MEETING AGENDA
City Council
REGULAR SESSION CITY COUNCIL
March 19, 2024

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

CITY OF SCHERTZ CORE VALUES
Do the right thing
Do the best you can
Treat others the way you want to be treated
Work cooperatively as a team

AGENDA
TUESDAY, MARCH 19, 2024 at 6:00 p.m.

Call to Order

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

Special Announcements

- Hal Baldwin Scholarship

Proclamations

- 311 Appreciation Day-March 11, 2024
- Take Down Tobacco Day-April 1, 2024

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 March 5, 2024. (S.Edmondson/S.Courney)

2. **Resolution 24-R-35** - Authorization of EMS, Utility Billing, Schertz Magazine, and Library debt revenue adjustments. (S.Gonzalez/J.Walters)

3. **Appointment/Reappointment For Boards/Commissions/Committees (S.Edmondson)**

   - Appointments
     Lauren Dalton - Schertz Historical Preservation Committee
     Martin Powell - Board of Adjustments, Alternate 2
     Clayton Wallace - Planning and Zoning Committee, Alternate 2
     Charles Cornelisse - Traffic and Safety Advisory Committee (from Alternate 1)
     Christopher Hormel - Traffic and Safety Advisory Committee, Alternate 1 (from Alternate 2)
     Robert Marks - Traffic and Safety Advisory Committee, Alternate 2

   - Reappointments
     Lisa Connolly - Animal Services Advisory Committee
     Becki Babcock - Schertz Historical Preservation Committee
     Rosalyn Wise - Schertz Historical Preservation Committee
     Christopher Hormel - Schertz Historical Preservation Committee
     Richard Dziewit - Traffic and Safety Advisory Committee, Chair
     Ronald Stevens - Traffic and Safety Advisory Committee
     Paul Wiley - Traffic and Safety Advisory Committee
     Steven Icke - Traffic and Safety Advisory Committee
     Michael Winter - Traffic and Safety Advisory Committee

- Resignations
  Michele Helgren - Animal Services Advisory Committee
  Andres Dominguez - Traffic and Safety Advisory Committee

4. **Resolution 24-R-31** - Authorizing the revised Bylaws of the Schertz Historical Preservation Committee, and other matters in connection therewith (B.James/C.Simmons)

5. **Resolution 24-R-32** – Authorizing expenditures with Prime Controls, LP at the Nacogdoches Water Facility for the SCADA Upgrade Project (B.James/L.Busch/N.Ferris)

Discussion and Action Items

6. **Resolution 24-R-34** - Accepting the Audit Report and the Annual Comprehensive Financial Report. (S.Gonzalez/J.Walters)

7. **Ordinance 24-S-04** - Approving amendments to Part III of the Schertz Code of Ordinances, Unified Development Code (UDC) to Article 16 - Definitions. ***Final Reading*** (B.James/L.Wood/S.Haas)

8. **Ordinance 24-S-05** – Approving a request to rezone approximately 26.11 acres of land from Single-Family Residential / Agricultural District (R-A) to General Business District (GB), a portion of 11209 E FM 1518 generally located 600ft northwest of the intersection of Lisa Meadows and FM 1518, City of Schertz Bexar County, Texas, also known as Bexar County Property Identification Number 308363. ***Final Reading***. (B.James/L.Wood/S.Haas).

9. **Ordinance 24-H-03** - Approving amendments to the Code of Ordinances, Chapter 34 Health, Article I - General and Article II - Food Establishments. ***Final Reading*** (B.James/L.Wood/A.Cantu)

10. **Resolution 24-R-36** - authorizing an increase in the not to exceed amount with Freese and Nichols, Inc. to update the City's Parks Master Plan element of the Comprehensive Plan. (B.James/S.Williams).

Public Hearings

11. **Ordinance 24-S-06** - Conduct a public hearing and consider amendments to the City of Schertz Comprehensive Plan. ***First Reading*** (B.James/L.Wood/S.Haas).

Information available in City Council Packets - NO DISCUSSION TO OCCUR

12. **Monthly Update -** Major Projects In Progress/CIP (B.James/K.Woodlee)

13. Energy Efficiency and Conservation Block Grant Program Information on low to moderate income guidelines.

Requests and Announcements

- Requests by Mayor and Councilmembers for updates or information from Staff
- Requests by Mayor and Councilmembers that items or presentations be placed on a future City Council agenda
- City and Community Events attended and to be attended (Council)

Adjournment

CERTIFICATION

I, SHEREE COURNEY, DEPUTY 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 14TH DAY OF MARCH 2024 AT 5:00 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.

SHEREE COURNEY

I CERTIFY THAT THE ATTACHED NOTICE AND AGENDA OF ITEMS TO BE CONSIDERED BY THE CITY COUNCIL WAS REMOVED BY ME FROM THE OFFICIAL BULLETIN BOARD ON _____DAY OF _____, 2024.
TITLE: _____

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

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

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

COUNCIL COMMITTEE AND LIAISON ASSIGNMENTS

Mayor Gutierrez Member Audit Committee Investment Advisory Committee Main Street Committee Liaison Board of Adjustments Senior Center Advisory Board - Alternate	**Councilmember Davis– Place 1** Member Interview Committee Main Street, Chair TIRZ II Board Liaison Parks and Recreation AdvisoryBoard Schertz Housing Authority Transportation Safety Advisory Board

Councilmember Watson-Place 2 Member Audit Committee Interview Committee-Alternate Liaison Library Advisory Board Senior Center Advisory Board Cibolo Valley Local Government Corporation-Alternate	**Councilmember Macaluso – Place 3** Member Interview Committee Animal Advisory Board-Alternate Hal Baldwin Scholarship Committee-Alternate Liaison TIRZ II Board
Councilmember Gibson – Place 4 Member Interview Committee Hal Baldwin Scholarship Committee Liaison Investment Advisory Committee Schertz Historical Preservation Society	**Councilmember Westbrook – Place 5** Liaison Schertz-Seguin Local Government Corporation (SSLGC) - Liaison Planning and Zoning Commission Schertz Historical Preservation Society Cibolo Valley Local Government Corporation (CVLGC) – Alternate
Councilmember Heyward – Place 6 Member Animal Advisory Board Audit Committee Interview Committee - Chair Investment Advisory Committee Main Street Committee Liaison Economic Development Corporation – Alternate Senior Center Advisory Board Building and Standards Commission	**Councilmember Brown – Place 7** Member Main Street Committee Schertz-Seguin Local Government Corporation (SSLGC) Liaison Economic Development Corporation

Agenda No.

CITY COUNCIL MEMORANDUM

City Council Meeting: **March 19, 2024**
Department: **City Secretary**
Subject: **Proclamations**

- **311 Appreciation Day-March 11, 2024**
- **Take Down Tobacco Day-April 1, 2024**

Attachments

311 Appreciation Day
Take Down Tobacco Day

City of Schertz

Proclamation

NATIONAL 311 DAY

MARCH 11, 2024

WHEREAS, the 311 Call Center provides citizens with a single point of contact for all non-emergency services that can be reported in person, electronically or by any other means of communication; and

WHEREAS, since the creation of the 911 emergency system, non-emergency calls have slowed operators' response times to true emergencies; and

WHEREAS, in 1996, Baltimore, Maryland adopted the first 311 system as a way to ease pressure on the overburdened 911 system. The new system freed up emergency phone lines and shortened wait times for emergency calls, helping 911 dispatchers get emergency services to folks that need them more quickly, ultimately saving lives; and

WHEREAS, the 311 system also invited the citizens to be the eyes and ears of the city while more closely connecting the public sector to its citizens; and

WHEREAS, the City of Schertz has three 311 Customer Relations Representatives who have a combined total of 23 years experience.

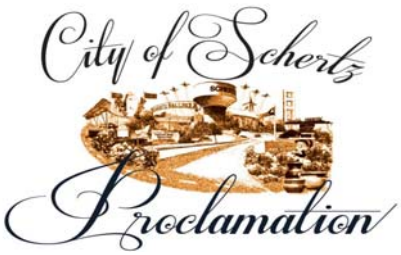
NOW, THEREFORE, I, Ralph Gutierrez, Mayor of the City of Schertz, Texas
do hereby proclaim,

March 11, 2024, as NATIONAL 311 DAY

I encourage all residents of the City of Schertz to recognize and honor the commitment, dedication, and hard work our 311 Staff provides the citizens of our great city.

IN TESTIMONY WHEREOF, I have signed my name officially and caused the Seal of the City of Schertz to be affixed on this the 19th of March 2024.

_____
Ralph Gutierrez, Mayor



National Take Down Tobacco Day-April 1, 2024

WHEREAS, The Guadalupe County Community Coalition and its partners, and the American Heart Association strive to support the annual Take Down Tobacco Day to bring awareness of the dangers of tobacco; and

WHEREAS, Cigarette smoking is the major single cause of cancer death in the United States; and

WHEREAS, secondhand smoke is the third leading cause of preventable death in the United States, killing about 42,000 Americans each year; and

WHEREAS, secondhand smoke is a known cause of lung cancer, heart disease, chronic lung ailments such as bronchitis and asthma and other health problems; and

WHEREAS, workers in the hospitality & service industries, such as bartenders & wait staff, are significantly less protected from exposure to secondhand smoke; and

WHEREAS, with every breath in a restaurant or bar that allows smoking, workers are exposed to 7,000 chemicals, including more than 70 known carcinogens that cause heart disease, lung cancer, and other serious illnesses; and

WHEREAS, in our area the average age of first use of tobacco is 12 years old, and 1 in 10 have used a tobacco product in the past month; and

WHEREAS, quitting smoking lowers your risk for smoking-related diseases and can add years to your life; and

WHEREAS, the Campaign for Tobacco-Free Kids and the United Health Foundation created the Take Down Tobacco Day campaign as a national day of action to protect our communities from the dangers of tobacco; and

NOW, THEREFORE, I, Ralph Gutierrez, Mayor of the City of Schertz, Texas,
do hereby proclaim **April 1, 2024, as National Take Down Tobacco Day.**

In witness whereof, I have hereunto set my hand and caused the Seal of the City of Schertz to be affixed this the 19th day of March 2024.

_____
Ralph Gutierrez, Mayor

Agenda No. 1.

CITY COUNCIL MEMORANDUM

City Council Meeting:	**March 19, 2024**
Department:	**City Secretary**
Subject:	**Minutes - Consideration and/or action regarding the approval of the regular meeting minutes of March 5, 2024. (S.Edmondson/S.Courney)**

Attachments

03-05-2024 Draft Minutes

D R A F T

MINUTES
REGULAR MEETING
March 5, 2024

A Regular Meeting was held by the Schertz City Council of the City of Schertz, Texas, on March 5, 2024, at 6:00 p.m. in the Hal Baldwin Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas. The following members present to-wit:

Present:	Mayor Ralph Gutierrez; Mayor Pro-Tem Paul Macaluso; Councilmember Mark Davis; Councilmember Michelle Watson; Councilmember Tiffany Gibson; Councilmember Robert Westbrook; Councilmember Tim Brown
Absent:	Councilmember Allison Heyward
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 Davis)

Mayor Gutierrez recognized Councilmember Davis who provided the opening prayer and led the Pledges of Allegiance to the Flags of the United States and State of Texas.

Special Announcement

Mayor Gutierrez instructed students in attendance for the Hal Baldwin Scholarship to sign in. Anyone with questions regarding the Hal Baldwin Scholarship should contact Assistant City Manager Sarah Gonzalez via email at sgonzalez@schertz.com or by phone at 210-619-1015.

Proclamations

- Procurement Month-March 2024
  Mayor Gutierrez presented the Procurement Month - March 2024 Proclamation to HR and Purchasing Director Jessica Kurz and Purchasing Specialist Angela Perrone.

- Girl Scouts of Southwest Texas Centennial Celebration Day - March 11, 2024
  Mayor Gutierrez presented the Girl Scouts of Southwest Texas Centennial Celebration Day - March 11, 2024, to Girls Scout Troops 5106, 5033, and 5332 and Troop Leaders

Patsy Pelton, Hope Forte, and Christina Perez.

Employee Introductions

Mayor Gutierrez recognized City Department Heads who introduced the following new staff:

- Animal Services: Kennel Technician - Ashley Griego
- City Secretary: Records Management Coordinator - Michael McMurray
- EMS: EMTs Brent Metzger, Noah Kleinman, and Brooklyn Youngblood
- Library: Library Assistant - Michael Lazcano
- Police: Reserve Officer - Police Cadets Frank Rosas and Richard Hernandez
- Public Works: Street Maintenance Worker I - Rosalio Ruiz; Water/Wastewater Worker I - Angel Alonzo; Drainage Worker I's Derek Jones and Robert Shawn

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:

  Saturday, March 9
  Nature Discovery Series - Discover Rocks
  Crescent Bend Nature Park
  9:30 a.m. - 11:00 a.m.

  Tuesday, March 19
  Next Regularly Scheduled City Council Meeting
  Council Chambers
  6:00 p.m.

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

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

  Saturday, February 24, 2024
  Give Where You Live Clean the Creek
  Together, approximately 125 volunteers and staff cleaned the areas around Cutoff Park on FM1518 and a portion of Crescent Bend Natural Area removing 6,000 pounds of trash and debris from the Cibolo Creek Watershed. The event was sponsored by Republic Services, CCMA, and the San Antonio River Authority.

  Saturday, March 2, 2024
  Kick Cancer 5K and Pep Rally
  The event brought out 583 registered participants which looped around Pickrell Park. SCUCISD rallied enormous support with 347 registrants being affiliated with the district and Paschall Patriots team bringing out the largest group with 131 runners! Orange Theory Fitness lead a group warm-up prior to the run and the Clemens Drumline and

Cheer helped energize the participants. Over $10,000 was raised for research at the UT Health San Antonio MD Anderson Cancer Center.

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

  Mayor Gutierrez thanked staff and participants of the Kick Cancer 5K and Pep Rally. Their contributions toward cancer research are greatly appreciated.

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.

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Mayor Pro-Tem Macaluso recognized the following residents:

Daniel Jameson, 1048 Richmond Drive, reminded Council of the dates and times for his father's funeral services at the Colonial Funeral Home, Kitty Hawk Rd, Universal City. Viewing to begin at 5:00 p.m. on March 6, 2024, and funeral services on March 7, 2024, at 11:00 a.m. with internment at Ft. Sam Houston National Cemetery immediately following.

Steven Garza, 1996 Schertz Parkway #404, stated he is a local State Farm agent, was there to observe Council as part of The Chamber CORE Leadership program.

Maggie Titterington, 1730 Schertz Parkway, who provided the following items for The Chamber:

- March 19 - The Chamber Luncheon featuring Jason Meza of the Better Business Bureau who will present on avoiding scams and fraud, especially with AI impersonating voices.
- March 21 - Ribbon cutting at the Candlewood Suites at 10:00 a.m.
- March 22 - Coffee at The Chamber (one week early due to office closures for Good Friday.)
- March 30 - HYPER Shred Day from 9:00 a.m. - 12:00 p.m. Cost is free, but they are asking for $5 donations that will benefit the SCUC Education Foundation. Up to 5 boxes of shreddable goods, no electronic shredding this time.
- Thanks to the Mayor and Councilmember Gibson for their attendance at the unveiling of the historical designation plaque for Samuel Clemens High School.
- Thank you to the Clemens History Class that attended the Schertz Historical Preservation Society meeting last week.

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 February 20, 2024. (S.Edmondson/S.Courney)

2. **Resolution 24-R-25 -** Authorizing expenditures with Silsbee Ford for the purchase of two police vehicles as part of the 2023-2024 Vehicle/Equipment Replacement/Acquisition program. (B.James/D.Hardin-Trussell/C.Hernandez)

3. **Resolution 24-R-27 -** Authorizing expenditures not to exceed $310,000.00 with Farrwest Specialty Vehicles for the purchase and installation of emergency equipment for patrol fleet vehicles. (S.Williams/J.Lowery/M.Casas/D.LaCour)

4. **Resolution 24-R-28 -** Authorizing the City Manager to execute the application for Assistance to Firefighters Grant for Vehicle Exhaust Extraction Systems (S.Williams/G.Rodgers).

   Mayor Gutierrez asked Council if any items needed to be removed from Consent for further discussion. No items were removed. Mayor Gutierrez asked for a motion to approve Consent Agenda Items #1 - #4.

   Moved by Councilmember Michelle Watson, seconded by Councilmember Tim Brown

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

   Passed

Discussion and Action Items

5. **Resolution 24-R-29 -** Approving Fire Station 4 Construction Manager at Risk (S.Williams/G.Rodgers)

   Resolution 24-R-29 was postponed until next Regularly Scheduled City Council Meeting.

Public Hearings

6. **Ordinance 24-S-04** - Conduct a public hearing and consider amendments to Part III of the Schertz Code of Ordinances, Unified Development Code (UDC) to Article 16 - Definitions. ***First Reading*** (B.James/L.Wood/S.Haas)

Mayor Gutierrez recognized Sr. Planner Samuel Haas who provided a briefing outlining the proposed changes being put forth with Ordinance 24-S-04. He stated the amendments are intended to create consistency within the UDC and other City documents. For instance, a number of items are listed in Article 5, Permitted Use Table, that are not currently listed in Article 16 as they should be. They are proposing 23 additions, 7 removals, and one revision. The Planning and Zoning Commission recommended approval with the condition that "Pet Store" definition be modified at their February 7, 2024, meeting with a 7-0 vote.

Mayor Gutierrez opened the Public Hearing at 6:37 p.m.
No residents came forward to speak.
Mayor Gutierrez closed the Public Hearing at 6:38 p.m.

Mayor Gutierrez opened the floor to Council for discussion.
Councilmember Westbrook asked for confirmation that definitions were vetted by the City attorney and consistent with governing bodies, such as hazardous waste is consistent with the International Code Council. Mr. Haas confirmed.

Mayor Gutierrez asked for a motion to approve Ordinance 24-S-04.

Moved by Councilmember Mark Davis, seconded by Councilmember Michelle Watson

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

Passed

7. **Ordinance 24-S-05** – Conduct a public hearing and consider a request to rezone approximately 26.11 acres of land from Single-Family Residential / Agricultural District (R-A) to General Business District (GB), a portion of 11209 E FM 1518 generally located 600ft northwest of the intersection of Lisa Meadows and FM 1518, City of Schertz Bexar County, Texas, also known as Bexar County Property Identification Number 308363. ***First Reading***. (B.James/L.Wood/S.Haas).

Mayor Gutierrez recognized Sr. Planner Samuel Haas who provided the location of the subject property, that 5 public notices were sent January 22, 2024, a public hearing notice sign was posted on the property, a public hearing notice was published in the San Antonio Express-News on February 14, 2024, and no responses have been received at this time. Per the letter of intent, the proposed use of the property is for a Multi-Sport Complex, defined as commercial amusement, which requires General Business District (GB) zoning.

The subject property is designated as Air Installation Compatible. Staff reached out to Joint Base San Antonio (JBSA) and received a formal letter of approval from them stating that the base has no objection to the rezone, but does require the developer to maintain a 20' to 30' clear zone.

Staff recommends approval of the proposed rezoning to GB. The Planning and Zoning Commission met on February 7, 2024, and recommended approval by a 7-0 vote.

Mayor Gutierrez recognized the applicant, Mr. Del Toro, who provided background information that prompted the intended plans for the subject property and how the use would be of greatest value to the City.

Mayor Gutierrez opened the Public Hearing at 6:47 p.m.
No residents came forward to speak.
Mayor Gutierrez closed the Public Hearing at 6:47 p.m.

Mayor Gutierrez opened the floor to Council for discussion.

Councilmember Brown asked how large the facility is expected to be, so he could gauge the size and parking. Mr. Del Toro responded.

Councilmember Macaluso asked if the complex would be open to activities outside of Mr. Del Toro's organization. Mr. Del Toro answered affirmatively.

Mr. Haas reminded Council that this ordinance is only for the consideration of the zoning change and all business that fall under the GB designation, not a specific project.

Mayor Gutierrez asked for a motion to approve Ordinance 24-S-05.

Moved by Councilmember Tim Brown, seconded by Councilmember Michelle Watson

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

Passed

Workshop

8. Schertz PD TCOLE 2023 Racial Profiling Report (S.Williams/J.Lowery)
Mayor Gutierrez recognized Schertz Police Chief Jim Lowery who presented the TCOLE 2023 Racial Profiling Report. He included the definition of racial profiling vs criminal profiling, policies and training, recruitment strategies, and 2023 traffic stop statistics.

Mayor Gutierrez opened the floor to Council for discussion. The only discussion were brief comments regarding terminology from Councilmember Westbrook and confirmation of understanding the statistics from Mayor Gutierrez.

Mayor Gutierrez recessed to Closed Session at 7:17 p.m.

Closed Session

9. The City Council will meet in closed session under Section 551.074 of the Texas Government Code, Personnel Matters, to conduct the annual evaluation of the City Manager, Mr. Steve Williams.

Mayor Gutierrez convened Closed Session at 7:25 p.m.
Mayor Gutierrez recessed Closed Session at 8:21 p.m.

Mayor Gutierrez reconvened Regular Session at 8:25 p.m.

Reconvene into Regular Session

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

No action was taken on discussion held in Closed Session under Agenda Item #9.

Information available in City Council Packets - NO DISCUSSION TO OCCUR

Requests and Announcements

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

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

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

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

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

  Councilmember Gibson attended the Samuel Clemens High School Historical Designation Plaque unveiling and the TML "Traps for the Unwary" seminar.

  Councilmember Westbrook participated in the Kick Cancer 5K and Pep Rally, the SCUCISD "State of the District", and the Schertz Historical Preservation Society

meeting.

Adjournment
Mayor Gutierrez adjourned the meeting at 8:27 p.m.

_____
Ralph Gutierrez, Mayor

ATTEST:

_____
Sheila Edmondson, City Secretary

Agenda No. 2.

CITY COUNCIL MEMORANDUM

City Council Meeting:	**March 19, 2024**
Department:	**Finance**
Subject:	**Resolution 24-R-35 - Authorization of EMS, Utility Billing, Schertz Magazine, and Library debt revenue adjustments. (S.Gonzalez/J.Walters)**

BACKGROUND

In the EMS, Utility Billing, Library and Magazine functions, services are provided to customers up front and billing is settled later. Since services are provided before receiving payment, inevitably the City has customers that do not pay for the services provided.

When this occurs, staff reaches out to the customer to try to collect the outstanding payment including follow-up notices and phone calls to try to reach out to the customer to remind them of the outstanding balance and encourage payment. However, the longer the customer account goes without a payment the less likely that any payment will be received.

Once a customer account reaches 180 days without payment, Staff brings those accounts to the City Council to be "written off". This process is an accounting procedure following the Generally Accepted Accounted Principles (GAAP), which lays the framework of accounting practices in the U.S. This designation means it is unlikely those outstanding balances will ever be collected. This leads to an accounting adjustment on the City's Financial Statements to accurately show how much is still outstanding and is reasonable to expect collection.

If a customer's account has been written off, this does not erase or forgive that debt. The city can and does collect some portion of the amount owed by those customers. This can be through the debt collection agency used by EMS or if the customer returns to the City and requests new services through the Magazine or Utility Billing.

On August 27, 2019, City Council approved the Schertz EMS Charity Care Policy. Approving the Charity Care Policy benefits our citizens who do not have insurance and do not have the ability to pay for ambulance services. In the past, these accounts were sent to collections and written off throughout year with little expectation to recover any revenue.

When library materials are damaged while in possession of a cardholder, or when cardholders lose or never return library materials, the cost of the item is charged to the cardholders account. In addition, a $5.00 processing fee is charged per item. The processing fee is a recovery fee for such things as barcodes, property stamps, mylar covers, and RFID tags that are added to library property prior to circulation to the public.

Library items can be checked out for 3 weeks and subsequently renewed for 2 additional 3-week periods, for a total check-out period of 9 weeks. If items are not returned at that time, they go into an overdue notification process. The first notification goes out by email, text or phone at 7 days overdue, followed by additional notifications at 30 days, 45 days, and a final billing notification at 60 days overdue.

The resolution authorizes the debt for these areas that is more than 180 days outstanding as of December 1, 2023, to be written off. These write-offs come before council quarterly and last came before council on December 19, 2023.

Previous Write off Amount:
March 2021: $1,330,234.88
June 2021: $904,511.15
September 2021: $750,502.47
December 2021: $587.362.56
March 2022: $675,977.28
June 2022: $564,972.72
September 2022: $842,197.07
December 2022: $660,162.69
March 2023: $709,180.00
June 2023: $629,399.75
September 2023: $1,043,989.48
December 2023: $736,479.42
March 2024: $939,856.26

GOAL

To approve write-offs of bad debt in accordance with the standards laid out by GAAP.

COMMUNITY BENEFIT

This will show the City's Financial Statements according to national standards and City policy.

SUMMARY OF RECOMMENDED ACTION

Approve Resolution No. 24-R-35 to write off receivables that are older than 180 days.

FISCAL IMPACT

This accounting adjustment will not affect the City's Budget or financial standing. The amount written off is estimated during the budget process and is accounted for in the revenue estimations and the bad debt expense accounts. The action taken tonight will reduce the amount shown as owed to the City by $939,856.26 and set it equal to the amount seen as still reasonably collectible. The breakdown is as follows:

EMS - $602,369.29
EMS Charity Care - $316,072.69
Utility Billing - $16,450.06
Library - $4,964.22
Magazine - $0.00

RECOMMENDATION

Staff recommends Council approve Resolution No.24-R-35.

Attachments

Resolution 24-R-35

RESOLUTION NO. 24-R-35

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AUTHORIZING DEBT REVENUE ADJUSTMENTS FOR CERTAIN INACTIVE OUTSTANDING RECEIVABLES AND OTHER MATTERS IN CONNECTION THEREWITH.

WHEREAS, the City staff of the City of Schertz (the "City") has recommended that the City maintains quarterly debt revenue adjustments for inactive outstanding accounts; and

WHEREAS, The Centers for Medicare and Medicaid Services requires a charity care policy to continue participating in the Texas Ambulance Services Supplemental Payment Program (TASSPP); and

WHEREAS, the City Council has determined that it is in the best interest of the City that all inactive outstanding accounts after 180 days nonpayment will be sent to City Council for consideration for write offs.

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

Section 1. The City Council hereby authorizes the write off, including Charity Care, in the amount and distribution of accounts below:

Function	*Amount*
EMS	$602,369.29
Charity Care	$316,072.69
Utility Billing	$16,450.06
Magazine	$4,964.22
Library	$0.00
Total	$939,856.26

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 finding 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

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

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

CITY OF SCHERTZ, TEXAS

_____
Ralph Gutierrez, Mayor

ATTEST:

_____
Sheila Edmondson, City Secretary

Agenda No. 4.

CITY COUNCIL MEMORANDUM

City Council Meeting:	**March 19, 2024**
Department:	**Executive Team**
Subject:	**Resolution 24-R-31 - Authorizing the revised Bylaws of the Schertz Historical Preservation Committee, and other matters in connection therewith (B.James/C.Simmons)**

BACKGROUND

The Schertz Historical Preservation Committee (SHPC) reviewed and revised the Bylaws with the previous revision date of 12-6-22.

Revisions to the SHPC Bylaws include separating policies and procedures from the Bylaws.

GOAL

To approve the proposed amendments to the SHPC Bylaws.

COMMUNITY BENEFIT

The proposed amendments to the SHPC Bylaws will accurately reflect the removal of policies and procedures.

SUMMARY OF RECOMMENDED ACTION

To approve the proposed amendments to the SHPC Bylaws.

RECOMMENDATION

Staff recommends Council approval of Resolution 24-R-31.

Attachments

Resolution 24-R-31 with attachments

Current SHPC Bylaws

Proposed SHPC Bylaws

RESOLUTION NO. 24-R-31

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AUTHORIZING THE REVISED BYLAWS OF THE SCHERTZ HISTORICAL PRESERVATION COMMITTEE, AND OTHER MATTERS IN CONNECTION THEREWITH.

WHEREAS, the Schertz Historical Preservation Committee of the City of Schertz (the "City") has recommended that the City approve the revised Bylaws, herein as "Exhibit A" of the Schertz Historical Preservation Committee; and

WHEREAS, the City Council has determined that it is in the best interest of the City to approve the revised Bylaws of the Schertz Historical Preservation Committee.

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

Section 1. The City Council hereby authorizes the revised bylaws of the Schertz Historical Preservation Committee as per 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 _____, 2024.

CITY OF SCHERTZ, TEXAS

_____
Ralph Gutierrez, Mayor

ATTEST:

_____
Sheila Edmondson, City Secretary

Exhibit "A"
Revised SHPC Bylaws

Schertz Historical Preservation Committee

BYLAWS

Last Revised: December 6, 2022
Revised: January 25, 2024
Ratified: March 19, 2024

ARTICLE I
GENERAL

1.1 Name: The name of the Committee shall be the Schertz Historical Preservation Committee (SHPC), referred to herein as the Committee.

1.2 Mission: In accordance with City of Schertz Resolution 06-R-35, the mission of the Schertz Historical Preservation Committee (SHPC) is to ensure and encourage the preservation of the area's rich history through the collection and maintenance of records, artifacts, documents, and photographs in conjunction with recognizing historical landmark neighborhoods and properties.

1.3 Vision: The SHPC is committed to sharing the history of Schertz with its residents by means of various public displays, archives, and numerous publications in an effort to promote and conserve the city's cultural history to include its Native American, German, and Mexican influences.

1.4 Responsibilities:

a) To preserve the cultural history of the City of Schertz.
    I. Interact with citizens of Schertz to document their stories and historical accounts, along with gathering artifacts, pictures, and documents regarding the history of the city.
    II. Research historical documents (titles, deeds, grants, newspapers, etc.).
b) To educate the community on the history of Schertz and honorary historic designation.
    I. Stay in communication with city government on updated historic information.
    II. Submit articles to be published in the City's magazine and newsletters.
    III. Maintain, update, and promote the City of Schertz historical book(s).
    IV. Review applications for honorary landmark designation.
c) Record (in manuscript form or vocally) for retention the memories and knowledge of individuals about people, places, and events relating to the City of Schertz.
    I. Attend and coordinate with the city regarding city events.
    II. Recruit and interview new volunteers with City Council approval.

III. Collaborate and create partnerships with other groups such as the Guadalupe County Historical Commission, Texas Historical Commission, and Area Genealogists among others in raising local historic awareness.

IV. Stage events for the public which align in promoting this Committee's and the City of Schertz's historic vision.

V. Collaborate with City Council on activities of historical interest as requested.

ARTICLE II
MEMBERSHIP

2.1 Membership shall be open to any Schertz resident who holds an interest in historical preservation and the history of Schertz, Texas, as approved by the City Council after an interview from the SHPC members. In addition, three of the members may be non-residents provided that they live in one of the following counties: Bexar, Guadalupe, or Comal.

a) All members will be volunteers who are unpaid and uncompensated.
b) All members must agree to abide by these bylaws.
c) Actively participate in meetings, subcommittees, and activities. This shall constitute a member in good standing.
d) Appointed members shall be no more than fourteen (14). Their appointment shall originate from nominations placed before the Schertz City Council. The appointed members shall be the only authorized voting members on Committee activities.

ARTICLE III
MEETINGS

3.1 Meetings of the Committee will be held on a monthly basis.

a) Special meetings may be called by the Chairperson at their discretion. Committee members may request a special meeting to the Chairperson either by email or phone call.
b) A quorum is when at least 50% of members are present for a Committee meeting.
c) If a quorum fails to be achieved or maintained during the course of a meeting, no binding votes will be taken until a quorum is again achieved.
d) An agenda will be prepared by the Chairperson and be sent to the City Staff at least seven (7) days prior to the scheduled meeting date. Agendas will establish the date, time, and place of the meeting and a list of discussion items. SHPC Members are encouraged to submit agenda topics.
e) Members are expected to attend meetings as scheduled, and if unable to attend a particular meeting, the member will notify the Chairperson to announce his/her expected absence.

ARTICLE IV
TERMINATIONS

a) Should a member be absent for two or more consecutive meetings or six meetings within a 12-month period, for reasons other than circumstances approved by the Chairperson, the member will be considered *NOT* in good standing. When a member is deemed *NOT* in good standing, the Committee may inquire with the member as to whether his/her personal commitments are such as to warrant release from the Committee membership.

b) Any committee member not in good standing *may* be expelled from the committee by a two-thirds vote or by a written resignation from the committee Member.

c) A member may self-terminate by notifying in writing either the Chairperson, Vice-Chairperson, or the City of Schertz City Secretary their intentions to no longer serve on the Historical Preservation Committee.

ARTICLE V
ELECTED OFFICERS

5.1 At a minimum, elected officers shall consist of a Chairperson and a Vice-Chairperson.

5.2 Nominations for officers shall occur at the October and January meetings. Voting will occur at the January meeting. The only exception to this time schedule shall be the nominations and vote for the initial slate of officers or in the case of the resignation of an elected officer and the need to fill the vacant position.

5.3 The nominee receiving a plurality of votes will be deemed the selected candidate for the officer position under consideration.

5.4 The term of elected officers and committee members will be one (1) calendar year term for their duties and roles. In the case of an election due to a resignation, the officer will serve out the remainder of the term and new officers will be elected the following January. A member may run unlimited times for any position.

5.5 Officers and committee members shall not jointly or individually enter into any legally binding contract on behalf of the Committee.

