

RESOLUTION NO. 24-R-07

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS ACCEPTING A PETITION FOR VOLUNTARY ANNEXATION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF SCHERTZ

WHEREAS, a petition for annexation from HLH Development, LLC of approximately 7.7 acres, a portion of Bexar County Property Identification Number 339286, also known as 8215 Trainer Hale Road, Bexar County, Texas and more specifically described in the Exhibit A attached herein (herein, the “Property”) has been filed with the City ; and

WHEREAS, Texas Local Government Code Section 43.0671 authorizes the City of Schertz to extend its City Limit boundaries through the voluntary annexation of area adjacent to those boundaries upon petition of a landowner; and

WHEREAS, the complete petition packet is attached hereto as Exhibit B; and,

WHEREAS, the City Staff has recommended that the petition for annexation be accepted; and

WHEREAS, upon accepting the petition for voluntary annexation of the subject property, the City may annex the property by adoption of an ordinance.

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

Section 1. The City Council hereby accepts the Petition for Voluntary Annexation.

Section 2. The City Council shall act upon the Petition for Voluntary Annexation and annex the subject property by ordinance at a future meeting of the City Council at such time the City Council deems to be in the best interest of the City.

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 Resolution for all purposes and are adopted as a part of the judgement and findings of the City Council.

Section 4. 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resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.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 5. This Resolution 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 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 7. 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 8. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

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

CITY OF SCHERTZ, TEXAS

Ralph Gutierrez, Mayor

ATTEST:

Sheila Edmondson, City Secretary

Exhibit "A"
Legal Metes and Bounds



Field Notes for a Tract of Land
Containing 7.678 acres (334,447.73 square feet) of land

A 7.678 acre (334,447.73 square feet) tract of land, situated in the Eligio Gortari Survey Number 2, Abstract Number 5, Bexar County, Texas, being all of a 6.496 acre tract as conveyed to HLH Properties, LLC, by Warranty Deed with Vendor's Lien as recorded in Document Number 20230226067, and all of a 1.182 acre tract as conveyed to HLH Properties, LLC, by Warranty Deed as recorded in Document Number 20230226071, both of the Official Public Records of Bexar County, Texas, said 7.678 acre (334,447.73 square feet) tract of land being more particularly described as follows:

Commencing at a found iron rod with a red plastic cap, having Texas State Plane Coordinates of N:13,729,126.04, E:2,016,609.51, being an interior corner on the southwesterly boundary of a 100.939 acre tract as conveyed to Allen Wiederstein, by Warranty Deed as recorded in Volume 7849, Page 1552, and being the north corner of Lot 23, Block 4, designated as a 13.662 acre Park/Open Space, as shown on plat of Hallies Cove Subdivision Unit 3, as recorded in Volume 20001, Pages 1525-1526, as conveyed to City of Schertz, Texas, by Special Warranty Deed as recorded in Document Number 20210200624, all of the Official Public Records of Bexar County, Texas;

Thence, with a southeast boundary of said 100.939 acre tract, being the northwest boundary of said Lot 23, Block 4, South 59 degrees 41 minutes 15 seconds West, passing a southwesterly corner of said 100.939 acre tract, being the east corner of the remainder of a 20 acre tract as conveyed to Joylene Schmoekel Herrera, by Executrix's Deed as recorded in Volume 6795, Page 1896, of the Official Public Records of Bexar County, Texas, and continuing said course with the southeast boundary of the remainder of said 20 acre tract, being the northwest boundary of said Lot 23, Block 4, for a total distance of 498.01 feet to the **Point of Beginning**, having Texas State Plane Coordinates of N:13,728,874.68, E:2,216,179.58, being the south corner of the remainder of said 20 acre tract, and being the east corner of both said 1.182 acre tract and of the herein described tract;

