general welfare of the public; and

WHEREAS, the area around Main Street in Schertz once served as commercial and social hub of the community; and

WHEREAS, the City seeks to improve the image of the area around Main Street through historic restoration and rehabilitation of structures in the Main Street area to serve as a commercial, social, cultural and tourism hub of the City; and

WHEREAS, in order to facilitate the preservation of historic structures to promote the economic vitality of the Main Street area as a tourist destination, the City of Schertz is offering incentives that will serve to improve existing properties and businesses within this area.; and

WHEREAS, the City Council hereby finds and determines that the Project to be funded herein promotes tourism and the convention and hotel industry through historical restoration and preservation; and

WHEREAS, the City Council of the City of Schertz desires to provide Hotel Occupancy Tax revenues to the Ronald Henry (ENTITY).

NOW, THEREFORE, it is mutually agreed by and between the CITY and ENTITY as follows:

GENERAL PROVISIONS

Section 1. Purpose. The purpose of this Agreement is to provide funding to the ENTITY for the project identified in the attached Exhibit "A" (the "Project"), the intent of which is to protect, enhance, and preserve the historic resources and landmarks which represent distinctive elements of the City of Schertz' historic, architectural, economic, cultural, and social heritage by providing property owners and incentive for protecting their property; stabilize and improve property values; foster civic pride in the beauty and accomplishments of the past, and to promote the use of the historic structures for the culture, education, and general welfare of residents, and strengthen the economy of the city by protecting and enhancing the attractiveness of the Main Street area to residents and visitors, as well as provide support and stimulus to businesses.

Section 2. Obligation of the ENTITY. The ENTITY shall use all of the awarded funds provided by the CITY in accordance with Chapter 351 of the Texas Tax Code, the ENTITY'S funding application, and the attached Exhibit "A".

Section 3. Reporting Requirements of the ENTITY. The ENTITY shall deliver a detailed accounting of the expenditures for the Project within thirty (30) days after completion of the Project (the "Post Event Report"). The Post Event Report shall include copies of receipts and other documents establishing the expenditures for the project. The CITY shall not make reimbursements for expenditures where no receipt or invoice is provided. Partial or incomplete reports will not be accepted.

Section 4. Authorization of Payment. Subject to the ENTITY'S satisfactory performance and compliance with the terms of this AGREEMENT, the CITY agrees to pay the ENTITY up to fifty percent (50%) of the Project from hotel occupancy tax funds. Payment will be made within forty-five (45) days of acceptance of the complete Post Event Report. Partial or incomplete reports will not be accepted. Only expenditures that meet Chapter 351 of the Tax Code and this AGREEMENT shall be reimbursed.

Section 5. Appeal Process. Any ENTITY wishing to appeal the decision of the CITY must present their appeal in writing within ten (10) business days of funding denial.

Section 6. Rights. The City of Schertz has the right, at any time, to inspect the books or records of the ENTITY that may relate to performance of this AGREEMENT. The CITY, at its sole expenses, has the right to conduct an audit of the ENTITY or Project.

Section 7. Term. The AGREEMENT shall become effective as of the date entered below. The AGREEMENT shall terminate one year from its effective date or once the terms have been met, whichever occurs first.

Section 8. Indemnification. The ENTITY agrees to defend, indemnify and hold harmless the CITY, its officers, agents and employees, against any and all claims, lawsuits, judgments, cause of action, costs and expenses for personal injury (including death), property damage or other harm for which recovery of damages is sought, suffered by any person or persons, that may arise out of or be occasioned by the ENTITY's breach of any of the terms or provisions of this AGREEMENT, or by any negligent act or omission of the ENTITY, its officers, agents, servants, employees, contractors, or subcontractors, in the

performance of this AGREEMENT; except that the indemnity provided for in this paragraph shall not apply to any liability resulting from the sole negligence of the CITY, its officers, agents, employees or separate contractors, and in the event of joint and concurrent negligence of both the ENTITY and the CITY under Texas law and without waiving any defenses of the parties under Texas law. The provisions of this paragraph are solely for the benefit of the parties hereto and not intended to create or grant any rights, contractual or otherwise, to any other person or entity. Both parties expressly agree that this AGREEMENT does not assign any responsibility for civil liability to the City of Schertz that may arise by virtue of this AGREEMENT.

Section 9. Termination. A party may terminate this AGREEMENT in whole or in part if the other party fails to comply with a term of the AGREEMENT, including the inability of the ENTITY to conform to any change required by federal, state or local laws or regulations; or for the convenience of either party. The terminating party shall provide written notification to the other party of the decision to terminate this AGREEMENT within thirty (30) days before the effective date of termination. A party may terminate the AGREEMENT for breach of any provision of this AGREEMENT, upon written notice of the breach and the breaching party shall have ten (10) days after receipt of the written notice in which to cure the breach to the satisfaction of the non-breaching party.

Section 10. Notice. All notices required or permitted under this AGREEMENT shall be in writing and shall be delivered in person or mailed as follows:

to the CITY at:

City of Schertz
Attention: City Manager
1400 Schertz Parkway
Schertz, TX 78154
(210) 619-1000

To the ENTITY at: Ronald Henry
505 Exchange
Schertz, Tx, 78154

MISCELLANEOUS

Section 11. Entire Agreement. This AGREEMENT constitutes the entire agreement of the parties regarding the subject matter contained herein. The parties may not modify or amend this AGREEMENT, except by written agreement approved by the governing bodies of each party and duly executed by both parties.

Section 12. Approval. This AGREEMENT has been duly and properly approved by each party's governing body and constitutes a binding obligation on each party.

Section 13. Assignment. Except as otherwise provided in this AGREEMENT, a party may not assign this AGREEMENT or subcontract the performance of services without first obtaining the written consent of the other party.

Section 14. Non-Waiver. A party's failure or delay to exercise right or remedy does not constitute a waiver of the right or remedy. An exercise of a right or remedy under this AGREEMENT does not preclude the exercise of another right or remedy. Rights and remedies under this AGREEMENT are cumulative and are not exclusive of other rights or remedies provided by law.

Section 15. Paragraph Headings. The various paragraph headings are inserted for convenience of reference only, and shall not affect the meaning or interpretation of this AGREEMENT or any section thereof.

Section 16. Attorney fees. In any lawsuit concerning this AGREEMENT, the prevailing party shall be entitled to recover reasonable attorney's fees from the nonprevailing party, plus all out-of-pocket expense such as deposition costs, telephone, calls, travel expenses, expert witness fees, court costs, and their reasonable expenses, unless otherwise prohibited by law.

Section 17. Severability. The parties agree that in the event any provision of this AGREEMENT is declared invalid by a court of competent jurisdiction that part of the AGREEMENT is severable and the decree shall not affect the remainder of the AGREEMENT. The remainder of the AGREEMENT shall be in full force and effect.

Section 18. Venue. The parties agree that all disputes that arise of this AGREEMENT are governed by the laws of the State of Texas and venue for all purposes herewith shall be in Milam County, Texas.

Section 19. Certificate of Insurance. The ENTITY agrees to provide a certificate of insurance for liability and worker's compensation insurance or letter of self-insurance on its letterhead indicating its self-insured status before any event awarded funding under this AGREEMENT. The cost of the insurance herein mentioned to be secured and maintained by the ENTITY shall be borne solely by the ENTITY.

IN WITNESS HEREOF, the CITY and ENTITY make and execute this AGREEMENT to be effective this _____day of _____, 20____.

CITY OF SCHERTZ, TEXAS ENTITY

_____ _____

City Manager

ATTEST:

_____

City Secretary

EXHIBIT
A

[Describe the project to be performed]

505 Exchange Grant

SHPC July 27, 2023

Brian James|Deputy City Manager

SCHERTZ
COMMUNITY. SERVICE. OPPORTUNITY.

Historic Preservation Grant



505 Exchange

Ron Henry

SCHERTZ
COMMUNITY. SERVICE. OPPORTUNITY.

Hist Pres Grant Criteria

- **Property must be at least 50 years old**
- **Must be located in Street Incentive Area or have received a Landmark Property Designation**
- **All taxes and fees must be current**
- **This property has received a landmark designation so is at least 50 years old.**

SCHERTZ
COMMUNITY. SERVICE. OPPORTUNITY.

Hist Pres Grant Process

- **Historic Preservation Grant for residential up to $20,000 matching grant for verified exterior improvements – painting, roof, windows, foundation and façade restoration.**

- **SHPC makes a recommendation and then the request goes to City Council for approval (August 1)**

- **Owner then executes a funding agreement, pulls permits, does work, has work inspected and then applies for reimbursement**

SCHERTZ
COMMUNITY. SERVICE. OPPORTUNITY.

Hist Pres Grant Request

- **Request is for grant for installing a standing seam metal roof on house and garage. The cost is estimated to be $18,000 so the grant would be for $9,000.**
- **Current roof is red asphalt shingles. Proposal is for red standing seam as shown below.**



SCHERTZ
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Hist Pres Grant Request

- **Current Photos**



SCHERTZ
COMMUNITY. SERVICE. OPPORTUNITY.

Hist Pres Grant Request

- **Current Photos**



SCHERTZ
COMMUNITY. SERVICE. OPPORTUNITY.

COMMENTS & QUESTIONS

SCHERTZ
COMMUNITY. SERVICE. OPPORTUNITY.

Agenda No. 7.

CITY COUNCIL MEMORANDUM

City Council Meeting:	**August 1, 2023**
Department:	**Planning & Community Development**
Subject:	**Ordinance 23-S-14 - Consideration and/or action on a request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe County, Texas.** ***(Final Reading)*** **(B.James/L.Wood/E.Delgado)**

BACKGROUND

Update from July 18, 2023 City Council Meeting:

At the July 18, 2023, City Council meeting, a public hearing was held, and the City Council voted to approve the proposed zone change to Planned Development District as presented with a 4-3 vote with Council members Davis, Watson, and Scagliola with the nay votes.

No changes were proposed or made to the proposed Planned Development District design standards from the July 18, 2023, City Council agenda packet.

The applicant is proposing to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD) with a base zoning of Two-Family Residential District (R-3).

Public Notice:
One hundred seventeen (117) public hearing notices were mailed to the surrounding property owners on June 1, 2023. A public hearing notice was published in the "San Antonio Express" on June 28, 2023. At the time of this report (July 28, 2023, at 2:00pm) staff has received seventy-five (75) responses opposed, and twenty-nine (29) response in favor, and two (2) responses neutral to the proposed rezoning request. As a note on the public hearing responses, there are nine (9) properties that had submitted an opposition letter, that subsequently submitted an in favor response. Additionally, there is one (1) property that had submitted an opposition letter, that subsequently submitted a neutral response.

If a proposed zoning change is protested in writing and signed by the owners of at least twenty percent (20%) of the area of the lots or land immediately adjoining the area covered by the proposed zoning change or zoning map amendment and extending 200 feet from that area, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths (¾) of all members of the City Council according to LGC, Local Government Code § 211.006(d). At the time of this staff report (July 28, 2023, at 2:00pm) the total percentage of the protested parcel acreage is 21.77%, therefore, the 3/4 vote has been triggered for the August 1, 2023, City Council.

Proposed Zoning Concept:

The proposed development will be a gated community with no more than 170 units. These units will be spread across eighty-five (85) duplexes. Each unit is proposed to be between 1,300 square feet and 1,400 square feet and will feature three bedrooms, 2.5 baths, an eat-in kitchen, two living rooms, a laundry room, covered back patio, private yard, and a two-car garage.

The PDD Design Standards propose to conform with the Two-Family Residential District (R-3) zoning with modifications to the minimum lot area, lot width and depth, and setbacks as shown in the table below.

Classification	**Minimum Lot Size**			**Minimum Yard Setback**		
	Area Square Footage	Width Ft.	Depth Ft.	Front Ft.	Side Ft.	Rear Ft.
Two-Family Residential District (R-3) Per the Unified Development Code	9,000	75	120	25	10	20
Proposed Two-Family Residential (R-3), Per The Villas at Bluebonnet Ridge PDD	5,655	65	87	25	10, 0*	20

*Each lot will have a 10-foot side setback on one side and a zero-lot line setback on the opposite side (corner lots will maintain 15-foot side setback).

Parks and Amenities:

The proposed PDD plans to incorporate 7.31 acres of green space and amenities. This would include a pavilion, playground for the community, a concrete walking path. Additionally, a mail center is proposed with a covered pavilion, and additional parking access. There is also a proposed 0.56 acre fenced-in private dog park, a 1.95 acre private picnic / trail / community garden area, and a 4.01 acre public walking trail contingent upon approval with LCRA to develop within the easement.

Fire Walls:

Per the proposed PDD Design Standards due to the proposed reduced side yard setbacks, each duplex within The Villas at Bluebonnet Ridge will require all A/C condensers to be in the rear yard, and exterior sidewalls will be at least a minimum of 1-hour fire rated, including any projections. Additionally, the proposed PDD clarifies that no structures, including sheds, will be permitted within the side yard setbacks, this includes fencing which will be in line with rear wall of the home.

Parking:

Per the City of Schertz Unified Development Code, duplexes have a required parking ratio of two (2) spaces per unit. The proposed The Villas at Bluebonnet Ridge has 170 units which would require 340 off-street parking spaces. However, per the proposed The Villas at Bluebonnet Ridge PDD Design Standards there are 772 proposed parking spaces across the development, including a total of 4 spaces per unit (2 within the driveway and an additional two in the garage), an additional 16 parking spaces split between the interior parks and mail station and an additional 76 spaces available on the street to use as overflow and guest parking.

HOA and Maintenance Proposed:

The proposed The Villas at Bluebonnet Ridge will be a gated community with an HOA established. The entire development both inside and outside the gates to include irrigation will be maintained by the HOA's maintenance crew. This includes maintenance of all common areas to include all proposed crushed granite walking trails, concrete pathways, neighborhood amenities and multi-use paths, all the front yards, side

yards, and backyards of the duplexes. A 6-foot wood privacy fence will be installed along the boundary with The Fairways at Scenic Hills neighborhood.

GOAL

The project goal is to rezone approximately 25 acres of land, generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion of Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833 from Pre-Development District (PRE) to Planned Development District (PDD) in order to develop a gated community with no more than 170 units spread across eight-five (85) duplexes.

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

In 2022, the applicant submitted a zone change request to a Planned Development District (PDD) with a base zoning of Apartment/ Multi-Family Residential (R4). That proposal included approximately 220 units to be developed as fourplexes. On September 27, 2022, the City Council was unable to obtain the super majority needed for the approval of that zone change application, which ultimately lead to the application being denied. During the discussion at the September 27, 2022, City Council meeting there were concerns with the proposed density.

Based on the previous City Council feedback the developer made changes and proposed a different PDD to address the concerns presented at the September 27th meeting. At the January 25, 2023, Planning and Zoning Commission meeting and the February 28, 2023, City Council meeting the proposed PDD design concept was presented with a base zoning of Townhome District. That proposal was for a maximum of fifty-one (51) buildings consisting of no more than 198 units. Ultimately, at the April 25, 2023, City Council meeting the project was unable to obtain the required super majority for approval at the final reading and the item failed and the zone change request was denied.

The Schertz Sector Plan for Northern Schertz designates the subject property as Single-Family Residential. The Single-Family Residential land use designation encourages the mixture of various residential type development as well as maintaining a walkable neighborhood feel. The proposed rezoning to Planned Development District (PDD), with a base zoning of Two-Family Residential (R-3) does conform to the Comprehensive Land Use Plan designation as it would provide a needed mixture of housing type to Schertz. The current proposed The Villas at Bluebonnet Ridge PDD provides a reduction in density from the previous two proposal. By proposing no more than 170 units spread across 85 duplexes, it is both a reduction in overall unit density but also a different product type than what was previously proposed. This reduction in density was identified as being desirable by City Council.

Additionally, the proposal of duplexes does conform with the Schertz Sector Plan by providing for a type of residential housing that currently does not exist in the area. Additionally, the current proposal accommodates an area for the dedication and construction of the walking trail within the overhead electrical easement, contingent upon LCRA approval, which was desired by staff and City Council has expressed the importance of trails to be constructed with developments at the January 10, 2023 City Council meeting. This proposed trail is identified on the Schertz Transportation Plan-Trails Network and would ultimately be part of the "Great Northern Trail".

Proposed PDD Design Standards Update from Planning and Zoning Commission meeting:

At the June 14, 2023 Planning and Zoning Commission there was a discussion on the proposed PDD

Design Standards document. It was identified by the applicant that the design standards provided to the Planning and Zoning Commission had an error in the proposed Table 21.5.7.A Dimensional Requirements. The design standards included in the P&Z agenda indicated that the impervious coverage was proposed to be increased to 75%. However, that was an error and the applicant has corrected the table in the design standards included in the City Council packet to reflect the impervious coverage is not proposed to be modified and will remain at 60% per the UDC R-3 Zoning District.

Additionally, at the June 14, 2023 Planning and Zoning Commission meeting it was noted that UDC Article 8 Section 21.8.1.B.1 stipulates that a gated community is required to be seventy-five (75) acres and the proposed PDD Design Standards did not explicitly note that UDC modification to allow The Villas at Bluebonnet Ridge to be a gated community with only 24 acres. The applicant has included a statement within the PDD Design Standards, included within the City Council packet, under the "Homeowners Association & Maintenance" header to indicate a proposed UDC modification to allow a gated community with a minimum of 24 acres.

There are two other areas that received modifications within the PDD Design Standards between the Planning and Zoning Commission meeting and the City Council meeting. The first modification is within the header "Two-Family Residential District", which the first sentence was modified to make it clear that the intent is to develop in accordance with the Two-Family Residential District (R-3) but to modify the lot width, depth, lot area, and setbacks. The other modification is within the header "Site Design Standards", which the first sentence was modified to make it clear that except for lot sizes, lot area, setbacks and the gated community minimum acreage, The Villas at Bluebonnet Ridge PDD is proposed to conform to the UDC.

RECOMMENDATION

Staff Recommendation:

The Planning Division, Engineering Department, Public Works Department and Fire Department have all reviewed the proposed The Villas at Bluebonnet Ridge Planned Development District design standards with no objections to the proposed. Staff recommends approval of the proposed zone change to Planned Development District (PDD) as presented.

Planning and Zoning Commission Recommendation:

The Schertz Planning and Zoning Commission met on June 14, 2023 and voted to recommend that City Council approve the proposed zone change with corrections to the PDD Design Standards in relation to the Impervious Coverage and the UDC acreage requirement for gated communities by a 5-1 vote with Commissioner Hector with the nay vote.

Attachments

Ordinance No. 23-S-14 with Attachments

Aerial Exhibit

Public Hearing Notice Map

Public Hearing Responses as of July 28, 2023 at 2PM

City Council Presentation Slides

ORDINANCE NO. 23-S-14

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AUTHORIZING THE OFFICIAL ZONING MAP BY REZONING APPROXIMATELY 25 ACRES OF LAND FROM PRE-DEVELOPMENT DISTRICT (PRE) TO PLANNED DEVELOPMENT DISTRICT (PDD), GENERALLY LOCATED APPROXIMATELY 2,200 FEET SOUTHEAST OF THE INTERSECTION OF COUNTRY CLUB BOULEVARD AND IH-35 ACCESS ROAD, ALSO KNOWN AS A PORTION OF COMAL COUNTY PROPERTY IDENTIFICATION 377261 AND GUADALUPE COUNTY PROPERTY IDENTIFICATION 63833, CITY OF SCHERTZ, COMAL AND GUADLAUPE COUNTY, TEXAS

WHEREAS, an application to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, and more specifically described in the Exhibit A and Exhibit B attached herein (herein, the "Property") has been filed with the City; and

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

WHEREAS, on June 14, 2023, the Planning and Zoning Commission conducted a public hearing and, after considering the Criteria, made a recommendation to City Council to approve with clarifications to the development standards set forth in Exhibit C attached herein (the "Development Standards"); and

WHEREAS, on July 18, 2023, 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.

NOW THEREFORE, BE IT RESOLVED 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.

PASSED ON FIRST READING, the ____ day of _____ 2023.

PASSED, APPROVED and ADOPTED ON SECOND READING, the ___ day of _____, 2023.

CITY OF SCHERTZ, TEXAS

_____
Ralph Gutierrez, Mayor

ATTEST:

_____
Sheila Edmondson, City Secretary

(city seal)

Exhibit "A"
Subject Property Metes and Bounds

Exhibit "A" Subject Property Metes and Bounds

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVERS LICENSE

SPECIAL WARRANTY DEED

CHICAGO TITLE
GF# 2217437297

Date: May 26, 2022

Grantor: Nolley Caribbean Properties, LLC,
a Wyoming limited liability company

Grantor's Mailing Address (including county): 9370 McKnight Rd
Pittsburgh, Allegheny County, PA 15237-5953

Grantee: HABI Land, LLC,
a Texas limited liability company

Grantee's Mailing Address (including county): 7551 Callaghan Road
San Antonio, Bexar County, TX 78229-2860

Consideration: Ten Dollars ($10.00) and other valuable consideration

Property (including any improvements):

24.19 acres out of the Rafael Garza Survey No. 98, Abstract 138, City of Schertz, Guadalupe County and Comal County, Texas, being that 24.1784-acre tract of land described in deed of record in Document Number 2017013553 of the Official Public Records of Guadalupe County, Texas and in deed of record in Document Number 201706029109 of the Official Public Records of Comal County, Texas and being more particularly described by metes and bounds on Exhibit "A", attached hereto and incorporated herein by reference.

Reservations from Conveyance:

None.

Reservations Exceptions to Conveyance and Warranty:

See Exhibit "B," attached hereto and incorporated herein by reference.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys unto Grantee, the Property, together with all and singular the rights and appurtenances thereto in any way belonging, TO HAVE AND TO HOLD it to Grantee, and Grantee's successors or assigns forever. Grantor binds Grantor and Grantor's successors to WARRANT AND FOREVER DEFEND all and singular the Property to Grantee, Grantee's heirs, executors, administrators,

Exhibit "A" Subject Property Metes and Bounds

successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor, but not otherwise.

Except as provided in the Reservations from Conveyance, above, if any, such Property is conveyed together with all of Grantor's right, title and interest in and to all and singular, the rights, benefits, privileges, easements, tenements, hereditaments, appurtenances and interests thereon or in anywise pertaining to the Property described herein and with all improvements located thereon, including (without limitation) (i) any right, title, and interest of Grantor in and to all strips and gores, and all abutting properties, adjacent streets, alleys or rights-of-way, if any, (ii) any right, title, and interest of Grantor in and to any development rights specifically tied to the Property, (iii) any right, title, and interest of Grantor all roads, alleys, rights-of-way, easements, streets and ways adjacent to or serving the Property, and rights of ingress and egress thereto, (iv) EDU rights related to sanitary sewer or water and any other water rights (surface, underground or otherwise), oil, gas, and other mineral rights, wind rights and solar rights of Grantor, and (v) all improvements on the Property, if any.

Except for the written representations and material facts contained in that certain Commercial Contract - Unimproved Property (With Special Provisions Addendum), dated effective May 25, 2021,as amended by that certain First Amendment, dated May 24, 2022 and as otherwise amended (collectively the "Contract"), and the warranties of title contained in the Special Warranty Deed, Grantee acknowledges, understands and agrees that (i) Grantee will accept (is accepting) the Property "AS IS" and "WHERE IS", "WITH ALL FAULTS," and (ii) neither Grantor nor any of it officers, managers, brokers, employees, attorneys or agents have made or given any warranties, guarantees, or representations, regarding any matter relating to the Contract or the Property.

Taxes having been prorated at Closing, all real property taxes and assessments as to the Property for the current year and subsequent years are the responsibility of Grantee and are assumed by Grantee [and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, shall be allocated as provided in the Contract.]

When the context requires, singular nouns and pronouns include the plural.

[signature on the following pages]

Exhibit "A" Subject Property Metes and Bounds

GRANTOR:

NOLLEY CARIBBEAN PROPERTIES, LLC,
a Wyoming limited liability company,

By: _____
Name: _____
Its: V.P.

STATE OF Texas §
§
COUNTY OF Harris §

This instrument was acknowledged before me on the 25 day of May, 2022, by Ron Holley, the VP of Nolley Caribbean Properties, LLC, on behalf of said company.

HAILEY UHL
129554748
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES
NOVEMBER 15, 2025

_____
Notary Public

SB/15182.0201/Closing Document/SWD

Exhibit "A" Subject Property Metes and Bounds

EXHIBIT "A" – PROPERTY

24.19 acres out of the
Rafael Garza Survey No. 98
Abstract 138
City of Schertz

THE STATE OF TEXAS
COUNTIES OF GUADALUPE AND COMAL

METES AND BOUNDS DESCRIPTION OF A SURVEY OF

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Beginning at an ½" iron bar with a red cap marked "Survey Ass." found set in the ground in the southwest right-of-way line of Columbia, an east corner of a 24.1784-acre tract of land described in deed of record in Document Number 2017013553 of the Official Public Records of Guadalupe County, Texas and in deed of record in Document Number 201706029109 of the Official Public Records of Comal County, Texas and the west corner of Block 16, The Fairways at Scenic Hills, Unit 3A as shown by plat of record in Volume 6 at page 762 of the Plat Records of Guadalupe County, Texas, for an east corner of this tract;

Thence S 14°44'52" W (called S 14°45'10" W) with the east boundary line of said 24.1784-acre tract and a west boundary line of said Block 16 a distance of 267.16 feet (called 267.10 feet) to an ½" iron bar with a yellow cap marked "Reg. No. 5464" set in the ground, a reentrant corner of said 24.1784-acre tract and a corner of said Block 16, for a reentrant corner of this tract;

Thence S 18°44'53" E (called S 18°41'26" E) with a northeast boundary line of said 24.1784-acre tract and a southwest boundary line of said Block 16 a distance of 31.65 feet (called 31.67 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground, a corner of said 24.1784-acre tract and a corner of said Block 16, for a corner of this tract;

Thence S 25°24'20" E (called S 25°22'27" E) with a northeast boundary line of said 24.1784-acre tract and a southwest boundary line of said Block 16 a distance of 157.41 feet (called 157.55 feet) to an ½" iron bar with a yellow cap marked "Baker" found set in the ground, a corner of said 24.1784-acre tract and the south corner of said Block 16, for a corner of this tract;

Thence S 36°04'53" E (called S 36°43'13" E) with a northeast boundary line of said 24.1784-

acre tract a distance of 98.98 feet (called 100.40 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground in the northwest boundary line of Block 21, The Ridge at Scenic Hills, Unit 1 as shown by plat of record in Volume 6 at page 763 of the Plat Records of Guadalupe County, Texas, the east corner of said 24.1784-acre tract, for the east corner of this tract;

Thence S 52°58'20" W (called S 53°03'32" W) with the southeast boundary line of said 24.1784-acre tract and the southwest boundary lines of said Block 21, and Block 1, Scenic Hills Community, Phase 1 as shown by plat of record in Volume 4 at pages 143-147 of the Plat Records of Guadalupe County, Texas a distance of 1,729.56 feet (called 1,729.56 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground in the northeast right-of-way line of Country Club Blvd., the south corner of said 24.1784-acre tract and the west corner of said Block 1, for the south corner of this tract;

Thence N 30°23'09" W (called N 30°21'33" W) with the northeast right-of-way line of Country Club Blvd. and the southwest boundary line of said 24.1784-acre tract a distance of 560.34 feet (called 559.03 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground, the west corner of said 24.1784-acre tract and the south corner of Block 14, Fairways at Scenic Hills, Section 2 as shown by plat of record in Volume 6 at page 745 of the Plat Records of Guadalupe County, Texas and Volume 15 at page 86 of the Plat Records of Comal County, Texas, for the west corner of this tract;

Thence N 53°30'56" E (called N 53°32'22" E) with the northwest boundary line of said 24.1784-acre tract and the southeast boundary line of said Block 14 a distance of 935.14 feet (called 935.05 feet) to an ½" iron bar with an orange cap marked "C&B" found set in the ground, a corner of said 24.1784-acre tract and a corner of said Block 14, for a corner of this tract;

Thence N 42°40'11" E (called N 42°37'53" E) with a northwest boundary line of said 24.1784-acre tract and a southeast boundary line of said Block 14 a distance of 348.59 feet (called 348.59 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground, a corner of said 24.1784-acre tract and a corner of said Block 14, for a corner of this tract;

Thence N 41°39'37" E (called N 41°31'58" E) with a northwest boundary line of said 24.1784-acre tract and a southeast boundary line of said Block 14 a distance of 363.99 feet (called 364.04 feet) to an ½" iron bar with a yellow cap marked "Baker" found set in the ground, a corner of said 24.1784-acre tract and a corner of said Block 14, for a corner of this tract;

Thence N 56°01'58" E (called N 56°03'18" E) with a northwest boundary line of said 24.1784-acre tract and a southeast boundary line of said Block 14 a distance of 151.27 feet (called 151.28 feet) to an ½" iron bar with an orange cap marked "C&B" found set in the ground in the southwest right-of-way line of Columbia, the north corner of said 24.1784-acre tract and the east corner of said Block 14, for the north corner of this tract;

Exhibit "A" Subject Property Metes and Bounds

Thence S 54°25'16" E (called S 54°20'37" E) with a northeast boundary line of said 24.1784-acre tract a distance of 75.46 feet (called 75.87 feet) to an ½" iron bar with a yellow cap marked "Baker" found set in the ground, a reentrant corner of said 24.1784-acre tract, for a reentrant corner of this tract;

Thence N 44°58'13" E (called N 45°15'45" E) with a northwest boundary line of said 24.1784-acre tract a distance of 18.41 feet (called 18.40 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground, in the southwest right-of-way line of Columbia, a north corner of said 24.1784-acre tract, for a north corner of this tract;

Thence S 67°23'54" E (called S 67°27'09" E) with the southwest right-of-way line of Columbia and the northeast boundary line of said 24.1784-acre tract a distance of 180.14 feet (called 180.08 feet) to the point of beginning.

Containing 24.19 acres of land, more or less

The bearings for this survey are based on the Texas State Plane Coordinate System Grid, South Central Zone (4204), North American Datum 1983.

SINCLAIR LAND SURVEYING, INC.

Lemuel T. Sinclair,
Registered Professional Land
Surveyor No. 5142

Exhibit "A" Subject Property Metes and Bounds

EXHIBIT "B" – PERMITTED EXCEPTIONS

1. Standby fees, taxes and assessments by any taxing authority for the year 2022 and subsequent years, not yet due and payable

2. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, to the extent appearing in Public Records and valid and existing.

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	New Braunfels Utilities
Purpose:	Electric Easement
Recording Date:	April 18, 1994
Recording No:	Volume 957, Page 488, Official Public Records, Comal County, Texas
Recording Date:	April 25, 1994
Recording No:	Volume 1093, Page 590, Official Public Records, Guadalupe County, Texas
Affects:	As described therein.

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	U.S. Home Corporation
Purpose:	10' Water Line Easement
Recording Date:	October 24, 1994
Recording No:	Volume 1003, Page 707, Official Public Records, Comal County, Texas
Recording Date:	December 5, 1994
Recording No:	Volume 1126, Page 271, Official Public Records, Guadalupe County, Texas
Recording Date:	June 24, 1997
Recording No:	Volume 1276, Page 603, Official Public Records, Guadalupe County, Texas
Affects:	As described therein.

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Comal Power Company
Purpose:	Electric Easement
Recording Date:	June 12, 1925
Recording No:	Volume 85, Page 262, Deed Records, Guadalupe County, Texas
Affects:	As described therein

Exhibit "A" Subject Property Metes and Bounds

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as of dedication, on the map of said tract/plat:

Purpose:	16' Utility Easement
Affects:	As depicted thereon.
Recording No:	Volume 4, Page 143-147, Map and Plat Records, Guadalupe County, Texas

7. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as of dedication, on the map of said tract/plat:

Purpose:	Variable Width Fill Easement Variable Width Fill and Drainage Easement 10' Electric, Gas, Telephone and Cable TV Easement
Affects:	As depicted therein.
Recording No:	Volume 6, Page 762, Map and Plat Records, Guadalupe County, Texas

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
05/27/2022 11:27:28 AM
TERRI 8 Pages(s)
202206025013



Bobbie Koepp

Exhibit "A" Subject Property Metes and Bounds

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SPECIAL WARRANTY DEED

CHICAGO TITLE
GF C1121743729

Date: May 26, 2022

Grantor: Nolley Caribbean Properties, LLC,
a Wyoming limited liability company

Grantor's Mailing Address (including county): 9370 McKnight Rd
Pittsburgh, Allegheny County, PA 15237-5953

Grantee: HABI Land, LLC,
a Texas limited liability company

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San Antonio, Bexar County, TX 78229-2860

Consideration: Ten Dollars ($10.00) and other valuable consideration

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Reservations from Conveyance:

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Reservations Exceptions to Conveyance and Warranty:

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Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys unto Grantee, the Property, together with all and singular the rights and appurtenances thereto in any way belonging, TO HAVE AND TO HOLD it to Grantee, and Grantee's successors or assigns forever. Grantor binds Grantor and Grantor's successors to WARRANT AND FOREVER DEFEND all and singular the Property to Grantee, Grantee's heirs, executors, administrators,

Exhibit "A" Subject Property Metes and Bounds

successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor, but not otherwise.

Except as provided in the Reservations from Conveyance, above, if any, such Property is conveyed together with all of Grantor's right, title and interest in and to all and singular, the rights, benefits, privileges, easements, tenements, hereditaments, appurtenances and interests thereon or in anywise pertaining to the Property described herein and with all improvements located thereon, including (without limitation) (i) any right, title, and interest of Grantor in and to all strips and gores, and all abutting properties, adjacent streets, alleys or rights-of-way, if any, (ii) any right, title, and interest of Grantor in and to any development rights specifically tied to the Property, (iii) any right, title, and interest of Grantor all roads, alleys, rights-of-way, easements, streets and ways adjacent to or serving the Property, and rights of ingress and egress thereto, (iv) EDU rights related to sanitary sewer or water and any other water rights (surface, underground or otherwise), oil, gas, and other mineral rights, wind rights and solar rights of Grantor, and (v) all improvements on the Property, if any.

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Taxes having been prorated at Closing, all real property taxes and assessments as to the Property for the current year and subsequent years are the responsibility of Grantee and are assumed by Grantee [and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, shall be allocated as provided in the Contract.]

When the context requires, singular nouns and pronouns include the plural.

[signature on the following pages]

Exhibit "A" Subject Property Metes and Bounds

GRANTOR:

NOLLEY CARIBBEAN PROPERTIES, LLC,
a Wyoming limited liability company,

By: Ronald Ray Holley
Name: Ronald Ray Holley
Its: V.P.

STATE OF Texas §
§
COUNTY OF Harris §

This instrument was acknowledged before me on the 25 day of May, 2022, by Ron Holley, the VP of Nolley Caribbean Properties, LLC, on behalf of said company.

HAILEY UHL
129554748
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES
NOVEMBER 15, 2025

Hailey Uhl
Notary Public

SB/15182.0201/Closing Document/SWD

Exhibit "A" Subject Property Metes and Bounds

EXHIBIT "A" – PROPERTY

24.19 acres out of the
Rafael Garza Survey No. 98
Abstract 138
City of Schertz

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COUNTIES OF GUADALUPE AND COMAL

METES AND BOUNDS DESCRIPTION OF A SURVEY OF

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Thence S 14°44'52" W (called S 14°45'10" W) with the east boundary line of said 24.1784-acre tract and a west boundary line of said Block 16 a distance of 267.16 feet (called 267.10 feet) to an ½" iron bar with a yellow cap marked "Reg. No. 5464" set in the ground, a reentrant corner of said 24.1784-acre tract and a corner of said Block 16, for a reentrant corner of this tract;

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Thence S 25°24'20" E (called S 25°22'27" E) with a northeast boundary line of said 24.1784-acre tract and a southwest boundary line of said Block 16 a distance of 157.41 feet (called 157.55 feet) to an ½" iron bar with a yellow cap marked "Baker" found set in the ground, a corner of said 24.1784-acre tract and the south corner of said Block 16, for a corner of this tract;

Thence S 36°04'53" E (called S 36°43'13" E) with a northeast boundary line of said 24.1784-

Exhibit "A" Subject Property Metes and Bounds

acre tract a distance of 98.98 feet (called 100.40 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground in the northwest boundary line of Block 21, The Ridge at Scenic Hills, Unit 1 as shown by plat of record in Volume 6 at page 763 of the Plat Records of Guadalupe County, Texas, the east corner of said 24.1784-acre tract, for the east corner of this tract;

Thence S 52°58'20" W (called S 53°03'32" W) with the southeast boundary line of said 24.1784-acre tract and the southwest boundary lines of said Block 21, and Block 1, Scenic Hills Community, Phase 1 as shown by plat of record in Volume 4 at pages 143-147 of the Plat Records of Guadalupe County, Texas a distance of 1,729.56 feet (called 1,729.56 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground in the northeast right-of-way line of Country Club Blvd., the south corner of said 24.1784-acre tract and the west corner of said Block 1, for the south corner of this tract;

Thence N 30°23'09" W (called N 30°21'33" W) with the northeast right-of-way line of Country Club Blvd. and the southwest boundary line of said 24.1784-acre tract a distance of 560.34 feet (called 559.03 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground, the west corner of said 24.1784-acre tract and the south corner of Block 14, Fairways at Scenic Hills, Section 2 as shown by plat of record in Volume 6 at page 745 of the Plat Records of Guadalupe County, Texas and Volume 15 at page 86 of the Plat Records of Comal County, Texas, for the west corner of this tract;

Thence N 53°30'56" E (called N 53°32'22" E) with the northwest boundary line of said 24.1784-acre tract and the southeast boundary line of said Block 14 a distance of 935.14 feet (called 935.05 feet) to an ½" iron bar with an orange cap marked "C&B" found set in the ground, a corner of said 24.1784-acre tract and a corner of said Block 14, for a corner of this tract;

Thence N 42°40'11" E (called N 42°37'53" E) with a northwest boundary line of said 24.1784-acre tract and a southeast boundary line of said Block 14 a distance of 348.59 feet (called 348.59 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground, a corner of said 24.1784-acre tract and a corner of said Block 14, for a corner of this tract;

Thence N 41°39'37" E (called N 41°31'58" E) with a northwest boundary line of said 24.1784-acre tract and a southeast boundary line of said Block 14 a distance of 363.99 feet (called 364.04 feet) to an ½" iron bar with a yellow cap marked "Baker" found set in the ground, a corner of said 24.1784-acre tract and a corner of said Block 14, for a corner of this tract;

Thence N 56°01'58" E (called N 56°03'18" E) with a northwest boundary line of said 24.1784-acre tract and a southeast boundary line of said Block 14 a distance of 151.27 feet (called 151.28 feet) to an ½" iron bar with an orange cap marked "C&B" found set in the ground in the southwest right-of-way line of Columbia, the north corner of said 24.1784-acre tract and the east corner of said Block 14, for the north corner of this tract;

Exhibit "A" Subject Property Metes and Bounds

Thence S 54°25'16" E (called S 54°20'37" E) with a northeast boundary line of said 24.1784-acre tract a distance of 75.46 feet (called 75.87 feet) to an ½" iron bar with a yellow cap marked "Baker" found set in the ground, a reentrant corner of said 24.1784-acre tract, for a reentrant corner of this tract;

Thence N 44°58'13" E (called N 45°15'45" E) with a northwest boundary line of said 24.1784-acre tract a distance of 18.41 feet (called 18.40 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground, in the southwest right-of-way line of Columbia, a north corner of said 24.1784-acre tract, for a north corner of this tract;

Thence S 67°23'54" E (called S 67°27'09" E) with the southwest right-of-way line of Columbia and the northeast boundary line of said 24.1784-acre tract a distance of 180.14 feet (called 180.08 feet) to the point of beginning.

Containing 24.19 acres of land, more or less

The bearings for this survey are based on the Texas State Plane Coordinate System Grid, South Central Zone (4204), North American Datum 1983.

SINCLAIR LAND SURVEYING, INC.

Lemuel T. Sinclair,
Registered Professional Land
Surveyor No. 5142

Exhibit "A" Subject Property Metes and Bounds

EXHIBIT "B" – PERMITTED EXCEPTIONS

1. Standby fees, taxes and assessments by any taxing authority for the year 2022 and subsequent years, not yet due and payable

2. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, to the extent appearing in Public Records and valid and existing.

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	New Braunfels Utilities
Purpose:	Electric Easement
Recording Date:	April 18, 1994
Recording No:	Volume 957, Page 488, Official Public Records, Comal County, Texas
Recording Date:	April 25, 1994
Recording No:	Volume 1093, Page 590, Official Public Records, Guadalupe County, Texas
Affects:	As described therein.

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	U.S. Home Corporation
Purpose:	10' Water Line Easement
Recording Date:	October 24, 1994
Recording No:	Volume 1003, Page 707, Official Public Records, Comal County, Texas
Recording Date:	December 5, 1994
Recording No:	Volume 1126, Page 271, Official Public Records, Guadalupe County, Texas
Recording Date:	June 24, 1997
Recording No:	Volume 1276, Page 603, Official Public Records, Guadalupe County, Texas
Affects:	As described therein.

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Comal Power Company
Purpose:	Electric Easement
Recording Date:	June 12, 1925
Recording No:	Volume 85, Page 262, Deed Records, Guadalupe County, Texas
Affects:	As described therein

Exhibit "A" Subject Property Metes and Bounds

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as of dedication, on the map of said tract/plat:

Purpose:	16' Utility Easement
Affects:	As depicted thereon.
Recording No:	Volume 4, Page 143-147, Map and Plat Records, Guadalupe County, Texas

7. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as of dedication, on the map of said tract/plat:

Purpose:	Variable Width Fill Easement Variable Width Fill and Drainage Easement 10' Electric, Gas, Telephone and Cable TV Easement
Affects:	As depicted therein.
Recording No:	Volume 6, Page 762, Map and Plat Records, Guadalupe County, Texas

202299016900
I certify this instrument was ELECTRONICALLY FILED
and RECORDED in the OFFICIAL PUBLIC RECORDS
of Guadalupe County, Texas on
05/27/2022 11:35:20 AM PAGES: 8 LEAH
TERESA KIEL, COUNTY CLERK

COUNTY COURT
GUADALUPE COUNTY, TEXAS

Teresa Kiel

Exhibit "B"
Subject Property Zoning Exhibit

Exhibit "B" Subject Property Zoning Exhibit

ACREAGE SUMMARY
EXISTING: 24.1784 AC PRE-DEVELOPMENT ZONING
PROPOSED: 24.1784 AC R3 PDD ZONING

NOTE:
NO 100-YR FLOODPLAIN EXISTS ON THE PROPERTY AS DEFINED BY THE COMAL COUNTY, TEXAS COMMUNITY PANEL NUMBER 48187C0090F, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE NOVEMBER 2, 2007

Owner/ Developer:
HABI Land,LLC.
7551 Callaghan RD, Suite 103, San Antonio, TX 78229
(210) 683-5158

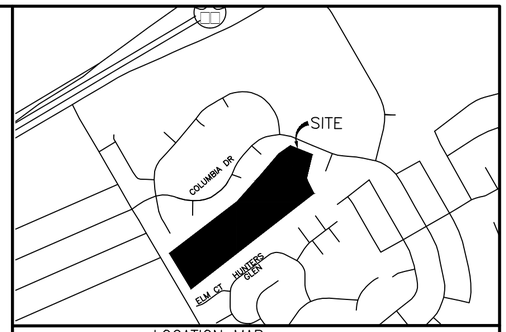
Applicant:
Eugenio Murillo / HABI Land,LLC.
7551 Callaghan RD, Suite 103, San Antonio, TX 78229
(210) 683-5158

Engineer:
Alejandro R. Gomez, PE / Gomez-Garcia & Associates, Inc.
19230 Stone Oak Pkwy, Suite 302, San Antonio, TX 78258
(210) 639-5193 TBPE #5362

Surveyor:
Lemuel T. Sinclair, RPLS / Sinclair Land Surveying, Inc.
3411 Magic DR, San Antonio, TX 78229
(210) 341-4518 TBPLS #10089000

GOMEZ-GARCIA & ASSOCIATES, INC.
19230 Stone Oak Pkwy, Ste. 302, San Antonio, Tx 78258
(210) 832-9608
TBPE FIRM REGISTRATION #5362

LEGEND
1 PROPERTY INFORMATION. SEE TABLE FOR ADDITIONAL INFORMATION
NOTIFICATION BOUNDARY
ZONE CHANGE BOUNDARY
835 EXISTING CONTOUR LINES



LOCATION MAP

SCALE 1" = 100'
0' 50' 100' 200'

PROPOSED ZONING: R3 PDD
EXISTING ZONING: PRE-DEVELOPMENT

COMAL COUNTY
GUADALUPE COUNTY

COLUMBIA
PELICAN HILLS
MAHOGANY BAY
TUCKATOE
PEBBLE BEACH
COUNTRY CLUB BLVD
HUNTERS GLEN (50' R.O.W.)
ELM COURT
PECAN CT.
CYPRESS CT.
CHERRYHURST
MERION WAY
PORTCHESTER

N 53°30'56" E 935.14'
N 42°40'11" E 348.59'
N 41°39'37" E 363.99'
N 56°01'58" E 151.27'
S 54°25'16" E 75.46'
N 44°58'13" E 18.41'
S 67°23'54" E 180.14'
S 14°44'52" W 267.16'
S 25°24'20" E 157.41'
S 36°04'53" E 98.98'
S 52°58'20" W 1729.56'
N 30°23'09" W 560.34'

10' WATERLINE EASEMENT
(VOL. 1003, PG. 707, O.P.R.G.C.TX.)
(VOL. 1126, PG. 6271, O.P.R.G.C.TX.)
(VOL. 1276, PG. 603, O.P.R.C.C.TX.)
ITEM 10g

100' COMAL POWER CO. ELECTRIC EASEMENT
(VOL. 85, PG. 252, D.R.G.C.TX.)
ITEM 10h

EXIST. 10' WATER EASEMENT VOL. 1634, PG. 174 REMAINDER 0.2237 ac.

REMAINDER OF 167.758 ac.
VOL. 1634 PG. 179

ZONE CHANGE EXHIBIT

RAFAEL GARZA SURVEY 24.1784 AC.
ABS#: 138
PREPARED MAY 24, 2023

Exhibit "B" Subject Property Zoning Exhibit

200-FT NOTIFICATION AREA PROPERTY INFORMATION

PROPERTY #	COUNTY	LAND USE	ZONING	SUBDIVISION NAME	OWNER NAME	PROPERTY ADDRESS	PROPERTY ID#	RECORDING INFO
1	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	EDWARDS JAMES OWEN & LOIS KAREN ESGUERRA	3601 ELM CT SCHERTZ, TX 78154	40592	VOL. 2023 PG 99006848
2	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	COOK DENNIS R	3609 ELM CT SCHERTZ, TX 78154	40629	VOL. 2019 PG. 99010004
3	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	WRIGHT WESLEY & MARCHETA	3613 ELM CT SCHERTZ, TX 78154	40628	VOL. 2022 PG. 99013714
4	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	MCGEHEE WILLIAM & LAURETE	3617 ELM CT SCHERTZ, TX 78154	40627	VOL. 2020 PG. 0703
5	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	STAHL DAVID EVERETT & IRIS CAMP MCNEER	3701 HUNTERS GLEN SCHERTZ, TX 78154	40593	VOL. 2021 PG. 99012278
6	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	PAYNE CHRIS R & KATHRYN L	3705 HUNTERS GLEN SCHERTZ, TX 78154	40594	VOL. 1410 PG. 0729
7	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	MILLER KELLY PATRICK & JOHN GARRETT MILLER & CASEY ALAN MILL	3709 HUNTERS GLEN SCHERTZ, TX 78154	40595	VOL. 2019 PG. 99029384
8	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	HANAWAY DAVID C & ELSIE L	3713 HUNTERS GLEN SCHERTZ, TX 78154	40596	VOL. 3017 PG. 0131
9	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	WARNER OTHANN B LIVIING TRUST	3717 HUNTERS GLEN SCHERTZ, TX 78154	40597	VOL. 2020 PG. 99019376
10	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	MAURER GEORGE H & PATSY O	3721 HUNTERS GLEN SCHERTZ, TX 78154	40598	VOL. 2054 PG. 0438
11	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	CRAWFORD JEFFERY WILLIAM & PATRICIA LOUISE	3725 HUNTERS GLEN SCHERTZ, TX 78154	40599	VOL. 4271 PG. 0461
12	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	JENKINS CHARLES F & IRENE LIPSETT-JENKINS	3729 HUNTERS GLEN SCHERTZ, TX 78154	40600	VOL. 2020 PG. 99011788
13	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	ZAMZOW SHARILYN J & MELVIN	3733 HUNTERS GLEN SCHERTZ, TX 78154	40601	VOL. 3055 PG. 0890
14	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	WHEATON EDWARD C & BETTY I	3737 HUNTERS GLEN SCHERTZ, TX 78154	40602	VOL. 2935 PG. 0584
15	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	KNIGHT TOMMY WAYNE & JENNIFER SUZANNE	3741 HUNTERS GLEN SCHERTZ, TX 78154	40603	VOL. 2021 PG. 99003877
16	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	GRIFFIN KELLY K	3745 HUNTERS GLEN SCHERTZ, TX 78154	40604	VOL. 2018 PG. 99014066
17	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	LEACH DAVID & ANITA	3749 HUNTERS GLEN SCHERTZ, TX 78154	40605	VOL. 1454 PG. 0533
18	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	TAYLOR SCOTT	3917 PECAN CT SCHERTZ, TX 78154	40610	VOL. 2019 PG. 99018569
19	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	PERRY RICHARD J & SUSAN K	3913 PECAN CT SCHERTZ, TX 78154	40611	VOL. 4176 PG. 0959
20	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	ZAMZOW MARTIN O & BARBARA ZAMZOW BADGETT	3912 PECAN CT SCHERTZ, TX 78154	40612	VOL. 2015 PG. 023288
21	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	SCAPPEROTTI RICHARD & CAROL A	3908 PECAN CT SCHERTZ, TX 78154	40613	VOL. 2019 PG. 99007621
22	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	AVERY TROY BRYSEN	4017 CYPRESS CT SCHERTZ, TX 78154	40618	VOL. 2023 PG. 99000813
23	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	BERG MARY E	4013 CYPRESS CT SCHERTZ, TX 78154	40619	VOL. 3064 PG. 0355
24	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	LASANTE ROGER	4012 CYPRESS CT SCHERTZ, TX 78154	40620	VOL. 2021 PG. 99021111
25	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	MABIN JOHN QUINLAN & KATHLEEN J	4008 CYPRESS CT SCHERTZ, TX 78154	40621	VOL. 2016 PG. 011444
26	GUADALUPE CO.	RESIDENTIAL	R-6	RIDGE AT SCENIC HILLS	KUBECKA ERIC P & VICTORIA S	6101 PORTCHESTER SCHERTZ, TX 78154	115723	VOL. 2319 PG. 0120
27	GUADALUPE CO.	RESIDENTIAL	R-6	RIDGE AT SCENIC HILLS	RUIZ RUBEN T JR & FABIOLA	6105 PORTCHESTER SCHERTZ, TX 78154	115722	VOL. 2279 PG. 0491
28	GUADALUPE CO.	RESIDENTIAL	R-6	RIDGE AT SCENIC HILLS	CUMMINGS DAVID B	6109 PORTCHESTER SCHERTZ, TX 78154	115721	VOL. 2305 PG. 0459
29	GUADALUPE CO.	RESIDENTIAL	R-6	RIDGE AT SCENIC HILLS	NELSON ODION JAMAAL & VICTORIA WILLIAMSON	6113 PORTCHESTER SCHERTZ, TX 78154	115720	VOL. 2023 PG. 99001089
30	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	HACKMAN MEGAN E & JEFF	6112 MERION WAY SCHERTZ, TX 78108	116742	VOL. 2017 PG. 024104
31	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	NULL	6108 MERION WAY SCHERTZ, TX 78108	172477	NULL
32	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	LACKEY MIRIAM	6104 MERION WAY SCHERTZ, TX 78108	116740	VOL. 2022 PG. 99003275
33	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	LAWRENCE WADE H & RUTH M	6100 MERION WAY SCHERTZ, TX 78108	116739	VOL. 2400 PG.690
34	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	COLEMAN STACY C	6101 MERION WAY SCHERTZ, TX 78108	167204	VOL. 2019 PG. 99019633
35	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	AVELLANAS LLC 6105 MERION PROTECTED SERIES	6105 MERION WAY SCHERTZ, TX 78108	116737	VOL.2021 PG.99019579
36	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	ALLOWAY AARON RAY & ALLOWAY JASON MICHAEL & ALLOWAY JOHN ROBERT	6109 MERION WAY SCHERTZ, TX 78108	116736	VOL. 2019 PG. 99024951
37	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	SWIFT M LORAINE	6113 MERION WAY SCHERTZ, TX 78108	116735	VOL. 2891 PG. 0386
38	GUADALUPE CO.	COMMERCIAL	PRE	FAIRWAYS AT SCENIC HILLS	NOLLEY CARIBBEAN PROPERTIES LLC	COUNTRY CLUB BLVD SCHERTZ, TX 78154	63835	VOL. 2017 PG. 013553
39	GUADALUPE CO.	COMMERCIAL	PRE	FAIRWAYS AT SCENIC HILLS	NOLLEY CARIBBEAN PROPERTIES LLC	S IH 35 SCHERTZ, TX 78154	121896	VOL. 201706029109
40	GUADALUPE CO.	COMMERCIAL	PRE	FAIRWAYS AT SCENIC HILLS	NOLLEY CARIBBEAN PROPERTIES LLC	0 S IH 35 SCHERTZ, TX 78154	75381	VOL. 201706029109
41	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	HENFEY PAUL J & JUDITH E	3811 PEBBLE BEACH CIBOLO, TX 78108	108307	VOL. 200306035280
42	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	DAVIS CHRISTOPHER J & BOBBI L	3807 PEBBLE BEACH CIBOLO, TX 78108	108306	VOL. 201906002400
43	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	BRECKENRIDGE PROPERTY FUND 2016 LLC	3808 PEBBLE BEACH CIBOLO, TX 78108	108331	VOL.202206043303
44	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	FARRA ZOOROB INVESTMENTS LP	3804 COLUMBIA CIBOLO, TX 78108	121936	VOL.201306051364
45	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	CHANDLER JAMES W JR & CHARLOTTE	3800 COLUMBIA CIBOLO, TX 78108	121935	VOL.200606011224
46	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	SCHAFIR HIRSHFELD ZOHAR	5708 MAHOGANY BAY CIBOLO, TX 78108	121934	VOL.G2445 PG.158
47	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	ALVA ALAN	5704 MAHOGANY BAY CIBOLO, TX 78108	121933	VOL. 201906009496
48	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	BERGAMIN ISABEL J	5700 MAHOGANY BAY CIBOLO, TX 78108	121932	VOL. 201806031794
49	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	SOLIS JOE D & MELANIE	5701 MAHOGANY BAY CIBOLO, TX 78108	121931	VOL.200606000979
50	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	GOODWIN THOMAS K & LORETTA A	5705 MAHOGANY BAY CIBOLO, TX 78108	121930	VOL. 201306024283
51	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	GAGLIO CARMELO	5709 MAHOGANY BAY CIBOLO, TX 78108	121929	VOL. 201006005508
52	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	HOLLINGSWORTH THOMAS	5708 PELICAN HILLS CIBOLO, TX 78108	121928	VOL. 200806035460
53	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	GOODPASTURE JOE R	5704 PELICAN HILLS CIBOLO, TX 78108	121927	VOL. 2296 PG.0912
54	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	GOODPASTURE JOE R	5704 PELICAN HILLS CIBOLO, TX 78108	117439	VOL. 2296 PG.0912
55	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	ZULAICA WILLIAM M	5700 PELICAN HILLS CIBOLO, TX 78108	117438	VOL. 2019 PG.99020577
56	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	NATALROMAN GERALD L & KRISTEN	5705 PELICAN HILLS CIBOLO, TX 78108	117437	VOL.3151 PG.0544
57	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	GALLARDO DAVID JR & MONICA A	5709 PELICAN HILLS CIBOLO, TX 78108	117436	VOL. 4146 PG.0618
58	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	MAMIK GUNVIR S	3730 COLUMBIA SCHERTZ, TX 78154	117435	VOL. 2015 PG. 010933
59	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	REYES SONYA E	3726 COLUMBIA SCHERTZ, TX 78154	117434	VOL. 2015 PG. 004496
60	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	WALLACE ROBBIE & ROGER	3722 COLUMBIA SCHERTZ, TX 78154	117433	VOL. 2019 PG. 99017718
61	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	ST CLAIR NORMAN S & BOBBIE H	3718 COLUMBIA SCHERTZ, TX 78154	117432	VOL. 2680 PG. 0507
62	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	R-4 INVESTMENTS LP	3714 COLUMBIA SCHERTZ, TX 78154	117431	VOL. 2020 PG. 99032698
63	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	MOORE MICHAEL D & LETICIA A	5712 TUCKATOE SCHERTZ, TX 78154	117430	VOL.2020 PG. 99005640
64	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	MILLER KRISTAL	5708 TUCKATOE SCHERTZ, TX 78154	117429	VOL.2020 PG. 99016776
65	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	BOULER BERNICE	5704 TUCKATOE SCHERTZ, TX 78154	117428	VOL. 2842 PG. 0507
66	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	LERMA DAVID JOSE	5700 TUCKATOE SCHERTZ, TX 78154	117427	VOL. 4150 PG. 0099
67	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	ORCHARD PROPERTY III LLC	5701 TUCKATOE SCHERTZ, TX 78154	117426	VOL.2023 PG.99001356
68	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	CARDENAS TRISTAN A & JENNIFER	5705 TUCKATOE SCHERTZ, TX 78154	117425	VOL.2015 PG.003834
69	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	HUNDLEY LIVING TRUST	5709 TUCKATOE SCHERTZ, TX 78154	117424	VOL.2419 PG.0204
70	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	FOGEL ESTES E	3684 PEBBLE BEACH SCHERTZ, TX 78154	117165	VOL.2472 PG. 0480
71	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	LAU HOWSON & HYESUK MIN	3678 PEBBLE BEACH SCHERTZ, TX 78154	117164	VOL.3195 PG.0529
72	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	MARCHESE EUGENE A JR & MELISSA ANNETTE	3674 PEBBLE BEACH SCHERTZ, TX 78154	117163	VOL.2164 PG.0434
73	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	RODRIGUEZ PATRICIA	3672 PEBBLE BEACH SCHERTZ, TX 78154	117162	VOL.2015 PG.010459
74	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	NULL	3671 PEBBLE BEACH SCHERTZ, TX 78154	117161	NULL
75	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	SEIDEL TIMOTHY & DENISE	3675 PEBBLE BEACH SCHERTZ, TX 78154	117160	VOL.2020 PG.99027706
76	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	MORALES MODESTO & LODIE	3679 PEBBLE BEACH SCHERTZ, TX 78154	117159	VOL.2818 PG.0327
77	GUADALUPE CO.	RESIDENTIAL	R-6	NORTHCLIFFE COUNTRY CLUB ESTATES	REYES RAY & ROSE	3522 FOXBRIAR LN CIBOLO, TX 78108	34799	VOL. 2349 PG. 0159
78	GUADALUPE CO.	RESIDENTIAL	R-6	NORTHCLIFFE COUNTRY CLUB ESTATES	HPA BORROWER 2017-1 ML LLC	3517 WIMBLEDON DR SCHERTZ, TX 78154	34801	VOL.2018 PG.001135
79	GUADALUPE CO.	RESIDENTIAL	R-6	NORTHCLIFFE COUNTRY CLUB ESTATES	WEINAUG JESSICA & CHAD	3521 WIMBLEDON DR CIBOLO, TX 78108	34800	VOL. 2999 PG. 1016
80	GUADALUPE CO.	COMMERCIAL	PRE	NORTHCLIFFE COUNTRY CLUB ESTATES	NOLLEY CARRIBEAN PROPERTIES LLC	5301 COUNTRY CLUB DR SCHERTZ, TX 78154	34755	VOL.2017 PG.013553
81	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	JONES-LAMPHEAR LAURIE A	3731 COLUMBIA CIBOLO, TX 78108	121909	VOL. 202106042737
82	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	TOMLIN LISA K	3727 COLUMBIA CIBOLO, TX 78108	121910	VOL.201706035869
83	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	ROMO SANDRA	3721 COLUMBIA CIBOLO, TX 78108	121911	VOL.202006040410
84	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	CORTINAS ROXANNE M & JAMES D	3717 COLUMBIA CIBOLO, TX 78108	121912	VOL. 202306000599
85	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	MCMASTER PATRICK M & ANN	3604 ELM COURT, SCHERTZ, TX, 78108	40591	VOL.2019 PG.99028553
86	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	COURSER HARVEY E & AMELIA	3620 ELM COURT, SCHERTZ, TX, 78108	40590	VOL.2021 PG.99011580
87	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	KOSBIE JIM PAPA TRUST	3624 ELM COURT, SCHERTZ, TX, 78108	40589	VOL.2023 PG.99001051
88	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	SPENCER JUDY G LIVING TRUST	3628 ELM COURT, SCHERTZ, TX, 78108	40588	VOL.2020 PG.99005664
89	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	IGEL MARGARET	3712 HUNTER GLEN, SCHERTZ, TX, 78108	40727	VOL.2019 PG.99015945
90	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	MALLAMS GERALD ROGER & NORENE LOUISE	3716 HUNTER GLEN, SCHERTZ, TX, 78108	40726	VOL.2021 PG.99031637
91	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	IRELAND DAVID G & DONNA L LIVING TRUST	3720 HUNTER GLEN, SCHERTZ, TX, 78108	40725	NULL
92	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	RADCLIFFE ROBERT F & RUTH A	3724 HUNTER GLEN, SCHERTZ, TX, 78108	40724	VOL.2022 PG.99011459
93	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	KLING DAVID A	3728 HUNTER GLEN, SCHERTZ, TX, 78108	40723	VOL.1549 PG.0360
94	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	MOORE STANLEY ROBERT & MARYLEDA GALLOWAY MOORE	3732 HUNTER GLEN, SCHERTZ, TX, 78108	40722	VOL.2018 PG.99021021
95	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	SHOLTIS MARIA	3736 HUNTER GLEN, SCHERTZ, TX, 78108	40721	VOL.2022 PG.99011262
96	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	BERG PHILIP	3740 HUNTER GLEN, SCHERTZ, TX, 78108	40720	VOL.3064 PG.1016
97	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	CLANCEY SHARON	3744 HUNTER GLEN, SCHERTZ, TX, 78108	40718	VOL.2021 PG.99042165
98	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	ENSMINGER GARY	3753 HUNTER GLEN, SCHERTZ, TX, 78108	40606	VOL.2015 PG.015199
99	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	WALKER SUSAN B	3921 PECAN CT, SCHERTZ, TX, 78108	40609	VOL.2021 PG.99030760
100	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	BEEBE JAMES W & IRENE	3925 PECAN CT, SCHERTZ, TX, 78108	40608	VOL.1695 PG.0849
101	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	LARUE VICKI	3904 PECAN CT, SCHERTZ, TX, 78108	40614	VOL.2021 PG.99040697
102	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	HALE JOHN TIMOTHY & LAURIE JENKS HALE	3900 PECAN CT, SCHERTZ, TX, 78108	40615	VOL.2022 PG.99031830
103	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	WITTE LYNN & JUDYJANE	4025 CYPRESS CT, SCHERTZ, TX, 78108	40616	VOL.2016 PG.025125
104	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	SPICER TERRY & NICOLASA	4021 CYPRESS CT, SCHERTZ, TX, 78108	40617	VOL.2557 PG.489
105	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	MCGAUGH STEVE & JOYCE	4000 CYPRESS CT, SCHERTZ, TX, 78108	40623	VOL.2015 PG.002673
106	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	RIOS MARTIN S & MARTHA	4004 CYPRESS CT, SCHERTZ, TX, 78108	40622	VOL.2020 PG.99018811
107	GUADALUPE CO.	RESIDENTIAL	R-6	RIDGE AT SCENIC HILLS	RODRIGUEZ LETRICIA M	6100 PORTCHESTER SCHERTZ 78154	115724	VOL.2021 PG.99022630
108	GUADALUPE CO.	EASEMENT	-	SCENIC HILLS - NON GARDEN HOMES	SCENIC HILLS COMMUNITY ASSOCIATION INC	4820 SCENIC DR, CIBOLO, TX 78108	30801	VOL.680 PG.370
109	GUADALUPE CO.	EASEMENT	-	-	GAC MANAGEMENT CO., LTD. & INTEGRATED ASSET MANAGEMENT, INC.	8000 IH 10 West, #700, SAN ANTONIO, TX, 78230 & 8201 LOCKHEED DR. EL PASO, TX 79925	-	VOL.1634 PG.179
110	GUADALUPE CO.	COMMERCIAL	PRE	NORTHCLIFFE COUNTRY CLUB ESTATES	NOLLEY CARRIBEAN PROPERTIES LLC	COUNTRY CLUB BLVD SCHERTZ, TX 78154 9370 MCKNIGHT RD, PITTSBURGH, PA 15237	63838	VOL. 2018 PG. 013553
111	GUADALUPE CO.	COMMERCIAL	PRE	NORTHCLIFFE COUNTRY CLUB ESTATES	NOLLEY CARRIBEAN PROPERTIES LLC	COUNTRY CLUB CIR SCHERTZ, TX 78154 9370 MCKNIGHT RD, PITTSBURGH, PA 15237	34548	VOL. 2017 PG. 013553

GOMEZ-GARCIA & ASSOCIATES, INC.
19230 Stone Oak Pkwy, Ste. 302, San Antonio, Tx 78258
(210) 832-9608
TBPE FIRM REGISTRATION #5362

Owner/ Developer:
HABI Land,LLC.
7551 Callaghan RD, Suite 103, San Antonio, TX 78229
(210) 683-5158

Applicant:
Eugenio Murillo / HABI Land,LLC.
7551 Callaghan RD, Suite 103, San Antonio, TX 78229
(210) 683-5158

Engineer:
Alejandro R. Gomez, PE / Gomez-Garcia & Associates, Inc.
19230 Stone Oak Pkwy, Suite 302, San Antonio, TX 78258
(210) 639-5193 TBPE #5362

Surveyor:
Lemuel T. Sinclair, RPLS / Sinclair Land Surveying, Inc.
3411 Magic DR, San Antonio, TX 78229
(210) 341-4518 TBPLS #10089000

ZONE CHANGE EXHIBIT

RAFAEL GARZA SURVEY 24.1784 AC.
ABS#: 138
PREPARED MAY 24, 2023

Exhibit "C"
The Villas at Bluebonnet Ridge
Planned Development District Design Standards

The Villas at Bluebonnet Ridge

A PLANNED DEVELOPMENT DISTRICT

City of Schertz

May 2023





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Exhibits

A. Meets and Bounds Description
B. The Villas at Bluebonnet Ridge
C. Zoning Exhibit
D. Amenities, Parks, Entry, Mail Station
E. Parking Exhibit Per Unit

May 2023

Habi Land, LLC.
Authored by: Eugenio Murillo

Habi HOMES

The Villas at Bluebonnet Ridge

170 Unit Development on 24.1784 Acres

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

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

PDD Purpose and Intent. The purpose of PDD regulations is to encourage and promote more creative, innovative, and imaginative land development than would be possible under the regulations found in a typical zoning district. The intent is to allow substantial flexibility in planning, design, and development standards in exchange for greater land values and amenities. Enhanced parkland and open space, preservation of natural resources, pedestrian friendly environment, and deviation from the typical traffic patterns are all a result of this allowed flexibility. It is this intrinsic flexibility, in the form of relief from the normal zoning ordinances, design standards, land use densities, and subdivision regulations, that allows for the definition of uses, densities and standards that will permit the alternative planning associated with a PDD and this development known as The Villas at Bluebonnet Ridge.