ARTICLE VI
ELECTED OFFICER DUTIES

6.1 The Chairperson shall:

a) Preside over all meetings and perform all executive functions of the Committee.
b) Appoint all subcommittee chairs.
c) Be responsible for all meeting notices.
d) Be an ex-officio member of all sub-committees.
e) Represent the Committee at City of Schertz City Council meetings, activities, etc. as needed.

6.2 The Vice-Chairperson shall:

a) In the absence of the Chairperson, preside over all meetings. The Vice-Chairperson shall automatically assume the position of Chairperson in the case of vacancy. The Vice-Chairperson shall complete the term of the Chairperson until the next scheduled session.
b) Perform all executive functions of the Committee as delegated by the Chairperson. Executive functions will include but not be limited to:
    I. Accepting expense vouchers from Committee members and submitting Committee approved vouchers to the appropriate City office for reimbursement.
    II. Oversee historical book sales and provide quarterly book sales reports.
    III. Prepare an Annual Report covering Committee activities for the prior calendar year not later than the date of the second quarterly Committee meeting.
    IV. Gather data and prepare the Committee's Annual Report as an executive summary to the City subsequent to the January Committee meeting. A copy of the Annual Report will be submitted to the City of Schertz.

ARTICLE VII
SUBCOMMITTEES

7.1 Subcommittees will be created based on need and activity.

ARTICLE VIII
DISSOLUTION

8.1 The Committee shall use its funds only to accomplish the objectives and purposes specified in these bylaws and no part of said funds shall inure or be distributed to the members of the Committee. On dissolution of the committee, any funds remaining shall be distributed back to the City of Schertz.

ARTICLE VIIII
PARLIAMENTARY AUTHORITY

9.1 The rules contained in the current edition of Robert's Rules of Order Newly Revised shall govern the Committee activities so long as they are not inconsistent with these bylaws and any special rules the Committee may adopt.

a) If there is a disagreement, then the laws in this document take precedence.

ARTICLE X
AMENDMENTS

10.1 These bylaws may be amended by a two-thirds affirmative vote of the present and appointed members voting at a Committee meeting. Once amended by the S HPC it will go in front of the Schertz City Council to be ratified before any changes take effect.

Schertz Historical Preservation Committee

BYLAWS

Last Revised: January 23, 2020
Revised: October 27, 2022
Ratified: December 6, 2022

ARTICLE I
NAME AND LOCATION

1.1 Name: The name of the Committee shall be the Schertz Historical Preservation Committee (SHPC), referred to herein as the Committee.

1.2 Office Location: The office of the Committee is to be the City of Schertz Mayor's Office, located at 1400 Schertz Parkway, Schertz, Texas 78154.

1.3 Mail: All mail shall be directed to the Committee through the City Secretary of the City of Schertz at the above address.

ARTICLE II
PURPOSE

2.1 Mission: The SHPC exists in accordance with City Ordinance 06-R-35. The goals and objectives of the Committee will be to (i) create a City museum to contain pictures, artifacts, and other historical items related to the City's past; (ii) obtain grant money from the State of Texas, the federal government, and other charitable sources for the purpose of historical preservation; and (iii) designate and preserve qualified houses, commercial buildings, and other structures in the City as "historic".

2.2 Organization: The SHPC will:

(a)Maintain an organizational structure to allow for the conduct of meetings, management of the committee, and maintenance of records.

(b)Assign, publish, and monitor sub-committees, programs, and projects to highlight the mission of the Committee.

(c)Record (in manuscript form or vocally) for retention the memories and knowledge of individuals about people, places and events relating to the City of Schertz.

(d)Recommend to City Council the designation of historical structures and sites.

(e)Encourage and publicize community interest and involvement in the historical preservation of those activities.

(f) Participate with City Council in Schertz activities upon request.

ARTICLE III
MEMBERSHIP

3.1 Membership shall be open to any Schertz resident who holds an interest in historical preservation and the history of Schertz, Texas, as approved by the City Council after an interview from the SHPC members. In addition, three of the members may be non-residents provided that they live in one of the following counties: Bexar, Guadalupe, or Comal.

3.2 All members will be volunteers who are unpaid and uncompensated.

3.3 All members must agree to abide by these by-laws.

3.4 Requirements for Committee Membership:

(a) Actively participate in meetings, subcommittees, and activities. This shall constitute a member in good standing.

3.5 Appointed members shall be no more than fourteen (14). Their appointment shall originate from nominations placed before the Schertz City Council. The appointed members shall be the only authorized voting members on Committee activities.

ARTICLE IV
MEETINGS

4.1 Meetings of the Committee will be held on a monthly basis on the fourth Thursday of each month. Exceptions: No meetings in July or December. The November meeting will be held the third Thursday of the month. Meeting dates may be adjusted for holidays. The time of the meetings will be 6:00 P.M.

(a) If there is a scheduling conflict that requires a change of time and date of any meeting, all members shall be notified prior to the scheduled meeting date.

4.2 Special meetings may be called by the Chairperson at their discretion. Committee members may request a special meeting to the Chairperson either by email or phone call.

4.3 A quorum is when 50% of members are present for a Committee meeting.

(a) If a quorum fails to be achieved or maintained during the course of a meeting, no binding votes will be taken until a quorum is again achieved.

4.4 An agenda will be prepared by the Chairperson and be sent to the City Staff at least seven (7) days prior to the scheduled meeting date. Agendas will establish the date, time, and place of the meeting and a list of discussion items. SHPC Members are encouraged to submit agenda topics.

(a) Members are expected to attend meetings as scheduled, and if unable to attend a particular meeting, the member will notify the Chairperson to announce his/her expected absence.

(b) Should a member be absent for two (2) or more consecutive meetings for reasons other than circumstances approved by the Chairperson, the Committee may inquire with the member as to whether his/her personal commitments are such as to warrant release from the Committee membership. If deemed appropriate, the Committee Chairperson will notify the member of his/her recommended release from Committee's active membership and request he/she assume an associate member role or resign from Committee membership. The Chairperson will notify the City Secretary of the recommendation that City Council remove that member from the Committee.

ARTICLE V
ELECTED OFFICERS

5.1 At a minimum, elected officers shall consist of a Chairperson and a Vice Chairperson.

5.2 Nominations for officers shall occur at the October and January meetings. Voting will occur at the January meeting. The only exception to this time schedule shall be the nominations and vote for the initial slate of officers.

(a) Elections may be held out of cycle in case of resignation or removal of members.

5.3 Officers will assume their positions at the January meeting or in the case of the initial slate of officers, at the time of member voting. The nominee receiving a plurality of votes will be deemed the selected candidate for the officer position under consideration.

5.4 The term of elected officers and committee members will be one (1) calendar year term for their duties and roles. A member may run unlimited times for any position.

(a)In the event that an elected officer is unable to complete his/her term of office, the membership will nominate and vote on a replacement and the newly selected officer will assume the officer post as of the date of the vote.

5.5 Officers and committee members shall not jointly or individually enter into any legally binding contract on behalf of the Committee.

ARTICLE VI
ELECTED OFFICER DUTIES

6.1 The Chairperson shall:

(a) Preside at all meetings and perform all executive functions of the Committee.

(b) Appoint all subcommittee chairs.
(c) Be responsible for all meeting notices.

(d) Be an ex-officio member of all sub-committees.

(e) Represent the Committee at City of Schertz City Council meetings, activities, etc. as needed.

6.2 The Vice-Chairperson shall:

(a) In the absence of the Chairperson, preside at all meetings. The Vice-Chairperson shall automatically assume the position of Chairperson in the case of vacancy. The Vice-Chairperson shall complete the term of the Chairperson until the next scheduled session.

(b) Perform all executive functions of the Committee as delegated by the Chairperson. Executive functions will include but not be limited to:

(i) Accepting expense vouchers from Committee members and submitting Committee approved vouchers to the appropriate City office for reimbursement.

(ii) Provide quarterly book sales reports.

(iii) Prepare an Annual Report covering Committee activities for the prior calendar year not later than the date of the second quarterly Committee meeting.

(iv) Gather data and prepare the Committee's Annual Report as an executive summary to the City subsequent to the January Committee meeting.

ARTICLE VII
SUBCOMMITTEES

7.1 Subcommittees will be created based on need and activity.

ARTICLE VIII
PARLIAMENTARY AUTHORITY

8.1 The rules contained in the current edition of Robert's Rules of Order Newly Revised shall govern the Committee activities so long as they are not inconsistent with these by-laws and any special rules the Committee may adopt.

(a)If there is a disagreement, then the laws in this document take precedent.

ARTICLE IV
AMENDMENTS

9.1 These by-laws may be amended by a two-thirds affirmative vote of the present and appointed members voting at a Committee meeting.

ARTICLE X
PUBLICATIONS

10.1 The Committee will obtain written permission from the owner (when known) to place pictures and articles in Committee publications.

10.2 The Committee will conform to the highest professional standards of publishing, editing, accuracy, and writing.

10.3 Anyone seeking to publish materials in the name of the Committee will submit such to the Committee for membership review and for vote (two-thirds of appointed members present for voting) before publishing in the name of the Committee. Non-response to a request will constitute approval.

10.4 News releases and publications being made on behalf of the Committee will be first coordinated with the Committee membership prior to release.

ARTICLE XI
PROPERTY/ARTIFACTS OFFERINGS

11.1 Property in the form of papers, photographs, documents, artifacts, etc., offered to the Committee as historical materials by any person shall not be accepted and the donor shall be instructed to contact representatives of the Cibolo Valley Community Museum Association or a suitable historical organization that will accept their gifted item for retention or display.

ARTICLE XII
COMMITTEE BUDGETING

12.1 The Committee Chairperson will provide whatever expense projections requested to the City of Schertz for its consideration in allocating funds for the operation of the Committee.

ARTICLE XIII
MEMBER EXPENSE VOUCHERING

13.1 Expenditures by members of the Committee shall be reimbursed by the City of Schertz through the vouchering process that includes the following:

a) Items costing less than $250 do not require pre-approval by the SHPC; however, the SHPC may choose to deny the request for reimbursement.

b) Items costing more than **$250** but not more than **$1,000** must be pre-approved by the SHPC before being purchased.

c) Any purchase of **$1,000 or more** must be pre-approved by the SHPC before being purchased as well as coordinated through the Schertz City Manager's Office for a City of Schertz Purchase Order using Appendices A and B.

d) Complete a Texas Sales and Use Exemption Certification form (Appendix D) and present to the store when purchasing items on behalf of the SHPC. Some stores may not accept the form (i.e. Walmart), but most stores will.

13.2 Other purchases by a committee member in support of the Committee's work will be submitted to the Committee for payment using Appendix A and B.

(a) Appendix A: The vehicle for submitting the reimbursement expenses will be the Committee Invoice Document (Appendix A) along with legible receipts of the purchases. Original or copies of receipts will be required to support an Invoice. If a receipt is not available, a written explanation for its absence will be provided.

(b) Appendix B: The Letter of Request for Fund Disbursement (Appendix B) will have the signature of the Chairperson for review and approval prior to submission to the City.

(c) Requests for any expense reimbursement will be brought before the Committee for approval by a majority vote.

(d) Once Committee approval is obtained, the Committee Chairperson will forward the expense reimbursement package (Appendix A, Appendix B, and supporting documentation) to the City Finance Office or processing and payment. A copy will be maintained with the Committee's Finance Files.

ARTICLE XIV
DESIGNATIONS OF HERITAGE NEIGHBORHOODS AND LANDMARK PROPERTIES

14.1 Authority: Per Section 21.3.6B1 (Boards and Commissions) of the Schertz Unified Development Code (UDC) the Committee (Commission) shall have those duties and approval authorities as granted by the ordinance establishing the Committee (Commission).

14.2 Designation of Heritage Neighborhoods: Nominations for such a designation can be made by any person or group interested in doing so using the application form in Appendix C.

14.3 A heritage neighborhood will be defined as one in which multiple properties are contained meeting the definition of such in the sections below. There will be no legal restrictions set on any such neighborhood or individual property contained therein. The process for approval will include the following:

(a) A majority vote of Committee members present and voting (vote to be based on the historical merits of the application presented to the Committee by the nominator)

14.4 Designation of Landmark Properties:

(a) Landmark: A "Landmark Property" is defined as any property that presents itself as a unique feature of the City of Schertz or its Extra Territorial Jurisdiction (ETJ) landscape (community) due to either its nostalgic, aesthetic, architectural, or symbolic attributes and which could or will have an enduring impact on the community's cultural identity.

(b) There will be no legal restrictions placed on any such properties.

(c) A property will be granted selection as a named landmark property by means of nomination for such status by any person or group interested in doing so using the application form in Appendix C.

ARTICLE XV
SCHERTZ MAIN STREET AREA PRESERVATION INCENTIVE PROGRAM

15.1 Authority: Per City Council Resolution 15-R-03 the City of Schertz will offer an incentive grant program for historic preservation related projects (50/50 matching up to a $20,000 cap) involving properties within the Main Street Incentive area as shown on Exhibit B of the above cited Resolution.

15.1 Administration: Shall be administered by the City of Schertz Building Inspection Division.

15.2 SHPC Responsibility: A City Representative will present an application for a City of Schertz Incentive Program Grant to the Schertz Historical Preservation Committee at the Committee's meetings.

15.3 If expedited treatment is requested or required by an applicant, a special meeting called by the Chairperson will be initiated. The Committee will review the application for reasonable compliance with standards set by the Secretary of the Interior's Standards for the Treatment of Historic Properties. A majority committee vote shall be needed to approve an application for forwarding to City Council for action.

(a) The Committee Chairperson and/or City Staff will report to the Schertz City Council its recommendation as determined by Section 16.3 above.

(b) Committee members, by majority vote, may allow an extension of the one-year time allowance for project completion if deemed warranted by applicant appeal.

END OF BY-LAWS

APPENDICES

A. SHPC Committee Invoice
B. SHPC Letter of Request for Fund Disbursement
C. SHPC Application for Heritage Neighborhood or Landmark Property Designation
D. Tax Exempt Form

APPENDIX A

Schertz Historical Preservation Committee

Committee Invoice

ITEM PURCHASED	QUANTITY	COST PER	TOTAL
		GRAND TOTAL	

I certify that the above expenditures were made on behalf and to support the work of the Schertz Historical Preservation Committee (receipts attached). If receipt is not attached, please explain reason.

_____ _____
Committee Member's Signature Date

APPENDIX B

Schertz Historical Preservation Committee

Letter of Request for Fund Disbursement

FROM: _____
Committee Member

TO: Schertz Historical Preservation Committee

DATE: _____

In accordance with Article XII, Section 12.1 of the Schertz Historical Preservation Committee (SHPC) By-laws, I am requesting reimbursement for expenses for the attached Committee Invoice (Appendix A). I have attached all available receipts to the invoice and where no receipt was obtained an explanation is enclosed. I affirm that the expenses shown on the invoice were made on behalf of and in support of projects of the SHPC.

_____ _____
Committee Member's Signature Date

Schertz Historical Preservation Committee review and approval on:

_____ _____
Chairperson's Signature Date

ATTACHMENTS:

- Appendix A: Committee Invoice
- Receipt(s)

APPENDIX C

Schertz Historical Preservation Committee

Application for Landmark Property or Heritage Neighborhood Designation

This application is to serve as the means by which citizens may apply for approval to have a structure, residence, neighborhood, or designated area within the city limits and/or Extra Territorial Jurisdiction (ETJ) of Schertz, Texas, designated as either a "Landmark" property or a "Heritage Neighborhood."

"Landmark Property" shall mean any site or structure, designated by the Schertz Historical Preservation Committee (SHPC) and declared as such by a majority vote of the Schertz City Council that is of exceptional cultural, archaeological, or architectural significance.

"Heritage Neighborhood" shall mean a significant concentration, linkage, or continuity of sites or structures united architecturally, archaeologically, or culturally, by plan or physical development in the past.

NAME OF APPLICANT / NOMINATOR:

ADDRESS DESIGNATION:

CONTACT INFORMATION (PHONE, EMAIL):

NOMINATION FOR (Check One):

- ❑ Landmark Property
- ❑ Heritage Neighborhood)

COMMITTEE NOMINEE: _____

STATEMENT OF JUSTIFICATION:

SECTION B. SCHERTZ HISTORICAL PRESERVATION COMMITTEE ACTION

- ❑ Approved
- ❑ Approved with Modification
- ❑ Denied

_____

Chairperson's Signature Date

SECTION C. CITY COUNCIL ACTION

- ❑ Approved
- ❑ Approved with Modification
- ❑ Denied

Appendix D

01-339 (Back) (Rev.4-13/8)

SAVE A COPY | CLEAR SIDE

Texas Sales and Use Tax Exemption Certification

This certificate does not require a number to be valid.

Name of purchaser, firm or agency	
City of Schertz	
Address *(Street & number, P.O. Box or Route number)*	Phone *(Area code and number)*
1400 Schertz Parkway	210-619-1144
City, State, ZIP code	
Schertz, TX 78154	

I, the purchaser named above, claim an exemption from payment of sales and use taxes (for the purchase of taxable items described below or on the attached order or invoice) from:

Seller: _____

Street address: _____ City, State, ZIP code: _____

Description of items to be purchased or on the attached order or invoice:

_____

_____

_____

_____

_____

_____

Purchaser claims this exemption for the following reason:

Local Government # 74-1469344

_____

_____

_____

_____

_____

I understand that I will be liable for payment of all state and local sales or use taxes which may become due for failure to comply with the provisions of the Tax Code and/or all applicable law.

I understand that it is a criminal offense to give an exemption certificate to the seller for taxable items that I know, at the time of purchase, will be used in a manner other than that expressed in this certificate, and depending on the amount of tax evaded, the offense may range from a Class C misdemeanor to a felony of the second degree.

sign here ▶ Purchaser	Title	Date

NOTE: This certificate cannot be issued for the purchase, lease, or rental of a motor vehicle.

THIS CERTIFICATE DOES NOT REQUIRE A NUMBER TO BE VALID.

Sales and Use Tax "Exemption Numbers" or "Tax Exempt" Numbers do not exist.

This certificate should be furnished to the supplier.
Do <u>not</u> send the completed certificate to the Comptroller of Public Accounts.

Schertz Historical Preservation Committee

BYLAWS

Last Revised: December 6, 2022
Revised: January 25, 2024
Ratified: March 19, 2024

ARTICLE I
GENERAL

1.1 Name: The name of the Committee shall be the Schertz Historical Preservation Committee (SHPC), referred to herein as the Committee.

1.2 Mission: In accordance with City of Schertz Resolution 06-R-35, the mission of the Schertz Historical Preservation Committee (SHPC) is to ensure and encourage the preservation of the area's rich history through the collection and maintenance of records, artifacts, documents, and photographs in conjunction with recognizing historical landmark neighborhoods and properties.

1.3 Vision: The SHPC is committed to sharing the history of Schertz with its residents by means of various public displays, archives, and numerous publications in an effort to promote and conserve the city's cultural history to include its Native American, German, and Mexican influences.

1.4 Responsibilities:

a) To preserve the cultural history of the City of Schertz.
    I. Interact with citizens of Schertz to document their stories and historical accounts, along with gathering artifacts, pictures, and documents regarding the history of the city.
    II. Research historical documents (titles, deeds, grants, newspapers, etc.).
b) To educate the community on the history of Schertz and honorary historic designation.
    I. Stay in communication with city government on updated historic information.
    II. Submit articles to be published in the City's magazine and newsletters.
    III. Maintain, update, and promote the City of Schertz historical book(s).
    IV. Review applications for honorary landmark designation.
c) Record (in manuscript form or vocally) for retention the memories and knowledge of individuals about people, places, and events relating to the City of Schertz.
    I. Attend and coordinate with the city regarding city events.
    II. Recruit and interview new volunteers with City Council approval.

III. Collaborate and create partnerships with other groups such as the Guadalupe County Historical Commission, Texas Historical Commission, and Area Genealogists among others in raising local historic awareness.

IV. Stage events for the public which align in promoting this Committee's and the City of Schertz's historic vision.

V. Collaborate with City Council on activities of historical interest as requested.

ARTICLE II
MEMBERSHIP

2.1 Membership shall be open to any Schertz resident who holds an interest in historical preservation and the history of Schertz, Texas, as approved by the City Council after an interview from the SHPC members. In addition, three of the members may be non-residents provided that they live in one of the following counties: Bexar, Guadalupe, or Comal.

a) All members will be volunteers who are unpaid and uncompensated.
b) All members must agree to abide by these bylaws.
c) Actively participate in meetings, subcommittees, and activities. This shall constitute a member in good standing.
d) Appointed members shall be no more than fourteen (14). Their appointment shall originate from nominations placed before the Schertz City Council. The appointed members shall be the only authorized voting members on Committee activities.

ARTICLE III
MEETINGS

3.1 Meetings of the Committee will be held on a monthly basis.

a) Special meetings may be called by the Chairperson at their discretion. Committee members may request a special meeting to the Chairperson either by email or phone call.
b) A quorum is when at least 50% of members are present for a Committee meeting.
c) If a quorum fails to be achieved or maintained during the course of a meeting, no binding votes will be taken until a quorum is again achieved.
d) An agenda will be prepared by the Chairperson and be sent to the City Staff at least seven (7) days prior to the scheduled meeting date. Agendas will establish the date, time, and place of the meeting and a list of discussion items. SHPC Members are encouraged to submit agenda topics.
e) Members are expected to attend meetings as scheduled, and if unable to attend a particular meeting, the member will notify the Chairperson to announce his/her expected absence.

ARTICLE IV
TERMINATIONS

a) Should a member be absent for two or more consecutive meetings or six meetings within a 12-month period, for reasons other than circumstances approved by the Chairperson, the member will be considered *NOT* in good standing. When a member is deemed *NOT* in good standing, the Committee may inquire with the member as to whether his/her personal commitments are such as to warrant release from the Committee membership.

b) Any committee member not in good standing *may* be expelled from the committee by a two-thirds vote or by a written resignation from the committee Member.

c) A member may self-terminate by notifying in writing either the Chairperson, Vice-Chairperson, or the City of Schertz City Secretary their intentions to no longer serve on the Historical Preservation Committee.

ARTICLE V
ELECTED OFFICERS

5.1 At a minimum, elected officers shall consist of a Chairperson and a Vice-Chairperson.

5.2 Nominations for officers shall occur at the October and January meetings. Voting will occur at the January meeting. The only exception to this time schedule shall be the nominations and vote for the initial slate of officers or in the case of the resignation of an elected officer and the need to fill the vacant position.

5.3 The nominee receiving a plurality of votes will be deemed the selected candidate for the officer position under consideration.

5.4 The term of elected officers and committee members will be one (1) calendar year term for their duties and roles. In the case of an election due to a resignation, the officer will serve out the remainder of the term and new officers will be elected the following January. A member may run unlimited times for any position.

5.5 Officers and committee members shall not jointly or individually enter into any legally binding contract on behalf of the Committee.

ARTICLE VI
ELECTED OFFICER DUTIES

6.1 The Chairperson shall:

a) Preside over all meetings and perform all executive functions of the Committee.
b) Appoint all subcommittee chairs.
c) Be responsible for all meeting notices.
d) Be an ex-officio member of all sub-committees.
e) Represent the Committee at City of Schertz City Council meetings, activities, etc. as needed.

6.2 The Vice-Chairperson shall:

a) In the absence of the Chairperson, preside over all meetings. The Vice-Chairperson shall automatically assume the position of Chairperson in the case of vacancy. The Vice-Chairperson shall complete the term of the Chairperson until the next scheduled session.
b) Perform all executive functions of the Committee as delegated by the Chairperson. Executive functions will include but not be limited to:
    I. Accepting expense vouchers from Committee members and submitting Committee approved vouchers to the appropriate City office for reimbursement.
    II. Oversee historical book sales and provide quarterly book sales reports.
    III. Prepare an Annual Report covering Committee activities for the prior calendar year not later than the date of the second quarterly Committee meeting.
    IV. Gather data and prepare the Committee's Annual Report as an executive summary to the City subsequent to the January Committee meeting. A copy of the Annual Report will be submitted to the City of Schertz.

ARTICLE VII
SUBCOMMITTEES

7.1 Subcommittees will be created based on need and activity.

ARTICLE VIII
DISSOLUTION

8.1 The Committee shall use its funds only to accomplish the objectives and purposes specified in these bylaws and no part of said funds shall inure or be distributed to the members of the Committee. On dissolution of the committee, any funds remaining shall be distributed back to the City of Schertz.

ARTICLE VIIII
PARLIAMENTARY AUTHORITY

9.1 The rules contained in the current edition of Robert's Rules of Order Newly Revised shall govern the Committee activities so long as they are not inconsistent with these bylaws and any special rules the Committee may adopt.

a) If there is a disagreement, then the laws in this document take precedence.

ARTICLE X
AMENDMENTS

10.1 These bylaws may be amended by a two-thirds affirmative vote of the present and appointed members voting at a Committee meeting. Once amended by the S HPC it will go in front of the Schertz City Council to be ratified before any changes take effect.

Agenda No. 5.

CITY COUNCIL MEMORANDUM

City Council Meeting:	**March 19, 2024**
Department:	**Public Works**
Subject:	**Resolution 24-R-32 – Authorizing expenditures with Prime Controls, LP at the Nacogdoches Water Facility for the SCADA Upgrade Project (B.James/L.Busch/N.Ferris)**

BACKGROUND

The Nacogdoches Water Facility is heavily depended upon during peak water consumption times and emergencies. The configuration of the site is two well pumps, an elevated storage tank and a chlorine injection facility. Currently, the controls and SCADA integration for the site are far past their serviceable lifetime. Many critical components are no longer available, too costly, or only have used options for replacements. The main controller of the site, the Programable Logic Controller (PLC) that automatically maintains the level in the elevated storage tank, communication to the SCADA system and operation of the pumps stopped being sold and supported in 2006. Due to its age, reading its program and making modifications or repairs is costly or impossible. Over time, many of the functions of the site have failed or have been relegated to manual reading and recording of their statuses. Some of these include flow meter readings, motor faults, power failures and chlorine cylinder weights. Communications to and from the site are carried out over a legacy radio system that is also aging, considerably slower and lacks the security that modern options have as standard.

The objective of this SCADA & Controls Upgrade project is to correct the deficiencies in the current system at Nacogdoches Water Facility, improve operational and management efficiency and provide a foundation for future expansion of data collection and control. The proposal from Prime Controls is based off an outline created to account for all necessary functions and data points, including the status of the new automatic transfer switch, generator and future data collection points.

The City solicited Request for Proposals in 2023 for on-call SCADA services and Council approved a contract with Prime Controls in November 2023 with an annual not-to-exceed amount of $100,000.

GOAL

To authorize the City Manager to execute a Contract with Prime Controls, LP for $78,000 and a not to exceed amount of $90,000 for this phase of the SCADA Upgrade Project.

COMMUNITY BENEFIT

Having a modern and reliable SCADA system at the Nacogdoches Water Facility will help provide better service to the city as well as providing a means for efficient operation and management.

SUMMARY OF RECOMMENDED ACTION

Approval of this resolution will allow the execution of the contract for the SCADA Upgrades Project at the Nacogdoches Water Facility.

FISCAL IMPACT

Funding of up to $90,000.00 for the project will come from ARPA Funds identified for the SCADA Upgrades Project.

RECOMMENDATION

Approve Resolution 24-R-32

Attachments

Resolution 24-R-32 with attachment

RESOLUTION NO. 24-R-32

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AUTHORIZING THE CITY MANAGER TO ENTER INTO AN CONTRACT WITH PRIME CONTROLS, LP FOR THE CONSTRUCTION OF THE SCADA UPGRADES PROJECT AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the City Staff has a need to upgrade the existing SCADA and controls system at the Nacogdoches Water Facility; and

WHEREAS, the City Staff has done due diligence in researching the system and component upgrades to our SCADA system to fits the needs of the department, to obtain the best pricing/availability, and to provide the best quality of service and equipment; and

WHEREAS, the City of Schertz has chosen an on-call contractor, Prime Controls, LP for SCADA System Services; and

WHEREAS, City Staff has recommended that the City accept the proposal for SCADA Upgrades at the Nacogdoches Water Facility "Exhibit A".

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 execute a contract with Prime Controls, LP as per Exhibit "A" for the construction of the SCADA Upgrades project at the Nacogdoches Water Facility for $78,000 and an amount not to exceed $90,000 for this phase of the SCADA Upgrades project.

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

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

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

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

Section 6. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and

subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, Texas Government Code, as amended.

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

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

CITY OF SCHERTZ, TEXAS

_____
Ralph Gutierrez, Mayor

ATTEST:

_____
Sheila Edmondson, City Secretary

Exhibit “A”

Nacogdoches EST SCADA and Controls Upgrade Proposal

February 19, 2024

To: City of Schertz

Attn: Nick Ferris

Ref: Nacogdoches EST SCADA & Controls Upgrade
SCADA and Controls Work
Prime Controls Quote No.: N/A

PRIME CONTROLS PROPOSAL

Prime Controls is pleased to offer this proposal for the SCADA and Controls work associated with the referenced Nacogdoches EST SCADA & Controls Upgrade project as described hereafter. The offering is complete with the exception of those items specifically excluded within the "Exclusions" section of this proposal.

A. CONTROL PANELS AND MAJOR PRODUCTS

Material shall be furnished per plans and specifications. Major products and control panels to be furnished by Prime Controls include the following:

See Bill of Materials below further detailing the major products proposed.

ITEM	QTY	DESCRIPTION	REFERENCE
1.	1	Fully Assembled PLC Enclosure	COS SCADA Nacogdoches EST Upgrades Scope
2.	1	19.5" HMI Screen	COS SCADA Nacogdoches EST Upgrades Scope
3.	1	Ethernet Switch - For new MCC communications	COS SCADA Nacogdoches EST Upgrades Scope
4.	2	Serial to Ethernet Media Converters	COS SCADA Nacogdoches EST Upgrades Scope
5.	1	24VDC Uninterruptible Power Supply	COS SCADA Nacogdoches EST Upgrades Scope

B. SERVICES

Services to be provided by Prime Controls include the following major items:

ITEM	SERVICE
1.	PLC/HMI/SCADA System Software Development and Programming (Ignition Edge 8). Integrate into COS SCADA system utilizing MQTT protocol.
2.	Construct, install and tie in Pump Room 2 New RIO Enclosure.

ITEM	SERVICE
3.	For Items Supplied by Prime Controls: a. Final Electrical Terminations to Control Panels and Field Instrumentation b. Final Coax Terminations for RF Devices
4.	Field Calibration, Check-Out and Start-Up Services
5.	Warranty Services: Prime Controls will provide a warranty on all services and hardware included with this proposal for 1 year upon project completion.

C. PROPOSAL EXCLUSIONS

The following items are not included in our pricing and shall be the responsibility of others:

ITEM	EXCLUSION
1.	Furnishing and installation of all electrical conduit, raceway, duct banks, wire, etc. required to connect instruments and associated panels.
2.	Furnishing and installation of all electrical power and specialty panels/products including switchgear, MCCs, distribution panels, AFD's/VFD's, disconnects, etc.
3.	Provision of radio, antenna, surge suppression and associated cabling provided by COS.
4.	All Hardware associated with Pump Room 2 RIO Enclosure provided by COS.
5.	**Work associated with communications from existing turbine flow meter to PLC due to lack of technical information available on the turbine flow meter.**

D. PROPOSAL CLARIFICATIONS

ITEM	CLARIFICATION
1.	Pricing does not include Sales Taxes or Bonding costs.
2.	Pricing shall be valid for 30 days only from proposal date.
3.	Pricing is based on the assumption that, once Prime Controls receives an order or Notice to Proceed, the project will proceed without interruption. Should any interruptions occur due to Force Majeure, Prime Controls reserves the right to adjust pricing accordingly.
4.	The MCC, Generator, and ATS are all newly provided equipment and are expected to have Ethernet or Modbus capabilities.
5.	Prime Controls will require 120 Calendar days from the day this proposal is accepted to complete the scope of work detailed in this proposal.

E. PROPOSAL PRICING

Item	Description	Pricing
1	Nacogdoches EST SCADA & Controls	$78,000.00
	TOTAL PROPOSAL AMOUNT	**$78,000.00**

We sincerely appreciate this opportunity and look forward to being of service for this work.

Thanks again and please feel free to call if there are any questions.

Sincerely,
Prime Controls, LP



Chad Kunkel
Project Manager
(214) 475-4029
c.kunkel@prime-controls.com

Agenda No. 6.

CITY COUNCIL MEMORANDUM

City Council Meeting:	**March 19, 2024**
Department:	**Finance**
Subject:	**Resolution 24-R-34 - Accepting the Audit Report and the Annual Comprehensive Financial Report. (S.Gonzalez/J.Walters)**

BACKGROUND

State law requires that local governments complete an annual audit by an independent licensed public accounting firm and publish an annual financial report within 6 months of the fiscal year end date.

This is the official Fiscal Year 2022-23 Annual Comprehensive Financial Report (ACFR) for the City of Schertz as of September 30, 2023. These statements show the financial performance and financial health of the City for the previous fiscal year. The presentation will be made by Travis Rogers, CPA, Senior Audit Associate, of Patillo, Brown, and Hill, LLP. The Audit Committee consisting of Mayor Gutierrez, Councilmember Heyward, Councilmember Michelle Watson, City Manager Steve Williams, Deputy City Manager Brian James, Assistant City Manager Sarah Gonzalez, Finance Director James Walters, and Assistant Finance Director Jessica Dycus met on March 12, 2024 to review the audit findings and financial statements as presented by the auditor, Paula Lowe, Audit Partner, of Patillo, Brown, and Hill, LLP.