Thence, continuing with the northwest boundary of said Lot 23, being the southeast boundary of said 1.182 acre tract, South 59 degrees 41 minutes 15 seconds West, passing the south corner of said 1.182 acre tract, being the east corner of said 6.496 acre tract, and continuing said course with the northwest boundary of said Lot 23, being the southeast boundary of said 6.496 acre tract, for a total distance of 470.01 feet to a point, being an interior corner of said Hallies Cove Subdivision Unit 3, and being the south corner of both said 6.496 acre tract and of the herein described tract;

Thence, with the southwest boundary of said 6.496 acre tract, being the northeast boundary of said Hallies Cove Subdivision Unit 3, North 30 degrees 18 minutes 35 seconds West, passing the north corner of Lot 29, Block 4 as shown on said Hallies Cove Subdivision Unit 3, being the east corner of Lot 30, Block 4, as shown on plat of Hallies Cove Subdivision Unit 5, as recorded in Volume 20002, Pages 76-79, of the Official Public Records of Bexar County, Texas, and continuing said course with the northwest boundary of said Hallies Cove Subdivision Unit 5, being the southwest boundary of said 6.496 acre tract, for a total distance of 912.72 feet to a point, being an interior corner of said Hallies Cove Subdivision Unit 5, and being the west corner of both said 6.496 acre tract and of the herein described tract;

Thence, with a southeast boundary of said Hallies Cove Subdivision Unit 5, being the northwest boundary of said 6.496 acre tract, North 59 degrees 41 minutes 00 seconds East, passing the north corner of said 6.496 acre tract, being the west corner of said 1.182 acre tract, and continuing said course with a southeast boundary of said

Exhibit "A" - Legal Metes and Bounds

Hallies Cove Subdivision Unit 5, being the northwest boundary of said 1.182 acre tract, for a total distance of 323.00 feet to a point, being the south corner of a 69.4 acre tract as conveyed to Joylene Schmoekel Herrera, by said Executrix's Deed as recorded in Volume 6795, Page 1896, being the southeast corner of said Lot 4, Block 10, and being an angle point in the northwest boundary of both said 1.182 acre tract and of the herein described tract;

Thence, with the southeast boundary of said 69.4 acre tract, being the northwest boundary of said 1.182 acre tract, North 59 degrees 43 minutes 43 seconds East, a distance of 22.00 feet to a point, being the west corner of the remainder of said 20 acre tract, and being the north corner of both said 1.182 acre tract and of the herein described tract;

Thence, leaving the southeast boundary of said 69.4 acre tract, with the southwesterly boundary of the remainder of said 20 acre tract, being the northeasterly boundary of said 1.182 acre tract, the following two (2) courses:

South 30 degrees 18 minutes 35 seconds East, a distance of 599.85 feet to a point, being an angle point in the herein described tract;

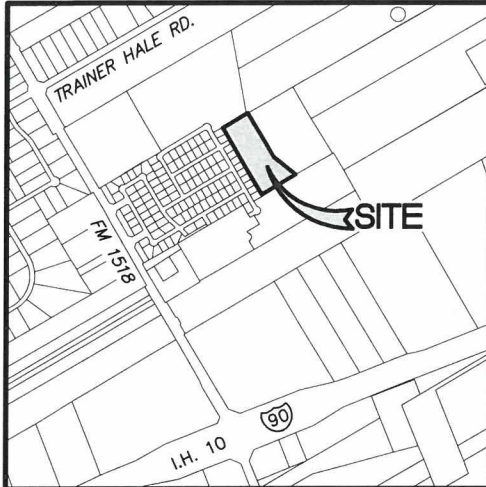
South 52 degrees 05 minutes 24 seconds East, a distance of 336.92 feet to the **Point of Beginning**, containing 7.678 acres (334,447.73 square feet) of land.

Note: Basis of bearings and coordinates cited were established from the State Plane Coordinate System, North American Datum of 1983, Texas South Central Zone. An exhibit of even date was prepared for this description.