The Property. The location of the subject property is directly west of the Scenic Hills Neighborhood and directly east of The Fairways at Scenic Hills as described on *Exhibit A.* The current condition of the property creates a unique opportunity for development. The approximately 24.1784-acre site was previously known as part of the Northcliffe Golf Club.

The property is bound by Country Club Boulevard to the south, Columbia Drive to the North, and existing single-family neighborhoods to the east and west.

Analysis of the property via phase 1 ESA reports, geotechnical reports, and bore samples do not reveal any physical constraints, potential health, or safety hazards. Further evaluation of the tract by the Developer's engineers has confirmed utilities are available and the property's demands can be served.

The Villas at Bluebonnet Ridge (*Exhibit B*) is proposed. Such amenities will include both passive and active areas, as well as concrete pathways and crushed granite walking trails. Multi-purposed walkways and sidewalks will provide links between park areas, open spaces, resident units, and amenities. Amenities provided and shown on *Exhibit D* will include playscapes, picnic tables, and a neighborhood pavilion. All of which promote a safe and pedestrian friendly environment and overall livable community. Also, Exhibit D will depict the entry gate and landscaping features.

Our current concept plan consists of a gated community with no more than 170 units. These units will be spread across 85 duplexes. Each unit will be between 1,300 sf and 1,400 sf. Every unit will feature 3 bedrooms, 2.5 baths, an eat in kitchen, two living rooms, a laundry room, a covered back patio, a private yard, and a two-car garage. This proposed community will be managed and maintained by The Villas at Bluebonnet Ridge "HOA". The community is designed to enhance the overall neighborhood standards by incorporating 7.31 acres of green space and amenities. This includes multiple Private Parks public walking trail contingent upon approval with LCRA to develop within the easement. All of which are outlined in the overall site plan *Exhibit B and Exhibit D.*

Parks & Amenities. The development's interior private park and amenities as shown on 0.50 acres, are designed to house a pavilion for birthday parties & special events, a playground for the community, and a concrete walking path. The mail center is designed with a covered pavilion, and additional parking access will be provided on 0.29 acres. In addition to the previously mentioned improvements, the development will also feature a 0.56 acre fenced in private dog park, a 1.95-acre private Picnic/Trail/Community Garden area, and a 4.01 Acre public walking trail contingent upon approval with LCRA to develop within the easement. All the above is shown on *Exhibit B and Exhibit D*

Two-Family Residential District. The intent of the development is to conform with the Two-Family Residential District (R-3) zoning district but to modify the lot width, depth, lot area, and setbacks as follows. Each lot is comprised of at least 5,655 sf with a minimum depth of 87-feet. Each lot will have a width of at least 65 feet. There will be 85 lots in total. Each area, as shown and identified on *Exhibit B*.

Each lot will have a 10-foot side setback on one side and a zero-lot line setback on the opposite side (the 6 corner lots within the development will maintain 15-foot side setback). Each lot will have a 25-foot front setback, and a 20-foot rear setback per the table below. Where residential lots have double frontage, running from one street to another, no access from the rear of the property will be permitted to the street. Only one access point will be permitted from a residential lot, so long as the access is from the front of the lot. All lots with double frontage within that block will have the same restriction and orientation as the lot on either side.

Table 21.5.7.A DIMENSIONAL REQUIREMENTS RESIDENTIAL ZONING DISTRICTS

		Minimum Lot Size and Dimensions			Minimum Yard Setback (Ft)				Miscellaneous Lot Requirements		
Code	**Zoning District**	**Area Sq. Ft.**	**Width Ft.**	**Depth Ft.**	**Front Ft.**	**Side Ft.**	**Rear Ft.**	**Minimum Off-Street Parking Spaces**	**Max Height Ft.**	**Max Imperv Cover**	**Key**
R-3 Per UDC	**Two-Family Residential District**	9000	75	120	25	10	20	2	35	60%	h,j,k,l, m,o
R-3 (PDD)	**Two-Family Residential District (PDD)**	**5655**	**65**	**87**	25	**10, 0**	20	2	35	60%	h,j,k,l, m

Key:	
h.	**Corner lot shall have minimum 15-foot yard setback from street right-of-way.**
j.	**Site Plan approval required.**
k.	**Swimming pools count toward the maximum impervious cover limitations, unless the swimming pool is equipped with a water overflow device appropriate for such pool, and only if it drains into any pervious surface, in which case the water surface shall be excluded.**
l.	**No variances may be permitted to exceed the maximum impervious cover limitations**
m.	**Refer to Article 14, section 21.14.3 for additional design requirements**
o.	**Side yard setback of 7.5 ft. for R-1, R-2, R-3, R-6, R-7, and MHS continues in effect for all subdivisions vested on the date of adoption of Ordinance No. 11-S-15. → *(Not to be used for The Villas at Bluebonnet Ridge)***

Homeowners Association & Maintenance. City of Schertz UDC Article 8 Section 21.8.1.B.1 stipulates that a Gated Community shall be a minimum of seventy – five (75) acres. The Villas at Bluebonnet Ridge is modifying this UDC requirement to allow the development of a gated community a minimum of 24 acres. This development will be

gated, and a Homeowners Association (HOA) will be established. The entire development both inside and outside of the gates to include irrigation will be maintained by the HOA's maintenance crew. This is to include the maintenance of common areas, all front yards, side yards, and back yards. The HOA's maintenance crew will have access to all back yards via side gates. The HOA will have master keyed locks to allow for access to maintain each unit's backyard. A 6-foot wood fence will be installed along the boundary with The Fairways at Scenic Hills neighborhood. Crushed granite walking trails, concrete pathways, neighborhood amenities, and multi-use paths within the development's common areas will all be maintained by "The Villas at Bluebonnet Ridge HOA" as well.

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

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

Site Design Standards. With the exception of lot sizes, lot area, setbacks, and gated community minimum acreage, this proposed development conforms to the UDC for orderly and unified development of streets, utilities, neighborhood design, public land and facilities. Streets, gates, and lighting will be maintained by the HOA. All public utilities will be maintained by the city with easements to be recorded for access and maintenance as detailed in the utility plan provided to the city.

Fire Walls. Due to the reduced side yard setbacks, each Duplex within The Villas at Bluebonnet Ridge, will require all A/C condensers to be in the rear yard, and exterior sidewalls will be at least a minimum of a 1-hour fire rated. No structures, including sheds, will be permitted within the side yard setbacks. Fencing shall be in line with rear wall of the home. The fire rating shall extend the full length of both side walls and include any projections, it will be the acceptable fire rated standard per code.

Parking. According to UDC Section 21.10.4, each 3-bedroom unit within this development is required to have 2 off street parking spaces. As noted, and shown in Exhibit E, each 3 -bedroom unit has two driveway parking spaces in addition to two garage parking space for a total of 4 spaces per unit. In addition to the 680 off street parking spaces allocated across the development, there are an additional 16 parking spaces split between the interior parks and mail station and an additional 76 spaces available on street to use as overflow and guest parking. Total parking spaces available are 772.

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

Exhibit A

Meets and Bounds Description

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVERS LICENSE

SPECIAL WARRANTY DEED

CHICAGO TITLE
GF# 2217437297

Date: May 26, 2022

Grantor: Nolley Caribbean Properties, LLC,
a Wyoming limited liability company

Grantor's Mailing Address (including county): 9370 McKnight Rd
Pittsburgh, Allegheny County, PA 15237-5953

Grantee: HABI Land, LLC,
a Texas limited liability company

Grantee's Mailing Address (including county): 7551 Callaghan Road
San Antonio, Bexar County, TX 78229-2860

Consideration: Ten Dollars ($10.00) and other valuable consideration

Property (including any improvements):

24.19 acres out of the Rafael Garza Survey No. 98, Abstract 138, City of Schertz, Guadalupe County and Comal County, Texas, being that 24.1784-acre tract of land described in deed of record in Document Number 2017013553 of the Official Public Records of Guadalupe County, Texas and in deed of record in Document Number 201706029109 of the Official Public Records of Comal County, Texas and being more particularly described by metes and bounds on Exhibit "A", attached hereto and incorporated herein by reference.

Reservations from Conveyance:

None.

Reservations Exceptions to Conveyance and Warranty:

See Exhibit "B," attached hereto and incorporated herein by reference.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys unto Grantee, the Property, together with all and singular the rights and appurtenances thereto in any way belonging, TO HAVE AND TO HOLD it to Grantee, and Grantee's successors or assigns forever. Grantor binds Grantor and Grantor's successors to WARRANT AND FOREVER DEFEND all and singular the Property to Grantee, Grantee's heirs, executors, administrators,

successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor, but not otherwise.

Except as provided in the Reservations from Conveyance, above, if any, such Property is conveyed together with all of Grantor's right, title and interest in and to all and singular, the rights, benefits, privileges, easements, tenements, hereditaments, appurtenances and interests thereon or in anywise pertaining to the Property described herein and with all improvements located thereon, including (without limitation) (i) any right, title, and interest of Grantor in and to all strips and gores, and all abutting properties, adjacent streets, alleys or rights-of-way, if any, (ii) any right, title, and interest of Grantor in and to any development rights specifically tied to the Property, (iii) any right, title, and interest of Grantor all roads, alleys, rights-of-way, easements, streets and ways adjacent to or serving the Property, and rights of ingress and egress thereto, (iv) EDU rights related to sanitary sewer or water and any other water rights (surface, underground or otherwise), oil, gas, and other mineral rights, wind rights and solar rights of Grantor, and (v) all improvements on the Property, if any.

Except for the written representations and material facts contained in that certain Commercial Contract - Unimproved Property (With Special Provisions Addendum), dated effective May 25, 2021,as amended by that certain First Amendment, dated May 24, 2022 and as otherwise amended (collectively the "Contract"), and the warranties of title contained in the Special Warranty Deed, Grantee acknowledges, understands and agrees that (i) Grantee will accept (is accepting) the Property "AS IS" and "WHERE IS", "WITH ALL FAULTS," and (ii) neither Grantor nor any of it officers, managers, brokers, employees, attorneys or agents have made or given any warranties, guarantees, or representations, regarding any matter relating to the Contract or the Property.

Taxes having been prorated at Closing, all real property taxes and assessments as to the Property for the current year and subsequent years are the responsibility of Grantee and are assumed by Grantee [and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, shall be allocated as provided in the Contract.]

When the context requires, singular nouns and pronouns include the plural.

[signature on the following pages]

GRANTOR:

NOLLEY CARIBBEAN PROPERTIES, LLC,
a Wyoming limited liability company,

By: Ronald Ray Holley
Name: Ronald Ray Holley
Its: V.P.

STATE OF Texas §
§
COUNTY OF Harris §

This instrument was acknowledged before me on the 25 day of May, 2022, by Ron Holley, the VP of Nolley Caribbean Properties, LLC, on behalf of said company.

HAILEY UHL
129554748
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES
NOVEMBER 15, 2025

Hailey Uhl
Notary Public

SB/15182.0201/Closing Document/SWD

EXHIBIT "A" – PROPERTY

24.19 acres out of the
Rafael Garza Survey No. 98
Abstract 138
City of Schertz

THE STATE OF TEXAS
COUNTIES OF GUADALUPE AND COMAL

METES AND BOUNDS DESCRIPTION OF A SURVEY OF

24.19 acres out of the Rafael Garza Survey No. 98, Abstract 138, City of Schertz, Guadalupe County and Comal County, Texas, being that 24.1784-acre tract of land described in deed of record in Document Number 2017013553 of the Official Public Records of Guadalupe County, Texas and in deed of record in Document Number 201706029109 of the Official Public Records of Comal County, Texas and being more particularly described by metes and bounds, as surveyed, as follows:

Beginning at an ½" iron bar with a red cap marked "Survey Ass." found set in the ground in the southwest right-of-way line of Columbia, an east corner of a 24.1784-acre tract of land described in deed of record in Document Number 2017013553 of the Official Public Records of Guadalupe County, Texas and in deed of record in Document Number 201706029109 of the Official Public Records of Comal County, Texas and the west corner of Block 16, The Fairways at Scenic Hills, Unit 3A as shown by plat of record in Volume 6 at page 762 of the Plat Records of Guadalupe County, Texas, for an east corner of this tract;

Thence S 14°44'52" W (called S 14°45'10" W) with the east boundary line of said 24.1784-acre tract and a west boundary line of said Block 16 a distance of 267.16 feet (called 267.10 feet) to an ½" iron bar with a yellow cap marked "Reg. No. 5464" set in the ground, a reentrant corner of said 24.1784-acre tract and a corner of said Block 16, for a reentrant corner of this tract;

Thence S 18°44'53" E (called S 18°41'26" E) with a northeast boundary line of said 24.1784-acre tract and a southwest boundary line of said Block 16 a distance of 31.65 feet (called 31.67 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground, a corner of said 24.1784-acre tract and a corner of said Block 16, for a corner of this tract;

Thence S 25°24'20" E (called S 25°22'27" E) with a northeast boundary line of said 24.1784-acre tract and a southwest boundary line of said Block 16 a distance of 157.41 feet (called 157.55 feet) to an ½" iron bar with a yellow cap marked "Baker" found set in the ground, a corner of said 24.1784-acre tract and the south corner of said Block 16, for a corner of this tract;

Thence S 36°04'53" E (called S 36°43'13" E) with a northeast boundary line of said 24.1784-

acre tract a distance of 98.98 feet (called 100.40 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground in the northwest boundary line of Block 21, The Ridge at Scenic Hills, Unit 1 as shown by plat of record in Volume 6 at page 763 of the Plat Records of Guadalupe County, Texas, the east corner of said 24.1784-acre tract, for the east corner of this tract;

Thence S 52°58'20" W (called S 53°03'32" W) with the southeast boundary line of said 24.1784-acre tract and the southwest boundary lines of said Block 21, and Block 1, Scenic Hills Community, Phase 1 as shown by plat of record in Volume 4 at pages 143-147 of the Plat Records of Guadalupe County, Texas a distance of 1,729.56 feet (called 1,729.56 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground in the northeast right-of-way line of Country Club Blvd., the south corner of said 24.1784-acre tract and the west corner of said Block 1, for the south corner of this tract;

Thence N 30°23'09" W (called N 30°21'33" W) with the northeast right-of-way line of Country Club Blvd. and the southwest boundary line of said 24.1784-acre tract a distance of 560.34 feet (called 559.03 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground, the west corner of said 24.1784-acre tract and the south corner of Block 14, Fairways at Scenic Hills, Section 2 as shown by plat of record in Volume 6 at page 745 of the Plat Records of Guadalupe County, Texas and Volume 15 at page 86 of the Plat Records of Comal County, Texas, for the west corner of this tract;

Thence N 53°30'56" E (called N 53°32'22" E) with the northwest boundary line of said 24.1784-acre tract and the southeast boundary line of said Block 14 a distance of 935.14 feet (called 935.05 feet) to an ½" iron bar with an orange cap marked "C&B" found set in the ground, a corner of said 24.1784-acre tract and a corner of said Block 14, for a corner of this tract;

Thence N 42°40'11" E (called N 42°37'53" E) with a northwest boundary line of said 24.1784-acre tract and a southeast boundary line of said Block 14 a distance of 348.59 feet (called 348.59 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground, a corner of said 24.1784-acre tract and a corner of said Block 14, for a corner of this tract;

Thence N 41°39'37" E (called N 41°31'58" E) with a northwest boundary line of said 24.1784-acre tract and a southeast boundary line of said Block 14 a distance of 363.99 feet (called 364.04 feet) to an ½" iron bar with a yellow cap marked "Baker" found set in the ground, a corner of said 24.1784-acre tract and a corner of said Block 14, for a corner of this tract;

Thence N 56°01'58" E (called N 56°03'18" E) with a northwest boundary line of said 24.1784-acre tract and a southeast boundary line of said Block 14 a distance of 151.27 feet (called 151.28 feet) to an ½" iron bar with an orange cap marked "C&B" found set in the ground in the southwest right-of-way line of Columbia, the north corner of said 24.1784-acre tract and the east corner of said Block 14, for the north corner of this tract;

Thence S 54°25'16" E (called S 54°20'37" E) with a northeast boundary line of said 24.1784-acre tract a distance of 75.46 feet (called 75.87 feet) to an ½" iron bar with a yellow cap marked "Baker" found set in the ground, a reentrant corner of said 24.1784-acre tract, for a reentrant corner of this tract;

Thence N 44°58'13" E (called N 45°15'45" E) with a northwest boundary line of said 24.1784-acre tract a distance of 18.41 feet (called 18.40 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground, in the southwest right-of-way line of Columbia, a north corner of said 24.1784-acre tract, for a north corner of this tract;

Thence S 67°23'54" E (called S 67°27'09" E) with the southwest right-of-way line of Columbia and the northeast boundary line of said 24.1784-acre tract a distance of 180.14 feet (called 180.08 feet) to the point of beginning.

Containing 24.19 acres of land, more or less

The bearings for this survey are based on the Texas State Plane Coordinate System Grid, South Central Zone (4204), North American Datum 1983.

SINCLAIR LAND SURVEYING, INC.

Lemuel T. Sinclair,
Registered Professional Land
Surveyor No. 5142

EXHIBIT "B" – PERMITTED EXCEPTIONS

1. Standby fees, taxes and assessments by any taxing authority for the year 2022 and subsequent years, not yet due and payable

2. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, to the extent appearing in Public Records and valid and existing.

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	New Braunfels Utilities
Purpose:	Electric Easement
Recording Date:	April 18, 1994
Recording No:	Volume 957, Page 488, Official Public Records, Comal County, Texas
Recording Date:	April 25, 1994
Recording No:	Volume 1093, Page 590, Official Public Records, Guadalupe County, Texas
Affects:	As described therein.

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	U.S. Home Corporation
Purpose:	10' Water Line Easement
Recording Date:	October 24, 1994
Recording No:	Volume 1003, Page 707, Official Public Records, Comal County, Texas
Recording Date:	December 5, 1994
Recording No:	Volume 1126, Page 271, Official Public Records, Guadalupe County, Texas
Recording Date:	June 24, 1997
Recording No:	Volume 1276, Page 603, Official Public Records, Guadalupe County, Texas
Affects:	As described therein.

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Comal Power Company
Purpose:	Electric Easement
Recording Date:	June 12, 1925
Recording No:	Volume 85, Page 262, Deed Records, Guadalupe County, Texas
Affects:	As described therein

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as of dedication, on the map of said tract/plat:

Purpose:	16' Utility Easement
Affects:	As depicted thereon.
Recording No:	Volume 4, Page 143-147, Map and Plat Records, Guadalupe County, Texas

7. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as of dedication, on the map of said tract/plat:

Purpose:	Variable Width Fill Easement Variable Width Fill and Drainage Easement 10' Electric, Gas, Telephone and Cable TV Easement
Affects:	As depicted therein.
Recording No:	Volume 6, Page 762, Map and Plat Records, Guadalupe County, Texas

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
05/27/2022 11:27:28 AM
TERRI 8 Pages(s)
202206025013

Bobbie Koepp

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVERS LICENSE

SPECIAL WARRANTY DEED

CHICAGO TITLE
GF# 1121743729

Date: May 26, 2022

Grantor: Nolley Caribbean Properties, LLC,
a Wyoming limited liability company

Grantor's Mailing Address (including county): 9370 McKnight Rd
Pittsburgh, Allegheny County, PA 15237-5953

Grantee: HABI Land, LLC,
a Texas limited liability company

Grantee's Mailing Address (including county): 7551 Callaghan Road
San Antonio, Bexar County, TX 78229-2860

Consideration: Ten Dollars ($10.00) and other valuable consideration

Property (including any improvements):

24.19 acres out of the Rafael Garza Survey No. 98, Abstract 138, City of Schertz, Guadalupe County and Comal County, Texas, being that 24.1784-acre tract of land described in deed of record in Document Number 2017013553 of the Official Public Records of Guadalupe County, Texas and in deed of record in Document Number 201706029109 of the Official Public Records of Comal County, Texas and being more particularly described by metes and bounds on Exhibit "A", attached hereto and incorporated herein by reference.

Reservations from Conveyance:

None.

Reservations Exceptions to Conveyance and Warranty:

See Exhibit "B," attached hereto and incorporated herein by reference.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys unto Grantee, the Property, together with all and singular the rights and appurtenances thereto in any way belonging, TO HAVE AND TO HOLD it to Grantee, and Grantee's successors or assigns forever. Grantor binds Grantor and Grantor's successors to WARRANT AND FOREVER DEFEND all and singular the Property to Grantee, Grantee's heirs, executors, administrators,

successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor, but not otherwise.

Except as provided in the Reservations from Conveyance, above, if any, such Property is conveyed together with all of Grantor's right, title and interest in and to all and singular, the rights, benefits, privileges, easements, tenements, hereditaments, appurtenances and interests thereon or in anywise pertaining to the Property described herein and with all improvements located thereon, including (without limitation) (i) any right, title, and interest of Grantor in and to all strips and gores, and all abutting properties, adjacent streets, alleys or rights-of-way, if any, (ii) any right, title, and interest of Grantor in and to any development rights specifically tied to the Property, (iii) any right, title, and interest of Grantor all roads, alleys, rights-of-way, easements, streets and ways adjacent to or serving the Property, and rights of ingress and egress thereto, (iv) EDU rights related to sanitary sewer or water and any other water rights (surface, underground or otherwise), oil, gas, and other mineral rights, wind rights and solar rights of Grantor, and (v) all improvements on the Property, if any.

Except for the written representations and material facts contained in that certain Commercial Contract - Unimproved Property (With Special Provisions Addendum), dated effective May 25, 2021,as amended by that certain First Amendment, dated May 24, 2022 and as otherwise amended (collectively the "Contract"), and the warranties of title contained in the Special Warranty Deed, Grantee acknowledges, understands and agrees that (i) Grantee will accept (is accepting) the Property "AS IS" and "WHERE IS", "WITH ALL FAULTS," and (ii) neither Grantor nor any of it officers, managers, brokers, employees, attorneys or agents have made or given any warranties, guarantees, or representations, regarding any matter relating to the Contract or the Property.

Taxes having been prorated at Closing, all real property taxes and assessments as to the Property for the current year and subsequent years are the responsibility of Grantee and are assumed by Grantee [and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, shall be allocated as provided in the Contract.]

When the context requires, singular nouns and pronouns include the plural.

[signature on the following pages]

GRANTOR:

NOLLEY CARIBBEAN PROPERTIES, LLC,
a Wyoming limited liability company,

By: Ronald Ray Holley
Name: Ronald Ray Holley
Its: V.P.

STATE OF Texas §
§
COUNTY OF Harris §

This instrument was acknowledged before me on the 25 day of May, 2022, by Ron Holley, the VP of Nolley Caribbean Properties, LLC, on behalf of said company.

HAILEY UHL
129554748
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES
NOVEMBER 15, 2025

Hailey Uhl
Notary Public

SB/15182.0201/Closing Document/SWD

EXHIBIT "A" – PROPERTY

24.19 acres out of the
Rafael Garza Survey No. 98
Abstract 138
City of Schertz

THE STATE OF TEXAS
COUNTIES OF GUADALUPE AND COMAL

METES AND BOUNDS DESCRIPTION OF A SURVEY OF

24.19 acres out of the Rafael Garza Survey No. 98, Abstract 138, City of Schertz, Guadalupe County and Comal County, Texas, being that 24.1784-acre tract of land described in deed of record in Document Number 2017013553 of the Official Public Records of Guadalupe County, Texas and in deed of record in Document Number 201706029109 of the Official Public Records of Comal County, Texas and being more particularly described by metes and bounds, as surveyed, as follows:

Beginning at an ½" iron bar with a red cap marked "Survey Ass." found set in the ground in the southwest right-of-way line of Columbia, an east corner of a 24.1784-acre tract of land described in deed of record in Document Number 2017013553 of the Official Public Records of Guadalupe County, Texas and in deed of record in Document Number 201706029109 of the Official Public Records of Comal County, Texas and the west corner of Block 16, The Fairways at Scenic Hills, Unit 3A as shown by plat of record in Volume 6 at page 762 of the Plat Records of Guadalupe County, Texas, for an east corner of this tract;

Thence S 14°44'52" W (called S 14°45'10" W) with the east boundary line of said 24.1784-acre tract and a west boundary line of said Block 16 a distance of 267.16 feet (called 267.10 feet) to an ½" iron bar with a yellow cap marked "Reg. No. 5464" set in the ground, a reentrant corner of said 24.1784-acre tract and a corner of said Block 16, for a reentrant corner of this tract;

Thence S 18°44'53" E (called S 18°41'26" E) with a northeast boundary line of said 24.1784-acre tract and a southwest boundary line of said Block 16 a distance of 31.65 feet (called 31.67 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground, a corner of said 24.1784-acre tract and a corner of said Block 16, for a corner of this tract;

Thence S 25°24'20" E (called S 25°22'27" E) with a northeast boundary line of said 24.1784-acre tract and a southwest boundary line of said Block 16 a distance of 157.41 feet (called 157.55 feet) to an ½" iron bar with a yellow cap marked "Baker" found set in the ground, a corner of said 24.1784-acre tract and the south corner of said Block 16, for a corner of this tract;

Thence S 36°04'53" E (called S 36°43'13" E) with a northeast boundary line of said 24.1784-

acre tract a distance of 98.98 feet (called 100.40 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground in the northwest boundary line of Block 21, The Ridge at Scenic Hills, Unit 1 as shown by plat of record in Volume 6 at page 763 of the Plat Records of Guadalupe County, Texas, the east corner of said 24.1784-acre tract, for the east corner of this tract;

Thence S 52°58'20" W (called S 53°03'32" W) with the southeast boundary line of said 24.1784-acre tract and the southwest boundary lines of said Block 21, and Block 1, Scenic Hills Community, Phase 1 as shown by plat of record in Volume 4 at pages 143-147 of the Plat Records of Guadalupe County, Texas a distance of 1,729.56 feet (called 1,729.56 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground in the northeast right-of-way line of Country Club Blvd., the south corner of said 24.1784-acre tract and the west corner of said Block 1, for the south corner of this tract;

Thence N 30°23'09" W (called N 30°21'33" W) with the northeast right-of-way line of Country Club Blvd. and the southwest boundary line of said 24.1784-acre tract a distance of 560.34 feet (called 559.03 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground, the west corner of said 24.1784-acre tract and the south corner of Block 14, Fairways at Scenic Hills, Section 2 as shown by plat of record in Volume 6 at page 745 of the Plat Records of Guadalupe County, Texas and Volume 15 at page 86 of the Plat Records of Comal County, Texas, for the west corner of this tract;

Thence N 53°30'56" E (called N 53°32'22" E) with the northwest boundary line of said 24.1784-acre tract and the southeast boundary line of said Block 14 a distance of 935.14 feet (called 935.05 feet) to an ½" iron bar with an orange cap marked "C&B" found set in the ground, a corner of said 24.1784-acre tract and a corner of said Block 14, for a corner of this tract;

Thence N 42°40'11" E (called N 42°37'53" E) with a northwest boundary line of said 24.1784-acre tract and a southeast boundary line of said Block 14 a distance of 348.59 feet (called 348.59 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground, a corner of said 24.1784-acre tract and a corner of said Block 14, for a corner of this tract;

Thence N 41°39'37" E (called N 41°31'58" E) with a northwest boundary line of said 24.1784-acre tract and a southeast boundary line of said Block 14 a distance of 363.99 feet (called 364.04 feet) to an ½" iron bar with a yellow cap marked "Baker" found set in the ground, a corner of said 24.1784-acre tract and a corner of said Block 14, for a corner of this tract;

Thence N 56°01'58" E (called N 56°03'18" E) with a northwest boundary line of said 24.1784-acre tract and a southeast boundary line of said Block 14 a distance of 151.27 feet (called 151.28 feet) to an ½" iron bar with an orange cap marked "C&B" found set in the ground in the southwest right-of-way line of Columbia, the north corner of said 24.1784-acre tract and the east corner of said Block 14, for the north corner of this tract;

Thence S 54°25'16" E (called S 54°20'37" E) with a northeast boundary line of said 24.1784-acre tract a distance of 75.46 feet (called 75.87 feet) to an ½" iron bar with a yellow cap marked "Baker" found set in the ground, a reentrant corner of said 24.1784-acre tract, for a reentrant corner of this tract;

Thence N 44°58'13" E (called N 45°15'45" E) with a northwest boundary line of said 24.1784-acre tract a distance of 18.41 feet (called 18.40 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground, in the southwest right-of-way line of Columbia, a north corner of said 24.1784-acre tract, for a north corner of this tract;

Thence S 67°23'54" E (called S 67°27'09" E) with the southwest right-of-way line of Columbia and the northeast boundary line of said 24.1784-acre tract a distance of 180.14 feet (called 180.08 feet) to the point of beginning.

Containing 24.19 acres of land, more or less

The bearings for this survey are based on the Texas State Plane Coordinate System Grid, South Central Zone (4204), North American Datum 1983.

SINCLAIR LAND SURVEYING, INC.

Lemuel T. Sinclair,
Registered Professional Land
Surveyor No. 5142

EXHIBIT "B" – PERMITTED EXCEPTIONS

1. Standby fees, taxes and assessments by any taxing authority for the year 2022 and subsequent years, not yet due and payable

2. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, to the extent appearing in Public Records and valid and existing.

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	New Braunfels Utilities
Purpose:	Electric Easement
Recording Date:	April 18, 1994
Recording No:	Volume 957, Page 488, Official Public Records, Comal County, Texas
Recording Date:	April 25, 1994
Recording No:	Volume 1093, Page 590, Official Public Records, Guadalupe County, Texas
Affects:	As described therein.

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	U.S. Home Corporation
Purpose:	10' Water Line Easement
Recording Date:	October 24, 1994
Recording No:	Volume 1003, Page 707, Official Public Records, Comal County, Texas
Recording Date:	December 5, 1994
Recording No:	Volume 1126, Page 271, Official Public Records, Guadalupe County, Texas
Recording Date:	June 24, 1997
Recording No:	Volume 1276, Page 603, Official Public Records, Guadalupe County, Texas
Affects:	As described therein.

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Comal Power Company
Purpose:	Electric Easement
Recording Date:	June 12, 1925
Recording No:	Volume 85, Page 262, Deed Records, Guadalupe County, Texas
Affects:	As described therein

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as of dedication, on the map of said tract/plat:

Purpose:	16' Utility Easement
Affects:	As depicted thereon.
Recording No:	Volume 4, Page 143-147, Map and Plat Records, Guadalupe County, Texas

7. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as of dedication, on the map of said tract/plat:

Purpose:	Variable Width Fill Easement Variable Width Fill and Drainage Easement 10' Electric, Gas, Telephone and Cable TV Easement
Affects:	As depicted therein.
Recording No:	Volume 6, Page 762, Map and Plat Records, Guadalupe County, Texas

202299016900
I certify this instrument was ELECTRONICALLY FILED
and RECORDED in the OFFICIAL PUBLIC RECORDS
of Guadalupe County, Texas on
05/27/2022 11:35:20 AM PAGES: 8 LEAH
TERESA KIEL, COUNTY CLERK

COUNTY COURT
GUADALUPE COUNTY, TEXAS

Teresa Kiel

Exhibit B

The Villas at Bluebonnet Ridge

Habi HOMES

The Villas

AT BLUEBONNET RIDGE

MASTER PLAN



PROJECT AREAS & UNITS:

- Duplex **/ 85 Lots -170 Units**
- Park&Amenities / **0.50Acres**
- Picnic Trail Area / **1.95Acres**
- Mail Center Area / **0.29 Acres**
- Dog Park Area **/ 0.56 Acres**

TOTAL: **3.30 ac.**

- DetentionPonds / **0.66Acres**
- Public Trail System / **4.01Acres**

ALL RENDERINGS & ILLUSTRATIONS SHOWN ARE FOR ILLUSTRATION PURPOSE ONLY.

Exhibit C

Zoning Exhibit

ACREAGE SUMMARY
EXISTING: 24.1784 AC PRE-DEVELOPMENT ZONING
PROPOSED: 24.1784 AC R3 PDD ZONING

NOTE:
NO 100-YR FLOODPLAIN EXISTS ON THE PROPERTY AS DEFINED BY THE COMAL COUNTY, TEXAS COMMUNITY PANEL NUMBER 48187C0090F, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE NOVEMBER 2, 2007

Owner/ Developer:
HABI Land,LLC.
7551 Callaghan RD, Suite 103, San Antonio, TX 78229
(210) 683-5158

Applicant:
Eugenio Murillo / HABI Land,LLC.
7551 Callaghan RD, Suite 103, San Antonio, TX 78229
(210) 683-5158

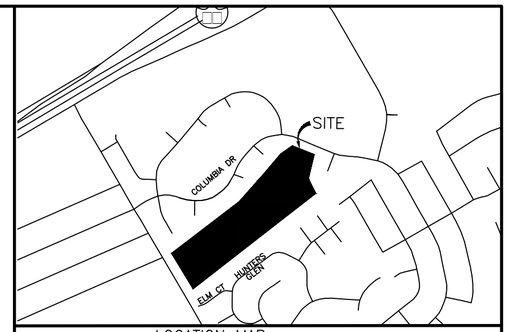
Engineer:
Alejandro R. Gomez, PE / Gomez-Garcia & Associates, Inc.
19230 Stone Oak Pkwy, Suite 302, San Antonio, TX 78258
(210) 639-5193 TBPE #5362

Surveyor:
Lemuel T. Sinclair, RPLS / Sinclair Land Surveying, Inc.
3411 Magic DR, San Antonio, TX 78229
(210) 341-4518 TBPLS #10089000

GGA
GOMEZ-GARCIA & ASSOCIATES, INC.
19230 Stone Oak Pkwy, Ste. 302, San Antonio, Tx 78258
(210) 832-9608
TBPE FIRM REGISTRATION #5362

LEGEND

(1) PROPERTY INFORMATION. SEE TABLE FOR ADDITIONAL INFORMATION
NOTIFICATION BOUNDARY
ZONE CHANGE BOUNDARY
835 EXISTING CONTOUR LINES



LOCATION MAP

SCALE 1" = 100'
0' 50' 100' 200'

PROPOSED ZONING: R3 PDD
EXISTING ZONING: PRE-DEVELOPMENT

10' WATERLINE EASEMENT (VOL. 1003, PG. 707, O.P.R.G.C.TX.) (VOL. 1126, PG. 6271, O.P.R.G.C.TX.) (VOL. 1276, PG. 603, O.P.R.C.C.TX.) ITEM 10g

100' COMAL POWER CO. ELECTRIC EASEMENT (VOL. 85, PG. 252, D.R.G.C.TX.) ITEM 10h

EXIST. 10' WATER EASEMENT VOL. 1634, PG. 374 REMAINDER 0.2297 ac.

REMAINDER OF 167.758 ac. VOL. 1634 PG. 179

COMAL COUNTY
GUADALUPE COUNTY

COLUMBIA
PELICAN HILLS
MAHOGANY BAY
TUCKATOE
PEBBLE BEACH
COUNTRY CLUB BLVD
HUNTERS GLEN
ELM COURT
PECAN CT.
CYPRESS CT.
CHERRYHURST
MERION WAY
PORTCHESTER

N 41°39'37" E 363.99'
N 42°40'11" E 348.59'
N 53°30'56" E 935.14'
N 30°23'09" W 560.34'
S 52°58'20" W 1729.56'
N 56°01'58" E 151.27'
S 54°25'16" E 75.46'
N 44°58'13" E 18.41'
S 67°23'54" E 180.14'
S 14°44'52" W 267.16'
S 25°24'20" E 157.41'
S 36°04'53" E 98.98'

ZONE CHANGE EXHIBIT

RAFAEL GARZA SURVEY 24.1784 AC.
ABS#: 138
PREPARED MAY 24, 2023

200-FT NOTIFICATION AREA PROPERTY INFORMATION

PROPERTY #	COUNTY	LAND USE	ZONING	SUBDIVISION NAME	OWNER NAME	PROPERTY ADDRESS	PROPERTY ID#	RECORDING INFO
1	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	EDWARDS JAMES OWEN & LOIS KAREN ESGUERRA	3601 ELM CT SCHERTZ, TX 78154	40592	VOL. 2023 PG 99006848
2	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	COOK DENNIS R	3609 ELM CT SCHERTZ, TX 78154	40629	VOL. 2019 PG. 99010004
3	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	WRIGHT WESLEY & MARCHETA	3613 ELM CT SCHERTZ, TX 78154	40628	VOL. 2022 PG. 99013714
4	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	MCGEHEE WILLIAM & LAURETE	3617 ELM CT SCHERTZ, TX 78154	40627	VOL. 2020 PG. 0703
5	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	STAHL DAVID EVERETT & IRIS CAMP MCNEER	3701 HUNTERS GLEN SCHERTZ, TX 78154	40593	VOL. 2021 PG. 99012278
6	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	PAYNE CHRIS R & KATHRYN L	3705 HUNTERS GLEN SCHERTZ, TX 78154	40594	VOL. 1410 PG. 0729
7	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	MILLER KELLY PATRICK & JOHN GARRETT MILLER & CASEY ALAN MILL	3709 HUNTERS GLEN SCHERTZ, TX 78154	40595	VOL. 2019 PG. 99029384
8	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	HANAWAY DAVID C & ELSIE L	3713 HUNTERS GLEN SCHERTZ, TX 78154	40596	VOL. 3017 PG. 0131
9	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	WARNER OTHANN B LIVING TRUST	3717 HUNTERS GLEN SCHERTZ, TX 78154	40597	VOL. 2020 PG. 99019376
10	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	MAURER GEORGE H & PATSY O	3721 HUNTERS GLEN SCHERTZ, TX 78154	40598	VOL. 2054 PG. 0438
11	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	CRAWFORD JEFFERY WILLIAM & PATRICIA LOUISE	3725 HUNTERS GLEN SCHERTZ, TX 78154	40599	VOL. 4271 PG. 0461
12	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	JENKINS CHARLES F & IRENE LIPSETT JENKINS	3729 HUNTERS GLEN SCHERTZ, TX 78154	40600	VOL. 2020 PG. 99011788
13	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	ZAMZOW SHARILYN J & MELVIN	3733 HUNTERS GLEN SCHERTZ, TX 78154	40601	VOL. 3055 PG. 0890
14	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	WHEATON EDWARD C & BETTY I	3737 HUNTERS GLEN SCHERTZ, TX 78154	40602	VOL. 2935 PG. 0584
15	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	KNIGHT TOMMY WAYNE & JENNIFER SUZANNE	3741 HUNTERS GLEN SCHERTZ, TX 78154	40603	VOL. 2021 PG. 99003877
16	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	GRIFFIN KELLY K	3745 HUNTERS GLEN SCHERTZ, TX 78154	40604	VOL. 2018 PG. 99014066
17	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	LEACH DAVID & ANITA	3749 HUNTERS GLEN SCHERTZ, TX 78154	40605	VOL. 1454 PG. 0533
18	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	TAYLOR SCOTT	3917 PECAN CT SCHERTZ, TX 78154	40610	VOL. 2019 PG. 99018569
19	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	PERRY RICHARD J & SUSAN K	3913 PECAN CT SCHERTZ, TX 78154	40611	VOL. 4176 PG. 0959
20	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	ZAMZOW MARTIN O & BARBARA ZAMZOW BADGETT	3912 PECAN CT SCHERTZ, TX 78154	40612	VOL. 2015 PG. 023288
21	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	SCAPPEROTTI RICHARD & CAROL A	3908 PECAN CT SCHERTZ, TX 78154	40613	VOL. 2019 PG. 99007621
22	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	AVERY TROY BRYSEN	4017 CYPRESS CT SCHERTZ, TX 78154	40618	VOL. 2023 PG. 99000813
23	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	BERG MARY E	4013 CYPRESS CT SCHERTZ, TX 78154	40619	VOL. 3064 PG. 0355
24	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	LASANTE ROGER	4012 CYPRESS CT SCHERTZ, TX 78154	40620	VOL. 2021 PG. 99021111
25	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	MABIN JOHN QUINLAN & KATHLEEN J	4008 CYPRESS CT SCHERTZ, TX 78154	40621	VOL. 2016 PG. 011444
26	GUADALUPE CO.	RESIDENTIAL	R-6	RIDGE AT SCENIC HILLS	KUBECKA ERIC P & VICTORIA S	6101 PORTCHESTER SCHERTZ, TX 78154	115723	VOL. 2319 PG. 0120
27	GUADALUPE CO.	RESIDENTIAL	R-6	RIDGE AT SCENIC HILLS	RUIZ RUBEN T JR & FABIOLA	6105 PORTCHESTER SCHERTZ, TX 78154	115722	VOL. 2279 PG. 0491
28	GUADALUPE CO.	RESIDENTIAL	R-6	RIDGE AT SCENIC HILLS	CUMMINGS DAVID B	6109 PORTCHESTER SCHERTZ, TX 78154	115721	VOL. 2305 PG. 0459
29	GUADALUPE CO.	RESIDENTIAL	R-6	RIDGE AT SCENIC HILLS	NELSON ODION JAMAAL & VICTORIA WILLIAMSON	6113 PORTCHESTER SCHERTZ, TX 78154	115720	VOL. 2023 PG. 99001089
30	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	HACKMAN MEGAN E & JEFF	6112 MERION WAY SCHERTZ, TX 78108	116742	VOL. 2017 PG. 024104
31	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	NULL	6108 MERION WAY SCHERTZ, TX 78108	172477	NULL
32	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	LACKEY MIRIAM	6104 MERION WAY SCHERTZ, TX 78108	116740	VOL. 2022 PG. 99003275
33	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	LAWRENCE WADE H & RUTH M	6100 MERION WAY SCHERTZ, TX 78108	116739	VOL. 2400 PG. 690
34	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	COLEMAN STACY C	6101 MERION WAY SCHERTZ, TX 78108	116738	VOL. 2019 PG. 99019633
35	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	AVELLANAS LLC 6105 MERION PROTECTED SERIES	6105 MERION WAY SCHERTZ, TX 78108	116737	VOL.2021 PG.99019579
36	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	ALLOWAY AARON RAY & ALLOWAY JASON MICHAEL & ALLOWAY JOHN ROBERT	6109 MERION WAY SCHERTZ, TX 78108	116736	VOL. 2019 PG. 99024951
37	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	SWIFT M LORAINE	6113 MERION WAY SCHERTZ, TX 78108	116735	VOL. 2891 PG. 0386
38	GUADALUPE CO.	COMMERCIAL	PRE	FAIRWAYS AT SCENIC HILLS	NOLLEY CARIBBEAN PROPERTIES LLC	COUNTRY CLUB BLVD SCHERTZ, TX 78154	63835	VOL. 2017 PG. 013553
39	GUADALUPE CO.	COMMERCIAL	PRE	FAIRWAYS AT SCENIC HILLS	NOLLEY CARIBBEAN PROPERTIES LLC	S IH 35 SCHERTZ, TX 78154	121896	VOL. 20170629109
40	GUADALUPE CO.	COMMERCIAL	PRE	FAIRWAYS AT SCENIC HILLS	NOLLEY CARIBBEAN PROPERTIES LLC	0 S IH 35 SCHERTZ, TX 78154	75381	VOL. 20170629109
41	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	HENFEY PAUL J & JUDITH E	3811 PEBBLE BEACH CIBOLO, TX 78108	108307	VOL. 200306035280
42	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	DAVIS CHRISTOPHER J & BOBBI L	3807 PEBBLE BEACH CIBOLO, TX 78108	108306	VOL. 201906002400
43	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	BRECKENRIDGE PROPERTY FUND 2016 LLC	3808 PEBBLE BEACH CIBOLO, TX 78108	108331	VOL.202206043303
44	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	FARRA ZOOROB INVESTMENTS LP	3804 COLUMBIA CIBOLO, TX 78108	121936	VOL.201306051364
45	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	CHANDLER JAMES W JR & CHARLOTTE	3800 COLUMBIA CIBOLO, TX 78108	121935	VOL.200606011224
46	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	SCHAFIR HIRSHFELD ZOHAR	5708 MAHOGANY BAY CIBOLO, TX 78108	121934	VOL.62445 PG.158
47	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	ALVA ALAN	5704 MAHOGANY BAY CIBOLO, TX 78108	121933	VOL. 201906009496
48	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	BERGAMIN ISABEL J	5700 MAHOGANY BAY CIBOLO, TX 78108	121932	VOL. 201806031794
49	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	SOLIS JOE D & MELANIE	5701 MAHOGANY BAY CIBOLO, TX 78108	121931	VOL.200606000979
50	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	GOODWIN THOMAS K & LORETTA A	5705 MAHOGANY BAY CIBOLO, TX 78108	121930	VOL. 201306024283
51	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	GAGLIO CARMELO	5709 MAHOGANY BAY CIBOLO, TX 78108	121929	VOL. 201006005508
52	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	HOLLINGSWORTH THOMAS	5708 PELICAN HILLS CIBOLO, TX 78108	121928	VOL. 200806035460
53	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	GOODPASTURE JOE R	5704 PELICAN HILLS CIBOLO, TX 78108	121927	VOL. 2296 PG.0912
54	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	GOODPASTURE JOE R	5704 PELICAN HILLS CIBOLO, TX 78108	117439	VOL. 2296 PG.0912
55	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	ZULAICA WILLIAM M	5700 PELICAN HILLS CIBOLO, TX 78108	117438	VOL. 2019 PG.99020577
56	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	NATALROMAN GERALD L & KRISTEN	5705 PELICAN HILLS CIBOLO, TX 78108	117437	VOL 3151 PG.0544
57	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	GALLARDO DAVID JR & MONICA A	5709 PELICAN HILLS CIBOLO, TX 78108	117436	VOL. 4146 PG.0618
58	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	MAMIK GUNVIR S	3730 COLUMBIA SCHERTZ, TX 78154	117435	VOL. 2015 PG. 010933
59	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	REYES SONYA E	3726 COLUMBIA SCHERTZ, TX 78154	117434	VOL. 2015 PG. 004496
60	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	WALLACE ROBBIE & ROGER	3722 COLUMBIA SCHERTZ, TX 78154	117433	VOL. 2019 PG. 99017718
61	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	ST CLAIR NORMAN S & BOBBIE H	3718 COLUMBIA SCHERTZ, TX 78154	117432	VOL. 2680 PG. 0507
62	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	R-4 INVESTMENTS LP	3714 COLUMBIA SCHERTZ, TX 78154	117431	VOL. 2020 PG. 99032698
63	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	MOORE MICHAEL D & LETICIA A	5712 TUCKATOE SCHERTZ, TX 78154	117430	VOL.2020 PG. 99005640
64	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	MILLER KRISTAL	5708 TUCKATOE SCHERTZ, TX 78154	117429	VOL.2020 PG. 99016776
65	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	BOULER BERNICE	5704 TUCKATOE SCHERTZ, TX 78154	117428	VOL. 2842 PG. 0507
66	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	LERMA DAVID JOSE	5700 TUCKATOE SCHERTZ, TX 78154	117427	VOL. 4150 PG. 0099
67	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	ORCHARD PROPERTY III LLC	5701 TUCKATOE SCHERTZ, TX 78154	117426	VOL.2023 PG.99001356
68	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	CARDENAS TRISTAN A & JENNIFER	5705 TUCKATOE SCHERTZ, TX 78154	117425	VOL.2015 PG.003834
69	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	HUNDLEY LIVING TRUST	5709 TUCKATOE SCHERTZ, TX 78154	117424	VOL.2419 PG.0204
70	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	FOGEL ESTES E	3684 PEBBLE BEACH SCHERTZ, TX 78154	117165	VOL.2472 PG. 0480
71	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	LAU HOWSON & HYESUK MIN	3678 PEBBLE BEACH SCHERTZ, TX 78154	117164	VOL.3195 PG.0529
72	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	MARCHESE EUGENE A JR & MELISSA ANNETTE	3674 PEBBLE BEACH SCHERTZ, TX 78154	117163	VOL.2164 PG.0434
73	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	RODRIGUEZ PATRICIA	3672 PEBBLE BEACH SCHERTZ, TX 78154	117162	VOL.2015 PG.010459
74	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	NULL	3671 PEBBLE BEACH SCHERTZ, TX 78154	117161	NULL
75	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	SEIDEL TIMOTHY & DENISE	3675 PEBBLE BEACH SCHERTZ, TX 78154	117160	VOL.2020 PG.99027706
76	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	MORALES MODESTO & LODIE	3679 PEBBLE BEACH SCHERTZ, TX 78154	117159	VOL.2818 PG.0327
77	GUADALUPE CO.	RESIDENTIAL	R-6	NORTHCLIFFE COUNTRY CLUB ESTATES	REYES RAY & ROSE	3522 FOXBRIAR LN CIBOLO, TX 78108	34799	VOL. 2349 PG. 0159
78	GUADALUPE CO.	RESIDENTIAL	R-6	NORTHCLIFFE COUNTRY CLUB ESTATES	HPA BORROWER 2017-1 ML LLC	3517 WIMBLEDON DR SCHERTZ, TX 78154	34801	VOL.2018 PG.001135
79	GUADALUPE CO.	RESIDENTIAL	R-6	NORTHCLIFFE COUNTRY CLUB ESTATES	WEINAUG JESSICA & CHAD	3521 WIMBLEDON DR CIBOLO, TX 78108	34800	VOL. 2999 PG. 1016
80	GUADALUPE CO.	COMMERCIAL	PRE	NORTHCLIFFE COUNTRY CLUB ESTATES	NOLLEY CARRIBEAN PROPERTIES LLC	5301 COUNTRY CLUB DR SCHERTZ, TX 78154	34755	VOL.2017 PG.013553
81	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	JONES-LAMPHEAR LAURIE A	3731 COLUMBIA CIBOLO, TX 78108	121909	VOL. 202106042737
82	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	TOMLIN LISA K	3727 COLUMBIA CIBOLO, TX 78108	121910	VOL.201706035869
83	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	ROMO SANDRA	3721 COLUMBIA CIBOLO, TX 78108	121911	VOL 202006040410
84	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	CORTINAS ROXANNE M & JAMES D	3717 COLUMBIA CIBOLO, TX 78108	121912	VOL. 202306000599
85	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	MCMASTER PATRICK M & ANN	3604 ELM COURT, SCHERTZ, TX, 78108	40591	VOL.2019 PG.99028553
86	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	COURSER HARVEY E & AMELIA	3620 ELM COURT, SCHERTZ, TX, 78108	40590	VOL.2021 PG.99011580
87	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	KOSBIE JIM PAPA TRUST	3624 ELM COURT, SCHERTZ, TX, 78108	40589	VOL.2023 PG.99001051
88	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	SPENCER JUDY G LIVING TRUST	3628 ELM COURT, SCHERTZ, TX, 78108	40588	VOL.2020 PG.99005664
89	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	IGEL MARGARET	3712 HUNTER GLEN, SCHERTZ, TX, 78108	40727	VOL.2019 PG.99015945
90	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	MALLAMS GERALD ROGER & NORENE LOUISE	3716 HUNTER GLEN, SCHERTZ, TX, 78108	40726	VOL.2021 PG.99031637
91	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	IRELAND DAVID G & DONNA L LIVING TRUST	3720 HUNTER GLEN, SCHERTZ, TX, 78108	40725	NULL
92	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	RADCLIFFE ROBERT F & RUTH A	3724 HUNTER GLEN, SCHERTZ, TX, 78108	40724	VOL.2022 PG.99011459
93	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	KLING DAVID A	3728 HUNTER GLEN, SCHERTZ, TX, 78108	40723	VOL.1549 PG.0360
94	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	MOORE STANLEY ROBERT & MARYLEDA GALLOWAY MOORE	3732 HUNTER GLEN, SCHERTZ, TX, 78108	40722	VOL.2018 PG.99021021
95	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	SHOLTIS MARIA	3736 HUNTER GLEN, SCHERTZ, TX, 78108	40721	VOL.2022 PG.99011262
96	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	BERG PHILIP	3740 HUNTER GLEN, SCHERTZ, TX, 78108	40720	VOL.3064 PG.1016
97	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	CLANCEY SHARON	3744 HUNTER GLEN, SCHERTZ, TX, 78108	40718	VOL.2021 PG.99042165
98	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	ENSMINGER GARY	3753 HUNTER GLEN, SCHERTZ, TX, 78108	40606	VOL.2015 PG.015199
99	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	WALKER SUSAN B	3921 PECAN CT, SCHERTZ, TX, 78108	40609	VOL.2021 PG.99030760
100	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	BEEBE JAMES W & IRENE	3925 PECAN CT, SCHERTZ, TX, 78108	40608	VOL.1695 PG.0849
101	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	LARUE VICKI	3904 PECAN CT, SCHERTZ, TX, 78108	40614	VOL.2021 PG.99040697
102	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	HALE JOHN TIMOTHY & LAURIE JENKS HALE	3900 PECAN CT, SCHERTZ, TX, 78108	40615	VOL.2022 PG.99031830
103	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	WITTE LYNN & JUDYJANE	4025 CYPRESS CT, SCHERTZ, TX, 78108	40616	VOL.2016 PG.025125
104	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	SPICER TERRY & NICOLASA	4021 CYPRESS CT, SCHERTZ, TX, 78108	40617	VOL.2557 PG.489
105	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	MCGAUGH STEVE & JOYCE	4009 CYPRESS CT, SCHERTZ, TX, 78108	40623	VOL.2015 PG.002673
106	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	RIOS MARTIN S & MARTHA	4004 CYPRESS CT, SCHERTZ, TX, 78108	40622	VOL.2020 PG.99018811
107	GUADALUPE CO.	RESIDENTIAL	R-6	RIDGE AT SCENIC HILLS	RODRIGUEZ LETRICIA M	6100 PORTCHESTER SCHERTZ 78154	115724	VOL.2021 PG.99022630
108	GUADALUPE CO.	EASEMENT	-	SCENIC HILLS - NON GARDEN HOMES	SCENIC HILLS COMMUNITY ASSOCIATION INC	4820 SCENIC DR, CIBOLO, TX 78108	30801	VOL.680 PG.370
109	GUADALUPE CO.	EASEMENT	-	-	GAC MANAGEMENT CO., LTD. & INTEGRATED ASSET MANAGEMENT, INC.	8000 IH 10 West, #700, SAN ANTONIO, TX, 78230 & 8201 LOCKHEED DR. EL PASO, TX 79925	-	VOL.1634 PG.179
110	GUADALUPE CO.	COMMERCIAL	PRE	NORTHCLIFFE COUNTRY CLUB ESTATES	NOLLEY CARRIBEAN PROPERTIES LLC	COUNTRY CLUB BLVD SCHERTZ, TX 78154 9370 MCKNIGHT RD. PITTSBURGH, PA 15237	63838	VOL. 2018 PG. 013553
111	GUADALUPE CO.	COMMERCIAL	PRE	NORTHCLIFFE COUNTRY CLUB ESTATES	NOLLEY CARRIBEAN PROPERTIES LLC	COUNTRY CLUB CIR SCHERTZ, TX 78154 9370 MCKNIGHT RD, PITTSBURGH, PA 15237	34548	VOL. 2017 PG. 013553

GOMEZ-GARCIA & ASSOCIATES, INC.
19230 Stone Oak Pkwy, Ste. 302, San Antonio, Tx 78258
(210) 832-9608
TBPE FIRM REGISTRATION #5362

Owner/ Developer:
HABI Land,LLC.
7551 Callaghan RD, Suite 103, San Antonio, TX 78229
(210) 683-5158

Applicant:
Eugenio Murillo / HABI Land,LLC.
7551 Callaghan RD, Suite 103, San Antonio, TX 78229
(210) 683-5158

Engineer:
Alejandro R. Gomez, PE / Gomez-Garcia & Associates, Inc.
19230 Stone Oak Pkwy, Suite 302, San Antonio, TX 78258
(210) 639-5193 TBPE #5362

Surveyor:
Lemuel T. Sinclair, RPLS / Sinclair Land Surveying, Inc.
3411 Magic DR, San Antonio, TX 78229
(210) 341-4518 TBPLS #10089000

ZONE CHANGE EXHIBIT

RAFAEL GARZA SURVEY 24.1784 AC.
ABS#: 138

PREPARED MAY 24, 2023

Exhibit D

Amenities, Parks, Entry, Mail Station

Habi HOMES



KEY:

1. PRIMARY GATED ACCESS
2. SECONDARY GATED ACCESS (RESIDENTS ONLY)
3. DOG PARK
4. AMENITIES
5. PRIVATE TRAIL & PICNIC AREA
6. PUBLIC TRAIL SYSTEM (DESIGN TBD)
7. POND
8. MAILBOX PAVILION

PARKING:

76 STREET PARKING
680 OFF STREET PARKING
16 AMENITY PARKING
772 TOTAL PARKING SPOTS

1 GENERAL SITE PLAN

SCALE: 1"=80'-0"

NOT FOR CONSTRUCTION

NOTE: THESE DRAWINGS ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY PERMIT, OR CONSTRUCTION

ADELANTUS

ADELANTUS INC

110 E Houston St. 7th Floor, SAN ANTONIO, TEXAS 78205
(210) 832-9928 — (210) 832-9815 FAX
TBAE FIRM REGISTRATION #BR3705

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OCTAVIO A. VIRAMONTES
ARCHITECT
908 LEMON CV.
SAN ANTONIO, TX.
210.464.8120

The Texas Board of Architectural Examiners has jurisdiction regarding the professional practice of persons registered as Architects in Texas.