The City received the highest level of confidence from our auditors that the City's financial statements are fairly represented in the annual report and they found no significant matters or issues as stated in their Governance Letter attached and in the Independent Auditor's Report on page 1 on the ACFR.

Overall the City's financials were in good shape and increased the net position (equity) of both Governmental and Business type funds by $48 million or 12%. The largest areas contributing to the increase were streets and utilities infrastructure donated to the City by developers and investment earnings making up $38 million combined.

Unassigned Fund Balance in the General Fund decreased to $12 million, or by $246,000, bringing that balance to 31% of operating expenditures. This is a planned drawdown as required by the City's Fund Balance Policy until the fund balance equals 26% of operating expenditures.

Attachments

Resolution 24-R-34

Governance Letter

RESOLUTION NO. 24-R-34

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AUTHORIZING THE APPROVAL OF THE ANNUAL COMPREHENSIVE FINANCIAL REPORT FOR FISCAL YEAR 2022-23.

WHEREAS, the City staff of the City of Schertz (the "City") has recommended that the City Council approve the Annual Comprehensive Financial Report for Fiscal Year 2022-23 ; and

WHEREAS, the Audit Committee has recommended that it is in the best interest of the City to approve the Annual Comprehensive Financial Report for Fiscal Year 2022-23; and

WHEREAS, the City Council has determined that it is in the best interest of the City to approve the Annual Comprehensive Financial Report for Fiscal Year 2022-23.

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

Section 1. The City Council hereby authorizes the approval of the Annual Comprehensive Financial Report for Fiscal Year 2022-23, 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 _____, 2024.

CITY OF SCHERTZ, TEXAS

_____
Rafael Gutierrez, Mayor

ATTEST:

_____
Sheila Edmondson, City Secretary

Exhibit A

Annual Comprehensive Financial Report

September 30, 2023

CITY OF SCHERTZ, TEXAS

ANNUAL COMPREHENSIVE FINANCIAL REPORT

FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2023

OFFICIALS ISSUING REPORT

Steve Williams
City Manager

James Walters
Director of Finance

CITY OF SCHERTZ, TEXAS

FOR THE YEAR ENDED SEPTEMBER 30, 2023

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INTRODUCTORY SECTION

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

March 19, 2024

To the Honorable Mayor, City Council, and the Citizens of Schertz:

State law requires that local governments publish a complete set of financial statements presented in conformity with generally accepted accounting principles in the United States of America (U.S. GAAP) and audited in accordance with generally accepted auditing standards in the United States of America by a firm of licensed certified public accountants. Pursuant to that requirement, we hereby issue the comprehensive annual financial report of the City of Schertz for the fiscal year ended September 30, 2023.

This report consists of management's representations concerning the finances of the City of Schertz. Consequently, management assumes full responsibility for the completeness and reliability of all the information presented in this report. To provide a reasonable basis for making these representations, management of the City of Schertz has established a comprehensive internal control framework that is designed both to protect the government's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the City of Schertz's financial statements in conformity with U.S. GAAP. Because the cost of internal controls should not outweigh their benefits, the City of Schertz comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

The City of Schertz's financial statements have been audited by Pattillo, Brown & Hill, LLP a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements of the City of Schertz for the fiscal year ended September 30, 2023, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that the City of Schertz's financial statements for the fiscal year ended September 30, 2023, are fairly presented in conformity with U.S. GAAP. The independent auditor's report is presented as the first component of the financial section of this report.

GAAP requires that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement MD&A and should be read in conjunction with it. The City of Schertz's MD&A can be found immediately following the report of the independent auditors.

Profile of the Government

The City of Schertz, incorporated in 1958, is located in the central part of Texas, which is considered to be a top growth area in the state, and one of the top growth areas in the country. The City of Schertz currently occupies a land area of 32.21 square miles with a population of 43,010 in 2022 according to the US Census Bureau. The City of Schertz is empowered to levy a property tax on both real and personal properties located within its boundaries. It also is empowered by state statue to extend its corporate limits by annexation, which occurs periodically when deemed appropriate by the governing body.

The City of Schertz has operated under the council-manager form of government since November 30, 1972. Policymaking and legislative authority are vested in a City Council consisting of the Mayor and seven at-large

councilmembers. The City Council is responsible for establishing public policy on City matters by the passage of appropriate ordinances and resolutions. The City Manager is responsible for overseeing the day-to-day operations of the government, implementing policy established by City Council, and for appointing the heads of the various departments. The council is elected on a non-partisan basis. Council members serve three-year staggered terms, with two council members elected every three years and then three council members elected the final three years in the cycle. The mayor is elected to serve a three-year term.

The City of Schertz provides a full range of services, including police and fire protection, EMS services, library services, the construction and maintenance of streets, recreational facilities, cultural events, and water and sewer services.

The annual budget and five-year forecast serve as the foundation for the City of Schertz's financial planning and control. All city departments are required to submit requests for appropriation to the City Manager by June of each year. The City Manager uses these requests as the starting point for developing a proposed budget. The City Manager then presents the proposed budget to the council for review in early August. The council then holds public hearings and community meetings on the proposed budget and to adopt a final budget by September 30th. The fiscal year for Schertz is from October 1 through September 30. The appropriated budget is prepared by each department (e.g. police). The City Manager may make transfers of appropriations within a department. The City Manager may make transfers between departments and funds with City Council approval. Budget to actual comparisons are provided in this report for each individual governmental fund for which an appropriated annual budget has been adopted. For the general fund, this comparison is presented on pages 55-56 as part of the required supplementary information.

Factors Affecting Financial Condition

The information presented in the financial statements is perhaps best understood when it is considered from the broader perspective of the specific environment within which the City of Schertz operates.

Local economy.
Economic growth in Schertz remained strong in 2023. The surrounding metro area saw growth evidenced by the Federal Reserve Bank of Dallas reporting the San Antonio Business-Cycle Index increase 3.98% year over year for September 2023. This Index has normalized to its log term trend and continues to potentially indicates a continued period of economic growth for the region. As of September 2023, the unemployment rate for Texas was 3.9% and San Antonio-New Braunfels area matched at 3.9%. Schertz, as included in the San Antonio-New Braunfels MSA, had an **unemployment rate of 3.6% during this time**.

As another indicated of economic growth, the City of Schertz realized a **10.4% increase year-over-year** in sales tax collections during the fiscal year. The City's average longer term growth is 7.2% which indicates the City has maintained its previous growth from the recent years and continued its growth above historic averages.

New residential construction has been slowing in the city the past few years, cutting revenue by 30.6% over last year. Despite the downward trend in new residential permits, overall new taxable value has grown by the historic average of 2.6%.

Industrial development continued to push North along IH-35 across FM 3009 with Phelan-Bennet filling 169,525 sq ft of speculative warehouse distribution on Four Oaks Lane. Doerr Lane Logistics Center is complete and leased and another Cavender and Hill Project, 3009 Distribution Center will add another 112,000 square foot warehouse/distribution to the city, conveniently located off of FM 3009 near IH 35.

In Northern Schertz, redevelopment, expansion, and significant speculative development characterized 2023. Caterpillar again invested in Schertz bringing the total investment to an estimated $70,000,000 and settling on 194 jobs total with two new manufacturing lines. Sysco Central Texas site continued to produce for Schertz, taking advantage of the economic development incentives to secure their 100,000 sq ft expansion of their existing facility, currently under construction. The Economic Development Corporation also took steps to secure the

funding for waste water infrastructure for a large portion of Schertz, on the north side of IH 35 and close to our border with New Braunfels.

Long-term financial planning. The community approved bond propositions in November 2010 for quality of life projects which included an aquatics facility, improvements to the baseball fields and soccer fields, building a new animal adoption facility, and improvements to Main Street. The only remaining project are the Main Street improvements, which is currently in the planning and engineering phase.

In November 2015, the City placed 2 bond propositions before the voters totaling $15 million. $7 million was for FM roadways which the City will partner with the Texas Department of Transportation, who will provide matching funds, and $8 million for a new Fire Station located in the southern portion of Schertz. $2 million for the FM roadways have been issued and sent to the Texas Department of Transportation for improvements on FM 1103 as of July 2018. The remaining $5 million for FM 1518 was issued in 2022 and all funds have been paid to the Texas Department of Transportation as in April 2023. In June 2018, the second $4 million was issued for the Fire Station to begin construction. The fire station was completed in November 2021. All funds have been spent for this bond election.

In November 2021, the City placed 1 bond proposition before voters totally $15.45 million for Fire Station number 4 which passed. The funds for the new fire station were issued in 2022 and the fire engine and the land have been purchased with engineering and design for the building are underway.

Current Year Budget Initiatives. For FY 2023-24, the city has made employee wages and benefits a priority. The City Council identified $3.6 million citywide to address concerns of below average compensation. $1.4 million is for an across-the-board employment cost index (ECI), $1.9 million to implement recommendations on the 3rd party classification and compensation study, and $344,700 to cover insurance premium increases.

There were 5 new positions approved in the General Fund, 1 position in Water & Sewer, and 4 in EMS. The General Fund included 3 Firefighters, an Engineering Administration Assistant, and a Part Time Records Clerk. Water & Sewer was approved for a second Senior Billing Clerk and EMS was approved for 4 new EMTs.

Other initiatives include $1.2 million for additional street maintenance, $675,000 for a new Vacuum Truck, $550,000 replacement of all police cameras and TASERs annually for 5 years, and career progression adjustments.

Financial Information:

Internal Control. Management is responsible for establishing and maintaining internal controls designed to ensure that assets of the City are protected from loss, theft or misuse and to provide adequate accounting information compiled to allow for the preparation of financial statements in conformity with generally accepted accounting principles for local governments as prescribed by the Governmental Accounting Standards Board (GASB), the Financial Accounting Standards Board (FASB) and the American Institute of Certified Public Accountants (AICPA). The internal control system is designed to provide reasonable, but not absolute assurance that these objectives are met. The concept of reasonable assurance recognizes that the cost of an internal control should not exceed the benefits derived from the internal control. The City utilizes financial accounting software which is designed with a system of internal controls. These controls are continually being reevaluated to provide reasonable, but not absolute, assurances.

Budget Controls. The City also utilizes budgetary controls. Legally expenditures cannot exceed the appropriated amount. The objective of these budgetary controls is to ensure compliance with the adopted budget approved by the City Council as mandated by the city charter and state law. The levels of budgetary control are established at the line-item basis and at the fund level. Staff believes these controls help monitor and direct approved expenditures to a level within the budget parameters which directly results in a strong financial performance.

Financial Results. Assets and fund balances continue to grow as the City grows and financial results remain strong. While additional debt was issued during the year, Staff closely monitors and plans the amount of issuance to keep steady debt ratios per capita, per revenue, and per operations tax rate to the debt tax rate. Examples of these ratios can be found in the Statistical Section on pages 105-110. A more detailed summary of the City's Financial Performance is available in the Management Discussion and Analysis section on page 4.

Independent Audit. Every year an independent audit is performed of the general ledger, accounts, financial records, and transactions of all city departments. The audit is completed by an independent certified public accounting firm selected by the City Council. The City is in compliance with this requirement and the independent auditor's report by Pattillo, Brown & Hill, LLP. Certified Public Accountants, has been included in this report.

Awards and Acknowledgements

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Schertz for its comprehensive annual financial report for the fiscal year ended September 30, 2022. This was the 38th consecutive year that the City has received this prestigious award. In order to be awarded a Certificate of Achievement, the City must publish an easily readable and efficiently organized comprehensive annual financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe our current comprehensive annual financial report continues to meet the Certificate of Achievement Program's requirements and we will be submitting it to the GFOA to determine its eligibility for another certificate.

The preparation of this report would not have been possible without the efficient and dedicated services of the entire staff of the finance department. We would like to express our appreciation to all members of the department who assisted and contributed to the preparation of this report.

In conclusion, we would have none of the success we have enjoyed without the assistance of each and every staff member, as well as the support and strategic direction from the Mayor and the City Council during the strategic planning, pre-budget, and budget approval process.

Respectfully submitted,

Steve Williams
City Manager

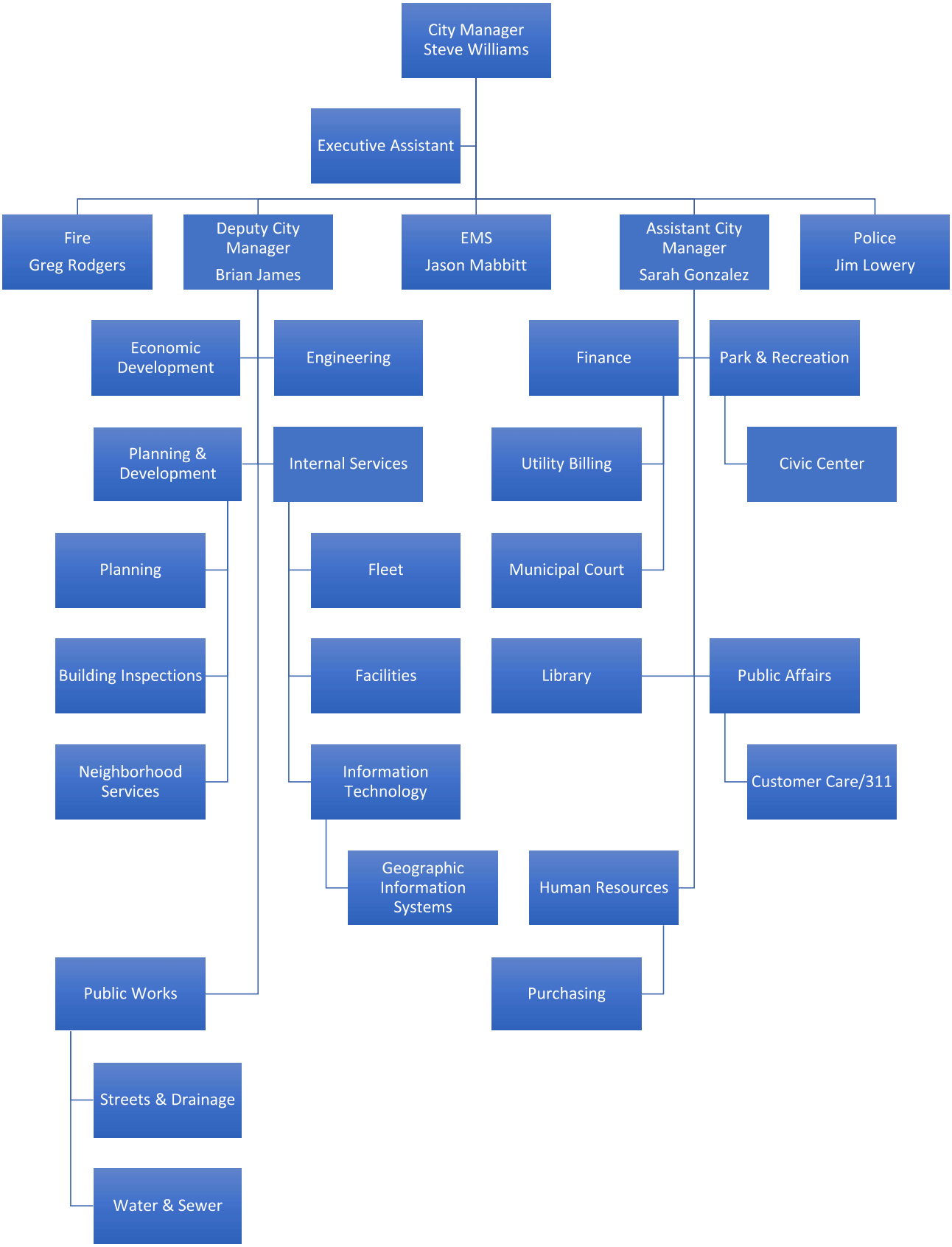
James P. Walters
Finance Director

CITY OF SCHERTZ, TEXAS

CITY OFFICIALS

MAYOR	RALPH GUTIERREZ
MAYOR PRO-TEM	ALLISON HEYWARD
CITY COUNCIL	MARK E. DAVIS
	MICHELLE WATSON
	PAUL MACALUSO
	TIFFANY GIBSON
	ROBERT WESTBROOK
	ALLISON HEYWARD
	TIM BROWN
CITY MANAGER	STEVE WILLIAMS
DIRECTOR OF FINANCE	JAMES WALTERS
CITY ATTORNEY	CHARLES ZECH, DENTON, NAVARRO, ROCHA, BERNAL & ZECH, P.C.

City of Schertz Organization Chart
FY 2022-2023



Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of Schertz
Texas

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

September 30, 2022

Christopher P. Morrill

Executive Director/CEO

FINANCIAL SECTION

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PB&H

PATTILLO, BROWN & HILL, L.L.P.
401 West State Highway 6
Waco, Texas 76710
254.772.4901 | pbhcpa.com

INDEPENDENT AUDITOR'S REPORT

Honorable Mayor and
Members of the City Council
City of Schertz, Texas

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Schertz, Texas (the "City"), as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City, as of September 30, 2023, and the respective changes in financial position, and, where applicable, cash flows thereof, for the year then ended in accordance with accounting principles generally accepted in the United States of America.

We did not audit the financial statements of the Schertz-Seguin Local Government Corporation, which represents 9.7 percent and 11.8 percent, respectively, of the assets and net position of the Water and Sewer Fund, and 9.3 percent and 11.7 percent, respectively, of the assets and net position of the business-type activities. Those statements were audited by other auditors whose report has been furnished to us, and our opinion, insofar as it relates to the amounts included for Schertz-Seguin Local Government Corporation, is based solely on the report of the other auditors.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement due date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Report on Summarized Comparative Information

We have previously audited the City of Schertz, Texas' fiscal year 2022 financial statements, and we expressed an unmodified audit opinion on those audited financial statements in our report dated February 28, 2023. In our opinion, the summarized comparative information presented herein as of and for the year ended September 30, 2022, is consistent, in all material respects, with the audited financial statements from which it has been derived.

Required Supplementary Information

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

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining and individual nonmajor fund financial statements and schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements and schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual comprehensive financial report (ACFR). The other information comprises the introductory section and statistical section but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated March 19, 2024, on our consideration of the City of Schertz, Texas' internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City of Schertz, Texas' internal control over financial reporting and compliance.

Pattillo, Brown & Hill, L.L.P.

Waco, Texas
March 19, 2024

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MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of the City of Schertz, we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City of Schertz for the fiscal year ended September 30, 2023. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found in the introductory section of this report.

Financial Highlights

The assets and deferred outflows of the City of Schertz exceeded its liabilities and deferred inflows at the close of the most recent fiscal year by $345,135,343 (net position). Of this amount, $46,909,951 (unrestricted net position) may be used to meet the City's ongoing obligations to citizens and creditors.

The City's total net position increased by $48,390,437. The primary reason for this increase was an increase in capital contributions of approximately $32.6 million.

As of the close of the current fiscal year, the City's governmental funds reported combined ending fund balances of $82,693,803, a decrease of ($8,490,003) in comparison with the prior year. The primary cause of this decrease was an increase in property and sales tax revenues that exceeded expenditure growth, coupled with spending of bond proceeds on capital projects.

At the end of the fiscal year, the combined total of the General Fund assigned and unassigned fund balances was $15,519,596 which is 32.29% of the general fund expenditures not including capital outlay. The fund balance policy is to reserve at least a 26% balance.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-wide financial statements. The government-wide financial statements are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the City's assets, deferred outflows, liabilities, and deferred inflows, with the difference between the former two and latter two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City of Schertz is improving or deteriorating.

The statement of activities presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g. uncollected taxes and earned but unused vacation leave).

Both of the government-wide financial statements distinguish functions of the City of Schertz that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the City of Schertz include general government, public safety, streets and parks, health, and culture and recreation. The business-type activities of the City of Schertz include a water and sewer department and an emergency medical services department.

Fund financial statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City of Schertz, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The funds of the City of Schertz can be divided into two categories: governmental and proprietary.

Governmental funds. Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information is useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The City of Schertz maintains fifteen individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, the debt service fund, the economic development corporation, the capital projects fund, and the American Recovery Plan Act fund, all of which are considered to be major funds. Data from the other ten governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these non-major governmental funds is provided in the form of combining statements elsewhere in this report.

Proprietary funds. The City of Schertz maintains two types of proprietary funds. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City of Schertz uses enterprise funds to account for its water and sewer department and for its emergency medical services department. The City also maintains an internal service fund to account for internal charges for medical premiums.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the water and sewer department and for the emergency medical services department, both of which are considered to be major funds of the City of Schertz, as well as the internal service fund.

Notes to the financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Other information. In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning the City's general fund budgetary schedule. The City of Schertz adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with this budget. The economic development corporation also adopts an annual budget, and a comparison schedule for it also is provided in the required supplementary information.

The combining statements referred to earlier in connection with non-major governmental funds are presented immediately following the required supplementary information.

Government-wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the City of Schertz, assets and deferred outflows exceeded liabilities and deferred inflows by $345,135,343 at the close of the most recent fiscal year. The largest portion of the City's total net position (73%) reflects its net investment in capital assets (e.g., land, buildings, machinery, and equipment) less any related debt used to acquire those assets that is still outstanding, plus bond proceeds that have not yet been spent. The City of Schertz uses these capital assets to provide services to citizens; consequently, these assets are not available for operational type of future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of the City's total net position (14%) represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position, $46,909,951, may be used to meet the government's ongoing obligations to citizens and creditors.

At the end of the current fiscal year, the City of Schertz is able to report positive balances in all three categories of net position, both for the government as a whole, as well as for its separate governmental and business-type activities. The same situation held true for the prior fiscal year.

City of Schertz's Net Position
Government-Wide

	Governmental Activities		Business-Type Activities		Total	
	2023	2022	2023	2022	2023	2022
Current and other assets	$ 97,512,162	$ 105,714,129	$ 64,573,716	$ 73,186,420	$ 162,085,878	$ 178,900,549
Capital assets	194,268,903	159,972,447	135,961,908	108,872,222	330,230,811	268,844,669
Total assets	291,781,065	265,686,576	200,535,624	182,058,642	492,316,689	447,745,218
Deferred outflows of resources	9,428,168	4,309,869	3,008,848	1,195,882	12,437,016	5,505,751
Current liabilities	18,488,692	18,382,113	9,086,822	6,911,108	27,575,514	25,293,221
Long-term liabilities	96,863,509	93,693,054	33,494,784	31,871,137	130,358,293	125,564,191
Total liabilities	115,352,201	112,075,167	42,581,606	38,782,245	157,933,807	150,857,412
Deferred inflows of resources	1,334,836	4,374,235	349,719	1,274,416	1,684,555	5,648,651
Net position:						
Net investment in capital assets	136,442,093	109,746,340	114,831,425	94,997,863	251,273,518	204,744,203
Restricted	40,311,118	32,745,688	6,640,756	5,408,320	46,951,874	38,154,008
Unrestricted	7,768,985	11,055,015	39,140,966	42,791,680	46,909,951	53,846,695
Total net position	$ 184,522,196	$ 153,547,043	$ 160,613,147	$ 143,197,863	$ 345,135,343	$ 296,744,906

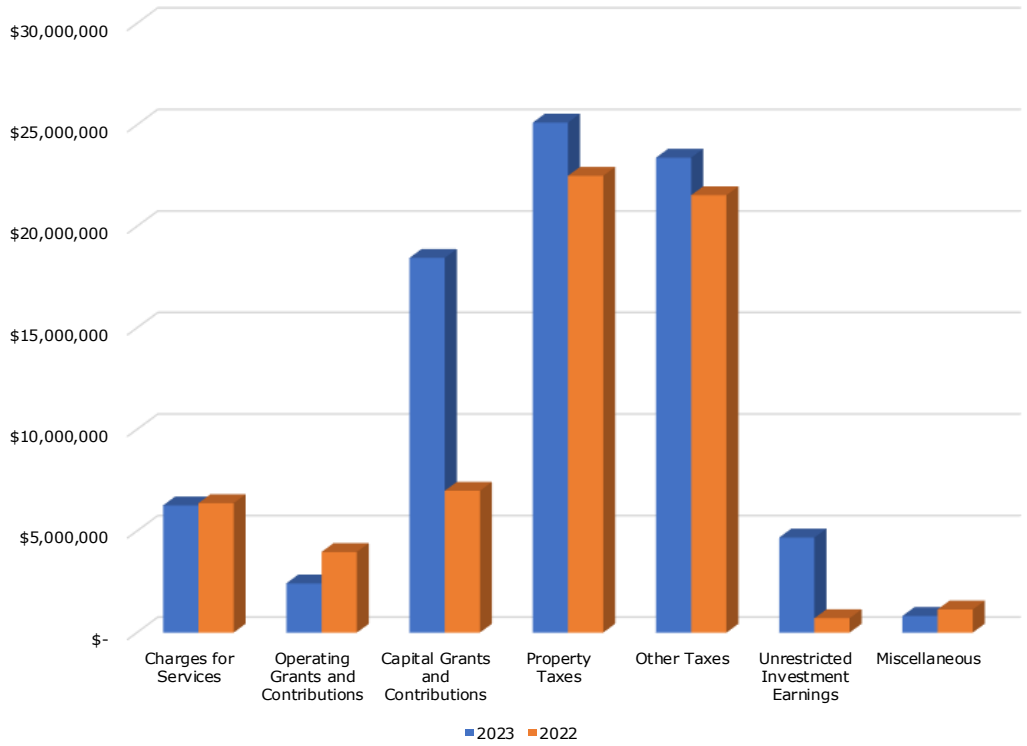
The government's net position increased by $48,390,437 during the current fiscal year. The primary cause for the increase was increased revenues; the City recognized approximately $32.6 million of capital contribution revenue related to dedicated infrastructure assets and also experienced sharp increases in property and sales taxes. These increases stem from the City’s continued rapid population growth; continued new housing and business developments resulted in increased assessed value for property taxes and resulted in the creation of infrastructure that was dedicated to the City. The related population increases resulted in increased economic activity that increased sales tax revenues.

The following table indicates changes in net position for governmental and business-type activities followed by graphs displaying total revenues and expenses by type:

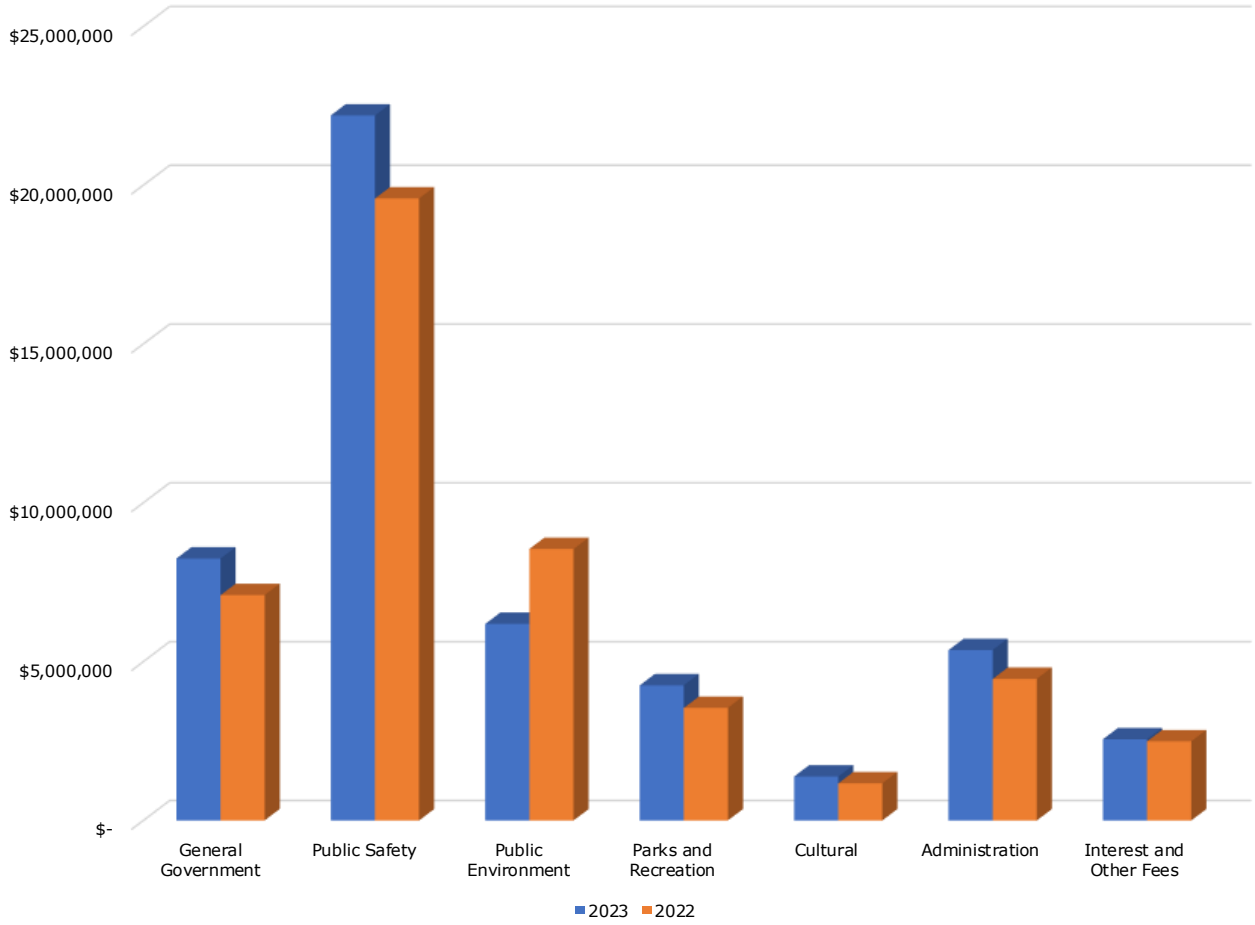
City of Schertz's Changes in Net Position
Government-Wide

	Governmental Activities		Business-Type Activities		Total	
	2023	2022	2023	2022	2023	2022
Revenues:						
Program revenues:						
Charges for services	$ 6,267,868	$ 6,371,968	$ 41,093,604	$ 40,098,475	$ 47,361,472	$ 46,470,443
Operating grants & contributions	2,425,937	3,970,029	-	-	2,425,937	3,970,029
Capital contributions	18,456,911	6,987,788	14,180,619	6,143,957	32,637,530	13,131,745
General revenues:						
Property taxes	25,118,429	22,495,628	-	-	25,118,429	22,495,628
Other taxes	23,388,656	21,537,297	-	-	23,388,656	21,537,297
Investment earnings	4,678,690	709,898	1,927,277	314,546	6,605,967	1,024,444
Miscellaneous	820,465	1,138,775	479,479	675,739	1,299,944	1,814,514
Total revenues	81,156,956	63,211,383	57,680,979	47,232,717	138,837,935	110,444,100
Expenses:						
General government	8,244,956	7,093,652	-	-	8,244,956	7,093,652
Public safety	22,195,399	19,580,703	-	-	22,195,399	19,580,703
Public environment	6,188,351	8,545,834	-	-	6,188,351	8,545,834
Parks and recreation	4,253,278	3,543,978	-	-	4,253,278	3,543,978
Cultural	1,380,793	1,168,815	-	-	1,380,793	1,168,815
Administration	5,363,700	4,455,947	-	-	5,363,700	4,455,947
Interest and other fees	2,555,917	2,490,474	-	-	2,555,917	2,490,474
Water and sewer	-	-	30,088,159	27,833,986	30,088,159	27,833,986
EMS	-	-	10,176,945	8,234,500	10,176,945	8,234,500
Total expenses	50,182,394	46,879,403	40,265,104	36,068,486	90,447,498	82,947,889
Increase in net position before transfers	30,974,562	16,331,980	17,415,875	11,164,231	48,390,437	27,496,211
Transfers	591	(316,216)	(591)	316,216	-	-
Change in net position	30,975,153	16,015,764	17,415,284	11,480,447	48,390,437	27,496,211
Net position - beginning of year	153,547,043	137,531,279	143,197,863	131,717,416	296,744,906	269,248,695
Net position - end of year	$ 184,522,196	$153,547,043	$160,613,147	$143,197,863	$345,135,343	$296,744,906