Stephanie L. James
Stephanie L. James, R.P.L.S.
Registered Professional Land Surveyor
No. 5950
Date: 2024-01-23 Job No. 23164
ZDI

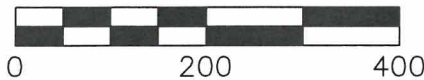
Exhibit "A" - Legal Metes and Bounds



VICINITY MAP NOT TO SCALE



SCALE: 1"=200'



LEGEND:

O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS
BEXAR COUNTY TEXAS

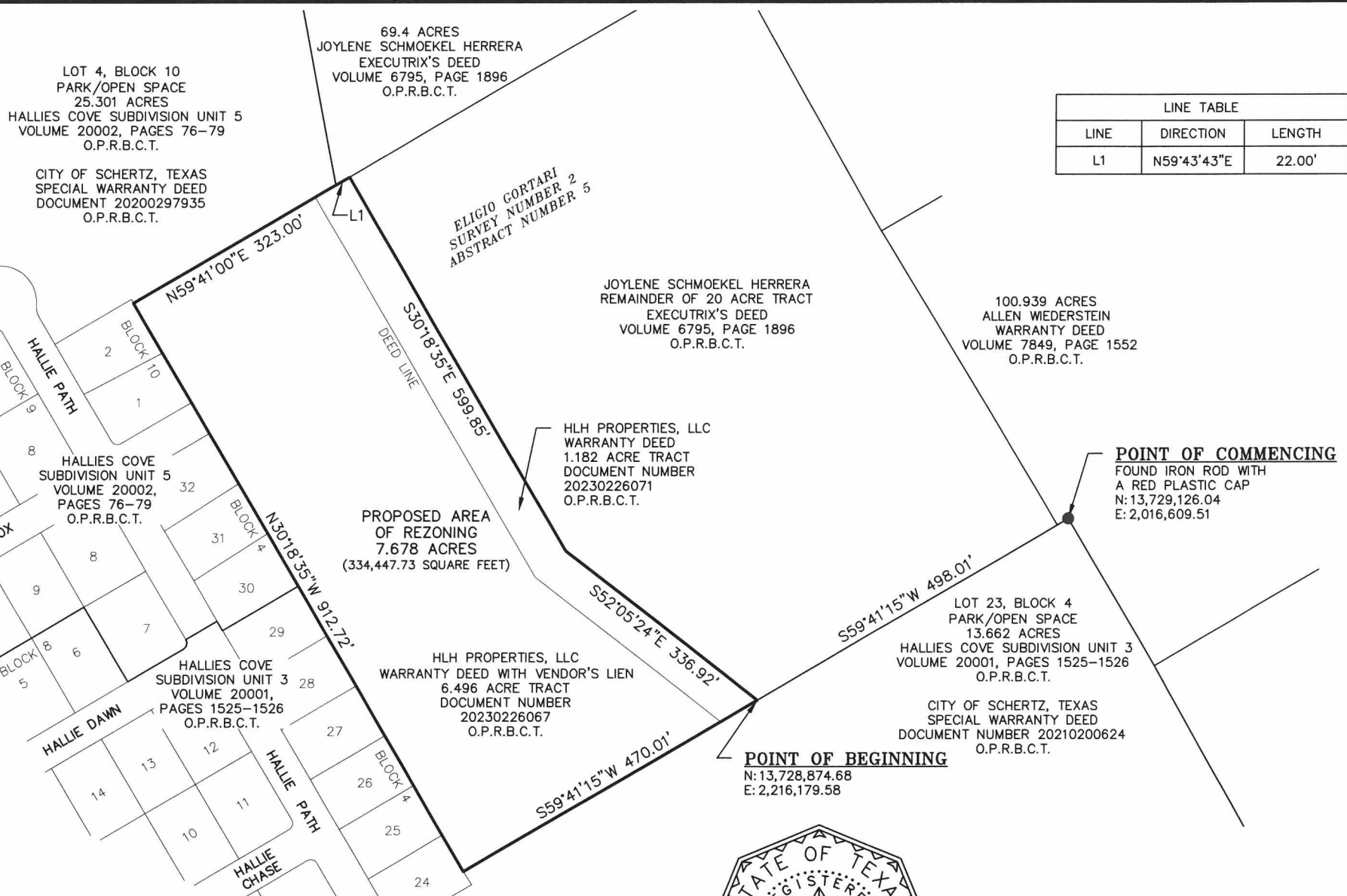


• Engineers
• Surveyors
• Planners

Moy Tarin Ramirez Engineers, LLC

TBPELS ENGINEERING F-5297/SURVEYING NO. 10131500

12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N59°43'43\"E	22.00'