TEXAS BOARD OF ARCHITECTURAL EXAMINERS
P.O. BOX 12337 — AUSTIN, TX. 78711-2337
TELEPHONE: 512-305-9000 / FAX: 512-305-8900

M.E.P. | CIVIL
STRUCTURAL | LANDSCAPE

The Villas AT BLUEBONNET RIDGE

Northcliffe
Schertz, TX 78108

REVISIONS

No.	Date	Description

PROJECT #	8129-S
DATE:	04/05/2023
DRAWN:	JPV
CHECKED BY:	OAV

L0.0

SHEET #

OF SHTS.

Exhibit E

Parking Exhibit Per Unit

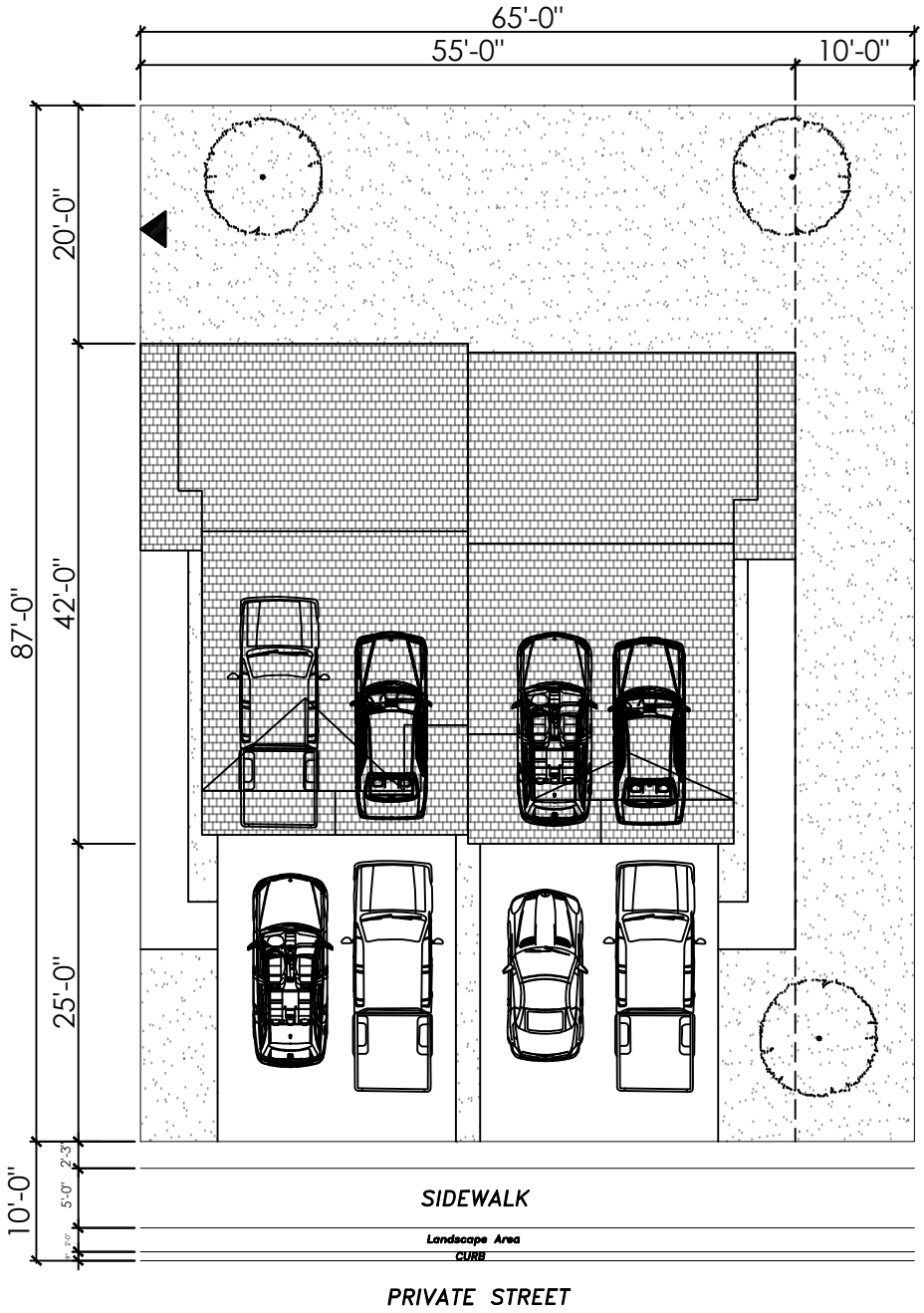


EXHIBIT "E"

ARTICLE 10. PARKING STANDARDS

Sec. 21.10.2. General provisions.

A. Required off-street parking in residential districts shall be provided on the same site, lot or tract as the main use for which the parking is provided.

B. Required off-street parking in nonresidential districts may be located on the same site, lot or tract as the main use for which the parking is provided or on a site, lot or tract located within the same zoning district and within 150 feet of the main use.

E. All driveways and all required off-street parking spaces shall be on a paved concrete or asphalt surface. All drive approaches shall be of paved concrete.

I. *Residential curb cuts.*

1. *Straight driveways.* Curb cuts for residential driveway aprons shall be not less than ten feet (10') in width, and not more than twelve feet (12') in width for a single driveway apron nor more than twenty-four feet (24') in width for a double driveway apron. Curb cuts will be permitted only for driveway aprons providing access to a garage, carport or hardstand. Not more than one curb cut will be permitted for each residential parcel of land except as follows for circular driveways.

Sec. 21.10.3. Size of space.

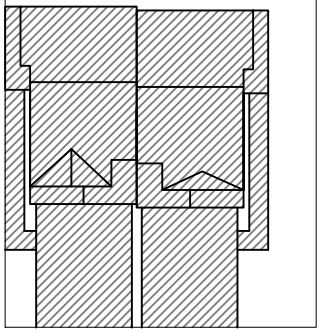
A. Each standard off-street surface parking space shall measure not less than ten feet by 20 feet, exclusive of access drives and aisles, and shall be of usable shape and condition.

D. Each standard parking space located in a parking garage shall measure not less than ten feet by eighteen feet (10' x 18'), exclusive of access drives or aisles.

Xero Escape

Zero Lot Line

SqFt Lot	5655
Impervious Cover	3320.58
% Impervious Cover	58.72%



The Villas AT BLUEBONNET RIDGE

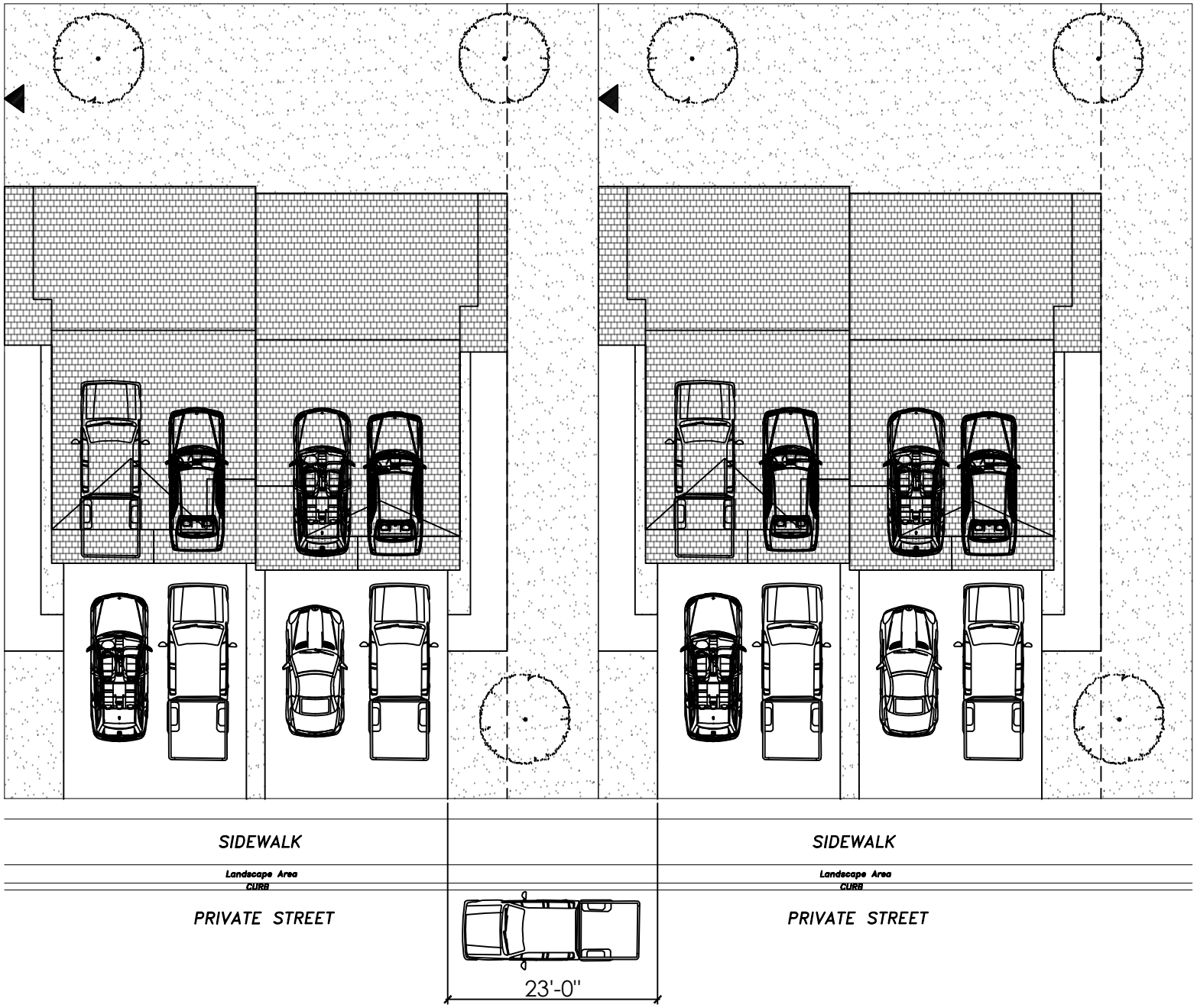


EXHIBIT "E"

ARTICLE 10. PARKING STANDARDS

Sec. 21.10.2. General provisions.

A. Required off-street parking in residential districts shall be provided on the same site, lot or tract as the main use for which the parking is provided.

B. Required off-street parking in nonresidential districts may be located on the same site, lot or tract as the main use for which the parking is provided or on a site, lot or tract located within the same zoning district and within 150 feet of the main use.

E. All driveways and all required off-street parking spaces shall be on a paved concrete or asphalt surface. All drive approaches shall be of paved concrete.

I. *Residential curb cuts.*

1. *Straight driveways.* Curb cuts for residential driveway aprons shall be not less than ten feet (10') in width, and not more than twelve feet (12') in width for a single driveway apron nor more than twenty-four feet (24') in width for a double driveway apron. Curb cuts will be permitted only for driveway aprons providing access to a garage, carport or hardstand. Not more than one curb cut will be permitted for each residential parcel of land except as follows for circular driveways.

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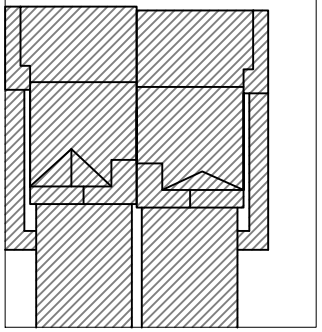
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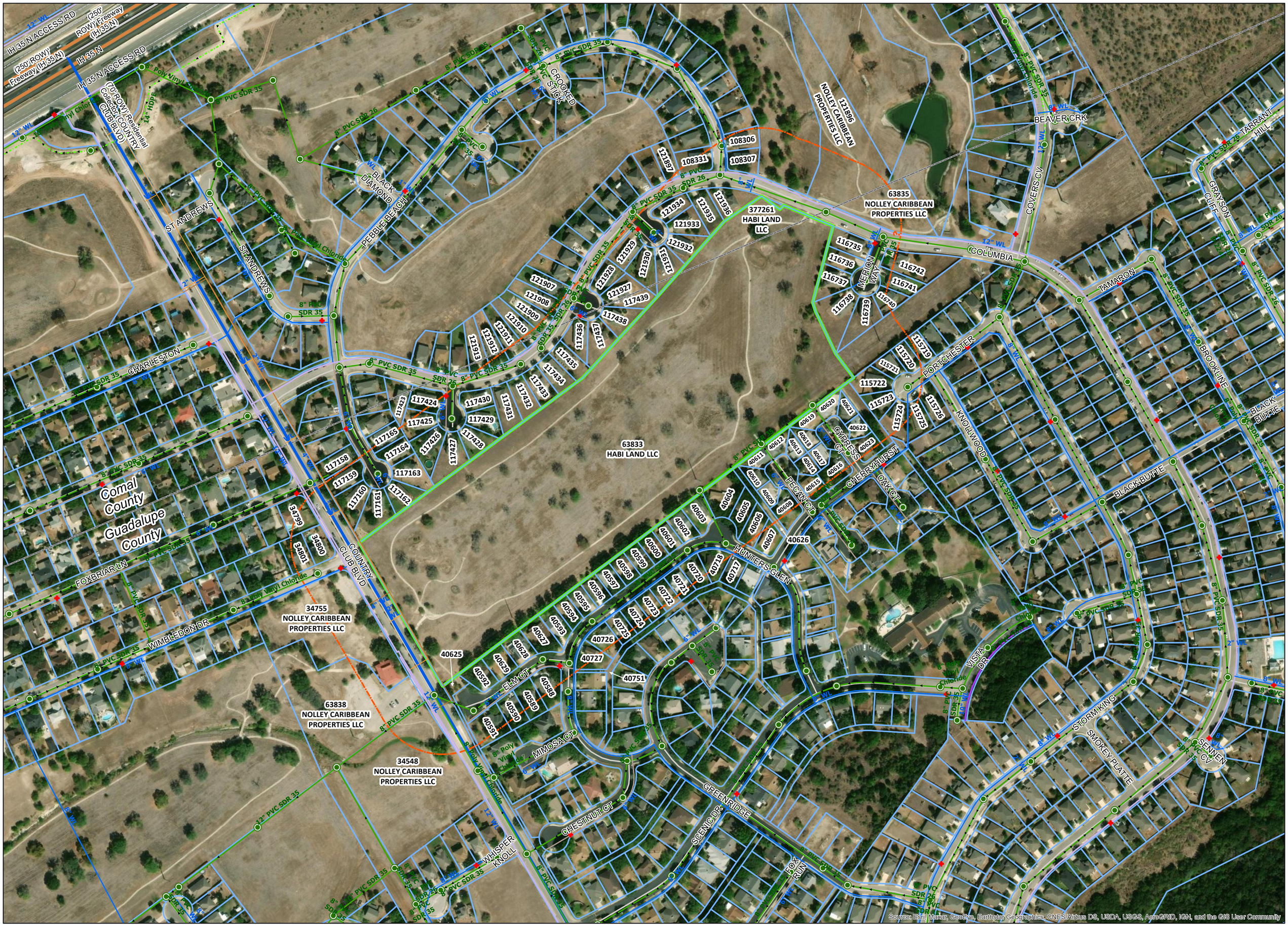
Xero Escape

Zero Lot Line

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The Villas AT BLUEBONNET RIDGE



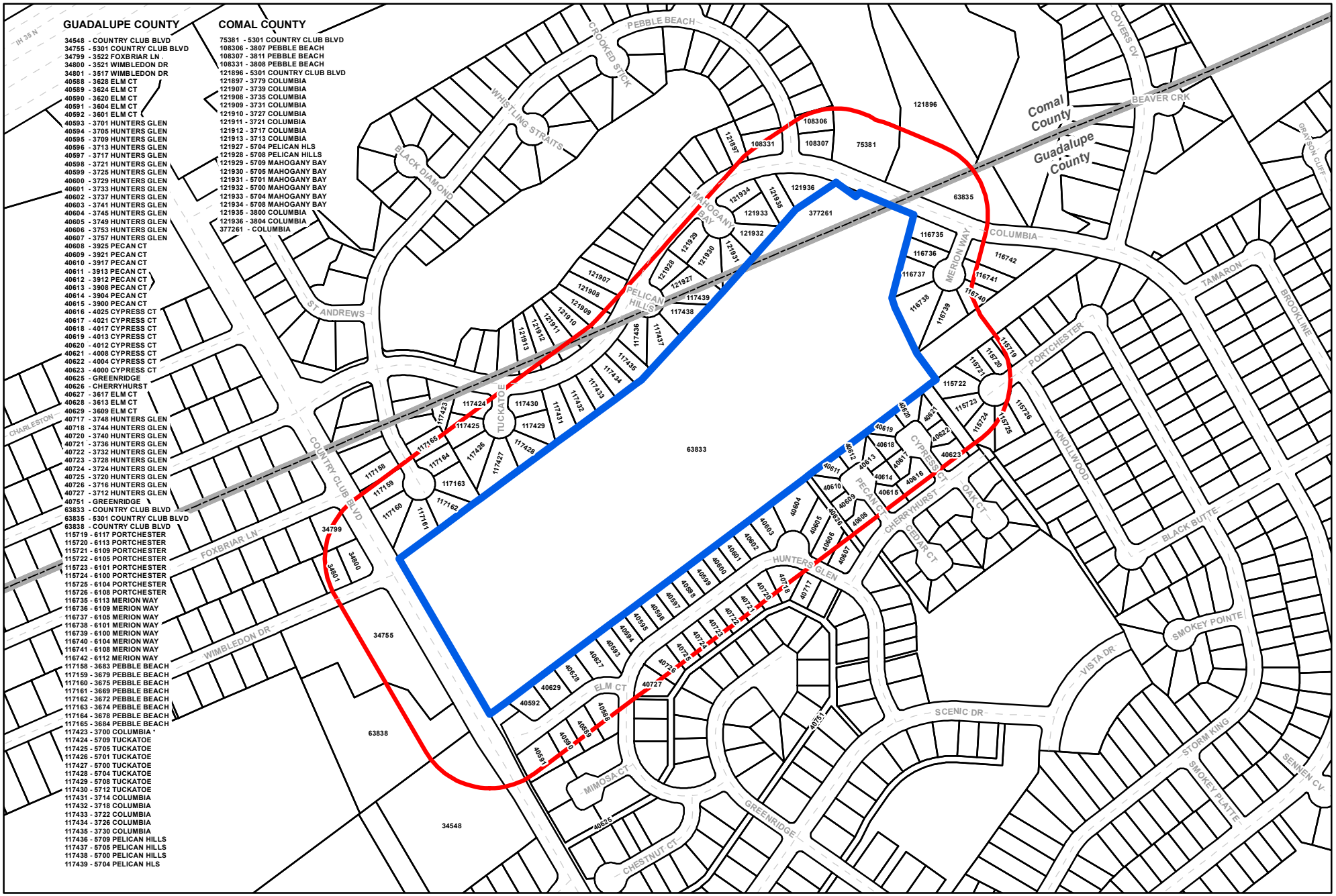
SCHERTZ
COMMUNITY ★ SERVICE ★ OPPORTUNITY

THE VILLAS AT
BLUEBONNET RIDGE
(PLPDD20230093)

- <all other values>
- Highways
- Major Roads
- Minor Roads
- Other Cities
- <all other values>
- Freeway
- Principal Arterial
- Planned Principal Arterial
- Secondary Arterial
- Planned Secondary Arterial
- Secondary Rural Arterial
- Planned Secondary Rural Arterial
- Residential Collector
- Planned Residential Collector
- Commercial Collector B
- Planned Commercial Collector B
- Commercial Collector A
- Planned Commercial Collector A
- 1" 2" 3" 4" 6" 8" 10" 12" 16" 18" 20" 24" 30" 36"
- Schertz Gravity
- Schertz Pressure
- Neighboring Gravity
- Private Pressure
- Hydrant
- Manholes
- 200' Buffer
- Schertz Municipal Boundary
- County Boundaries

1 Inch = 200 Feet

0 100 200 400 600 800 Feet



SCHERTZ
COMMUNITY ★ SERVICE ★ OPPORTUNITY

City of Schertz

The Villas at Bluebonnet Ridge
(PLPDD20230093)

Last Update: May 24, 2023

City of Schertz GIS Department gis@schertz.com

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

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

June 1, 2023

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PLPDD20230093– A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe County, Texas.

The Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to Emily Delgado, Planning Manager, 1400 Schertz Parkway, Bldg. 1, Schertz, Texas 78154 or by email at planning@schertz.com. If you have any questions, please feel free to call Emily Delgado, Planning Manager directly at (210) 619-1784.

Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: Jaymes Cortinas SIGNATURE _____
(PLEASE PRINT)

STREET ADDRESS: 3717 Columbia

DATE: 25 Jun 23

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

June 1, 2023

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: JAMES W. CHANDLER JR (PLEASE PRINT) SIGNATURE _____

STREET ADDRESS: 3800 COLUMBIA DR, SCHERTZ TX 78108

DATE: 24 JUNE 23

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: GLENN & NARDIE TURNER (PLEASE PRINT) SIGNATURE _____

STREET ADDRESS: 3709 Columbia Dr Cibolo, Tx 78108

DATE: 7/13/23

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☑ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: Monica Miller (PLEASE PRINT) SIGNATURE _____

STREET ADDRESS: 3714 Columbia Dr, Cibolo, TX 78108

DATE: 6-2-23

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

June 1, 2023

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: Laurie Lamphear SIGNATURE Laurie Lamphear
(PLEASE PRINT)

STREET ADDRESS: 3731 Columbia Dr.

DATE: 6/25/23

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

June 1, 2023

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: Laurie Lampheat SIGNATURE Laurie Lampheat
(PLEASE PRINT)

STREET ADDRESS: 3731 Columbia Dr, Cibolo TX 78108

DATE: 6/7/2023

I am: in favor of ☐ opposed to ☑ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: Single family homes ONLY. Rezone to AG. for community farm.

NAME: Steven Simmers SIGNATURE [signature]
(PLEASE PRINT)

STREET ADDRESS: 3713 Columbia Dr.

DATE: 6/6/23

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

June 1, 2023

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: Zoorob SIGNATURE Zoorob
(PLEASE PRINT)

STREET ADDRESS: 3804 Columbus Dr

DATE: 6/25/2023

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☑ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: Sydney Harris (PLEASE PRINT) SIGNATURE _____

STREET ADDRESS: 3727 Columbia Dr

DATE: June 23, 2023

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

June 1, 2023

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☑ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: Sonya Loredo-Reyes SIGNATURE S Reyes
(PLEASE PRINT)

STREET ADDRESS: 3726 Columbia Drive

DATE: 6/25/23

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: AGAINST DUPLEX DEVELOPMENT

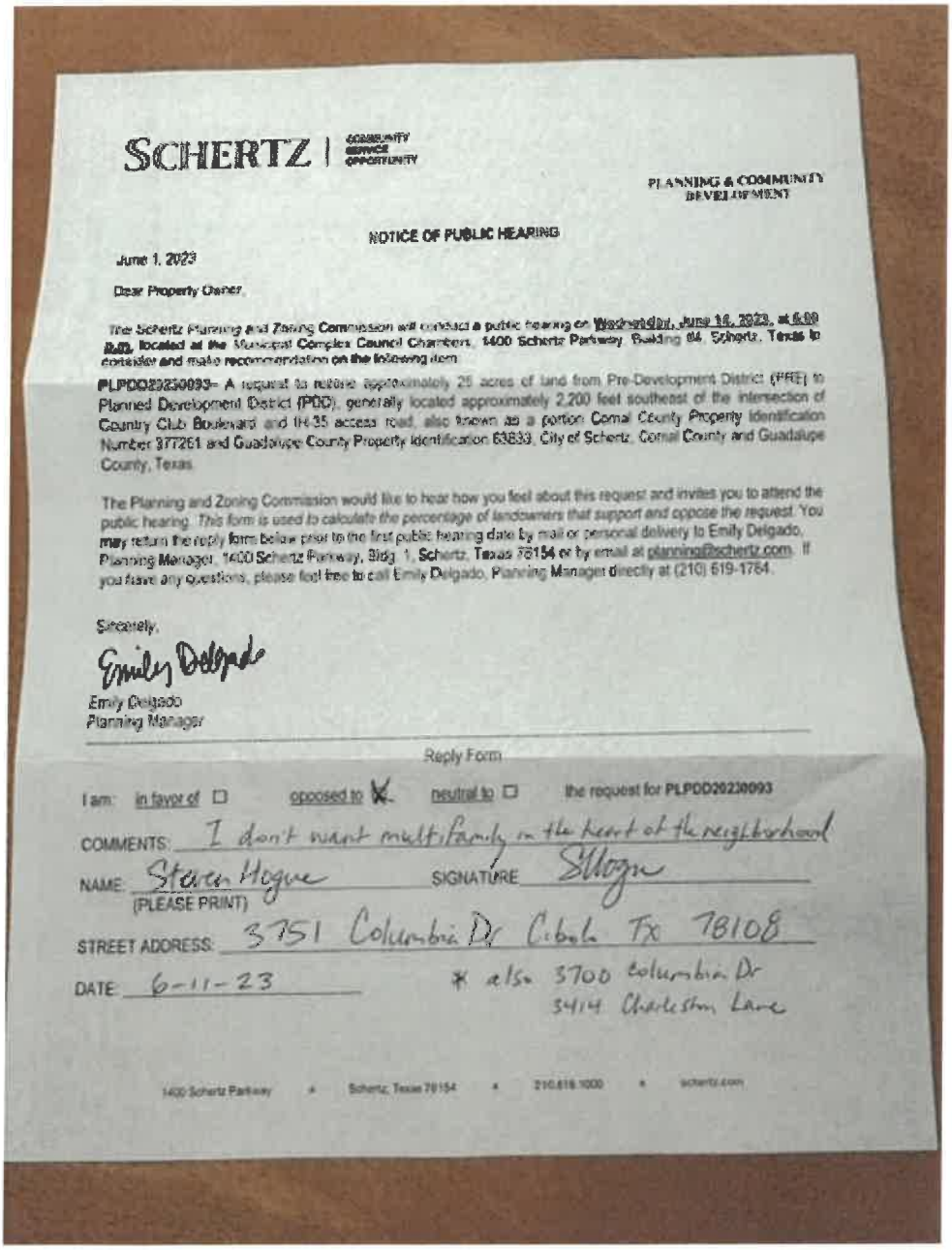
NAME: SONYA LOREDO-REYES (PLEASE PRINT) SIGNATURE Sonya Loredo-Reyes

STREET ADDRESS: 3726 COLUMBIA DR.

DATE: 6/14/2023

Emily Delgado

From: Steven Hogue
Sent: Sunday, June 11, 2023 10:33 PM
To: planning@schertz.com
Subject: Attn Emily Delgado



SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20230093

COMMENTS: I don't want multi family in the heart of the neighborhood

NAME: Steven Hogue (PLEASE PRINT) SIGNATURE: SHogue

STREET ADDRESS: 3751 Columbia Dr Cibolo Tx 78108

DATE: 6-11-23

* also 3700 Columbia Dr
3414 Charleston Lane

1400 Schertz Parkway • Schertz, Texas 78154 • 210.619.1000 • schertz.com

Sent from my iPhone

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: Don't want no Complex behind my house. I didn't move here for that

NAME: Roger Wallace (PLEASE PRINT) SIGNATURE: R

STREET ADDRESS: 3722 Columbia Dr

DATE: 6/22/2023

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: DO NOT SUPPORT

NAME: NORMAN ST-CLAIR SIGNATURE

(PLEASE PRINT)

STREET ADDRESS: 3718 COLUMBIA DRIVE

DATE: 6-29-23
6-26-23

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

June 1, 2023

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☑ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: Rose Carpintey roReyes (PLEASE PRINT) SIGNATURE Rose Carpintuyo-Reyes

STREET ADDRESS: 3522 Foxbriar Ln Schertz, Tx 78108

DATE: 6-25-2023

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: I'm opposed to the Variances Requested from following the UDC.
① width Variance Requested is 65' instead of UDC Required 75 foot
② Side Set Back Request of total 10' side set back with zero on one side and 10' on the othe

NAME: Linda Rasch (PLEASE PRINT) SIGNATURE: Linda C Rasch

STREET ADDRESS: 3509 Whisper Knoll Schertz, Tx 78108

DATE: 6/23/22

Continued: instead of the UDC Required 7.5 feet on each side for a total 15' Betwee units.

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: David + Beverly Mitchell (PLEASE PRINT) SIGNATURE: Beverly Mitchell

STREET ADDRESS: 6104 Portchester, Schertz, TX 78108

DATE: 6/7/2023

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: Scenic Hills Comm. Assoc. SIGNATURE _____ president
(PLEASE PRINT)

STREET ADDRESS: 4820 Scenic Drive

DATE: _____

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☑ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: This development is still not appropriate for our neighborhood.

NAME: Heather Jackson (PLEASE PRINT) SIGNATURE Heather Jackson

STREET ADDRESS: 3410 Wimbledon Dr.

DATE: 7/17/23

Emily Delgado

From: Mary Salvaterra
Sent: Wednesday, June 14, 2023 4:14 PM
To: Emily Delgado
Subject: property and zoning meeting

Follow Up Flag: Follow up
Flag Status: Flagged

To whom this may concern,

I hope this PLPDD20230093 The Villas at Bluebonnet does concern everyone on the board. I am the first to admit this proposal coming up again with very little change after being exposed and denied is very confusing.
Like the council members have stated they are trying to put a square peg in a round hole. And why anyone would want this certaining has me baffled.
Please follow your own UDC guidelines and this will not pass. And why am I told that it doesn't matter if planning and zoning deny this. Are you not the ones who make them follow the guidelines, and are able to see that they are not following them with this proposal? Like I said, all these conversations are getting very confusing and I truly believe all of Schertz would agree how inappropriate this request is.
I am thinking the city needs to start offering classes on how to understand planning and zoning and our city council members' conversations. Why approve or disapprove this if the Council does not have to abide by your decision.

Thank you,
very confused
Mary Salvaterra
3422 Wimbledon Dr.

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNIT
DEVELOPMENT

NOTICE OF PUBLIC HEARING

June 1, 2023

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Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☐ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: Jessica Wellnang SIGNATURE _____
(PLEASE PRINT)

STREET ADDRESS: 3521 Wimbledon

DATE: 6/20/23

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

June 1, 2023

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Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: Araceli Adame (PLEASE PRINT) SIGNATURE Araceli Adame

STREET ADDRESS: 5704 Mahogany Bay Schertz TX 78108

DATE: 6/25/2023

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

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Emily Delgado
Planning Manager

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COMMENTS: _____

NAME: JOE SOLIS (PLEASE PRINT) SIGNATURE _____

STREET ADDRESS: 5701 MAHOGANY BAY SCHERTZ TX 78108

DATE: 6/25/23

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

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NOTICE OF PUBLIC HEARING

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Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☑ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: Julie Martin (PLEASE PRINT) SIGNATURE _____

STREET ADDRESS: 5708 Mahogany Bay Schertz TX 78108

DATE: 6/25/23

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

June 1, 2023

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Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: Dennis R Cook SIGNATURE _____
(PLEASE PRINT)

STREET ADDRESS: 3669 Elm Ct Schertz, TX 78108

DATE: 6/7/2023

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

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COMMENTS: _____

NAME: DENNIS R COOK (PLEASE PRINT) SIGNATURE Dennis R Cook

STREET ADDRESS: 3609 Elm Dr

DATE: 14 JUL 23

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

June 1, 2023

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Emily Delgado

Emily Delgado
Planning Manager

Reply Form

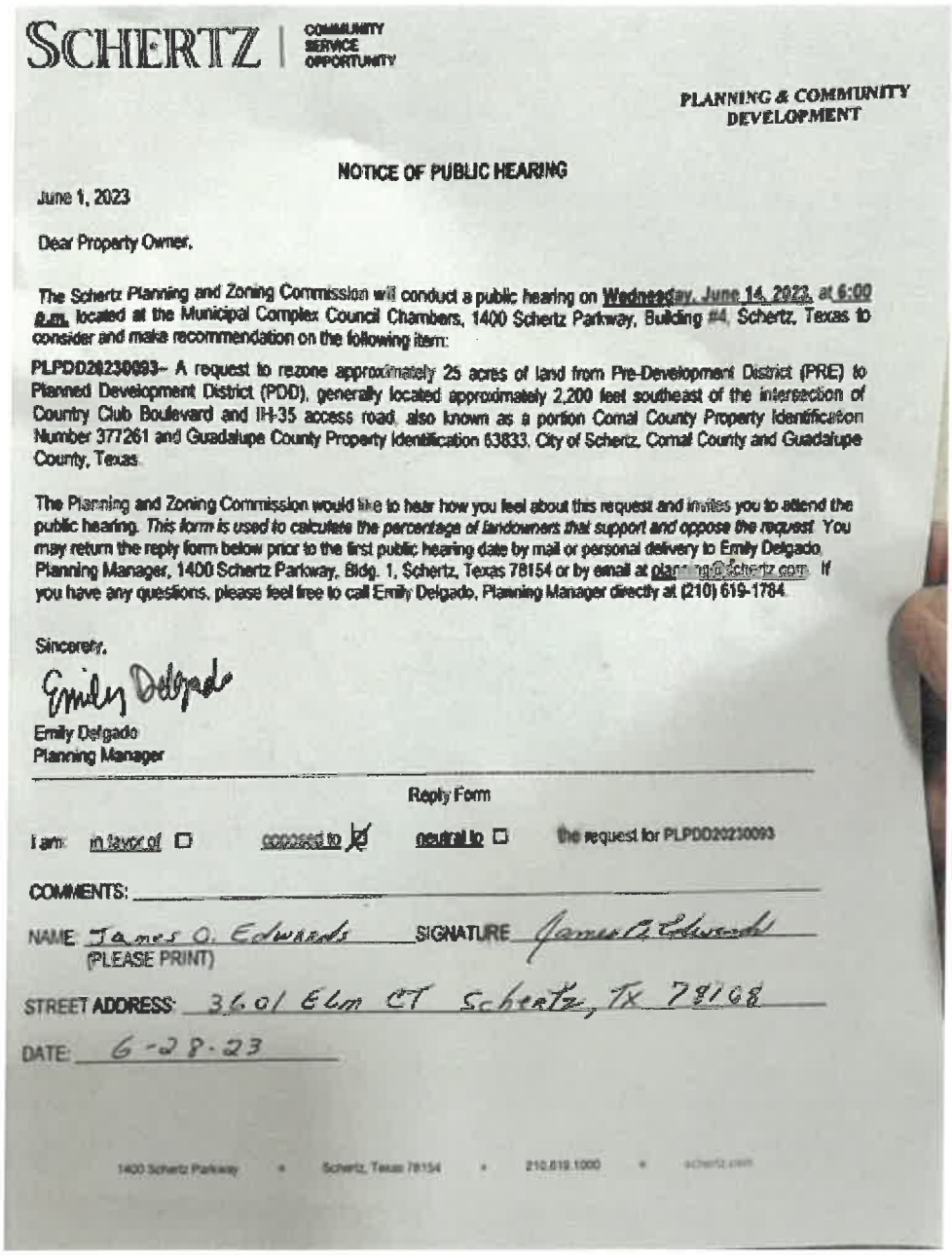
I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: James O. Edwards (PLEASE PRINT) SIGNATURE James O Edwards

STREET ADDRESS: 3601 Elm CT.

DATE: 7-13-23



SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20230093

COMMENTS: _____

NAME: James O. Edwards (PLEASE PRINT) SIGNATURE: James O Edwards

STREET ADDRESS: 3601 Elm CT Schertz, TX 78108

DATE: 6-28-23

1400 Schertz Parkway • Schertz, Texas 78154 • 210.619.1000 • schertz.com

Sent from my iPhone

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

June 1, 2023

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Emily Delgado
Planning Manager

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COMMENTS: _____

NAME: Amelia Courser (PLEASE PRINT) SIGNATURE: Amelia Courser

STREET ADDRESS: 3620 F/M Ct.

DATE: 07/13/2023

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☑ opposed to ☐ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: Ann McMaster SIGNATURE _____
(PLEASE PRINT)

STREET ADDRESS: 3604 Elm Ct Schertz TX 78108

DATE: 7/6/23

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

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PLPDD20230093– A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe County, Texas.

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: Wes + Marcheta Wright SIGNATURE Wesley Wright
(PLEASE PRINT) Marcheta Wright

STREET ADDRESS: 3613 Elm Ct, Schertz

DATE: _____

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

June 1, 2023

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: Margaret Mendez (PLEASE PRINT) SIGNATURE Margaret D. Mendez

STREET ADDRESS: 3624 Elm Court Schertz, Tx 78108

DATE: 7/16/23

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022,** at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

PLPDD20220095 – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe County, Texas.

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Sincerely,

Megan Harrison
Planner

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: _____

NAME: Judy G. Spencer SIGNATURE Judy G Spencer
(PLEASE PRINT)

STREET ADDRESS: 3608 Elm Court, Schertz TX 78108

DATE: 7/6/23

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

June 1, 2023

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: Brandi Coleman SIGNATURE Brandi Coleman
(PLEASE PRINT)

STREET ADDRESS: 6101 Merion Way

DATE: 7/16/23

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

June 1, 2023

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☑ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: ~~We~~ our property value would be greatly appreciated.

NAME: Brandi Coleman (PLEASE PRINT) SIGNATURE Brandi Coleman

STREET ADDRESS: 6101 Merion Way

DATE: 6/25/23

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

June 1, 2023

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: ZONE PROPERTY FOR RECREATION USE - CITY OWNED GOLF COURSE

NAME: RAY ALLOWAY (PLEASE PRINT) SIGNATURE Ray Alloway

STREET ADDRESS: 6109 MERION WAY

DATE: 6/13/23

From: Ray Alloway
Sent: Tuesday, June 13, 2023 7:36 AM
To: planning@schertz.com
Subject: ZONE PROPOSAL
Attachments: ZONE PROPROSAL.pdf

Morning Emily:

Attached is my response to the building of apartments next to my house.

How would you like to wake up in the morning and have that happen to you. Closing of the golf course was bad enough, but to replace the course with apartments. Our area needs a well maintained park and even a 9 hole golf course. Something that enhances our neighborhood, not devalue our investment.

Sincerely,

Ray Alloway

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

June 1, 2023

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: Ruth Lawrence SIGNATURE Ruth Lawrence
(PLEASE PRINT)

STREET ADDRESS: 6100 Marion Way

DATE: 6.12.23

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

June 1, 2023

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: Wade Lawrence SIGNATURE _____
(PLEASE PRINT)

STREET ADDRESS: 6100 MERION WAY

DATE: 6/26/2023

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

June 1, 2023

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: William Lacy (PLEASE PRINT) SIGNATURE _____

STREET ADDRESS: 6113 Merion Way Schertz TX

DATE: 25 JUNE 2023

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

June 1, 2023

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: Andrea Dixon SIGNATURE _____
(PLEASE PRINT)

STREET ADDRESS: 6108 Melon Way

DATE: 6/26/23

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

June 1, 2023

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☑ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: Amanda Jackson (PLEASE PRINT) SIGNATURE Amanda L Jackson

STREET ADDRESS: 6108 Merion Way

DATE: 6/12/23

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

June 1, 2023

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: Jeff Hackman SIGNATURE _____
(PLEASE PRINT)

STREET ADDRESS: 6112 Mario Way

DATE: 6/24/23

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

June 1, 2023

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: Sarah Howard (PLEASE PRINT) SIGNATURE Sarah Howard

STREET ADDRESS: 3672 Pebble Beach, Schertz, TX 78108

DATE: 9 JUL 2023

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

June 1, 2023

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: Due to Environmental Concerns + UDC deviations

NAME: Tammy Kennedy (PLEASE PRINT) SIGNATURE: [signature]

STREET ADDRESS: 3712 Pebble Beach

DATE: 7/13/23

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

June 1, 2023

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: BRITTNEY HONEYWTT (PLEASE PRINT) SIGNATURE _____

STREET ADDRESS: 3808 Pebble Beach

DATE: 6/27/23

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

June 1, 2023

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: Disgraceful decision!

NAME: Melissa Marchese (PLEASE PRINT) SIGNATURE Melissa Marchese

STREET ADDRESS: 3674 Pebble Beach 78108

DATE: 6/25/23

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

June 1, 2023

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☑ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: Howson Lau (PLEASE PRINT) SIGNATURE Howson Lau

STREET ADDRESS: 3578 Pebble Beach

DATE: 6/25/23

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

June 1, 2023

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: This is designated ~~developed~~ area wrong for the owners on the golf green

NAME: Estes E. Fogel SIGNATURE Estes E. Fogel
(PLEASE PRINT)

STREET ADDRESS: 3684 Pebble Beach

DATE: 6-25-23

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

June 1, 2023

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: PAUL J. HENNEY (PLEASE PRINT) SIGNATURE Paul J Henney

STREET ADDRESS: 3811 PEBBLE BEACH, CIBOLO, TX 78108

DATE: 6/14/2023

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

June 1, 2023

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: JUDITH HENFEL (PLEASE PRINT) SIGNATURE Judith Henfel

STREET ADDRESS: 3811 Pebble Beach Cibolo, TX 78108

DATE: 6/27/23

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

June 1, 2023

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: Modesto Morales (PLEASE PRINT) SIGNATURE _____

STREET ADDRESS: 3679 Pebble Beach Schertz 78108

DATE: 6/11/23

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

June 1, 2023

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

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COMMENTS: _____

NAME: Modesto Morales SIGNATURE _____
(PLEASE PRINT)

STREET ADDRESS: 367 Pebble Beach

DATE: 6-25-2023

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

June 1, 2023

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: Curtis Hermosillo (PLEASE PRINT) SIGNATURE _____

STREET ADDRESS: 3609 Pebble Beach

DATE: 6/27/23

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

June 1, 2023

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: DEWEY HARMONS (PLEASE PRINT) SIGNATURE Dewey Harmons

STREET ADDRESS: 5209 PELICAN HLS

DATE: 6-25-23

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

June 1, 2023

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: GERALD L NATAURSNAN (PLEASE PRINT) SIGNATURE: _____

STREET ADDRESS: 6705 PELICAN HILLS

DATE: 26 JUNE 23

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

June 1, 2023

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: GERALD L. NATALROMAN SIGNATURE _____
(PLEASE PRINT)

STREET ADDRESS: 5705 PELICAN HILLS, SCHERTZ, TX.

DATE: 14 JUN 2023

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

June 1, 2023

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☑ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: Joe Goodpasture (PLEASE PRINT) SIGNATURE Joe Goodpasture

STREET ADDRESS: 5704 Pelican Hill,

DATE: 6/26/2023

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☑ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: William M Zvlaica SIGNATURE _____
(PLEASE PRINT)

STREET ADDRESS: 5760 Pelican Hts, Schertz, TX 78108

DATE: 6/27/23

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

June 1, 2023

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: Laurie J. Hale (PLEASE PRINT) SIGNATURE Laurie J. Hale

STREET ADDRESS: 3900 Pecan Ct. Schertz, Tx 78108

DATE: 07/13/2023

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

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Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: Richard + Susan Perry (PLEASE PRINT) SIGNATURE Susan K. Perry
Richard L Perry

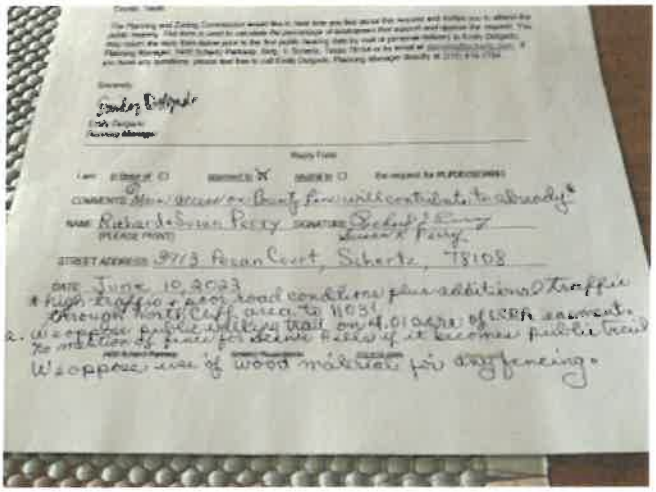
STREET ADDRESS: 3913 Pecan Court, Schertz 78108

DATE: July 14, 2023

Emily Delgado

From: SUSAN PERRY
Sent: Friday, June 9, 2023 5:54 PM
To: planning@schertz.com
Subject: Reply to Notice of Public Meeting

ATTN: Emily Delgado
Attached is our Reply Form in opposition to PLPDD20230093


Emily Delgado

I am in favor ☐ opposed ☒ undecided ☐ to request for PLPDD20230093

COMMENTS We are opposed to Party Fire will contribute to already

NAME Richard + Susan Perry SIGNATURE Richard Perry Susan Perry

STREET ADDRESS 3913 Pecan Court, Schertz, 78108

DATE June 10, 2023

* High traffic + poor road conditions plus additional traffic through Monty Cliff area to 1031

2. We oppose public walking trail on 4.01 acres of ESFA easement. No mention of plans for deed to City if it becomes public trail

We oppose use of wood material for dog fencing.

We are currently traveling in Idaho.
Richard and Susan Perry
3913 Pecan Court
Schertz, TX 78108

Sent from my iPad Susan 😉😇

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

June 1, 2023

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☑ opposed to ☐ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: Martin Zamzow SIGNATURE Martin Zamzow
(PLEASE PRINT)

STREET ADDRESS: 3912 Pecan Court

DATE: 7/14/23

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

June 1, 2023

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☑ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: Home owner dwellings OK, Rental apartments NO

NAME: Martin Zamzow (PLEASE PRINT) SIGNATURE Martin Zamzow

STREET ADDRESS: 3912 Pecan Court (Lot 10617)

DATE: 6-6-23

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

June 1, 2023

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: LYNN & JUDYJANE WITTE (PLEASE PRINT) SIGNATURE Lynn & Judyjane Witte

STREET ADDRESS: 4025 CYPRESS CT

DATE: JUNE 12, 2023

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

June 1, 2023

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: ROGER LASALLE SIGNATURE Roger LaSalle
(PLEASE PRINT)

STREET ADDRESS: 5012 CYPRESS CT

DATE: 7/6/2023

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

June 1, 2023

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: Please revise my earlier reply

NAME: Mary E. "Betsy" Berg (PLEASE PRINT) SIGNATURE Mary E Berg

STREET ADDRESS: 4013 Cypress Court

DATE: 13 JUL 2023

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

June 1, 2023

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☒. neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: Mary E Berg (PLEASE PRINT) SIGNATURE _____

STREET ADDRESS: 4013 Cypress Court

DATE: 12 JUN 2023

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

June 1, 2023

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☑ opposed to ☐ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: Troy Avery (PLEASE PRINT) SIGNATURE _____

STREET ADDRESS: 4017 Cypress Ct

DATE: 7-18-23

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

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Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☑ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: Tristan Cardenas (PLEASE PRINT) SIGNATURE _____

STREET ADDRESS: 5705 Tockatoe

DATE: 6/25/23

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☑ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: Leticia Ann Moore SIGNATURE Leticia Moore
(PLEASE PRINT)

STREET ADDRESS: 5712 Tuckaloe

DATE: 6/25/23

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: /

NAME: kristal miller SIGNATURE Kmiller
(PLEASE PRINT)

STREET ADDRESS: 5708 tuckaho

DATE: 6/24/23

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

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Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: Hilda Hundley SIGNATURE: Hilda Hundley
(PLEASE PRINT)

STREET ADDRESS: 5709 Tuckaroe

DATE: 6.25.23

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: ERIC LACROIX SIGNATURE _____
(PLEASE PRINT)

STREET ADDRESS: 5701 Tuckaloe

DATE: 6 | 25 | 23

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

June 1, 2023

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Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☑ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: DAVID LERMA (PLEASE PRINT) SIGNATURE [signature]

STREET ADDRESS: 5700 TUCKAHOE

DATE: 6-25-23

Emily Delgado

From: David Lerma
Sent: Tuesday, June 6, 2023 11:28 PM
To: planning@schertz.com
Subject: PLANNED DEVELOPMENT DISTRICT REZONE PROTEST

Hello Mrs. Delgado, I am **opposed** to the rezoning related to PLPDD20230093. My Name is- David Lerma. Address- 5700 Tuckatoe. I graduated from Samuel Clemens High School and have lived in Schertz for the past 40 years. Schertz always advertises that they have parks and trails. I am very disappointed that the City of Schertz have not purchased the property and make it into a park and trails for the citizens of Schertz that live in this area. Schertz could and should buy the property and do the right thing and make it into a park with trails.

Regards,
David Lerma

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

June 1, 2023

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Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: AUDREY HECTOR SIGNATURE Audrey Hector
(PLEASE PRINT)

STREET ADDRESS: 5704 TUCKATOE SCHERTZ, TX

DATE: 6/27/23

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: AUDREY HECTOR SIGNATURE Audrey Hector
(PLEASE PRINT)

STREET ADDRESS: 5704 Hector Schertz, TX 78108

DATE: 6/6/23

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

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Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: GEORGE H. MAURER (PLEASE PRINT) SIGNATURE George H Maurer

STREET ADDRESS: 3721 HUNTERS GLN SCHERTZ, TX 78108

DATE: 7/6/23

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☑ opposed to ☐ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: ANITA LEACH (PLEASE PRINT) SIGNATURE Anita Leach

STREET ADDRESS: 3749 HUNTERS GLEN

DATE: 7/JULY/23

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for **PLPDD20230003**

COMMENTS: _____

NAME: Bonnie Miller SIGNATURE _____
(PLEASE PRINT)

STREET ADDRESS: 3709 Hunters Glen Dr.

DATE: 6/5/23

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

June 1, 2023

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☑ opposed to ☐ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: CHARLES JENKINS (PLEASE PRINT) SIGNATURE _____

STREET ADDRESS: 3729 Hunters Glen

DATE: 5/7/23

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

June 1, 2023

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☑ opposed to ☐ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: STANLEY R MOORE SIGNATURE _____
(PLEASE PRINT)

STREET ADDRESS: 3732 HUNTERS GLEN, SCHERTZ, 78108

DATE: _____

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: Sharon Clancy (PLEASE PRINT) SIGNATURE Sharon L Clancy

STREET ADDRESS: 3744 Hunters Glen Schertz 1X 78154

DATE: 7/16/23

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

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Planning Manager

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: DONNA Ireland SIGNATURE Donna Y Ireland
(PLEASE PRINT)

STREET ADDRESS: 3720 Hunters Glen

DATE: 7-13-23

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

June 1, 2023

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, June 14, 2023,** 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:

PLPDD20230093– A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe County, Texas.

The Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to Emily Delgado, Planning Manager, 1400 Schertz Parkway, Bldg. 1, Schertz, Texas 78154 or by email at planning@schertz.com. If you have any questions, please feel free to call Emily Delgado, Planning Manager directly at (210) 619-1784.

Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☑ opposed to ☐ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: JEAN MCGOWEN SIGNATURE _____
(PLEASE PRINT)

STREET ADDRESS: 1705 HUNTERS GLEN

DATE: 7/5/2023

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

June 1, 2023

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: I VOTE YES AS THE PLAN STANDS NOW

NAME: Kelly GRIFFIN (PLEASE PRINT) SIGNATURE Kelly Griffin

STREET ADDRESS: 3745 HUNTERS GLEN, SCHERTZ

DATE: July 17, 2023

Emily Delgado

From: Kelly Griffin
Sent: Wednesday, June 14, 2023 2:38 PM
To: planning@schertz.com
Subject: public hearing June 14, 2023--my response

Hello,

I'm Kelly Griffin
3745 Hunters Glen
and I live in the Scenic Hills 55+ community.

Tonight is a public hearing.regarding PLPDD20230093

There has been so much back and forth I've lost track to where we are. I think I'm in favor --My wish is for this land to be used for single family homes. I am very against any kind of apartments or rental townhomes.

Thank-you
Kelly Griffin

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022,** at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

PLPDD20220095 – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe County, Texas.

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Sincerely,

Megan Harrison
Planner

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: _____

NAME: Othann Warner SIGNATURE Othann Warner
(PLEASE PRINT)

Othann Warner
3717 Hunters Gln
Schertz, TX 78108

STREET ADDRESS: _____

DATE: 7-16-23

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

June 1, 2023

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: OTHANN WARNER (PLEASE PRINT) SIGNATURE Othann Warner

STREET ADDRESS: 3717 Hunters Glen Schertz, TX 78108

DATE: 6-12-23

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

June 1, 2023

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: PHILIP BERG SIGNATURE Philip Berg
(PLEASE PRINT)

STREET ADDRESS: 3740 HUNTERS GLEN, SCHERTZ, TX

DATE: 14 JUL 2023

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

June 1, 2023

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: ZOning SHOULD BE SINGLE FAMILY HOMES; SAME AS SURROUNDING AREA.

NAME: PHILIP BERG (PLEASE PRINT) SIGNATURE Philip Berg

STREET ADDRESS: 3740 HUNTERS GLEN, SCHERTZ, TX 78108

DATE: 11 JUNE 2023

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

June 1, 2023

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☑ opposed to ☐ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: Tommy Knight (PLEASE PRINT) SIGNATURE Tommy Knight

STREET ADDRESS: 374 ~~Scenic Hills~~ Ventas Glen

DATE: 6/28/23

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

June 1, 2023

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: TOMMY & JENNIFER KNIGHT SIGNATURE Tommy Knight

(PLEASE PRINT)

STREET ADDRESS: 3741 HUNTERS GLEN

DATE: 6/6/2023

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: Margaret Igel (PLEASE PRINT) SIGNATURE Margaret Igel

STREET ADDRESS: 3712 Hunter Glen

DATE: 7/14/23

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

June 1, 2023

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: ~~in favor of~~ ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: Needs to be 55+ if rental units - one level - these won't sell with part interests rates - 55+ buyers pay cash!!

NAME: Margaret Igel (PLEASE PRINT) SIGNATURE Margaret Igel

STREET ADDRESS: 3712 Hunters Gln -

DATE: 6-6-23

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

June 1, 2023

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☐ neutral to ☒ the request for **PLPDD20230093**

COMMENTS: Don't have enough info to make an informed decision

NAME: Ruth Radcliffe SIGNATURE Ruth Radcliffe
(PLEASE PRINT)

STREET ADDRESS: 3724 Hunters Glen, Schertz TX 78108

DATE: 06/14/23

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

June 1, 2023

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: Not wanting Rental Units.

NAME: Pamela Mihrlegs (PLEASE PRINT) SIGNATURE

STREET ADDRESS: 3701 Hunters Glen, Schertz, TX 78701

DATE: 7/12/2023

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

June 1, 2023

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: Pamela Hinrichs (PLEASE PRINT) SIGNATURE _____

STREET ADDRESS: 3701 Hunters Glen

DATE: 7/17/23

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: WITHOUT PROPOSED WALKING TRAIL!!

NAME: GARY ENSMINGER SIGNATURE
(PLEASE PRINT)

STREET ADDRESS: 3753 HUNTERS GLEN

DATE: 6/5/23

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

June 1, 2023

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☐ neutral to ☑ the request for **PLPDD20230093**

COMMENTS: _____

NAME: BILL CHADWICK (PLEASE PRINT) SIGNATURE William Chadwick

STREET ADDRESS: 3200 COLUMBIA DR.

DATE: 27 JULY '23

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

June 1, 2023

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: These developments will reault in increased vehicle and pedestrian traffic , resulting in an increase in thefts, butglaries and criminal miso; all supporting my local PD stats

NAME: Jorge Carmona SIGNATURE

(PLEASE PRINT)

STREET ADDRESS: 3406 Columbia Dr cibolo tx 78108

DATE: 07-27-23

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

June 1, 2023

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: Unsuitable for living spaces its a flood zone area.

NAME: Armando Cruz SIGNATURE _____
(PLEASE PRINT)

STREET ADDRESS: 6070 Covers Cove

DATE: 28 July 2023

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

June 1, 2023

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The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, June 14, 2023,** 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:

PLPDD20230093– A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe County, Texas.

The Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to Emily Delgado, Planning Manager, 1400 Schertz Parkway, Bldg. 1, Schertz, Texas 78154 or by email at planning@schertz.com. If you have any questions, please feel free to call Emily Delgado, Planning Manager directly at (210) 619-1784.

Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: Opposed. Significant burden to basic area infrastructure

NAME: David Hermann (PLEASE PRINT) SIGNATURE

STREET ADDRESS: 6037 Scenic Links, Schertz, TX

DATE: 7/27/2023

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PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

June 1, 2023

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, June 14, 2023,** 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:

PLPDD20230093– A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe County, Texas.