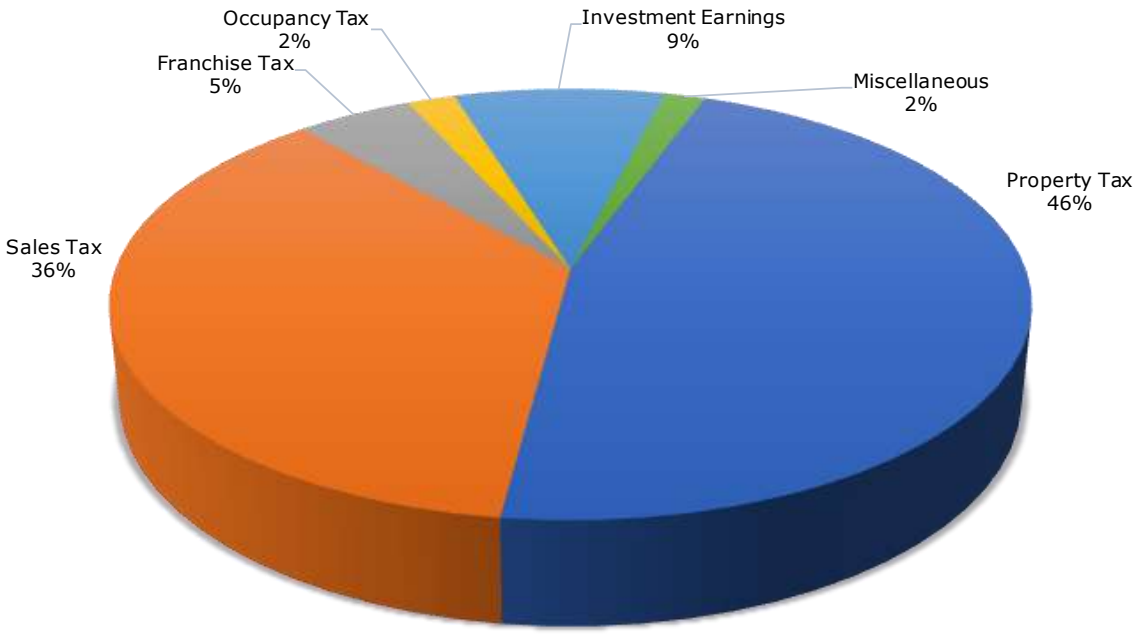
TOTAL REVENUES – GOVERNMENT-WIDE



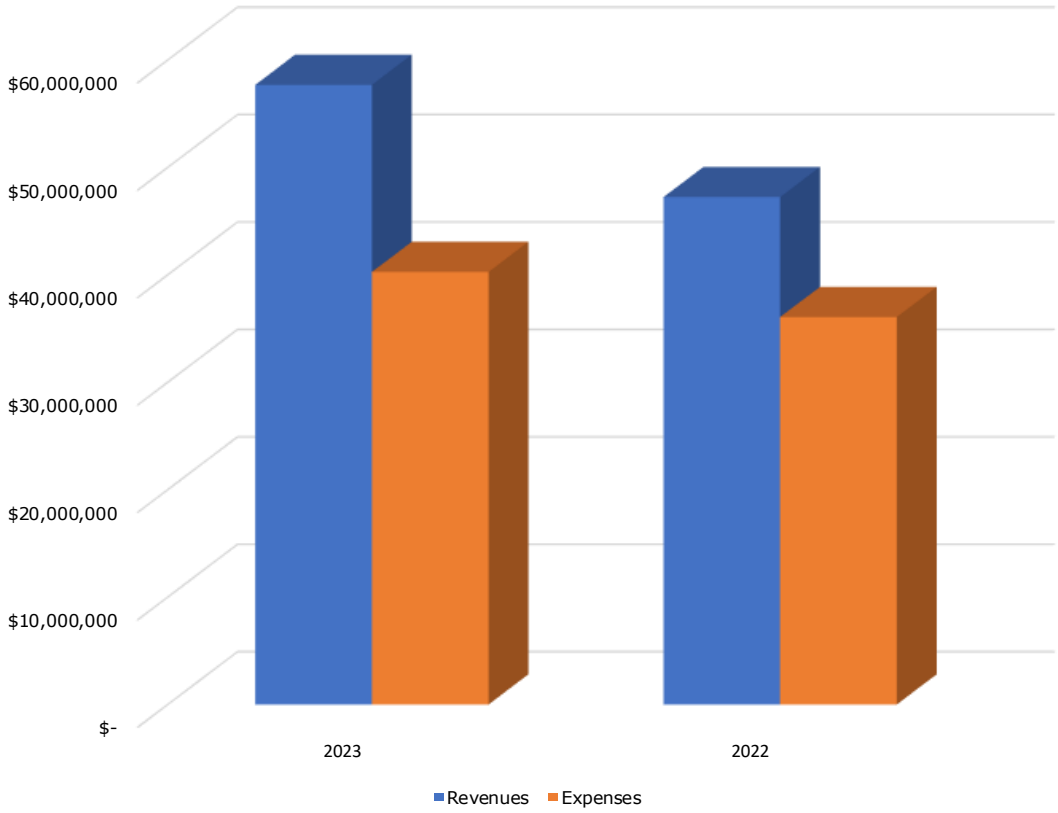
TOTAL EXPENSES – GOVERNMENT-WIDE



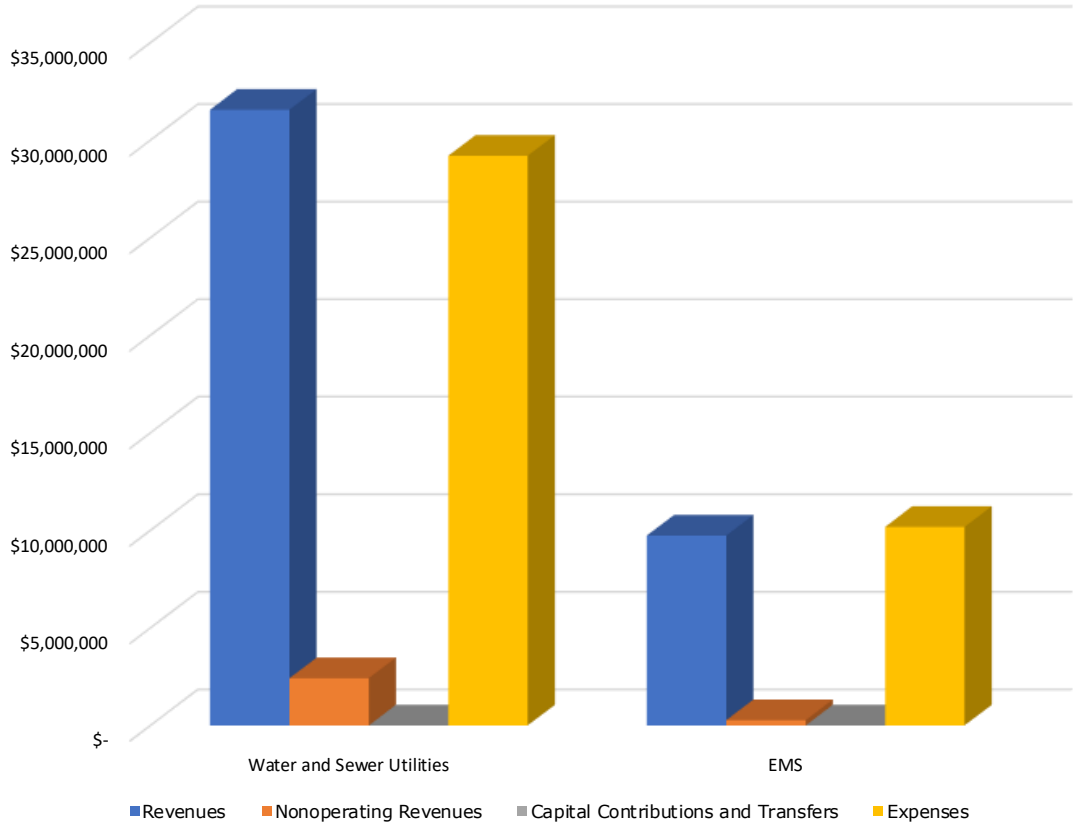
GENERAL REVENUE BY SOURCE – GOVERNMENTAL ACTIVITIES



TOTAL REVENUES AND EXPENSES – BUSINESS-TYPE ACTIVITIES



BUSINESS-TYPE REVENUES AND EXPENSES



Financial Analysis of the Government's Funds

As noted earlier, the City of Schertz uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds. The focus of the City's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of the end of the current fiscal year, the City's governmental funds reported combined ending fund balances of $82,693,803. Of this total amount, $11,355,967 constitutes unassigned fund balance, which is available for spending at the government's discretion. The remainder of fund balance is non-spendable, restricted, committed, or assigned to indicate that it is not available for new spending because it has already been committed to pay debt service, for capital improvement projects, and other assigned purposes.

The general fund is the chief operating fund of the City of Schertz. At the end of the current fiscal year, unassigned fund balance of the general fund was $12,000,941, while total fund balance was $19,237,616, an increase of $2,170,717 from the prior year. Overall, the increase was caused by a large, budgeted transfer out for capital projects, but the fund also experienced increases in investment earnings, property, and sales tax revenues. As a measure of the general fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. Unassigned fund balance represents 32.29% of total general fund expenditures, not including capital outlay.

The debt service fund has a total fund balance of $1,113,858, all of which is restricted for the payment of debt service. The net decrease in fund balance during the current year in the debt service fund was $750,551. This decrease was due to regular principal and interest payments on long-term debt exceeding interest and sinking property tax revenue during the year. Over time, however, the debt service fund has sufficient cash and equivalents on hand to remain liquid if tax revenues decrease.

The capital projects fund has a total fund balance of $22,753,182, a decrease of $18,653,334. This was caused by using bond proceeds during the year to fund construction projects.

The Economic Development Fund presents the activities of the Schertz Economic Development Corporation (the "EDC"), which promotes economic development activities using a portion of the City's sales tax revenue. At year end, the EDC fund reported an ending fund balance of $32,995,834, which is an increase of $6,952,706 compared to the prior year. The primary cause of this change was sales tax revenue growing faster than expenditures.

The American Rescue Plan Act Fund has a total fund balance of $$399,681, which consists of interest earned on the $7,816,119 received from the Coronavirus Local Fiscal Recovery Fund grant program. Amounts not spent as of year-end are presented as unearned revenue until spent in accordance with the terms of the grant agreement in future years.

Proprietary funds. The City's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail. Unrestricted net position of the water and sewer fund at the end of the year amounted to $37,906,916 and those for the Schertz EMS fund amounted to $1,234,050, which are 130% and 12% of fund operating costs, respectively.

The water and sewer fund reported an increase in net position of $17.8 million. Approximately three quarters of this increase related to revenue recognized for contributed infrastructure assets; the remaining portion of the increase was from operating income, which was consistent with the prior year. Management's intent is to accumulate operating surplus to fund construction of new water and sewer infrastructure in future years with less reliance on bonded debt.

The Schertz EMS fund decreased net position by $403,518. Expenses increased by approximately $1.9 million compared to the prior year. Revenues were consistent to the prior year as a result of approximately the same number of ambulance runs in the prior year. Expenses increased primarily from increased salaries that resulted from the compensation study discussed previously.

General Fund Budgetary Highlights

The general fund expenditures were $2,734,590 more than the $41,488,769 budget. Overall activity in the General Fund increased during the current year as the City emerged from the COVID-19 pandemic, although the amount of growth was less than expected. Revenues were $1,379,545 more than budgeted, primarily due to increased property and sales tax revenues. Overall, ending fund balance in the general fund was $4,113,646 higher than budgeted.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital assets. The City's investment in capital assets for its governmental and business-type activities as of September 30, 2023, amounts to $330,230,811 (net of accumulated depreciation), including several projects in progress from voter approved bonds.

	Governmental Activities		Business-Type Activities		Total	
	2023	2022	2023	2022	2023	2022
Land	$ 15,214,261	$ 8,883,427	$ 2,415,102	$ 2,415,017	$ 17,629,363	$ 11,298,444
Water rights	-	-	70,245	70,245	70,245	70,245
Buildings and improvements	53,420,797	52,701,579	3,725,152	3,703,626	57,145,949	56,405,205
Machinery, equipment, and vehicles	16,277,025	15,472,681	7,339,679	6,823,569	23,616,704	- 22,296,250
Infrastructure	175,473,306	136,194,073	137,700,969	115,715,584	313,174,275	251,909,657
Construction in progress	22,189,761	27,684,430	29,149,047	21,661,576	51,338,808	49,346,006
Accumulated depreciation	(88,306,247)	(80,963,743)	(44,438,286)	(41,517,395)	(132,744,533)	(122,481,138)
TOTALS	$194,268,903	$159,972,447	$135,961,908	$108,872,222	$330,230,811	$268,844,669

Significant capital asset activity for the year included improvements to streets and infrastructure of $66.5 million and land purchases of $6.3 million.

Additional information on the City's capital assets can be found in note II.F. to the basic financial statements.

LONG TERM DEBT

At the end of the current fiscal year, the City of Schertz had total long-term debt outstanding of $110,190,670. The related principal and interest payment for the bonds are backed by an annual ad valorem tax levied against all taxable property within the City. The City of Schertz maintains an "AA+" rating from Standard and Poor's.

	Governmental Activities		Business-Type Activities		Total	
	2023	2022	2023	2022	2023	2022
General obligation bonds	$ 50,790,000	$ 55,070,000	$ 3,525,000	$ 4,265,000	$ 54,315,000	$ 59,335,000
Certificates of obligation	24,565,000	26,135,000	22,005,000	22,845,000	46,570,000	48,980,000
Financing arrangements	81,921	109,228	245,764	327,685	327,685	436,913
Premium on bonds	5,133,058	5,501,635	2,086,300	2,217,980	7,219,358	7,719,615
Compensated absences	1,259,918	1,200,065	498,709	364,852	1,758,627	1,564,917
TOTALS	$ 81,829,897	$ 88,015,928	$ 28,360,773	$ 30,020,517	$ 110,190,670	$ 118,036,445

Total debt decreased compared to the prior year due to scheduled bond principal payments.

Additional information on the City's long-term debt can be found in note II.G. to the basic financial statements.

Economic Factors and Next Year's Budgets and Rates

At the end of the fiscal year, the assigned and unassigned fund balance in the general fund increased to $15.5 million from $13.6 million. There was a decrease in fund balance budgeted of $1.1 million in the original adopted budget but due to the above expected performance of investment income, commercial permits and sales taxes, the city was able to increase the fund balance instead. The City of Schertz has appropriated $2.5 million of this increase for spending in the 2024 fiscal year budget in accordance to the City's fund balance policy. These funds will be spent on street maintenance programs and front loading new operational programs. The approved tax rate decreased to $0.4572 from $0.4950 per $100 of valuation.

Each year the City updates its five-year budgeting forecast and has implemented a long-term debt model to assist management in making informed financial decisions that will impact the community now and in the future. The City's property tax base continues to expand at around 3% per year while the long term sales taxes are growing at 7% annually.

Industrial development continued to push North along IH-35 across FM 3009 with Phelan-Bennet filling 169,525 sq ft of speculative warehouse distribution on Four Oaks Lane. Doerr Lane Logistics Center is complete and leased and another Cavender and Hill Project, 3009 Distribution Center will add another 112,000 square foot warehouse/distribution to the city, conveniently located off of FM 3009 near IH 35.

In Northern Schertz, redevelopment, expansion, and significant speculative development characterized 2023. Caterpillar again invested in Schertz bringing the total investment to an estimated $70,000,000 and settling on 194 jobs total with two new manufacturing lines. Sysco Central Texas site continued to produce for Schertz, taking advantage of the economic development incentives to secure their 100,000 sq ft expansion of their existing facility, currently under construction. The Economic Development Corporation also took steps to secure the funding for waste water infrastructure for a large portion of Schertz, on the north side of IH 35 and close to our border with New Braunfels.

Staff will continue to watch as the economy slows down. During COVID and the great recession, property values continued to rise and no discernable impacts of foreclosures. Sales taxes have been recession resistant in Schertz due to the business types and markets however, new residential development has slowed down over the past few years. Staff is factoring this in its 5-year forecast for slower growth.

Overall, the City of Schertz continues to be an extremely attractive option as a center for logistics and distribution. Accelerated by the rising demand for delivery to consumers and changes in supply chain management philosophy moving from "just in time" to "just in case," Schertz' location along IH-35 and IH-10 corridor continues to be a strong advantage.

Requests for Information

This financial report is designed to provide a general overview of the City's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Office of the Finance Director, City of Schertz, 1400 Schertz Parkway, Schertz, Texas 78154.

BASIC
FINANCIAL STATEMENTS

CITY OF SCHERTZ, TEXAS

STATEMENT OF NET POSITION

SEPTEMBER 30, 2023

	Primary Government		
	Governmental Activities	Business-Type Activities	Total
ASSETS			
Cash and cash equivalents	$ 84,610,716	$ 22,402,988	$ 107,013,704
Investments	4,691,975	1,183,797	5,875,772
Internal balances	(91,499)	91,499	-
Receivables, net of allowances:			
Taxes	4,700,323	-	4,700,323
Accounts and other	1,923,618	7,717,829	9,641,447
Accrued interest	-	6,324	6,324
Inventories	342,248	225,637	567,885
Restricted assets:			
Cash and cash equivalents	598,112	13,352,366	13,950,478
Service concession arrangement receivable:			
Due within one year	90,909	-	90,909
Due in more than one year	645,760	-	645,760
Investment in joint venture	-	19,593,276	19,593,276
Capital assets:			
Land	15,214,261	2,415,102	17,629,363
Water rights	-	70,245	70,245
Buildings and improvements	53,420,797	3,725,152	57,145,949
Equipment and vehicles	16,277,025	7,339,679	23,616,704
Infrastructure	175,473,306	137,700,969	313,174,275
Construction in progress	22,189,761	29,149,047	51,338,808
Accumulated depreciation	(88,306,247)	(44,438,286)	(132,744,533)
Total Assets	291,781,065	200,535,624	492,316,689
DEFERRED OUTFLOWS OF RESOURCES			
Deferred loss on debt refunding	449,467	6,363	455,830
Deferred OPEB related outflows	543,637	181,794	725,431
Deferred pension related outflows	8,435,064	2,820,691	11,255,755
Total Deferred Outflows of Resources	9,428,168	3,008,848	12,437,016
LIABILITIES			
Accounts payable	3,924,413	5,326,209	9,250,622
Accrued liabilities	529,285	173,298	702,583
Retainage payable	36,284	468,045	504,329
Due to other governments	31,357	-	31,357
Unearned revenue	7,260,753	495,361	7,756,114
Accrued interest payable	455,705	167,430	623,135
Customer deposits	6,652	624,849	631,501

The accompanying notes are an integral part of these financial statements.

CITY OF SCHERTZ, TEXAS

STATEMENT OF NET POSITION

SEPTEMBER 30, 2023

	Primary Government		
	Governmental Activities	Business-Type Activities	Total
LIABILITIES (continued)			
Noncurrent liabilities:			
Due within one year:			
Compensated absences	$ 251,984	$ 99,742	$ 351,726
Total OPEB liability	59,711	19,967	79,678
Service concession arrangement	55,241	-	55,241
Long-term debt	5,877,307	1,711,921	7,589,228
Due in more than one year:			
Compensated absences	1,007,934	398,967	1,406,901
Total OPEB liability	2,195,760	734,264	2,930,024
Net pension liability	18,574,745	6,211,410	24,786,155
Service concession arrangement	392,398	-	392,398
Long-term debt	74,692,672	26,150,143	100,842,815
Total Liabilities	115,352,201	42,581,606	157,933,807
DEFERRED INFLOWS OF RESOURCES			
Deferred service concession arrangement	289,030	-	289,030
Deferred OPEB related inflows	979,343	327,493	1,306,836
Deferred pension related inflows	66,463	22,226	88,689
Total Deferred Inflows of Resources	1,334,836	349,719	1,684,555
NET POSITION			
Net investment in capital assets	136,442,093	114,831,425	251,273,518
Restricted for:			
Police and municipal court	674,628	-	674,628
PEG capital fees	884,536	-	884,536
Tourism development	2,616,414	-	2,616,414
Economic development	33,395,515	-	33,395,515
Parks and tree mitigation	785,703	-	785,703
Debt service	867,965	-	867,965
Scholarships and other purposes	1,086,357	-	1,086,357
Construction	-	6,640,756	6,640,756
Unrestricted	7,768,985	39,140,966	46,909,951
Total Net Position	$ 184,522,196	$ 160,613,147	$ 345,135,343

CITY OF SCHERTZ, TEXAS

STATEMENT OF ACTIVITIES

FOR THE YEAR ENDED SEPTEMBER 30, 2023

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions
Primary government:				
Governmental activities:				
General government	$ 8,244,956	$ 470,879	$ 1,683,811	$ -
Public safety	22,195,399	4,067,387	734,606	-
Public environment	6,188,351	661,078	-	18,456,911
Parks and recreation	4,253,278	753,302	-	-
Cultural	1,380,793	315,222	7,520	-
Administration	5,363,700	-	-	-
Interest	2,555,917	-	-	-
Total Governmental Activities	50,182,394	6,267,868	2,425,937	18,456,911
Business-type activities:				
Water and sewer	30,088,159	31,589,783	-	14,180,619
EMS	10,176,945	9,503,821	-	-
Total Business-Type Activities	40,265,104	41,093,604	-	14,180,619
Total Primary Government	$ 90,447,498	$ 47,361,472	$ 2,425,937	$ 32,637,530

General revenues:	
Taxes:	
Ad valorem	
Sales	
Franchise fees	
Hotel/motel	
Mixed drink	
Investment earnings	
Miscellaneous	
Transfers	
Total General Revenues and Transfers	
Change in Net Position	
Net Position - Beginning	
Net Position - Ending	

The accompanying notes are an integral part of these financial statements.

Net (Expense) Revenue and Changes in Net Position		
Primary Government		
Governmental Activities	Business-Type Activities	Total
$ (6,090,266)	$ -	$ (6,090,266)
(17,393,406)	-	(17,393,406)
12,929,638	-	12,929,638
(3,499,976)	-	(3,499,976)
(1,058,051)	-	(1,058,051)
(5,363,700)	-	(5,363,700)
(2,555,917)	-	(2,555,917)
(23,031,678)	-	(23,031,678)
-	15,682,243	15,682,243
-	(673,124)	(673,124)
-	15,009,119	15,009,119
(23,031,678)	15,009,119	(8,022,559)
25,118,429	-	25,118,429
19,646,841	-	19,646,841
2,593,660	-	2,593,660
1,059,808	-	1,059,808
88,347	-	88,347
4,678,690	1,927,277	6,605,967
820,465	479,479	1,299,944
591	(591)	-
54,006,831	2,406,165	56,412,996
30,975,153	17,415,284	48,390,437
153,547,043	143,197,863	296,744,906
$ 184,522,196	$ 160,613,147	$ 345,135,343

CITY OF SCHERTZ, TEXAS

BALANCE SHEET
GOVERNMENTAL FUNDS

SEPTEMBER 30, 2023

	General Fund	Capital Projects Fund	Debt Service Fund
ASSETS			
Cash and cash equivalents	$ 16,338,407	$ 23,012,099	$ 1,159,250
Investments	2,438,934	-	-
Receivables (net of allowances)			
Taxes	3,352,850	-	164,420
Accounts and other	1,840,329	-	-
Due from other funds	644,353	-	-
Inventory	342,248	-	-
Restricted assets:			
Cash and cash equivalents	598,112	-	-
Total Assets	25,555,233	23,012,099	1,323,670
LIABILITIES			
Accounts payable	3,522,925	253,110	-
Accrued salaries and benefits	529,285	-	-
Retainage payable	-	5,807	-
Customer deposits	6,652	-	-
Due to other governments	31,357	-	-
Due to other funds	91,499	-	-
Unearned revenues	52,765	-	-
Total Liabilities	4,234,483	258,917	-
DEFERRED INFLOWS OF RESOURCES			
Unavailable revenues	2,083,134	-	209,812
Total Deferred Inflows of Resources	2,083,134	-	209,812
FUND BALANCES			
Nonspendable for:			
Inventory	342,248	-	-
Restricted for:			
Police and public safety/municipal court	355,469	-	-
Municipal court	786,902	-	-
PEG capital fees	884,536	-	-
Capital improvement	-	19,318,324	-
Debt service	-	-	1,113,858
Tourism development	-	-	-
Parks and tree mitigation	-	-	-
Historical Committee and library	-	-	-
Economic development	-	-	-
Animal control	44,690	-	-
Scholarships	149,097	-	-
Committed for:			
Capital Projects	-	3,434,858	-
Civic Center/SIED	1,155,078	-	-
Assigned for:			
Property replacement	954,151	-	-
Subsequent year's budget	2,564,504	-	-
Unassigned	12,000,941	-	-
Total Fund Balances	19,237,616	22,753,182	1,113,858
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	$ 25,555,233	$ 23,012,099	$ 1,323,670

The accompanying notes are an integral part of these financial statements.

Economic Development Corporation	American Rescue Plan Act Fund	Nonmajor Governmental Funds	Total Governmental Funds
$ 29,560,533	$ 7,723,892	$ 6,816,535	$ 84,610,716
2,253,041	-	-	4,691,975
1,183,053	-	-	4,700,323
7,949	-	75,340	1,923,618
-	-	-	644,353
-	-	-	342,248
-	-	-	598,112
33,004,576	7,723,892	6,891,875	97,511,345
8,742	85,746	53,890	3,924,413
-	-	-	529,285
-	30,477	-	36,284
-	-	-	6,652
-	-	-	31,357
-	-	644,353	735,852
-	7,207,988	-	7,260,753
8,742	7,324,211	698,243	12,524,596
-	-	-	2,292,946
-	-	-	2,292,946
-	-	-	342,248
-	-	319,159	674,628
-	-	-	786,902
-	-	-	884,536
-	-	3,011,662	22,329,986
-	-	-	1,113,858
-	-	2,616,414	2,616,414
-	-	785,703	785,703
-	-	105,668	105,668
32,995,834	399,681	-	33,395,515
-	-	-	44,690
-	-	-	149,097
-	-	-	3,434,858
-	-	-	1,155,078
-	-	-	954,151
-	-	-	2,564,504
-	-	(644,974)	11,355,967
32,995,834	399,681	6,193,632	82,693,803
$ 33,004,576	$ 7,723,892	$ 6,891,875	$ 97,511,345

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CITY OF SCHERTZ, TEXAS

RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION

SEPTEMBER 30, 2023

Total Fund Balances - Governmental Funds	$	82,693,803
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not current financial resources and, therefore, are not reported in the governmental funds balance sheet.		194,268,903
Bonds payable and accrued compensated absences will not be liquidated with current financial resources and, therefore, have not been included in the fund financial statements.		(76,696,839)
Interest payable on long-term debt is accrued in the government-wide financial statements, whereas in the fund financial statements, interest expenditures are reported when due.		(455,705)
Premiums on bond issuances and deferred losses on bond refunding are recorded as other financing sources and uses when paid in the fund financial statements but are capitalized and amortized in the government-wide financial statements over the life of the bonds.		
Premiums		(5,133,058)
Deferred loss		449,467
Receivables from grants, property taxes and fines and fees are not available soon enough to pay for the current period's expenditures and are, therefore, deferred in the fund financial statements.		2,292,946
Included in the items related to debt is the recognition of the City's net pension liability, total OPEB liability, and related deferred outflows and inflows of resources.		
Net pension liability		(18,574,745)
Deferred outflows related to pensions		8,435,064
Deferred inflows related to pensions		(66,463)
Total OPEB liability		(2,255,471)
Deferred outflows related to OPEB		543,637
Deferred inflows related to OPEB		(979,343)
Net Position of Governmental Activities	$	184,522,196

The accompanying notes are an integral part
of these financial statements.

CITY OF SCHERTZ, TEXAS

STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS

FOR THE YEAR ENDED SEPTEMBER 30, 2023

	General Fund	Capital Projects Fund	Debt Service Fund
REVENUES			
Taxes	$ 33,136,640	$ -	$ 7,710,299
Permits and fees	2,077,759	-	-
Service fees	2,124,689	-	-
Fines and fees	448,805	-	-
Intergovernmental	2,319,760	201,621	-
Investment earnings	1,050,211	1,601,296	105,398
Miscellaneous	636,278	-	181,935
Total Revenues	41,794,142	1,802,917	7,997,632
EXPENDITURES			
Current:			
General government	6,943,385	-	-
Public safety	19,492,971	-	-
Public environment	1,782,809	-	-
Parks and recreation	3,134,333	-	-
Cultural	1,277,825	-	-
Administration	4,538,699	-	-
Capital outlay	1,584,157	21,307,128	-
Debt service:			
Principal	-	-	5,850,000
Interest and fiscal charges	-	-	2,893,986
Bond issue costs	-	-	4,200
Total Expenditures	38,754,179	21,307,128	8,748,186
Excess (Deficiency) of Revenues Over Expenditures	3,039,963	(19,504,211)	(750,554)
OTHER FINANCING SOURCES (USES)			
Transfers in	-	850,880	3
Transfers out	(869,246)	(3)	-
Total Other Financing Sources (Uses)	(869,246)	850,877	3
NET CHANGE IN FUND BALANCE	2,170,717	(18,653,334)	(750,551)
FUND BALANCES - BEGINNING	17,066,899	41,406,516	1,864,409
FUND BALANCES - ENDING	$ 19,237,616	$ 22,753,182	$ 1,113,858

The accompanying notes are an integral part of these financial statements.

Economic Development Corporation	American Rescue Plan Act Fund	Nonmajor Governmental Funds	Total Governmental Funds
$ 6,548,941	$ -	$ 1,059,808	$ 48,455,688
-	-	251,565	2,329,324
-	-	681,595	2,806,284
-	-	211,080	659,885
-	504,579	35,671	3,061,631
1,262,346	376,272	283,167	4,678,690
-	-	2,252	820,465
7,811,287	880,851	2,525,138	62,811,967
264,776	-	116,815	7,324,976
-	-	86,793	19,579,764
-	-	-	1,782,809
-	-	93,032	3,227,365
-	-	17,123	1,294,948
593,805	-	69,915	5,202,419
-	515,788	735,021	24,142,094
-	-	-	5,850,000
-	-	-	2,893,986
-	-	-	4,200
858,581	515,788	1,118,699	71,302,561
6,952,706	365,063	1,406,439	(8,490,594)
-	-	18,957	869,840
-	-	-	(869,249)
-	-	18,957	591
6,952,706	365,063	1,425,396	(8,490,003)
26,043,128	34,618	4,768,236	91,183,806
$ 32,995,834	$ 399,681	$ 6,193,632	$ 82,693,803

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CITY OF SCHERTZ, TEXAS

RECONCILIATION OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES

FOR THE YEAR ENDED SEPTEMBER 30, 2023

Net Changes in Fund Balances - Governmental Funds	$ (8,490,003)
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures. However, in the governmental activities statement of activities, that cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.	
Capital outlay	42,437,393
Depreciation expense	(7,342,504)
The net effect of miscellaneous transactions involving capital assets (i.e., sales, trade-ins, or donations) is to decrease net position.	(798,433)
Revenues in the Statement of Activities that do not provide current financial resources are not reported as revenues in the funds.	
Property taxes	38,302
Court fines	51,397
The issuance of long-term debt (e.g. bonds) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas the amounts are deferred and amortized in the Statement of Activities.	
Repayment of principal of long-term debt	6,245,884
Amortization of loss on refunding	(57,272)
Current year changes in certain long-term liabilities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.	
Compensated Absences	(59,853)
Net pension liability	(970,449)
Total OPEB liability	(110,273)
Interest payable on long-term debt is accrued in the government-wide financial statements, whereas in the fund financial statements, interest expenditures are reported when due.	30,964
Change in Net Position of Governmental Activities	$ 30,975,153

The accompanying notes are an integral part of these financial statements.

CITY OF SCHERTZ, TEXAS

STATEMENT OF NET POSITION
PROPRIETARY FUNDS

SEPTEMBER 30, 2023

	Business-Type Activities Enterprise Funds			Governmental Activities
	Water and Sewer System	Schertz EMS	Total Enterprise Fund	Internal Service Fund
ASSETS				
Current assets:				
Cash and cash equivalents	$ 21,699,922	$ 703,066	$ 22,402,988	$ -
Investments	1,183,797	-	1,183,797	-
Accounts receivable, net of allowance:				
Customer accounts	3,524,433	4,193,396	7,717,829	-
Due from other funds	91,499	-	91,499	-
Accrued interest	6,324	-	6,324	-
Inventory	126,636	99,001	225,637	-
Total Current Assets	26,632,611	4,995,463	31,628,074	-
Noncurrent assets:				
Restricted assets:				
Cash and cash equivalents	13,352,366	-	13,352,366	-
Investment in joint ventures	19,593,276	-	19,593,276	-
Capital assets:				
Land	2,415,102	-	2,415,102	-
Water rights	70,245	-	70,245	-
Buildings and improvements	3,630,652	94,500	3,725,152	-
Machinery, equipment, and vehicles	3,705,968	3,633,711	7,339,679	-
Infrastructure	137,700,969	-	137,700,969	-
Construction in progress	29,149,047	-	29,149,047	-
Less: accumulated depreciation	(42,241,604)	(2,196,682)	(44,438,286)	-
Total Noncurrent Assets	167,376,021	1,531,529	168,907,550	-
Total Assets	194,008,632	6,526,992	200,535,624	-
DEFERRED OUTFLOWS OF RESOURCES				
Deferred loss on refunding	6,363	-	6,363	-
Deferred OPEB related outflows	53,973	127,821	181,794	-
Deferred pension related outflows	837,427	1,983,264	2,820,691	-
Total Deferred Outflows of Resources	897,763	2,111,085	3,008,848	-

The accompanying notes are an integral part of these financial statements.