POINT OF COMMENCING

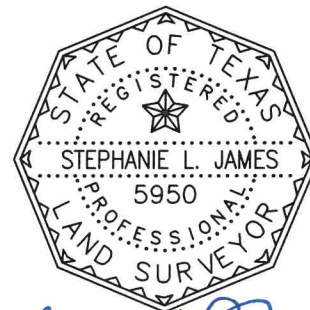
FOUND IRON ROD WITH
A RED PLASTIC CAP
N: 13,729,126.04
E: 2,016,609.51

POINT OF BEGINNING

N: 13,728,874.68
E: 2,216,179.58

GENERAL NOTES:

- 1) BASIS OF BEARINGS AND COORDINATES CITED WERE ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
- 2) ONLY THOSE COPIES WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL AND AN ORIGINAL SIGNATURE OF THE SURVEYOR WILL BE CONSIDERED A "VALID" COPY. MOY TARIN RAMIREZ ENGINEERS, LLC., WILL NOT BE RESPONSIBLE FOR THE CONTENT OF ANYTHING OTHER THAN A VALID COPY OF THIS SURVEY.
- 3) A FIELD NOTE DESCRIPTION OF EVEN DATE WAS PREPARED FOR THIS EXHIBIT.



Stephanie L. James

ZONING EXHIBIT OF

A 7.678 ACRE (334,447.73 SQUARE FEET) TRACT OF LAND, SITUATED IN THE ELIGIO GORTARI SURVEY NUMBER 2, ABSTRACT NUMBER 5, BEXAR COUNTY, TEXAS, BEING ALL OF A 6.496 ACRE TRACT AS CONVEYED TO HLH PROPERTIES, LLC, BY WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NUMBER 20230226067, AND ALL OF A 1.182 ACRE TRACT AS CONVEYED TO HLH PROPERTIES, LLC, BY WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20230226071, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

DATE: 2024-01-23

JOB NO. 23164

V:\23164 Herrera Tract (East of Hallies Cove)\drawings\Revised Herrera Tract (7.678 ac) Zoning Exhibit.dwg 2024/01/23 2:22pm didrogo

Exhibit "B"
Petition Packet

HLH PROPERTIES, LLC
13438 Bandera Rd, Suite 104
Helotes, Texas, 78023
Phone (210) 695 – 5490/Fax (210) 695 - 6580

February 2, 2024

City of Schertz
Community Development Department
1400 Schertz Pkwy., Building #1
Schertz, Texas 78154

Re: The Court at Hallies Cove (7.678 Acres)
Letter of Intent – Annexation

To whom it may concern,

The purpose of this letter is to provide context for the intent of developing a 7.678-acre tract into a single-family residential subdivision, which is to be annexed by the City of Schertz. The tract is located approximately 2700' northeast of the intersection of Interstate Highway 10 E and E FM 1518 N and adjacent to existing Hallies Cove Subdivision Unit 3 and Unit 5.

The proposed subdivision is located outside the City of Schertz but within the Schertz Extraterritorial Jurisdiction (ETJ). The current zoning for the entire development is Development Agreement (DVL). Upon annexation, the development will rezone to an R-1 zoning district (Single-Family Residential) for the entire tract. Development of the 7.678 acres will occur in 1 phase in which will consist of 19 residential lots with minimum square footage of (9600 sqft). Lot sizes and setbacks within the Court at Hallies Cove will vary based on the proposed housing but will be compliant with the approved development standards for an R-1 Zoning District and will meet dimensional requirements defined in the UDC for an R-1 Zoning District.

Sincerely,
HLH Properties, LLC
13438 Bandera Rd, Suite 104
Helotes, Texas, 78023



Harry Hausman,
Owner