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20230093**

COMMENTS: _____

NAME: CAROL DAVIS SIGNATURE [signature]
(PLEASE PRINT)

STREET ADDRESS: 3337 Wimbledon Dr

DATE: 7-27-23

ORDINANCE NO: 23-S-14

25 ACRE ZONE CHANGE FROM PRE-DEVELOPMENT DISTRICT (PRE) TO PLANNED DEVELOPMENT DISTRICT (PDD): THE VILLAS AT BLUEBONNET RIDGE

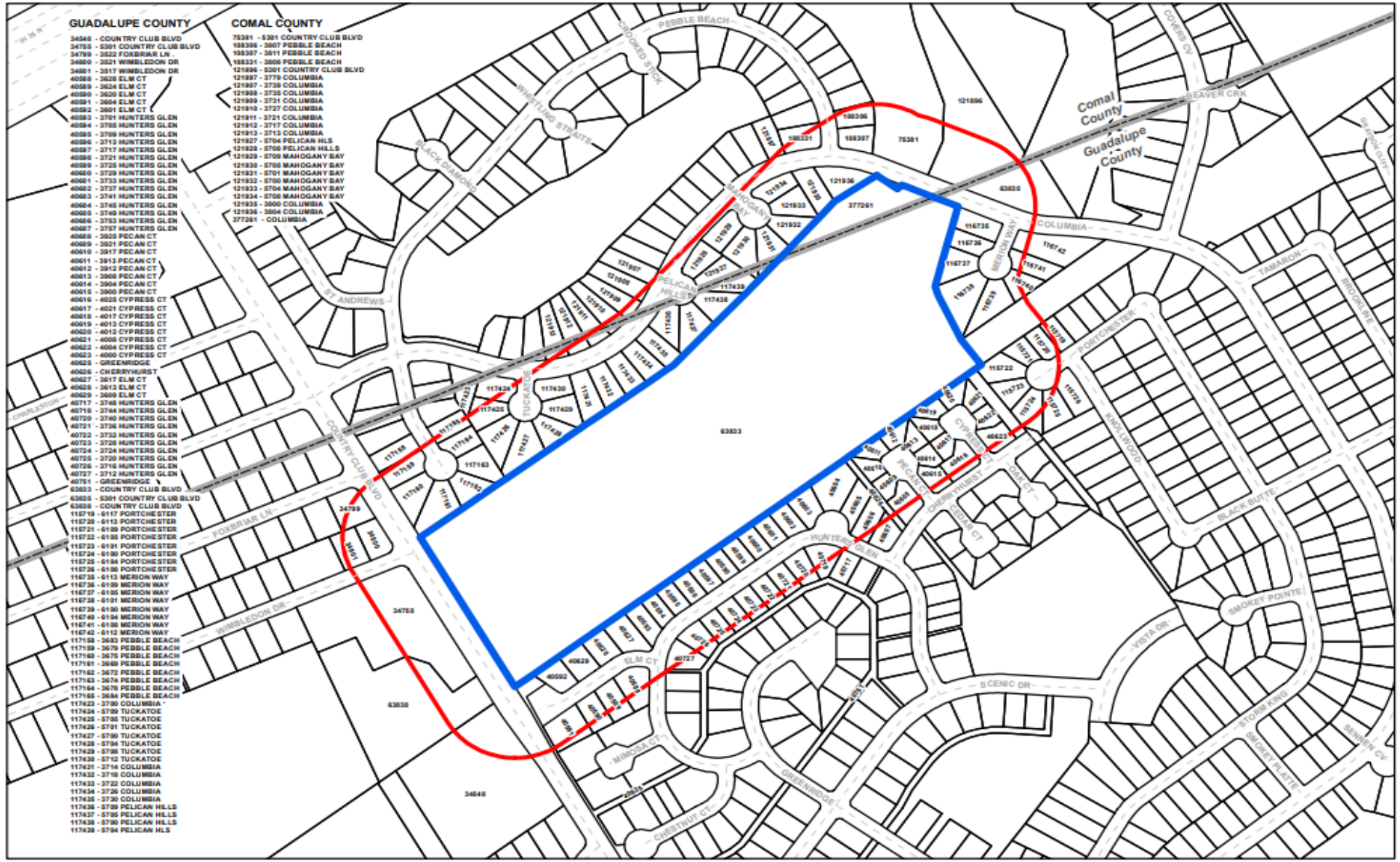
EMILY DELGADO | PLANNING MANAGER

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SUBJECT PROPERTY



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Last Update: May 24, 2023

City of Schertz GIS Department gis@schertz.com

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City of Schertz

The Villas at Bluebonnet Ridge (PLPDD20230093)

June 1, 2023: 117 Public Hearing Mailers sent

June 28, 2023: public hearing notice published in San Antonio Express

As of July 24, 2023 at 10:00am staff has received the following responses:

29- In Favor

71- Opposed

1- Neutral

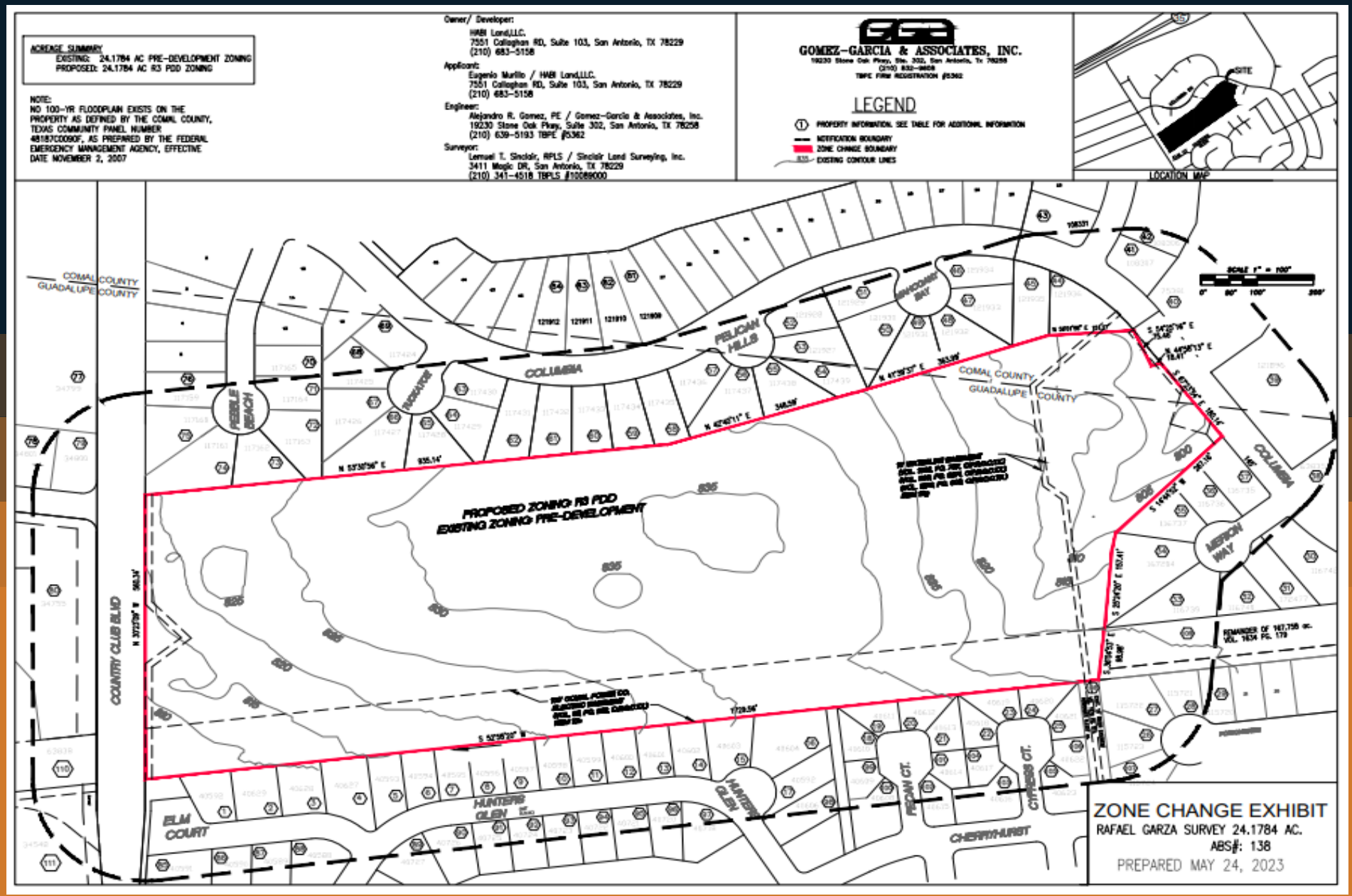
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Public Hearing Responses

- **If a proposed zoning change is protested in writing and signed by the owners of at least twenty percent (20%) of the area of the lots or land immediately adjoining the area covered by the proposed zoning change or zoning map amendment and extending 200 feet from that area, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths (¾) of all members of the City Council according to LGC, Local Government Code § 211.006(d).**
- **At the time of the staff report (July 24, 2023 at 10:00am) the total percentage of the protested parcel acreage is 18.88%, therefore, the 3/4 vote has not been triggered for the City Council.**

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SUBJECT PROPERTY



- Approximately 25 Acres
- Currently zoned Pre-Development District (PRE)
- Proposed Zoning: Planned Development District (PDD) with a base zoning of Two-Family Residential District (R-3) with the intention to construct duplexes

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PROPOSED PDD-

The Villa's at Bluebonnet Ridge

- **The proposed rezone from Pre-Development District (PRE) to Planned Development District (PDD) with a base zoning of Two-Family Residential (R-3)**

- **The proposed development would consist of the following:**
  - **Gated Community / HOA Maintained**
  - **85 Duplexes**
  - **No more than 170 Units**
    - **Each unit will be between 1,300 square feet and 1,400 square feet**
  - **7.31 acres of green space and amenities**

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THE VILLA'S AT BLUEBONNET RIDGE

- Each lot will have a 10-foot side setback on one side and a zero-lot line setback on the opposite side.
- Proposed reduce lot area, width, and depth. Front and rear setbacks consistent with the UDC standards for R-3.

Table 21.5.7.A DIMENSIONAL REQUIREMENTS
RESIDENTIAL ZONING DISTRICTS

		Minimum Lot Size and Dimensions			Minimum Yard Setback (Ft)				Miscellaneous Lot Requirements		
Code	Zoning District	Area Sq. Ft.	Width Ft.	Depth Ft.	Front Ft.	Side Ft.	Rear Ft.	Minimum Off-Street Parking Spaces	Max Height Ft.	Max Imperv Cover	Key
R-3 Per UDC	Two-Family Residential District	9000	75	120	25	10	20	2	35	60%	h,j,k,l, m,o
R-3 (PDD)	Two-Family Residential District (PDD)	**5655**	**65**	**87**	25	**10, 0**	20	2	35	60%	h,j,k,l, m

Key:	
h.	Corner lot shall have minimum 15-foot yard setback from street right-of-way.
j.	Site Plan approval required.
k.	Swimming pools count toward the maximum impervious cover limitations, unless the swimming pool is equipped with a water overflow device appropriate for such pool, and only if it drains into any pervious surface, in which case the water surface shall be excluded.
l.	No variances may be permitted to exceed the maximum impervious cover limitations
m.	Refer to Article 14, section 21.14.3 for additional design requirements
o.	Side yard setback of 7.5 ft. for R-1, R-2, R-3, R-6, R-7, and MHS continues in effect for all subdivisions vested on the date of adoption of Ordinance No. 11-S-15. → *(Not to be used for The Villas at Bluebonnet Ridge)*

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THE VILLA'S AT BLUEBONNET RIDGE

- **Parks & Amenities:**
  - **7.31 acres of green space and amenities**

Proposed to include:

- **a pavilion, playground for the community, a concrete walking path, a mail center with covered pavilion and additional parking spaces**
- **0.56 acre fenced in private dog park**
- **1.95-acre private picnic / trail / community garden area**
- **4.01 acre public walking trail, contingent on LCRA approval to develop within the easement**



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THE VILLA'S AT BLUEBONNET RIDGE

- **Fire Walls:**

  - The PDD states the following: "Due to the reduced side yard setbacks, each duplex within The Villas at Bluebonnet Ridge, will require all A/C condensers to be in the rear yard, and exterior sidewalls will be at least a minimum of a 1-hour fire rated. No structures, including sheds, will be permitted within the side yard setbacks. Fencing shall be in line with rear wall of the home. The fire rating shall extend the full length of both side walls and include any projections, it will be acceptable fire rated standard per code."

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THE VILLA'S AT BLUEBONNET RIDGE

- **Parking:**

  Each 3-bedroom unit has two driveway parking spaces in addition to two garage parking spaces for a total of 4 spaces per unit. There are a proposed 170 units with 4 spaces per unit for a total of 680 off-street parking spaces. In addition to those spaces there are an additional 16 parking spaces split between the interior parks and mail station and an additional 76 spaces available on street to use as overflow and guest parking. Total parking proposed is 772 spaces.

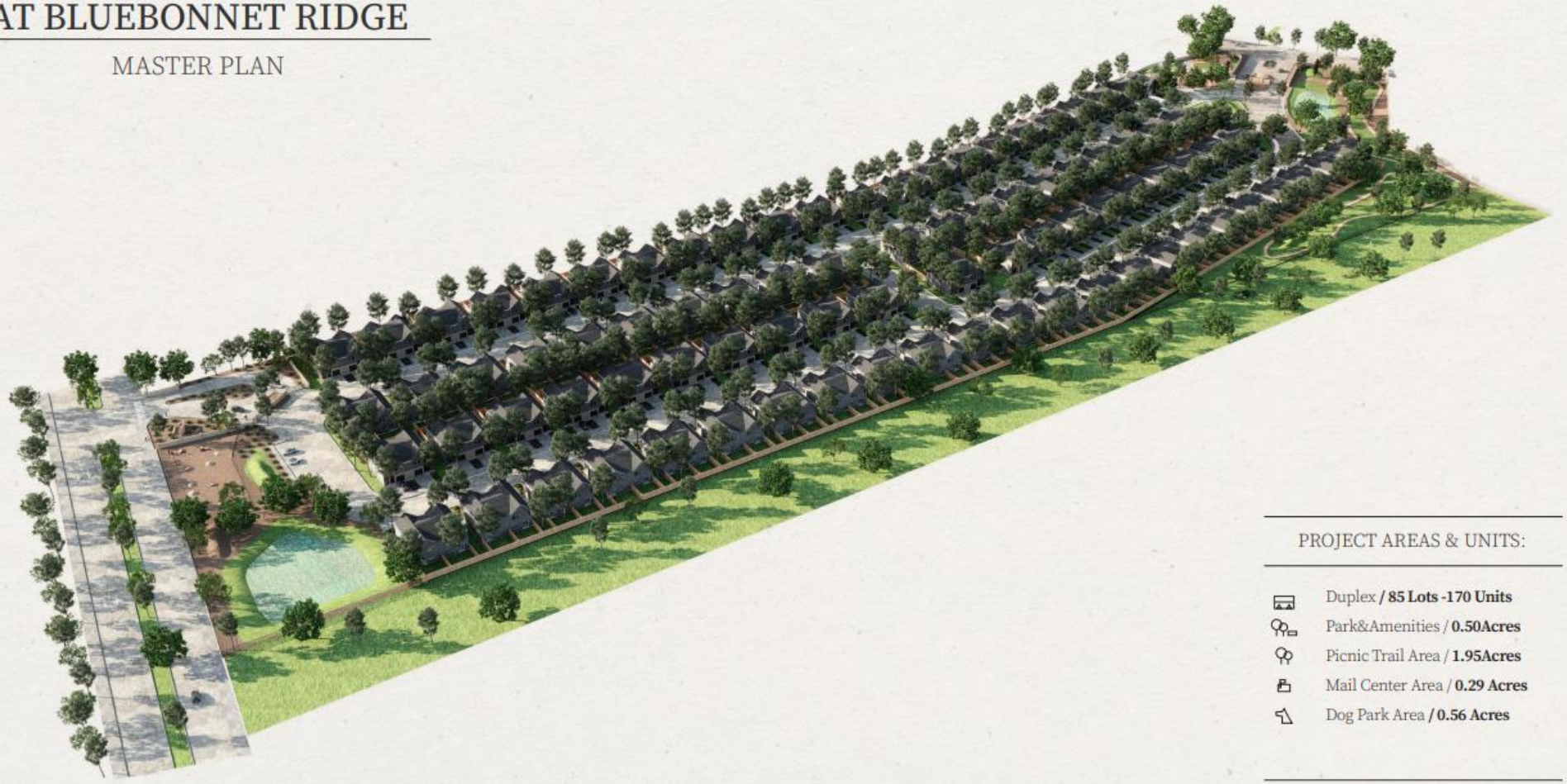
  The current UDC, as amended by 23-S-07, requires that duplexes provide 2 parking spaces per unit. The UDC does not require additional guest parking for duplexes. Under the current UDC The Villas at Bluebonnet Ridge would require 370 parking spaces.

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The Villas

AT BLUEBONNET RIDGE

MASTER PLAN



PROJECT AREAS & UNITS:

- Duplex / **85 Lots -170 Units**
- Park&Amenities / **0.50Acres**
- Picnic Trail Area / **1.95Acres**
- Mail Center Area / **0.29 Acres**
- Dog Park Area / **0.56 Acres**

TOTAL: **3.30 ac.**

- DetentionPonds / **0.66Acres**
- Public Trail System / **4.01Acres**

ALL RENDERINGS & ILLUSTRATIONS SHOWN ARE FOR ILLUSTRATION PURPOSE ONLY.

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HISTORY OF PREVIOUS PDD PROPOSALS

- **In 2022 the applicant submitted a zone change request for a PDD with a base zoning of Multi-family / Apartments (R-4). The original proposal was for 220 units that would be developed as fourplexes. This application was denied by City Council on September 27, 2022 when they were unable to obtain the super majority needed for approval.**

- **At the January 15, 2023 P&Z meeting and the February 28, 2023 City Council meeting a new proposal was presented for a PDD with a base zoning of Townhome District (TH). This proposal was for a maximum of 51 buildings with no more than 198 Units. Ultimately, this PDD request was denied at the April 25, 2023 City Council meeting when the project was unable to obtain the required super majority for approval.**

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CHANGES FROM PREVIOUS PDD PROPOSALS

- **First Proposal: PDD with a base zoning of Multi-family / Apartments (R-4) / 220 units that would be developed as fourplexes.**

- **Second Proposal: PDD with a base zoning of Townhome District (TH) / maximum of 51 buildings with no more than 198 Units.**

- **Current Proposal: PDD with a base zoning of Two-Family Residential (R-3) / maximum of 170 units spread across 85 duplexes**
  - **Decreased maximum number of units from the first two proposals**
  - **Change in product type**

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Changes to the PDD from P&Z Meeting

- **At the June 14, 2023 Planning and Zoning Commission there was a discussion on the proposed PDD Design Standards document. It was identified by the applicant that the design standards provided to the Planning and Zoning Commission had an error in the proposed Table 21.5.7.A Dimensional Requirements. The design standards included in the P&Z agenda indicated that the impervious coverage was proposed to be increased to 75%. However, that was an error, and the applicant has corrected the table in the design standards included in the City Council packet to reflect the impervious coverage is not proposed to be modified and will remain at 60% per the UDC R-3 Zoning District.**

Table 21.5.7.A DIMENSIONAL REQUIREMENTS
RESIDENTIAL ZONING DISTRICTS

		Minimum Lot Size and Dimensions			Minimum Yard Setback (Ft)				Miscellaneous Lot Requirements		
Code	Zoning District	Area Sq. Ft.	Width Ft.	Depth Ft.	Front Ft.	Side Ft.	Rear Ft.	Minimum Off-Street Parking Spaces	Max Height Ft.	Max Imperv Cover	Key
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Changes to the PDD from P&Z Meeting

- **Additionally, at the June 14, 2023 Planning and Zoning Commission meeting it was noted that UDC Article 8 Section 21.8.1.B.1 stipulates that a gated community is required to be seventy-five (75) acres and the proposed PDD Design Standards did not explicitly note that UDC modification to allow The Villas at Bluebonnet Ridge to be a gated community with only 24 acres. The applicant has included a statement within the PDD Design Standards, included within the City Council packet, under the "Homeowners Association & Maintenance" header to indicate a proposed UDC modification to allow a gated community with a minimum of 24 acres.**

Homeowners Association & Maintenance. City of Schertz UDC Article 8 Section 21.8.1.B.1 stipulates that a Gated Community shall be a minimum of seventy – five (75) acres. The Villas at Bluebonnet Ridge is modifying this UDC requirement to allow the development of a gated community a minimum of 24 acres. This development will be

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Changes to the PDD from P&Z Meeting

There are two other areas that received modifications within the PDD Design Standards between the Planning and Zoning Commission meeting and the City Council meeting. The first modification is within the header "Two-Family Residential District", which the first sentence was modified to make it clear that the intent is to develop in accordance with the Two-Family Residential District (R-3) but to modify the lot width, depth, lot area, and setbacks. The other modification is within the header "Site Design Standards", which the first sentence was modified to make it clear that except for lot sizes, lot area, setbacks and the gated community minimum acreage, The Villas at Bluebonnet Ridge PDD is proposed to conform to the UDC.

Two-Family Residential District. The intent of the development is to conform with the Two-Family Residential District (R-3) zoning district but to modify the lot width, depth, lot area, and setbacks as follows. Each lot is comprised of at least 5,655 sf with a minimum depth of 87-feet. Each lot will have a width of at least 65 feet. There will be 85 lots in total. Each area, as shown and identified on *Exhibit B*.

Site Design Standards. With the exception of lot sizes, lot area, setbacks, and gated community minimum acreage, this proposed development conforms to the UDC for orderly and unified development of streets, utilities, neighborhood design, public land and facilities. Streets, gates, and lighting will be maintained by the HOA. All public utilities will be maintained by the city with easements to be recorded for access and maintenance as detailed in the utility plan provided to the city.

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STAFF ANALYSIS

- **The Schertz Sector Plan identifies the subject property as Single-Family Residential which encourages a mixture of residential housing types. The proposed PDD with the base zoning of Two-Family Residential (R-3); which allows for duplexes, would provide for a housing type that is not currently in the area.**

- **Additionally, the change to duplexes is in line with the discussion that occurred at the previous City Council meetings. The current proposal reduces the overall density from the previously proposed zone change.**

- **The current proposal accommodates an area for the dedication and construction of the walking trail within the overhead electrical easement, contingent on LCRA approval, which was desired by staff and City Council based on previous trail presentations.**

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RECOMMENDATION

- **Planning and Zoning Commission Recommendation:**

  - The Schertz Planning and Zoning Commission met on June 14, 2023 and voted to recommend that City Council approve the proposed zone change with corrections to the PDD Design Standards in relation to the Impervious Coverage and the UDC acreage requirement for gated communities by a 5-1 vote with Commissioner Hector with the nay vote.

- **Staff Recommendation:**
  - **The Planning Division, Engineering Department, Public Works Department and Fire Department have all reviewed the proposed The Villas at Bluebonnet Ridge PDD design standards with no objections.**
  - **Staff recommends approval of the proposed zone change (Ordinance 23-S-14) to Planned Development District (PDD).**

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CITY COUNCIL ACTION

- **July 18, 2023 City Council Meeting**

  - The Schertz City Council met on July 18, 2023 and voted to approve the proposed zone change as presented by a 4-3 vote with Council Members Davis, Watson, and Scagliola with the nay vote.

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COMMENTS & QUESTIONS

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Agenda No. 8.

CITY COUNCIL MEMORANDUM

City Council Meeting:	**August 1, 2023**
Department:	**Planning & Community Development**
Subject:	**Ordinance 23-S-13 - Conduct a public hearing and/or action on amendments to Part III of the Schertz Code of Ordinances, Unified Development Code (UDC) to Article 5, Section 21.8.5 Permitted Use Table, and Article 16 Definitions. (*Final Reading)* (B.James/L.Wood/S.Haas)**

BACKGROUND

As stated in the Unified Development Code (UDC), City Council from time to time, on its own motion, or at the recommendation of City staff amend, change, or modify text in any portion of the UDC to establish and maintain stable and desirable development. It is generally considered good practice to periodically review and update the development regulations due to changing conditions, community goals, and/or State and Federal regulations.

The city has received interest for sites within the city for potential uses related to producing and/or storing solar energy. The interest is primarily centered around the undeveloped and underdeveloped Manufacturing - Light (M-1) Districts around the edges of the city. The current UDC has no language pertaining to solar energy land uses. Currently, this would be considered a "New and Unlisted Use", which requires a Specific Use Permit.

Several neighboring municipalities have language within their city codes defining and permitting solar related activities. Given the interest, staff is using these proposed amendments to make an effort to remain regionally competitive while fulfilling the intent of the Unified Development Code. Staff is proposing amendments to define solar activity land use and permit this use within the high intensity zoning districts of Manufacturing - Light Districts (M-1) and Manufacturing - Heavy Districts (M-2) with a specific use permit. As interest in solar energy/power storage related activities has increased within the City of Schertz, staff has researched neighboring municipalities to better understand how the region is addressing this industry with their respective codes, and believes that Schertz can include similar language to remain competitive. Given that solar energy production has less adverse impacts on surrounding properties as other forms of energy production, staff believes that Manufacturing - Light Districts (M-1) and Manufacturing - Heavy Districts (M-2) are appropriate as well as consistent with how other municipalities have handled solar energy related land uses.

In addition to solar related activities, there has been interest in power storage uses as well. The proposed amendments regarding solar activities includes language that allows for storing activities, however, as the energy grid is supplied by a variety of production sources, staff is proposing to further define the storage activities as to make it more flexible for potential uses. The idea being that we do not want to restrict storage activities as we cannot guarantee that the generated power is coming from strictly solar sources.

The Planning and Zoning Commission requested a modification that was added was to allow such uses in the Public Use Districts (PUB) with a Specific Use Permit (SUP). As PUB districts are located in a variety of places around the city, staff and the commissioned agreed that an SUP would be appropriate to look at

potential uses on a case-by-case basis.

At the first reading of Ord. 23-S-13 on July 11, 2023, City Council had concerns in regards to Randolph Air Force Base (RAFB) and the potential adverse impact a solar installation would have on flight training. Staff reached out to RAFB, and they responded by stating that glint and glare are primarily not an issue, but solar installations may attract birds which are hazards for flight activity. Also, RAFB stated that they would like to review proposed solar installations in order to mitigate the potential hazards that they have expressed. Based on this new information and RAFB's input, staff is proposing that Solar/Photovoltaic Facilities be permitted with a specific use permit, so the appropriateness of such proposed developments can be evaluated on a case-by-case basis.

PROPOSED AMENDMENTS:
Proposed Amendments to Article 5, Section 21.5.8 Permitted Use Table:

Zoning District	P=Permitted/ S= Specific Use Permit	Permitted Uses
Manufacturing - Light District (M-1)	**S**	Solar/Photovoltaic Facility
Manufacturing - Heavy District (M-2)	**S**	Solar/Photovoltaic Facility
Public Use District (PUB)	**S**	Solar/Photovoltaic Facility
Manufacturing - Light District (M-1)	**P**	Power Storage System
Manufacturing - Heavy District (M-2)	**P**	Power Storage System
Public Use District (PUB)	**S**	Power Storage System

Proposed Amendments to Article 16 - Definitions:

- *Power Storage System*: A facility or installation whose primary function is to store produced electrical energy, regardless of source.
- *Solar Energy:* Radiant energy (direct, diffuse, and reflected) received from the sun.
- *Solar/Photovoltaic Facility:* A structure, assembly, equipment, or any combination thereof relating to the generation, transportation, and storage of solar energy.

No other modifications to Article 5, Section 21.5.8 Permitted Use Table or Article 16 Definitions are proposed with this UDC Amendment.

GOAL

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

COMMUNITY BENEFIT

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

SUMMARY OF RECOMMENDED ACTION

Staff recommends approval of Ordinance 23-S-13, amendments to the Unified Development Code (UDC) as proposed and discussed.

The Planning and Zoning Commission met on May 24, 2023, and recommended approval with the modification, to allow the proposed land uses with a Specific Use Permit within the Public Use (PUB) zoning district, to City Council with a 5-0 vote

RECOMMENDATION

Approval of Ordinance 23-S-13

Attachments

Ord. 23-S-13

City Council Presentation Slides

ORDINANCE NO. 23-S-13

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS TO AMEND PART III, SCHERTZ CODE OF ORDINANCES, THE UNIFIED DEVELOPMENT CODE (UDC) ARTICLE 5 ZONING DISTRICTS, SUBSECTION 21.5.8 PERMITTED USE TABLE AND ARTICLE 16 DEFINITIONS.

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

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

WHEREAS, on May 24, 2023, the Planning and Zoning Commission conducted public hearings and, thereafter recommended approval; and

WHEREAS, on July 11, 2023, the City Council conducted a public hearing and after considering the Criteria and recommendation by the Planning and Zoning Commission, determined that the proposed amendments are appropriate and in the interest of the public safety, health, and welfare.

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

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

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

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

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

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

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

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

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

PASSED ON FIRST READING, the ____day of _____ 2023.

PASSED, APPROVED and ADOPTED ON SECOND READING, the ____day of _____, 2023.

CITY OF SCHERTZ, TEXAS

_____
Ralph Gutierrez, Mayor

ATTEST:

_____
Sheila Edmondson, City Secretary

(city seal)

Exhibit “A”

Proposed Unified Development Code (UDC) Amendments

Article 5 Section 21.5.8 – Permitted Use Table

&

Article 16 Definitions

Proposed UDC Amendment

Article 5 – Permitted Use Table

Proposed changes to Article 5 – Permitted Use Table to add Solar/Photovoltaic Facilities and Power Storage System

Zoning District	P=Permitted/ S= Specific Use Permit	Permitted Uses
Manufacturing – Light District (M-1)	**S**	Solar/Photovoltaic Facilities
Manufacturing – Heavy District (M-2)	**S**	Solar/Photovoltaic Facilities
Public Use District (PUB)	**S**	Solar/Photovoltaic Facilities
Manufacturing – Light District (M-1)	**P**	Power Storage System
Manufacturing – Heavy District (M-2)	**P**	Power Storage System
Public Use District (PUB)	**S**	Power Storage System

No other changes are proposed.

Proposed UDC Amendment

Article 16 - Definitions

Proposed changes to Article 16 - Definitions to add Solar Energy and Solar/Photovoltaic Facility.

Power Storage System: **A facility or installation whose primary function is to store produced electrical energy, regardless of source.**

Solar Energy**: Radiant energy (direct, diffuse, and reflected) received from the sun.**

Solar/Photovoltaic Facility**: A structure, assembly, equipment, or any combination thereof relating to the generation, transportation, and storage of solar energy. Pertains to standalone facilities and not solar equipment that is added to residential structures.**

No other changes are proposed.

Ord. 23-S-13

Amendments to Article 5 Section 21.5.8 – Permitted Use Table & Article 16 - Definitions

Samuel Haas| SENIOR PLANNER

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Background

- **Interest in Schertz for energy-based land uses, specifically solar and battery/storage.**
- **Regional research to determine competitiveness of Schertz UDC.**
- **The Planning and Zoning Commission recommended approval with adjustments at the May 24th meeting.**
- **Council had concerns with RAFB impact at the first reading of Ord. 23-S-13 on July 11th, 2023.**

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Article 16 - Definitions

- ***Solar Energy:*** **Radiant energy (direct, diffuse, and reflected) received from the sun.**
- ***Solar/Photovoltaic Facility*****: A structure, assembly, equipment, or any combination thereof relating to the generation, transportation, and storage of solar energy. Pertains to standalone facilities and not solar equipment that is added to residential structures.**
- ***Power Storage System:*** **A facility or installation whose primary function is to store produced electrical energy, regardless of source.**

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Article 5 Permitted Use Table

- **Recommended adjustments from the Planning & Zoning Commission were to allow such uses in the Public Use District (PUB) with a Specific Use Permit.**

- **After the July 11th, 2023 first reading with City Council and discussions with RAFB, staff is recommending that solar activities be allowed with a specific use permit.**

Zoning District	P=Permitted/ S= Specific Use Permit	Permitted Uses
Manufacturing – Light District (M-1)	S	Solar/Photovoltaic Facilities
Manufacturing – Heavy District (M-2)	S	Solar/Photovoltaic Facilities
Public Use District (PUB)	S	Solar/Photovoltaic Facilities
Manufacturing – Light District (M-1)	P	Power Storage System
Manufacturing – Heavy District (M-2)	P	Power Storage System
Public Use District (PUB)	S	Power Storage System

Staff Recommendation

- **Power Storage and Solar Energy Production have less adverse impacts on surrounding properties as other forms of energy-based land uses.**
- **Adjustments have been made with recommendations from the Planning & Zoning Commission, RAFB, and City Council.**
- **Therefore, staff recommends approval of the amendments to the Unified Development Code (UDC) as proposed and discussed.**

SCHERTZ
COMMUNITY. SERVICE. OPPORTUNITY.

COMMENTS & QUESTIONS

SCHERTZ
COMMUNITY. SERVICE. OPPORTUNITY.

Agenda No. 9.

CITY COUNCIL MEMORANDUM

City Council Meeting:	**August 1, 2023**
Department:	**Executive Team**
Subject:	**Monthly Update - FY 2022-23 Approved Expanded Programs (S.Williams/S.Gonzalez)**

BACKGROUND

City staff has provided the attached update.

Attachments

August 2023 Expanded Program Update

Informational Only

CITY COUNCIL MEMORANDUM

City Council Meeting:	**August 1, 2023**
Department:	**City Manager**
Subject:	**FY 2022-23 Expanded Program Budget Update – August 2023**

Background

City Staff held a Council Workshop on October 21, 2022. At this workshop staff committed to providing monthly updates to Council on the expanded programs and personnel that were approved as part of the FY 2022-23 budget. If Council desires more information on any item, please reach out to staff and that information will be provided.

Note: Completed programs reflected in green.

Fire
- 3 Firefighters – Complete
- Fire Inspector – No change since last month – In process
- Public Safety Radios – Radios have been ordered and awaiting arrival

Engineering
- Engineer Inspector – Complete
- Engineer – No change since last month – Position posted
- Water/Sewer Gems software – No update since last month – Working with Model Consultant and IT to coordinate purchase of appropriate licenses

Parks
- Recreation Coordinator – Complete
- 3 Parks Maintenance Technicians – Complete
- Trail Funding – Staff submitted AAMPO application for the Dietz Creek Trail project and is awaiting review from AAMPO to know if we are able to move to the next round and submit a formal application

Planning & Community Development
- Plans Examiner – Complete
- Permit Tech – Complete
- Neighborhood Services Officer – Complete
- Cibolo Creek Clean-Up – Complete

Police
- 2 School Resource Officers – Complete
- Records Specialist – Complete

- Traffic Officer – Complete
- Cellebrite system – Complete
- Breaching tools and shields – Complete
- RMS Replacement – Evaluation process underway by RMS Team – 3 vendors have been selected for further review and product analysis over the next month
- Replace body armor for SWAT team – No update since last month – Purchase order created to purchase vests (awaiting measurements and order processing)

Public Works

- 600-gallon Emulsion Tank – Complete
- Skid steer with mulch head – Complete
- Mobile bypass pump – Complete – Council approved Resolution 23-R-61 to purchase this equipment; Staff is currently working with the vendor to complete purchase
- SPAM Funding – The three SPAM projects have been bid and the lowest responsible bidder identified for each project. Contract award recommendations for each project will be presented to City Council for approval in August

Library

- 2 10-hour positions to 2 20-hour positions – Complete
- Hotspot Program – Complete
- Library Materials – Complete
- PT Programming Specialist – Setting up interviews to take place after Summer Reading program concludes

Public Affairs

- Event Attendant – Complete

EMS

- 8 Paramedics/EMTS – Complete

Purchasing

- eProcurement Software – No update since last month – Company selected; will present a recommendation to management to move forward with purchase

Utility Billing

- Utility bill text messaging service – Complete

Internal Services

Fleet

- Parts Clerk – Complete

Facilities

- Building 27 Parking Lot – No update since last month – Pending replat certification – Parking lot design was finalized with Building 27 Project; site plan has been submitted based on current design; creating PO to move forward with the replat to include a storage area for 27 Commercial Place
- Manager+ Upgrade – No updates since last month (still under review) – Public Works, IT, Purchasing, and Finance are coordinating on a demo of the software to ensure all required features are available; demos are being scheduled with

other vendors to explore software options compatible with more departments needs

- Noise mitigation tiles for Library – No update since last month – Facilities staff working on finding a vendor to meet project requirements
- Increase cleaning contract for emergency cleanings – No update since last month – discussion with Facilities about emergency cleaning; they are working on procedures

IT

- GIS Specialist – Complete
- Internet Upgrades – Complete
- Fiber Upgrades – Complete
- Office 365 training – Complete
- Public Safety Technician – Complete
- Security Cameras at Public Safety Buildings – Vendor is working on wiring and installing the door hardware; should wrap up installation by end of the month

Agenda No. 10.

CITY COUNCIL MEMORANDUM

City Council Meeting:	**August 1, 2023**
Department:	**Finance**
Subject:	**Monthly Financial Reports - April 2023 and May 2023 (S.Gonzalez/J.Walters)**

BACKGROUND

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

Attachments

April Financial Reports

May Financial Reports

April Statement Schertz, Texas	CITY OF SCHERTZ REVENUE AND EXPENSE REPORT (UNAUDITED) AS OF :April 30, 2023 ********** 2022 - 2023 **********				
	CURRENT BUDGET	CURRENT Y-T-D ACTUAL	Y-T-D ENCUMBR	BUDGET BALANCE	100% OF BUDGET
General Fund, 101					
Total Revenues	**44,982,785.00**	**32,442,705.38**	**(180.99)**	**12,540,260.61**	**72.12%**
Total General Government	7,278,687.35	4,448,774.02	682,421.04	2,147,492.29	70.50%
Total Public Safety	21,171,303.05	10,960,877.56	2,137,216.03	8,073,209.46	61.87%
Total Public Environment	2,587,507.00	874,305.37	222,683.83	1,490,517.80	42.40%
Total Parks & Recreation	3,359,965.78	1,411,513.46	620,003.20	1,328,449.12	60.46%
Total Cultural	1,292,795.30	704,694.45	63,627.23	524,473.62	59.43%
Total Internal Services	8,089,980.77	4,274,712.61	1,044,025.14	2,771,243.02	65.74%
Total Misc & Projects	1,202,545.68	100,028.04	34,920.50	1,067,597.14	11.22%
Total Expenditures	**44,982,784.93**	**22,774,905.51**	**4,804,896.97**	**17,402,982.45**	**61.31%**
Revenue Over(Under) Expenditures	**0.07**	9,667,799.87	**(4,805,077.96)**	**(4,862,721.84)**	
General Fund, 101 Total Cash in Bank & Investments		**23,673,047.97**			
Special Events Fund, 106					
Total Revenues	24,000.00	61,389.03	0.00	(37,389.03)	255.79%
Total Expenditures	24,000.00	27,147.87	1,182.92	(4,330.79)	118.04%
Revenue Over(Under) Expenditures	0.00	34,241.16	(1,182.92)	(33,058.24)	
Special Events Fund, 106 Total Cash in Bank & Investments		**200,896.61**			
Peg Fund, 110					
Total Revenues	944,770.00	38,060.99	0.00	906,709.01	4.03%
Total Expenditures	914,770.00	178,851.22	509,370.13	226,548.65	75.23%
Revenue Over(Under) Expenditures	30,000.00	(140,790.23)	(509,370.13)	680,160.36	
Peg Fund, 110 Total Cash in Bank & Investments		**734,965.00**			
Water & Sewer, 202					
Total Revenues	28,485,858.00	17,617,667.44	0.00	10,868,190.56	61.85%
Total Expenditures	26,826,740.63	16,251,893.58	4,219,865.83	6,354,981.22	76.31%
Revenue Over(Under) Expenditures	1,659,117.37	1,365,773.86	(4,219,865.83)	4,513,209.34	
Water & Sewer, 202 Total Cash in Bank & Investments		**8,816,429.29**			
EMS, 203					
Total Revenues	11,982,981.82	6,949,354.91	(550.00)	5,034,176.91	57.99%
Total Expenditures	11,981,662.41	7,115,065.54	632,395.35	4,234,201.52	64.66%
Revenue Over(Under) Expenditures	1,319.41	(165,710.63)	(632,945.35)	799,975.39	
EMS, 203 Total Cash in Bank & Investments		**927,403.47**			

Quarterly Statement Schertz, Texas	CITY OF SCHERTZ REVENUE AND EXPENSE REPORT (UNAUDITED) AS OF :April 30, 2023 ********** 2022 - 2023 **********				
	CURRENT BUDGET	CURRENT Y-T-D ACTUAL	Y-T-D ENCUMBR	BUDGET BALANCE	100% OF BUDGET
Drainage, 204					
Total Revenues	1,450,073.00	761,899.71	0.00	688,173.29	52.54%
Total Expenditures	1,439,807.00	763,629.78	49,451.33	626,725.89	56.47%
Revenue Over(Under) Expenditures	10,266.00	(1,730.07)	(49,451.33)	61,447.40	
Drainage, 204 Total Cash in Bank & Investments		**619,838.29**			
Hotel Tax, 314					
Total Revenues	648,500.00	426,854.80	0.00	221,645.20	65.82%
Total Expenditures	272,915.00	144,058.97	2,600.00	126,256.03	53.74%
Revenue Over(Under) Expenditures	375,585.00	282,795.83	(2,600.00)	95,389.17	
Hotel Tax, 314 Total Cash in Bank & Investments		**1,892,461.69**			
Park, 317					
Total Revenues	319,025.00	7,732.64	0.00	311,292.36	2.42%
Total Expenditures	125,000.00	0.00	0.00	125,000.00	0.00%
Revenue Over(Under) Expenditures	194,025.00	7,732.64	0.00	186,292.36	
Park, 317 Total Cash in Bank & Investments		**269,254.69**			
Tree Mitigation, 319					
Total Revenues	71,400.00	64,155.31	0.00	7,244.69	89.85%
Total Expenditures	70,000.00	8,100.00	28,724.00	33,176.00	52.61%
Revenue Over(Under) Expenditures	1,400.00	56,055.31	(28,724.00)	(25,931.31)	
Tree Mitigation, 319 Total Cash in Bank & Investments		**764,114.56**			
Capital Recovery Water, 411					
Total Revenues	1,151,500.00	560,846.68	0.00	590,653.32	48.71%
Total Expenditures	55,748.00	0.00	36,438.81	19,309.19	65.36%
Revenue Over(Under) Expenditures	1,095,752.00	560,846.68	(36,438.81)	571,344.13	
Capital Recovery Water, 411 Total Cash in Bank & Investments		**5,447,530.56**			
Capital Recovery Sewer, 421					
Total Revenues	601,500.00	394,333.79	0.00	207,166.21	65.56%
Total Expenditures	64,248.00	1,557.72	76,559.25	(13,868.97)	121.59%
Revenue Over(Under) Expenditures	537,252.00	392,776.07	(76,559.25)	221,035.18	
Capital Recovery Sewer, 421 Total Cash in Bank & Investments		**5,011,075.54**			

Quarterly Statement Schertz, Texas	CITY OF SCHERTZ REVENUE AND EXPENSE REPORT (UNAUDITED) AS OF :April 30, 2023 ********** 2022 - 2023 **********				
	CURRENT BUDGET	CURRENT Y-T-D ACTUAL	Y-T-D ENCUMBR	BUDGET BALANCE	100% OF BUDGET
Roadway Impact Fee Area 1, 431					
Total Revenues	343,373.00	137,237.65	0.00	206,135.35	39.97%
Total Expenditures	93,173.00	104,850.99	0.00	(11,677.99)	112.53%
Revenue Over(Under) Expenditures	250,200.00	32,386.66	0.00	217,813.34	
Roadway Impact Fee Area 1, 431 Total Cash in Bank & Investments		**838,357.59**			
Roadway Impact Fee Area 2, 432					
Total Revenues	201,600.00	136,671.43	0.00	64,928.57	67.79%
Total Expenditures	55,000.00	102,494.88	0.00	(47,494.88)	186.35%
Revenue Over(Under) Expenditures	146,600.00	34,176.55	0.00	112,423.45	
Roadway Impact Fee Area 2, 432 Total Cash in Bank & Investments		**598,204.30**			
Roadway Impact Fee Area 3, 433					
Total Revenues	380,050.00	184,474.66	0.00	195,575.34	48.54%
Total Expenditures	5,000.00	0.00	0.00	5,000.00	0.00%
Revenue Over(Under) Expenditures	375,050.00	184,474.66	0.00	190,575.34	
Roadway Impact Fee Area 3, 433 Total Cash in Bank & Investments		**1,367,775.90**			
Roadway Impact Fee Area 4, 434					
Total Revenues	3,040.00	206.90	0.00	2,833.10	6.81%
Total Expenditures	3,000.00	0.00	0.00	3,000.00	0.00%
Revenue Over(Under) Expenditures	40.00	206.90	0.00	(166.90)	
Roadway Impact Fee Area 4, 434 Total Cash in Bank & Investments		**6,260.09**			
I&S, 505					
Total Revenues	8,686,248.00	7,753,781.87	0.00	932,466.13	89.27%
Total Expenditures	8,686,248.00	7,355,263.89	1,393,282.64	(62,298.53)	100.72%
Revenue Over(Under) Expenditures	0.00	398,517.98	(1,393,282.64)	994,764.66	
I&S, 505 Total Cash in Bank & Investments		**2,262,926.62**			
SED Corporation, 620					
Total Revenues	10,050,960.00	4,286,577.66	0.00	5,764,382.34	42.65%
Total Expenditures	10,050,960.00	798,627.71	13,737.49	9,238,594.80	8.08%
Revenue Over(Under) Expenditures	0.00	3,487,949.95	(13,737.49)	(3,474,212.46)	
SED Corporation, 620 Total Cash in Bank & Investments		**28,450,198.73**			
Total Cash in Bank & Investments		**81,880,740.90**			

CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: April 30, 2023

101 GENERAL FUND	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUES							
REVENUE SUMMARY							
Taxes	32,305,000.00	1,038,751.83	21,967,503.23	25,077,200.42	-	7,227,799.58	77.63
Franchises	2,550,000.00	156,921.40	1,349,839.17	1,345,718.29	-	1,204,281.71	52.77
Permits	1,717,800.00	189,099.18	1,036,710.09	992,251.65	-	725,548.35	57.76
Licenses	45,620.00	-	28,667.50	4,032.50	-	41,587.50	8.84
Fees	2,189,200.00	230,413.44	1,206,314.27	1,385,486.50	-	803,713.50	63.29
Fines	9,000.00	1,310.03	5,995.89	7,202.52	(30.99)	1,828.47	79.68
Inter-Jurisdictional	1,151,352.00	136,458.47	617,500.74	597,414.40	-	553,937.60	51.89
Fund Transfers	4,174,588.00	488,978.66	2,011,361.05	2,067,298.20	-	2,107,289.80	49.52
Miscellaneous	840,225.00	128,535.76	625,305.22	966,100.90	(150.00)	(125,725.90)	114.96
TOTAL REVENUES	44,982,785.00	2,370,468.77	28,849,197.16	32,442,705.38	(180.99)	12,540,260.61	72.12%
EXPENDITURE SUMMARY							
GENERAL GOVERNMENT							
CITY COUNCIL							
Personnel Services	41,750.00	3,346.12	22,559.57	22,327.30	-	19,422.70	53.48
Supplies	1,078.00	-	261.29	168.00	-	910.00	15.58
City Support Services	54,880.00	-	36,623.43	44,412.85	-	10,467.15	80.93
Operations Support	343.00	-	188.22	43.00	-	300.00	12.54
Staff Support	31,899.00	2,146.98	16,108.93	17,202.12	213.68	14,483.20	54.60
Professional Services	3,920.00	-	2,000.00	-	-	3,920.00	0.00
TOTAL CITY COUNCIL	133,870.00	5,493.10	77,741.44	84,153.27	213.68	49,503.05	63.02%
CITY MANAGER							
Personnel Services	1,351,878.00	82,868.21	715,033.86	686,049.39	84,162.32	581,666.29	56.97
Supplies	1,470.00	283.99	758.22	814.34	193.00	462.66	68.53
City Support Services	1,960.00	-	590.00	360.00	755.00	845.00	56.89
Staff Support	24,349.08	3,065.36	13,754.45	10,389.32	1,311.51	12,648.25	48.05
Capital Outlay	-	-	-	-	44.50	(44.50)	-
TOTAL CITY MANAGER	1,379,657.08	86,217.56	743,777.74	697,613.05	86,466.33	595,577.70	56.83%
MUNICIPAL COURT							
Personnel Services	329,472.00	27,207.45	191,707.21	201,754.68	15,260.20	112,457.12	65.87
Supplies	1,568.00	39.97	396.79	757.64	(71.99)	882.35	43.73
City Support Services	980.00	-	118.68	236.57	-	743.43	24.14
Operations Support	1,960.00	-	-	-	-	1,960.00	-
Staff Support	7,261.80	155.95	1,432.70	2,024.05	-	5,237.75	27.87

CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: April 30, 2023

101 GENERAL FUND	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
Court Support	980.00	-	132.00	492.00	-	488.00	50.20
Professional Services	65,954.00	5,321.75	20,720.00	33,061.47	16,750.00	16,142.53	75.52
Maintenance Services	8,526.00	100.00	1,282.00	1,050.00	2,450.00	5,026.00	41.05
Operating Equipment	-	-	473.22	-	179.99	(179.99)	-
TOTAL MUNICIPAL COURT	416,701.80	32,825.12	216,262.60	239,376.41	34,568.20	142,757.19	65.74%
CUSTOMER RELATIONS-311							
Personnel Services	120,518.00	10,407.35	70,596.39	75,149.12	6,066.51	39,302.37	67.39
Supplies	122.50	-	52.87	34.33	29.91	58.26	52.44
Staff Support	421.40	-	101.27	-	-	421.40	-
TOTAL CUSTOMER RELATIONS-311	121,061.90	10,407.35	70,750.53	75,183.45	6,096.42	39,782.03	67.14%
PLANNING & ZONING							
Personnel Services	334,574.00	27,078.49	101,310.72	138,678.25	23,668.28	172,227.47	48.52
Supplies	1,979.60	290.37	1,262.26	531.05	131.99	1,316.56	33.49
City Support Services	4,200.00	-	-	-	1,166.00	3,034.00	27.76
Operations Support	243.04	-	-	31.00	124.00	88.04	63.78
Staff Support	34,584.20	138.87	1,989.20	6,784.51	3,296.64	24,503.05	29.15
Professional Services	196.00	-	40.00	(10.00)	-	206.00	(5.10)
Operating Equipment	318.50	-	285.47	-	-	318.50	-
TOTAL PLANNING & ZONING	376,095.34	27,507.73	104,887.65	146,014.81	28,386.91	201,693.62	46.37%
LEGAL SERVICES							
Operations Support	9,800.00	-	2,351.72	961.04	1,915.63	6,923.33	29.35
Professional Services	127,400.00	4,919.78	31,389.76	25,748.61	-	101,651.39	20.21
TOTAL LEGAL SERVICES	137,200.00	4,919.78	33,741.48	26,709.65	1,915.63	108,574.72	20.86%
CITY SECRETARY							
Personnel Services	213,949.00	15,079.31	125,442.27	106,517.02	14,030.71	93,401.27	56.34
Supplies	1,727.00	38.54	328.22	643.72	37.97	1,045.31	39.47
City Support Services	11,760.00	-	2,063.97	154.38	-	11,605.62	1.31
Operations Support	247.00	-	-	186.00	-	61.00	75.30
Staff Support	4,890.50	-	1,989.07	410.95	140.95	4,338.60	11.29
TOTAL CITY SECRETARY	233,573.50	15,117.85	129,823.53	107,912.07	14,209.63	111,451.80	52.28%
NON-DEPARTMENTAL							
City Support Services	918,615.47	-	442,981.26	499,609.09	137,129.76	281,876.62	69.32
Operations Support	126,420.00	6,456.87	69,874.05	60,828.03	3,209.13	62,382.84	50.65
City Assistance	1,367,603.72	1,086,555.88	1,117,516.62	1,450,184.57	181,378.58	(263,959.43)	119.30
Professional Services	113,802.50	13.00	47,308.14	45,587.17	-	68,215.33	40.06
Fund Chrgs/Transfrs-Spec Events Fnd	27,756.54	-	-	9,942.60	-	17,813.94	35.82
TOTAL NON-DEPARTMENTAL	2,554,198.23	1,093,025.75	1,677,680.07	2,066,151.46	321,717.47	166,329.30	93.49%

CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: April 30, 2023

101 GENERAL FUND	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
PUBLIC AFFAIRS							
Personnel Services	348,084.00	28,705.99	199,042.82	203,252.98	17,915.18	126,915.84	63.54
Supplies	1,078.00	198.30	671.22	607.53	73.94	396.53	63.22
City Support Services	550.00	-	-	-	-	550.00	-
Operations Support	47,821.90	17,966.55	9,367.52	27,256.53	1,309.70	19,255.67	59.73
Staff Support	8,090.00	1,820.36	714.18	5,142.99	795.24	2,151.77	73.40
Professional Services	256,060.00	24,891.88	149,660.38	141,224.56	500.00	114,335.44	55.35
Operating Equipment	800.00	261.14	-	453.42	249.77	96.81	87.90
TOTAL PUBLIC AFFAIRS	662,483.90	73,844.22	359,456.12	377,938.01	20,843.83	263,702.06	60.19%
ENGINEERING							
Personnel Services	1,078,273.00	83,876.75	482,064.08	596,010.82	61,133.10	421,129.08	60.94
Supplies	1,715.00	134.77	477.79	635.33	-	1,079.67	37.05
Utility Services	7,938.00	795.72	2,022.69	3,836.57	-	4,101.43	48.33
Operations Support	147.00	-	-	19.55	-	127.45	13.30
Staff Support	15,650.60	-	2,738.70	2,690.08	1,216.00	11,744.52	24.96
Professional Services	49,000.00	3,765.00	18,643.05	24,309.50	20,175.50	4,515.00	90.79
Operating Equipment	11,122.00	-	118.95	219.99	-	10,902.01	1.98
Capital Outlay	100,000.00	-	-	-	85,478.34	14,521.66	85.48
TOTAL ENGINEERING	1,263,845.60	88,572.24	507,330.06	627,721.84	168,002.94	468,120.82	62.96%
TOTAL GENERAL GOVERNMENT	7,278,687.35	1,437,930.70	3,921,451.22	4,448,774.02	682,421.04	2,147,492.29	70.50%
PUBLIC SAFETY							
POLICE							
Personnel Services	9,599,285.00	757,144.12	5,380,792.62	5,548,232.35	497,253.79	3,553,798.86	62.98
Supplies	110,550.04	4,746.73	46,879.39	48,169.67	10,995.14	51,385.23	53.52
City Support Services	33,810.00	-	33,969.74	36,436.50	-	(2,626.50)	107.77
Utility Services	302,232.00	17,410.58	90,448.81	95,125.63	694.31	206,412.06	31.70
Operations Support	16,436.40	341.00	14,430.55	2,971.29	-	13,465.11	18.08
Staff Support	274,954.20	10,149.43	89,295.51	90,138.65	25,693.20	159,122.35	42.13
City Assistance	65,170.00	3,804.05	31,529.22	36,518.26	3,794.75	24,856.99	61.86
Professional Services	79,309.44	1,912.36	45,003.38	33,619.42	2,125.00	43,565.02	45.07
Maintenance Services	78,404.90	-	7,475.43	25,509.80	486.50	52,408.60	33.16
Operating Equipment	408,115.10	5,435.80	95,792.28	69,505.10	248,563.14	90,046.86	77.94
Capital Outlay	752,439.00	8,614.76	204,527.27	167,564.07	507,335.13	77,539.80	89.69
TOTAL POLICE	11,720,706.08	809,558.83	6,040,144.20	6,153,790.74	1,296,940.96	4,269,974.38	63.57%

CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: April 30, 2023

101 GENERAL FUND	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
FIRE RESCUE							
Personnel Services	6,410,107.00	532,434.37	3,904,702.41	3,664,295.47	342,658.82	2,403,152.71	62.51
Supplies	23,083.90	218.61	10,490.74	6,490.71	1,668.61	14,924.58	35.35
Utility Services	145,039.99	8,859.27	52,353.25	54,910.25	322.31	89,807.43	38.08
Operations Support	4,436.46	-	2,228.31	131.00	-	4,305.46	2.95
Staff Support	222,972.50	17,253.00	67,680.97	89,716.58	44,666.39	88,589.53	60.27
City Assistance	40,227.04	669.21	3,741.08	14,554.58	4,569.00	21,103.46	47.54
Professional Services	72,328.00	500.00	16,848.82	25,790.59	-	46,537.41	35.66
Maintenance Services	83,868.40	337.75	27,263.83	32,310.59	-	51,557.81	38.53
Other Costs	9,800.00	6,546.00	32,581.18	32,928.98	-	(23,128.98)	336.01
Rental/Leasing	26,460.00	-	-	-	-	26,460.00	-
Operating Equipment	127,032.00	363.66	31,467.72	18,919.04	15,139.45	92,973.51	26.81
Capital Outlay	488,449.00	5,065.42	17,992.00	14,755.42	222,719.75	250,973.83	48.62
TOTAL FIRE RESCUE	7,653,804.29	572,247.29	4,167,350.31	3,954,803.21	631,744.33	3,067,256.75	59.93%
INSPECTIONS							
Personnel Services	1,091,750.00	80,568.27	568,254.03	593,724.72	59,725.51	438,299.77	59.85
Supplies	3,228.00	330.96	757.13	1,104.66	119.71	2,003.63	37.93
Utility Services	8,232.00	936.34	2,865.84	3,907.54	-	4,324.46	47.47
Operations Support	833.00	-	-	217.00	31.00	585.00	29.77
Staff Support	45,496.50	-	5,145.09	7,895.71	1,200.00	36,400.79	19.99
Professional Services	68,600.00	-	21,650.00	2,250.00	46,750.00	19,600.00	71.43
Operating Equipment	9,407.00	299.96	570.94	4,919.19	1,777.84	2,709.97	71.19
Capital Outlay	43,750.00	-	-	-	76,121.44	(32,371.44)	173.99
TOTAL INSPECTIONS	1,271,296.50	82,135.53	599,243.03	614,018.82	185,725.50	471,552.18	62.91%
NEIGHBORHOOD SERVICES							
Personnel Services	368,203.00	30,950.43	190,145.69	213,774.56	19,822.75	134,605.69	63.44
Supplies	9,139.12	2,620.17	1,540.77	5,360.77	173.59	3,604.76	60.56
Utility Services	8,624.00	551.36	1,988.43	2,356.22	-	6,267.78	27.32
Operations Support	3,350.62	-	-	93.00	31.00	3,226.62	3.70
Staff Support	26,660.94	141.45	2,819.53	5,206.81	2,027.90	19,426.23	27.14
Professional Services	2,450.00	-	-	-	-	2,450.00	-
Maintenance Services	24,700.00	-	4,400.00	7,771.46	750.00	16,178.54	34.50
Operating Equipment	6,368.50	447.61	496.39	3,701.97	-	2,666.53	58.13
TOTAL NEIGHBORHOOD SERVICES	525,496.18	34,711.02	201,390.81	238,264.79	22,805.24	264,426.15	49.68%
TOTAL PUBLIC SAFETY	21,171,303.05	1,498,652.67	11,008,128.35	10,960,877.56	2,137,216.03	8,073,209.46	61.87%

CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: April 30, 2023

101 GENERAL FUND	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
PUBLIC ENVIRONMENT							
STREETS							
Personnel Services	1,107,287.00	77,917.23	589,746.95	618,701.93	61,661.22	426,923.85	61.44
Supplies	178,850.00	16,632.30	50,524.09	67,248.84	16,325.66	95,275.50	46.73
City Support Services	5,880.00	20.98	1,110.31	1,602.47	30.08	4,247.45	27.76
Utility Services	196,000.00	15,680.77	105,077.29	107,638.20	1,288.20	87,073.60	55.57
Staff Support	22,050.00	1,675.03	8,555.90	8,677.30	2,951.57	10,421.13	52.74
Professional Services	30,380.00	-	7,536.10	-	-	30,380.00	-
Maintenance Services	725,790.00	-	195,727.58	5,572.40	209.70	720,007.90	0.80
Rental/Lease	4,900.00	-	3,915.00	848.23	-	4,051.77	17.31
Operating Equipment	6,370.00	-	4,876.28	12,830.00	1,196.25	(7,656.25)	220.19
Capital Outlay	310,000.00	-	101,916.62	51,186.00	139,021.15	119,792.85	61.36
TOTAL STREETS	2,587,507.00	111,926.31	1,068,986.12	874,305.37	222,683.83	1,490,517.80	42.40%
TOTAL PUBLIC ENVIRONMENT	2,587,507.00	111,926.31	1,068,986.12	874,305.37	222,683.83	1,490,517.80	42.40%
PARKS & RECREATION							
PARKS DEPARTMENT							
Personnel Services	975,812.00	86,520.09	432,800.38	550,566.98	50,012.42	375,232.60	61.55
Supplies	111,443.00	1,639.36	54,197.50	54,440.56	13,825.43	43,177.01	61.26
City Support Services	180,948.40	5,702.95	71,744.82	112,510.96	30,076.32	38,361.12	78.80
Utility Services	250,880.00	10,343.90	97,685.11	105,407.55	61,631.94	83,840.51	66.58
Operations Support	1,960.00	-	-	274.25	-	1,685.75	13.99
Staff Support	19,276.60	3,919.85	10,906.61	15,298.16	1,191.50	2,786.94	85.54
Professional Services	194,987.08	-	64,922.35	29,108.35	201,031.00	(35,152.27)	118.03
Maintenance Services	13,720.00	-	8,084.39	7,788.48	4,574.07	1,357.45	90.11
Rental/Leasing	9,800.00	261.87	3,952.72	4,426.61	448.23	4,925.16	49.74
Operating Equipment	72,715.00	4,696.05	20,386.56	20,198.81	18,471.58	34,044.61	53.18
Capital Outlay	480,615.00	-	-	46,773.39	175,689.74	258,151.87	46.29
TOTAL PARKS DEPARTMENT	2,312,157.08	113,084.07	764,680.44	946,794.10	556,952.23	808,410.75	65.04%
SWIM POOL							
Supplies	24,990.00	-	2,935.69	6,223.30	2,164.34	16,602.36	33.56
Utility Services	16,170.00	1,050.78	11,328.12	8,541.04	1,771.77	5,857.19	63.78
Maintenance Services	539,664.00	-	241,580.27	178,901.69	39,560.50	321,201.81	40.48
TOTAL SWIM POOL	580,824.00	1,050.78	255,844.08	193,666.03	43,496.61	343,661.36	40.83%

CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: April 30, 2023

101 GENERAL FUND	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
EVENT FACILITIES							
Personnel Services	380,583.00	32,089.36	183,432.22	228,447.17	19,377.19	132,758.64	65.12
Supplies	4,410.00	54.00	1,786.12	1,298.30	177.17	2,934.53	33.46
Utility Services	48,588.40	6,622.69	19,024.78	36,296.55	-	12,291.85	74.70
Operations Support	15,297.80	31.00	123.72	31.00	-	15,266.80	0.20
Staff Support	4,875.50	96.14	1,556.47	1,155.55	-	3,719.95	23.70
Maintenance Services	2,450.00	-	2,717.77	-	-	2,450.00	-
Operating Equipment	10,780.00	2,538.48	8,642.82	3,824.76	-	6,955.24	35.48
TOTAL EVENT FACILITIES	466,984.70	41,431.67	217,283.90	271,053.33	19,554.36	176,377.01	62.23%
TOTAL PARKS & RECREATION	3,359,965.78	155,566.52	1,237,808.42	1,411,513.46	620,003.20	1,328,449.12	60.46%
CULTURAL							
LIBRARY							
Personnel Services	993,719.00	76,943.40	552,583.28	573,609.76	49,987.76	370,121.48	62.75
Supplies	18,130.00	795.58	5,850.33	7,589.44	497.13	10,043.43	44.60
Utility Services	60,760.00	3,716.67	26,727.92	26,190.19	-	34,569.81	43.10
Operations Support	4,018.00	737.49	1,221.69	2,035.23	17.99	1,964.78	51.10
Staff Support	7,874.30	243.00	5,706.16	6,108.97	-	1,765.33	77.58
Professional Services	2,254.00	-	2,129.00	-	-	2,254.00	-
Operating Equipment	191,040.00	5,541.57	93,043.70	89,160.86	13,124.35	88,754.79	53.54
TOTAL LIBRARY	1,292,795.30	87,977.71	687,262.08	704,694.45	63,627.23	524,473.62	59.43%
TOTAL CULTURAL	1,292,795.30	87,977.71	687,262.08	704,694.45	63,627.23	524,473.62	59.43%
INTERNAL SERVICE							
INFORMATION TECHNOLOGY							
Personnel Services	1,109,865.00	88,712.82	568,545.84	636,172.88	58,446.65	415,245.47	62.59
Supplies	8,624.00	76.33	5,502.77	2,328.76	1,808.10	4,487.14	47.97
City Support Services	1,128,273.66	125,218.79	598,609.93	622,398.96	178,114.53	327,760.17	70.95
Utility Services	342,896.18	17,512.59	175,320.09	211,338.86	30.97	131,526.35	61.64
Staff Support	87,333.80	823.36	14,847.24	33,560.99	2,513.78	51,259.03	41.31
Professional Services	25,970.00	6,578.02	1,406.25	6,865.39	4,096.59	15,008.02	42.21
Maintenance Services	14,700.00	-	1,777.35	686.85	11,550.48	2,462.67	83.25
Rental/Leasing	3,577.00	-	2,129.26	1,294.74	-	2,282.26	36.20
Operating Equipment	273,808.00	4,215.91	173,587.86	77,870.26	37,145.12	158,792.62	42.01
TOTAL INFORMATION TECHNOLOGY	3,063,097.64	243,137.82	1,541,726.59	1,626,793.99	301,954.48	1,134,349.17	62.97%

CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: April 30, 2023

101 GENERAL FUND	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
HUMAN RESOURCES							
Personnel Services	510,089.00	42,403.07	244,569.30	300,452.95	24,227.19	185,408.86	63.65
Supplies	3,846.00	111.56	626.46	548.26	843.62	2,454.12	36.19
Human Services	173,558.00	10,807.55	86,079.55	83,437.52	35,816.97	54,303.51	68.71
Operations Support	22,390.00	50.00	2,324.84	3,621.84	895.67	17,872.49	20.18
Staff Support	38,367.00	1,546.79	19,760.78	32,680.96	2,479.05	3,206.99	91.64
City Assistance	14,700.00	1,728.00	11,592.00	11,860.00	-	2,840.00	80.68
Professional Services	4,900.00	-	-	-	-	4,900.00	-
Operating Equipment	490.00	-	-	81.25	-	408.75	16.58
TOTAL HUMAN RESOURCES	768,340.00	56,646.97	364,952.93	432,682.78	64,262.50	271,394.72	64.68%
FINANCE							
Personnel Services	699,363.00	58,890.71	400,803.98	425,167.63	34,218.73	239,976.64	65.69
Supplies	2,646.00	182.52	1,430.64	1,854.65	93.98	697.37	73.64
Staff Support	4,055.00	1,140.15	1,318.52	2,411.69	-	1,643.31	59.47
Professional Sevices	48,216.00	1,250.00	28,545.29	15,003.18	-	33,212.82	31.12
Operating Equipment	1,188.00	875.37	-	875.37	312.56	0.07	99.99
TOTAL FINANCE	755,468.00	62,338.75	432,098.43	445,312.52	34,625.27	275,530.21	63.53%
PURCHASING & ASSET MGT							
Personnel Services	268,812.00	22,632.57	153,686.89	165,315.77	13,761.19	89,735.04	66.62
Supplies	3,724.00	216.56	1,355.55	2,040.62	292.33	1,391.05	62.65
Operations Support	6,897.00	486.50	2,672.00	3,293.72	-	3,603.28	47.76
Staff Support	9,947.00	22.00	3,450.46	2,321.50	-	7,625.50	23.34
City Assistance	1,490.00	30.00	1,116.00	353.00	216.98	920.02	38.25
Operating Equipment	3,700.00	-	-	2,875.11	824.89	-	100.00
TOTAL PURCHASING & ASSET MGT	295,370.00	23,387.63	162,280.90	176,199.72	15,095.39	104,074.89	64.76%
FLEET SERVICE							
Personnel Services	681,919.00	49,935.72	305,112.02	348,741.01	39,006.67	294,171.32	56.86
Supplies	211,680.00	13,776.45	102,812.12	137,142.91	31,338.90	43,198.19	79.59
City Support Services	13,720.00	-	4,689.34	1,103.57	8,371.84	4,244.59	69.06
Utility Services	11,760.00	1,000.87	3,496.23	5,417.17	-	6,342.83	46.06
Staff Support	37,240.00	3,130.46	4,333.11	13,654.00	582.37	23,003.63	38.23
Maintenance Services	227,360.00	4,284.54	126,795.02	121,358.83	59,644.35	46,356.82	79.61
Operating Equipment	20,576.13	934.03	7,973.56	2,909.90	6,352.00	11,314.23	45.01
Capital Outlay	46,875.00	-	91,276.86	-	94,256.40	(47,381.40)	201.08
TOTAL FLEET SERVICE	1,251,130.13	73,062.07	646,488.26	630,327.39	239,552.53	381,250.21	69.53%

CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: April 30, 2023

101 GENERAL FUND	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
FACILITY SERVICES							
Personnel Services	879,776.00	73,275.51	452,889.12	516,525.19	43,123.73	320,127.08	63.61
Supplies	156,785.00	4,231.98	41,200.05	72,328.69	15,783.16	68,673.15	56.20
Utility Services	189,140.00	11,164.45	95,945.73	98,632.15	2,935.43	87,572.42	53.70
Staff Support	20,620.00	1,742.96	3,481.39	9,335.56	1,072.61	10,211.83	50.48
Professional Services	193,904.00	542.00	80,937.37	74,864.06	87,185.98	31,853.96	83.57
Maintenance Services	419,440.00	14,655.37	147,448.93	190,770.56	121,935.22	106,734.22	74.55
Rental/Leasing	490.00	-	-	-	-	490.00	-
Operating Equipment	3,920.00	-	350.00	940.00	-	2,980.00	23.98
Capital Outlay	92,500.00	-	-	-	116,498.84	(23,998.84)	125.94
TOTAL BUILDING MAINTENANCE	1,956,575.00	105,612.27	822,252.59	963,396.21	388,534.97	604,643.82	69.10%
TOTAL INTERNAL SERVICE	8,089,980.77	564,185.51	3,969,799.70	4,274,712.61	1,044,025.14	2,771,243.02	65.74%
MISC & PROJECTS							
Project							
Fund Charges/Transfers	850,000.00	-	505,411.00	203.50	-	849,796.50	0.02
TOTAL PROJECTS	850,000.00	-	505,411.00	203.50	-	849,796.50	0.02%
CITY ASSISTANCE							
City's Assistance to Agencies	326,012.68	-	171,245.25	95,337.00	34,920.50	195,755.18	39.95
Operating Equipment	13,793.00	-	-	4,487.54	-	9,305.46	32.53
TOTAL CITY ASSISTANCE	339,805.68	-	171,245.25	99,824.54	34,920.50	205,060.64	39.65%
SEWER PROJECTS							
TOTAL SEWER PROJECTS	-	-	-	-	-	-	0.00%
COURT - RESTRICTED FUNDS							
Operating Equipment	12,740.00	-	5,985.00	-	-	12,740.00	-
TOTAL COURT-RESTRICTED FUNDS	12,740.00	-	5,985.00	-	-	12,740.00	0.00%
TOTAL MISC & PROJECTS	1,202,545.68	-	682,641.25	100,028.04	34,920.50	1,067,597.14	11.22%
TOTAL EXPENDITURES	44,982,784.93	3,856,239.42	22,576,077.14	22,774,905.51	4,804,896.97	17,402,982.45	61.31%
REVENUE OVER(UNDER) EXPEND.	0.07	(1,485,770.65)	6,273,120.02	9,667,799.87	(4,805,077.96)	(4,862,721.84)	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: April 30, 2023

101 GENERAL FUND		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUES								
Taxes								
000-411100	Advalorem Tax-Current	17,965,000.00	54,020.95	15,235,106.50	17,557,919.40	-	407,080.60	97.73
000-411110	Disable Veterans Assist Pymnt	1,100,000.00	-	-	-	-	1,100,000.00	-
000-411200	Advalorem Tax-Delinquent	50,000.00	1,166.39	39,148.43	89,227.82	-	(39,227.82)	178.46
000-411300	Advalorem Tax-P&I	80,000.00	4,214.49	58,011.62	69,443.98	-	10,556.02	86.80
000-411500	Sales Tax Revenue-Gen Fund	13,040,000.00	973,205.79	6,592,221.21	7,310,652.68	-	5,729,347.32	56.06
000-411700	Mixed Beverage Tax	70,000.00	6,144.21	43,015.47	49,956.54	-	20,043.46	71.37
TOTAL Taxes		32,305,000.00	1,038,751.83	21,967,503.23	25,077,200.42	-	7,227,799.58	77.63%
Franchises								
000-421200	Center Point/Entex Energy	120,000.00	7,384.97	84,527.04	96,936.23	-	23,063.77	80.78
000-421220	City Public Service	1,200,000.00	90,680.19	604,608.01	646,470.12	-	553,529.88	53.87
000-421240	Guadalupe Valley Elec Co-op	475,000.00	37,052.55	267,021.11	267,827.16	-	207,172.84	56.38
000-421250	New Braunfels Utilities	80,000.00	7,753.59	38,533.71	40,841.55	-	39,158.45	51.05
000-421300	Time Warner-State Franchise	325,000.00	27,670.19	179,753.77	185,562.60	-	139,437.40	57.10
000-421460	AT&T Franchise Fee	75,000.00	6,610.75	49,785.52	21,581.07	-	53,418.93	28.77
000-421480	Other Telecom Franchise - ROW	100,000.00	(20,230.84)	24,683.97	16,443.20	-	83,556.80	16.44
000-421500	Solid Waste Franchise Fee	175,000.00	-	100,926.04	70,056.36	-	104,943.64	40.03
TOTAL Franchises		2,550,000.00	156,921.40	1,349,839.17	1,345,718.29	-	1,204,281.71	52.77%
Permits								
000-431100	Home Occupation Permit	550.00	-	315.00	140.00	-	410.00	25.45
000-431205	Bldg Permit-Residential	513,000.00	10,695.50	185,827.00	120,077.00	-	392,923.00	23.41
000-431210	Bldg Permit-Commercial	347,000.00	140,046.00	247,076.00	458,239.20	-	(111,239.20)	132.06
000-431215	Bldg Permit-General	328,000.00	18,354.00	129,799.50	140,123.60	-	187,876.40	42.72
000-431300	Mobile Home Permit	-	-	50.00	100.00	-	(100.00)	-
000-431400	Signs Permit	5,500.00	1,104.68	2,838.00	3,881.68	-	1,618.32	70.58
000-431500	Food Establishmnt Permit	71,000.00	300.00	47,975.00	50,765.00	-	20,235.00	71.50
000-431700	Plumbing Permit	123,000.00	6,166.00	54,023.00	50,819.00	-	72,181.00	41.32
000-431750	Electrical Permit	70,000.00	3,440.00	32,780.00	33,060.00	-	36,940.00	47.23
000-431800	Mechanical Permit	60,000.00	2,360.00	24,180.00	22,820.00	-	37,180.00	38.03
000-431900	Solicitor/Peddler Permit	2,000.00	120.00	1,100.00	260.00	-	1,740.00	13.00
000-431950	Animal/Pet Permit	250.00	-	200.00	-	-	250.00	-
000-432000	Cert of Occupancy Prmt	9,500.00	750.00	6,550.00	4,950.00	-	4,550.00	52.11

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: April 30, 2023

101 GENERAL FUND		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUES								
000-432100	Security Alarm Permit	43,000.00	2,947.00	22,015.00	16,332.00	-	26,668.00	37.98
000-432300	Grading/Clearing Permit	15,000.00	500.00	15,054.95	18,618.84	-	(3,618.84)	124.13
000-432400	Development Permit	100,000.00	-	248,641.64	55,194.33	-	44,805.67	55.19
000-435000	Fire Permit	30,000.00	2,316.00	18,285.00	16,871.00	-	13,129.00	56.24
TOTAL Permits		1,717,800.00	189,099.18	1,036,710.09	992,251.65	-	725,548.35	57.76%
Licenses								
000-441000	Alcohol Beverage License	8,500.00	-	3,167.50	3,952.50	-	4,547.50	46.50
000-441300	Mobile Home License	120.00	-	120.00	80.00	-	40.00	66.67
000-442000	Contractors License	37,000.00	-	25,380.00	-	-	37,000.00	-
TOTAL Licenses		45,620.00	-	28,667.50	4,032.50	-	41,587.50	8.84%
Fees								
000-451000	Municipal Court Fines	525,000.00	26,899.70	270,021.00	217,174.87	-	307,825.13	41.37
000-451010	Texas Motor Carrier Fines	30,000.00	-	20,036.50	-	-	30,000.00	-
000-451015	CVE Out of Service	3,000.00	-	1,686.50	-	-	3,000.00	
000-451100	Arrest Fee	12,000.00	638.33	8,788.42	6,411.61	-	5,588.39	53.43
000-451200	Warrant Fees	53,000.00	3,082.71	32,334.31	25,129.81	-	27,870.19	47.41
000-451340	Judicial Fee-City	300.00	20.28	220.63	131.52	-	168.48	43.84
000-451400	Traffic Fine Costs TTL	6,000.00	214.57	3,781.00	2,575.69	-	3,424.31	42.93
000-451510	Juvenile Case Mgmt Fee	3,000.00	168.91	1,848.61	1,096.04	-	1,903.96	36.53
000-451520	Truancy Fees	14,000.00	651.92	8,498.24	6,595.57	-	7,404.43	47.11
000-451530	Local Municipal Jury Fund	150.00	12.72	165.09	129.05	-	20.95	86.03
000-451600	Technology Fund Fee	13,000.00	647.27	8,147.54	6,097.33	-	6,902.67	46.90
000-451700	Security Fee	15,000.00	726.42	9,249.23	7,022.43	-	7,977.57	46.82
000-451800	Time Payment Fee-City	4,000.00	179.83	2,865.02	2,362.14	-	1,637.86	59.05
000-451850	State Fines 10% Service Fee	15,000.00	4,990.25	10,610.97	16,190.22	-	(1,190.22)	107.93
000-451900	DPS Payment-Local	4,000.00	228.00	2,531.09	1,872.00	-	2,128.00	46.80
000-452000	Child Safety Fee	5,000.00	250.00	3,064.07	2,225.12	-	2,774.88	44.50
000-452100	Platting Fees	54,000.00	6,500.00	35,750.00	37,500.00	-	16,500.00	69.44
000-452200	Site Plan Fee	23,000.00	-	18,000.00	13,500.00	-	9,500.00	58.70
000-452300	Plan Check Fee	570,000.00	78,242.09	247,418.50	318,409.71	-	251,590.29	55.86
000-452320	Tree Mitigation Admin Fee	15,000.00	-	11,550.00	-	-	15,000.00	-
000-452400	BOA/Variance Fees	2,500.00	500.00	2,000.00	2,500.00	-	-	100.00
000-452600	Specific Use/Zone Chng Fee	26,450.00	3,500.00	14,750.00	20,650.00	-	5,800.00	78.07
000-452710	Zoning Ltr & Dev Rights	2,550.00	300.00	2,850.00	2,250.00	-	300.00	88.24
000-453100	Reinspection Fees	190,000.00	22,000.00	113,475.00	149,900.00	-	40,100.00	78.89
000-453110	Swim Pool Inspection Fee	2,900.00	-	440.00	2,530.00	-	370.00	87.24

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: April 30, 2023

101 GENERAL FUND		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUES								
000-453200	Lot Abatement	6,700.00	3,618.13	3,850.00	7,368.88	-	(668.88)	109.98
000-453211	Admin Fee-Inspections	10,000.00	200.00	8,800.00	2,100.00	-	7,900.00	21.00
000-453710	Foster Care	500.00	-	50.00	-	-	500.00	-
000-454200	Pool Gate Admission Fee	22,000.00	-	-	-	-	22,000.00	-
000-454300	Seasonal Pool Pass Fee	4,000.00	-	140.00	-	-	4,000.00	-
000-456110	Senior Center Memberships	16,000.00	2,125.00	14,906.00	18,339.00	-	(2,339.00)	114.62
000-456120	Senior Center Meal Fee	20,000.00	4,081.51	12,180.57	24,819.60	-	(4,819.60)	124.10
000-456500	HAZ MAT Fees	5,000.00	-	-	-	-	5,000.00	-
000-456600	Fire Re-inspection Fee	700.00	-	50.00	245.00	-	455.00	35.00
000-458000	Sale of General Fixed Assets	-	-	37,572.00	-	-	-	-
000-458110	Sale of Mdse - GovDeals	100,000.00	14,371.00	3,496.89	77,262.01	-	22,737.99	77.26
000-458400	Civic Center Rental Fees	225,000.00	20,466.25	188,657.75	233,608.50	-	(8,608.50)	103.83
000-458401	Capital Recovery Fee-Civic C	-	525.00	1,000.00	5,600.00	-	(5,600.00)	-
000-458402	Civic Center Ancillary Fees	-	486.00	315.00	2,221.00	-	(2,221.00)	-
000-458450	North Center Rental Fees	28,000.00	3,950.00	25,256.25	32,606.25	-	(4,606.25)	116.45
000-458460	Senior Center Rental	7,000.00	700.00	-	4,200.00	-	2,800.00	60.00
000-458500	Community Center Rental Fees	40,000.00	1,707.00	34,162.25	43,578.00	-	(3,578.00)	108.95
000-458501	Community Center Service Fees	-	-	450.00	150.00	-	(150.00)	-
000-458510	Grand Ballroom Rental Fees	-	-	(30,693.75)	(4,625.00)	-	4,625.00	-
000-458520	Cut-Off Hall Rental Fees	-	-	600.00	-	-	-	-
000-458540	Bluebonnet Hall Rental Fees	-	-	(2,737.50)	(900.00)	-	900.00	-
000-458550	Pavilion Rental Fees	25,000.00	2,540.00	13,987.50	14,987.50	-	10,012.50	59.95
000-458560	Chamber of Comm Rent	7,800.00	1,950.00	5,850.00	7,800.00	-	-	100.00
000-458570	Non-Resident SYSA League	10,000.00	-	7,500.00	-	-	10,000.00	-
000-458590	Cancellation Fees-Event Rental	1,500.00	1,550.00	1,000.00	3,500.00	-	(2,000.00)	233.33
000-458650	NonResident User Fee-BVYA	-	4,140.00	7,240.00	6,680.00	-	(6,680.00)	-
000-458660	BVYA Utility Reimbursement	15,000.00	4,977.60	3,912.00	9,426.32	-	5,573.68	62.84
000-458670	SYSA Utility Reimbursement	7,500.00	2,241.95	4,982.20	3,962.33	-	3,537.67	52.83
000-458675	Lions Futbol Utility Reimbrsmt	15,000.00	3,516.00	3,516.00	12,852.00	-	2,148.00	85.68
000-458685	Recreation Programs	1,000.00	1,650.00	(25.00)	8,850.00	-	(7,850.00)	885.00
000-458685.00	Rec Prgrm-Kickball Leagues	2,600.00	-	4,300.00	1,625.00	-	975.00	62.50
000-458700	Vehicle Impoundment	-	3,191.00	9,930.00	9,291.00	-	(9,291.00)	-
000-459300	Notary Fee	50.00	-	30.00	30.00	-	20.00	60.00
000-459600	Animal Adoption Fee	12,000.00	1,105.00	6,115.00	8,205.00	-	3,795.00	68.38
000-459700	Pet Impoundment Fee	13,000.00	1,112.00	6,416.00	6,510.00	-	6,490.00	50.08
000-459800	Police Reports Fee	5,000.00	414.00	3,423.39	2,698.00	-	2,302.00	53.96
TOTAL Fees		2,189,200.00	230,413.44	1,206,314.27	1,385,486.50	-	803,713.50	63.29%

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: April 30, 2023

101 GENERAL FUND		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUES								
Fines								
000-463000	Library Fines	9,000.00	1,310.03	5,995.89	7,202.52	(30.99)	1,828.47	79.68
TOTAL Fines		9,000.00	1,310.03	5,995.89	7,202.52	(30.99)	1,828.47	79.68%
Inter-Jurisdictional								
000-473100	Bexar Co - Fire	21,077.00	-	7,025.92	-	-	21,077.00	-
000-473200	City of Seguin-Fire Contract	30,107.00	-	16,726.56	15,880.20	-	14,226.80	52.75
000-473300	Guadalupe Co-Library	220,000.00	18,096.00	126,672.00	108,576.00	-	111,424.00	49.35
000-474200	Library Services-Cibolo	40,000.00	40,000.00	40,000.00	40,000.00	-	-	100.00
000-474210	Library Services-Selma	25,000.00	25,275.00	24,825.00	25,275.00	-	(275.00)	101.10
000-474400	Dispatch Service-Cibolo	160,000.00	40,000.00	163,000.00	40,000.00	-	120,000.00	25.00
000-474600	School Crossing Guard-Bexar Co	36,000.00	8,319.53	22,802.80	25,322.67	-	10,677.33	70.34
000-474610	School Cross Guard-Guadalupe C	41,000.00	4,767.94	26,442.46	26,812.28	-	14,187.72	65.40
000-474620	School Crossing Guards - Comal	1,900.00	-	-	-	-	1,900.00	-
000-474700	School Officer Funding	551,268.00	-	183,756.00	315,548.25	-	235,719.75	57.24
000-474750	Crime Victim Liaison Agreement	25,000.00	-	6,250.00	-	-	25,000.00	-
TOTAL Inter-Jurisdictional		1,151,352.00	136,458.47	617,500.74	597,414.40	-	553,937.60	51.89%
Fund Transfers								
000-480000	Indirect Costs-EMS	216,994.00	18,082.83	124,098.35	126,579.85	-	90,414.15	58.33
000-480100	Indirect Costs-Hotel/Motel	69,915.00	5,826.25	43,425.10	40,783.75	-	29,131.25	58.33
000-481000	Transfer In - Reserves	1,052,715.00	-	-	-	-	1,052,715.00	-
000-485000	Interfund Charges-Drainage-5%	320,073.00	26,672.75	179,672.50	186,709.25	-	133,363.75	58.33
000-486000	Interfund Chrges-Admin W&S	1,493,620.00	124,468.33	862,300.85	871,278.35	-	622,341.65	58.33
000-486202	Transfer In-Water&Sewer Fund	4,000.00	-	-	-	-	4,000.00	-
000-486203	Transfer In-EMS	4,000.00	-	-	-	-	4,000.00	-
000-486204	Transfer In-Drainage	1,000.00	-	-	-	-	1,000.00	-
000-487000	Interfund Charges-Fleet	470,050.00	42,818.00	294,880.25	299,726.00	-	170,324.00	63.76
000-488000	Interfund Charges-4B	542,221.00	271,110.50	506,984.00	542,221.00	-	-	100.00
TOTAL Fund Transfers		4,174,588.00	488,978.66	2,011,361.05	2,067,298.20	-	2,107,289.80	49.52%
Miscellaneous								
000-491000	Interest Earned	25,000.00	11,487.63	4,008.08	89,520.22	-	(64,520.22)	358.08
000-491200	Investment Income	150,000.00	91,637.70	30,094.76	447,813.37	-	(297,813.37)	298.54
000-491900	Unrealized Gain/Loss-CapOne	-	925.66	(54,883.77)	11,098.26	-	(11,098.26)	-
000-493000	Donations-Others	375.00	-	-	375.00	-	-	100.00
000-493120	Donations-Public Library	10,000.00	178.84	904.05	760.50	-	9,239.50	7.61
000-493400	Donations-Animal Control	5,000.00	50.00	1,562.00	1,055.00	-	3,945.00	21.10
000-493465	Donations-Senior Center	10,000.00	100.00	2,797.33	1,770.05	-	8,229.95	17.70

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

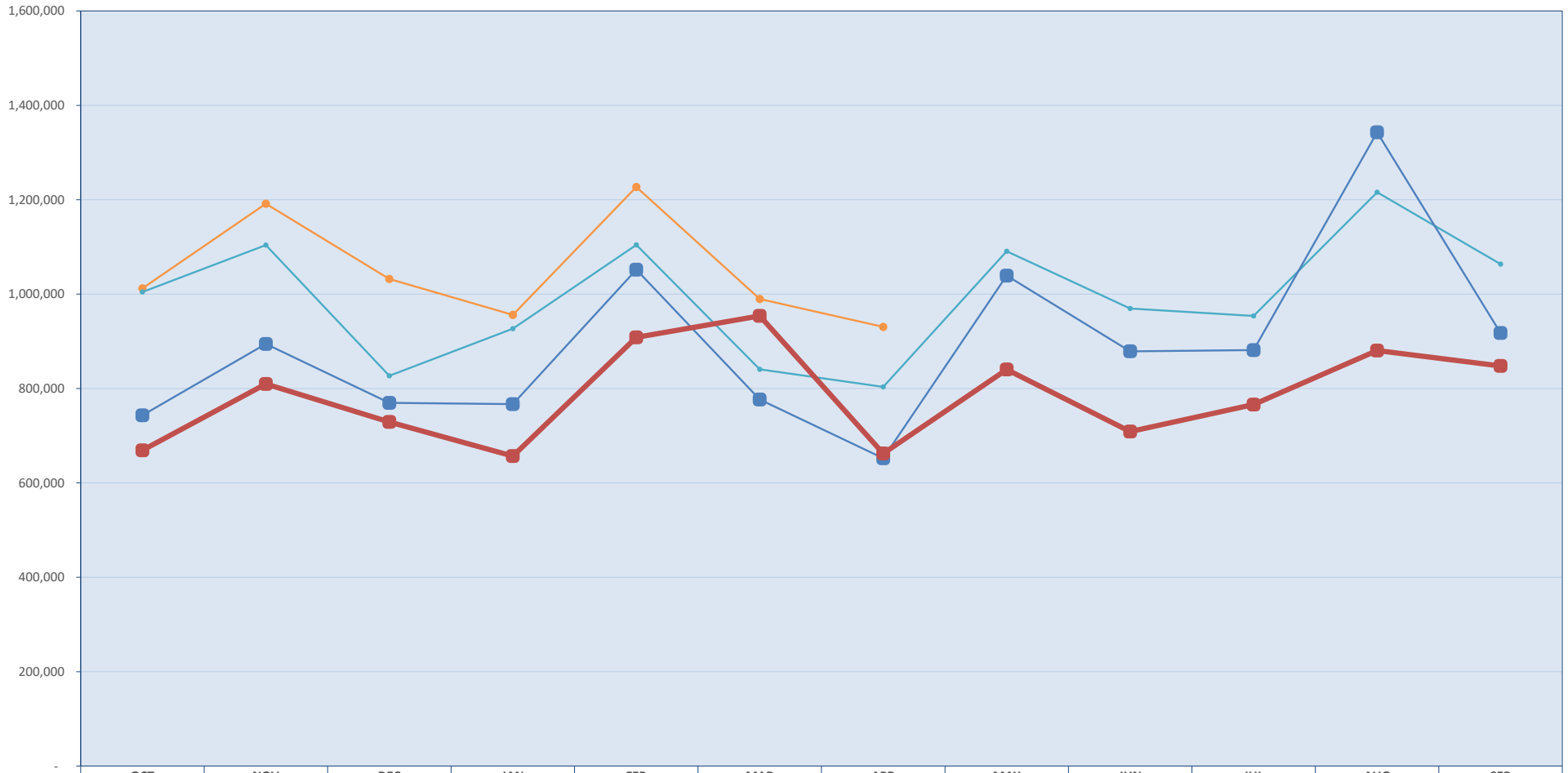
AS OF: April 30, 2023

101 GENERAL FUND		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUES								
000-493503	Donation-Fire Rescue	1,000.00	-	-	150.00	-	850.00	15.00
000-493618	Donation - Veteran's Memorial	1,250.00	225.00	2,555.00	1,200.00	-	50.00	96.00
000-493700	July 4th Activities	26,000.00	600.00	-	1,600.00	-	24,400.00	6.15
000-493701	Proceeds-Holidazzle	12,500.00	-	21,600.00	16,070.00	-	(3,570.00)	128.56
000-493704	Moving on Main	4,000.00	-	5,200.00	8,600.00	-	(4,600.00)	215.00
000-493706	Music, Movies in the Park	8,000.00	-	-	-	-	8,000.00	-
000-493707	Cornhole League	2,000.00	280.00	-	1,100.00	-	900.00	55.00
000-494481	LawEnforcemtOfficersStnd&	5,000.00	-	4,151.77	4,106.62	-	893.38	82.13
000-495100	Mobile Stage Rental Fees	-	-	2,600.00	1,550.00	-	(1,550.00)	-
000-497000	Misc Income-Gen Fund	60,000.00	4,273.89	22,745.42	14,180.62	-	45,819.38	23.63
000-497005	Schertz Magazine Advertising	145,000.00	11,550.00	82,693.12	70,243.75	-	74,756.25	48.44
000-497100	Misc Income-Police	9,000.00	498.00	5,064.05	4,068.00	-	4,932.00	45.20
000-497150	Misc Income-Fire Department	-	-	0.11	-	-	-	-
000-497200	Misc Income-Library	3,000.00	642.50	1,939.65	3,465.60	(150.00)	(315.60)	110.52
000-497210	Misc Income-Library Copier	14,000.00	1,716.85	8,119.22	9,874.67	-	4,125.33	70.53
000-497300	Misc Income-Animal Control	500.00	30.00	15.00	870.00	-	(370.00)	174.00
000-497400	Misc Income-Streets Dept	50,000.00	1,360.00	15,715.51	25,258.02	-	24,741.98	50.52
000-497460	Misc Income-Parks	-	90.00	74.60	90.00	-	(90.00)	-
000-497500	Misc Income-TML Ins. Claims	25,000.00	2,510.75	3,917.61	23,449.50	-	1,550.50	93.80
000-497550	Misc Income-TML WC Reimbursmnt	10,000.00	-	46,913.12	155.01	-	9,844.99	1.55
000-497600	Misc Income-Vending Mach	1,600.00	378.94	793.24	933.81	-	666.19	58.36
000-497610	Misc Income-Muni Court	-	-	1.80	400.00	-	(400.00)	-
000-498000	Reimbursmnt-Gen Fund	20,000.00	-	-	-	-	20,000.00	-
000-498105	Reimbursmt Police OT-DEA	35,000.00	-	17,322.16	7,235.87	-	27,764.13	20.67
000-498110	Reimburmnt Fire-Emg Acti-OT	200,000.00	-	399,401.39	219,107.03	-	(19,107.03)	109.55
000-498150	Reimbursement - Library	7,000.00	-	-	-	-	7,000.00	-
TOTAL Miscellaneous		840,225.00	128,535.76	625,305.22	966,100.90	(150.00)	(125,725.90)	114.96%
TOTAL REVENUES		44,982,785.00	2,370,468.77	28,849,197.16	32,442,705.38	(180.99)	12,540,260.61	72.12%

GENERAL FUND
CASH IN BANK AND INVESTMENTS
AS OF: April 30, 2023

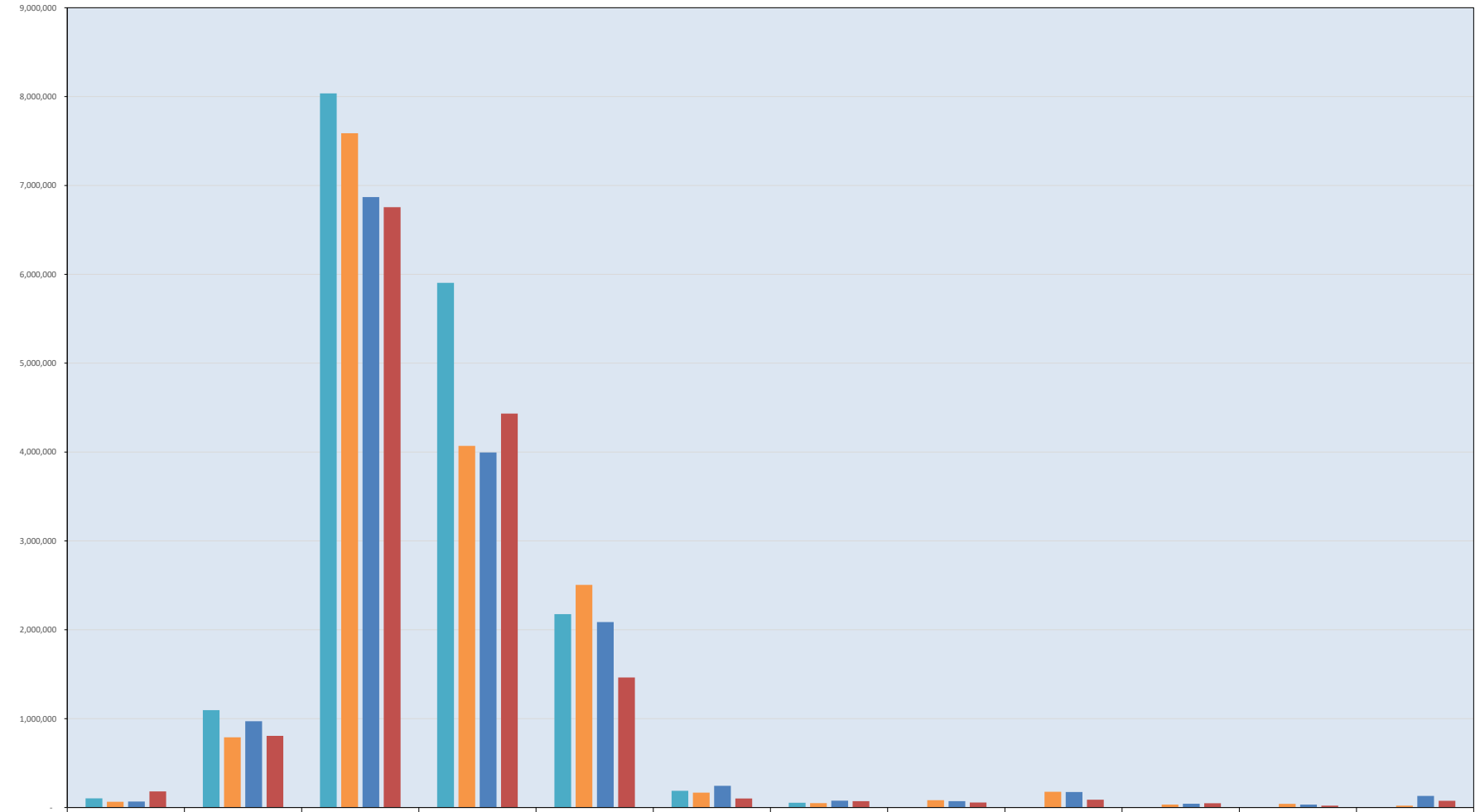
Cash in Bank		
Claim on Operating Cash Pool-Checking	$	1,308,167.01
Cash in Investments		
LOGIC Investment-General Fund		18,989,436.32
LOGIC Investment-Equip Replacement		81,759.16
LOGIC Investment-Veh Replacement		551,284.32
LOGIC Investment-Air Condi Replacment		300,013.21
CAPITAL ONE Investment-General Fund		1,427,418.24
CD - Bank of New York		253,377.62
CD - Capital One MCLEAN		253,864.03
CD - Capital One ALLEN		253,864.03
CD - Goldman Sachs		253,864.03
Total Cash in Bank & Investments	$	23,673,047.97

Sales Tax-General Fund



	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP
2022-23	1,012,285	1,191,635	1,032,144	956,099	1,227,037	989,612	930,666					
2021-22	1,004,614	1,103,814	826,933	926,859	1,104,306	840,622	803,436	1,090,848	969,440	953,702	1,215,909	1,063,576
2020-21	743,235	894,399	769,523	766,917	1,051,843	776,582	652,217	1,039,235	878,852	881,389	1,342,856	917,603
2019-20	669,061	809,661	729,135	656,810	908,377	953,913	662,240	840,330	708,822	765,963	880,492	847,850

ADVALOREM TAX



	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP
2022-23	103,252	1,096,390	8,035,670	5,903,515	2,176,684	188,387	54,021					
2021-22	64,306	790,610	7,588,294	4,069,380	2,505,204	168,170	49,143	82,010	177,339	32,660	40,812	21,138
2020-21	67,176	970,388	6,869,022	3,995,189	2,086,758	244,347	76,381	71,700	174,542	42,752	33,745	130,219
2019-20	181,122	806,033	6,755,473	4,432,940	1,463,522	101,212	72,046	56,463	88,055	48,550	20,479	76,361

CITY OF SCHERTZ

REVENUE AND EXPENSE REPORT (UNAUDITED)

AS OF: April 30, 2023

CITY OF SCHERTZ

106-SPECIAL EVENTS FUND FINANCIAL SUMMARY	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
Fund Transfers	-	-	-	146.72	-	(146.72)	-
Miscellaneous	24,000.00	12,168.65	57,950.39	61,242.31	-	(37,242.31)	255.18
TOTAL REVENUES	24,000.00	12,168.65	57,950.39	61,389.03	-	(37,389.03)	255.79%
EXPENDITURE SUMMARY							
GENERAL GOVERNMENT							
CULTURAL							
KICK CANCER	10,000.00	-	3,415.81	10,980.29	336.00	(1,316.29)	113.16
HAL BALDWIN SCHOLARSHIP	14,000.00	-	14,706.88	16,167.58	846.92	(3,014.50)	121.53
TOTAL CULTURAL	24,000.00	-	18,122.69	27,147.87	1,182.92	(4,330.79)	118.04%
TOTAL EXPENDITURES	24,000.00	-	18,122.69	27,147.87	1,182.92	(4,330.79)	118.04%
REVENUE OVER(UNDER) EXPEND	-	12,168.65	39,827.70	34,241.16	(1,182.92)	(33,058.24)	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: April 30, 2023

CITY OF SCHERTZ

106-SPECIAL EVENTS FUND		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUES								
Fund Transfers								
000-486101	Transfer In-General Fund	-	-	-	146.72	-	(146.72)	-
TOTAL Fund Transfers		-	-	-	146.72	-	(146.72)	0.00%
Miscellaneous								
000-491200	Investment Income	-	77.19	17.05	467.68	-	(467.68)	-
000-492200	Kick Cancer	10,000.00	12,091.46	9,595.00	22,194.63	-	(12,194.63)	221.95
000-493621	Hal Baldwin Scholarship	14,000.00	-	35,626.34	38,580.00	-	(24,580.00)	275.57
000-497000	Misc Income - Special Events	-	-	12,712.00	-	-	-	-
TOTAL Miscellaneous		24,000.00	12,168.65	57,950.39	61,242.31	-	(37,242.31)	255.18%
TOTAL REVENUES		24,000.00	12,168.65	57,950.39	61,389.03	-	(37,389.03)	255.79%

SPECIAL EVENTS FUND
CASH IN BANK AND INVESTMENTS

AS OF: April 30, 2023

C I T Y O F S C H E R T Z

Cash in Bank	Current
Claim on Operating Cash Pool-Checking	$ 182,233.39
Cash in Investments	
Texas Class- Special Events	18,663.22
Total Cash in Bank & Investments	$ 200,896.61

CITY OF SCHERTZ

REVENUE AND EXPENSE REPORT (UNAUDITED)

AS OF: April 30, 2023

110-PEG FUND FINANCIAL SUMMARY	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
Franchises	90,000.00	-	44,717.81	38,060.99	-	51,939.01	42.29
Fund Transfers	854,770.00	-	-	-	-	854,770.00	-
TOTAL REVENUES	944,770.00	-	44,717.81	38,060.99	-	906,709.01	4.03%
EXPENDITURE SUMMARY							
GENERAL GOVERNMENT							
MISC & PROJECTS							
Professional Services	60,000.00	-	-	-	-	60,000.00	-
Capital Outlay	854,770.00	12,650.00	-	178,851.22	509,370.13	166,548.65	80.52
TOTAL MISC & PROJECTS	914,770.00	12,650.00	-	178,851.22	509,370.13	226,548.65	75.23%
TOTAL EXPENDITURES	914,770.00	12,650.00	-	178,851.22	509,370.13	226,548.65	75.23%
REVENUE OVER(UNDER) EXPEND	30,000.00	(12,650.00)	44,717.81	(140,790.23)	(509,370.13)	680,160.36	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: April 30, 2023

110-PEG FUND		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUES								
Franchises								
000-421350	Time Warner - PEG Fee	60,000.00	-	31,532.06	30,778.13	-	29,221.87	51.30
000-421465	AT&T PEG Fee	30,000.00	-	13,185.75	7,282.86	-	22,717.14	24.28
TOTAL Franchises		90,000.00	-	44,717.81	38,060.99	-	51,939.01	42.29%
Fund Transfers								
000-481000	Transfer In - Reserves	854,770.00	-	-	-	-	854,770.00	-
TOTAL Fund Transfers		854,770.00	-	-	-	-	854,770.00	0.00%
TOTAL REVENUES		944,770.00	-	44,717.81	38,060.99	-	906,709.01	4.03%

PEG FUND
CASH IN BANK AND INVESTMENTS

AS OF: April 30, 2023

Cash in Bank	
Cash Balance	$ 734,965.00
Total Cash in Bank & Investments	$ 734,965.00

CITY OF SCHERTZ

REVENUE AND EXPENSE REPORT (UNAUDITED)

AS OF: April 30, 2023

202-WATER & SEWER FINANCIAL SUMMARY	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
Franchises	400,000.00	-	268,426.92	215,193.33	-	184,806.67	53.80
Fees	27,487,000.00	2,515,296.12	15,782,949.73	16,929,396.20	-	10,557,603.80	61.59
Fund Transfers	150,000.00	12,500.00	87,500.36	87,500.00	-	62,500.00	58.33
Miscellaneous	448,858.00	51,291.27	233,100.84	385,577.91	-	63,280.09	85.90
TOTAL REVENUES	28,485,858.00	2,579,087.39	16,371,977.85	17,617,667.44	-	10,868,190.56	61.85%
EXPENDITURE SUMMARY							
BUSINESS OFFICE							
Personnel Services	568,896.00	45,952.71	316,499.45	324,539.08	29,159.94	215,196.98	62.17
Supplies	213,090.63	102,942.19	123,561.51	191,297.29	1,269.37	20,523.97	90.37
City Support Services	65,679.91	500.00	37,261.69	43,658.36	7,040.00	14,981.55	77.19
Utility Services	11,500.00	762.19	5,588.52	3,942.54	-	7,557.46	34.28
Operations Support	120,000.00	10,197.86	62,328.49	60,798.02	52,765.56	6,436.42	94.64
Staff Support	8,700.00	-	2,734.63	3,218.75	150.00	5,331.25	38.72
Professional Services	273,000.00	113.59	155,498.73	150,360.52	-	122,639.48	55.08
Maintenance Services	18,700.00	-	2,520.00	-	-	18,700.00	-
Operating Equipment	2,220.09	-	-	-	2,180.71	39.38	98.23
Capital Outlay	-	-	-	-	44.50	(44.50)	-
TOTAL BUSINESS OFFICE	1,281,786.63	160,468.54	705,993.02	777,814.56	92,610.08	411,361.99	67.91%
W & S ADMINISTRATION							
Personnel Services	2,027,484.00	153,415.18	1,077,051.12	1,074,877.78	118,613.33	833,992.89	58.87
Supplies	63,000.00	252.58	11,486.43	13,132.22	2,476.29	47,391.49	24.78
City Support Services	190,500.00	20.97	71,820.39	87,772.14	21.12	102,706.74	46.09
Utility Services	3,585,500.00	254,229.71	1,951,978.71	2,019,277.24	178.68	1,566,044.08	56.32
Operations Support	10,050.00	8.13	3,810.14	2,293.76	-	7,756.24	22.82
Staff Support	43,000.00	3,423.40	9,154.58	14,702.44	4,266.72	24,030.84	44.11
City Assistance	-	-	40.00	-	-	-	-
Professional Services	428,400.00	8,540.50	151,227.55	235,451.23	15,620.00	177,328.77	58.61
Fund Charges/Transfers	6,746,368.00	585,642.02	4,431,409.61	3,839,592.55	133,333.33	2,773,442.12	58.89
Maintenance Services	9,570,200.00	891,800.13	5,588,508.05	5,446,079.20	2,991,608.03	1,132,512.77	88.17
Other Costs	40,000.00	-	36,605.45	36,605.45	-	3,394.55	91.51
Debt Service	2,499,777.00	-	1,282,098.50	2,117,235.24	502,290.75	(119,748.99)	104.79
Other Financing Sources	-	-	57,094.83	-	-	-	-
Rental/Leasing	72,275.00	8,500.00	70,765.24	62,901.61	17,000.00	(7,626.61)	110.55
Operating Equipment	7,000.00	-	834.48	4,465.03	-	2,534.97	63.79
Capital Outlay	261,400.00	-	46,061.35	193,006.13	341,847.50	(273,453.63)	204.61
TOTAL PUBLIC WORKS	25,544,954.00	1,905,832.62	14,789,946.43	15,147,392.02	4,127,255.75	6,270,306.23	75.45%

CITY OF SCHERTZ

REVENUE AND EXPENSE REPORT (UNAUDITED)

AS OF: April 30, 2023

202-WATER & SEWER FINANCIAL SUMMARY	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
MISC & PROJECTS							
PROJECTS							
Fund Charges/Transfers	-	-	5,000,000.00	326,181.00	-	(326,181.00)	-
TOTAL PROJECTS	-	-	5,005,700.00	326,687.00	-	(326,687.00)	0.00%
TOTAL MISC & PROJECTS	-	-	5,005,700.00	326,687.00	-	(326,687.00)	0.00%
TOTAL EXPENDITURES	26,826,740.63	2,066,301.16	20,501,639.45	16,251,893.58	4,219,865.83	6,354,981.22	76.31%
** REVENUE OVER(UNDER)EXPENSES **	1,659,117.37	512,786.23	(4,129,661.60)	1,365,773.86	(4,219,865.83)	4,513,209.34	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: April 30, 2023

202-WATER & SEWER		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUES								
Franchises								
000-421490	Cell Tower Leasing	400,000.00	-	268,426.92	215,193.33	-	184,806.67	53.80
TOTAL Franchises		400,000.00	-	268,426.92	215,193.33	-	184,806.67	53.80%
Fees								
000-455200	Garbage Collection Fee	5,300,000.00	510,953.78	3,231,003.49	3,459,549.10	-	1,840,450.90	65.27
000-455600	Fire Line Fees	22,000.00	-	-	-	-	22,000.00	-
000-455700	Recycle Fee Revenue	340,000.00	29,194.65	201,718.94	203,812.25	-	136,187.75	59.94
000-455800	W&S Line Constructn Reimbur	25,000.00	100.00	9,933.00	1,110.00	-	23,890.00	4.44
000-457100	Sale of Water	12,600,000.00	1,121,737.44	6,736,140.76	7,501,763.90	-	5,098,236.10	59.54
000-457110	Edwards Water Lease	40,000.00	-	-	-	-	40,000.00	-
000-457120	Water Transfer Charge-Selma	15,000.00	-	-	-	-	15,000.00	-
000-457200	Sale of Meters	100,000.00	2,760.90	44,996.64	41,921.64	-	58,078.36	41.92
000-457400	Sewer Charges	8,800,000.00	822,992.50	5,381,511.09	5,533,830.32	-	3,266,169.68	62.88
000-457500	Water Penalties	240,000.00	27,356.85	176,045.81	186,158.99	-	53,841.01	77.57
000-458110	Sale of Merchandise - GovDeals	2,500.00	-	-	-	-	2,500.00	-
000-459200	NSF Check Fee-Water&Sewer	2,500.00	200.00	1,600.00	1,250.00	-	1,250.00	50.00
TOTAL Fees		27,487,000.00	2,515,296.12	15,782,949.73	16,929,396.20	-	10,557,603.80	61.59%
Fund Transfers								
000-486204	Interfnd Chrg-Drainage Billing	150,000.00	12,500.00	87,500.00	87,500.00	-	62,500.00	58.33
000-486406	Transfer In - Pblc Imprvmnt	-	-	0.36	-	-	-	-
TOTAL Fund Transfers		150,000.00	12,500.00	87,500.36	87,500.00	-	62,500.00	58.33%
Miscellaneous								
000-490000	Misc Charges	10,500.00	960.00	6,793.00	6,750.00	-	3,750.00	64.29
000-491000	Interest Earned	25,000.00	646.80	7,026.21	8,291.40	-	16,708.60	33.17
000-491200	Investment Income	100,000.00	30,200.56	32,520.39	213,763.91	-	(113,763.91)	213.76
000-497000	Misc Income-W&S	18,000.00	287.51	1,874.14	16,831.16	-	1,168.84	93.51
000-498110	Salary Reimb-SSLGC	295,358.00	19,196.40	184,887.25	139,941.44	-	155,416.56	47.38
000-499100	Distribution-GSE Bond Set	-	-	(0.15)	-	-	-	-
TOTAL Miscellaneous		448,858.00	51,291.27	233,100.84	385,577.91	-	63,280.09	85.90%
TOTAL REVENUES		28,485,858.00	2,579,087.39	16,371,977.85	17,617,667.44	-	10,868,190.56	61.85%

WATER & SEWER
CASH IN BANK AND INVESTMENTS

AS OF: April 30, 2023

Cash in Bank		
Claim on Operating Cash Pool-Checking	$	289,325.96
Cash in Investments		
Lone Star Investment-Water&Sewer		6,531,982.56
Lone Star Investment-W&S Customer Deposits		328,497.35
Lone Star Investment-W&S Equip Replacement		197,508.11
Lone Star Investment-W&S Veh Replacement		285,318.35
Schertz Bank & Trust-Certificate of Deposit		1,183,796.96
	$	8,527,103.33
Total Cash in Bank & Investments	$	8,816,429.29

CITY OF SCHERTZ

REVENUE AND EXPENSE REPORT (UNAUDITED)

AS OF: April 30, 2023

203-EMS FINANCIAL SUMMARY	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
Fees	7,605,302.40	43,526.20	4,380,656.41	4,162,629.58	(550.00)	3,443,222.82	54.73
Inter-Jurisdictional	3,978,179.42	697,534.05	2,971,223.61	2,640,182.54	-	1,337,996.88	66.37
Fund Transfers	262,000.00	-	-	-	-	262,000.00	-
Miscellaneous	137,500.00	57,904.54	32,065.32	146,542.79	-	(9,042.79)	106.58
TOTAL REVENUES	11,982,981.82	798,964.79	7,383,945.34	6,949,354.91	(550.00)	5,034,176.91	57.99%
EXPENDITURE SUMMARY							
PUBLIC SAFETY							
SCHERTZ EMS							
Personnel Services	6,238,590.00	563,490.29	3,610,784.66	3,983,933.39	295,437.11	1,959,219.50	68.60
Supplies	398,525.00	19,074.18	270,660.42	292,126.66	82,500.62	23,897.72	94.00
City Support Services	158,500.00	-	73,100.24	53,499.14	27,376.65	77,624.21	51.03
Utility Services	176,000.00	13,672.10	79,173.83	89,585.19	397.66	86,017.15	51.13
Operations Support	31,500.00	2,257.14	19,094.47	19,420.22	495.38	11,584.40	63.22
Staff Support	89,500.00	6,512.54	45,771.42	41,729.69	45,338.67	2,431.64	97.28
City Assistance	624,989.01	51,540.75	258,413.73	311,739.87	51,707.75	261,541.39	58.15
Professional Services	125,500.00	3,788.87	102,502.40	68,033.48	21,666.69	35,799.83	71.47
Fund Charges/Transfers	3,145,058.40	39,646.33	1,662,841.59	1,893,686.33	-	1,251,372.07	60.21
Maintenance Services	13,000.00	-	960.00	4,200.00	-	8,800.00	32.31
Debt Service	-	-	116,725.00	-	-	-	-
Rental/Leasing	150,000.00	-	66,593.48	-	78,509.17	71,490.83	52.34
Operating Equipment	120,500.00	-	16,805.10	29,666.17	5,594.63	85,239.20	29.26
Capital Outlay	710,000.00	262,000.00	654,261.66	327,445.40	23,371.02	359,183.58	49.41
TOTAL PUBLIC SAFETY	11,981,662.41	961,982.20	6,977,688.00	7,115,065.54	632,395.35	4,234,201.52	64.66%
TOTAL EXPENDITURES	11,981,662.41	961,982.20	6,977,688.00	7,115,065.54	632,395.35	4,234,201.52	64.66%
** REVENUE OVER(UNDER) EXPENSES **	1,319.41	(163,017.41)	406,257.34	(165,710.63)	(632,945.35)	799,975.39	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: April 30, 2023

203-EMS		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUES								
Fees								
000-456100	Ambulance/Mileage Transprt Fee	7,248,302.40	5,466.32	4,145,258.45	3,929,285.77	-	3,319,016.63	54.21
000-456110	Passport Membership Fees	26,000.00	385.00	25,220.00	24,140.00	-	1,860.00	92.85
000-456120	EMT Class - Fees	140,000.00	8,800.00	94,075.00	93,565.00	(550.00)	46,985.00	66.44
000-456122	CE Class - Fees	20,000.00	20,410.91	18,523.20	20,410.91	-	(410.91)	102.05
000-456130	Immunization Fees	3,000.00	156.83	2,227.45	1,936.83	-	1,063.17	64.56
000-456140	Billing Fees-External	28,000.00	2,344.67	12,649.47	17,187.73	-	10,812.27	61.38
000-456150	Standby Fees	50,000.00	-	41,042.45	33,772.25	-	16,227.75	67.54
000-456155	Community Services Support	50,000.00	3,009.47	19,326.39	19,980.09	-	30,019.91	39.96
000-456160	MIH Services	40,000.00	2,953.00	22,284.00	22,351.00	-	17,649.00	55.88
000-459200	NSF Check Fee	-	-	50.00	-	-	-	-
TOTAL Fees		7,605,302.40	43,526.20	4,380,656.41	4,162,629.58	(550.00)	3,443,222.82	54.73%
Inter-Jurisdictional								
000-473500	Seguin/Guadalupe Co Support	927,934.89	77,327.91	541,295.37	541,295.37	-	386,639.52	58.33
000-474200	JBSA Support	654,777.78	54,564.81	317,853.24	380,964.40	-	273,813.38	58.18
000-474300	Cibolo Support	557,333.70	139,333.43	396,782.97	418,000.29	-	139,333.41	75.00
000-475100	Comal Co ESD #6	132,247.05	34,836.38	118,428.74	69,672.76	-	62,574.29	52.68
000-475200	Live Oak Support	273,764.40	68,441.10	196,253.91	205,323.30	-	68,441.10	75.00
000-475300	Universal City Support	345,554.30	86,388.58	251,913.66	259,165.74	-	86,388.56	75.00
000-475400	Selma Support	186,132.10	46,533.03	135,217.68	139,599.09	-	46,533.01	75.00
000-475500	Schertz Support	725,514.30	181,378.58	521,733.18	544,135.74	-	181,378.56	75.00
000-475600	Santa Clara Support	12,236.00	3,059.00	8,964.78	9,177.00	-	3,059.00	75.00
000-475800	Marion Support	22,684.90	5,671.23	16,022.91	17,013.69	-	5,671.21	75.00
000-475910	TASPP Program	140,000.00	-	466,757.17	55,835.16	-	84,164.84	39.88
TOTAL Inter-Jurisdictional		3,978,179.42	697,534.05	2,971,223.61	2,640,182.54	-	1,337,996.88	66.37%
Fund Transfers								
000-486000	Transfer In-Reserves	262,000.00	-	-	-	-	262,000.00	-
TOTAL Fund Transfers		262,000.00	-	-	-	-	262,000.00	0.00%
Miscellaneous								
000-491000	Interest Earned	1,500.00	1,638.32	193.44	6,715.21	-	(5,215.21)	447.68
000-491200	Investment Income	4,000.00	2,171.70	642.28	17,832.63	-	(13,832.63)	445.82
000-493203	Donations-EMS	2,000.00	-	650.00	465.00	-	1,535.00	23.25
000-497000	Misc Income	60,000.00	49,591.13	8,081.99	86,940.21	-	(26,940.21)	144.90
000-497100	Recovery of Bad Debt	20,000.00	2,155.39	5,180.89	8,053.26	-	11,946.74	40.27
000-497110	Collection Agency-Bad Debt	50,000.00	2,348.00	17,316.72	26,536.48	-	23,463.52	53.07
TOTAL Miscellaneous		137,500.00	57,904.54	32,065.32	146,542.79	-	(9,042.79)	106.58%
TOTAL REVENUES		11,982,981.82	798,964.79	7,383,945.34	6,949,354.91	(550.00)	5,034,176.91	57.99%

CITY OF SCHERTZ
CASH IN BANK AND INVESTMENTS
AS OF: April 30, 2023

Cash in Bank		
Claim on Operating Cash Pool-Checking	$	396,248.86
Cash in Investments		
EMS-Logic		531,154.61
Total Cash in Bank & Investments	$	927,403.47

CITY OF SCHERTZ

REVENUE AND EXPENSE REPORT (UNAUDITED)