CITY OF SCHERTZ, TEXAS

STATEMENT OF NET POSITION
PROPRIETARY FUNDS

SEPTEMBER 30, 2023

	Business-Type Activities Enterprise Funds			Governmental Activities
	Water and Sewer System	Schertz EMS	Total Enterprise Fund	Internal Service Fund
LIABILITIES				
Current liabilities:				
Accounts payable	$ 5,090,731	$ 235,478	$ 5,326,209	$ -
Accrued liabilities	38,046	135,252	173,298	-
Retainage payable	468,045	-	468,045	-
Customer deposits	624,849	-	624,849	-
Accrued interest	167,430	-	167,430	-
Unearned revenue	493,926	1,435	495,361	-
Current portion of long-term liabilities:				
Compensated absences	28,379	71,363	99,742	-
Total OPEB liability	5,928	14,039	19,967	-
Long-term debt	1,630,000	81,921	1,711,921	-
Total Current Liabilities	8,547,334	539,488	9,086,822	-
Noncurrent liabilities:				
Compensated absences	113,517	285,450	398,967	-
Total OPEB liability	217,994	516,270	734,264	-
Net pension liability	1,844,090	4,367,320	6,211,410	-
Long-term debt	25,986,300	163,843	26,150,143	-
Total Noncurrent Liabilities	28,161,901	5,332,883	33,494,784	-
Total Liabilities	36,709,235	5,872,371	42,581,606	-
DEFERRED INFLOWS OF RESOURCES				
Deferred OPEB related inflows	97,229	230,264	327,493	-
Deferred pension related inflows	6,599	15,627	22,226	-
Total Deferred Inflows of Resources	103,828	245,891	349,719	-
Net investment in capital assets	113,545,660	1,285,765	114,831,425	-
Restricted for construction	6,640,756	-	6,640,756	-
Unrestricted	37,906,916	1,234,050	39,140,966	-
Total Net Position	$ 158,093,332	$ 2,519,815	$ 160,613,147	$ -

CITY OF SCHERTZ, TEXAS

STATEMENT OF REVENUES, EXPENSES AND
CHANGES IN FUND NET POSITION
PROPRIETARY FUNDS

FOR THE YEAR ENDED SEPTEMBER 30, 2023

	Business-Type Activities Enterprise Funds			Governmental Activities
	Water and Sewer System	Schertz EMS	Total Enterprise Funds	Internal Service Fund
OPERATING REVENUES				
Fees charged to users	$ 31,283,976	$ 9,503,821	$ 40,787,797	$ -
Charges for premiums	-	-	-	4,916,591
Other charges	22,365	-	22,365	-
Miscellaneous	252,624	226,855	479,479	-
Total Operating Revenues	31,558,965	9,730,676	41,289,641	4,916,591
OPERATING EXPENSES				
Personnel services	3,133,344	7,495,019	10,628,363	4,916,591
General and administrative	3,437,318	826,089	4,263,407	-
Contractual services	19,339,339	725,326	20,064,665	-
Supplies and maintenance	484,010	684,047	1,168,057	-
Depreciation	2,806,641	446,464	3,253,105	-
Total Operating Costs	29,200,652	10,176,945	39,377,597	4,916,591
Operating Income (Loss)	2,358,313	(446,269)	1,912,044	-
NON-OPERATING REVENUES (EXPENSES)				
Investment revenue	1,884,526	42,751	1,927,277	-
Rent revenue	283,442	-	283,442	-
Interest expense	(887,507)	-	(887,507)	-
Total Non-Operating Revenues (Expenses)	1,280,461	42,751	1,323,212	-
Income before contributions and transfers	3,638,774	(403,518)	3,235,256	-
Transfers out	(591)	-	(591)	-
Capital contributions - impact fees	1,198,349	-	1,198,349	-
Capital contributions - dedicated assets	12,982,270	-	12,982,270	-
CHANGE IN NET POSITION	17,818,802	(403,518)	17,415,284	-
NET POSITION - BEGINNING	140,274,530	2,923,333	143,197,863	-
NET POSITION - END OF YEAR	$ 158,093,332	$ 2,519,815	$ 160,613,147	$ -

The accompanying notes are an integral part of these financial statements.

CITY OF SCHERTZ, TEXAS

STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS

FOR THE YEAR ENDED SEPTEMBER 30, 2023

	Business-Type Activities Enterprise Funds			Governmental Activities
	Water and Sewer System	Schertz EMS	Total Enterprise	Internal Service Fund
CASH FLOWS FROM OPERATING ACTIVITIES				
Cash received from customers and users	$ 31,518,539	$ 9,346,596	$ 40,865,135	$ -
Cash received from interfund services	-	-	-	4,916,591
Cash paid to employees for services	(2,958,336)	(6,901,662)	(9,859,998)	(4,916,591)
Cash paid to suppliers for goods and services	(22,633,252)	(2,196,378)	(24,829,630)	-
Net Cash Provided By Operating Activities	5,926,951	248,556	6,175,507	-
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES				
Transfers from other funds	-	16,139	16,139	-
Transfers to other funds	(92,090)	-	(92,090)	-
Net Cash Used in Non-Capital Financing Activities	(92,090)	16,139	(75,951)	-
CASH FLOWS FROM CAPITAL & RELATED FINANCING ACTIVITIES				
Acquisition and construction of capital assets	(16,906,407)	(454,114)	(17,360,521)	-
Capital contributions - impact fees	1,198,349	-	1,198,349	-
Interest paid on long-term debt	(1,018,794)	-	(1,018,794)	-
Principal paid on long-term debt	(1,580,000)	(81,921)	(1,661,921)	-
Net Cash Used in Capital and Related Financing Activities	(18,306,852)	(536,035)	(18,842,887)	-
CASH FLOWS FROM INVESTING ACTIVITIES				
Sale of investments	1,830,795	-	1,830,795	-
Payments from rentals	283,442	-	283,442	-
Interest and investment earnings	1,884,526	42,751	1,927,277	-
Net Cash Provided By (Used in) Investing Activities	3,998,763	42,751	4,041,514	-
Net (Decrease) Increase in Cash and Cash Equivalents	(8,473,228)	(228,589)	(8,701,817)	-
Cash and cash equivalents at beginning of year:				
Cash and cash equivalents	27,484,127	931,655	28,415,782	-
Restricted cash and cash equivalents	16,041,389	-	16,041,389	-
	43,525,516	931,655	44,457,171	-
Cash and cash equivalents at end of year				
Cash and cash equivalents	21,699,922	703,066	22,402,988	-
Restricted cash and cash equivalents	13,352,366	-	13,352,366	-
	$ 35,052,288	$ 703,066	$ 35,755,354	$ -

The accompanying notes are an integral part of these financial statements.

CITY OF SCHERTZ, TEXAS

STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS

FOR THE YEAR ENDED SEPTEMBER 30, 2023

	Business-Type Activities Enterprise Funds			Governmental Activities
	Water and Sewer System	Schertz EMS	Total Enterprise	Internal Service Fund
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY OPERATING ACTIVITIES				
Operating income (loss)	$ 2,358,313	$ (446,269)	$ 1,912,044	$ -
Adjustments to reconcile operating income (loss) to net cash provided by operating activities:				
Depreciation	2,806,641	446,464	3,253,105	-
Change in investment in joint venture	(1,412,676)	-	(1,412,676)	-
Decrease (increase) in accounts receivable	(42,561)	(384,403)	(426,964)	-
Decrease (increase) in inventory	(27,534)	20,315	(7,219)	-
Decrease (increase) in accounts receivable	-	2,311	2,311	-
Decrease (increase) in inventory	(532,946)	(1,299,635)	(1,832,581)	-
Decrease (increase) in accounts receivable	7,949	11,273	19,222	-
Increase (decrease) in accounts payable	2,067,625	16,458	2,084,083	-
Increase (decrease) in accrued liabilities	16,329	-	16,329	-
Increase (decrease) in customer deposits	(23,458)	-	(23,458)	-
Increase (decrease) in unearned revenue	25,593	323	25,916	-
Increase (decrease) in compensated absences	16,673	117,184	133,857	-
Increase (decrease) in net pension liability	1,002,386	2,477,501	3,479,887	-
Increase (decrease) in deferred OPEB inflows	57,175	140,312	197,487	-
Increase (decrease) in deferred pension inflows	(346,045)	(776,139)	(1,122,184)	-
Increase (decrease) in total OPEB liability	(46,513)	(77,139)	(123,652)	-
Net cash provided by operating activities	$ 5,926,951	$ 248,556	$ 6,175,507	$ -
SCHEDULE OF NON-CASH CAPITAL ACTIVITIES				
Developer contributions of capital assets	12,982,270	-	12,982,270	-
Total non-cash capital activities	$ 12,982,270	$ -	$ 12,982,270	$ -

I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The City of Schertz is a municipal corporation governed by an elected mayor and seven-member council. The financial statements of the City have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The more significant of the City's accounting policies are described below:

A. Reporting Entity

Component Units - As required by generally accepted accounting principles, these financial statements present the government and its component units, entities for which the government is considered to be financially accountable. Blended component units, although legally separate entities, are, in substance, part of the government's operations; thus, data from these units are be combined with data of the primary government. Discretely presented component units, on the other hand, are reported in a separate column in the government-wide financial statements to emphasize it is legally separate from the government. The City reports the following component unit:

Schertz Economic Development Corporation - The Corporation was organized for the purpose of promoting economic development in order to eliminate unemployment and underemployment and to promote and encourage employment and public welfare of, for, and on behalf of the City. The board of directors consists of seven (7) members appointed by the city council. The City is financially accountable for the Corporation because the city council approves the Corporation's budget and appoints all board members. For financial reporting purposes, the SEDC is reported as a blended component unit due to the City having operational responsibility for the component unit, and that any debt issued by SEDC would be expected to be paid using City resources. Thus, SEDC is presented as a special revenue fund within the City's financial statements. Complete financial statements for the Schertz Economic Development Corporation may be obtained from City Hall.

Joint Ventures - A joint venture is a legally separate entity that results from a contractual arrangement and that is owned, operated, or governed by two or more participating governments. The following entities meet the criteria as joint ventures. Separate financial statements for these entities may be obtained at City Hall.

Schertz/Seguin Local Government Corporation - is a public, nonprofit corporation organized to aid, assist, and act on behalf of the cities of Schertz and Seguin in acquiring, constructing, maintaining, and operating a water utility system. The participating governments have an ongoing financial responsibility to fund the operation of the corporation through either purchase of services or by subsidizing the operations.

Cibolo Valley Local Government Corporation - is a public, nonprofit corporation organized July 28, 2011 to aid, assist, and act on behalf of the cities of Cibolo, Converse and Schertz in acquiring, constructing, maintaining, and operating a water utility system. The participating governments have an ongoing financial responsibility to fund the operation of the corporation through either purchase of services or by subsidizing the operations.

B. Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the activities of the primary government and its component units. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges of customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Nonexchange revenues that are measurable but not available are recorded as unavailable revenue (a deferred inflow of resources). These revenues are generally property taxes and warrants outstanding. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Exchange revenues (payments for services) received in advance of the service being provided are recorded as unearned revenue.

The City reports the following major governmental funds:

The General Fund is the City's primary operating fund which accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The Capital Projects Fund accounts for the acquisition and construction of major capital facilities financed from bond proceeds, grants, and transfers from other funds.

The Debt Service Fund accounts for the resources accumulated and payments made for principal and interest on long-term general obligation debt of governmental funds.

The Economic Development Corporation collects sales taxes to support business development and expansion within the City.

The American Rescue Plan Act Fund records revenue and expenditures related to the City’s COVID-19 funding from the American Rescue Plan Act.

The City reports the following major enterprise funds:

The Water and Sewer System Fund accounts for the water and sewer services provided to the citizens through user charges.

The EMS Fund accounts for the emergency medical services provided to the citizens of the City and other participating governments through user charges.

Additionally, the City reports the following fund types:

The Internal Service Fund accounts for the City’s group medical insurance program.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this are charges between the City's general government function and various other functions of the City. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Amounts reported as program revenues include 1) charges to customers or applications for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions. General revenues include all taxes and investment earnings.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the water and sewer enterprise fund and the EMS enterprise fund are charges to customers for sales and services. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

When both restricted and unrestricted resources are available for use, it is the City's policy to use restricted resources first, then unrestricted resources as they are needed.

D. Cash and Cash Equivalents

The City's cash and cash equivalents are considered to be cash on hand and demand deposits. Cash is reported as restricted when it has restrictions on its use narrower than the purpose of the fund in which it is reported. This can result in differences in presentation between fund statements and government-wide statements.

For purposes of the statement of cash flows, the City considers cash and other investments with maturities of three months or less from the date of purchase to be cash and cash equivalents.

E. Investments

The City is authorized to invest in (1) obligations of the United States or its agencies and instrumentalities; (2) direct obligations of the State of Texas or its agencies; (3) other obligations, the principal of and interest on which are unconditionally guaranteed or insured by the State of Texas of the United States; (4) obligations of states, agencies, counties, cities, and other political subdivisions of any state having been rated of not less than "AA" or its equivalent; (5) certificates of deposit issued by state and national banks domiciled in Texas that are guaranteed or insured by the Federal Deposit Insurance Corporation (FDIC) or its successor, or secured by obligations mentioned above; and (6) fully collateralized direct repurchase agreements having a defined termination date. In addition, the City is authorized to invest in local government investment pools. The investment pools operate in accordance with appropriate state laws and regulations and have regulatory oversight from the Texas Public Funds Investment Act Sec. 2256.0016.

Investments for the City are reported at fair value, except for the position in investment pools, which are reported at net asset value per share (which approximates fair value) even though it is calculated using the amortized cost method.

The City categorized its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The fair value hierarchy, which has three levels, is based on the valuation inputs used to measure an asset’s fair value: Level 1 inputs are quotes prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

F. Receivables and Payables

Activities between the funds that are representative of inter-fund loans outstanding at the end of the fiscal year are referred to as due to/from other funds. Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances".

Accounts receivables are reported net of allowances for uncollectible accounts. The allowance account represents management's estimate of uncollectible accounts based upon experience and historical trends.

Property taxes for the City are levied each October 1 on the taxable value as of the preceding January 1, the date a lien attaches, for all taxable real and personal property located in the City. Taxes are due by January 31 following the October 1 assessment date and become delinquent on February 1, at which time they begin accruing penalty and interest. The enforceable legal claim date for property taxes is the assessment date; therefore, the City did not record a receivable for accrual of future taxes at year end. Accordingly, no current taxes receivable are reported. Delinquent taxes have been reported in the financial statements net of the allowance for uncollectible taxes. Tax revenues are recognized as they become available. Accordingly, an amount equal to taxes not yet available has been reported as unavailable revenue (a deferred inflow of resources) at the government fund level.

G. Inventories

All inventories are valued at cost using the first-in/first-out (FIFO) method. Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

H. Restricted Assets

Certain proceeds from bonds, resources set aside for their repayment, and other restrictive agreements are classified as restricted assets on the balance sheet because their use is limited by applicable bond covenants and/or contractual arrangements.

I. Capital Assets

Capital assets, which include land, buildings and improvements, machinery, equipment, vehicles, and infrastructure assets (i.e., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the City as assets with an initial, individual cost of more than $5,000 and an estimated useful life in excess of one year. When capital assets are purchased, they are capitalized and depreciated in the government-wide financial statements and the proprietary fund statements. Capital assets are recorded as expenditures of the current period in the governmental fund financial statements.

Capital assets are valued at cost where historical records are available and at an estimated cost where no records exist. Donated capital assets, donated works of art and similar items received as part of a service concession arrangement are reported at acquisition value, rather than fair value.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Improvements to capital assets that materially extend the life of the asset or add to the value are capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Capital assets are depreciated over their useful lives on a straight-line basis as follows:

Assets	Use Lives (Years)
Buildings and improvements	10 - 50
Machinery, equipment, and vehicles	2 - 20
Infrastructure	15 - 30

J. Deferred Inflows/Outflows of Resources

In addition to assets, the statement of financial position and/or balance sheet will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The City has the following items that qualify for reporting in this category.

- Deferred charges on refunding – A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

- Pension and OPEB contributions after measurement date – These contributions are deferred and recognized in the following fiscal year.

- Difference in expected and actual pension and OPEB experience - This difference is deferred and recognized over the estimated average remaining lives of all members determined as of the measurement date.

- Changes in actuarial assumptions and other inputs – This difference is deferred and recognized over the estimated average remaining lives of all members determined as of the measurement date.

In addition to liabilities, the statement of financial position and/or balance sheet will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has the following types of items that qualify for reporting in this category.

- Unavailable revenue is reported only in the governmental funds balance sheet. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available.

- Difference in projected and actual earnings on pension assets – This difference is deferred and amortized over a closed five-year period.

- Difference in expected and actual pension and OPEB experience - This difference is deferred and recognized over the estimated average remaining lives of all members determined as of the measurement date.

- Changes in actuarial assumptions and other inputs – This difference is deferred and recognized over the estimated average remaining lives of all members determined as of the measurement date.

K. Compensated Absences

It is the City's policy to permit employees to accumulate earned but unused vacation and compensatory time benefits. There is no liability for unpaid accumulated sick leave since the City does not have a policy to pay any amounts when employees separate from service with the City. All vacation and compensatory time pay is accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in governmental funds only if they have matured, for example, as a result of employee resignations and retirements. The general fund, water and sewer fund and the EMS fund are used to liquidate compensated absences.

L. Pensions

The net pension liability, deferred inflows, and outflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Texas Municipal Retirement System (TMRS), and additions to and deductions from TMRS's fiduciary net position have been determined on the same basis as they are reported by TMRS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

M. Other Post-Employment Benefits (OPEB)

Supplemental Death Benefits Fund. For purposes of measuring the total Texas Municipal Retirement System Supplemental Death Benefit Fund (TMRS SDBF) OPEB liability, related deferred outflows and inflows of resources, and expense, City specific information about its total TMRS SDBF liability and additions to/deductions from the City's total TMRS SDBF liability have been determined on the same basis as they are reported by TMRS. The TMRS SDBF expense and deferred (inflows)/outflows of resources related to TMRS SDBF, primarily result from changes in the components of the total TMRS SDBF liability. Most changes in the total TMRS SDBF liability will be included in TMRS SDBF expense in the period of the change. For example, changes in the total TMRS SDBF liability resulting from current-period service cost, interest on the TOL, and changes of benefit terms are required to be included in TMRS SDBF expense immediately. Changes in the total TMRS SDBF liability that have not been included in TMRS SDBF expense are required to be reported as deferred outflows of resources or deferred inflows of resources related to TMRS SDBF.

Retiree Health Insurance. For purposes of measuring the total OPEB liability, OPEB related deferred outflows and inflows of resources, and OPEB expense, benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Contributions are not required but are measured as payments by the City for benefits due and payable that are not reimbursed by plan assets. Information regarding the City's total OPEB liability is obtained from a report prepared by a consulting actuary, Gabriel Roeder Smith & Company.

N. Long-Term Obligations

In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums, discounts, and losses on defeasance are amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of the applicable bond premium or discount. Losses on defeasance are reported as deferred outflows of resources. Bond issuance costs are expensed as incurred.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

O. Fund Balance

Fund balances in governmental funds are classified as follows:

Nonspendable - Represents amounts that cannot be spent because they are either not in spendable form (such as inventory or prepaid items) or legally required to remain intact.

Restricted - Represents amounts that are constrained by external parties, constitutional provisions or enabling legislation.

Committed - Represents amounts that can only be used for a specific purpose because of a formal action by the government's highest level of decision-making authority: an ordinance adopted by City Council prior to the end of the fiscal year. Once adopted, the limitation imposed by the ordinance remains in place until a similar action is taken (the adoption of another ordinance) to remove or revise the limitation.

Assigned - Represents amounts which the City intends to use for a specific purpose but do not meet the criteria of restricted or committed. The City Council may make assignments through formal documentation in the minutes. The City Council authorized (by way of policy) the City Manager to also make assignments. The City Manager's assignments do not require formal action; however, the City Manager has not assigned any funds at this time.

Unassigned - Represents the residual balance that may be spent on any other purpose of the City. Only the General Fund reports positive unassigned fund balances; if another fund were to have unassigned fund balance, it would be in the event of a deficit.

When an expenditure is incurred for a purpose in which multiple classifications are available, the City considers restricted balances spent first, committed second, and assigned third.

P. Net Position

Net position represents the difference between assets plus deferred outflows of resources less liabilities and deferred inflows of resources. Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used for the acquisition, construction or improvements of those assets, and adding back unspent proceeds. Net position is reported as restricted when there are limitations imposed by creditors, grantors, or laws or regulations of other governments.

Q. Estimates

The preparation of financial statements, in conformity with generally accepted accounting principles, requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures of contingent liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Actual amounts could differ from those estimates.

R. Deficit Equity

At September 30, 2023, the City has a deficit unassigned fund balance of $644,974 in the Grant Fund. This deficit is due to timing differences between expenditures and reimbursements of grant funds.

S. Budgetary Information

Annual budgets are adopted on a basis consistent with generally accepted accounting principles for all governmental funds except the American rescue plan act fund, library advisory board fund, grant special revenue fund, police department forfeiture special revenue fund and the capital projects fund, which adopts project-length budgets.

II. DETAILED NOTES ON ALL FUNDS AND ACTIVITIES

A. Cash, Cash Equivalents and Investments

As of September 30, 2023, the City had the following cash, cash equivalents and investments:

	Reported Value	Weighted Average Maturity (days)
Investment type:		
LOGIC	$ 45,184,902	39
Lone Star Investment Pool	28,596,255	21
Texas CLASS	43,105,965	23
Certificates of Deposit	3,436,837	79
U.S. Agency Securities	2,402,680	487
Subtotal	122,726,639	
Plus: depository and petty cash	4,113,315	
Total cash and investments	$ 126,839,954	

LOGIC, Lone Star Investment Pool and Texas CLASS are recorded as cash equivalents in the financial statements. All of the pools have redemption notice periods of one day and may redeem daily. The investment pools' authorities may only impose restrictions on redemptions in the event of a general suspension of trading on major securities markets, general banking moratorium or national state of emergency that affects the pools' liquidity.

Interest Rate Risk. As a means of limiting its exposure to fair value losses arising from rising interest rates, the City's investment policy limits the City's investment portfolio to highly liquid investments to meet unanticipated cash requirements, and/or to redeploy cash into other investments expected to outperform current holdings.

Credit Risk. State law limits investments in certificates of deposit to guaranteed or insured by the Federal Deposit Insurance Corporation, or its successor or the National Credit Union Share Insurance Fund, or its successor and investment pools continuously rated no lower than AAA or an equivalent rating by at least one nationally recognized rating service. The City's investment policy does not further limit its investment choices. As of September 30, 2023, the City's investments in the pooled investment funds were rated AAAm by Standard & Poor's. The City has also invested in debt securities provided by the Federal Home Loan Bank, Federal National Mortgage Association, Federal Home Loan Mortgage Corporation, Federal Farm Credit Banks, and U.S Treasury Notes. As of September 30, 2023, the City's investments in debt securities were rated BBB+ by Standard & Poor's.

Custodial Credit Risk - Deposits. In the case of deposits, this is the risk that in the event of a bank failure, the government's deposits may not be returned. As of September 30, 2023, the City's cash and cash equivalents (including certificates of deposit, and component unit holdings) were fully collateralized by the City's depository by a combination of pledged collateral and FDIC insurance. All collateral is held in the City's name.

Custodial Credit Risk - Investments. For an investment, this is the risk that, in the event of the failure of the counterparty, the government will not be able to recover the value of its investment or collateral securities that are in the possession of an outside party. All of the government securities owned by the City are held by its agent in the City's name.

Restricted Cash - Cash is restricted in the Proprietary fund for construction projects, impact fees and customer deposits.

B. Property Taxes

Taxes are levied on and payable as of October 1. The City has contracted with the Guadalupe County Tax Assessor-Collector to collect taxes on its behalf. Current taxes become delinquent February 1. Current year delinquent taxes not paid by July 1 are turned over to attorneys for collection action.

The City is permitted by the Constitution of the State of Texas to levy taxes up to $2.50 per $100 of taxable assessed valuation for all governmental purposes. Pursuant to a decision of the Attorney General of the State of Texas, up to $1.50 per $100 of assessed valuation may be used for the payment of long-term debt. The combined tax rate to finance general governmental services, including the payment of principal and interest on long-term debt for the year ended September 30, 2023, was $0.4950 per $100 of assessed value.

However, the City may not adopt a tax rate that exceeds the tax rate calculated in accordance with the Texas Property Tax Code without holding a public hearing. The Property Tax Code subjects an increase in the effective tax rate to a referendum election, if petitioned by registered voters, when the effective tax rate increase is more than 3.5% of the previous year's effective tax rate.

Property taxes are recorded as receivables and unearned revenues at the time the taxes are assessed. In governmental funds, revenues are recognized as the related ad valorem taxes are collected. Additional amounts estimated to be collectible in the time to be a resource for payment of obligations incurred during the fiscal year and therefore susceptible to accrual in accordance with generally accepted accounting principles have been recognized as revenue. In the government-wide financial statements, the entire levy is recognized as revenue, net of estimated uncollectible amounts (if any), at the levy date.

C. Receivables

Receivables as September 30, 2023 for the government's individual major funds and nonmajor funds in the aggregate, including the applicable allowances for uncollectible accounts, are as follows:

	Governmental Activities				Business-type Activities	
	General Fund	Economic Development	Debt Service	Nonmajor Funds	Water and Sewer Fund	Schertz EMS
Receivables:						
Property taxes	$ 360,851	$ -	$ 174,915	$ -	$ -	$ -
Sales tax	2,366,106	1,183,053	-	-	-	-
Occupancy taxes	-	-	-	75,340	-	-
Franchise taxes	622,754	-	-	-	-	-
Customers	-	-	-	-	3,610,656	11,773,966
Court fines	4,193,913	-	-	-	-	-
Other	165,240	7,949	-	-	-	-
Gross receivables	7,708,864	1,191,002	174,915	75,340	3,610,656	11,773,966
Less: allowance for uncollectible accounts	(2,515,685)	-	(10,495)	-	(86,223)	(7,580,570)
Net receivables	$ 5,193,179	$ 1,191,002	$ 164,420	$ 75,340	$ 3,524,433	$ 4,193,396

D. Deferred Inflows and Outflows of Resources

Governmental funds report unavailable revenue in connection with receivables for revenue that is not considered to be available to liquidate liabilities of the current period. At the end of the current fiscal year, the various components of unavailable revenue and unavailable revenue reported in the governmental funds were as follows:

	Unavailable
General Fund	
Delinquent property taxes receivable	$ 376,210
Court fines	1,706,924
Total General Fund	2,083,134
Debt Service Fund	
Delinquent property taxes receivable	209,812
Total Debt Service Fund	209,812
Total Governmental Funds	$ 2,292,946

Additionally, the proprietary funds and governmental activities statements of net position report various deferred outflows and inflows of resources, primarily due to pensions and OPEB, that are summarized by column. The following table presents the disaggregated amounts.

		Business-type Activities		
	Governmental Activities	Water/ Sewer	EMS	Totals
Deferred outflows:				
Charge on refunding	$ 449,467	$ 6,363	$ -	$ 455,830
Related to pensions	8,435,064	837,427	1,983,264	11,255,755
Related to OPEB - SDBF	173,543	17,230	40,803	231,576
Related to OPEB - Retiree Health Plan	370,094	36,743	87,018	493,855
Total deferred outflow	$ 9,428,168	$ 897,763	$ 2,111,085	$ 12,437,016
Deferred inflows:				
Service concession arrangement	$ 289,030	$ -	$ -	289,030
Related to pensions	66,463	6,599	15,627	88,689
Related to OPEB - SDBF	347,248	34,475	81,645	463,368
Related to OPEB - Retiree Health plan	632,095	62,754	148,619	843,468
Total deferred inflow	$ 1,334,836	$ 103,828	$ 245,891	$ 1,684,555

E. Interfund Balances and Transfers

The composition of interfund balances as of September 30, 2023, is as follows:

Due From	Due To	Amount	Purpose
Nonmajor Governmental	General	$ 644,353	Short-term pool cash loan

The following schedule briefly summarizes the City's transfer activity for the year ending September 30, 2023:

Transfer From	Transfer To	Amount	Purpose
General	Nonmajor governmental	$ 18,957	Suplement funds sources
General	Capital Projects	850,204	Funding for various capital projects
Capital Projects	Debt Service	3	Suplement funds sources
General	Capital Projects	85	Suplement funds sources
Water and Sewer System	Capital Projects	591	Suplement funds sources

F. Capital Assets

Capital asset activity for the year ended September 30, 2023 was as follows:

	Beginning Balance	Additions	Reclassifications/ Retirements	Ending Balance
Governmental activities:				
Capital assets not being depreciated:				
Land	$ 8,883,427	$ 6,330,834	$ -	$ 15,214,261
Construction in progress	27,684,430	19,536,469	(25,031,138)	22,189,761
Total capital assets not being depreciated	36,567,857	25,867,303	(25,031,138)	37,404,022
Capital assets being depreciated:				
Buildings and improvements	52,701,579	764,218	(45,000)	53,420,797
Machinery, equipment, and vehicles	15,472,681	1,133,948	(329,604)	16,277,025
Street and infrastructure	136,194,073	39,703,062	(423,829)	175,473,306
Total assets being depreciated	204,368,333	41,601,228	(798,433)	245,171,128
Less accumulated depreciation for:				
Buildings and improvements	(20,061,052)	(1,688,963)	-	(21,750,015)
Machinery, equipment, and vehicles	(9,287,505)	(1,268,419)	-	(10,555,924)
Street and infrastructure	(51,615,186)	(4,385,122)	-	(56,000,308)
Total accumulated depreciation	(80,963,743)	(7,342,504)	-	(88,306,247)
Total capital assets being depreciated, net	123,404,590	34,258,724	(798,433)	156,864,881
Governmental activities capital assets, net	$ 159,972,447	$ 60,126,027	$ (25,829,571)	$ 194,268,903

	Beginning Balance	Additions	Reclassifications/ Retirements	Ending Balance
Business-type activities:				
Capital assets, not being depreciated:				
Land	$ 2,415,017	$ 85	$ -	$ 2,415,102
Water rights	70,245	-	-	70,245
Construction in progress	21,661,576	17,775,847	(10,288,376)	29,149,047
Total capital assets, not being depreciated	24,146,838	17,775,932	(10,288,376)	31,634,394
Capital assets being depreciated:				
Buildings and improvements	3,703,626	21,526	-	3,725,152
Machinery, equipment, and vehicles	6,823,569	892,452	(376,342)	7,339,679
Infrastructure	115,715,584	21,985,385	-	137,700,969
Total assets being depreciated	126,242,779	22,899,363	(376,342)	148,765,800
Less accumulated depreciation for:				
Buildings and improvements	(1,279,892)	(157,670)	-	(1,437,562)
Machinery, equipment, and vehicles	(5,990,529)	(728,555)	315,511	(6,403,573)
Infrastructure	(34,246,974)	(2,350,177)	-	(36,597,151)
Total accumulated depreciation	(41,517,395)	(3,236,402)	315,511	(44,438,286)
Total capital assets being depreciated, net	84,725,384	19,662,961	(60,831)	104,327,514
Business-type activities capital assets, net	$ 108,872,222	$ 37,438,893	$ (10,349,207)	$ 135,961,908

Depreciation expense was charged to functions/programs of the primary government as follows:

Governmental activities:	
General government	$ 767,874
Public safety	1,183,347
Public environment	4,367,641
Parks and recreation	969,608
Cultural	46,324
Administration	7,710
Total	$ 7,342,504
Business-type activities:	
Water and sewer system	$ 2,792,230
EMS	444,172
Total	$ 3,236,402
Total Depreciation	$ 10,578,906

G. Long-Term Debt

The City issues a variety of long-term debt instruments in order to acquire and/or construct major capital facilities and equipment for governmental activities. These instruments include general obligation bonds, certificates of obligation, and tax notes. These debt obligations are secured primarily by future property tax revenues. In some cases, these bonds are also secured by a pledge of net revenues from the utility system, emergency medical services and economic development sales taxes. However, the amount of the formal pledge is generally limited to $1,000. Proprietary operating revenues for the year exceeded $50.4 million and sales tax revenue was $18.5 million.

Additionally, certain obligations that were marketed as private placements have been separately identified; however, the terms of these obligations are not significantly different than other obligations and do not have substantive acceleration clauses. Should the City default on these bonds, any registered owner of the obligations is entitled to seek a writ of mandamus from a court of proper jurisdiction requiring the City to make payment.

Changes in long-term debt for the year ending September 30, 2023 are as follows:

	Beginning Balance	Issued	Refunded/ Retired	Ending Balance	Amount Due Within One Year
Governmental activities:					
General Obligation Bonds	$ 49,375,000	$ -	$ (3,330,000)	$ 46,045,000	$ 3,415,000
Certificates of Obligation	26,135,000	-	(1,570,000)	24,565,000	1,455,000
General Obligation Bonds-Private Placement	5,695,000	-	(950,000)	4,745,000	980,000
Premium from Debt	5,501,635	-	(368,577)	5,133,058	-
Financing Arrangement	109,228	-	(27,307)	81,921	27,307
Compensated Absences	1,200,065	539,879	(480,026)	1,259,918	251,984
Total governmental	$ 88,015,928	$ 539,879	$ (6,725,910)	$ 81,829,897	$ 6,129,291
Business-type activities:					
General Obligation Bonds	$ 3,630,000	$ -	$ (535,000)	$ 3,095,000	$ 560,000
Certificates of Obligation	22,845,000	-	(840,000)	22,005,000	855,000
General Obligation Bonds-Private Placement	635,000	-	(205,000)	430,000	215,000
Unamortized Premium	2,217,980	-	(131,680)	2,086,300	-
Financing Arrangement	327,685	-	(81,921)	245,764	81,921
Compensated Absences	364,852	279,798	(145,941)	498,709	99,743
Total business-type	$ 30,020,517	$ 279,798	$ (1,939,542)	$ 28,360,773	$ 1,811,664

Prior Year Refunding of Debt

The City defeased certain outstanding bonds by placing proceeds of new bonds in irrevocable trusts to provide for all future debt service payments. Accordingly, the respective trust accounts and liability for the defeased bonds are not included in the City's financial statements. As of September 30, 2023, the City does not have bonds considered defeased and outstanding.

A summary of the terms of long-term debt outstanding at September 30, 2023, is as follows:

	Issue Amount	Maturity	Rate	Balance
Governmental Activities				
General Obligation Bonds				
2014 Series, Refunding	8,450,000	2030	2.0% - 4.0%	6,275,000
2015 Series, Refunding	4,185,000	2031	2.0% - 3.25%	1,140,000
2016 Series	5,880,000	2036	2.0% - 4.0%	4,095,000
2017 Series	3,935,000	2037	2.0% - 4.0%	3,000,000
2018 Series, Refunding	5,830,000	2033	3.125% - 5%	4,235,000
2020 Series, Refunding	7,555,000	2036	1.5% - 4%	5,660,000
2021 Series, Refunding	4,070,000	2033	2% - 4%	3,720,000
2022 Series	18,535,000	2042	4% - 5%	17,920,000
Private Placement obligations				
2007 Series GO	6,000,000	2027	4.07%	1,570,000
2018 Series GO Refunding	6,035,000	2028	2.12%	3,175,000
Certificates of Obligation				
2016 Series A	2,375,000	2036	2.0% - 4.0%	1,095,000
2016 Series B	1,475,000	2036	3.0% - 3.75%	1,065,000
2017 Series	4,935,000	2037	3.0% - 3.75%	3,205,000
2018 Series	4,845,000	2038	3.0% - 5.0%	3,675,000
2019 Series	4,015,000	2039	2.5% - 5%	2,970,000
2022 Series	4,740,000	2042	2% - 5%	4,565,000
2022 Series A	8,265,000	2042	4% - 5%	7,990,000
Total Governmental Long-Term Obligations				$ 75,355,000

	Issue Amount	Maturity	Rate	Balance
Business-type Activities				
General Obligation Bonds				
2018 Series, Refunding	2,740,000	2026	3.125% - 5%	$ 1,295,000
2021 Series, Refunding	1,945,000	2033	2% - 3%	1,800,000
Certificates of Obligation				
2018 Series	5,595,000	2028	3.0% - 5.0%	4,620,000
2019 Series	3,480,000	2039	2.5% - 5%	2,960,000
2022 Series	4,650,000	2042	2% - 5%	4,500,000
2022 Series A	10,265,000	2042	1.5% - 5%	9,925,000
Private Placement obligations				
2013 Series GO Refunding	2,130,000	2025	2.58%	430,000
Total Business-Type Long-Term Obligations				$ 25,530,000

Annual future debt service requirements of bonded debt as of September 30, 2023, are as follows:

Governmental activities:

Year Ended September 30,	General Obligation Bonds			Certificates of Obligation		
	Principal	Interest	Total	Principal	Interest	Total
2024	$ 3,415,000	$ 1,651,112	$ 5,066,112	$ 1,455,000	$ 899,619	$ 2,354,619
2025	2,845,000	1,523,238	4,368,238	1,375,000	838,219	2,213,219
2026	2,970,000	1,404,163	4,374,163	1,310,000	780,719	2,090,719
2027	3,090,000	1,280,663	4,370,663	1,195,000	727,356	1,922,356
2028	3,510,000	1,150,263	4,660,263	1,235,000	675,456	1,910,456
2029-2033	16,460,000	3,846,984	20,306,984	7,015,000	2,569,272	9,584,272
2034-2038	8,655,000	1,717,388	10,372,388	7,600,000	1,199,806	8,799,806
2039-2042	5,100,000	418,000	5,518,000	3,380,000	233,088	3,613,088
Total	$ 46,045,000	$ 12,991,810	$ 59,036,810	$ 24,565,000	$ 7,923,535	$ 32,488,535

Year Ended September 30,	Private Placement Debt		
	General Obligation Bonds		
	Principal	Interest	Total
2024	$ 980,000	$ 117,214	$ 1,097,214
2025	1,010,000	88,758	1,098,758
2026	1,035,000	59,428	1,094,428
2027	1,060,000	29,274	1,089,274
2028	660,000	6,996	666,996
Total	$ 4,745,000	$ 301,670	$ 5,046,670

Business-type activities:

Year Ended September 30,	General Obligation Bonds			Certificates of Obligation		
	Principal	Interest	Total	Principal	Interest	Total
2024	$ 560,000	$ 106,150	$ 666,150	$ 855,000	$ 846,313	$ 1,701,313
2025	595,000	78,825	673,825	890,000	803,813	1,693,813
2026	615,000	50,200	665,200	945,000	759,138	1,704,138
2027	175,000	32,150	207,150	985,000	712,263	1,697,263
2028	180,000	25,950	205,950	1,035,000	664,463	1,699,463
2029-2033	970,000	51,875	1,021,875	5,915,000	2,574,931	8,489,931
2034-2038	-	-	-	7,160,000	1,327,738	8,487,738
2039-2042	-	-	-	4,220,000	286,269	4,506,269
Total	$ 3,095,000	$ 345,150	$ 3,440,150	$ 22,005,000	$ 7,974,926	$ 29,979,926

Year Ended September 30,	Private Placement Debt		
	General Obligation Bonds		
	Principal	Interest	Total
2024	$ 215,000	$ 8,321	$ 223,321
2025	215,000	2,774	217,774
Total	$ 430,000	$ 11,095	$ 441,095

Financing Arrangements

The City enters into various agreements to finance machinery and equipment; they are classified as financing arrangements due to the title of the financed assets transferring to the City. Therefore, capital assets and a related financing arrangement obligation have been recorded at the present value of the future minimum payments at the inception date. This private placement debt is secured by the purchased equipment.

Future minimum payments on the financing arrangements are as follows:

Year Ended	Governmental Activities			Business-type Activities		
September 30,	Principal	Interest	Total	Principal	Interest	Total
2024	$ 27,307	$ 819	$ 28,126	$ 81,921	$ 2,458	$ 84,379
2025	27,307	819	28,126	81,921	2,458	84,379
2026	27,307	819	28,126	81,922	2,458	84,380
Total	$ 81,921	$ 2,457	$ 84,378	$ 245,764	$ 7,374	$ 253,138

H. Net Pension and Total OPEB Liabilities and Expenses

Amounts are aggregated into a single net pension liability and total OPEB liability, and expenses for certain columns. Below is the detail of net pension liability and total OPEB liability and expenses for governmental and business-type activities.

	Governmental Activities	Business-type Activities Water/ Sewer	Business-type Activities EMS	Totals
Net pension liability	$ 18,574,745	$ 1,844,090	$ 4,367,320	$ 24,786,155
Total OPEB liability:				
Due within one year:				
TMRS SDBF	$ 11,458	$ 1,138	$ 2,694	$ 15,290
Retiree health plan	48,253	4,790	11,345	64,388
Total due within one year	59,711	5,928	14,039	79,678
Due in more than one year:				
TMRS SDBF	561,041	55,699	131,913	748,653
Retiree health plan	1,634,719	162,295	384,357	2,181,371
Total due in more than one year	2,195,760	217,994	516,270	2,930,024
Total OPEB liability	$ 2,255,471	$ 223,922	$ 530,309	$ 3,009,702

	Governmental Activities	Business-type Activities Water/ Sewer	Business-type Activities EMS	Totals
Pension expense	$ 970,449	$ 123,395	$ 401,727	$ 1,495,571
OPEB expense:				
TMRS SDBF	23,471	4,551	19,120	47,142
Retiree Health Plan	86,802	14,060	55,326	156,188
Total OPEB expense	$ 110,273	$ 18,611	$ 74,446	$ 203,330

III. OTHER INFORMATION

A. Retirement Plan

Plan Description. The City of Schertz participates as one of 901 plans in the nontraditional, joint contributory, hybrid defined benefit pension plan administered by the Texas Municipal Retirement System (TMRS). TMRS is an agency created by the state of Texas and administered in accordance with the TMRS Act, Subtitle G, Title 8, Texas Government Code (the TMRS Act) as an agent multiple-employer retirement system for municipal employees in the State of Texas. The TMRS Act places the general administration and management of the system with a six-member Board of Trustees. Although the Governor, with the advice and consent of the Senate, appoints the Board, TMRS is not fiscally dependent on the State of Texas. TMRS's defined benefit pension plan is a tax-qualified plan under Section 401(a) of the Internal Service Code. TMRS issues a publicly available annual comprehensive financial report (ACFR) that can be obtained at www.tmrs.com.

All eligible employees of the City are required to participate in TMRS.

Benefits Provided. TMRS provides retirement, disability, and death benefits. Benefit provisions are adopted by the governing body of the City, within the options available in the state statutes governing TMRS.
At retirement, the benefit is calculated as if the sum of the employee's contributions, with interest, and the City-financed monetary credits with interest were used to purchase an annuity. Members may choose to receive their retirement benefit in one of seven payment options. Members may also choose to receive a portion of their benefit as a Partial Lump Sum Distribution in an amount equal to 12, 24, or 36 monthly payments, which cannot exceed 75% of the member's deposits and interest.

The City grants monetary credits for service rendered of a theoretical amount equal to two times what would have been contributed by the employee, with interest. Monetary credits, also known as the matching ratio, are 200% of the employee's accumulated contributions and are only payable in the form of an annuity.
Beginning in 2008, the City granted an annually repeating (automatic) basis monetary credit referred to as an updated service credit (USC) which is a theoretical amount that takes into account salary increases or plan improvements. If at any time during their career an employee earns a USC, this amount remains in their account earning interest at 5% until retirement. At retirement, the benefit is calculated as if the sum of the employee's accumulated contributions with interest and the employer match plus employer-financed monetary credits, such as USC, with interest were used to purchase an annuity. Additionally, initiated in 2008, the City provided on an annually repeating (automatic) basis cost of living adjustments (COLA) for retirees equal to a percentage of the change in the consumer price index (CPI).

At the December 31, 2022 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	145
Inactive employees entitled to but not yet receiving benefits	294
Active employees	379
Total	818

Contributions. The contribution rates for employees in TMRS are either 5%, 6%, or 7% of employee gross earnings, and the City matching percentages are either 100%, 150%, or 200%, both as adopted by the governing body of the City. Under the state law governing TMRS, the contribution rate for each city is determined annually by the actuary, using the Entry Age Normal (EAN) actuarial cost method. The actuarially determined rate is the estimated amount necessary to finance the cost of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability.

Employees for the City were required to contribute 7% of their annual gross earnings during the fiscal year. The contribution rates for the City were 16.36% and 16.40% in calendar years 2022 and 2023, respectively. The City's contributions to TMRS for the year ended September 30, 2023 were $4,349,322 and were equal to the required contributions.

Net Pension Liability. The City's Net Pension Liability (NPL) was measured as of December 31, 2022, and the Total Pension Liability (TPL) used to calculate the Net Pension Liability was determined by an actuarial valuation as of that date. The net pension liability is typically liquidated through the General Fund and Enterprise Funds.

Actuarial Assumptions

The Total Pension Liability in the December 31, 2022, actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.50% per year
Overall payroll growth	2.75% per year
Investment rate of return	6.75% net of pension plan investment expense, including inflation

Salary increases are based on a service-related table. Mortality rates for active members are based on the PUB(10) mortality tables with the Public Safety table used for males and the General Employee table used for females. Mortality rates for healthy retirees and beneficiaries are based on the Gender-distinct 2019 Municipal Retirees of Texas mortality tables. The rates for actives, healthy retirees and beneficiaries are projected on a fully generational basis by Scale UMP to account for future mortality improvements. For disabled annuitants, the same mortality tables for healthy retirees is used with a 4-year set-forward for males and a 3-year set-forward for females. In addition, a 3.5% and 3.0% minimum mortality rate will be applied to reflect the impairment for younger members who become disabled for males and females. The rates are projected on a fully generational basis by Scale UMP to account for future mortality improvements subject to the floor.

The actuarial assumptions were developed primarily from the actuarial investigation of the experience of TMRS over the four-year period from December 31, 2014, to December 31, 2018. They were adopted in 2019 and first used in the December 31, 2019, actuarial valuation. The post-retirement mortality assumption for healthy annuitants and Annuity Purchase Rate (APRs) are based on the Mortality Experience Investigation Study covering 2009 through 2011 and dated December 31, 2013. In conjunction with these changes first used in the December 31, 2013, valuation, the System adopted the Entry Age Normal actuarial cost method and a one-time change to the amortization policy. Plan assets are managed on a total return basis with an emphasis on both capital appreciation as well as the production of income, in order to satisfy the short-term and long-term funding needs of TMRS.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighing the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. In determining their best estimate of a recommended investment return assumption under the various alternative asset allocation portfolios, GRS focused on the area between (1) arithmetic mean (aggressive) without an adjustment for time (conservative) and (2) the geometric mean (conservative) with an adjustment for time (aggressive).

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return (Arithmetic)
Global Equity	35.00%	7.70%
Core fixed income	6.00%	4.90%
Non-core fixed income	20.00%	8.70%
Other Public and Private Mar	12.00%	8.10%
Real estate	12.00%	5.80%
Hedge Funds	5.00%	6.90%
Private Equity	10.00%	11.80%
Total	100.0%	

Discount Rate

The discount rate used to measure the Total Pension Liability was 6.75%. The projection of cash flows used to determine the discount rate assumed that employee and employer contributions will be made at the rates specified in statute. Based on that assumption, the pension plan's Fiduciary Net Position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the Total Pension Liability.

The below schedule presents the changes in the Net Pension Liability as of December 31, 2022:

	Increase (Decease)		
	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a)-(b)
Balance at 12/31/2021	$ 92,926,641	$ 81,459,290	$ 11,467,351
Changes for the year:			
Service cost	4,576,714	-	4,576,714
Interest	6,323,215	-	6,323,215
Difference between expected and actual experience	2,387,281	-	2,387,281
Change in assumptions	-	-	-
Contributions - employer	-	4,133,310	(4,133,310)
Contributions - employee	-	1,783,798	(1,783,798)
Net investment income	-	(5,958,648)	5,958,648
Benefit payments, including refunds of employee contributions	(3,075,473)	(3,075,473)	-
Administrative expense	-	(51,455)	51,455
Other changes	-	61,401	(61,401)
Net changes	10,211,737	(3,107,067)	13,318,804
Balance at 12/31/2022	$ 103,138,378	$ 78,352,223	$ 24,786,155

The following presents the net pension liability of the City, calculated using the discount rate of 6.75%, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1-percentage point lower (5.75%) or 1-percentage point higher (7.75%) than the current rate:

	1% Decrease in Discount Rate (5.75%)	Discount Rate (6.75%)	1% Increase in Discount Rate (7.75%)
Net pension liability	$ 41,973,780	$ 24,786,155	$ 10,942,330

Pension Expense and Deferred Outflows/Inflows of Resources Related to Pensions. For the year ended September 30, 2023, the City recognized pension expense of $5,793,266. Also, as of September 30, 2023, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	$ 2,516,875	$ 88,689
Changes in actuarial assumptions	60,695	-
Difference between projected and actual investment earnings	5,398,546	-
Contributions subsequent to the measurement date	3,279,639	-
Total	$ 11,255,755	$ 88,689

$3,279,639 reported as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability for the year ending September 30, 2024. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

For the Year Ended September 30,		
2024	$	1,119,319
2025		2,004,523
2026		2,132,376
2027		2,631,209

B. Other Post-Employment Benefits

The City participates in two defined-benefit other post-employment benefit (OPEB) plans: the Texas Municipal Retirement System Supplemental Death Benefits Fund (TMRS SDBF), and its own single-employer retiree health plan. Both are described in detail below.

The total OPEB liabilities of both plans are typically liquidated through the General Fund and Enterprise Funds.

TMRS Supplemental Death Benefits Fund

***Plan Description*.** The City voluntarily participates in a single-employer other postemployment benefit (OPEB) plan administered by TMRS. The Plan is a group-term life insurance plan known as the Supplemental Death Benefits Fund (SDBF). The Plan is established and administered in accordance with the TMRS Act identically to the City's pension plan. SDBF includes coverage for both active and retired members, and assets are commingled for the payment of such benefits. Therefore, the Plan does not qualify as an OPEB Trust in accordance with paragraph 4 of GASB Statement No. 75.

Benefits Provided. The SDBF provides group-term life insurance to City employees who are active members in TMRS, including or not including retirees. The City Council opted into this program via an ordinance, and may terminate coverage under, and discontinue participation in, the SDBF by adopting an ordinance before November 1 of any year to be effective the following January 1.

Payments from this fund are similar to group-term life insurance benefits, and are paid to the designated beneficiaries upon the receipt of an approved application for payment. The death benefit for active employees provides a lump-sum payment approximately equal to the employee's annual salary (calculated based on the employee's actual earnings for the 12-month period preceding the month of death). The death benefit for retirees is considered an other employment benefit and is a fixed amount of $7,500.

Membership in the plan at December 31, 2022, the valuation and measurement date, consisted of:

Inactive employees or beneficiaries currently receiving benefits	113
Inactive employees entitled to but not yet receiving benefits	78
Active employees	379
Total	570

Contributions. The City contributes to the SDBF at a contractually required rate as determined by an annual actuarial valuation, which was 0.22% for 2023 and 0.14% for 2022, of which 0.06% represented the retiree-only portion for each year, as a percentage of annual covered payroll. The rate is equal to the cost of providing one-year term life insurance. The funding policy for the SDBF program is to assure that adequate resources are available to meet all death benefit payments for the upcoming year; the intent is not to prefund retiree term life insurance during employees' entire careers. The City's contributions to the SDBF for the year ended September 30, 2023, were $15,299 representing contributions for both active and retiree coverage, which equaled the required contributions each year.

Total OPEB Liability. The Total OPEB Liability in the December 31, 2022 actuarial valuation was determined using the following actuarial assumptions and inputs:

Measurement year ended December 31,	2022
Inflation rate	2.50% per annum
Discount rate	4.05%
Actuarial cost method	Entry Age Normal Method
Projected salary increases	3.50% to 11.5% including inflation
Administrative expenses	All administrative expenses are paid through the Pension Trust and accounted for under reporting requirements under GASB Statement No. 68.
Mortality Rates - Service Retirees	2019 Municipal Retirees of Texas Mortality Tables. The rates are projeted on a fully generational bases with scale UMP.
Mortality Rates - Disabled Retirees	2019 Municipal Retirees of Texas Mortality Tables with a 4 year set forward for males and a 3 year set-forward for females. In addition, a 3.5% and 3% minimum mortality rate will be applied to reflect the impairment for younger members who become disabled for males and females, respectively. The rates are projected on a fully generational basis by scale UMP to account for future mortality improvements subject to the floor.

Changes in assumptions reflect the annual change in the municipal bond rate. The actuarial assumptions used in the December 31, 2022, valuation were based on the results of an actuarial experience study for the period December 31, 2014 to December 31, 2018.

Discount Rate. The SDBF program is treated as an unfunded OPEB plan because the SDBF trust covers both actives and retirees, and the assets are not segregated for these groups. As such, a single discount rate of 4.05% was used to measure the total OPEB liability. Because the plan is essentially a "pay-as-you-go" plan, the single discount rate is equal to the prevailing municipal bond rate. The source of the municipal bond rate was fixed-income municipal bonds with 20 years to maturity that include only federally tax-exempt municipal bonds as reported in Fidelity Index's "20-year Municipal GO AA Index" as of December 31, 2022.

Discount Rate Sensitivity Analysis. The following schedule shows the impact of the total OPEB liability if the discount rate used was 1% less than and 1% greater than the discount rate that was used (4.05%) in measuring the total OPEB liability.

	1% Decrease in Discount Rate (3.05%)	Discount Rate (4.05%)	1% Increase in Discount Rate (5.05%)
Total SDB OPEB Liability	$ 937,388	$ 763,943	$ 631,700

Changes in the Total OPEB Liability. Total City's Total OPEB Liability (TOL), based on the above actuarial factors, as of December 31, 2022, the measurement and actuarial valuation date, was calculated as follows:

	Total OPEB Liability
Balance at 12/31/2021	$ 1,153,668
Changes for the year:	
Service cost	73,900
Interest	21,768
Difference between expected and actual experience	(7,347)
Changes of assumptions or other inputs	(462,756)
Benefit payments, including refunds of employee contributions	(15,290)
Net changes	(389,725)
Balance at 12/31/2022	$ 763,943

Changes in assumptions and other inputs reflect a change in the discount rate from 1.84% to 4.05%.

OPEB Expense and Deferred Inflows and Outflows of Resources Related to OPEB. For the year ended September 30, 2023, the City recognized OPEB expense of $70,745. Also, as of September 30, 2023, the City reported deferred outflows and inflows of resources related to the TMRS OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	$ 27,345	$ 53,924
Changes in actuarial assumptions	192,069	409,444
Contributions subsequent to the measurement date	12,162	-
Total	$ 231,576	$ 463,368

$12,162 reported as deferred outflows of resources related to OPEB resulting from contributions subsequent to the measurement date will be recognized as a reduction of the Total OPEB liability for the year ending September 30, 2024. Other amounts reported as deferred outflows and inflows of resources related to the TMRS OPEB will be recognized in OPEB expense in future periods as follows:

For the Year Ended September 30,	
2024	$ (24,920)
2025	(30,239)
2026	(36,365)
2027	(45,188)
2028	(66,457)
Thereafter	(40,785)

City of Schertz Retiree Health Other Post-Employment Benefit Plan

In addition to the TMRS OPEB, The City administers a single employer defined benefit healthcare plan for retirees, established under legal authority of the City Charter. The City is the only employer participating in the Plan. The Plan does not issue a publicly available financial report.

The City provides post-employment benefits for eligible participants enrolled in City-sponsored plans. The benefits are provided in the form of an implicit rate subsidy where the City contributes towards the retiree health premiums before achieving Medicare eligibility. While the Plan offers retiree only rates, a very small implicit liability still exists. Membership in the plan as of December 31, 2022, the valuation date, consisted of:

Inactive employees or beneficiaries currently receiving benefits	9
Inactive employees entitled to but not yet receiving benefits	-
Active employees	314
Total	323

Current active employees must be eligible for service retirement under the Texas Municipal Retirement System. To attain this eligibility active employees must be at least age 60 with 5 years of service or have at least 20 years of employment with the City. When a regular, full-time employee retires, they are eligible to maintain their coverage in the City's group health coverage. The City does not provide an explicit subsidy for retiree medical insurance. The liability for the City is due to the implicit rate.

The City made no direct contributions for monthly premiums. The retirees pay 100% of the monthly premiums which range based on the type of plan from $582 for retiree only to $2,056 for a retiree and their family.

The City's Retiree Health OPEB Liability (TOL) as of December 31, 2022, was calculated as follows:

	Total OPEB Liability
Balance at 12/31/2021	$ 2,532,303
Changes for the year:	
Service cost	230,479
Interest	48,122
Difference between expected and actual experience	(4,764)
Changes of assumptions or other inputs	(495,992)
Benefit payments, including refunds of employee contributions	(64,389)
Net changes	(286,544)
Balance at 12/31/2022	$ 2,245,759

The actuarial valuation was performed as of December 31, 2021. Changes of assumptions reflect a change in the discount rate from 1.84% as of December 31, 2021 to 4.05% as of December 31, 2022, revised TMRS demographic assumptions, and updates to both the health care trend and participation assumptions.

The following presents the TOL of the City, calculated using the discount rate of 4.05% as well as what the City's TOL would be if it were calculated using a discount rate that is 1-percentage point lower (3.05%) and 1-percentage point higher (5.05%) than the current rate:

	1% Decrease in Discount Rate (3.05%)	Discount Rate (4.05%)	1% Increase in Discount Rate (5.05%)
Total OPEB liability - retiree health	$ 2,458,112	$ 2,245,759	$ 2,053,109

The following presents what the total OPEB liability of the City would be if it were calculated using healthcare cost trend rates that are 1-percentage point lower or 1-percentage point higher than the current healthcare cost trends:

	1% Decrease	Current Healthcare Cost Trend Rate Assumption	1% Increase
Total OPEB liability - retiree health	$ 1,974,182	$ 2,245,759	$ 2,568,257

For the year ended September 30, 2023, the City recognized OPEB expense of $234,324. Also, as of September 30, 2023, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	$ 117,049	$ 205,267
Changes in actuarial assumptions	311,224	638,201
Contributions subsequent to the measurement date	65,582	-
Total	$ 493,855	$ 843,468

$65,582 reported as deferred outflows of resources related to OPEB resulting from contributions subsequent to the measurement date will be recognized as a reduction of the Total OPEB liability for the year ending September 30, 2024. Other amounts reported as deferred outflows and inflows of resources related to the City's Retiree Health OPEB will be recognized in OPEB expense as follows:

For the Year Ended September 30,	
2024	$ (44,278)
2025	(44,278)
2026	(44,278)
2027	(44,278)
2028	(52,557)
Thereafter	(185,526)

C. Joint Ventures

Schertz/Seguin Local Government Corporation

The Schertz/Seguin Local Government Corporation is a public, nonprofit corporation organized to aid, assist, and act on behalf of the cities of Schertz and Seguin in acquiring, constructing, maintaining, and operating a water utility system. The participating governments have an ongoing financial responsibility to fund the operation of the corporation through either purchase of services or by subsidizing the operations. Payments to the corporation are generally for the purchase of water treatment and for covering the Corporation's debt service requirements; they are reflected as "operating expenses" in the water and sewer fund and totaled 4,128,161 for the year ended September 30, 2023. Separate financial statements for the Schertz/Seguin Local Government Corporation may be obtained from the City of Seguin, 210 East Gonzales Street, Seguin, Texas 78156.

The City of Schertz is jointly liable, together with the City of Seguin, for operating deficits and long-term debt of the Schertz/Seguin Local Government Corporation. The Corporation had net revenue bonds outstanding in the amount of $154,757,663 (as of September 30, 2022, the most recent year for which information is available) to provide funds to build, improve, extend, enlarge and repair the Corporation's utility system, fund a reserve, and pay the costs of bond issuance. The bond resolution pledges intergovernmental contract revenues from the cities of Schertz and Seguin (the participating governments) to bond holders. Under the intergovernmental water supply contract, the participating governments are unconditionally obligated to pay their respective shares of annual contract revenue bond debt service from the operation of their respective utility systems.

The organizing documents for the Corporation provide that, in the event of dissolution, the net assets of the Corporation will be equally divided among the Cities of Schertz and Seguin. As such, the City's net investment in the joint venture has been recorded in the Water and Sewer Fund in the amount of $18,725,100. This amount reflects the City's portion of the net position of SSLGC as of September 30, 2022, the most recent fiscal year for which information is available.

Cibolo Valley Local Government Corporation

The Cibolo Valley Local Government Corporation (CVLGC) is a public, nonprofit corporation organized to aid, assist, and act on behalf of the cities of Schertz and Cibolo in acquiring, constructing, maintaining, and operating a water utility system. The participating governments have an ongoing financial responsibility to fund the operation of the corporation through either purchase of services or by subsidizing the operations. Payments to the corporation are generally for the purchase of water treatment and for covering the Corporation's debt service requirements; they are reflected as "operating expenses" in the water and sewer fund and totaled $300,000 for the year ended September 30, 2023. Separate financial statements for the CVLGC may be obtained from the City of Schertz, 1400 Schertz Parkway, Schertz, Texas 78154.

The City of Schertz is jointly liable, together with the City of Cibolo, for operating deficits and long-term debt of CVLGC. In the event of dissolution, the net assets of the Corporation will be equally divided among the Cities of Schertz and Cibolo. As such, the City's net investment in the joint venture has been recorded in the Water and Sewer Fund in the amount of $868,176 as of September 30, 2022.

D. Commitments and Contingencies

Tax Increment Financing (the "Zone")

The City is a principal in the City of Schertz Tax Increment Reinvestment Zone #2, pursuant to Chapter 311 of the Texas Tax Code. Under the terms of the Zone agreement, the City of Schertz, Bexar County, and San Antonio River Authority are funding infrastructure improvements through tax increment financing to the Sedona Development Project.

At the time the Zone was created, the property tax base was "frozen" and increment taxes resulting from the increases to property tax base are being used to finance Zone improvements. The total projected cost is a combined figure of $45,000,000. Project costs of the developer will be funded up to 100% of the tax increment generated by the City of Schertz, Bexar County, and San Antonio River Authority (SARA). The City of Schertz (combined with SARA) have committed up to $32,186,700 of the total $45,000,000. The Zone has a statutory termination date of December 31, 2027. The TIRZ has collected $5,309,333 from taxing entities (net of administrative reimbursements) and remitted $4,100,000 to the developer as of September 30, 2023.

380 Agreements

The Chapter 380 Incentive program, authorized by Chapter 380 of the Texas Local Government Code, enables the City of Schertz to provide grants or reimbursements from the City's general fund. To become eligible for Chapter 380 Incentives, projects must: create at least of $100 million in new real and personal property; or generate at least $35 million in gross sales that is subject to the collection of local sales and use tax. Businesses that have a 380 Incentive agreement with the City are eligible to receive a reimbursement of taxes paid for the year if they have met the requirements outlined in the agreement by a certain date each year. For the fiscal year ended September 30, 2023, the City did not reimburse any property taxes paid under the terms of a Chapter 380 agreement.

Economic Development Incentive Agreements

The City of Schertz Economic Development Corporation (the SEDC) negotiates economic development incentive agreement on behalf of the SEDC and the City of Schertz (the City) on an individual basis. As of September 30, 2023, the City had nine active incentive agreements.

On May 2, 2017, the City and the Corporation approved the Schertz Incentive Policy which outlines the City's primary tools to attract commercial investment and promote economic development. Projects are selected on a case-by-case basis in accordance current policy and state laws at the discretion of the governing body. All incentive agreements are formalized through a performance agreement with specified terms and recapture criteria.

The SEDC Incentive program, authorized by Chapters 501, 502 and 505 of the Texas Local Government Code, enables the Corporation to fund allowable projects from the collection of one-half of one percent of sales tax proceeds collected in the City of Schertz. In accordance with state law, the SEDC Incentive Policy establishes grants and loans for businesses that create Primary Jobs for the following categories: Existing Businesses (3 years of operation within City), Small Businesses (fewer than 50 full-time jobs or annual sales less than $10 million), Large Impact Businesses (Up to $100 million in taxable property), and Extra-Large Businesses (over $100 million in taxable property).

The City and Corporation's outstanding incentive agreement grants are as follows:

	FY 2022-23 Amt.	Est. Remaining Grant
SEDC - LGC 501.101	$ 71,944	$ 509,704
SEDC - LGC 501.103	50,000	13,028,000

Service Concession Arrangement

The City entered into an agreement with Young Men's Christian Association of Greater San Antonio ("YMCA"), under which YMCA will operate and collect user fees from the Natatorium and Outdoor Pools for the next 20 years. YMCA will pay the city $100,000 annually over the course of the arrangement to cover costs of debt service related to the facility; the present value of these installment payments is estimated to be $736,669. The City will approve the rates and services that YMCA will provide, however, YMCA will retain all revenues earned from the operation of the Natatorium. The YMCA will remit all revenues received from operating the Outdoor Pools to the City with the exception of revenues earned from YMCA specific programs. As of September 30, 2023, the Natatorium is still under construction and is reported by the City as Construction in Progress. The City reports the Outdoor Pools and related equipment as capital assets recorded at historical cost. The City reports a receivable in the amount of $736,669 on the government-wide statements at year-end pursuant to the service concession arrangement, and a liability of $392,398 for the present value of maintenance costs estimated over the life of the Service Concession arrangement. The balance of these two amounts is recorded as a deferred inflow of resources.

Litigation

The City is the subject of various claims and litigation that have arisen in the course of its operations. Management is of the opinion that the City's liability in these cases, if decided adversely to the City, will not have a material effect on the City's financial position.

Cibolo Creek Municipal Authority

The Cibolo Creek Municipal Authority (CCMA) provides sewage treatment for the area in and around the City. In fiscal year 2014, the City entered into an agreement with CCMA to construct a sewage treatment facility in the southern portion of the City to primarily serve citizens of the City but also neighboring Cities and future development. Because the City would be the primary customer at this time, the agreement stipulates that the City will pay all future debt service on the bonds issued by CCMA to finance the project. The City is the sole member at this time, so it is responsible for 100% of the project costs. Should other members join, the City's share of the costs would be reduced.

Future commitments to CCMA are as follows:

Year Ended September 30,		
2024	$	715,050
2025		714,050
2026		710,850
2027		717,200
2028		712,650
2029-2033		3,569,100
2034-2038		3,567,950
2039-2043		3,571,600
2044		712,400
Total	$	14,990,850

Construction Commitments

The City of Schertz has entered into commitments for various projects as follows:

Primary Government:	Estimated Project Cost to City	Expended to Date	Estimated Future Commitment
Governmental Activities:			
FM 78 and Main Street	$ 3,283,216	$ 1,237,979	$ 2,045,237
FM 2252 Water Relocation	275,000	235,844	39,156
SCADA Upgrade	189,000	18,725	170,275
Lookout Rd Signalization	60,000	42,233	17,767
Lookout Rd Reconstruction	330,000	222,959	107,041
Fire Station 4	762,168	755,952	6,216
Badge Access Upgrade	65,639	44,280	21,359
Great N Trail 2	160,000	56,911	103,089
Energy Efficient Projects	1,264,323	14,323	1,250,000
Total Governmental Commitments	6,389,346	2,629,206	3,760,140
Business-Type Activities:			
Woman Hollering WasteWater	13,252,837	10,864,028	2,388,809
E Live Oak Pump Additions	1,603,509	1,602,509	1,000
Corbett Ground Storage	8,673,060	1,305,635	7,367,425
Riata Lift Station Relocation	143,000	131,541	11,459
E Live Oak -IH35 24" Line	1,806,076	1,330,233	475,843
FM1518 Utility Relocation	2,128,920	1,789,828	339,092
Loop Lines Project 1	200,000	121,265	78,735
Total Business-Type Activities	27,807,402	17,145,039	10,662,363
Total Estimated Future Commitments	$ 34,196,748	$ 19,774,245	$ 14,422,503

Risk Management

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The City contracts with the Texas Municipal League Intergovernmental Risk Pool, a public entity risk pool currently operating as a common risk management and insurance program providing insurance coverage in the following areas: general liability, automobile liability and physical damage, law enforcement liability, worker's compensation, real and personal property, mobile equipment, and errors and omissions liability. TML is a multi-employer group that provides for a combination of risk sharing among pool participants and stop loss coverage. Contributions are set annually by the provider. Liability by the City is generally limited to the contributed amounts. There were no significant increases or decreases in coverage from the prior year. For the past three fiscal years, no claims or settlements have exceeded deductible amounts.