AS OF: April 30, 2023

204-DRAINAGE FINANCIAL SUMMARY	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
Permits	7,000.00	1,150.00	4,750.00	9,600.00	-	(2,600.00)	137.14
Fees	1,258,500.00	105,455.85	731,433.63	737,067.25	-	521,432.75	58.57
Fund Transfers	182,573.00	-	-	-	-	182,573.00	-
Miscellaneous	2,000.00	2,541.75	457.60	15,232.46	-	(13,232.46)	761.62
TOTAL REVENUES	1,450,073.00	109,147.60	736,641.23	761,899.71	-	688,173.29	52.54%
EXPENDITURE SUMMARY							
PUBLIC WORKS							
DRAINAGE							
Personnel Services	525,214.00	42,307.43	194,914.71	305,042.61	24,813.08	195,358.31	62.80
Supplies	6,950.00	127.67	145.72	926.22	-	6,023.78	13.33
City Support Services	16,000.00	62.53	4,186.64	4,065.72	39.08	11,895.20	25.66
Utility Services	16,900.00	2,742.97	10,077.99	16,452.23	-	447.77	97.35
Staff Support	14,000.00	1,761.12	7,577.35	4,587.55	2,135.65	7,276.80	48.02
City Assistance	200.00	-	40.00	-	-	200.00	-
Professional Services	42,500.00	2,684.04	5,440.64	27,188.08	11,880.04	3,431.88	91.92
Fund Charges/Transfers	575,443.00	47,870.25	334,726.60	335,091.75	-	240,351.25	58.23
Maintenance Services	75,000.00	(1,000.64)	7,109.01	432.47	6,600.00	67,967.53	9.38
Other Costs	100.00	-	100.00	105.00	-	(5.00)	105.00
Operating Equipment	2,500.00	-	-	-	-	2,500.00	-
Capital Outlay	165,000.00	-	13,903.04	69,738.15	3,983.48	91,278.37	44.68
TOTAL DRAINAGE	1,439,807.00	96,555.37	578,221.70	763,629.78	49,451.33	626,725.89	56.47%
PROJECTS							
Maintenance Services	-	-	26,517.40	-	-	-	-
TOTAL PROJECTS	-	-	26,517.40	-	-	-	0.00%
TOTAL EXPENDITURES	1,439,807.00	96,555.37	604,739.10	763,629.78	49,451.33	626,725.89	56.47%
** REVENUE OVER(UNDER) EXPEND	10,266.00	12,592.23	131,902.13	(1,730.07)	(49,451.33)	61,447.40	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: April 30, 2023

204-DRAINAGE		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUES								
Permits								
000-432400	Floodplain Permit	7,000.00	1,150.00	4,750.00	9,600.00	-	(2,600.00)	137.14
TOTAL Permits		7,000.00	1,150.00	4,750.00	9,600.00	-	(2,600.00)	137.14%
Fees								
000-457500	Drainage Penalties	8,500.00	807.15	5,546.30	6,240.93	-	2,259.07	73.42
000-457600	Drainage Fee	1,250,000.00	104,648.70	725,887.33	730,826.32	-	519,173.68	58.47
TOTAL Fees		1,258,500.00	105,455.85	731,433.63	737,067.25	-	521,432.75	58.57%
Fund Transfers								
000-481000	Transfer In - Reserves	165,000.00	-	-	-	-	165,000.00	-
000-486101	Transfer In - General Fund	17,573.00	-	-	-	-	17,573.00	-
TOTAL Funds Transfers		182,573.00	-	-	-	-	182,573.00	0.00%
Miscellaneous								
000-491000	Interest Earned	500.00	173.72	66.84	2,796.46	-	(2,296.46)	559.29
000-491200	Investment Income	1,500.00	2,368.03	390.76	12,436.00	-	(10,936.00)	829.07
TOTAL Miscellaneous		2,000.00	2,541.75	457.60	15,232.46	-	(13,232.46)	761.62%
TOTAL REVENUES		1,450,073.00	109,147.60	736,641.23	761,899.71	-	688,173.29	52.54%

DRAINAGE
CASH IN BANK AND INVESTMENTS

AS OF: April 30, 2023

Cash in Bank		
Claim on Operating Cash Pool-Checking	$	43,952.17
Cash in Investments		
Lone Star Investment-Drainage Maint Fund		575,886.12
Total Cash in Bank & Investments	$	619,838.29

CITY OF SCHERTZ

REVENUE AND EXPENSE REPORT (UNAUDITED)

AS OF: April 30, 2023

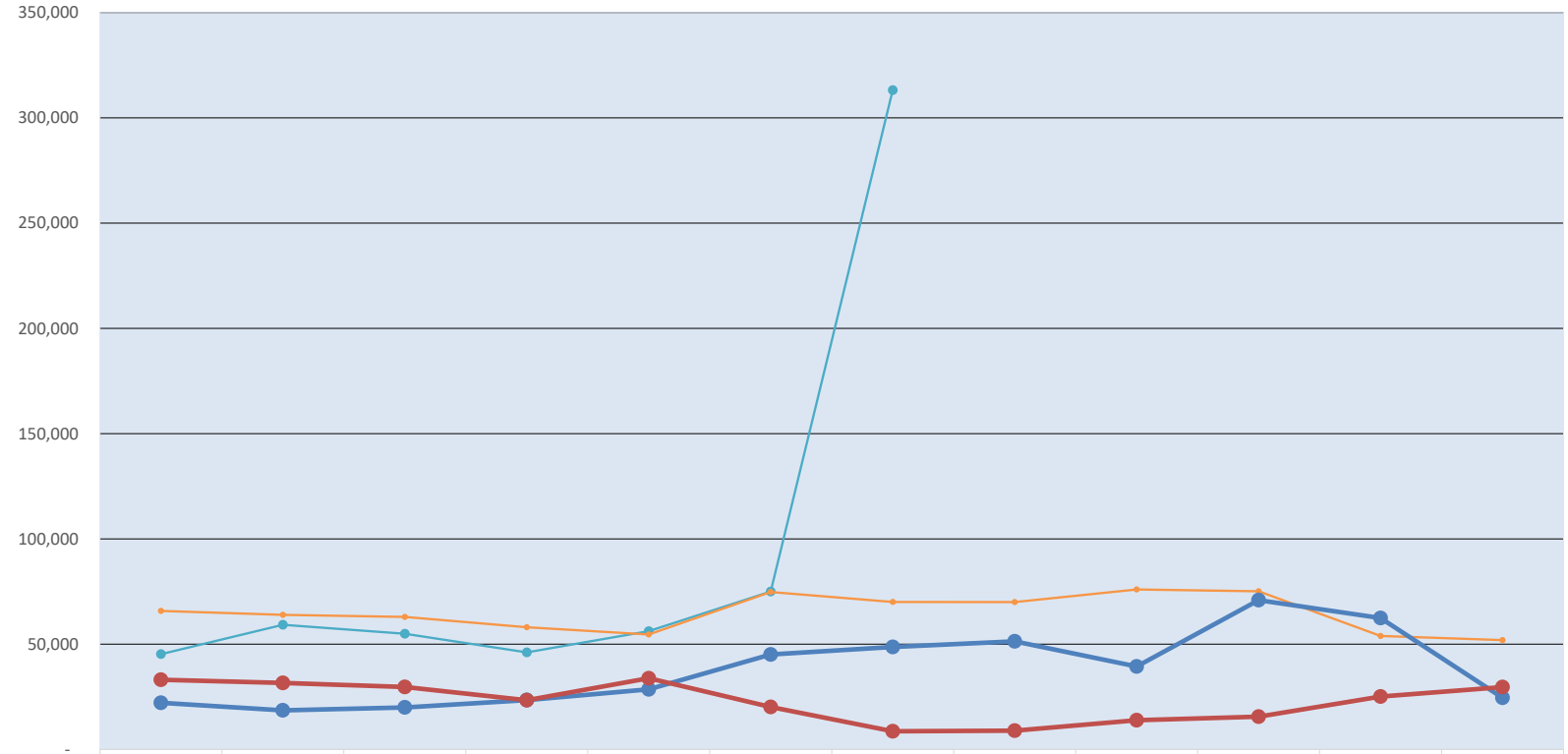
314-HOTEL TAX	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
FINANCIAL SUMMARY							
REVENUE SUMMARY							
Taxes	640,000.00	114,841.80	445,475.60	383,673.92	-	256,326.08	59.95
Miscellaneous	8,500.00	7,440.81	2,258.50	43,180.88	-	(34,680.88)	508.01
TOTAL REVENUES	648,500.00	122,282.61	447,734.10	426,854.80	-	221,645.20	65.82%
EXPENDITURE SUMMARY							
NONDEPARTMENTAL							
City Support Services	118,000.00	5,875.47	49,184.33	44,055.15	-	73,944.85	37.33
Operations Support	25,700.00	400.00	11,844.10	10,341.85	-	15,358.15	40.24
Professional Services	4,000.00	815.00	480.00	1,175.00	300.00	2,525.00	36.88
Fund Charges/Transfers	69,915.00	5,826.25	43,425.10	40,783.75	-	29,131.25	58.33
Maintenance Services	50,000.00	-	50,846.69	-	2,300.00	47,700.00	4.60
Operating Equipment	-	-	1,072.68	-	-	-	-
Capital Outlay	5,300.00	5,266.00	-	5,266.00	-	34.00	99.36
TOTAL NONDEPARTMENTAL	272,915.00	18,182.72	156,852.90	101,621.75	2,600.00	168,693.25	38.19%
TOTAL GENERAL GOVERNMENT	272,915.00	18,182.72	156,852.90	101,621.75	2,600.00	168,693.25	38.19%
MISC & PROJECTS							
PROJECTS							
Professional Services	-	-	46,721.11	1,440.00	-	(1,440.00)	-
Maintenance Services	-	-	-	40,997.22	-	(40,997.22)	-
TOTAL PROJECTS	-	-	46,721.11	42,437.22	-	(42,437.22)	0.00%
TOTAL MISC & PROJECTS	-	-	46,721.11	42,437.22	-	(42,437.22)	0.00%
TOTAL EXPENDITURES	272,915.00	18,182.72	203,574.01	144,058.97	2,600.00	126,256.03	53.74%
REVENUE OVER(UNDER) EXPENDITURE	375,585.00	104,099.89	244,160.09	282,795.83	(2,600.00)	95,389.17	

HOTEL OCCUPANCY TAX FUND
CASH IN BANK AND INVESTMENTS

AS OF: April 30, 2023

Cash in Bank		
Claim on Operating Cash Pool-Checking	$	65,385.05
Cash in Investments		
Texas Class - Hotel Tax		1,827,076.64
Total Cash in Bank & Investments	$	1,892,461.69

HOTEL OCCUPANCY TAX



	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP
2022-23	45,268	59,237	54,980	46,118	56,190	74,993	313,177					
2021-22	65,789	63,938	62,952	58,027	54,614	74,755	70,056	70,014	75,996	75,155	53,940	51,934
2020-21	22,147	18,567	19,948	23,467	28,556	45,098	48,675	51,329	39,397	70,910	62,432	24,529
2019-20	33,124	31,590	29,661	23,382	33,841	20,209	8,643	8,934	13,859	15,559	25,115	29,624

CITY OF SCHERTZ

REVENUE AND EXPENSE REPORT (UNAUDITED)

AS OF: April 30, 2023

317-PARK FINANCIAL SUMMARY	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
Fees	318,000.00	-	-	1,000.00	-	317,000.00	0.31
Miscellaneous	1,025.00	1,113.42	271.74	6,732.64	-	(5,707.64)	656.84
TOTAL REVENUES	319,025.00	1,113.42	271.74	7,732.64	-	311,292.36	2.42%
EXPENDITURE SUMMARY							
PARKLAND DEDICATION							
Professional Services	25,000.00	-	-	-	-	25,000.00	-
Capital Outlay	100,000.00	-	17,650.02	-	-	100,000.00	-
TOTAL PARKLAND DEDICATION	125,000.00	-	17,650.02	-	-	125,000.00	0.00%
TOTAL EXPENDITURES	125,000.00	-	17,650.02	-	-	125,000.00	0.00%
REVENUE OVER(UNDER) EXPEND	194,025.00	1,113.42	(17,378.28)	7,732.64	-	186,292.36	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: April 30, 2023

317-PARK REVENUES		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
Fees								
000-458800	Parkland Dedication	318,000.00	-	-	1,000.00	-	317,000.00	0.31
TOTAL Fees		318,000.00	-	-	1,000.00	-	317,000.00	0.31%
Miscellaneous								
000-491000	Interest Earned	25.00	-	0.64	118.31	-	(93.31)	473.24
000-491200	Investment Income	1,000.00	1,113.42	271.10	6,614.33	-	(5,614.33)	661.43
TOTAL Miscellaneous		1,025.00	1,113.42	271.74	6,732.64	-	(5,707.64)	656.84%
TOTAL REVENUES		319,025.00	1,113.42	271.74	7,732.64	-	311,292.36	2.42%

PARK FUND
CASH IN BANK AND INVESTMENTS

AS OF: April 30, 2023

Cash in Bank	Current
Claim on Operating Cash Pool-Checking	-
Cash in Investments	
Texas Class- Park Fund	269,254.69
Total in Investment Pool	269,254.69
Total Cash in Bank & Investments	269,254.69

CITY OF SCHERTZ

REVENUE AND EXPENSE REPORT (UNAUDITED)

AS OF: April 30, 2023

319-TREE MITIGATION	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
FINANCIAL SUMMARY							
REVENUE SUMMARY							
Fees	70,000.00	-	63,950.00	45,615.00	-	24,385.00	65.16
Miscellaneous	1,400.00	3,157.65	643.36	18,540.31	-	(17,140.31)	1,324.31
TOTAL REVENUES	71,400.00	3,157.65	64,593.36	64,155.31	-	7,244.69	89.85%
EXPENDITURE SUMMARY							
TREE MITIGATION							
Maintenance Services	70,000.00	-	45,335.00	8,100.00	28,724.00	33,176.00	52.61
TOTAL TREE MITIGATION	70,000.00	-	45,335.00	8,100.00	28,724.00	33,176.00	52.61%
TOTAL EXPENDITURES	70,000.00	-	45,335.00	8,100.00	28,724.00	33,176.00	52.61%
REVENUE OVER(UNDER) EXPEND	1,400.00	3,157.65	19,258.36	56,055.31	(28,724.00)	(25,931.31)	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: April 30, 2023

319-TREE MITIGATION		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUES								
Fees								
000-458900	Tree Mitigation	70,000.00	-	63,950.00	45,615.00	-	24,385.00	65.16
TOTAL Fees		70,000.00	-	63,950.00	45,615.00	-	24,385.00	65.16%
Miscellaneous								
000-491000	Interest Earned	200.00	43.20	28.57	502.89	-	(302.89)	251.45
000-491200	Investment Income	1,200.00	3,114.45	614.79	18,037.42	-	(16,837.42)	1,503.12
TOTAL Miscellaneous		1,400.00	3,157.65	643.36	18,540.31	-	(17,140.31)	1324.31%
TOTAL REVENUES		71,400.00	3,157.65	64,593.36	64,155.31	-	7,244.69	89.85%

TREE MITIGATION FUND
CASH IN BANK AND INVESTMENTS
AS OF: April 30, 2023

Cash in Bank	
Claim on Operating Cash Pool-Checking	$10,939.35
Cash in Investments	
MBIA Investment-Tree Mitigation	753,175.21
Total Cash in Bank & Investments	$764,114.56

CITY OF SCHERTZ

REVENUE AND EXPENSE REPORT (UNAUDITED)

AS OF: April 30, 2023

411-CAPITAL RECOVERY WATER	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
FINANCIAL SUMMARY							
REVENUE SUMMARY							
Fees	1,100,000.00	26,406.00	563,661.00	429,535.80	-	670,464.20	39.05
Miscellaneous	51,500.00	22,313.03	8,865.41	131,310.88	-	(79,810.88)	254.97
TOTAL REVENUES	1,151,500.00	48,719.03	572,526.41	560,846.68	-	590,653.32	48.71%
EXPENDITURE SUMMARY							
GENERAL GOVERNMENT							
NONDEPARTMENTAL							
City Support Services	11,748.00	-	-	-	-	11,748.00	-
Professional Services	44,000.00	-	2,877.37	-	36,438.81	7,561.19	82.82
TOTAL NON DEPARTMENTAL	55,748.00	-	2,877.37	-	36,438.81	19,309.19	65.36%
TOTAL EXPENDITURES	55,748.00	-	2,877.37	-	36,438.81	19,309.19	65.36%
REVENUE OVER(UNDER) EXPENDITURES	1,095,752.00	48,719.03	569,649.04	560,846.68	(36,438.81)	571,344.13	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: April 30, 2023

411-CAPITAL RECOVERY WATER REVENUES		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
Fees								
000-455900	Cap Rcvry-Water	1,100,000.00	26,406.00	563,661.00	429,535.80	-	670,464.20	39.05
TOTAL Fees		1,100,000.00	26,406.00	563,661.00	429,535.80	-	670,464.20	39.05%
Fund Transfers								
Miscellaneous								
000-491000	Interest Earned	1,500.00	278.30	90.78	1,241.36	-	258.64	82.76
000-491200	Investment Income	50,000.00	22,034.73	8,774.63	130,069.52	-	(80,069.52)	260.14
TOTAL Miscellaneous		51,500.00	22,313.03	8,865.41	131,310.88	-	(79,810.88)	254.97%
TOTAL REVENUES		1,151,500.00	48,719.03	572,526.41	560,846.68	-	590,653.32	48.71%

CAPITAL RECOVERY WATER
CASH IN BANK AND INVESTMENTS
AS OF: April 30, 2023

Cash in Bank		
Claim on Operating Cash Pool-Checking	$	16,877.87
Cash in Investments		
Lone Star Investment-Capital Recovery Water		5,430,652.69
Total Cash in Bank & Investments	$	5,447,530.56

CITY OF SCHERTZ

REVENUE AND EXPENSE REPORT (UNAUDITED)

AS OF: April 30, 2023

421-CAPITAL RECOVERY SEWER FINANCIAL SUMMARY	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
Fees	550,000.00	58,847.04	230,817.84	243,347.58	-	306,652.42	44.25
Miscellaneous	51,500.00	20,389.94	8,006.17	150,986.21	-	(99,486.21)	293.18
TOTAL REVENUES	601,500.00	79,236.98	238,824.01	394,333.79	-	207,166.21	65.56%
EXPENDITURE SUMMARY							
GENERAL GOVERNMENT							
NONDEPARTMENTAL							
City Support Services	11,748.00	-	-	-	-	11,748.00	-
Professional Services	52,500.00	-	6,303.70	1,557.72	76,559.25	(25,616.97)	148.79
TOTAL NON DEPARTMENTAL	64,248.00	-	6,303.70	1,557.72	76,559.25	(13,868.97)	121.59%
TOTAL EXPENDITURES	64,248.00	-	6,303.70	1,557.72	76,559.25	(13,868.97)	121.59%
REVENUE OVER(UNDER) EXPENDITURES	537,252.00	79,236.98	232,520.31	392,776.07	(76,559.25)	221,035.18	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: April 30, 2023

421-CAPITAL RECOVERY SEWER REVENUES		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
Fees								
000-455910	Cap Rcvry-Waste Water	550,000.00	58,847	230,817.84	243,347.58	-	306,652.42	44.25
TOTAL Fees		550,000.00	58,847.04	230,817.84	243,347.58	-	306,652.42	44.25%
Miscellaneous								
000-491000	Interest Earned	1,500.00	61.36	44.46	17,648.01	-	(16,148.01)	1,176.53
000-491200	Investment Income	50,000.00	20,328.58	17,040.01	133,187.26	-	(83,187.26)	266.37
000-491900	Unrealize Gain/Loss-Captl One	-	-	(9,078.30)	150.94	-	(150.94)	-
TOTAL Miscellaneous		51,500.00	20,389.94	8,006.17	150,986.21	-	(99,486.21)	293.18%
TOTAL REVENUES		601,500.00	79,236.98	238,824.01	394,333.79	-	207,166.21	65.56%

CAPITAL RECOVERY SEWER
CASH IN BANK AND INVESTMENTS
AS OF: April 30, 2023

Cash in Bank		
Claim on Operating Cash Pool-Checking	$	5,008.69
Cash in Investments		
Lone Star Investment-Capital Recovery Sewer		5,006,066.85
Capital One-Investment		-
Total Cash in Bank & Investments	$	5,011,075.54

CITY OF SCHERTZ

REVENUE AND EXPENSE REPORT (UNAUDITED)

AS OF: April 30, 2023

431-ROADWAY IMPACT FEE AREA 1 FINANCIAL SUMMARY	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
Fees	250,000.00	6,740.00	101,899.22	116,211.43	-	133,788.57	46.48
Fund Transfers	88,173.00	-	-	-	-	88,173.00	-
Miscellaneous	5,200.00	3,423.13	627.33	21,026.22	-	(15,826.22)	404.35
TOTAL REVENUES	343,373.00	10,163.13	102,526.55	137,237.65	-	206,135.35	39.97%
EXPENDITURE SUMMARY							
GENERAL GOVERNMENT							
NONDEPARTMENTAL							
Professional Services	5,000.00	-	770.21	-	-	5,000.00	-
TOTAL NON DEPARTMENTAL	5,000.00	-	770.21	-	-	5,000.00	0.00%
MISC & PROJECTS							
City Support Services	-	-	-	16,678.00	-	(16,678.00)	-
Maintenance Services	88,173.00	-	-	88,172.99	-	0.01	100.00
TOTAL MISC & PROJECTS	88,173.00	-	-	104,850.99	-	(16,677.99)	118.92%
TOTAL EXPENDITURES	93,173.00	-	770.21	104,850.99	-	(11,677.99)	112.53%
REVENUE OVER(UNDER) EXPENDITURES	250,200.00	10,163.13	101,756.34	32,386.66	-	217,813.34	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: April 30, 2023

431-ROADWAY IMPACT FEE AREA 1		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUES								
Fees								
000-455921	CapitalRcvry-RoadwaysSrvAre	250,000.00	6,740	101,899.22	116,211.43	-	133,788.57	46.48
TOTAL Fees		250,000.00	6,740.00	101,899.22	116,211.43	-	133,788.57	46.48%
Fund Transfers								
000-481000	Transfer In - Reserves	88,173.00	-	-	-	-	88,173.00	-
TOTAL Fund Transfers		88,173.00	-	-	-	-	88,173.00	0.00%
Miscellaneous								
000-491000	Interest Earned	200.00	14.10	6.48	108.19	-	91.81	54.10
000-491200	Investment Income	5,000.00	3,409.03	620.85	20,918.03	-	(15,918.03)	418.36
TOTAL Miscellaneous		5,200.00	3,423.13	627.33	21,026.22	-	(15,826.22)	404.35%
TOTAL REVENUES		343,373.00	10,163.13	102,526.55	137,237.65	-	206,135.35	39.97%

ROADWAY IMPACT FEE AREA 1
CASH IN BANK AND INVESTMENTS
AS OF: April 30, 2023

Cash in Bank		
Claim on Operating Cash Pool-Checking	$	309.90
Cash in Investments		
Lone Star Investment-Cap Rec Streets 1		838,047.69
Total Cash in Bank & Investments	$	838,357.59

CITY OF SCHERTZ

REVENUE AND EXPENSE REPORT (UNAUDITED)

AS OF: April 30, 2023

432-ROADWAY IMPACT FEE AREA 2 FINANCIAL SUMMARY	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
Fees	200,000.00	24,104.15	167,290.35	122,248.74	-	77,751.26	61.12
Miscellaneous	1,600.00	2,366.15	316.82	14,422.69	-	(12,822.69)	901.42
TOTAL REVENUES	201,600.00	26,470.30	167,607.17	136,671.43	-	64,928.57	67.79%
EXPENDITURE SUMMARY							
GENERAL GOVERNMENT							
NONDEPARTMENTAL							
City Assistance	50,000.00	-	49,146.87	102,494.88	-	(52,494.88)	204.99
Professional Services	5,000.00	-	2,749.18	-	-	5,000.00	-
TOTAL NON DEPARTMENTAL	55,000.00	-	51,896.05	102,494.88	-	(47,494.88)	186.35%
TOTAL EXPENDITURES	55,000.00	-	51,896.05	102,494.88	-	(47,494.88)	186.35%
REVENUE OVER(UNDER) EXPENDITURES	146,600.00	26,470.30	115,711.12	34,176.55	-	112,423.45	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: April 30, 2023

432-ROADWAY IMPACT FEE AREA 2		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUES								
Fees								
000-455910	CapitalRcvry-RoadwaysSrvAre	200,000.00	24,104	167,290.35	122,248.74	-	77,751.26	61.12
TOTAL Fees		200,000.00	24,104.15	167,290.35	122,248.74	-	77,751.26	61.12%
Miscellaneous								
000-491000	Interest Earned	100.00	88.68	5.45	560.67	-	(460.67)	560.67
000-491200	Investment Income	1,500.00	2,277.47	311.37	13,862.02	-	(12,362.02)	924.13
TOTAL Miscellaneous		1,600.00	2,366.15	316.82	14,422.69	-	(12,822.69)	901.42%
TOTAL REVENUES		201,600.00	26,470.30	167,607.17	136,671.43	-	64,928.57	67.79%

ROADWAY IMPACT FEE AREA 2
CASH IN BANK AND INVESTMENTS
AS OF: April 30, 2023

Cash in Bank		
Claim on Operating Cash Pool-Checking	$	24,558.36
Cash in Investments		
Lone Star Investment-Cap Rec Streets 2		573,645.94
Total Cash in Bank & Investments	$	598,204.30

CITY OF SCHERTZ

REVENUE AND EXPENSE REPORT (UNAUDITED)

AS OF: April 30, 2023

433-ROADWAY IMPACT FEE AREA 3 FINANCIAL SUMMARY	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
Fees	375,000.00	10,110.00	163,993.00	151,650.00	-	223,350.00	40.44
Miscellaneous	5,050.00	5,587.79	1,124.21	32,824.66	-	(27,774.66)	649.99
TOTAL REVENUES	380,050.00	15,697.79	165,117.21	184,474.66	-	195,575.34	48.54%
EXPENDITURE SUMMARY							
GENERAL GOVERNMENT							
NONDEPARTMENTAL							
Professional Services	5,000.00	-	2,749.18	-	-	5,000.00	-
TOTAL NON DEPARTMENTAL	5,000.00	-	2,749.18	-	-	5,000.00	0.00%
TOTAL EXPENDITURES	5,000.00	-	2,749.18	-	-	5,000.00	0.00%
REVENUE OVER(UNDER) EXPENDITURES	375,050.00	15,697.79	162,368.03	184,474.66	-	190,575.34	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: April 30, 2023

433-ROADWAY IMPACT FEE AREA 3		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUES								
Fees								
000-455910	CapitalRcvry-RoadwaysSrvAre	375,000.00	10,110	163,993.00	151,650.00	-	223,350.00	40.44
TOTAL Fees		375,000.00	10,110.00	163,993.00	151,650.00	-	223,350.00	40.44%
Miscellaneous								
000-491000	Interest Earned	50.00	16.55	8.32	178.94	-	(128.94)	357.88
000-491200	Investment Income	5,000.00	5,571.24	1,115.89	32,645.72	-	(27,645.72)	652.91
TOTAL Miscellaneous		5,050.00	5,587.79	1,124.21	32,824.66	-	(27,774.66)	649.99%
TOTAL REVENUES		380,050.00	15,697.79	165,117.21	184,474.66	-	195,575.34	48.54%

ROADWAY IMPACT FEE AREA 3
CASH IN BANK AND INVESTMENTS
AS OF: April 30, 2023

Cash in Bank		
Claim on Operating Cash Pool-Checking	$	300.60
Cash in Investments		
Lone Star Investment-Cap Rec Streets 3		1,367,475.30
Total Cash in Bank & Investments	$	1,367,775.90

CITY OF SCHERTZ

REVENUE AND EXPENSE REPORT (UNAUDITED)

AS OF: April 30, 2023

434-ROADWAY IMPACT FEE AREA 4 FINANCIAL SUMMARY	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
Fees	3,000.00	-	-	-	-	3,000.00	-
Miscellaneous	40.00	25.74	7.77	206.90	-	(166.90)	517.25
TOTAL REVENUES	3,040.00	25.74	7.77	206.90	-	2,833.10	6.81%
EXPENDITURE SUMMARY							
GENERAL GOVERNMENT							
NONDEPARTMENTAL							
Professional Services	3,000.00	-	2,749.18	-	-	3,000.00	-
TOTAL NON DEPARTMENTAL	3,000.00	-	2,749.18	-	-	3,000.00	0.00%
TOTAL EXPENDITURES	3,000.00	-	2,749.18	-	-	3,000.00	0.00%
REVENUE OVER(UNDER) EXPENDITURES	40.00	25.74	(2,741.41)	206.90	-	(166.90)	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: April 30, 2023

434-ROADWAY IMPACT FEE AREA 4		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUES								
Fees								
000-455910	CapitalRcvry-RoadwaysSrvAre	3,000.00	-	-	-	-	3,000.00	-
TOTAL Fees		3,000.00	-	-	-	-	3,000.00	0.00%
Miscellaneous								
000-491000	Interest Earned	10.00	0.01	0.42	2.35	-	7.65	23.50
000-491200	Investment Income	30.00	25.73	7.35	204.55	-	(174.55)	681.83
TOTAL Miscellaneous		40.00	25.74	7.77	206.90	-	(166.90)	517.25%
TOTAL REVENUES		3,040.00	25.74	7.77	206.90	-	2,833.10	6.81%

ROADWAY IMPACT FEE AREA 4
CASH IN BANK AND INVESTMENTS
AS OF: April 30, 2023

Cash in Bank		
Claim on Operating Cash Pool-Checking	$	3.16
Cash in Investments		
Lone Star Investment-Cap Rec Streets 4		6,256.93
Total Cash in Bank & Investments	$	6,260.09

CITY OF SCHERTZ

REVENUE AND EXPENSE REPORT (UNAUDITED)

AS OF: April 30 , 2023

505-TAX I&S FINANCIAL SUMMARY	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
Taxes	7,696,355.00	25,416.21	6,986,150.96	7,563,542.32	-	132,812.68	98.27
Fund Transfers	814,143.00	-	2,737.08	3.42	-	814,139.58	-
Miscellaneous	175,750.00	9,266.53	49,873.69	190,236.13	-	(14,486.13)	108.24
TOTAL REVENUES	8,686,248.00	34,682.74	7,038,761.73	7,753,781.87	-	932,466.13	89.27%
EXPENDITURE SUMMARY							
GENERAL GOVERNMENT							
NONDEPARTMENTAL							
Professional Services	84,000.00	-	46,693.39	2,400.00	1,600.00	80,000.00	4.76
Debt Service	8,602,248.00	-	5,479,746.14	7,352,863.89	1,391,682.64	(142,298.53)	101.65
TOTAL GENERAL GOVERNMENT	8,686,248.00	-	5,526,439.53	7,355,263.89	1,393,282.64	(62,298.53)	100.72%
TOTAL EXPENDITURES	8,686,248.00	-	5,526,439.53	7,355,263.89	1,393,282.64	(62,298.53)	100.72%
** REVENUE OVER(UNDER) EXPEND	-	34,682.74	1,512,322.20	398,517.98	(1,393,282.64)	994,764.66	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: April 30 , 2023

505-TAX I & S REVENUES		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
Taxes								
000-411900	Property Tax Revenue	7,696,355.00	25,416.21	6,986,150.96	7,563,542.32	-	132,812.68	98.27
TOTAL Taxes		7,696,355.00	25,416.21	6,986,150.96	7,563,542.32	-	132,812.68	98.27%
Fund Transfers								
000-481000	Transfer In - Reserves	814,143.00	-	-	-	-	814,143.00	-
000-486100	Transfer In	-	-	-	3.42	-	(3.42)	-
000-486401	Transfer In -Bond Project Fund	-	-	2,737.08	-	-	-	-
TOTAL Fund Transfers		814,143.00	-	2,737.08	3.42	-	814,139.58	0.00%
Miscellaneous								
000-491000	Interest Earned	750.00	95.00	221.11	4,387.27	-	(3,637.27)	584.97
000-491200	Investment Income	75,000.00	9,171.53	19,034.83	60,848.86	-	14,151.14	81.13
000-495020	Contribution From YMCA	100,000.00	-	25,000.00	125,000.00	-	(25,000.00)	125.00
000-498000	Proceeds From Refunding Debt	-	-	5,617.75	-	-	-	-
TOTAL Miscellaneous		175,750.00	9,266.53	49,873.69	190,236.13	-	(14,486.13)	108.24%
TOTAL REVENUES		8,686,248.00	34,682.74	7,038,761.73	7,753,781.87	-	932,466.13	89.27%

CITY OF SCHERTZ

REVENUE AND EXPENSE REPORT (UNAUDITED)

AS OF: April 30 , 2023

505-TAX I & S

GENERAL GOVERNMENT NON DEPARTMENTAL		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
Professional Services								
101-541500	Paying Agent	4,000.00	-	2,000.00	2,400.00	1,600.00	-	100.00
101-541502	Cost of Bond Issuance	80,000.00	-	44,693.39	-	-	80,000.00	-
TOTAL Professional Services		84,000.00	-	46,693.39	2,400.00	1,600.00	80,000.00	4.76%
Debt Service								
101-555629	Bond-GO 2007 Principal	355,000.00	-	340,000.00	355,000.00	-	-	100.00
101-555629.1	Bond-GO 2007 Interest	71,123.00	-	46,092.75	39,173.75	31,949.50	(0.25)	100.00
101-555635	Bond-GO 2012 - Principal	-	-	375,000.00	-	-	-	-
101-555635.1	Bond-GO 2012 - Interest	-	-	4,218.75	-	-	-	-
101-555638	Bond-GO 2014 Refund-Principal	775,000.00	-	750,000.00	775,000.00	-	-	100.00
101-555638.1	Bond-GO 2014 Refund-Interest	245,150.00	-	139,637.50	128,387.50	116,762.50	-	100.00
101-555640.1	Bond-GO Ref 2015-Interest	37,050.00	-	18,525.00	18,525.00	18,525.00	-	100.00
101-555641.1	Tax Note - SR2015A - Interest	-	-	1,193.50	-	-	-	-
101-555642	Bond-GO SR2016-Principal	255,000.00	-	245,000.00	255,000.00	58,253.13	(58,253.13)	122.84
101-555642.1	Bond-GO SR2016-Interest	121,606.00	-	68,253.13	63,353.13	-	58,252.87	52.10
101-555643	Bond-TaxableB CO SR2016-Princi	65,000.00	-	60,000.00	65,000.00	-	-	100.00
101-555643.1	Bond-Taxable CO SR2016-Interes	38,388.00	-	20,581.25	19,681.25	18,706.25	0.50	100.00
101-555644	Bond-NonTaxA CO SR2016-Princip	205,000.00	-	195,000.00	205,000.00	-	-	100.00
101-555644.1	Bond-NonTax CO SR2016-Interest	32,469.00	-	22,184.38	18,284.38	14,184.38	0.24	100.00
101-555645	Bond-CO SR2017-Principal	315,000.00	-	305,000.00	315,000.00	-	-	100.00
101-555645.1	Bond-CO SR2017 - Interest	103,400.00	-	58,637.50	54,062.50	49,337.50	-	100.00
101-555646	Bond-GO SR2017 - Principal	170,000.00	-	165,000.00	170,000.00	-	-	100.00
101-555646.1	Bond-GO SR2017 - Interest	95,025.00	-	51,262.50	48,787.50	46,237.50	-	100.00
101-555647	Bond-GO 2018 Refund- Principal	595,000.00	-	585,000.00	595,000.00	-	-	100.00
101-555647.1	Bond-GO 2018 Refund - Interest	73,617.00	-	46,163.00	39,962.00	33,655.00	-	100.00
101-555648	Bond-CO SR2018 - Principal	260,000.00	-	245,000.00	260,000.00	-	-	100.00
101-555648.1	Bond-CO 2018 - Interest	151,263.00	-	85,006.25	78,881.25	72,381.25	0.50	100.00
101-555649	Bond-GO 2018 Ref - Principal	205,000.00	-	185,000.00	205,000.00	-	-	100.00
101-555649.1	Bond-GO 2018 Ref - Interest	172,069.00	-	93,221.88	88,596.88	83,471.88	0.24	100.00
101-555650	Bond-CO 2019-Principal	275,000.00	-	265,000.00	275,000.00	-	-	100.00
101-555650.1	Bond-CO 2019-Interest	106,800.00	-	59,437.50	55,462.50	51,337.50	-	100.00
101-555651	Bond-GO 2020-Principal	960,000.00	-	935,000.00	960,000.00	-	-	100.00
101-555651.1	Bond-GO 2020-Interest	174,063.00	-	115,331.25	96,631.25	77,431.25	0.50	100.00

CITY OF SCHERTZ

REVENUE AND EXPENSE REPORT (UNAUDITED)

AS OF: April 30 , 2023

505-TAX I & S

GENERAL GOVERNMENT NON DEPARTMENTAL		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
101-555652	Bond-GO 2021 Ref - Principal	350,000.00	-	-	350,000.00	-	-	100.00
101-555652.1	Bond-GO 2021 Ref - Interest	124,800.00	-	-	65,900.00	58,900.00	-	100.00
101-555653	Bond-CO 2022 - Principal	175,000.00	-	-	175,000.00	-	-	100.00
101-555653.1	Bond-CO 2022 - Interest	166,525.00	-	-	85,450.00	81,075.00	-	100.00
101-555654	Bond-CO 2022A - Principal	595,000.00	-	-	275,000.00	-	320,000.00	46.22
101-555654.1	Bond-CO 2022A - Interest	-	-	-	185,550.00	178,675.00	(364,225.00)	-
101-555655	Bond-GO 2022 - Principal	1,333,900.00	-	-	615,000.00	-	718,900.00	46.11
101-555655.1	Bond-GO 2022 - Interest	-	-	-	416,175.00	400,800.00	(816,975.00)	-
TOTAL Debt Service		8,602,248.00	-	5,479,746.14	7,352,863.89	1,391,682.64	(142,298.53)	101.65%
Other Financing Sources								
TOTAL EXPENDITURES		8,686,248.00	-	5,526,439.53	7,355,263.89	1,393,282.64	(62,298.53)	100.72%

TAX I&S
CASH IN BANK AND INVESTMENTS
AS OF: April 30 , 2023

Cash in Bank		
Claim on Operating Cash Pool-Checking	$	4,473.45
MBIA Investment- Tax I&S		2,258,453.17
Total Cash in Bank & Investments	$	2,262,926.62

CITY OF SCHERTZ

REVENUE AND EXPENSE REPORT (UNAUDITED)

AS OF: April 30, 2023

620-SED CORPORATION FINANCIAL SUMMARY	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
Taxes	6,548,000.00	486,602.25	3,296,106.05	3,655,321.44	-	2,892,678.56	55.82
Fund Transfers	3,320,960.00	-	-	-	-	3,320,960.00	-
Miscellaneous	182,000.00	107,599.93	35,221.96	631,256.22	-	(449,256.22)	346.84
TOTAL REVENUES	10,050,960.00	594,202.18	3,331,328.01	4,286,577.66	-	5,764,382.34	42.65%
EXPENDITURE SUMMARY							
NONDEPARTMENTAL							
City Assistance	3,000,079.00	-	-	81,944.29	-	2,918,134.71	2.73
Fund Charges/Transfers	5,750,000.00	-	-	-	-	5,750,000.00	-
TOTAL NONDEPARTMENTAL	8,750,079.00	-	-	81,944.29	-	8,668,134.71	0.94%
MISC & PROJECTS PROJECTS							
ECONOMIC DEVELOPMENT							
Supplies	1,000.00	-	867.21	316.76	-	683.24	31.68
City Support Services	20,000.00	950.00	2,186.40	6,420.25	256.27	13,323.48	33.38
Utility Services	2,975.00	-	1,856.75	49.00	-	2,926.00	1.65
Operations Support	437,610.00	810.81	110,835.18	79,372.65	7,436.46	350,800.89	19.84
Staff Support	25,775.00	289.61	7,778.67	8,616.21	136.76	17,022.03	33.96
City Assistance	205,000.00	(1,000.00)	-	42,115.94	-	162,884.06	20.54
Professional Services	61,300.00	-	14,429.97	37,280.50	5,908.00	18,111.50	70.45
Fund Charges/Transfers	542,221.00	271,110.50	506,984.00	542,221.00	-	-	100.00
Operating Equipment	5,000.00	-	3,920.78	291.11	-	4,708.89	5.82
TOTAL ECONO DEVELOPMENT	1,300,881.00	272,160.92	648,858.96	716,683.42	13,737.49	570,460.09	56.15%
FM3009 ROAD&BRIDGE EXPANSION							
TOTAL EXPENDITURES	10,050,960.00	272,160.92	648,858.96	798,627.71	13,737.49	9,238,594.80	8.08%
** REVENUE OVER(UNDER) EXPEND	-	322,041.26	2,682,469.05	3,487,949.95	(13,737.49)	(3,474,212.46)	

SED CORPORATION
CASH IN BANK AND INVESTMENTS
AS OF: April 30, 2023

Cash in Bank		
Claim on Operating Cash Pool-Checking	$	291,816.68
Cash in Investments		
Texas Class Investment-Economic Development Corp		25,917,932.60
Schertz Bank & Trust-Certificate of Deposit		1,099,538.79
Schertz Bank & Trust-Certificate of Deposit		1,140,910.66
Total Cash in Bank & Investments	$	28,450,198.73

May Statement
Schertz, Texas

CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF :May 31, 2023
********** 2022 - 2023 **********

	CURRENT BUDGET	CURRENT Y-T-D ACTUAL	Y-T-D ENCUMBR	BUDGET BALANCE	100% OF BUDGET
General Fund, 101					
Total Revenues	**45,116,225.00**	**36,166,284.16**	**0.00**	**8,949,940.84**	**80.16%**
Total General Government	7,278,687.35	4,794,643.82	647,156.27	1,836,887.26	74.76%
Total Public Safety	21,204,743.05	12,433,812.21	1,945,126.10	6,825,804.74	67.81%
Total Public Environment	2,587,507.00	972,633.45	216,021.12	1,398,852.43	45.94%
Total Parks & Recreation	3,359,965.78	1,734,466.33	537,045.43	1,088,454.02	67.61%
Total Cultural	1,292,795.30	803,598.12	51,439.66	437,757.52	66.14%
Total Internal Services	8,189,980.77	4,910,481.01	941,991.97	2,337,507.79	71.46%
Total Misc & Projects	1,202,545.68	152,047.54	5,000.00	1,045,498.14	13.06%
Total Expenditures	**45,116,224.93**	**25,801,682.48**	**4,343,780.55**	**14,970,761.90**	**66.82%**
Revenue Over(Under) Expenditures	**0.07**	10,364,601.68	**(4,343,780.55)**	**(6,020,821.06)**	
General Fund, 101 Total Cash in Bank & Investments		**24,838,631.90**			
Special Events Fund, 106					
Total Revenues	24,000.00	61,471.56	0.00	(37,471.56)	256.13%
Total Expenditures	24,000.00	39,209.13	0.00	(15,209.13)	163.37%
Revenue Over(Under) Expenditures	0.00	22,262.43	0.00	(22,262.43)	
Special Events Fund, 106 Total Cash in Bank & Investments		**188,917.88**			
Peg Fund, 110					
Total Revenues	944,770.00	56,277.02	0.00	888,492.98	5.96%
Total Expenditures	914,770.00	178,851.22	521,893.57	214,025.21	76.60%
Revenue Over(Under) Expenditures	30,000.00	(122,574.20)	(521,893.57)	674,467.77	
Peg Fund, 110 Total Cash in Bank & Investments		**740,531.03**			
Water & Sewer, 202					
Total Revenues	28,485,858.00	20,090,760.65	0.00	8,395,097.35	70.53%
Total Expenditures	26,826,740.63	18,584,174.05	3,400,069.82	4,842,496.76	81.95%
Revenue Over(Under) Expenditures	1,659,117.37	1,506,586.60	(3,400,069.82)	3,552,600.59	
Water & Sewer, 202 Total Cash in Bank & Investments		**9,273,351.84**			
EMS, 203					
Total Revenues	12,016,981.82	8,497,477.82	0.00	3,519,504.00	70.71%
Total Expenditures	12,015,662.41	8,496,044.91	494,172.25	3,025,445.25	74.82%
Revenue Over(Under) Expenditures	1,319.41	1,432.91	(494,172.25)	494,058.75	
EMS, 203 Total Cash in Bank & Investments		**929,278.59**			

Quarterly Statement Schertz, Texas	CITY OF SCHERTZ REVENUE AND EXPENSE REPORT (UNAUDITED) AS OF :May 31, 2023 ********** 2022 - 2023 **********				
	CURRENT BUDGET	CURRENT Y-T-D ACTUAL	Y-T-D ENCUMBR	BUDGET BALANCE	100% OF BUDGET
Drainage, 204					
Total Revenues	1,450,073.00	871,148.59	0.00	578,924.41	60.08%
Total Expenditures	1,439,807.00	876,383.73	31,874.85	531,548.42	63.08%
Revenue Over(Under) Expenditures	10,266.00	(5,235.14)	(31,874.85)	47,375.99	
Drainage, 204 Total Cash in Bank & Investments		**632,477.52**			
Hotel Tax, 314					
Total Revenues	648,500.00	748,630.04	0.00	(100,130.04)	115.44%
Total Expenditures	272,915.00	152,245.22	3,740.00	116,929.78	57.16%
Revenue Over(Under) Expenditures	375,585.00	596,384.82	(3,740.00)	(217,059.82)	
Hotel Tax, 314 Total Cash in Bank & Investments		**2,206,050.68**			
Park, 317					
Total Revenues	581,094.00	8,923.15	0.00	572,170.85	1.54%
Total Expenditures	387,069.00	387,069.00	0.00	0.00	100.00%
Revenue Over(Under) Expenditures	194,025.00	(378,145.85)	0.00	572,170.85	
Park, 317 Total Cash in Bank & Investments		**(116,623.80)**			
Tree Mitigation, 319					
Total Revenues	71,400.00	67,497.94	0.00	3,902.06	94.53%
Total Expenditures	70,000.00	8,100.00	36,524.00	25,376.00	63.75%
Revenue Over(Under) Expenditures	1,400.00	59,397.94	(36,524.00)	(21,473.94)	
Tree Mitigation, 319 Total Cash in Bank & Investments		**767,457.19**			
Capital Recovery Water, 411					
Total Revenues	1,151,500.00	658,354.02	0.00	493,145.98	57.17%
Total Expenditures	55,748.00	0.00	37,438.81	18,309.19	67.16%
Revenue Over(Under) Expenditures	1,095,752.00	658,354.02	(37,438.81)	474,836.79	
Capital Recovery Water, 411 Total Cash in Bank & Investments		**5,545,037.90**			
Capital Recovery Sewer, 421					
Total Revenues	601,500.00	468,434.39	0.00	133,065.61	77.88%
Total Expenditures	64,248.00	1,557.72	77,559.25	(14,868.97)	123.14%
Revenue Over(Under) Expenditures	537,252.00	466,876.67	(77,559.25)	147,934.58	
Capital Recovery Sewer, 421 Total Cash in Bank & Investments		**5,085,176.14**			

Quarterly Statement Schertz, Texas	CITY OF SCHERTZ REVENUE AND EXPENSE REPORT (UNAUDITED) AS OF :May 31, 2023 ********** 2022 - 2023 **********				
	CURRENT BUDGET	CURRENT Y-T-D ACTUAL	Y-T-D ENCUMBR	BUDGET BALANCE	100% OF BUDGET
Roadway Impact Fee Area 1, 431					
Total Revenues	343,373.00	191,516.40	0.00	151,856.60	55.78%
Total Expenditures	93,173.00	104,850.99	0.00	(11,677.99)	112.53%
Revenue Over(Under) Expenditures	250,200.00	86,665.41	0.00	163,534.59	
Roadway Impact Fee Area 1, 431 Total Cash in Bank & Investments		**892,636.34**			
Roadway Impact Fee Area 2, 432					
Total Revenues	201,600.00	159,473.71	0.00	42,126.29	79.10%
Total Expenditures	55,000.00	102,494.88	0.00	(47,494.88)	186.35%
Revenue Over(Under) Expenditures	146,600.00	56,978.83	0.00	89,621.17	
Roadway Impact Fee Area 2, 432 Total Cash in Bank & Investments		**621,006.58**			
Roadway Impact Fee Area 3, 433					
Total Revenues	540,050.00	200,662.17	0.00	339,387.83	37.16%
Total Expenditures	165,000.00	0.00	160,000.00	5,000.00	96.97%
Revenue Over(Under) Expenditures	375,050.00	200,662.17	(160,000.00)	334,387.83	
Roadway Impact Fee Area 3, 433 Total Cash in Bank & Investments		**1,383,963.41**			
Roadway Impact Fee Area 4, 434					
Total Revenues	3,040.00	234.70	0.00	2,805.30	7.72%
Total Expenditures	3,000.00	0.00	0.00	3,000.00	0.00%
Revenue Over(Under) Expenditures	40.00	234.70	0.00	(194.70)	
Roadway Impact Fee Area 4, 434 Total Cash in Bank & Investments		**6,287.89**			
I&S, 505					
Total Revenues	8,686,248.00	7,909,748.01	0.00	776,499.99	91.06%
Total Expenditures	8,686,248.00	7,355,263.89	1,393,282.64	(62,298.53)	100.72%
Revenue Over(Under) Expenditures	0.00	554,484.12	(1,393,282.64)	838,798.52	
I&S, 505 Total Cash in Bank & Investments		**2,361,957.88**			
SED Corporation, 620					
Total Revenues	10,050,960.00	5,087,670.28	0.00	4,963,289.72	50.62%
Total Expenditures	10,050,960.00	814,355.50	8,987.47	9,227,617.03	8.19%
Revenue Over(Under) Expenditures	0.00	4,273,314.78	(8,987.47)	(4,264,327.31)	
SED Corporation, 620 Total Cash in Bank & Investments		**29,142,628.58**			
Total Cash in Bank & Investments		**84,498,767.55**			

CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: May 31, 2023

101 GENERAL FUND	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUES							
REVENUE SUMMARY							
Taxes	32,305,000.00	2,597,600.30	23,924,806.50	27,840,131.61	-	4,464,868.39	86.18
Franchises	2,550,000.00	263,972.98	1,557,730.99	1,639,738.48	-	910,261.52	64.30
Permits	1,717,800.00	91,151.88	1,317,395.50	1,083,403.53	-	634,396.47	63.07
Licenses	45,620.00	60.00	31,615.00	4,092.50	-	41,527.50	8.97
Fees	2,189,200.00	152,230.75	1,444,181.79	1,514,700.50	-	674,499.50	69.19
Fines	9,000.00	861.20	6,714.52	8,063.72	-	936.28	89.60
Inter-Jurisdictional	1,151,352.00	71,498.82	643,685.63	668,913.22	-	482,438.78	58.10
Fund Transfers	4,208,028.00	217,868.16	2,226,272.04	2,285,166.36	-	1,922,861.64	54.30
Miscellaneous	940,225.00	154,750.35	747,675.25	1,122,074.24	-	(181,849.24)	119.34
TOTAL REVENUES	45,116,225.00	3,549,994.44	31,900,077.22	36,166,284.16	-	8,949,940.84	80.16%
EXPENDITURE SUMMARY							
GENERAL GOVERNMENT							
CITY COUNCIL							
Personnel Services	41,750.00	3,346.12	25,447.08	25,673.42	-	16,076.58	61.49
Supplies	1,078.00	-	261.29	168.00	-	910.00	15.58
City Support Services	54,880.00	-	36,867.40	44,412.85	-	10,467.15	80.93
Operations Support	343.00	-	188.22	43.00	-	300.00	12.54
Staff Support	31,899.00	596.74	17,568.66	17,798.86	-	14,100.14	55.80
Professional Services	3,920.00	-	2,150.00	-	-	3,920.00	0.00
TOTAL CITY COUNCIL	133,870.00	3,942.86	82,482.65	88,096.13	-	45,773.87	65.81%
CITY MANAGER							
Personnel Services	1,351,878.00	86,323.74	829,361.65	772,373.13	74,791.53	504,713.34	62.67
Supplies	1,470.00	322.28	815.48	1,136.62	93.00	240.38	83.65
City Support Services	1,960.00	755.00	590.00	1,115.00	-	845.00	56.89
Staff Support	24,349.08	2,946.58	17,499.02	13,335.90	1,163.69	9,849.49	59.55
Capital Outlay	-	-	-	-	44.50	(44.50)	-
TOTAL CITY MANAGER	1,379,657.08	90,347.60	861,907.36	787,960.65	76,092.72	515,603.71	62.63%
MUNICIPAL COURT							
Personnel Services	329,472.00	25,691.50	218,089.36	227,446.18	12,406.04	89,619.78	72.80
Supplies	1,568.00	195.23	518.44	952.87	-	615.13	60.77
City Support Services	980.00	-	118.68	236.57	-	743.43	24.14
Operations Support	1,960.00	-	-	-	-	1,960.00	-
Staff Support	7,261.80	92.56	1,748.70	2,116.61	478.62	4,666.57	35.74

CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: May 31, 2023

101 GENERAL FUND	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
Court Support	980.00	144.00	132.00	636.00	18.00	326.00	66.73
Professional Services	65,954.00	5,717.37	25,560.00	38,778.84	13,500.00	13,675.16	79.27
Maintenance Services	8,526.00	100.00	1,382.00	1,150.00	2,200.00	5,176.00	39.29
Operating Equipment	-	-	473.22	-	179.99	(179.99)	-
TOTAL MUNICIPAL COURT	416,701.80	31,940.66	248,022.40	271,317.07	28,782.65	116,602.08	72.02%
CUSTOMER RELATIONS-311							
Personnel Services	120,518.00	9,726.14	80,536.91	84,875.26	4,878.60	30,764.14	74.47
Supplies	122.50	29.91	52.87	64.24	-	58.26	52.44
Staff Support	421.40	-	128.16	-	-	421.40	-
TOTAL CUSTOMER RELATIONS-311	121,061.90	9,756.05	80,717.94	84,939.50	4,878.60	31,243.80	74.19%
PLANNING & ZONING							
Personnel Services	334,574.00	31,384.86	117,118.10	170,063.11	18,843.51	145,667.38	56.46
Supplies	1,979.60	611.88	1,262.26	1,142.93	105.15	731.52	63.05
City Support Services	4,200.00	-	-	-	4,200.00	-	100.00
Operations Support	243.04	-	-	31.00	124.00	88.04	63.78
Staff Support	34,584.20	1,743.09	2,257.88	8,527.60	1,803.66	24,252.94	29.87
Professional Services	196.00	-	40.00	(10.00)	-	206.00	(5.10)
Operating Equipment	318.50	-	285.47	-	-	318.50	-
TOTAL PLANNING & ZONING	376,095.34	33,739.83	120,963.71	179,754.64	25,076.32	171,264.38	54.46%
LEGAL SERVICES							
Operations Support	9,800.00	1,915.63	2,351.72	2,876.67	164.75	6,758.58	31.03
Professional Services	127,400.00	-	38,064.99	25,748.61	-	101,651.39	20.21
TOTAL LEGAL SERVICES	137,200.00	1,915.63	40,416.71	28,625.28	164.75	108,409.97	20.98%
CITY SECRETARY							
Personnel Services	213,949.00	15,301.49	142,872.58	121,818.51	14,030.71	78,099.78	63.50
Supplies	1,727.00	240.61	344.32	884.33	-	842.67	51.21
City Support Services	11,760.00	-	2,063.97	154.38	-	11,605.62	1.31
Operations Support	247.00	43.00	138.95	229.00	-	18.00	92.71
Staff Support	4,890.50	519.95	2,307.02	930.90	-	3,959.60	19.03
TOTAL CITY SECRETARY	233,573.50	16,105.05	147,726.84	124,017.12	14,030.71	95,525.67	59.10%
NON-DEPARTMENTAL							
City Support Services	918,615.47	-	456,491.58	499,609.09	137,129.76	281,876.62	69.32
Operations Support	126,420.00	18,435.93	77,819.08	79,263.96	2,742.36	44,413.68	64.87
City Assistance	1,367,603.72	12,041.62	1,137,516.62	1,462,226.19	181,378.58	(276,001.05)	120.18
Professional Services	113,802.50	289.00	63,014.27	51,203.99	-	62,598.51	44.99
Fund Chrgs/Transfrs-Spec Events Fnd	27,756.54	-	-	9,942.60	-	17,813.94	35.82
TOTAL NON-DEPARTMENTAL	2,554,198.23	30,766.55	1,734,841.55	2,102,245.83	321,250.70	130,701.70	94.88%

CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: May 31, 2023

101 GENERAL FUND	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
PUBLIC AFFAIRS							
Personnel Services	348,084.00	24,029.15	227,382.79	227,282.13	14,734.28	106,067.59	69.53
Supplies	1,078.00	73.94	730.95	681.47	-	396.53	63.22
City Support Services	550.00	-	-	-	-	550.00	-
Operations Support	46,321.90	5,215.31	14,501.33	32,471.84	1,723.33	12,126.73	73.82
Staff Support	9,590.00	864.49	1,342.68	6,007.48	417.75	3,164.77	67.00
Professional Services	256,060.00	15,467.04	178,257.38	156,691.60	495.54	98,872.86	61.39
Operating Equipment	800.00	249.77	-	703.19	-	96.81	87.90
TOTAL PUBLIC AFFAIRS	662,483.90	45,899.70	422,215.13	423,837.71	17,370.90	221,275.29	66.60%
ENGINEERING							
Personnel Services	1,078,273.00	73,920.98	553,365.87	670,353.78	52,076.54	355,842.68	67.00
Supplies	1,715.00	-	515.66	635.33	-	1,079.67	37.05
Utility Services	7,938.00	828.35	2,500.90	4,664.92	-	3,273.08	58.77
Operations Support	147.00	16.74	8.16	36.29	-	110.71	24.69
Staff Support	15,650.60	940.00	3,813.70	3,630.08	1,105.00	10,915.52	30.25
Professional Services	49,000.00	-	18,643.05	24,309.50	20,175.50	4,515.00	90.79
Operating Equipment	11,122.00	-	118.95	219.99	-	10,902.01	1.98
Capital Outlay	100,000.00	-	-	-	85,478.34	14,521.66	85.48
TOTAL ENGINEERING	1,263,845.60	75,706.07	580,231.09	703,849.89	159,508.92	400,486.79	68.31%
TOTAL GENERAL GOVERNMENT	7,278,687.35	340,120.00	4,319,525.38	4,794,643.82	647,156.27	1,836,887.26	74.76%
PUBLIC SAFETY							
POLICE							
Personnel Services	9,599,285.00	709,761.11	6,111,819.96	6,258,837.42	418,269.94	2,922,177.64	69.56
Supplies	110,550.04	4,640.83	51,448.06	53,012.84	13,161.50	44,375.70	59.86
City Support Services	33,810.00	-	33,969.74	36,436.50	-	(2,626.50)	107.77
Utility Services	302,232.00	16,851.38	108,095.85	111,977.01	527.14	189,727.85	37.22
Operations Support	16,436.40	-	14,430.55	2,971.29	-	13,465.11	18.08
Staff Support	308,394.20	16,258.05	102,540.96	106,476.70	22,927.54	178,989.96	41.96
City Assistance	65,170.00	6,020.25	38,028.08	42,538.51	900.00	21,731.49	66.65
Professional Services	79,309.44	4,176.70	52,279.43	37,796.12	4,293.01	37,220.31	53.07
Maintenance Services	78,404.90	1,323.00	7,475.43	26,832.80	141.77	51,430.33	34.40
Operating Equipment	408,115.10	9,603.65	114,929.35	79,108.75	243,772.25	85,234.10	79.12
Capital Outlay	752,439.00	94,098.20	298,642.52	261,662.27	413,236.93	77,539.80	89.69
TOTAL POLICE	11,754,146.08	862,733.17	6,933,659.93	7,017,650.21	1,117,230.08	3,619,265.79	69.21%

CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: May 31, 2023

101 GENERAL FUND	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
FIRE RESCUE							
Personnel Services	6,410,107.00	461,364.73	4,394,361.77	4,127,899.94	285,976.66	1,996,230.40	68.86
Supplies	23,083.90	358.09	11,035.39	6,848.80	1,443.32	14,791.78	35.92
Utility Services	145,039.99	8,556.80	62,888.56	63,467.05	685.79	80,887.15	44.23
Operations Support	4,436.46	-	2,268.28	131.00	-	4,305.46	2.95
Staff Support	222,972.50	7,045.68	86,114.39	96,630.26	53,231.78	73,110.46	67.21
City Assistance	40,227.04	556.97	4,042.26	15,111.55	5,601.49	19,514.00	51.49
Professional Services	72,328.00	1,052.32	17,348.82	26,842.91	110.74	45,374.35	37.27
Maintenance Services	83,868.40	-	30,216.61	32,310.59	1,872.77	49,685.04	40.76
Other Costs	9,800.00	7,398.20	42,377.27	40,327.18	-	(30,527.18)	411.50
Rental/Leasing	26,460.00	-	38,744.86	-	26,719.06	(259.06)	100.98
Operating Equipment	127,032.00	1,015.61	39,653.79	19,934.65	17,020.57	90,076.78	29.09
Capital Outlay	488,449.00	-	17,992.00	14,755.42	222,719.75	250,973.83	48.62
TOTAL FIRE RESCUE	7,653,804.29	487,348.40	4,747,044.00	4,444,259.35	615,381.93	2,594,163.01	66.11%
INSPECTIONS							
Personnel Services	1,091,750.00	75,772.84	643,249.56	669,659.86	51,039.49	371,050.65	66.01
Supplies	3,228.00	119.71	777.51	1,224.37	-	2,003.63	37.93
Utility Services	8,232.00	671.99	3,592.51	4,579.53	-	3,652.47	55.63
Operations Support	833.00	-	31.00	217.00	31.00	585.00	29.77
Staff Support	45,496.50	1,525.00	6,705.04	9,420.71	953.79	35,122.00	22.80
Professional Services	68,600.00	-	25,600.00	2,250.00	66,350.00	-	100.00
Operating Equipment	9,407.00	2,385.37	570.94	7,304.56	(293.97)	2,396.41	74.53
Capital Outlay	43,750.00	-	-	-	76,121.44	(32,371.44)	173.99
TOTAL INSPECTIONS	1,271,296.50	80,474.91	680,526.56	694,656.03	194,201.75	382,438.72	69.92%
NEIGHBORHOOD SERVICES							
Personnel Services	368,203.00	32,660.25	218,051.96	246,597.11	16,466.54	105,139.35	71.45
Supplies	9,089.12	187.42	1,548.26	5,574.74	70.39	3,443.99	62.11
Utility Services	8,624.00	391.65	2,524.33	2,747.87	-	5,876.13	31.86
Operations Support	3,350.62	-	31.00	93.00	31.00	3,226.62	3.70
Staff Support	26,660.94	1,979.41	3,076.19	7,186.22	1,184.41	18,290.31	31.40
Professional Services	2,450.00	-	-	-	-	2,450.00	-
Maintenance Services	24,700.00	1,250.00	4,400.00	9,021.46	560.00	15,118.54	38.79
Operating Equipment	6,418.50	2,324.25	496.39	6,026.22	-	392.28	93.89
TOTAL NEIGHBORHOOD SERVICES	525,496.18	38,792.98	230,128.13	277,246.62	18,312.34	229,937.22	56.24%
TOTAL PUBLIC SAFETY	21,204,743.05	1,469,349.46	12,591,358.62	12,433,812.21	1,945,126.10	6,825,804.74	67.81%

CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: May 31, 2023

101 GENERAL FUND	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
PUBLIC ENVIRONMENT							
STREETS							
Personnel Services	1,107,287.00	66,503.47	665,138.02	685,335.24	53,969.75	367,982.01	66.77
Supplies	178,850.00	9,726.39	57,570.92	76,975.23	17,274.39	84,600.38	52.70
City Support Services	5,880.00	26.88	1,295.45	1,629.35	665.55	3,585.10	39.03
Utility Services	196,000.00	18,723.91	123,349.51	126,362.11	189.10	69,448.79	64.57
Staff Support	22,050.00	276.94	12,681.21	8,954.24	3,901.18	9,194.58	58.30
Professional Services	30,380.00	1,534.70	7,536.10	1,534.70	1,000.00	27,845.30	8.34
Maintenance Services	725,790.00	209.70	202,349.11	5,782.10	-	720,007.90	0.80
Rental/Lease	4,900.00	-	4,285.00	848.23	-	4,051.77	17.31
Operating Equipment	6,370.00	1,196.25	4,876.28	14,026.25	-	(7,656.25)	220.19
Capital Outlay	310,000.00	-	101,916.62	51,186.00	139,021.15	119,792.85	61.36
TOTAL STREETS	2,587,507.00	98,198.24	1,180,998.22	972,633.45	216,021.12	1,398,852.43	45.94%
TOTAL PUBLIC ENVIRONMENT	2,587,507.00	98,198.24	1,180,998.22	972,633.45	216,021.12	1,398,852.43	45.94%
PARKS & RECREATION							
PARKS DEPARTMENT							
Personnel Services	975,812.00	79,386.59	488,547.60	630,278.17	40,731.43	304,802.40	68.76
Supplies	111,443.00	8,333.55	65,165.76	62,774.11	8,610.24	40,058.65	64.05
City Support Services	180,948.40	10,814.32	76,862.10	123,325.28	48,266.57	9,356.55	94.83
Utility Services	250,880.00	72,434.29	117,438.80	177,841.84	15,985.69	57,052.47	77.26
Operations Support	1,960.00	-	50.00	274.25	-	1,685.75	13.99
Staff Support	19,276.60	1,768.72	10,960.96	17,066.88	700.00	1,509.72	92.17
Professional Services	194,987.08	3,399.00	78,195.35	32,507.35	210,332.00	(47,852.27)	124.54
Maintenance Services	13,720.00	1,430.07	9,934.29	9,218.55	3,830.00	671.45	95.11
Rental/Leasing	9,800.00	306.00	3,952.72	4,732.61	2,747.23	2,320.16	76.32
Operating Equipment	72,715.00	7,316.99	20,386.56	27,515.80	18,155.54	27,043.66	62.81
Capital Outlay	480,615.00	13,155.78	59,173.47	59,929.17	162,533.96	258,151.87	46.29
TOTAL PARKS DEPARTMENT	2,312,157.08	198,345.31	930,667.61	1,145,464.01	511,892.66	654,800.41	71.68%
SWIM POOL							
Supplies	24,990.00	953.45	7,468.19	7,176.75	7,199.29	10,613.96	57.53
Utility Services	16,170.00	2,957.48	13,730.10	11,498.52	919.00	3,752.48	76.79
Maintenance Services	539,664.00	70,721.00	241,580.27	249,622.69	8,400.00	281,641.31	47.81
TOTAL SWIM POOL	580,824.00	74,631.93	262,778.56	268,297.96	16,518.29	296,007.75	49.04%

CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
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101 GENERAL FUND	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
EVENT FACILITIES							
Personnel Services	380,583.00	37,208.43	211,091.09	265,655.60	8,011.87	106,915.53	71.91
Supplies	4,410.00	49.99	2,117.09	1,470.77	591.61	2,347.62	46.77
Utility Services	48,588.40	6,452.10	21,179.52	42,748.65	-	5,839.75	87.98
Operations Support	15,297.80	5,247.03	123.72	5,278.03	31.00	9,988.77	34.70
Staff Support	4,875.50	571.00	1,556.47	1,726.55	-	3,148.95	35.41
Maintenance Services	2,450.00	-	2,717.77	-	-	2,450.00	-
Operating Equipment	10,780.00	-	8,642.82	3,824.76	-	6,955.24	35.48
TOTAL EVENT FACILITIES	466,984.70	49,528.55	247,428.48	320,704.36	8,634.48	137,645.86	70.52%
TOTAL PARKS & RECREATION	3,359,965.78	322,505.79	1,440,874.65	1,734,466.33	537,045.43	1,088,454.02	67.61%
CULTURAL							
LIBRARY							
Personnel Services	993,719.00	74,589.43	621,369.97	648,523.79	40,182.42	305,012.79	69.31
Supplies	18,130.00	726.02	6,863.59	8,315.46	308.20	9,506.34	47.57
Utility Services	60,760.00	9,973.82	30,073.23	36,164.01	-	24,595.99	59.52
Operations Support	4,018.00	17.99	1,269.70	2,053.22	300.00	1,664.78	58.57
Staff Support	7,874.30	-	5,899.16	6,108.97	-	1,765.33	77.58
Professional Services	2,254.00	-	2,129.00	-	-	2,254.00	-
Operating Equipment	191,040.00	13,271.81	93,792.17	102,432.67	10,649.04	77,958.29	59.19
TOTAL LIBRARY	1,292,795.30	98,579.07	761,396.82	803,598.12	51,439.66	437,757.52	66.14%
TOTAL CULTURAL	1,292,795.30	98,579.07	761,396.82	803,598.12	51,439.66	437,757.52	66.14%
INTERNAL SERVICE							
INFORMATION TECHNOLOGY							
Personnel Services	1,109,865.00	64,894.33	653,885.10	701,326.89	58,446.65	350,091.46	68.46
Supplies	11,085.09	1,332.40	6,063.11	3,661.16	1,615.30	5,808.63	47.60
City Support Services	1,128,273.66	86,560.99	661,714.08	708,959.95	115,174.01	304,139.70	73.04
Utility Services	342,896.18	48,833.80	214,024.26	260,172.66	2,393.17	80,330.35	76.57
Staff Support	87,333.80	3,206.13	20,910.25	36,767.12	331.76	50,234.92	42.48
Professional Services	25,970.00	2,702.00	1,406.25	9,567.39	1,596.59	14,806.02	42.99
Maintenance Services	14,700.00	-	1,777.35	686.85	12,276.16	1,736.99	88.18
Rental/Leasing	3,577.00	-	2,433.44	1,294.74	-	2,282.26	36.20
Operating Equipment	276,269.10	2,236.99	179,789.02	80,107.25	55,401.91	140,759.94	49.05
TOTAL INFORMATION TECHNOLOGY	3,063,097.64	218,014.90	1,742,002.86	1,845,068.57	247,295.45	970,733.62	68.31%

CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: May 31, 2023

101 GENERAL FUND	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
HUMAN RESOURCES							
Personnel Services	510,089.00	39,979.20	284,697.77	340,432.15	19,598.30	150,058.55	70.58
Supplies	3,846.00	8.83	704.09	557.09	834.79	2,454.12	36.19
Human Services	173,558.00	16,014.09	99,558.45	99,451.61	30,190.46	43,915.93	74.70
Operations Support	22,390.00	653.17	2,324.84	4,275.01	242.50	17,872.49	20.18
Staff Support	38,367.00	2,807.82	21,979.40	35,488.78	3,434.29	(556.07)	101.45
City Assistance	14,700.00	-	13,138.00	11,860.00	759.00	2,081.00	85.84
Professional Services	4,900.00	-	-	-	-	4,900.00	-
Operating Equipment	490.00	-	-	81.25	-	408.75	16.58
TOTAL HUMAN RESOURCES	768,340.00	59,463.11	422,402.55	492,145.89	55,059.34	221,134.77	71.22%
FINANCE							
Personnel Services	699,363.00	55,019.64	451,715.45	480,511.87	27,910.80	190,940.33	72.70
Supplies	2,646.00	93.98	1,482.07	1,948.63	-	697.37	73.64
Staff Support	4,055.00	-	1,318.52	2,411.69	-	1,643.31	59.47
Professional Sevices	48,216.00	-	38,045.29	15,003.18	9,000.00	24,212.82	49.78
Operating Equipment	1,188.00	312.56	-	1,187.93	-	0.07	99.99
TOTAL FINANCE	755,468.00	55,426.18	492,561.33	501,063.30	36,910.80	217,493.90	71.21%
PURCHASING & ASSET MGT							
Personnel Services	268,812.00	21,366.18	175,944.44	186,844.25	11,344.94	70,622.81	73.73
Supplies	3,724.00	363.64	1,448.05	2,404.26	357.87	961.87	74.17
Operations Support	6,897.00	-	2,672.00	3,293.72	1,457.50	2,145.78	68.89
Staff Support	9,947.00	897.00	3,450.46	3,218.50	671.95	6,056.55	39.11
City Assistance	1,490.00	296.98	1,347.00	649.98	40.00	800.02	46.31
Operating Equipment	3,700.00	304.93	379.98	3,180.04	519.96	-	100.00
TOTAL PURCHASING & ASSET MGT	295,370.00	23,228.73	185,241.93	199,590.75	15,142.21	80,637.04	72.70%
FLEET SERVICE							
Personnel Services	681,919.00	56,613.94	346,787.88	405,679.55	33,609.43	242,630.02	64.42
Supplies	261,680.00	25,822.53	120,726.18	162,965.44	29,258.76	69,455.80	73.46
City Support Services	13,720.00	1,500.00	4,689.34	2,603.57	713.16	10,403.27	24.17
Utility Services	11,760.00	776.02	4,537.90	6,193.19	-	5,566.81	52.66
Staff Support	34,740.00	317.03	7,059.51	13,971.03	5,072.90	15,696.07	54.82
Maintenance Services	277,360.00	34,529.45	161,585.38	155,818.28	65,326.89	56,214.83	79.73
Operating Equipment	23,076.13	925.00	11,719.15	3,834.90	6,997.00	12,244.23	46.94
Capital Outlay	46,875.00	-	95,465.04	-	94,256.40	(47,381.40)	201.08
TOTAL FLEET SERVICE	1,351,130.13	120,483.97	758,836.30	751,065.96	235,234.54	364,829.63	73.00%

CITY OF SCHERTZ
REVENUE AND EXPENSE REPORT (UNAUDITED)
AS OF: May 31, 2023

101 GENERAL FUND	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
FACILITY SERVICES							
Personnel Services	879,776.00	63,985.88	512,985.52	580,511.07	43,123.73	256,141.20	70.89
Supplies	156,785.00	13,625.02	56,946.17	85,953.71	11,043.93	59,787.36	61.87
Utility Services	189,140.00	14,243.09	107,378.10	112,875.24	13,399.41	62,865.35	66.76
Staff Support	20,620.00	2,624.98	8,063.30	11,960.54	1,623.64	7,035.82	65.88
Professional Services	193,904.00	1,626.00	92,802.68	76,490.06	85,358.98	32,054.96	83.47
Maintenance Services	419,440.00	62,045.36	194,868.89	252,815.92	81,301.10	85,322.98	79.66
Rental/Leasing	490.00	-	-	-	-	490.00	-
Operating Equipment	3,920.00	-	350.00	940.00	-	2,980.00	23.98
Capital Outlay	92,500.00	-	-	-	116,498.84	(23,998.84)	125.94
TOTAL BUILDING MAINTENANCE	1,956,575.00	158,150.33	973,394.66	1,121,546.54	352,349.63	482,678.83	75.33%
TOTAL INTERNAL SERVICE	8,189,980.77	634,767.22	4,574,439.63	4,910,481.01	941,991.97	2,337,507.79	71.46%
MISC & PROJECTS							
Project							
Fund Charges/Transfers	850,000.00	-	505,411.00	203.50	-	849,796.50	0.02
TOTAL PROJECTS	850,000.00	-	505,411.00	203.50	-	849,796.50	0.02%
CITY ASSISTANCE							
City's Assistance to Agencies	326,012.68	51,498.50	182,657.00	146,835.50	5,000.00	174,177.18	46.57
Operating Equipment	13,793.00	-	-	4,487.54	-	9,305.46	32.53
TOTAL CITY ASSISTANCE	339,805.68	51,498.50	182,657.00	151,323.04	5,000.00	183,482.64	46.00%
SEWER PROJECTS							
TOTAL SEWER PROJECTS	-	-	-	-	-	-	0.00%
COURT - RESTRICTED FUNDS							
Operating Equipment	12,740.00	521.00	5,985.00	521.00	-	12,219.00	4.09
TOTAL COURT-RESTRICTED FUNDS	12,740.00	521.00	5,985.00	521.00	-	12,219.00	4.09%
TOTAL MISC & PROJECTS	1,202,545.68	52,019.50	694,053.00	152,047.54	5,000.00	1,045,498.14	13.06%
TOTAL EXPENDITURES	45,116,224.93	3,015,539.28	25,562,646.32	25,801,682.48	4,343,780.55	14,970,761.90	66.82%
REVENUE OVER(UNDER) EXPEND.	0.07	534,455.16	6,337,430.90	10,364,601.68	(4,343,780.55)	(6,020,821.06)	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: May 31, 2023

101 GENERAL FUND		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUES								
Taxes								
000-411100	Advalorem Tax-Current	17,965,000.00	186,268.41	15,317,116.27	17,744,187.81	-	220,812.19	98.77
000-411110	Disable Veterans Assist Pymnt	1,100,000.00	1,179,231.99	897,968.67	1,179,231.99	-	(79,231.99)	107.20
000-411200	Advalorem Tax-Delinquent	50,000.00	6,090.85	43,712.11	95,318.67	-	(45,318.67)	190.64
000-411300	Advalorem Tax-P&I	80,000.00	15,688.40	64,951.80	85,132.38	-	(5,132.38)	106.42
000-411500	Sales Tax Revenue-Gen Fund	13,040,000.00	1,201,788.49	7,550,233.80	8,677,772.06	-	4,362,227.94	66.55
000-411700	Mixed Beverage Tax	70,000.00	8,532.16	50,823.85	58,488.70	-	11,511.30	83.56
TOTAL Taxes		32,305,000.00	2,597,600.30	23,924,806.50	27,840,131.61	-	4,464,868.39	86.18%
Franchises								
000-421200	Center Point/Entex Energy	120,000.00	7,384.97	90,505.86	104,321.20	-	15,678.80	86.93
000-421220	City Public Service	1,200,000.00	133,004.61	695,948.03	779,474.73	-	420,525.27	64.96
000-421240	Guadalupe Valley Elec Co-op	475,000.00	37,052.55	300,880.30	304,879.71	-	170,120.29	64.19
000-421250	New Braunfels Utilities	80,000.00	7,753.59	44,601.33	48,595.14	-	31,404.86	60.74
000-421300	Time Warner-State Franchise	325,000.00	27,670.19	206,478.37	213,232.79	-	111,767.21	65.61
000-421460	AT&T Franchise Fee	75,000.00	6,610.75	56,295.44	28,191.82	-	46,808.18	37.59
000-421480	Other Telecom Franchise - ROW	100,000.00	29,542.30	47,465.95	45,985.50	-	54,014.50	45.99
000-421500	Solid Waste Franchise Fee	175,000.00	14,954.02	115,555.71	115,057.59	-	59,942.41	65.75
TOTAL Franchises		2,550,000.00	263,972.98	1,557,730.99	1,639,738.48	-	910,261.52	64.30%
Permits								
000-431100	Home Occupation Permit	550.00	-	350.00	140.00	-	410.00	25.45
000-431205	Bldg Permit-Residential	513,000.00	35,734.50	194,771.25	155,811.50	-	357,188.50	30.37
000-431210	Bldg Permit-Commercial	347,000.00	8,086.00	441,863.00	466,325.20	-	(119,325.20)	134.39
000-431215	Bldg Permit-General	328,000.00	15,869.00	170,901.50	155,992.60	-	172,007.40	47.56
000-431300	Mobile Home Permit	-	-	50.00	100.00	-	(100.00)	-
000-431400	Signs Permit	5,500.00	-	3,604.00	3,881.68	-	1,618.32	70.58
000-431500	Food Establishmnt Permit	71,000.00	600.00	49,775.00	51,365.00	-	19,635.00	72.35
000-431700	Plumbing Permit	123,000.00	9,439.00	60,669.00	60,258.00	-	62,742.00	48.99
000-431750	Electrical Permit	70,000.00	5,140.00	37,500.00	38,200.00	-	31,800.00	54.57
000-431800	Mechanical Permit	60,000.00	4,040.00	27,900.00	26,860.00	-	33,140.00	44.77
000-431900	Solicitor/Peddler Permit	2,000.00	2,050.00	1,550.00	2,310.00	-	(310.00)	115.50
000-431950	Animal/Pet Permit	250.00	100.00	200.00	100.00	-	150.00	40.00
000-432000	Cert of Occupancy Prmt	9,500.00	800.00	7,550.00	5,750.00	-	3,750.00	60.53

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: May 31, 2023

101 GENERAL FUND		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUES								
000-432100	Security Alarm Permit	43,000.00	3,470.00	26,015.00	19,802.00	-	23,198.00	46.05
000-432300	Grading/Clearing Permit	15,000.00	2,955.38	15,536.15	21,574.22	-	(6,574.22)	143.83
000-432400	Development Permit	100,000.00	-	258,789.60	55,194.33	-	44,805.67	55.19
000-435000	Fire Permit	30,000.00	2,868.00	20,371.00	19,739.00	-	10,261.00	65.80
TOTAL Permits		1,717,800.00	91,151.88	1,317,395.50	1,083,403.53	-	634,396.47	63.07%
Licenses								
000-441000	Alcohol Beverage License	8,500.00	60.00	3,315.00	4,012.50	-	4,487.50	47.21
000-441300	Mobile Home License	120.00	-	120.00	80.00	-	40.00	66.67
000-442000	Contractors License	37,000.00	-	28,180.00	-	-	37,000.00	-
TOTAL Licenses		45,620.00	60.00	31,615.00	4,092.50	-	41,527.50	8.97%
Fees								
000-451000	Municipal Court Fines	525,000.00	29,353.53	313,396.90	246,558.40	-	278,441.60	46.96
000-451010	Texas Motor Carrier Fines	30,000.00	-	21,504.00	-	-	30,000.00	-
000-451015	CVE Out of Service	3,000.00	-	1,850.00	-	-	3,000.00	
000-451100	Arrest Fee	12,000.00	887.74	10,148.05	7,304.35	-	4,695.65	60.87
000-451200	Warrant Fees	53,000.00	4,490.06	37,471.31	29,619.87	-	23,380.13	55.89
000-451340	Judicial Fee-City	300.00	27.49	249.44	159.01	-	140.99	53.00
000-451400	Traffic Fine Costs TTL	6,000.00	329.08	4,345.10	2,907.77	-	3,092.23	48.46
000-451510	Juvenile Case Mgmt Fee	3,000.00	229.08	2,088.70	1,325.12	-	1,674.88	44.17
000-451520	Truancy Fees	14,000.00	849.03	9,854.59	7,449.60	-	6,550.40	53.21
000-451530	Local Municipal Jury Fund	150.00	16.36	191.66	145.51	-	4.49	97.01
000-451600	Technology Fund Fee	13,000.00	835.43	9,399.78	6,936.76	-	6,063.24	53.36
000-451700	Security Fee	15,000.00	937.88	10,692.04	7,965.21	-	7,034.79	53.10
000-451800	Time Payment Fee-City	4,000.00	326.92	3,147.76	2,689.06	-	1,310.94	67.23
000-451850	State Fines 10% Service Fee	15,000.00	-	10,610.97	16,190.22	-	(1,190.22)	107.93
000-451900	DPS Payment-Local	4,000.00	312.00	3,029.75	2,184.00	-	1,816.00	54.60
000-452000	Child Safety Fee	5,000.00	443.23	3,425.85	2,668.35	-	2,331.65	53.37
000-452100	Platting Fees	54,000.00	2,000.00	39,750.00	39,500.00	-	14,500.00	73.15
000-452200	Site Plan Fee	23,000.00	3,000.00	18,500.00	16,500.00	-	6,500.00	71.74
000-452300	Plan Check Fee	570,000.00	23,759.75	355,950.25	342,169.46	-	227,830.54	60.03
000-452320	Tree Mitigation Admin Fee	15,000.00	-	11,550.00	-	-	15,000.00	-
000-452400	BOA/Variance Fees	2,500.00	-	2,000.00	2,500.00	-	-	100.00
000-452600	Specific Use/Zone Chng Fee	26,450.00	4,150.00	29,000.00	24,800.00	-	1,650.00	93.76
000-452710	Zoning Ltr & Dev Rights	2,550.00	-	3,450.00	2,250.00	-	300.00	88.24
000-453100	Reinspection Fees	190,000.00	29,575.00	128,250.00	179,475.00	-	10,525.00	94.46
000-453110	Swim Pool Inspection Fee	2,900.00	-	550.00	2,530.00	-	370.00	87.24

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: May 31, 2023

101 GENERAL FUND		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUES								
000-453200	Lot Abatement	6,700.00	-	4,025.00	7,368.88	-	(668.88)	109.98
000-453211	Admin Fee-Inspections	10,000.00	200.00	9,200.00	2,300.00	-	7,700.00	23.00
000-453710	Foster Care	500.00	-	50.00	-	-	500.00	-
000-454200	Pool Gate Admission Fee	22,000.00	3,258.00	811.00	3,258.00	-	18,742.00	14.81
000-454300	Seasonal Pool Pass Fee	4,000.00	2,960.00	3,020.00	2,960.00	-	1,040.00	74.00
000-456110	Senior Center Memberships	16,000.00	1,621.00	16,427.00	19,960.00	-	(3,960.00)	124.75
000-456120	Senior Center Meal Fee	20,000.00	-	15,464.79	24,819.60	-	(4,819.60)	124.10
000-456500	HAZ MAT Fees	5,000.00	-	-	-	-	5,000.00	-
000-456600	Fire Re-inspection Fee	700.00	100.00	50.00	345.00	-	355.00	49.29
000-458000	Sale of General Fixed Assets	-	-	37,572.00	-	-	-	-
000-458110	Sale of Mdse - GovDeals	100,000.00	281.00	3,963.27	77,543.01	-	22,456.99	77.54
000-458400	Civic Center Rental Fees	225,000.00	13,352.00	196,452.75	225,441.75	-	(441.75)	100.20
000-458401	Capital Recovery Fee-Civic C	-	(5,600.00)	1,150.00	(500.00)	-	500.00	-
000-458402	Civic Center Ancillary Fees	-	(2,221.00)	530.00	-	-	-	-
000-458450	North Center Rental Fees	28,000.00	1,850.00	27,468.75	33,881.25	-	(5,881.25)	121.00
000-458460	Senior Center Rental	7,000.00	700.00	1,400.00	4,900.00	-	2,100.00	70.00
000-458500	Community Center Rental Fees	40,000.00	4,625.00	39,745.75	47,728.00	-	(7,728.00)	119.32
000-458501	Community Center Service Fees	-	(150.00)	550.00	-	-	-	-
000-458510	Grand Ballroom Rental Fees	-	4,625.00	(30,693.75)	-	-	-	-
000-458520	Cut-Off Hall Rental Fees	-	-	600.00	-	-	-	-
000-458540	Bluebonnet Hall Rental Fees	-	900.00	(2,737.50)	-	-	-	-
000-458550	Pavilion Rental Fees	25,000.00	3,845.00	17,015.00	18,832.50	-	6,167.50	75.33
000-458560	Chamber of Comm Rent	7,800.00	-	5,850.00	7,800.00	-	-	100.00
000-458570	Non-Resident SYSA League	10,000.00	10,420.00	7,500.00	10,420.00	-	(420.00)	104.20
000-458590	Cancellation Fees-Event Rental	1,500.00	100.00	1,350.00	3,600.00	-	(2,100.00)	240.00
000-458650	NonResident User Fee-BVYA	-	-	7,240.00	6,680.00	-	(6,680.00)	-
000-458660	BVYA Utility Reimbursement	15,000.00	4,040.17	6,485.71	13,466.49	-	1,533.51	89.78
000-458670	SYSA Utility Reimbursement	7,500.00	-	6,651.48	3,962.33	-	3,537.67	52.83
000-458675	Lions Futbol Utility Reimbrsmt	15,000.00	-	3,516.00	12,852.00	-	2,148.00	85.68
000-458685	Recreation Programs	1,000.00	3,115.00	(25.00)	11,965.00	-	(10,965.00)	1,196.50
000-458685.00	Rec Prgrm-Kickball Leagues	2,600.00	-	4,405.00	1,625.00	-	975.00	62.50
000-458700	Vehicle Impoundment	-	-	9,930.00	9,291.00	-	(9,291.00)	-
000-459300	Notary Fee	50.00	-	36.00	30.00	-	20.00	60.00
000-459600	Animal Adoption Fee	12,000.00	380.00	6,895.00	8,585.00	-	3,415.00	71.54
000-459700	Pet Impoundment Fee	13,000.00	1,648.00	7,934.00	8,158.00	-	4,842.00	62.75
000-459800	Police Reports Fee	5,000.00	516.00	3,903.39	3,214.00	-	1,786.00	64.28
TOTAL Fees		2,189,200.00	152,230.75	1,444,181.79	1,514,700.50	-	674,499.50	69.19%

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: May 31, 2023

101 GENERAL FUND		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUES								
Fines								
000-463000	Library Fines	9,000.00	861.20	6,714.52	8,063.72	-	936.28	89.60
TOTAL Fines		9,000.00	861.20	6,714.52	8,063.72	-	936.28	89.60%
Inter-Jurisdictional								
000-473100	Bexar Co - Fire	21,077.00	-	7,025.92	-	-	21,077.00	-
000-473200	City of Seguin-Fire Contract	30,107.00	12,333.32	16,726.56	28,213.52	-	1,893.48	93.71
000-473300	Guadalupe Co-Library	220,000.00	36,192.00	144,768.00	144,768.00	-	75,232.00	65.80
000-474200	Library Services-Cibolo	40,000.00	-	40,000.00	40,000.00	-	-	100.00
000-474210	Library Services-Selma	25,000.00	-	24,825.00	25,275.00	-	(275.00)	101.10
000-474400	Dispatch Service-Cibolo	160,000.00	-	163,000.00	40,000.00	-	120,000.00	25.00
000-474600	School Crossing Guard-Bexar Co	36,000.00	3,555.84	26,463.65	28,878.51	-	7,121.49	80.22
000-474610	School Cross Guard-Guadalupe C	41,000.00	4,012.85	30,870.50	30,825.13	-	10,174.87	75.18
000-474620	School Crossing Guards - Comal	1,900.00	15,404.81	-	15,404.81	-	(13,504.81)	810.78
000-474700	School Officer Funding	551,268.00	-	183,756.00	315,548.25	-	235,719.75	57.24
000-474750	Crime Victim Liaison Agreement	25,000.00	-	6,250.00	-	-	25,000.00	-
TOTAL Inter-Jurisdictional		1,151,352.00	71,498.82	643,685.63	668,913.22	-	482,438.78	58.10%
Fund Transfers								
000-480000	Indirect Costs-EMS	216,994.00	18,082.83	141,826.68	144,662.68	-	72,331.32	66.67
000-480100	Indirect Costs-Hotel/Motel	69,915.00	5,826.25	49,628.68	46,610.00	-	23,305.00	66.67
000-481000	Transfer In - Reserves	1,086,155.00	-	-	-	-	1,086,155.00	-
000-485000	Interfund Charges-Drainage-5%	320,073.00	26,672.75	205,340.00	213,382.00	-	106,691.00	66.67
000-486000	Interfund Chrges-Admin W&S	1,493,620.00	124,468.33	985,486.68	995,746.68	-	497,873.32	66.67
000-486202	Transfer In-Water&Sewer Fund	4,000.00	-	-	-	-	4,000.00	-
000-486203	Transfer In-EMS	4,000.00	-	-	-	-	4,000.00	-
000-486204	Transfer In-Drainage	1,000.00	-	-	-	-	1,000.00	-
000-487000	Interfund Charges-Fleet	470,050.00	42,818.00	337,006.00	342,544.00	-	127,506.00	72.87
000-488000	Interfund Charges-4B	542,221.00	-	506,984.00	542,221.00	-	-	100.00
TOTAL Fund Transfers		4,208,028.00	217,868.16	2,226,272.04	2,285,166.36	-	1,922,861.64	54.30%
Miscellaneous								
000-491000	Interest Earned	25,000.00	14,921.42	4,597.01	104,441.64	-	(79,441.64)	417.77
000-491200	Investment Income	250,000.00	87,750.87	46,595.58	535,564.24	-	(285,564.24)	214.23
000-491900	Unrealized Gain/Loss-CapOne	-	-	(49,246.77)	11,098.26	-	(11,098.26)	-
000-493000	Donations-Others	375.00	-	-	375.00	-	-	100.00
000-493120	Donations-Public Library	10,000.00	635.95	931.89	1,396.45	-	8,603.55	13.96
000-493400	Donations-Animal Control	5,000.00	100.00	2,768.00	1,155.00	-	3,845.00	23.10
000-493465	Donations-Senior Center	10,000.00	54.00	3,116.33	1,824.05	-	8,175.95	18.24

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

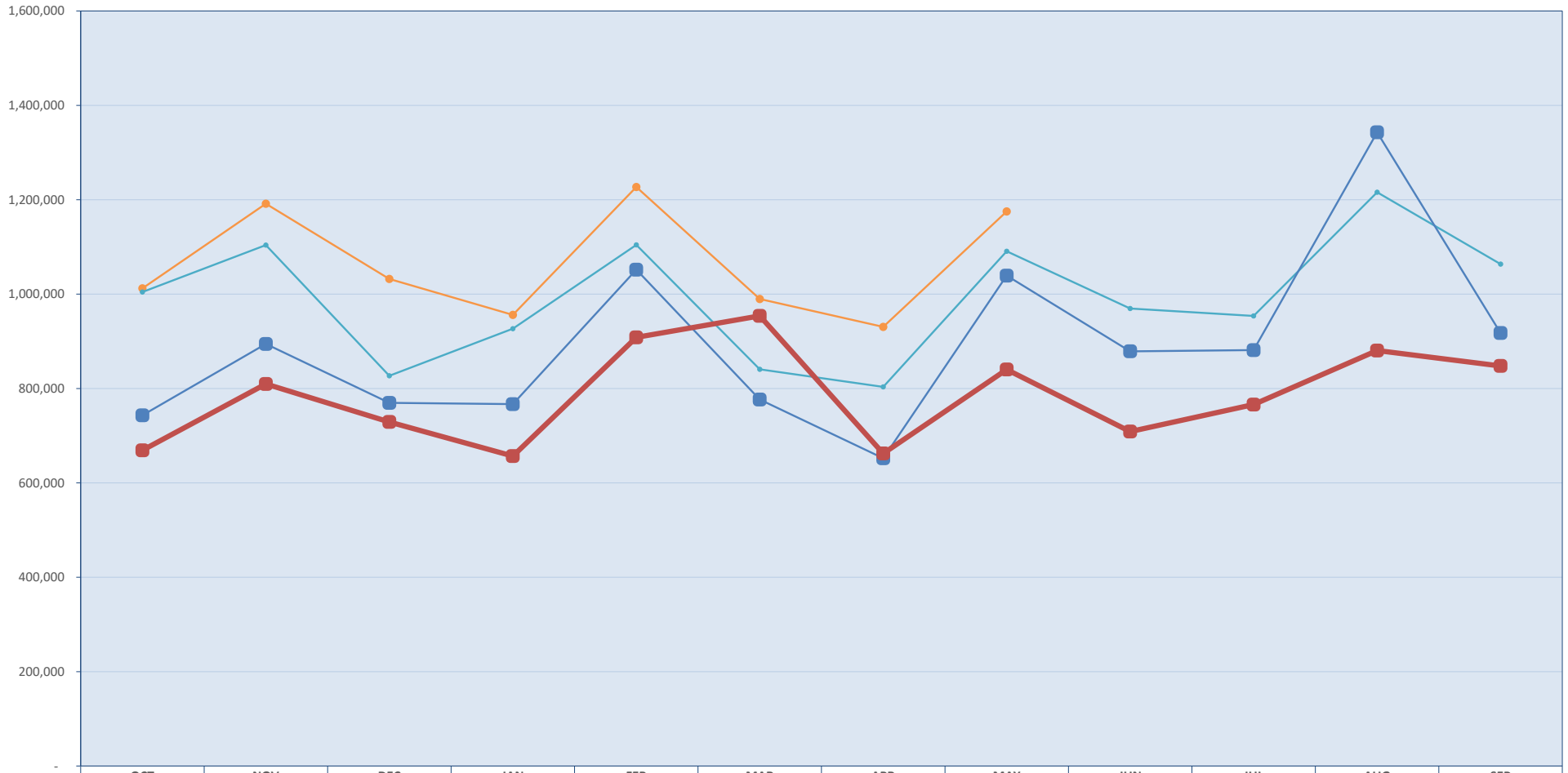
AS OF: May 31, 2023

101 GENERAL FUND		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUES								
000-493503	Donation-Fire Rescue	1,000.00	-	-	150.00	-	850.00	15.00
000-493618	Donation - Veteran's Memorial	1,250.00	-	2,630.00	1,200.00	-	50.00	96.00
000-493700	July 4th Activities	26,000.00	22,500.00	3,600.00	24,100.00	-	1,900.00	92.69
000-493701	Proceeds-Holidazzle	12,500.00	-	21,600.00	16,070.00	-	(3,570.00)	128.56
000-493704	Moving on Main	4,000.00	-	5,200.00	8,600.00	-	(4,600.00)	215.00
000-493706	Music, Movies in the Park	8,000.00	8,000.00	8,000.00	8,000.00	-	-	100.00
000-493707	Cornhole League	2,000.00	-	-	1,100.00	-	900.00	55.00
000-494481	LawEnforcemtOfficersStnd&	5,000.00	-	4,151.77	4,106.62	-	893.38	82.13
000-495100	Mobile Stage Rental Fees	-	-	3,600.00	1,550.00	-	(1,550.00)	-
000-497000	Misc Income-Gen Fund	60,000.00	1,194.29	30,407.17	15,374.91	-	44,625.09	25.62
000-497005	Schertz Magazine Advertising	145,000.00	11,400.00	95,618.12	81,643.75	-	63,356.25	56.31
000-497100	Misc Income-Police	9,000.00	635.30	5,683.05	4,703.30	-	4,296.70	52.26
000-497150	Misc Income-Fire Department	-	-	0.11	-	-	-	-
000-497200	Misc Income-Library	3,000.00	245.25	2,360.65	3,710.85	-	(710.85)	123.70
000-497210	Misc Income-Library Copier	14,000.00	1,595.30	9,270.82	11,469.97	-	2,530.03	81.93
000-497300	Misc Income-Animal Control	500.00	75.00	285.00	945.00	-	(445.00)	189.00
000-497400	Misc Income-Streets Dept	50,000.00	2,000.00	25,100.27	27,258.02	-	22,741.98	54.52
000-497460	Misc Income-Parks	-	1.00	74.60	91.00	-	(91.00)	-
000-497500	Misc Income-TML Ins. Claims	25,000.00	1,545.05	5,663.57	24,994.55	-	5.45	99.98
000-497550	Misc Income-TML WC Reimbursmnt	10,000.00	-	48,631.14	155.01	-	9,844.99	1.55
000-497600	Misc Income-Vending Mach	1,600.00	414.09	861.58	1,347.90	-	252.10	84.24
000-497610	Misc Income-Muni Court	-	-	1.80	400.00	-	(400.00)	-
000-498000	Reimbursmnt-Gen Fund	20,000.00	-	-	-	-	20,000.00	-
000-498105	Reimbursmt Police OT-DEA	35,000.00	1,682.83	19,964.28	10,141.69	-	24,858.31	28.98
000-498110	Reimburmnt Fire-Emg Acti-OT	200,000.00	-	446,209.28	219,107.03	-	(19,107.03)	109.55
000-498150	Reimbursement - Library	7,000.00	-	-	-	-	7,000.00	-
TOTAL Miscellaneous		940,225.00	154,750.35	747,675.25	1,122,074.24	-	(181,849.24)	119.34%
TOTAL REVENUES		45,116,225.00	3,549,994.44	31,900,077.22	36,166,284.16	-	8,949,940.84	80.16%

GENERAL FUND
CASH IN BANK AND INVESTMENTS
AS OF: May 31, 2023

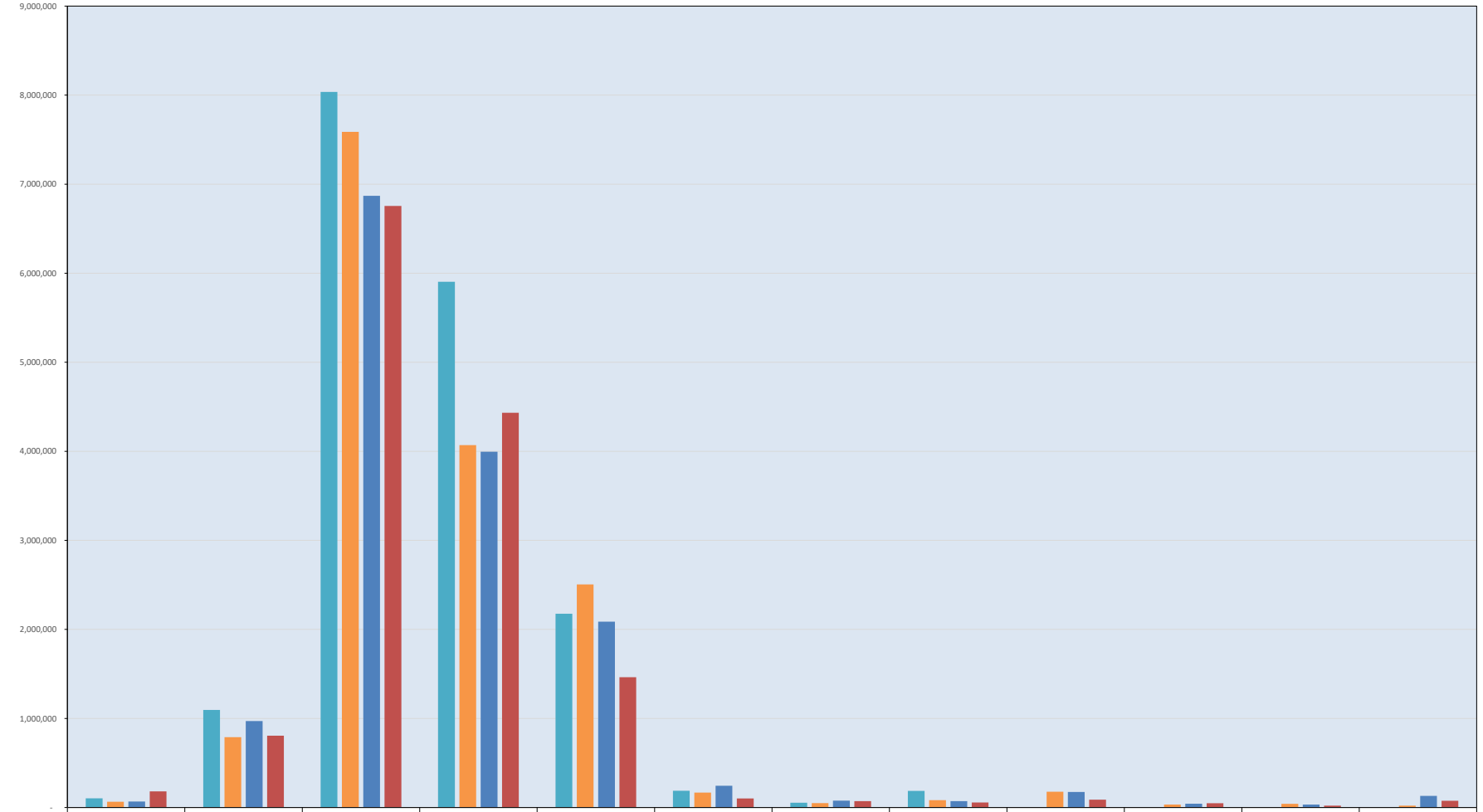
Cash in Bank		
Claim on Operating Cash Pool-Checking	$	386,000.07
Cash in Investments		
LOGIC Investment-General Fund		21,073,373.40
LOGIC Investment-Equip Replacement		82,119.32
LOGIC Investment-Veh Replacement		553,712.74
LOGIC Investment-Air Condi Replacment		301,334.80
CAPITAL ONE Investment-General Fund		1,424,714.07
CD - Bank of New York		253,933.27
CD - Capital One MCLEAN		254,481.41
CD - Capital One ALLEN		254,481.41
CD - Goldman Sachs		254,481.41
Total Cash in Bank & Investments	$	24,838,631.90

Sales Tax-General Fund



	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP
2022-23	1,012,285	1,191,635	1,032,144	956,099	1,227,037	989,612	930,666	1,175,108				
2021-22	1,004,614	1,103,814	826,933	926,859	1,104,306	840,622	803,436	1,090,848	969,440	953,702	1,215,909	1,063,576
2020-21	743,235	894,399	769,523	766,917	1,051,843	776,582	652,217	1,039,235	878,852	881,389	1,342,856	917,603
2019-20	669,061	809,661	729,135	656,810	908,377	953,913	662,240	840,330	708,822	765,963	880,492	847,850

ADVALOREM TAX



	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP
2022-23	103,252	1,096,390	8,035,670	5,903,515	2,176,684	188,387	54,021	186,268				
2021-22	64,306	790,610	7,588,294	4,069,380	2,505,204	168,170	49,143	82,010	177,339	32,660	40,812	21,138
2020-21	67,176	970,388	6,869,022	3,995,189	2,086,758	244,347	76,381	71,700	174,542	42,752	33,745	130,219
2019-20	181,122	806,033	6,755,473	4,432,940	1,463,522	101,212	72,046	56,463	88,055	48,550	20,479	76,361

CITY OF SCHERTZ

REVENUE AND EXPENSE REPORT (UNAUDITED)

AS OF: May 31, 2023

CITY OF SCHERTZ

106-SPECIAL EVENTS FUND FINANCIAL SUMMARY	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
Fund Transfers	-	-	-	146.72	-	(146.72)	-
Miscellaneous	24,000.00	82.53	49,962.87	61,324.84	-	(37,324.84)	255.52
TOTAL REVENUES	24,000.00	82.53	49,962.87	61,471.56	-	(37,471.56)	256.13%
EXPENDITURE SUMMARY							
GENERAL GOVERNMENT							
CULTURAL							
KICK CANCER	10,000.00	11,214.34	9,848.94	22,194.63	-	(12,194.63)	221.95
HAL BALDWIN SCHOLARSHIP	14,000.00	846.92	14,706.88	17,014.50	-	(3,014.50)	121.53
TOTAL CULTURAL	24,000.00	12,061.26	24,555.82	39,209.13	-	(15,209.13)	163.37%
TOTAL EXPENDITURES	24,000.00	12,061.26	24,555.82	39,209.13	-	(15,209.13)	163.37%
REVENUE OVER(UNDER) EXPEND	-	(11,978.73)	25,407.05	22,262.43	-	(22,262.43)	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: May 31, 2023

CITY OF SCHERTZ

106-SPECIAL EVENTS FUND		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUES								
Fund Transfers								
000-486101	Transfer In-General Fund	-	-	-	146.72	-	(146.72)	-
TOTAL Fund Transfers		-	-	-	146.72	-	(146.72)	0.00%
Miscellaneous								
000-491200	Investment Income	-	82.53	29.53	550.21	-	(550.21)	-
000-492200	Kick Cancer	10,000.00	-	9,595.00	22,194.63	-	(12,194.63)	221.95
000-493621	Hal Baldwin Scholarship	14,000.00	-	35,626.34	38,580.00	-	(24,580.00)	275.57
000-497000	Misc Income - Special Events	-	-	4,712.00	-	-	-	-
TOTAL Miscellaneous		24,000.00	82.53	49,962.87	61,324.84	-	(37,324.84)	255.52%
TOTAL REVENUES		24,000.00	82.53	49,962.87	61,471.56	-	(37,471.56)	256.13%

SPECIAL EVENTS FUND
CASH IN BANK AND INVESTMENTS

AS OF: May 31, 2023

C I T Y O F S C H E R T Z

Cash in Bank	Current
Claim on Operating Cash Pool-Checking	$ 170,172.13
Cash in Investments	
Texas Class- Special Events	18,745.75
Total Cash in Bank & Investments	$ 188,917.88

CITY OF SCHERTZ

REVENUE AND EXPENSE REPORT (UNAUDITED)

AS OF: May 31, 2023

110-PEG FUND FINANCIAL SUMMARY	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
Franchises	90,000.00	18,216.03	59,812.68	56,277.02	-	33,722.98	62.53
Fund Transfers	854,770.00	-	-	-	-	854,770.00	-
TOTAL REVENUES	944,770.00	18,216.03	59,812.68	56,277.02	-	888,492.98	5.96%
EXPENDITURE SUMMARY							
GENERAL GOVERNMENT							
MISC & PROJECTS							
Professional Services	60,000.00	-	-	-	-	60,000.00	-
Capital Outlay	854,770.00	-	-	178,851.22	521,893.57	154,025.21	81.98
TOTAL MISC & PROJECTS	914,770.00	-	-	178,851.22	521,893.57	214,025.21	76.60%
TOTAL EXPENDITURES	914,770.00	-	-	178,851.22	521,893.57	214,025.21	76.60%
REVENUE OVER(UNDER) EXPEND	30,000.00	18,216.03	59,812.68	(122,574.20)	(521,893.57)	674,467.77	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: May 31, 2023

110-PEG FUND		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUES								
Franchises								
000-421350	Time Warner - PEG Fee	60,000.00	14,910.08	46,626.93	45,688.21	-	14,311.79	76.15
000-421465	AT&T PEG Fee	30,000.00	3,305.95	13,185.75	10,588.81	-	19,411.19	35.30
TOTAL Franchises		90,000.00	18,216.03	59,812.68	56,277.02	-	33,722.98	62.53%
Fund Transfers								
000-481000	Transfer In - Reserves	854,770.00	-	-	-	-	854,770.00	-
TOTAL Fund Transfers		854,770.00	-	-	-	-	854,770.00	0.00%
TOTAL REVENUES		944,770.00	18,216.03	59,812.68	56,277.02	-	888,492.98	5.96%

PEG FUND
CASH IN BANK AND INVESTMENTS

AS OF: May 31, 2023

Cash in Bank	
Cash Balance	$ 740,531.03
Total Cash in Bank & Investments	$ 740,531.03

CITY OF SCHERTZ

REVENUE AND EXPENSE REPORT (UNAUDITED)

AS OF: May 31, 2023

202-WATER & SEWER FINANCIAL SUMMARY	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
Franchises	400,000.00	91,342.06	360,419.37	306,535.39	-	93,464.61	76.63
Fees	27,487,000.00	2,364,943.77	18,161,257.44	19,264,392.56	-	8,222,607.44	70.09
Fund Transfers	150,000.00	12,500.00	100,000.36	100,000.00	-	50,000.00	66.67
Miscellaneous	448,858.00	34,254.80	309,249.38	419,832.70	-	29,025.30	93.53
TOTAL REVENUES	28,485,858.00	2,503,040.63	18,930,926.55	20,090,760.65	-	8,395,097.35	70.53%
EXPENDITURE SUMMARY							
BUSINESS OFFICE							
Personnel Services	568,896.00	34,994.97	350,422.85	359,858.65	24,595.47	184,441.88	67.58
Supplies	213,090.63	-	128,576.21	191,297.29	1,269.37	20,523.97	90.37
City Support Services	65,679.91	80.00	37,261.69	43,738.36	6,960.00	14,981.55	77.19
Utility Services	11,500.00	755.98	6,238.61	4,698.52	-	6,801.48	40.86
Operations Support	120,000.00	11,066.79	71,791.35	71,864.81	41,838.51	6,296.68	94.75
Staff Support	8,700.00	150.00	2,734.63	3,368.75	847.00	4,484.25	48.46
Professional Services	273,000.00	122.42	175,947.49	171,483.93	-	101,516.07	62.81
Maintenance Services	18,700.00	-	2,940.00	-	-	18,700.00	-
Operating Equipment	2,220.09	2,180.71	-	2,180.71	-	39.38	98.23
Capital Outlay	-	-	-	-	44.50	(44.50)	-
TOTAL BUSINESS OFFICE	1,281,786.63	49,350.87	775,912.83	848,491.02	75,554.85	357,740.76	72.09%
W & S ADMINISTRATION							
Personnel Services	2,027,484.00	135,590.69	1,226,839.30	1,210,630.77	106,159.23	710,694.00	64.95
Supplies	63,000.00	178.33	11,565.47	13,310.55	10,954.56	38,734.89	38.52
City Support Services	190,500.00	163.95	71,906.31	87,936.09	1,015.76	101,548.15	46.69
Utility Services	3,585,500.00	309,064.12	2,266,965.22	2,269,581.44	3,381.76	1,312,536.80	63.39
Operations Support	10,050.00	1,113.16	4,437.41	3,406.92	-	6,643.08	33.90
Staff Support	43,000.00	1,262.99	15,292.00	15,965.43	4,314.12	22,720.45	47.16
City Assistance	-	-	40.00	-	-	-	-
Professional Services	428,400.00	40,400.63	181,808.05	275,851.86	36,566.29	115,981.85	72.93
Fund Charges/Transfers	6,746,368.00	852,308.69	4,921,625.23	4,691,901.24	-	2,054,466.76	69.55
Maintenance Services	9,570,200.00	915,739.40	6,319,751.89	6,361,818.60	2,356,367.00	852,014.40	91.10
Other Costs	40,000.00	-	36,605.45	36,605.45	-	3,394.55	91.51
Debt Service	2,499,777.00	-	1,282,098.50	2,117,235.24	502,290.75	(119,748.99)	104.79
Other Financing Sources	-	-	57,094.83	-	-	-	-
Rental/Leasing	72,275.00	8,500.00	70,765.24	71,401.61	17,000.00	(16,126.61)	122.31
Operating Equipment	7,000.00	497.67	834.48	4,962.70	-	2,037.30	70.90
Capital Outlay	261,400.00	55,382.00	46,061.35	248,388.13	286,465.50	(273,453.63)	204.61
TOTAL PUBLIC WORKS	25,544,954.00	2,320,201.63	16,513,690.73	17,408,996.03	3,324,514.97	4,811,443.00	81.16%

CITY OF SCHERTZ

REVENUE AND EXPENSE REPORT (UNAUDITED)

AS OF: May 31, 2023

202-WATER & SEWER FINANCIAL SUMMARY	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
MISC & PROJECTS							
PROJECTS							
Fund Charges/Transfers	-	-	5,000,000.00	326,181.00	-	(326,181.00)	-
TOTAL PROJECTS	-	-	5,005,700.00	326,687.00	-	(326,687.00)	0.00%
TOTAL MISC & PROJECTS	-	-	5,005,700.00	326,687.00	-	(326,687.00)	0.00%
TOTAL EXPENDITURES	26,826,740.63	2,369,552.50	22,295,303.56	18,584,174.05	3,400,069.82	4,842,496.76	81.95%
** REVENUE OVER(UNDER)EXPENSES **	1,659,117.37	133,488.13	(3,364,377.01)	1,506,586.60	(3,400,069.82)	3,552,600.59	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: May 31, 2023

202-WATER & SEWER		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUES								
Franchises								
000-421490	Cell Tower Leasing	400,000.00	91,342.06	360,419.37	306,535.39	-	93,464.61	76.63
TOTAL Franchises		400,000.00	91,342.06	360,419.37	306,535.39	-	93,464.61	76.63%
Fees								
000-455200	Garbage Collection Fee	5,300,000.00	483,076.85	3,701,627.23	3,912,578.74	-	1,387,421.26	73.82
000-455600	Fire Line Fees	22,000.00	-	-	-	-	22,000.00	-
000-455700	Recycle Fee Revenue	340,000.00	29,262.83	230,674.16	233,075.08	-	106,924.92	68.55
000-455800	W&S Line Constructn Reimbur	25,000.00	150.00	10,711.00	1,260.00	-	23,740.00	5.04
000-457100	Sale of Water	12,600,000.00	1,021,387.16	7,813,324.05	8,523,250.86	-	4,076,749.14	67.64
000-457110	Edwards Water Lease	40,000.00	-	-	-	-	40,000.00	-
000-457120	Water Transfer Charge-Selma	15,000.00	-	-	-	-	15,000.00	-
000-457200	Sale of Meters	100,000.00	9,706.67	49,585.78	51,628.31	-	48,371.69	51.63
000-457400	Sewer Charges	8,800,000.00	792,814.40	6,147,808.41	6,326,644.72	-	2,473,355.28	71.89
000-457500	Water Penalties	240,000.00	28,295.86	205,676.81	214,454.85	-	25,545.15	89.36
000-458110	Sale of Merchandise - GovDeals	2,500.00	-	-	-	-	2,500.00	-
000-459200	NSF Check Fee-Water&Sewer	2,500.00	250.00	1,850.00	1,500.00	-	1,000.00	60.00
TOTAL Fees		27,487,000.00	2,364,943.77	18,161,257.44	19,264,392.56	-	8,222,607.44	70.09%
Fund Transfers								
000-486204	Interfnd Chrg-Drainage Billing	150,000.00	12,500.00	100,000.00	100,000.00	-	50,000.00	66.67
000-486406	Transfer In - Pblc Imprvmnt	-	-	0.36	-	-	-	-
TOTAL Fund Transfers		150,000.00	12,500.00	100,000.36	100,000.00	-	50,000.00	66.67%
Miscellaneous								
000-490000	Misc Charges	10,500.00	948.00	7,926.00	7,698.00	-	2,802.00	73.31
000-491000	Interest Earned	25,000.00	330.41	9,755.12	8,621.81	-	16,378.19	34.49
000-491200	Investment Income	100,000.00	32,719.06	35,508.23	246,482.97	-	(146,482.97)	246.48
000-497000	Misc Income-W&S	18,000.00	256.33	2,218.05	17,087.48	-	912.52	94.93
000-498110	Salary Reimb-SSLGC	295,358.00	-	253,842.13	139,941.44	-	155,416.56	47.38
000-499100	Distribution-GSE Bond Set	-	-	(0.15)	-	-	-	-
TOTAL Miscellaneous		448,858.00	34,254.80	309,249.38	419,832.70	-	29,025.30	93.53%
TOTAL REVENUES		28,485,858.00	2,503,040.63	18,930,926.55	20,090,760.65	-	8,395,097.35	70.53%

WATER & SEWER
CASH IN BANK AND INVESTMENTS

AS OF: May 31, 2023

Cash in Bank		
Claim on Operating Cash Pool-Checking	$	113,529.45
Cash in Investments		
Lone Star Investment-Water&Sewer		7,161,096.90
Lone Star Investment-W&S Customer Deposits		329,956.87
Lone Star Investment-W&S Equip Replacement		198,385.64
Lone Star Investment-W&S Veh Replacement		286,586.02
Schertz Bank & Trust-Certificate of Deposit		1,183,796.96
	$	9,159,822.39
Total Cash in Bank & Investments	$	9,273,351.84

CITY OF SCHERTZ

REVENUE AND EXPENSE REPORT (UNAUDITED)

AS OF: May 31, 2023

203-EMS FINANCIAL SUMMARY	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
Fees	7,605,302.40	654,294.30	5,166,708.88	5,564,332.22	-	2,040,970.18	73.16
Inter-Jurisdictional	3,978,179.42	131,892.72	3,101,527.06	2,772,075.26	-	1,206,104.16	69.68
Fund Transfers	262,000.00	-	-	-	-	262,000.00	-
Miscellaneous	171,500.00	14,527.55	36,972.22	161,070.34	-	10,429.66	93.92
TOTAL REVENUES	12,016,981.82	800,714.57	8,305,208.16	8,497,477.82	-	3,519,504.00	70.71%
EXPENDITURE SUMMARY							
PUBLIC SAFETY							
SCHERTZ EMS							
Personnel Services	6,238,590.00	518,296.20	4,089,266.84	4,503,041.09	239,034.45	1,496,514.46	76.01
Supplies	398,525.00	66,285.31	280,668.28	358,411.97	52,038.92	(11,925.89)	102.99
City Support Services	158,500.00	2,393.46	75,047.24	55,892.60	26,788.65	75,818.75	52.16
Utility Services	176,000.00	13,025.29	95,607.54	102,610.48	397.66	72,991.86	58.53
Operations Support	31,500.00	2,564.74	21,914.58	21,984.96	1,639.86	7,875.18	75.00
Staff Support	123,500.00	39,835.32	53,334.25	81,565.01	16,405.20	25,529.79	79.33
City Assistance	624,989.01	51,540.75	361,495.23	363,280.62	53,609.09	208,099.30	66.70
Professional Services	125,500.00	5,149.09	112,679.50	75,406.44	20,771.10	29,322.46	76.64
Fund Charges/Transfers	3,145,058.40	346,558.59	1,922,813.19	2,486,288.45	-	658,769.95	79.05
Maintenance Services	13,000.00	-	960.00	4,200.00	-	8,800.00	32.31
Debt Service	-	-	116,725.00	-	-	-	-
Rental/Leasing	150,000.00	78,509.17	145,102.65	78,509.17	-	71,490.83	52.34
Operating Equipment	120,500.00	7,742.55	26,359.61	37,408.72	32,222.72	50,868.56	57.79
Capital Outlay	710,000.00	-	654,261.66	327,445.40	51,264.60	331,290.00	53.34
TOTAL PUBLIC SAFETY	12,015,662.41	1,131,900.47	7,956,235.57	8,496,044.91	494,172.25	3,025,445.25	74.82%
TOTAL EXPENDITURES	12,015,662.41	1,131,900.47	7,956,235.57	8,496,044.91	494,172.25	3,025,445.25	74.82%
** REVENUE OVER(UNDER) EXPENSES **	1,319.41	(331,185.90)	348,972.59	1,432.91	(494,172.25)	494,058.75	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: May 31, 2023