E. New Accounting Guidance

Significant new accounting guidance issued by the Governmental Accounting Standards Board (GASB) not yet implemented by the City include the following:

The Government Accounting Standards Board (GASB) has amended the existing standards regarding capitalization thresholds for assets. The amended guidance for the capitalization threshold comes from GASB Implementation Guide 2021-1, Question 5.1. Capitalization policies adopted by governments include many considerations such as finding an appropriate balance between ensuring that all significant capital assets, collectively, are capitalized and minimizing the cost of recordkeeping for capital assets. A government should capitalize assets whose individual acquisition costs are less than the threshold for an individual asset if those assets in the aggregate are significant. Computers, classroom furniture and library books are examples of asset types that may not meet a capitalization policy on an individual basis yet could be significantly collectively. In this example, if the $150,000 aggregate amount (100 computers costing $1,500 each) is significant, the government should capitalize the computers. The amended guidance is effective for reporting periods beginning after June 15, 2023, and the impact has not yet been determined.

GASB Statement No. 99, *Omnibus 2022* – The objective of this Statement is to correct practice issues identified during implementation and application of certain GASB Statements and financial reporting for financial guarantees. There are various effective dates 1.) upon issuance 2.) fiscal years beginning after June 15, 2022, and 3.) fiscal years beginning after June 15, 2023.

GASB Statement No. 100, *Accounting Changes and Error Corrections*—an amendment of GASB Statement No. 62 - The primary objective of this Statement is to enhance accounting and financial reporting requirements for accounting changes and error corrections to provide more understandable, reliable, relevant, consistent, and comparable information for making decisions or assessing accountability. This Statement will become effective for reporting periods beginning after June 15, 2023, and the impact has not yet been determined.

GASB Statement No. 101, *Compensated Absences* - The objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. That objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures. This Statement will become effective for reporting periods beginning after December 15, 2023, and the impact has not yet been determined.

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REQUIRED
SUPPLEMENTARY INFORMATION

CITY OF SCHERTZ, TEXAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
GENERAL FUND

FOR THE YEAR ENDED SEPTEMBER 30, 2023

	Original Budget	Final Budget	Actual Amounts	Variance With Final Budget Positive (Negative)
REVENUES				
Taxes	$ 33,237,400	$ 33,237,400	$ 33,136,640	$ (100,760)
Permits and fees	1,763,420	1,763,420	2,077,759	314,339
Service fees	1,896,334	1,896,334	2,124,689	228,355
Fines and fees	694,450	694,450	448,805	(245,645)
Intergovernmental	1,934,268	1,934,268	2,319,760	385,492
Investment earnings	275,000	275,000	1,050,211	775,211
Miscellaneous	613,725	613,725	636,278	22,553
Total Revenues	40,414,597	40,414,597	41,794,142	1,379,545
EXPENDITURES				
General government:				
Council	133,870	133,870	119,967	13,903
City manager	1,379,658	1,379,658	1,217,444	162,214
Municipal court	416,604	416,702	414,254	2,448
311 customer relations	121,062	121,062	130,382	(9,320)
Planning & zoning	376,096	376,096	339,307	36,789
Legal	137,200	137,200	69,233	67,967
City secretary	233,574	265,574	199,001	66,573
Nondepartmental	2,846,352	2,846,352	2,522,461	323,891
Public affairs	662,484	662,484	612,060	50,424
Engineering	1,263,845	1,263,845	1,065,116	198,729
Citizens assistance	339,806	339,806	288,081	51,725
Special events	24,000	24,000	47,750	(23,750)
Total General Government	7,934,551	7,966,649	7,025,056	941,593
Public safety:				
Police department	12,279,644	12,279,644	11,422,254	857,390
Fire department	7,653,804	7,653,804	7,756,540	(102,736)
Inspection	1,271,297	1,271,297	1,141,246	130,051
Total Public Safety	21,204,745	21,204,745	20,320,040	884,705
Public environment:				
Streets	2,587,507	2,587,507	2,278,233	309,274
Total Public Environment	2,587,507	2,587,507	2,278,233	309,274
Parks and recreation:				
Parks	2,312,157	2,312,157	2,064,222	247,935
Pools	580,824	580,824	562,063	18,761
Community/Civic Center	466,985	466,985	523,587	(56,602)
Total Parks and Recreation	3,359,966	3,359,966	3,149,872	210,094
Cultural:				
Library	1,292,795	1,292,795	1,277,825	14,970
Total Cultural	1,292,795	1,292,795	1,277,825	14,970

CITY OF SCHERTZ, TEXAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
GENERAL FUND

FOR THE YEAR ENDED SEPTEMBER 30, 2023

	Original Budget	Final Budget	Actual Amounts	Variance With Final Budget Positive (Negative)
EXPENDITURES (CONTINUED)				
Administration:				
Information technology	3,063,097	3,063,097	2,884,167	178,930
Human resources	768,340	768,340	750,341	17,999
Finance	755,468	755,468	729,239	26,229
Purchasing & asset management	295,370	295,370	282,934	12,436
Building maintenance	1,956,575	1,956,575	2,000,292	(43,717)
Fleet service	1,351,130	1,351,130	1,212,819	138,311
Interfund charges	(3,112,873)	(3,112,873)	(3,156,639)	43,766
Total Administration	5,077,107	5,077,107	4,703,153	373,954
Total Expenditures	41,456,671	41,488,769	38,754,179	2,734,590
Excess of revenues over expenditures	(1,042,074)	(1,074,172)	3,039,963	4,114,135
OTHER FINANCING SOURCES (USES)				
Transfers in	9,000	9,000	-	(9,000)
Transfers out	(877,757)	(877,757)	(869,246)	8,511
Total Other Financing Sources (Uses)	(868,757)	(868,757)	(869,246)	(489)
NET CHANGE IN FUND BALANCE	(1,910,831)	(1,942,929)	2,170,717	4,113,646
FUND BALANCE - BEGINNING	17,066,899	17,066,899	17,066,899	-
FUND BALANCE - ENDING	$ 15,156,068	$ 15,123,970	$ 19,237,616	$ 4,113,646

CITY OF SCHERTZ, TEXAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
ECONOMIC DEVELOPMENT CORPORATION

FOR THE YEAR ENDED SEPTEMBER 30, 2023

	Original Budget	Final Budget	Actual Amounts	Variance With Final Budget Positive (Negative)
REVENUES				
Taxes	$ 6,548,000	$ 6,548,000	$ 6,548,941	$ 941
Investment income	182,000	182,000	1,262,346	1,080,346
Total Revenues	6,730,000	6,730,000	7,811,287	1,081,287
EXPENDITURES				
Current:				
General government	3,687,439	3,685,798	264,776	3,421,022
Administration	613,521	615,162	593,805	21,357
Total Expenditures	4,300,960	4,300,960	858,581	3,442,379
OTHER FINANCING SOURCES (USES)				
Transfers out	(5,750,000)	(5,750,000)	-	5,750,000
Total Other Financing Sources (Uses)	(5,750,000)	(5,750,000)	-	5,750,000
NET CHANGE IN FUND BALANCE	(3,320,960)	(3,320,960)	6,952,706	10,273,666
FUND BALANCE - BEGINNING	26,043,128	26,043,128	26,043,128	-
FUND BALANCE - ENDING	$ 22,722,168	$ 22,722,168	$ 32,995,834	$ 10,273,666

CITY OF SCHERTZ, TEXAS

NOTES TO BUDGETARY SCHEDULES

SEPTEMBER 30, 2023

Budgetary Information - The budget is prepared in accordance with accounting principles generally accepted in the United States of America. The City maintains strict budgetary controls. The objective of these controls is to ensure compliance with legal provision embodied in the annual appropriated budget approved by the City Council and as such is a good management control device. Annual budgets are adopted for the general fund, debt service fund, economic development corporation fund, hotel occupancy tax fund, park fund, tree mitigation, police forfeiture fund, library advisory board fund, and the historical committee fund. Project-length financial plans are adopted for capital projects funds.

Budgetary preparation and control are exercised at the department level. Actual expenditures may not legally exceed appropriations at the fund level. Appropriations lapse at year-end.

For the fiscal year ended September 30, 2023, actual expenditures did not exceed budgeted expenditures at the fund level for any of the City's funds.

Encumbrance accounting, in which appropriations are recorded as budgetary expenditures, is not utilized by the City.

CITY OF SCHERTZ, TEXAS

SCHEDULE OF CHANGES IN NET PENSION LIABILITY AND RELATED RATIOS
TEXAS MUNICIPAL RETIREMENT SYSTEM

FOR THE YEAR ENDED SEPTEMBER 30, 2023

Measurement Date December 31,	**2022**	**2021**	**2020**
Total pension liability			
Service cost	$ 4,576,714	$ 4,211,795	$ 3,761,994
Interest on total pension liability	6,323,215	5,766,957	5,326,206
Difference between expected and actual experience	2,387,281	1,060,260	(154,592)
Change of assumptions	-	-	-
Benefit payments/refunds of contributions	(3,075,473)	(2,885,733)	(2,372,023)
Net Change in Total Pension Liability	10,211,737	8,153,279	6,561,585
Total Pension Liability, Beginning	92,926,641	84,773,362	78,211,777
Total Pension Liability, Ending (a)	$ 103,138,378	$ 92,926,641	$ 84,773,362
Plan fiduciary net position			
Contributions - employer	$ 4,133,310	$ 3,831,461	$ 3,327,434
Contributions - employee	1,783,798	1,643,398	1,474,466
Net investment income	(5,958,648)	9,113,755	4,760,749
Benefit payments/refunds of contributions	(3,075,473)	(2,885,733)	(2,372,023)
Administrative expenses	(51,455)	(42,101)	(30,767)
Other	61,401	288	(1,200)
Net Change in Fiduciary Position	(3,107,067)	11,661,068	7,158,659
Fiduciary Net Position, Beginning	81,459,290	69,798,222	62,639,563
Fiduciary Net Position, Ending (b)	78,352,223	81,459,290	69,798,222
Net pension liability = (a)-(b)	$ 24,786,155	$ 11,467,351	$ 14,975,140
Fiduciary Net Position as a Percentage of Total Pension Liability	75.97%	87.66%	82.34%
Covered Payroll	$ 25,497,946	$ 23,477,118	$ 21,063,794
Net Pension Liability as a Percentage of Covered Payroll	97.21%	48.84%	71.09%

Note: GASB Statement No. 68 requires 10 years of data to be provided in this schedule. As of year-end, all years are not available. Additional years will be added in the future as the information becomes available.

2019	2018	2017	2016	2015	2014
$ 3,421,878	$ 3,301,265	$ 3,073,538	$ 2,855,745	$ 2,724,337	$ 2,558,743
4,898,478	4,505,483	4,111,517	3,763,562	3,556,428	3,245,266
(108,478)	34,393	416,585	139,216	120,434	(122,286)
263,015	-	-	-	59,193	-
(2,244,447)	(1,914,159)	(1,843,774)	(1,581,272)	(1,570,211)	(1,068,487)
6,230,446	5,926,982	5,757,866	5,177,251	4,890,181	4,613,236
71,981,331	66,054,349	60,296,483	55,119,232	50,229,051	45,615,815
$ 78,211,777	$ 71,981,331	$ 66,054,349	$ 60,296,483	$ 55,119,232	$ 50,229,051
$ 3,163,340	$ 3,033,936	$ 2,793,644	$ 2,627,335	$ 2,542,565	$ 2,403,929
1,380,585	1,326,518	1,232,232	1,152,864	1,095,260	1,077,097
8,093,416	(1,540,890)	5,999,805	2,602,572	53,742	1,841,586
(2,244,447)	(1,914,159)	(1,843,774)	(1,581,272)	(1,570,211)	(1,068,487)
(45,681)	(29,768)	(31,080)	(29,385)	(32,727)	(19,219)
(1,373)	(1,554)	(1,575)	(1,583)	(1,616)	(1,580)
10,345,840	874,083	8,149,252	4,770,531	2,087,013	4,233,326
52,293,723	51,419,640	43,270,388	38,499,857	36,412,844	32,179,518
62,639,563	52,293,723	51,419,640	43,270,388	38,499,857	36,412,844
$ 15,572,214	$ 19,687,608	$ 14,634,709	$ 17,026,095	$ 16,619,375	$ 13,816,207
80.09%	72.65%	77.84%	71.76%	69.85%	72.49%
$ 19,722,641	$ 18,896,766	$ 17,603,310	$ 16,478,620	$ 15,648,114	$ 15,389,154
78.96%	104.19%	83.14%	103.32%	106.21%	89.78%

CITY OF SCHERTZ, TEXAS

SCHEDULE OF EMPLOYER CONTRIBUTIONS
TEXAS MUNICIPAL RETIREMENT SYSTEM

FOR THE YEAR ENDED SEPTEMBER 30, 2023

Fiscal Year Ended September 30,	**2023**	**2022**	**2021**
Actuarially determined contribution	$ 4,349,322	$ 4,245,872	$ 3,700,948
Contributions in relation to the actuarially determined contribution	4,349,322	4,245,872	3,700,948
Contribution deficiency (excess)	-	-	-
Covered payroll	26,535,541	26,163,046	22,879,083
Contributions as a percentage of covered payroll	16.39%	16.23%	16.18%

Note: GASB Statement No. 68 requires 10 years of data to be provided in this schedule. As of year-end, all years are not available. Additional years will be added in the future as the information becomes available.

NOTES TO SCHEDULE OF CONTRIBUTIONS

Valuation Date:

Actuarially determined contribution rates are calculated as of December 31st and become effective on January 1st, 13 months and a day later.

Methods and Assumptions Used to Determine Contribution Rates:

Actuarial cost method	Entry age normal
Amortization method	Level percentage of payroll, closed
Remaining amortization period	23 Years
Asset valuation method	10 year smoothed market; 12% soft corridor
Inflation	2.5%
Salary increases	3.50% to 11.50% including inflation
Investment rate of return	6.75%
Retirement age	Experience-based table of rates that are specific to the City's plan of benefits. Last updated for the 2019 valuation pursuant to an experience study of the period 2014-2018.
Mortality	Post-retirement: 2019 Municpal Retirees of Texas Mortality Tables. The rates are projected on a fully generational basis with scale UMP. Pre-retirement: PUB(10) mortality tables, with the Public Safety table used for males and the General Employee table used for females. The rates are projected on a fully generational basis with scale UMP.

2020	2019	2018	2017	2016	2015
$ 3,235,479	$ 3,129,413	$ 2,971,592	$ 2,756,511	$ 2,592,593	$ 2,487,856
3,235,479	3,129,413	2,971,592	2,756,511	2,592,593	2,487,856
-	-	-	-	-	-
20,401,412	19,520,269	18,605,654	17,347,849	16,175,988	15,486,735
15.86%	16.03%	15.97%	15.89%	16.03%	16.06%

CITY OF SCHERTZ, TEXAS

SCHEDULE OF CHANGES IN TMRS OTHER POST-EMPLOYMENT BENEFIT LIABILITY
AND RELATED RATIOS

FOR THE YEAR ENDED SEPTEMBER 30, 2023

Measurement Date December 31,	**2022**	**2021**	**2020**	**2019**	**2018**	**2017**
Total OPEB liability						
Service cost	$ 73,900	$ 70,429	$ 50,554	$ 33,528	$ 37,794	$ 29,926
Interest on total OPEB liability	21,768	21,248	22,915	26,904	21,182	20,123
Differences in actuarial experience	(7,347)	(1,360)	(4,382)	(105,282)	86,276	-
Change of assumptions	(462,756)	42,012	158,118	148,494	(54,027)	57,257
Benefit payments	(15,290)	(11,739)	(4,213)	(3,945)	(3,779)	(3,521)
Net change in total OPEB liability	(389,725)	120,590	222,992	99,699	87,446	103,785
Total OPEB liability, beginning	1,153,668	1,033,078	810,086	710,387	622,941	519,156
Total OPEB liability, ending (a)	$ 763,943	$ 1,153,668	$ 1,033,078	$ 810,086	$ 710,387	$ 622,941
Covered-employee payroll	$ 25,497,946	$ 23,477,118	$ 21,063,794	$ 19,722,641	$ 18,896,766	$ 17,603,310
Total OPEB liability as a percentage of covered-employee payroll	3.00%	4.91%	4.90%	4.11%	3.76%	3.54%

Note: 10 years of data is required to be provided in this schedule. As of year-end, all years are not available. Additional years will be added in the future as the information becomes available.

NOTES TO SCHEDULE

Valuation Date:

Actuarially determined contribution rates are calculated as of December 31st and become effective on January 1st, 13 months and a day later.

Methods and Assumptions Used to Determine Contribution Rates:

Inflation	2.50%
Salary increases	3.50% to 11.50% including inflation
Discount rate	4.05%
Administrative expenses	All administrative expenses are paid through the Pension Trust and accounted for under reporting requirements under GASB Statement No. 68.
Mortality rates - service retirees	2019 Municipal Retirees of Texas Mortality Tables. The rates are projected on a fully generational basis with scale UMP.
Mortality rates - disabled retirees	2019 Municipal Retirees of Texas Mortality Tables with a 4 year setforward for males and a 3 year set-forward for females. In addition, a 3.5% and 3% minimum mortality rate will be applied to reflect the impairment for younger members who become disabled for males and females, respectively. The rates are projected on a fully generational basis by Scale UMP to account for future mortality improvements subject to the 3% floor.
Other information	No assets are accumulated in a trust that meets the criteria in paragraph 4 of Statement No. 75 to pay related benefits.

CITY OF SCHERTZ, TEXAS

SCHEDULE OF CHANGES IN CITY RETIREE HEALTH OTHER POST-EMPLOYMENT BENEFIT LIABILITY AND RELATED RATIOS

FOR THE YEAR ENDED SEPTEMBER 30, 2023

Measurement Date December 31,	2022	2021	2020	2019	2018
Total OPEB liability					
Service cost	$ 230,479	$ 161,830	$ 141,084	$ 125,648	$ 121,821
Interest on total OPEB liability	48,122	50,064	60,561	78,646	67,947
Difference in actuarial experience	(4,764)	134,106	4,341	(343,086)	14,962
Change of assumptions	(495,992)	(191,684)	161,146	275,398	(81,106)
Benefit payments	(64,389)	(88,569)	(64,499)	(59,401)	(57,530)
Net change in total OPEB liability	(286,544)	65,747	302,633	77,205	66,094
Total OPEB liability, beginning	2,532,303	2,466,556	2,163,923	2,086,718	2,020,624
Total OPEB liability, ending (a)	$ 2,245,759	$ 2,532,303	$ 2,466,556	$ 2,163,923	$ 2,086,718
Covered payroll	$ 25,255,936	$ 23,290,477	$ 20,870,983	$ 19,521,924	$ 18,974,951
Total OPEB liability as a percentage of covered payroll	8.89%	10.87%	11.82%	11.08%	11.00%

Note: 10 years of data is required to be provided in this schedule. As of year-end, all years are not available. Additional years will be added in the future as the information becomes available.

NOTES TO SCHEDULE

Valuation Date: December 31, 2021

Methods and Assumptions Used to Determine Contribution Rates:

Actuarial cost method	Individual entry-age
Discount rate	4.05% as of December 31, 2021
Inflation	2.50%
Salary increases	3.50% to 11.50% including inflation
Demographic assumptions	Based on the experience study covering the four-year period ending December 31, 2018 as conducted for the Texas Municipal Retirement System (TMRS).
Mortality	For healthy retirees, the gender-distinct 2019 Municipal Retirees of Texas mortality tables are used. The rates are projected on a fully generational basis using the ultimate mortality improvement rates in the MP tables to account for future mortality improvements.
Health care trend rates	Initial rate of 7.00% declining to an ultimate rate of 4.15% after 13 years.
Participation rates	For all non-Medicare retirees, 30% if retiring from age 50 to 59, and 35% if retiring from age 60 to 64.
Other information	The discount rate changed from 1.84% as of December 31, 2021 to 4.05% as of December 31, 2022.

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SUPPLEMENTARY INFORMATION

Comparative Schedules – Governmental Funds

General Fund
Economic Development Corporation
Debt Service Fund
Capital Projects Fund
American Recovery Program Act Fund

Combining Statements and Individual Fund Schedules - Nonmajor Governmental Funds

Hotel Occupancy Fund - will account for proceeds of hotel occupancy taxes to be used strictly for those kinds of programs that promote the tourism industry.

Park Fund - will account for revenues from developers' fees (in lieu of park land dedication), grants, and donations and is designed to monitor and manage improvement of the City's park system.

Tree Mitigation Fund - will account for revenues from permits, grants and donations to preserve and replace trees in the City.

Treasury Forfeitures Fund - will account for revenue received from drug related cases in conjunction with other law enforcement agencies within the jurisdiction of the U.S. Treasury department.

Justice Forfeitures Fund - will account for revenue received from drug related cases in conjunction with other law enforcement agencies within the jurisdiction of the US Department of Justice.

State Forfeitures Fund - will account for revenue received from drug related cases in conjunction with other law enforcement agencies within the jurisdiction of the State Forfeiture Program.

Grant Fund - will account for revenue and expenditures related to federal and state grant programs.

Library Advisory Board - to account for certain fees generated at the library to be used by the Board for general improvements to the Library.

Historical Committee Fund - will account for funds received for the preservation of the history of the City.

Capital Recovery Roadways Fund - to account for a fee assessed for capital recovery on new construction.

CITY OF SCHERTZ, TEXAS

COMPARATIVE BALANCE SHEETS
GENERAL FUND

SEPTEMBER 30, 2023
(WITH COMPARATIVE TOTALS FOR 2022)

	2023	2022
ASSETS		
Cash and cash equivalents	$ 16,338,407	$ 12,128,331
Investments	2,438,934	2,404,552
Receivables (net of allowances)		
Taxes	3,352,850	3,174,973
Accounts and other	1,840,329	2,128,452
Due from other funds	644,353	648,630
Inventory	342,248	154,096
Prepaid items	-	28,090
Restricted assets:		
Cash and cash equivalents	598,112	869,564
Total Assets	25,555,233	21,536,688
LIABILITIES		
Accounts payable	3,522,925	1,752,626
Accrued salaries and benefits	529,285	431,088
Customer deposits	6,652	105,891
Due to other governments	31,357	83,060
Due to other funds	91,499	16,139
Unearned revenues	52,765	50,078
Total Liabilities	4,234,483	2,438,882
DEFERRED INFLOWS OF RESOURCES		
Unavailable revenues	2,083,134	2,030,907
Total Deferred Inflows of Resources	2,083,134	2,030,907
FUND BALANCES		
Nonspendable for:		
Inventory	342,248	154,096
Prepaid items	-	28,090
Restricted for:		
Police and public safety/municipal court	355,469	302,725
Municipal court	786,902	812,283
PEG capital fees	884,536	967,885
Animal control	44,690	42,825
Scholarships	149,097	134,632
Committed for:		
Civic Center/CIED	1,155,078	1,021,594
Assigned for:		
Property replacement	954,151	909,889
Subsequent year's budget	2,564,504	446,341
Unassigned	12,000,941	12,246,539
Total Fund Balances	19,237,616	17,066,899
Total Liabilities, Deferred inflows of Resources, and Fund Balances	$ 25,555,233	$ 21,536,688

CITY OF SCHERTZ, TEXAS

COMPARATIVE SCHEDULES OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE
GENERAL FUND

FOR THE YEAR ENDED SEPTEMBER 30, 2023
(WITH COMPARATIVE TOTALS FOR THE YEAR ENDED 2022)

	2023	2022
REVENUES		
Taxes	$ 33,136,640	$ 29,892,435
Permits and fees	2,077,759	2,204,543
Service fees	2,124,689	2,134,517
Fines and fees	448,805	657,480
Intergovernmental	2,319,760	1,730,576
Investment earnings	1,050,211	90,883
Miscellaneous	636,278	613,268
Total Revenues	41,794,142	37,323,702
EXPENDITURES		
Current:		
General government	6,943,385	6,051,339
Public safety	19,492,971	18,243,849
Public environment	1,782,809	1,766,558
Parks and recreation	3,134,333	2,567,764
Cultural	1,277,825	1,144,684
Administration	4,538,699	3,991,262
Capital outlay	1,584,157	646,563
Total Expenditures	38,754,179	34,412,019
Excess (Deficiency) of Revenues Over Expenditures	3,039,963	2,911,683
OTHER FINANCING SOURCES (USES)		
Transfers in	-	37,853
Transfers out	(869,246)	(2,361,204)
Total Other Financing Sources (Uses)	(869,246)	(2,323,351)
NET CHANGE IN FUND BALANCE	2,170,717	588,332
FUND BALANCES - BEGINNING	17,066,899	16,478,567
FUND BALANCES - ENDING	$ 19,237,616	$ 17,066,899

CITY OF SCHERTZ, TEXAS

COMPARATIVE BALANCE SHEETS

ECONOMIC DEVELOPMENT CORPORATION

SEPTEMBER 30, 2023
(WITH COMPARATIVE TOTALS FOR 2022)

	2023	2022
ASSETS		
Cash and cash equivalents	$ 29,560,533	$ 22,721,336
Investments	2,253,041	2,227,105
Receivables, net of allowances:		
Taxes	1,183,053	1,101,960
Accounts and other	7,949	7,949
Prepaid items	-	990
Total Assets	33,004,576	26,059,340
LIABILITIES		
Accounts payable	8,742	16,212
Total Liabilities	8,742	16,212
FUND BALANCES		
Restricted for:		
Economic development	32,995,834	26,043,128
Total Fund Balances	32,995,834	26,043,128
Total Liabilities and Fund Balances	$ 33,004,576	$ 26,059,340

CITY OF SCHERTZ, TEXAS

COMPARATIVE SCHEDULES OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE
ECONOMIC DEVELOPMENT CORPORATION

FOR THE YEAR ENDED SEPTEMBER 30, 2023
(WITH COMPARATIVE TOTALS FOR THE YEAR ENDED 2022)

	2023	2022
REVENUES		
Taxes	$ 6,548,941	$ 6,025,703
Investment earnings	1,262,346	201,279
Total Revenues	7,811,287	6,226,982
EXPENDITURES		
Current:		
General government	264,776	218,302
Administration	593,805	531,783
Total Expenditures	858,581	750,085
Excess (Deficiency) of Revenues Over (Under) Expenditures	6,952,706	5,476,897
OTHER FINANCING SOURCES (USES)		
Transfers out	-	(1,240,000)
Total Other Financing Sources (Uses)	-	(1,240,000)
NET CHANGE IN FUND BALANCE	6,952,706	4,236,897
FUND BALANCES - BEGINNING	26,043,128	21,806,231
FUND BALANCES - ENDING	$ 32,995,834	$ 26,043,128

CITY OF SCHERTZ, TEXAS

COMPARATIVE BALANCE SHEETS
DEBT SERVICE FUND

SEPTEMBER 30, 2023
(WITH COMPARATIVE TOTALS FOR 2022)

	2023	2022
ASSETS		
Cash and cash equivalents	$ 1,159,250	$ 1,864,408
Receivables, net of allowances:		
Taxes	164,420	172,341
Total Assets	1,323,670	2,036,749
DEFERRED INFLOWS OF RESOURCES		
Unavailable revenues	209,812	172,340
Total Deferred Inflows of Resources	209,812	172,340
FUND BALANCES		
Restricted for:		
Debt service	1,113,858	1,864,409
Total Fund Balances	1,113,858	1,864,409
Total Deferred Inflows of Resources and Fund Balances	$ 1,323,670	$ 2,036,749

CITY OF SCHERTZ, TEXAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
DEBT SERVICE FUND
BUDGET AND ACTUAL

FOR THE YEAR ENDED SEPTEMBER 30, 2023
(WITH COMPARATIVE ACTUAL TOTALS FOR 2022)

	Original Budget	Final Budget	2023 Actual Amounts	Variance With Final Budget Positive (Negative)	2022 Actual Amounts
REVENUES					
Property taxes	$ 7,696,355	$ 7,696,355	$ 7,710,299	$ 13,944	$ 7,182,900
Investment income	75,750	75,750	105,398	29,648	143,428
Miscellaneous	100,000	100,000	181,935	81,935	75,000
Total Revenue	7,872,105	7,872,105	7,997,632	125,527	7,401,328
EXPENDITURES					
Debt service:					
Principal	6,888,900	6,888,900	5,850,000	1,038,900	4,805,000
Interest and fiscal charges	1,713,348	1,713,348	2,893,986	(1,180,638)	1,779,157
Bond issue costs	84,000	84,000	4,200	79,800	90,626
Total Expenditures	8,686,248	8,686,248	8,748,186	(61,938)	6,674,783
Excess (Deficiency) of Revenues over Expenditures	(814,143)	(814,143)	(750,554)	187,465	726,545
OTHER FINANCING SOURCES (USES)					
Issuance of refunding debt	-	-	-	-	4,070,000
Premium on issuance of debt	-	-	-	-	421,632
Payment to refunding escrow agent	-	-	-	-	(4,443,881)
Transfers in	-	-	3	3	2,737
Total Other Financing Sources (Uses)	-	-	3	3	50,488
NET CHANGE IN FUND BALANCE	(814,143)	(814,143)	(750,551)	63,592	777,033
FUND BALANCE - BEGINNING	1,864,409	1,864,409	1,864,409	-	1,087,376
FUND BALANCE - ENDING	$ 1,050,266	$ 1,050,266	$ 1,113,858	$ 63,592	$ 1,864,409

CITY OF SCHERTZ, TEXAS

COMPARATIVE BALANCE SHEETS
CAPITAL PROJECTS FUND

SEPTEMBER 30, 2023
(WITH COMPARATIVE TOTALS FOR 2022)

	2023	2022
ASSETS		
Cash and cash equivalents	$ 23,012,099	$ 42,594,424
Total Assets	23,012,099	42,594,424
LIABILITIES		
Accounts payable	253,110	906,624
Retainage payable	5,807	281,284
Total Liabilities	258,917	1,187,908
FUND BALANCES		
Restricted for:		
Capital improvement	19,318,324	35,863,370
Committed for:		
Capital projects	3,434,858	5,543,146
Total Fund Balances	22,753,182	41,406,516
Total Liabilities and Fund Balance	$ 23,012,099	$ 42,594,424

CITY OF SCHERTZ, TEXAS

COMPARATIVE SCHEDULES OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE
CAPITAL PROJECTS FUND

FOR THE YEAR ENDED SEPTEMBER 30, 2023
(WITH COMPARTIVE TOTALS FOR THE YEAR ENDED 2022)

	2023	2022
REVENUES		
Intergovernmental	$ 201,621	$ -
Investment earnings	1,601,296	196,624
Miscellaneous	-	450,000
Total Revenues	1,802,917	646,624
EXPENDITURES		
Capital outlay	21,307,128	9,544,074
Debt service:		
Bond issue costs	-	468,285
Total Expenditures	21,307,128	10,012,359
Excess (Deficiency) of Revenues Over Expenditures	(19,504,211)	(9,365,735)
OTHER FINANCING SOURCES (USES)		
Issuance of debt	-	31,540,000
Premium on issuance of debt	-	2,778,912
Transfers in	850,880	3,285,112
Transfers out	(3)	(2,737)
Total Other Financing Sources (Uses)	850,877	37,601,287
NET CHANGE IN FUND BALANCE	(18,653,334)	28,235,552
FUND BALANCES - BEGINNING	41,406,516	13,170,964
FUND BALANCES - ENDING	$ 22,753,182	$ 41,406,516

CITY OF SCHERTZ, TEXAS

COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS

SEPTEMBER 30, 2023

	Special Revenue Funds			
	Hotel Occupancy Fund	Park Fund	Tree Mitigation	Treasury Forfeitures
ASSETS				
Cash and cash equivalents	$ 2,542,360	$ 89,126	$ 748,523	$ 5,404
Accounts receivable, net of allowance	75,247	-	-	-
Total Assets	2,617,607	89,126	748,523	5,404
LIABILITIES				
Accounts payable	1,193	2,116	49,830	-
Due to other funds	-	-	-	-
Total Liabilities	1,193	2,116	49,830	-
FUND BALANCES				
Restricted for:				
Tourism development	2,616,414	-	-	-
Parks and tree mitigation	-	87,010	698,693	-
Police forfeiture	-	-	-	5,404
Roadways	-	-	-	-
Historical Committee and library	-	-	-	-
Unassigned	-	-	-	-
Total Fund Balances	2,616,414	87,010	698,693	5,404
Total Liabilities and Fund Balances	$ 2,617,607	$ 89,126	$ 748,523	$ 5,404