203-EMS		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUES								
Fees								
000-456100	Ambulance/Mileage Transprt Fee	7,248,302.40	628,450.25	4,901,166.38	5,305,144.36	-	1,943,158.04	73.19
000-456110	Passport Membership Fees	26,000.00	680.00	25,550.00	24,820.00	-	1,180.00	95.46
000-456120	EMT Class - Fees	140,000.00	5,500.00	117,775.00	99,065.00	-	40,935.00	70.76
000-456122	CE Class - Fees	20,000.00	280.44	18,523.20	20,691.35	-	(691.35)	103.46
000-456130	Immunization Fees	3,000.00	-	2,227.45	1,936.83	-	1,063.17	64.56
000-456140	Billing Fees-External	28,000.00	2,717.07	14,639.51	19,904.80	-	8,095.20	71.09
000-456150	Standby Fees	50,000.00	7,552.60	41,042.45	41,324.85	-	8,675.15	82.65
000-456155	Community Services Support	50,000.00	6,283.94	19,994.89	26,264.03	-	23,735.97	52.53
000-456160	MIH Services	40,000.00	2,830.00	25,740.00	25,181.00	-	14,819.00	62.95
000-459200	NSF Check Fee	-	-	50.00	-	-	-	-
TOTAL Fees		7,605,302.40	654,294.30	5,166,708.88	5,564,332.22	-	2,040,970.18	73.16%
Inter-Jurisdictional								
000-473500	Seguin/Guadalupe Co Support	927,934.89	77,327.91	618,623.28	618,623.28	-	309,311.61	66.67
000-474200	JBSA Support	654,777.78	54,564.81	370,828.78	435,529.21	-	219,248.57	66.52
000-474300	Cibolo Support	557,333.70	-	396,782.97	418,000.29	-	139,333.41	75.00
000-475100	Comal Co ESD #6	132,247.05	-	118,428.74	69,672.76	-	62,574.29	52.68
000-475200	Live Oak Support	273,764.40	-	196,253.91	205,323.30	-	68,441.10	75.00
000-475300	Universal City Support	345,554.30	-	251,913.66	259,165.74	-	86,388.56	75.00
000-475400	Selma Support	186,132.10	-	135,217.68	139,599.09	-	46,533.01	75.00
000-475500	Schertz Support	725,514.30	-	521,733.18	544,135.74	-	181,378.56	75.00
000-475600	Santa Clara Support	12,236.00	-	8,964.78	9,177.00	-	3,059.00	75.00
000-475800	Marion Support	22,684.90	-	16,022.91	17,013.69	-	5,671.21	75.00
000-475910	TASPP Program	140,000.00	-	466,757.17	55,835.16	-	84,164.84	39.88
TOTAL Inter-Jurisdictional		3,978,179.42	131,892.72	3,101,527.06	2,772,075.26	-	1,206,104.16	69.68%
Fund Transfers								
000-486000	Transfer In-Reserves	262,000.00	-	-	-	-	262,000.00	-
TOTAL Fund Transfers		262,000.00	-	-	-	-	262,000.00	0.00%
Miscellaneous								
000-491000	Interest Earned	1,500.00	452.36	322.20	7,167.57	-	(5,667.57)	477.84
000-491200	Investment Income	4,000.00	2,382.94	1,123.29	20,215.57	-	(16,215.57)	505.39
000-493203	Donations-EMS	2,000.00	750.00	650.00	1,215.00	-	785.00	60.75
000-497000	Misc Income	94,000.00	1,125.84	8,708.99	88,066.05	-	5,933.95	93.69
000-497100	Recovery of Bad Debt	20,000.00	3,180.72	5,561.38	11,233.98	-	8,766.02	56.17
000-497110	Collection Agency-Bad Debt	50,000.00	6,635.69	20,606.36	33,172.17	-	16,827.83	66.34
TOTAL Miscellaneous		171,500.00	14,527.55	36,972.22	161,070.34	-	10,429.66	93.92%
TOTAL REVENUES		12,016,981.82	800,714.57	8,305,208.16	8,497,477.82	-	3,519,504.00	70.71%

CITY OF SCHERTZ
CASH IN BANK AND INVESTMENTS
AS OF: May 31, 2023

Cash in Bank		
Claim on Operating Cash Pool-Checking	$	395,741.04
Cash in Investments		
EMS-Logic		533,537.55
Total Cash in Bank & Investments	$	929,278.59

CITY OF SCHERTZ

REVENUE AND EXPENSE REPORT (UNAUDITED)

AS OF: May 31, 2023

204-DRAINAGE FINANCIAL SUMMARY	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
Permits	7,000.00	1,050.00	5,450.00	10,650.00	-	(3,650.00)	152.14
Fees	1,258,500.00	105,590.03	836,479.51	842,657.28	-	415,842.72	66.96
Fund Transfers	182,573.00	-	-	-	-	182,573.00	-
Miscellaneous	2,000.00	2,608.85	772.88	17,841.31	-	(15,841.31)	892.07
TOTAL REVENUES	1,450,073.00	109,248.88	842,702.39	871,148.59	-	578,924.41	60.08%
EXPENDITURE SUMMARY							
PUBLIC WORKS							
DRAINAGE							
Personnel Services	525,214.00	41,285.44	227,373.87	346,652.65	20,426.11	158,135.24	69.89
Supplies	6,950.00	40.26	150.72	966.48	1,452.62	4,530.90	34.81
City Support Services	16,000.00	35.88	4,242.62	4,101.60	953.21	10,945.19	31.59
Utility Services	16,900.00	2,091.96	12,353.78	18,544.19	853.86	(2,498.05)	114.78
Staff Support	14,000.00	-	9,356.70	4,587.55	2,699.14	6,713.31	52.05
City Assistance	200.00	-	40.00	-	-	200.00	-
Professional Services	42,500.00	10,629.04	6,940.64	37,817.12	2,090.04	2,592.84	93.90
Fund Charges/Transfers	575,443.00	47,870.25	382,544.68	382,962.00	-	192,481.00	66.55
Maintenance Services	75,000.00	6,600.00	7,109.01	7,032.47	1,000.62	66,966.91	10.71
Other Costs	100.00	-	100.00	105.00	-	(5.00)	105.00
Operating Equipment	2,500.00	-	-	-	2,399.25	100.75	95.97
Capital Outlay	165,000.00	3,876.52	13,903.04	73,614.67	-	91,385.33	44.61
TOTAL DRAINAGE	1,439,807.00	112,429.35	664,115.06	876,383.73	31,874.85	531,548.42	63.08%
PROJECTS							
Maintenance Services	-	-	26,517.40	-	-	-	-
TOTAL PROJECTS	-	-	26,517.40	-	-	-	0.00%
TOTAL EXPENDITURES	1,439,807.00	112,429.35	690,632.46	876,383.73	31,874.85	531,548.42	63.08%
** REVENUE OVER(UNDER) EXPEND	10,266.00	(3,180.47)	152,069.93	(5,235.14)	(31,874.85)	47,375.99	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: May 31, 2023

204-DRAINAGE		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUES								
Permits								
000-432400	Floodplain Permit	7,000.00	1,050.00	5,450.00	10,650.00	-	(3,650.00)	152.14
TOTAL Permits		7,000.00	1,050.00	5,450.00	10,650.00	-	(3,650.00)	152.14%
Fees								
000-457500	Drainage Penalties	8,500.00	815.69	6,447.04	7,056.62	-	1,443.38	83.02
000-457600	Drainage Fee	1,250,000.00	104,774.34	830,032.47	835,600.66	-	414,399.34	66.85
TOTAL Fees		1,258,500.00	105,590.03	836,479.51	842,657.28	-	415,842.72	66.96%
Fund Transfers								
000-481000	Transfer In - Reserves	165,000.00	-	-	-	-	165,000.00	-
000-486101	Transfer In - General Fund	17,573.00	-	-	-	-	17,573.00	-
TOTAL Funds Transfers		182,573.00	-	-	-	-	182,573.00	0.00%
Miscellaneous								
000-491000	Interest Earned	500.00	50.18	117.13	2,846.64	-	(2,346.64)	569.33
000-491200	Investment Income	1,500.00	2,558.67	655.75	14,994.67	-	(13,494.67)	999.64
TOTAL Miscellaneous		2,000.00	2,608.85	772.88	17,841.31	-	(15,841.31)	892.07%
TOTAL REVENUES		1,450,073.00	109,248.88	842,702.39	871,148.59	-	578,924.41	60.08%

DRAINAGE
CASH IN BANK AND INVESTMENTS

AS OF: May 31, 2023

Cash in Bank		
Claim on Operating Cash Pool-Checking	$	54,032.73
Cash in Investments		
Lone Star Investment-Drainage Maint Fund		578,444.79
Total Cash in Bank & Investments	$	632,477.52

CITY OF SCHERTZ

REVENUE AND EXPENSE REPORT (UNAUDITED)

AS OF: May 31, 2023

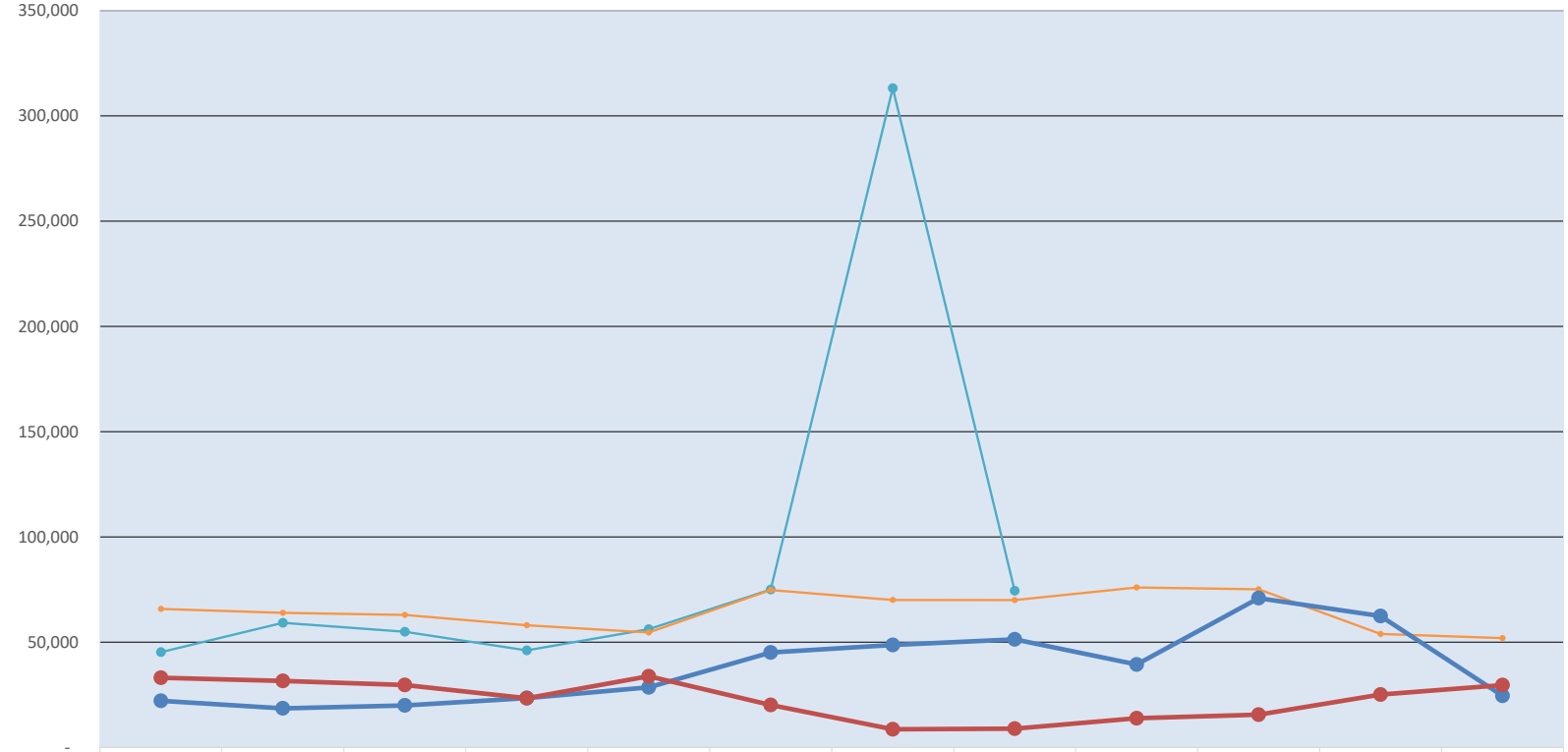
314-HOTEL TAX	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
FINANCIAL SUMMARY							
REVENUE SUMMARY							
Taxes	640,000.00	313,622.18	495,524.16	697,296.10	-	(57,296.10)	108.95
Miscellaneous	8,500.00	8,153.06	3,922.45	51,333.94	-	(42,833.94)	603.93
TOTAL REVENUES	648,500.00	321,775.24	499,446.61	748,630.04	-	(100,130.04)	115.44%
EXPENDITURE SUMMARY							
NONDEPARTMENTAL							
City Support Services	118,000.00	-	49,184.33	44,055.15	-	73,944.85	37.33
Operations Support	25,700.00	-	15,739.10	10,341.85	-	15,358.15	40.24
Professional Services	4,000.00	60.00	3,540.00	1,235.00	3,740.00	(975.00)	124.38
Fund Charges/Transfers	69,915.00	5,826.25	49,628.68	46,610.00	-	23,305.00	66.67
Maintenance Services	50,000.00	2,300.00	51,926.42	2,300.00	-	47,700.00	4.60
Operating Equipment	-	-	1,072.68	-	-	-	-
Capital Outlay	5,300.00	-	28,200.00	5,266.00	-	34.00	99.36
TOTAL NONDEPARTMENTAL	272,915.00	8,186.25	199,291.21	109,808.00	3,740.00	159,367.00	41.61%
TOTAL GENERAL GOVERNMENT	272,915.00	8,186.25	199,291.21	109,808.00	3,740.00	159,367.00	41.61%
MISC & PROJECTS							
PROJECTS							
Professional Services	-	-	48,820.15	1,440.00	-	(1,440.00)	-
Maintenance Services	-	-	445,424.46	40,997.22	-	(40,997.22)	-
TOTAL PROJECTS	-	-	494,244.61	42,437.22	-	(42,437.22)	0.00%
TOTAL MISC & PROJECTS	-	-	494,244.61	42,437.22	-	(42,437.22)	0.00%
TOTAL EXPENDITURES	272,915.00	8,186.25	693,535.82	152,245.22	3,740.00	116,929.78	57.16%
REVENUE OVER(UNDER) EXPENDITURE	375,585.00	313,588.99	(194,089.21)	596,384.82	(3,740.00)	(217,059.82)	

HOTEL OCCUPANCY TAX FUND
CASH IN BANK AND INVESTMENTS

AS OF: May 31, 2023

Cash in Bank		
Claim on Operating Cash Pool-Checking	$	70,895.62
Cash in Investments		
Texas Class - Hotel Tax		2,135,155.06
Total Cash in Bank & Investments	$	2,206,050.68

HOTEL OCCUPANCY TAX



	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP
2022-23	45,268	59,237	54,980	46,118	56,190	74,993	313,177	74,439				
2021-22	65,789	63,938	62,952	58,027	54,614	74,755	70,056	70,014	75,996	75,155	53,940	51,934
2020-21	22,147	18,567	19,948	23,467	28,556	45,098	48,675	51,329	39,397	70,910	62,432	24,529
2019-20	33,124	31,590	29,661	23,382	33,841	20,209	8,643	8,934	13,859	15,559	25,115	29,624

CITY OF SCHERTZ

REVENUE AND EXPENSE REPORT (UNAUDITED)

AS OF: May 31, 2023

317-PARK FINANCIAL SUMMARY	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
Fees	318,000.00	-	-	1,000.00	-	317,000.00	0.31
Fund Transfers	262,069.00	-	-	-	-	262,069.00	-
Miscellaneous	1,025.00	1,190.51	469.89	7,923.15	-	(6,898.15)	772.99
TOTAL REVENUES	581,094.00	1,190.51	469.89	8,923.15	-	572,170.85	1.54%
EXPENDITURE SUMMARY							
PARKLAND DEDICATION							
Professional Services	25,000.00	-	-	-	-	25,000.00	-
Capital Outlay	362,069.00	387,069.00	17,650.02	387,069.00	-	(25,000.00)	106.90
TOTAL PARKLAND DEDICATION	387,069.00	387,069.00	17,650.02	387,069.00	-	-	100.00%
TOTAL EXPENDITURES	387,069.00	387,069.00	17,650.02	387,069.00	-	-	100.00%
REVENUE OVER(UNDER) EXPEND	194,025.00	(385,878.49)	(17,180.13)	(378,145.85)	-	572,170.85	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: May 31, 2023

317-PARK REVENUES		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
Fees								
000-458800	Parkland Dedication	318,000.00	-	-	1,000.00	-	317,000.00	0.31
TOTAL Fees		318,000.00	-	-	1,000.00	-	317,000.00	0.31%
Fund Transfers								
000-48100	Transfer In- Reserves	262,069.00	-	-	-	-	262,069.00	-
TOTAL Fund Transfers		262,069.00	-	-	-	-	262,069.00	0.00%
Miscellaneous								
000-491000	Interest Earned	25.00	-	0.94	118.31	-	(93.31)	473.24
000-491200	Investment Income	1,000.00	1,190.51	468.95	7,804.84	-	(6,804.84)	780.48
TOTAL Miscellaneous		1,025.00	1,190.51	469.89	7,923.15	-	(6,898.15)	772.99%
TOTAL REVENUES		581,094.00	1,190.51	469.89	8,923.15	-	572,170.85	1.54%

PARK FUND
CASH IN BANK AND INVESTMENTS

AS OF: May 31, 2023

Cash in Bank	Current
Claim on Operating Cash Pool-Checking	(387,069.00)
Cash in Investments	
Texas Class- Park Fund	270,445.20
Total in Investment Pool	270,445.20
Total Cash in Bank & Investments	(116,623.80)

CITY OF SCHERTZ

REVENUE AND EXPENSE REPORT (UNAUDITED)

AS OF: May 31, 2023

319-TREE MITIGATION	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
FINANCIAL SUMMARY							
REVENUE SUMMARY							
Fees	70,000.00	-	63,950.00	45,615.00	-	24,385.00	65.16
Miscellaneous	1,400.00	3,342.63	1,099.71	21,882.94	-	(20,482.94)	1,563.07
TOTAL REVENUES	71,400.00	3,342.63	65,049.71	67,497.94	-	3,902.06	94.53%
EXPENDITURE SUMMARY							
TREE MITIGATION							
Maintenance Services	70,000.00	-	54,135.00	8,100.00	36,524.00	25,376.00	63.75
TOTAL TREE MITIGATION	70,000.00	-	54,135.00	8,100.00	36,524.00	25,376.00	63.75%
TOTAL EXPENDITURES	70,000.00	-	54,135.00	8,100.00	36,524.00	25,376.00	63.75%
REVENUE OVER(UNDER) EXPEND	1,400.00	3,342.63	10,914.71	59,397.94	(36,524.00)	(21,473.94)	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: May 31, 2023

319-TREE MITIGATION		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUES								
Fees								
000-458900	Tree Mitigation	70,000.00	-	63,950.00	45,615.00	-	24,385.00	65.16
TOTAL Fees		70,000.00	-	63,950.00	45,615.00	-	24,385.00	65.16%
Miscellaneous								
000-491000	Interest Earned	200.00	12.49	33.23	515.38	-	(315.38)	257.69
000-491200	Investment Income	1,200.00	3,330.14	1,066.48	21,367.56	-	(20,167.56)	1,780.63
TOTAL Miscellaneous		1,400.00	3,342.63	1,099.71	21,882.94	-	(20,482.94)	1563.07%
TOTAL REVENUES		71,400.00	3,342.63	65,049.71	67,497.94	-	3,902.06	94.53%

TREE MITIGATION FUND
CASH IN BANK AND INVESTMENTS
AS OF: May 31, 2023

Cash in Bank	
Claim on Operating Cash Pool-Checking	$10,951.84
Cash in Investments	
MBIA Investment-Tree Mitigation	756,505.35
Total Cash in Bank & Investments	$767,457.19

CITY OF SCHERTZ

REVENUE AND EXPENSE REPORT (UNAUDITED)

AS OF: May 31, 2023

411-CAPITAL RECOVERY WATER	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
FINANCIAL SUMMARY							
REVENUE SUMMARY							
Fees	1,100,000.00	73,350.00	645,672.76	502,885.80	-	597,114.20	45.72
Miscellaneous	51,500.00	24,157.34	15,027.61	155,468.22	-	(103,968.22)	301.88
TOTAL REVENUES	1,151,500.00	97,507.34	660,700.37	658,354.02	-	493,145.98	57.17%
EXPENDITURE SUMMARY							
GENERAL GOVERNMENT							
NONDEPARTMENTAL							
City Support Services	11,748.00	-	-	-	-	11,748.00	-
Professional Services	44,000.00	-	12,499.50	-	37,438.81	6,561.19	85.09
TOTAL NON DEPARTMENTAL	55,748.00	-	12,499.50	-	37,438.81	18,309.19	67.16%
TOTAL EXPENDITURES	55,748.00	-	12,499.50	-	37,438.81	18,309.19	67.16%
REVENUE OVER(UNDER) EXPENDITURES	1,095,752.00	97,507.34	648,200.87	658,354.02	(37,438.81)	474,836.79	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: May 31, 2023

411-CAPITAL RECOVERY WATER		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUES								
Fees								
000-455900	Cap Rcvry-Water	1,100,000.00	73,350.00	645,672.76	502,885.80	-	597,114.20	45.72
TOTAL Fees		1,100,000.00	73,350.00	645,672.76	502,885.80	-	597,114.20	45.72%
Fund Transfers								
Miscellaneous								
000-491000	Interest Earned	1,500.00	19.27	194.64	1,260.63	-	239.37	84.04
000-491200	Investment Income	50,000.00	24,138.07	14,832.97	154,207.59	-	(104,207.59)	308.42
TOTAL Miscellaneous		51,500.00	24,157.34	15,027.61	155,468.22	-	(103,968.22)	301.88%
TOTAL REVENUES		1,151,500.00	97,507.34	660,700.37	658,354.02	-	493,145.98	57.17%

CAPITAL RECOVERY WATER
CASH IN BANK AND INVESTMENTS
AS OF: May 31, 2023

Cash in Bank		
Claim on Operating Cash Pool-Checking	$	24,247.14
Cash in Investments		
Lone Star Investment-Capital Recovery Water		5,520,790.76
Total Cash in Bank & Investments	$	5,545,037.90

CITY OF SCHERTZ

REVENUE AND EXPENSE REPORT (UNAUDITED)

AS OF: May 31, 2023

421-CAPITAL RECOVERY SEWER FINANCIAL SUMMARY	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
Fees	550,000.00	51,891.48	251,356.88	295,239.06	-	254,760.94	53.68
Miscellaneous	51,500.00	22,209.12	13,569.50	173,195.33	-	(121,695.33)	336.30
TOTAL REVENUES	601,500.00	74,100.60	264,926.38	468,434.39	-	133,065.61	77.88%
EXPENDITURE SUMMARY							
GENERAL GOVERNMENT							
NONDEPARTMENTAL							
City Support Services	11,748.00	-	-	-	-	11,748.00	-
Professional Services	52,500.00	-	15,708.57	1,557.72	77,559.25	(26,616.97)	150.70
TOTAL NON DEPARTMENTAL	64,248.00	-	15,708.57	1,557.72	77,559.25	(14,868.97)	123.14%
TOTAL EXPENDITURES	64,248.00	-	15,708.57	1,557.72	77,559.25	(14,868.97)	123.14%
REVENUE OVER(UNDER) EXPENDITURES	537,252.00	74,100.60	249,217.81	466,876.67	(77,559.25)	147,934.58	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: May 31, 2023

421-CAPITAL RECOVERY SEWER		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUES								
Fees								
000-455910	Cap Rcvry-Waste Water	550,000.00	51,891	251,356.88	295,239.06	-	254,760.94	53.68
TOTAL Fees		550,000.00	51,891.48	251,356.88	295,239.06	-	254,760.94	53.68%
Miscellaneous								
000-491000	Interest Earned	1,500.00	5.72	153.26	17,653.73	-	(16,153.73)	1,176.92
000-491200	Investment Income	50,000.00	22,203.40	23,715.89	155,390.66	-	(105,390.66)	310.78
000-491900	Unrealize Gain/Loss-Captl One	-	-	(10,299.65)	150.94	-	(150.94)	-
TOTAL Miscellaneous		51,500.00	22,209.12	13,569.50	173,195.33	-	(121,695.33)	336.30%
TOTAL REVENUES		601,500.00	74,100.60	264,926.38	468,434.39	-	133,065.61	77.88%

CAPITAL RECOVERY SEWER
CASH IN BANK AND INVESTMENTS
AS OF: May 31, 2023

Cash in Bank		
Claim on Operating Cash Pool-Checking	$	322,996.95
Cash in Investments		
Lone Star Investment-Capital Recovery Sewer		4,762,179.19
Capital One-Investment		-
Total Cash in Bank & Investments	$	5,085,176.14

CITY OF SCHERTZ

REVENUE AND EXPENSE REPORT (UNAUDITED)

AS OF: May 31, 2023

431-ROADWAY IMPACT FEE AREA 1 FINANCIAL SUMMARY	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
Fees	250,000.00	50,550.00	131,609.47	166,761.43	-	83,238.57	66.70
Fund Transfers	88,173.00	-	-	-	-	88,173.00	-
Miscellaneous	5,200.00	3,728.75	1,087.72	24,754.97	-	(19,554.97)	476.06
TOTAL REVENUES	343,373.00	54,278.75	132,697.19	191,516.40	-	151,856.60	55.78%
EXPENDITURE SUMMARY							
GENERAL GOVERNMENT							
NONDEPARTMENTAL							
Professional Services	5,000.00	-	1,358.50	-	-	5,000.00	-
TOTAL NON DEPARTMENTAL	5,000.00	-	1,358.50	-	-	5,000.00	0.00%
MISC & PROJECTS							
City Support Services	-	-	-	16,678.00	-	(16,678.00)	-
Maintenance Services	88,173.00	-	-	88,172.99	-	0.01	100.00
TOTAL MISC & PROJECTS	88,173.00	-	-	104,850.99	-	(16,677.99)	118.92%
TOTAL EXPENDITURES	93,173.00	-	1,358.50	104,850.99	-	(11,677.99)	112.53%
REVENUE OVER(UNDER) EXPENDITURES	250,200.00	54,278.75	131,338.69	86,665.41	-	163,534.59	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: May 31, 2023

431-ROADWAY IMPACT FEE AREA 1		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUES								
Fees								
000-455921	CapitalRcvry-RoadwaysSrvAre	250,000.00	50,550	131,609.47	166,761.43	-	83,238.57	66.70
TOTAL Fees		250,000.00	50,550.00	131,609.47	166,761.43	-	83,238.57	66.70%
Fund Transfers								
000-481000	Transfer In - Reserves	88,173.00	-	-	-	-	88,173.00	-
TOTAL Fund Transfers		88,173.00	-	-	-	-	88,173.00	0.00%
Miscellaneous								
000-491000	Interest Earned	200.00	0.35	16.58	108.54	-	91.46	54.27
000-491200	Investment Income	5,000.00	3,728.40	1,071.14	24,646.43	-	(19,646.43)	492.93
TOTAL Miscellaneous		5,200.00	3,728.75	1,087.72	24,754.97	-	(19,554.97)	476.06%
TOTAL REVENUES		343,373.00	54,278.75	132,697.19	191,516.40	-	151,856.60	55.78%

ROADWAY IMPACT FEE AREA 1
CASH IN BANK AND INVESTMENTS
AS OF: May 31, 2023

Cash in Bank		
Claim on Operating Cash Pool-Checking	$	16,860.25
Cash in Investments		
Lone Star Investment-Cap Rec Streets 1		875,776.09
Total Cash in Bank & Investments	$	892,636.34

CITY OF SCHERTZ

REVENUE AND EXPENSE REPORT (UNAUDITED)

AS OF: May 31, 2023

432-ROADWAY IMPACT FEE AREA 2 FINANCIAL SUMMARY	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
Fees	200,000.00	20,220.00	275,681.32	142,468.74	-	57,531.26	71.23
Miscellaneous	1,600.00	2,582.28	610.21	17,004.97	-	(15,404.97)	1,062.81
TOTAL REVENUES	201,600.00	22,802.28	276,291.53	159,473.71	-	42,126.29	79.10%
EXPENDITURE SUMMARY							
GENERAL GOVERNMENT							
NONDEPARTMENTAL							
City Assistance	50,000.00	-	49,146.87	102,494.88	-	(52,494.88)	204.99
Professional Services	5,000.00	-	3,337.50	-	-	5,000.00	-
TOTAL NON DEPARTMENTAL	55,000.00	-	52,484.37	102,494.88	-	(47,494.88)	186.35%
TOTAL EXPENDITURES	55,000.00	-	52,484.37	102,494.88	-	(47,494.88)	186.35%
REVENUE OVER(UNDER) EXPENDITURES	146,600.00	22,802.28	223,807.16	56,978.83	-	89,621.17	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: May 31, 2023

432-ROADWAY IMPACT FEE AREA 2		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUES								
Fees								
000-455910	CapitalRcvry-RoadwaysSrvAre	200,000.00	20,220	275,681.32	142,468.74	-	57,531.26	71.23
TOTAL Fees		200,000.00	20,220.00	275,681.32	142,468.74	-	57,531.26	71.23%
Miscellaneous								
000-491000	Interest Earned	100.00	28.04	30.01	588.71	-	(488.71)	588.71
000-491200	Investment Income	1,500.00	2,554.24	580.20	16,416.26	-	(14,916.26)	1,094.42
TOTAL Miscellaneous		1,600.00	2,582.28	610.21	17,004.97	-	(15,404.97)	1062.81%
TOTAL REVENUES		201,600.00	22,802.28	276,291.53	159,473.71	-	42,126.29	79.10%

ROADWAY IMPACT FEE AREA 2
CASH IN BANK AND INVESTMENTS
AS OF: May 31, 2023

Cash in Bank		
Claim on Operating Cash Pool-Checking	$	6,806.40
Cash in Investments		
Lone Star Investment-Cap Rec Streets 2		614,200.18
Total Cash in Bank & Investments	$	621,006.58

CITY OF SCHERTZ

REVENUE AND EXPENSE REPORT (UNAUDITED)

AS OF: May 31, 2023

433-ROADWAY IMPACT FEE AREA 3 FINANCIAL SUMMARY	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY								
Fees	375,000.00	10,110.00	-	167,363.00	161,760.00	-	213,240.00	43.14
Fund Transfers	160,000.00	-	-	-	-	-	160,000.00	-
Miscellaneous	5,050.00	6,077.51	-	1,916.30	38,902.17	-	(33,852.17)	770.34
TOTAL REVENUES	540,050.00	16,187.51	-	169,279.30	200,662.17	-	339,387.83	37.16%
EXPENDITURE SUMMARY								
GENERAL GOVERNMENT								
NONDEPARTMENTAL								
Professional Services	5,000.00	-	-	3,337.50	-	-	5,000.00	-
TOTAL NON DEPARTMENTAL	5,000.00	-	-	3,337.50	-	-	5,000.00	0.00%
TOTAL EXPENDITURES	165,000.00	-	-	3,337.50	-	160,000.00	5,000.00	96.97%
REVENUE OVER(UNDER) EXPENDITURES	375,050.00	16,187.51	-	165,941.80	200,662.17	(160,000.00)	334,387.83	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: May 31, 2023

433-ROADWAY IMPACT FEE AREA 3		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUES								
Fees								
000-455910	CapitalRcvry-RoadwaysSrvAre	375,000.00	10,110	167,363.00	161,760.00	-	213,240.00	43.14
TOTAL Fees		375,000.00	10,110.00	167,363.00	161,760.00	-	213,240.00	43.14%
Fund Transfers								
000-481000	Transfer In - Reserves	160,000.00	-	-	-	-	160,000.00	-
TOTAL Fund Transfers		160,000.00	-	-	-	-	160,000.00	0.00%
Miscellaneous								
000-491000	Interest Earned	50.00	0.34	13.13	179.28	-	(129.28)	358.56
000-491200	Investment Income	5,000.00	6,077.17	1,903.17	38,722.89	-	(33,722.89)	774.46
TOTAL Miscellaneous		5,050.00	6,077.51	1,916.30	38,902.17	-	(33,852.17)	770.34%
TOTAL REVENUES		540,050.00	16,187.51	169,279.30	200,662.17	-	339,387.83	37.16%

ROADWAY IMPACT FEE AREA 3
CASH IN BANK AND INVESTMENTS
AS OF: May 31, 2023

Cash in Bank		
Claim on Operating Cash Pool-Checking	$	410.94
Cash in Investments		
Lone Star Investment-Cap Rec Streets 3		1,383,552.47
Total Cash in Bank & Investments	$	1,383,963.41

CITY OF SCHERTZ

REVENUE AND EXPENSE REPORT (UNAUDITED)

AS OF: May 31, 2023

434-ROADWAY IMPACT FEE AREA 4 FINANCIAL SUMMARY	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
Fees	3,000.00	-	-	-	-	3,000.00	-
Miscellaneous	40.00	27.80	13.68	234.70	-	(194.70)	586.75
TOTAL REVENUES	3,040.00	27.80	13.68	234.70	-	2,805.30	7.72%
EXPENDITURE SUMMARY							
GENERAL GOVERNMENT							
NONDEPARTMENTAL							
Professional Services	3,000.00	-	3,337.50	-	-	3,000.00	-
TOTAL NON DEPARTMENTAL	3,000.00	-	3,337.50	-	-	3,000.00	0.00%
TOTAL EXPENDITURES	3,000.00	-	3,337.50	-	-	3,000.00	0.00%
REVENUE OVER(UNDER) EXPENDITURES	40.00	27.80	(3,323.82)	234.70	-	(194.70)	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: May 31, 2023

434-ROADWAY IMPACT FEE AREA 4		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUES								
Fees								
000-455910	CapitalRcvry-RoadwaysSrvAre	3,000.00	-	-	-	-	3,000.00	-
TOTAL Fees		3,000.00	-	-	-	-	3,000.00	0.00%
Miscellaneous								
000-491000	Interest Earned	10.00	-	1.11	2.35	-	7.65	23.50
000-491200	Investment Income	30.00	27.80	12.57	232.35	-	(202.35)	774.50
TOTAL Miscellaneous		40.00	27.80	13.68	234.70	-	(194.70)	586.75%
TOTAL REVENUES		3,040.00	27.80	13.68	234.70	-	2,805.30	7.72%

ROADWAY IMPACT FEE AREA 4
CASH IN BANK AND INVESTMENTS
AS OF: May 31, 2023

Cash in Bank		
Claim on Operating Cash Pool-Checking	$	3.16
Cash in Investments		
Lone Star Investment-Cap Rec Streets 4		6,284.73
Total Cash in Bank & Investments	$	6,287.89

CITY OF SCHERTZ

REVENUE AND EXPENSE REPORT (UNAUDITED)

AS OF: May 31 , 2023

505-TAX I&S FINANCIAL SUMMARY	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
Taxes	7,696,355.00	89,031.04	7,028,967.36	7,652,573.36	-	43,781.64	99.43
Fund Transfers	814,143.00	-	2,737.08	3.42	-	814,139.58	-
Miscellaneous	175,750.00	66,935.10	76,722.49	257,171.23	-	(81,421.23)	146.33
TOTAL REVENUES	8,686,248.00	155,966.14	7,108,426.93	7,909,748.01	-	776,499.99	91.06%
EXPENDITURE SUMMARY							
GENERAL GOVERNMENT							
NONDEPARTMENTAL							
Professional Services	84,000.00	-	46,693.39	2,400.00	1,600.00	80,000.00	4.76
Debt Service	8,602,248.00	-	5,479,746.14	7,352,863.89	1,391,682.64	(142,298.53)	101.65
TOTAL GENERAL GOVERNMENT	8,686,248.00	-	5,526,439.53	7,355,263.89	1,393,282.64	(62,298.53)	100.72%
TOTAL EXPENDITURES	8,686,248.00	-	5,526,439.53	7,355,263.89	1,393,282.64	(62,298.53)	100.72%
** REVENUE OVER(UNDER) EXPEND	-	155,966.14	1,581,987.40	554,484.12	(1,393,282.64)	838,798.52	

CITY OF SCHERTZ

REVENUE REPORT (UNAUDITED)

AS OF: May 31 , 2023

505-TAX I & S REVENUES		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
Taxes								
000-411900	Property Tax Revenue	7,696,355.00	89,031.04	7,028,967.36	7,652,573.36	-	43,781.64	99.43
TOTAL Taxes		7,696,355.00	89,031.04	7,028,967.36	7,652,573.36	-	43,781.64	99.43%
Fund Transfers								
000-481000	Transfer In - Reserves	814,143.00	-	-	-	-	814,143.00	-
000-486100	Transfer In	-	-	-	3.42	-	(3.42)	-
000-486401	Transfer In -Bond Project Fund	-	-	2,737.08	-	-	-	-
TOTAL Fund Transfers		814,143.00	-	2,737.08	3.42	-	814,139.58	0.00%
Miscellaneous								
000-491000	Interest Earned	750.00	5.11	282.65	4,392.38	-	(3,642.38)	585.65
000-491200	Investment Income	75,000.00	9,995.11	20,822.09	70,843.97	-	4,156.03	94.46
000-495020	Contribution From YMCA	100,000.00	-	50,000.00	125,000.00	-	(25,000.00)	125.00
000-497000	Misc Income	-	56,934.88	-	56,934.88	-	(56,934.88)	-
000-498000	Proceeds From Refunding Debt	-	-	5,617.75	-	-	-	-
TOTAL Miscellaneous		175,750.00	66,935.10	76,722.49	257,171.23	-	(81,421.23)	146.33%
TOTAL REVENUES		8,686,248.00	155,966.14	7,108,426.93	7,909,748.01	-	776,499.99	91.06%

CITY OF SCHERTZ

REVENUE AND EXPENSE REPORT (UNAUDITED)

AS OF: May 31 , 2023

505-TAX I & S

GENERAL GOVERNMENT NON DEPARTMENTAL		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
Professional Services								
101-541500	Paying Agent	4,000.00	-	2,000.00	2,400.00	1,600.00	-	100.00
101-541502	Cost of Bond Issuance	80,000.00	-	44,693.39	-	-	80,000.00	-
TOTAL Professional Services		84,000.00	-	46,693.39	2,400.00	1,600.00	80,000.00	4.76%
Debt Service								
101-555629	Bond-GO 2007 Principal	355,000.00	-	340,000.00	355,000.00	-	-	100.00
101-555629.1	Bond-GO 2007 Interest	71,123.00	-	46,092.75	39,173.75	31,949.50	(0.25)	100.00
101-555635	Bond-GO 2012 - Principal	-	-	375,000.00	-	-	-	-
101-555635.1	Bond-GO 2012 - Interest	-	-	4,218.75	-	-	-	-
101-555638	Bond-GO 2014 Refund-Principal	775,000.00	-	750,000.00	775,000.00	-	-	100.00
101-555638.1	Bond-GO 2014 Refund-Interest	245,150.00	-	139,637.50	128,387.50	116,762.50	-	100.00
101-555640.1	Bond-GO Ref 2015-Interest	37,050.00	-	18,525.00	18,525.00	18,525.00	-	100.00
101-555641.1	Tax Note - SR2015A - Interest	-	-	1,193.50	-	-	-	-
101-555642	Bond-GO SR2016-Principal	255,000.00	-	245,000.00	255,000.00	58,253.13	(58,253.13)	122.84
101-555642.1	Bond-GO SR2016-Interest	121,606.00	-	68,253.13	63,353.13	-	58,252.87	52.10
101-555643	Bond-TaxableB CO SR2016-Princi	65,000.00	-	60,000.00	65,000.00	-	-	100.00
101-555643.1	Bond-Taxable CO SR2016-Interes	38,388.00	-	20,581.25	19,681.25	18,706.25	0.50	100.00
101-555644	Bond-NonTaxA CO SR2016-Princip	205,000.00	-	195,000.00	205,000.00	-	-	100.00
101-555644.1	Bond-NonTax CO SR2016-Interest	32,469.00	-	22,184.38	18,284.38	14,184.38	0.24	100.00
101-555645	Bond-CO SR2017-Principal	315,000.00	-	305,000.00	315,000.00	-	-	100.00
101-555645.1	Bond-CO SR2017 - Interest	103,400.00	-	58,637.50	54,062.50	49,337.50	-	100.00
101-555646	Bond-GO SR2017 - Principal	170,000.00	-	165,000.00	170,000.00	-	-	100.00
101-555646.1	Bond-GO SR2017 - Interest	95,025.00	-	51,262.50	48,787.50	46,237.50	-	100.00
101-555647	Bond-GO 2018 Refund- Principal	595,000.00	-	585,000.00	595,000.00	-	-	100.00
101-555647.1	Bond-GO 2018 Refund - Interest	73,617.00	-	46,163.00	39,962.00	33,655.00	-	100.00
101-555648	Bond-CO SR2018 - Principal	260,000.00	-	245,000.00	260,000.00	-	-	100.00
101-555648.1	Bond-CO 2018 - Interest	151,263.00	-	85,006.25	78,881.25	72,381.25	0.50	100.00
101-555649	Bond-GO 2018 Ref - Principal	205,000.00	-	185,000.00	205,000.00	-	-	100.00
101-555649.1	Bond-GO 2018 Ref - Interest	172,069.00	-	93,221.88	88,596.88	83,471.88	0.24	100.00
101-555650	Bond-CO 2019-Principal	275,000.00	-	265,000.00	275,000.00	-	-	100.00
101-555650.1	Bond-CO 2019-Interest	106,800.00	-	59,437.50	55,462.50	51,337.50	-	100.00
101-555651	Bond-GO 2020-Principal	960,000.00	-	935,000.00	960,000.00	-	-	100.00
101-555651.1	Bond-GO 2020-Interest	174,063.00	-	115,331.25	96,631.25	77,431.25	0.50	100.00

CITY OF SCHERTZ

REVENUE AND EXPENSE REPORT (UNAUDITED)

AS OF: May 31 , 2023

505-TAX I & S

GENERAL GOVERNMENT NON DEPARTMENTAL		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
101-555652	Bond-GO 2021 Ref - Principal	350,000.00	-	-	350,000.00	-	-	100.00
101-555652.1	Bond-GO 2021 Ref - Interest	124,800.00	-	-	65,900.00	58,900.00	-	100.00
101-555653	Bond-CO 2022 - Principal	175,000.00	-	-	175,000.00	-	-	100.00
101-555653.1	Bond-CO 2022 - Interest	166,525.00	-	-	85,450.00	81,075.00	-	100.00
101-555654	Bond-CO 2022A - Principal	595,000.00	-	-	275,000.00	-	320,000.00	46.22
101-555654.1	Bond-CO 2022A - Interest	-	-	-	185,550.00	178,675.00	(364,225.00)	-
101-555655	Bond-GO 2022 - Principal	1,333,900.00	-	-	615,000.00	-	718,900.00	46.11
101-555655.1	Bond-GO 2022 - Interest	-	-	-	416,175.00	400,800.00	(816,975.00)	-
TOTAL Debt Service		8,602,248.00	-	5,479,746.14	7,352,863.89	1,391,682.64	(142,298.53)	101.65%
Other Financing Sources								
TOTAL EXPENDITURES		8,686,248.00	-	5,526,439.53	7,355,263.89	1,393,282.64	(62,298.53)	100.72%

TAX I&S
CASH IN BANK AND INVESTMENTS
AS OF: May 31 , 2023

Cash in Bank		
Claim on Operating Cash Pool-Checking	$	28,509.60
MBIA Investment- Tax I&S		2,333,448.28
Total Cash in Bank & Investments	$	2,361,957.88

CITY OF SCHERTZ

REVENUE AND EXPENSE REPORT (UNAUDITED)

AS OF: May 31, 2023

620-SED CORPORATION FINANCIAL SUMMARY	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR Y-T-D	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
Taxes	6,548,000.00	600,893.51	3,775,111.97	4,338,880.39	-	2,209,119.61	66.26
Fund Transfers	3,320,960.00	-	-	-	-	3,320,960.00	-
Miscellaneous	182,000.00	117,533.67	52,303.63	748,789.89	-	(566,789.89)	411.42
TOTAL REVENUES	10,050,960.00	718,427.18	3,827,415.60	5,087,670.28	-	4,963,289.72	50.62%
EXPENDITURE SUMMARY							
NONDEPARTMENTAL							
City Assistance	3,000,079.00	-	-	81,944.29	-	2,918,134.71	2.73
Fund Charges/Transfers	5,750,000.00	-	-	-	-	5,750,000.00	-
TOTAL NONDEPARTMENTAL	8,750,079.00	-	-	81,944.29	-	8,668,134.71	0.94%
MISC & PROJECTS PROJECTS							
ECONOMIC DEVELOPMENT							
Supplies	1,000.00	-	890.32	316.76	36.20	647.04	35.30
City Support Services	20,000.00	256.27	3,765.10	6,676.52	105.97	13,217.51	33.91
Utility Services	2,975.00	44.30	1,912.43	93.30	-	2,881.70	3.14
Operations Support	437,610.00	7,743.96	115,331.84	87,116.61	8,659.22	341,834.17	21.89
Staff Support	25,775.00	1,580.26	9,427.00	10,196.47	186.08	15,392.45	40.28
City Assistance	205,000.00	-	-	42,115.94	-	162,884.06	20.54
Professional Services	61,300.00	6,103.00	14,683.47	43,383.50	-	17,916.50	70.77
Fund Charges/Transfers	542,221.00	-	506,984.00	542,221.00	-	-	100.00
Operating Equipment	5,000.00	-	3,959.76	291.11	-	4,708.89	5.82
TOTAL ECONO DEVELOPMENT	1,300,881.00	15,727.79	656,953.92	732,411.21	8,987.47	559,482.32	56.99%
FM3009 ROAD&BRIDGE EXPANSION							
TOTAL EXPENDITURES	10,050,960.00	15,727.79	656,953.92	814,355.50	8,987.47	9,227,617.03	8.19%
** REVENUE OVER(UNDER) EXPEND	-	702,699.39	3,170,461.68	4,273,314.78	(8,987.47)	(4,264,327.31)	

SED CORPORATION
CASH IN BANK AND INVESTMENTS
AS OF: May 31, 2023

Cash in Bank		
Claim on Operating Cash Pool-Checking	$	167,046.00
Cash in Investments		
Texas Class Investment-Economic Development Corp		26,732,629.38
Schertz Bank & Trust-Certificate of Deposit		1,099,538.79
Schertz Bank & Trust-Certificate of Deposit		1,143,414.41
Total Cash in Bank & Investments	$	29,142,628.58

Agenda No. 11.

CITY COUNCIL MEMORANDUM

City Council Meeting:	**August 1, 2023**
Department:	**Engineering**
Subject:	**Monthly Update - Major Projects In Progress/CIP (B.James/K.Woodlee)**

Attachments

August Major Project Update

Informational Only

CITY COUNCIL MEMORANDUM

City Council Meeting: **August 1, 2023**

Department: **City Manager**

Subject: **Update on Major Projects in Progress**

Background

This is the monthly update on large 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. **Borgfeld Facility Renovation Project**
    - Project Status: Scope development phase - Demo of existing drywall, insulation, HVAC system and water heater.
    - Projected Completion: Unknown.
    - Project Update: No change from last update. Project is on hold at this time. Project consists of renovating approximately 1600 SF of office space. This will be primarily done in house by the Facilities Team. Holes in metal siding and roofing have been sealed to keep out wildlife. New door has been installed leading to old kennel area to keep out wildlife.

2. **Building 10 Parks Renovation**
    - Project Status: Design phase
    - Projected Completion: Unknown
    - Estimated Cost: $250,000
    - Project Update: No change from last update. M&S Engineering is working on the additional scope of work to include the bay area of the building. City staff is currently reviewing the scope of work provided by M&S. Next step is finding a contractor and funding.

3. **Kramer House Deck Replacement**
    - Project Status: Partially complete.
    - Previously Projected Completion: Fall 2022
    - Estimated Cost: Estimated $85,000 - $100,000
    - Project Update: All surface decking was replaced with additional minor structural repairs that were done in house by the Facilities team at a cost of less than $8,000.

Contractor has added stairs to the front of the building, has made remaining repairs and is working to finish and painting the deck boards. Landscaping will take place after the deck remodel is complete.

4. **Fleet Building Parking Lot**
    - Project Status: Permit phase
    - Consultant: M&S Engineering
    - Contractor: To Be Determined
    - Project Completion: 2023
    - Project Update: No change from last update. Site Plan Certification for project in process. A proposal is under review for professional services relating to the replat of the subdivision, as four lots are currently being used as one purpose. Awaiting completion of replat. M&S Engineering will assist design scope of work.

Drainage Projects:

1. **FM 78 South Channel Silt Removal**
    - Project Status: Bidding
    - Design Engineer: Unintech Consulting Engineers, Inc.
    - Project Start: September 2022
    - Project Cost: $32,100 (Design) + $4,600 Drainage Report
    - Construction Costs: $172,587.31 base bid, $268,545.00 alternate in lieu
    - Project Update: The project was bid on May 11, 2023. Stout Excavating Group submitted the low base bid and C3 Environmental submitted the low bid with alternative in lieu. Construction contract is to be awarded in August due to access easement acquisition.

Water and Wastewater Projects:

1. **Woman Hollering Creek Wastewater Interceptor Main and Lift Station**
    - Project Status: Construction
    - Construction Contractor: Thalle Construction Co., Inc.
    - Construction Management: AG|CM
    - Design Engineer: Cobb, Fendley & Associates, Inc.
    - Construction Start: January 2022
    - Estimated Cost of Construction (including construction and ancillary contracts): $12 million
    - Project Update: Installation of the 30-inch gravity pipe and manholes is approximately 95 percent complete. The lift station wet well and storage well are under construction and installation of electrical conduit at the lift station site continues.
    - Issues:

        No change from previous update. The contractor continues to track delayed delivery of electrical components for the lift station which may impact the

completion date of the project. Completion was initially scheduled for February 2023 however, material and equipment delays continue to cause the date to shift. Recently, the electrical subcontractor shared notification from the electrical supplier that a transfer switch that is part of the motor control center gear is delayed until the end of September. Installation and completion will take three weeks after arrival of the switch. Staff and the Contractor are investigating any available options to expedite the completion of the control equipment installation.

2. **24" Dedicated Transmission Main Design Phase II**

Overall project intent is the construction of a 24" dedicated water transmission main to connect the Live Oak water storage facility to the IH 35 storage tank. Phase 1 (route study) was completed in March 2021. Phase 2 (construction design) is nearing completion.

- Project Status: Design Phase – moving into Easement Acquisition Phase
- Consultant: Kimley-Horn & Associates
- Design Project Start Date: June 1, 2021
- Phase 2 Project Completion Date: Summer 2023
- Project Cost (Phase 2 Design): $1,508,875.50 (Easement Acquisition): $900,000
- Project Update: No change from July update. The final route of the Dedicated Transmission Main can be seen on the City web site CIP Map. 100% design was received in April and is in review by Staff. It should be noted that while the design is indicated to be at 100%, minor changes are still possible and the design will be updated as appropriate. The IH-35 Tank will require a test shut-down for this project and Public Works will monitor pressures throughout the system during the test shut-down. Easement acquisition has been authorized by Council and initiated. Land acquisition agents continue to reach out to property owners for easement related to temporary (construction) and permanent easements. Several property owners have agreed to the initial offer letters. Meetings have been held and others are planned with HOA representatives (Greenshire and Arroyo Verde) to discuss the needed easements and impacts to the property. Staff is working with the design team to make modifications to the specific alignment through HOA greenbelts based on feedback from those communities.

3. **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 2023
- Total Project Cost (Design Phase): $129,795 (NTE $143,000)
- Estimated Construction Cost: $2,388,705
- Estimated Property Acquisition: $300,000
- Project Update: Council approved the Standard Utility Agreement (SUA) with TxDOT. Site and easement acquisition has been authorized by Council and is expected to be

completed in August. After any necessary platting and permitting, the project will move to bidding and construction.

4. **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: Spring 2023
   - Total Project Cost (Design Only): $548,370 (NTE $600,000)
   - Project Update: Halff is completing the easement acquisition for the 16" water line proposed across Aztec Lane. The joint bid design has completed final review by TxDOT. The latest update from TxDOT is that they are planning for an October 2023 letting date. Advance Funding Agreements for the joint bid portion of the project and a Standard Utility Agreement for reimbursable work was approved by council and routed for execution.

5. **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: Construction Phase
   - Construction Contractor: Pesado Construction Company, Inc.
   - Consultant: Unintech Consulting Engineers, Inc. (previously Ford Engineering)
   - Construction Start Date: Original date January 7, 2023 (approx.). Project is delayed due to federal regulation uncertainty related to grant funding requirements – see update below.
   - Expected Project Completion Date: 550 calendar days after construction begins
   - Total Design Cost: Design $466,265.00
   - Total Construction Cost: $7,028,017.00
   - Project Update: The EPA communicated that a requirement of the federal funding includes adherence to American Iron and Steel (AIS) provisions and the Buy American, Build American (BABA) Act. Because this project was commenced prior to the City's knowledge of those conditions, the project is eligible for a Public Interest Waiver of those requirements. Requests for the waivers were submitted on April 25. It was anticipated that the review by the EPA and the US Office of Management and Budget of those requests will take 30 to 45 days. A meeting to present updates on the Grant Program is scheduled for August 1. Staff also continues to await a response to application for a categorical exemption of the project by the EPA (request was submitted December 23, 2022). The construction contractor has agreed to hold costs through August, so a decision regarding a path forward for the funding of the project will be determined within the next month.

Street Projects:

1. **Tri-County Parkway Reconstruction Project**
    - Project Status: Construction
    - Consultant: Halff Associates
    - Construction Start: Spring 2023
    - Cost of Construction: $4,410,860.63
    - Project Update: The project is fully complete.

2. **Main Street Improvements Project**
    - Project Status: Design
    - Consultant: Kimley-Horn Associates
    - Project Update: Utility coordination efforts are on-going. Staff is providing feedback to the consultant on some of the plan elements. Staff is also working on funding sources for the project.

3. **Schertz Parkway/Lookout Road Signalization**
    - Project Status: Design
    - Consultant: Halff Associates
    - Current Estimated Construction Cost: $300,000 ($100,000 of which will come from Selma)
    - Project Status: Final plans are nearly complete. The plans will be completed once the proposed widening at the intersection has been identified. The proposed widening will dictate where the signal poles will be located. All other comments on the plans have been addressed by the consultant.

4. **Lookout Road Reconstruction**
    - Project Status: Design
    - Consultant: Halff Associates
    - Current Estimated Construction Cost: $6 million
    - Project Update: With las month's Council approval of the amended Task Order, the project design has re-started. The Consultant has collected some additional survey information for the sidewalk design, is refining the utility conflict list for the project, and has started coordination with the utility companies. Staff has begun reaching out to the property owners at the intersections to secure "right of entry" for the survey crew to perform the survey work needed for the intersection widening. Plans are expected to be complete in October.

Parks & Recreation Projects:

1. **Wendy Swan Memorial Park Splashpad**
    - Project Status: Under Construction
    - Construction Start Date: September 29, 2022
    - Construction Contractor: T.F. Harper & Associates
    - Estimated Project Completion: March 2023
    - Project Cost: $297,350.09

- Project Status: Splash pad construction is complete. The control board for the UV filter has been installed and system is operating. A small leak has developed in the filtration components and the contractor is working to resolve the issue. This does not affect the operation of the system. A new swing with integrated shade was added to the park for an additional cost (funded through General Fund Parks budget) and restroom renovations are still on-going. Rough-in plumbing is complete and rough-in electrical is on-going. A temporary restroom trailer will be put in place until the restrooms are completed. The basketball courts had new goals installed and were repainted (and pickleball lines were striped to make it multi-use) also from the General Fund Parks Budget. The goal is to have a soft opening late-July with a Grand Opening of July 31 at 6 pm. The splashpad would remain open daily 9 am – 9 pm until October 31.

2. **Schertz Soccer Complex Irrigation Water Storage Project**
   - Project Status: Phase 1 Under Construction, Phase II pending schedule
   - Construction Start Date: October 2022
   - Construction Management: City staff
   - Construction Contractor: various subcontractors
   - Estimated Project Completion: March 2023
   - Project Estimated Cost: $107,036.90
   - Project Status: Original single bid received over the summer was rejected due to being significantly higher than engineer's estimate. Project was phased out into various subspecialties and is being managed by city staff to contract individual subcontractors. Phase I included demolition of existing fence and placing of temporary fencing. Phase II was electrical work to bring panel up to code and add capacity for larger pumps and is completed. Phase III is replacing the well pump and piping and bids have been received and the work is being scheduled. Project is on a brief hold while we push on the splashpad project. No update; still on hold until August.

TxDOT Roadway Projects:

1. **FM 1103 Improvement Project:** The project has been officially under construction since November 2022. Anticipated completion of the project that runs from IH 35 to Rodeo Way in Cibolo is currently fall of 2026. Unexpected utility conflicts are currently causing delay of the overall project. During the month of August, lane closures are expected daily along the project route. Updates will be shared as available from TxDOT. General project updates are available by signing up at this link: FM 1103 Construction Newsletter

2. **FM 1518 Improvement Project:** The scheduled let date for the project has been rescheduled to October 5, 2023. Acquisition of needed right of way from JBSA appears to be proceeding positively so that full build out can be completed without the need for an interim solution along that stretch of roadway.

3. **IH-35 NEX (I-410 South to FM 1103):** The central segment of the I-35 Northeast Expansion project continues with Alamo NEX Construction handling the design-build project. The central section runs from 410 N to FM 3009.

   Utility coordination work for the northern segment of the project is also underway. TxDOT consultants have met with Public Works and Engineering Staff to begin establishing relocation

needs. The City will be reimbursed for costs of all needed relocations except for any upsizing or improvements above current conditions.

Updates about the project can be obtained by signing up at the following link: I 35 NEX Project Updates

4. **IH-10 Graytown Road to Guadalupe County Line:** Work for the widening of the main lanes and utility relocations continues. Work on the FM 1518 bridge over IH 10 continues and will involve numerous episodes of the rerouting of traffic including shifting lanes and detours as necessary. Final completion of the bridge including turnarounds and full signalization is expected in summer 2023.

   Updates regarding the IH 10 project are available by signing up at the following link: IH 10 Expansion Information

Note: If links do not work, please contact engineering@schertz.com.

Studies and Plans:

1. **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 2023
   - Total Project Cost: $467,280 (NTE $500,000)
   - Project Update: No change from June update. LAN is making final revisions to the Capital Improvement Plans and expects to be submitting both for Staff review within the coming weeks.

2. **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: Summer 2023
   - Total Project Cost: $35,000
   - Project Update: No change from last project update. Consultant and City staff have visited City sites for information collection. Consultant has submitted a final draft from the compiled information and Inventory Assessment is under review by staff.

3. **PCI Data Collection Study**
    - Project Status: Nearly fully complete
    - Consultant: Fugro, Inc.
    - Project Cost: $123,200
    - Project Update: Staff is working with IT and our consultant to get the revised file uploaded so the data can be used. The new PCI data will be used to identify future resurfacing projects and to update the streets CIP.

Planning and Community Development Projects:

1. **Comprehensive Land Use Plan Update**
   There were five focus groups on the calendar for July; all but one have been completed. The final focus group meeting will be with the development team and Freese and Nichols on 7/26. This will be an in-person meeting as the Freese and Nichols team will be in Schertz for the next Comprehensive Plan Advisory Committee meeting which will be held later in the evening on the same day. Planning staff has worked with Public Affairs along with Freese and Nichols to rollout a website on 7/26. This website will provide information on the project status, a timeline of events/notable dates, and an interactive survey that will allow the public to provide continual input throughout the process.

Information Technologies Projects

1. **Master Communications Plan Citywide Network Upgrade**
   Vendor is here this week installing radios and switches at Live Oak, Nacogdoches, Scenic Hills, I-35, and Corbett. The last significant supply chain issue is the power supplies for the tower cameras. Final completion is still expected to be late summer 2023.

2. **Council Chambers AV Upgrade**
   We are still working with vendor on the remaining punch list items. Most issues have been corrected and vendor has been working with us on the remaining issues. Microphones are here and the additional programming required will start next week. Council meetings will continue in the Council chambers with temporary microphones until the programming is complete.