Special Revenue Funds					Capital Projects Fund	
Justice Forfeitures	State Forfeitures	Grant Fund	Library Advisory Board	Historical Committee Fund	Capital Recovery Roadways	Total Nonmajor Governmental Funds
$ 239,435	$ 74,320	$ -	$ 76,365	$ 29,340	$ 3,011,662	$ 6,816,535
-	-	-	-	93	-	75,340
239,435	74,320	-	76,365	29,433	3,011,662	6,891,875
-	-	621	130	-	-	53,890
-	-	644,353	-	-	-	644,353
-	-	644,974	130	-	-	698,243
-	-	-	-	-	-	2,616,414
-	-	-	-	-	-	785,703
239,435	74,320	-	-	-	-	319,159
-	-	-	-	-	3,011,662	3,011,662
-	-	-	76,235	29,433	-	105,668
-	-	(644,974)	-	-	-	(644,974)
239,435	74,320	(644,974)	76,235	29,433	3,011,662	6,193,632
$ 239,435	$ 74,320	$ -	$ 76,365	$ 29,433	$ 3,011,662	$ 6,891,875

CITY OF SCHERTZ, TEXAS

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE
NONMAJOR GOVERNMENTAL FUNDS

FOR THE YEAR ENDED SEPTEMBER 30, 2023

	Special Revenue Funds			
	Hotel Occupancy Fund	Park Fund	Tree Mitigation	Treasury Forfeiture
REVENUES				
Occupancy tax	$ 1,059,808	$ -	$ -	$ -
Permits and fees	-	203,500	48,065	-
Service fees	-	-	-	-
Fines and fees	-	-	-	-
Intergovernmental	-	-	-	-
Investment earnings	92,825	9,057	35,600	-
Miscellaneous	-	-	-	-
Total Revenues	1,152,633	212,557	83,665	-
EXPENDITURES				
Current:				
General government	107,656	-	-	-
Public safety	-	-	-	-
Parks and recreation	-	-	93,032	-
Cultural	-	-	-	-
Administration	69,915	-	-	-
Capital outlay	5,266	387,068	-	-
Total Expenditures	182,837	387,068	93,032	-
Excess (Deficiency) of Revenue Over Expenditures	969,796	(174,511)	(9,367)	-
OTHER FINANCING SOURCES (USES)				
Transfer in	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-
NET CHANGE IN FUND BALANCES	969,796	(174,511)	(9,367)	-
FUND BALANCES - BEGINNING	1,646,618	261,521	708,060	5,404
FUND BALANCES - ENDING	$ 2,616,414	$ 87,010	$ 698,693	$ 5,404

Special Revenue Funds					Capital Projects Fund	
Justice Forfeitures	State Forfeitures	Grant Fund	Library Advisory Board	Historical Committee Fund	Capital Recovery Roadways	Total Nonmajor Governmental Funds
$ -	$ -	$ -	$ -	$ -	$ -	$ 1,059,808
-	-	-	-	-	-	251,565
-	-	-	20,318	199	661,078	681,595
141,539	69,541	-	-	-	-	211,080
-	-	35,671	-	-	-	35,671
8,305	-	-	3,463	-	133,917	283,167
-	-	-	8	2,244	-	2,252
149,844	69,541	35,671	23,789	2,443	794,995	2,525,138
-	-	-	-	9,159	-	116,815
44,982	-	41,811	-	-	-	86,793
-	-	-	-	-	-	93,032
-	-	-	17,123	-	-	17,123
-	-	-	-	-	-	69,915
-	-	-	-	-	342,687	735,021
44,982	-	41,811	17,123	9,159	342,687	1,118,699
104,862	69,541	(6,140)	6,666	(6,716)	452,308	1,406,439
-	-	9,796	-	9,161	-	18,957
-	-	9,796	-	9,161	-	18,957
104,862	69,541	3,656	6,666	2,445	452,308	1,425,396
134,573	4,779	(648,630)	69,569	26,988	2,559,354	4,768,236
$ 239,435	$ 74,320	$ (644,974)	$ 76,235	$ 29,433	$ 3,011,662	$ 6,193,632

CITY OF SCHERTZ, TEXAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
HOTEL OCCUPANCY FUND

FOR THE YEAR ENDED SEPTEMBER 30, 2023
(WITH COMPARATIVE ACTUAL TOTALS FOR 2022)

	Original Budget	Final Budget	2023 Actual Amounts	Variance With Final Budget Positive (Negative)	2022 Actual Amounts
REVENUES					
Occupancy tax	$ 640,000	$ 640,000	$ 1,059,808	$ 419,808	$ 804,132
Investment earnings	8,500	8,500	92,825	84,325	14,583
Total Revenues	648,500	648,500	1,152,633	504,133	818,715
EXPENDITURES					
Current:					
General government	197,700	197,700	107,656	90,044	242,875
Administration	69,915	69,915	69,915	-	74,443
Capital outlay	5,300	5,300	5,266	34	1,156,495
Total Expenditures	272,915	272,915	182,837	90,078	1,473,813
NET CHANGE IN FUND BALANCE	375,585	375,585	969,796	594,211	(655,098)
FUND BALANCE - BEGINNING	1,646,618	1,646,618	1,646,618	-	2,301,716
FUND BALANCE - ENDING	$ 2,022,203	$ 2,022,203	$ 2,616,414	$ 594,211	$ 1,646,618

CITY OF SCHERTZ, TEXAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
PARK FUND

FOR THE YEAR ENDED SEPTEMBER 30, 2023
(WITH COMPARATIVE ACTUAL TOTALS FOR 2022)

	Original Budget	Final Budget	2023 Actual Amounts	Variance With Final Budget Positive (Negative)	2022 Actual Amounts
REVENUES					
Licenses and permits	$ 318,000	$ 318,000	$ 203,500	$ (114,500)	$ -
Investment earnings	1,025	1,025	9,057	8,032	2,194
Total Revenues	319,025	319,025	212,557	(106,468)	2,194
EXPENDITURES					
Current:					
Parks and recreation	25,000	25,000	-	25,000	10,040
Capital outlay	362,068	362,068	387,068	(25,000)	17,650
Total Expenditures	387,068	387,068	387,068	-	27,690
NET CHANGE IN FUND BALANCE	(68,043)	(68,043)	(174,511)	(106,468)	(25,496)
FUND BALANCE - BEGINNING	261,521	261,521	261,521	-	287,017
FUND BALANCE - ENDING	$ 193,478	$ 193,478	$ 87,010	$ (106,468)	$ 261,521

CITY OF SCHERTZ, TEXAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
TREE MITITGATION FUND

FOR THE YEAR ENDED SEPTEMBER 30, 2023
(WITH COMPARATIVE ACTUAL TOTALS FOR 2022)

	Original Budget	Final Budget	2023 Actual Amounts	Variance With Final Budget Positive (Negative)	2022 Actual Amounts
REVENUES					
Licenses and permits	$ 70,000	$ 70,000	$ 48,065	$ (21,935)	$ 136,950
Investment earnings	1,400	1,400	35,600	34,200	5,324
Total Revenues	71,400	71,400	83,665	12,265	142,274
EXPENDITURES					
Current:					
Parks and recreation	70,000	70,000	93,032	(23,032)	82,110
Total Expenditures	70,000	70,000	93,032	(23,032)	82,110
NET CHANGE IN FUND BALANCE	1,400	1,400	(9,367)	(10,767)	60,164
FUND BALANCE - BEGINNING	708,060	708,060	708,060	-	647,896
FUND BALANCE - ENDING	$ 709,460	$ 709,460	$ 698,693	$ (10,767)	$ 708,060

CITY OF SCHERTZ, TEXAS

SCHEDULE OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE
TREASURY FORFEITURES FUND

FOR THE YEAR ENDED SEPTEMBER 30, 2023
(WITH COMPARATIVE TOTALS FOR 2022)

	2023	2022
REVENUES		
Fines and fees	$ -	$ 50,840
Total Revenues	-	50,840
EXPENDITURES		
Capital outlay	-	77,996
Total Expenditures	-	77,996
NET CHANGE IN FUND BALANCE	-	(27,156)
FUND BALANCE - BEGINNING	5,404	32,560
FUND BALANCE - ENDING	$ 5,404	$ 5,404

CITY OF SCHERTZ, TEXAS

SCHEDULE OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE
JUSTICE FORFEITURES FUND

FOR THE YEAR ENDED SEPTEMBER 30, 2023
(WITH COMPARATIVE TOTALS FOR 2022)

	2023	2022
REVENUES		
Fines and fees	$ 141,539	$ 46,238
Investment earnings	8,305	784
Total Revenues	149,844	47,022
EXPENDITURES		
Current:		
Public safety	44,982	-
Capital outlay	-	9,273
Total Expenditures	44,982	9,273
NET CHANGE IN FUND BALANCE	104,862	37,749
FUND BALANCE - BEGINNING	134,573	96,824
FUND BALANCE - ENDING	$ 239,435	$ 134,573

CITY OF SCHERTZ, TEXAS

SCHEDULE OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE

STATE FORFEITURES FUND

FOR THE YEAR ENDED SEPTEMBER 30, 2023
(WITH COMPARATIVE TOTALS FOR 2022)

	2023	2022
REVENUES		
Fines and fees	$ 69,541	$ -
Total Revenues	69,541	-
EXPENDITURES		
Current:		
Public safety	-	-
Total Expenditures	-	-
NET CHANGE IN FUND BALANCE	69,541	-
FUND BALANCE - BEGINNING	4,779	4,779
FUND BALANCE - ENDING	$ 74,320	$ 4,779

CITY OF SCHERTZ, TEXAS

SCHEDULE OF REVENUES, EXPEDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
LIBRARY ADVISORY BOARD

FOR THE YEAR ENDED SEPTEMBER 30, 2023
(WITH COMPARATIVE ACTUAL TOTALS FOR 2022)

	Original Budget	Final Budget	2023 Actual Amounts	Variance With Final Budget Positive (Negative)	2022 Actual Amounts
REVENUES					
Service fees	$ 17,000	$ 17,000	$ 20,318	$ 3,318	$ 18,292
Investment earnings	35	35	3,463	3,428	546
Miscellaneous	-	-	8	8	507
Total Revenues	17,035	17,035	23,789	6,754	19,345
EXPENDITURES					
Current:					
Cultural	22,200	22,200	17,123	5,077	14,340
Total Expenditures	22,200	22,200	17,123	5,077	14,340
NET CHANGE IN FUND BALANCE	(5,165)	(5,165)	6,666	11,831	5,005
FUND BALANCE - BEGINNING	69,569	69,569	69,569	-	64,564
FUND BALANCE - ENDING	$ 64,404	$ 64,404	$ 76,235	$ 11,831	$ 69,569

CITY OF SCHERTZ, TEXAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
HISTORICAL COMMITTEE FUND

FOR THE YEAR ENDED SEPTEMBER 30, 2023
(WITH COMPARATIVE ACTUAL TOTALS FOR 2022)

	Original Budget	Final Budget	2023 Actual Amounts	Variance With Final Budget Positive (Negative)	2022 Actual Amounts
REVENUES					
Sale of merchandise	$ 1,000	$ 1,000	$ 199	$ (801)	$ 1,943
Miscellaneous	-	-	2,244	2,244	-
Total Revenues	1,000	1,000	2,443	1,443	1,943
EXPENDITURES					
Current:					
General government	11,750	11,750	9,159	2,591	3,116
Total Expenditures	11,750	11,750	9,159	2,591	3,116
Excess of Revenues Over Expenditures	(10,750)	(10,750)	(6,716)	4,034	(1,173)
OTHER FINANCING SOURCES (USES)					
Transfers in	10,750	10,750	9,161	(1,589)	13,863
Total Other Financing Sources (Uses)	10,750	10,750	9,161	(1,589)	13,863
NET CHANGE IN FUND BALANCE	-	-	2,445	2,445	12,690
FUND BALANCE - BEGINNING	26,988	26,988	26,988	-	14,298
FUND BALANCE - ENDING	$ 26,988	$ 26,988	$ 29,433	$ 2,445	$ 26,988

CITY OF SCHERTZ, TEXAS

SCHEDULE OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE
CAPITAL RECOVERY ROADWAYS

FOR THE YEAR ENDED SEPTEMBER 30, 2023
(WITH COMPARATIVE TOTALS FOR 2022)

	2023	2022
REVENUES		
Service fees	$ 661,078	$ 798,955
Investment earnings	133,917	19,878
Total Revenues	794,995	818,833
EXPENDITURES		
Capital outlay	342,687	60,519
Total Expenditures	342,687	60,519
NET CHANGE IN FUND BALANCE	452,308	758,314
FUND BALANCE - BEGINNING	2,559,354	1,801,040
FUND BALANCE - ENDING	$ 3,011,662	$ 2,559,354

STATISTICAL SECTION

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STATISTICAL SECTION
(Unaudited)

This part of the City of Schertz, Texas Annual Comprehensive Financial Report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City's overall financial health.

Contents	**Page**
Financial Trends These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.	86 – 95
Revenue Capacity These schedules contain information to help the reader assess the City's most significant local revenue sources.	96 – 104
Debt Capacity These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.	105 – 110
Demographic and Economic Information These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.	111 – 114
Operating Information These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs.	115 – 120

CITY OF SCHERTZ, TEXAS

NET POSITION BY COMPONENT

LAST TEN FISCAL YEARS
(ACCRUAL BASIS OF ACCOUNTING)
(UNAUDITED)

	Fiscal Year			
	2014	2015	2016	2017
Governmental activities				
Net investment in capital assets	$ 62,792,671	$ 68,125,738	$ 74,237,004	$ 84,537,238
Restricted	10,401,728	13,343,280	17,095,325	20,437,116
Unrestricted	8,613,239	1,640,519	2,231,341	1,673,567
Total Governmental Activities Net Position	$ 81,807,638	$ 83,109,537	$ 93,563,670	$ 106,647,921
Business-type activities				
Net investment in capital assets	$ 53,674,437	$ 59,625,205	$ 64,210,231	$ 70,361,035
Restricted	-	-	-	10,565,463
Unrestricted	16,450,988	14,243,922	15,737,470	20,781,291
Total Business-Type Activities Net Position	$ 70,125,425	$ 73,869,127	$ 79,947,701	$ 101,707,789
Primary government				
Net investment in capital assets	$ 116,467,108	$ 127,750,943	$ 138,447,235	$ 154,898,273
Restricted	10,401,728	13,343,280	17,095,325	20,437,116
Unrestricted	25,064,227	15,884,441	17,968,811	22,454,858
Total Primary Government Net Position	$ 151,933,063	$ 156,978,664	$ 173,511,371	$ 197,790,247

Fiscal Year					
2018	2019	2020	2021	2022	2023
$ 89,266,885	$ 89,869,766	$ 88,959,102	$ 98,444,714	$ 109,746,340	$ 136,442,093
23,391,047	28,088,355	28,664,438	28,342,438	32,745,688	40,311,118
2,351,236	2,920,717	4,157,801	10,744,127	11,055,015	7,768,985
$ 115,009,168	$ 120,878,838	$ 121,781,341	$ 137,531,279	$ 153,547,043	$ 184,522,196
$ 64,871,629	$ 68,271,075	$ 75,969,319	$ 83,941,882	$ 94,997,863	$ 114,831,425
12,626,526	13,232,638	15,071,599	5,408,320	5,408,320	6,640,756
20,870,671	33,254,008	30,570,717	39,406,798	42,791,680	39,140,966
$ 98,368,826	$ 114,757,721	$ 121,611,635	$ 128,757,000	$ 143,197,863	$ 160,613,147
$ 154,138,514	$ 158,140,841	$ 164,928,421	$ 182,386,596	$ 204,744,203	$ 251,273,518
23,391,047	41,320,993	43,736,037	33,750,758	38,154,008	46,951,874
35,848,433	36,174,725	34,728,518	50,150,925	53,846,695	46,909,951
$ 213,377,994	$ 235,636,559	$ 243,392,976	$ 266,288,279	$ 296,744,906	$ 345,135,343

CITY OF SCHERTZ, TEXAS

CHANGE IN NET POSITION
LAST TEN FISCAL YEARS
(ACCRUAL BASIS OF ACCOUNTING)
(UNAUDITED)

	Fiscal Year			
	2014	2015	2016	2017
Expenses				
Governmental activities:				
General government	$ 6,958,530	$ 6,443,227	$ 6,557,778	$ 6,253,926
Public safety	10,025,703	10,836,712	12,141,968	13,061,120
Public environment	3,740,538	3,876,644	4,147,653	4,460,540
Parks and recreation	1,807,136	2,164,604	2,034,964	2,859,974
Cultural	870,159	892,194	954,871	1,004,747
Health	407,114	470,468	570,204	776,494
Administration	1,942,312	1,845,877	1,954,276	3,052,102
Interest and other fees	2,352,856	2,226,635	2,240,783	2,355,714
Total Governmental Activities Expenses	28,104,348	28,756,361	30,602,497	33,824,617
Business-type activities:				
Water and sewer	17,762,116	18,440,959	20,269,111	21,346,078
EMS	4,268,125	4,719,526	5,004,110	6,006,178
Total Business-Type Activities Expenses	22,030,241	23,160,485	25,273,221	27,352,256
Total Primary Government Expenses	50,134,589	51,916,846	55,875,718	61,176,873
Program Revenues				
Governmental activities:				
Charges for services:				
General government	1,974,637	1,840,547	1,507,252	874,737
Public safety	2,536,476	2,603,476	2,415,537	4,131,548
Public environment	-	-	-	-
Parks and recreation	917,639	794,003	788,727	544,460
Cultural	309,897	325,178	326,079	330,412
Health	32,429	26,744	30,308	29,742
Operating grants and contributions	220,264	336,252	342,485	552,878
Capital grants and contributions	5,756,456	5,509,530	6,227,664	10,043,483
Total Governmental Activities Program Revenues	11,747,798	11,435,730	11,638,052	16,507,260
Business-type activities:				
Charges for services:				
Water and sewer	19,147,872	20,700,369	22,003,794	25,390,713
EMS	4,533,753	4,415,126	5,921,223	6,366,894
Capital grants and contributions	2,809,110	4,158,552	2,831,126	6,111,474
Total Business-Type Activities Program Revenues	26,490,735	29,274,047	30,756,143	37,869,081
Total Primary Government Program Revenues	38,238,533	40,709,777	42,394,195	54,376,341
Net (expense) revenue:				
Governmental activities	(16,356,550)	(17,320,631)	(18,964,445)	(17,317,357)
Business-type activities	4,460,494	6,113,562	5,482,922	10,516,825
Total Primary Government Net Expense	(11,896,056)	(11,207,069)	(13,481,523)	(6,800,532)

TABLE 2

Fiscal Year					
2018	2019	2020	2021	2022	2023
$ 7,421,918	$ 6,534,013	$ 10,310,363	$ 7,298,193	$ 7,093,652	$ 8,244,956
13,899,278	15,448,886	16,575,191	19,008,871	19,580,703	22,195,399
4,930,723	5,495,192	8,825,099	5,364,408	8,545,834	6,188,351
2,707,292	3,022,278	3,012,134	3,395,458	3,543,978	4,253,278
1,042,085	1,119,650	1,089,564	1,087,975	1,168,815	1,380,793
724,780	516,890	596,288	-	-	-
3,067,983	3,853,255	3,419,407	4,360,229	4,455,947	5,363,700
2,125,687	2,196,180	2,028,065	1,797,520	2,490,474	2,555,917
35,919,746	38,186,344	45,856,111	42,312,654	46,879,403	50,182,394
23,579,854	25,608,390	24,349,219	25,280,964	27,833,986	30,088,159
6,110,407	6,529,631	6,051,296	7,784,670	8,234,500	10,176,945
29,690,261	32,138,021	30,400,515	33,065,634	36,068,486	40,265,104
65,610,007	70,324,365	76,256,626	75,378,288	82,947,889	90,447,498
1,013,698	947,538	836,246	651,211	686,470	470,879
4,104,911	3,177,329	3,276,129	3,079,945	3,922,957	4,067,387
-	138,920	850,201	902,712	798,955	661,078
640,231	484,495	331,174	528,886	652,727	753,302
313,668	311,575	299,944	285,792	310,859	315,222
27,930	21,101	26,304	-	-	-
776,942	692,042	2,113,673	1,925,939	3,970,029	2,425,937
4,744,489	1,319,793	531,096	7,959,576	6,987,788	18,456,911
11,621,869	7,092,793	8,264,767	15,334,061	17,329,785	27,150,716
27,099,237	27,333,475	29,709,279	27,724,929	30,677,566	31,589,783
6,092,559	6,596,618	6,114,891	7,709,027	9,420,909	9,503,821
3,132,348	1,975,524	292,408	6,935,191	6,143,957	14,180,619
36,324,144	35,905,617	36,116,578	42,369,147	46,242,432	55,274,223
47,946,013	42,998,410	44,381,345	57,703,208	63,572,217	82,424,939
(24,297,877)	(31,093,551)	(37,591,344)	(26,978,593)	(29,549,618)	(23,031,678)
6,633,883	3,767,596	5,716,063	9,303,513	10,173,946	15,009,119
(17,663,994)	(27,325,955)	(31,875,281)	(17,675,080)	(19,375,672)	(8,022,559)

CITY OF SCHERTZ, TEXAS

CHANGE IN NET POSITION
LAST TEN FISCAL YEARS
(ACCRUAL BASIS OF ACCOUNTING)
(UNAUDITED)

	Fiscal Year			
	2014	2015	2016	2017
General Revenues and Other Changes in Net Position				
Governmental activities:				
Taxes				
Ad valorem	$ 12,794,172	$ 14,139,037	$ 15,131,997	$ 16,166,006
Sales	10,553,382	10,315,125	10,921,489	10,844,503
Franchise fees	2,073,162	2,263,783	2,250,815	2,208,373
Hotel/motel	552,570	563,734	544,871	499,466
Mixed drink	39,917	43,656	43,073	42,699
Investment income	43,279	56,820	187,847	448,408
Miscellaneous	180,316	197,881	309,275	182,754
Transfers	(50,000)	(42,235)	29,211	9,399
Total Governmental Activities	26,186,798	27,537,801	29,418,578	30,401,608
Business-type activities:				
Interest and investment earnings	31,810	47,728	102,642	211,466
Miscellaneous	609,003	344,731	522,221	475,733
Transfers	50,000	42,235	(29,211)	(9,399)
Total Business-Type Activities	690,813	434,694	595,652	677,800
Total Primary Government	26,877,611	27,972,495	30,014,230	31,079,408
Change in Net Position				
Governmental activities	9,830,248	10,217,170	10,454,133	13,084,251
Business-type activities	5,151,307	6,548,256	6,078,574	11,194,625
Total Primary Government	$ 14,981,555	$ 16,765,426	$ 16,532,707	$ 24,278,876

Source: City financial statements

Fiscal Year					
2018	2019	2020	2021	2022	2023
$ 17,018,950	$ 19,151,005	$ 19,844,912	$ 21,463,804	$ 22,495,628	$ 25,118,429
12,668,555	12,506,879	14,432,152	16,838,731	18,075,733	19,646,841
2,393,182	2,357,150	2,305,225	2,305,108	2,574,041	2,593,660
520,424	514,679	268,946	518,921	804,132	1,059,808
43,395	60,518	70,139	68,730	83,391	88,347
909,985	1,470,258	804,674	104,613	709,898	4,678,690
283,496	984,257	767,779	1,408,270	1,138,775	820,465
19,186	(81,525)	-	-	(316,216)	-
33,857,173	36,963,221	38,493,827	42,708,177	45,565,382	54,006,240
532,367	855,216	431,555	68,354	314,546	1,927,277
453,374	267,788	706,296	754,268	675,739	479,479
(19,186)	81,525	-	-	316,216	-
966,555	1,204,529	1,137,851	822,622	1,306,501	2,406,756
34,823,728	38,167,750	39,631,678	43,530,799	46,871,883	56,412,996
9,559,296	5,869,670	902,503	15,729,584	16,015,764	30,975,153
7,600,438	4,972,125	6,853,914	10,126,135	11,480,447	17,415,284
$ 17,159,734	$ 10,841,795	$ 7,756,417	$ 25,855,719	$ 27,496,211	$ 48,390,437

CITY OF SCHERTZ, TEXAS

FUND BALANCES OF GOVERNMENTAL FUNDS

LAST TEN FISCAL YEARS
(MODIFIED ACCRUAL BASIS OF ACCOUNTING)
(UNAUDITED)

	Fiscal Year			
	2014	2015	2016	2017
General fund				
Non-spendable	$ 110,253	$ 117,084	$ 220,503	$ 98,263
Restricted	1,701,408	1,748,374	1,929,636	1,994,905
Committed	-	-	-	-
Assigned	694,916	785,005	752,503	854,198
Unassigned	5,587,262	7,280,240	8,509,467	9,976,169
Total general fund	$ 8,093,839	$ 9,930,703	$ 11,412,109	$ 12,923,535
All other governmental funds				
Restricted	$ 19,261,995	$ 21,191,968	$ 27,252,908	$ 35,721,031
Committed	31,718	-	342,519	454,376
Assigned	31,177	6,657	6,743	-
Unassigned	-	-	-	-
Total all other governmental funds	$ 19,324,890	$ 21,198,625	$ 27,602,170	$ 36,175,407

Source: Balance Sheets - Governmental Funds in City's ACFRs.

TABLE 3

Fiscal Year					
2018	2019	2020	2021	2022	2023
$ 94,876	$ 131,925	$ 114,787	$ 162,463	$ 182,186	$ 342,248
2,027,125	2,196,037	1,996,357	2,151,411	2,260,350	2,220,694
-	-	687,780	907,676	1,021,594	1,155,078
3,080,557	5,580,626	1,972,479	1,501,398	1,356,230	3,518,655
12,548,013	9,228,612	12,197,575	11,755,619	12,246,539	12,000,941
$ 17,750,571	$ 17,137,200	$ 16,968,978	$ 16,478,567	$ 17,066,899	$ 19,237,616
$ 37,772,240	$ 39,009,399	$ 32,024,252	$ 33,329,710	$ 69,222,391	$ 60,666,303
454,376	687,779	4,071,942	7,985,798	5,543,146	3,434,858
-	-	-	-	-	-
-	-	(2,071,518)	(675,043)	(648,630)	(644,974)
$ 38,226,616	$ 39,697,178	$ 34,024,676	$ 40,640,465	$ 74,116,907	$ 63,456,187

CITY OF SCHERTZ, TEXAS

CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
(MODIFIED ACCRUAL BASIS OF ACCOUNTING)
(UNAUDITED)

	Fiscal Year			
	2014	2015	2016	2017
Revenues				
Taxes	$ 26,021,730	$ 27,348,297	$ 28,865,727	$ 29,720,578
Permits and fees	1,805,047	1,731,302	1,493,336	2,540,045
Service fees	1,763,964	1,797,151	1,789,321	2,132,299
Fines and fees	1,750,311	1,534,588	1,441,474	1,217,621
Intergovernmental	221,769	393,607	401,494	397,073
Other revenue	671,731	689,805	1,741,436	1,897,153
Total Revenues	32,234,552	33,494,750	35,732,788	37,904,769
Expenditures				
Current:				
General government	5,981,439	5,582,441	5,657,998	5,394,918
Public safety	9,409,894	10,158,401	11,048,767	11,870,636
Public environment	1,012,607	952,663	1,007,326	1,128,979
Parks and recreation	1,338,232	1,658,197	1,528,356	1,885,915
Cultural	815,691	821,146	869,162	921,870
Health	394,918	404,008	480,175	672,934
Administration	2,270,041	2,056,646	2,015,573	2,912,855
Capital outlay	8,000,467	2,314,668	10,192,398	5,492,196
Debt service:				
Principal	3,695,597	3,918,008	4,040,975	4,473,174
Interest and fiscal charges	2,108,610	2,112,746	1,896,911	2,113,679
Bond issue costs	165,650	7,992	449,358	214,280
Payment to refund agent	-	-	-	-
Total Expenditures	35,193,146	29,986,916	39,186,999	37,081,436
Excess of Revenues Over (Under) Expenditures	(2,958,594)	3,507,834	(3,454,211)	823,333
Other Financing Sources (Uses)				
Bond & debt issuances	8,583,715	245,000	10,750,000	8,870,000
Refunding bond issuance	-	-	4,185,000	-
Premium (discount) on bond issue	686,137	-	590,432	381,931
Payment to refund agent	(9,182,250)	-	(4,215,482)	-
Transfer in	1,243,833	989,120	863,583	438,803
Transfer out	(1,293,832)	(1,031,355)	(834,371)	(429,404)
Net Other Financing Sources (Uses)	37,603	202,765	11,339,162	9,261,330
Net Change in Fund Balances	$ (2,920,991)	$ 3,710,599	$ 7,884,951	$ 10,084,663
Debt Service as a Percentage of Noncapital Expenditures	21.3%	21.3%	20.5%	20.4%

Source: Statement of Revenues, Expenditures, and Changes in Fund Balance for Governmental Funds.

TABLE 4

Fiscal Year					
2018	2019	2020	2021	2022	2023
$ 32,632,702	$ 34,590,008	$ 36,802,913	$ 41,150,087	$ 43,905,170	$ 48,455,688
2,557,056	1,635,461	1,807,264	1,812,895	2,341,493	2,329,324
2,159,193	2,070,293	2,583,598	2,540,995	2,953,707	2,806,284
1,049,989	953,614	880,657	643,482	754,558	659,885
609,131	1,057,681	951,604	4,582,874	4,247,523	3,061,631
1,761,285	2,454,515	1,572,473	1,512,883	1,848,673	5,499,155
40,769,356	42,761,572	44,598,509	52,243,216	56,051,124	62,811,967
6,327,133	5,881,647	10,364,369	6,580,915	6,515,632	7,324,976
12,728,222	13,985,443	15,366,593	18,107,418	19,098,373	19,579,764
1,136,052	1,112,041	1,270,894	1,382,185	1,766,558	1,782,809
1,697,872	2,393,487	2,102,083	2,534,679	2,659,914	3,227,365
955,153	1,018,109	1,044,891	1,059,984	1,159,024	1,294,948
628,054	498,871	589,616	-	-	-
3,015,239	3,795,233	3,353,634	4,459,223	4,597,488	5,202,419
7,708,625	9,083,572	9,276,886	5,215,256	13,096,740	24,142,094
4,744,116	4,565,000	4,929,544	4,955,000	4,805,000	5,850,000
2,099,190	2,069,215	2,136,523	1,801,467	1,779,157	2,893,986
129,417	189,082	4,200	140,140	558,911	4,200
-	5,489,912	-	-	-	-
41,169,073	50,081,612	50,439,233	46,236,267	56,036,797	71,302,561
(399,717)	(7,320,040)	(5,840,724)	6,006,949	14,327	(8,490,594)
4,887,829	4,620,000	-	136,535	31,540,000	-
6,035,000	5,225,000	-	7,555,000	4,070,000	-
269,212	640,115	-	629,992	3,200,544	-
(6,159,623)	-	-	(8,223,452)	(4,443,881)	-
777,487	120,503	4,500,169	6,395,386	3,339,565	869,840
(758,302)	(202,028)	(4,500,169)	(6,375,032)	(3,655,781)	(869,249)
5,051,603	10,403,590	-	118,429	34,050,447	591
$ 4,651,886	$ 3,083,550	$ (5,840,724)	$ 6,125,378	$ 34,064,774	$ (8,490,003)
22.2%	17.3%	16.2%	19.9%	17.1%	30.3%

CITY OF SCHERTZ, TEXAS

GOVERNMENTAL FUNDS TAX REVENUES BY SOURCE
LAST TEN FISCAL YEARS
(MODIFIED ACCRUAL BASIS OF ACCOUNTING)
(UNAUDITED)

Fiscal Year	Property Tax	Sales & Use Tax	Franchise Tax	Mixed Beverage
2014	$ 12,802,668	$ 10,553,382	$ 2,073,162	$ 39,917
2015	14,161,999	10,315,125	2,263,783	43,553
2016	15,105,480	10,921,489	2,250,815	43,072
2017	16,125,537	10,844,503	2,208,373	42,668
2018	17,007,148	12,668,555	2,393,182	43,384
2019	19,150,782	12,506,879	2,357,150	60,518
2020	19,726,451	14,432,152	2,305,225	70,139
2021	21,418,597	16,838,731	2,305,108	68,730
2022	22,367,873	18,075,733	2,574,041	83,391
2023	25,067,032	19,646,841	2,593,660	88,347

Bingo	Hotel Occupancy	Total
$ 31	$ 552,570	$ 26,021,730
103	563,734	27,348,297
1	544,870	28,865,727
31	499,466	29,720,578
11	520,424	32,632,704
24	514,679	34,590,032
24	268,946	36,802,937
24	518,921	41,150,111
24	804,132	43,905,194
-	1,059,808	48,455,688

CITY OF SCHERTZ, TEXAS **TABLE 6**

TOTAL WATER AND SEWER CONSUMPTION AND RATES

LAST TEN FISCAL YEARS

Fiscal Year Ended September 30,	Total Water & Sewer Consumption (In Gallons)	Water & Sewer Base Rate	Water & Sewer Initial Rate Per 1,000 Gallons
2023	2,363,742,000	40.85	8.13
2022	1,700,418,300	39.04	7.79
2021	1,629,336,300	38.15	6.97
2020	1,982,664,200	38.15	6.97
2019	1,622,930,500	37.15	6.84
2018	1,583,312,400	35.61	6.53
2017	1,583,462,300	34.35	6.21
2016	1,509,250,000	30.11	5.73
2015	1,472,948,300	26.54	5.43
2014	1,543,351,600	24.38	5.17

Source: Schertz Utility System

CITY OF SCHERTZ, TEXAS **TABLE 7**

PRINCIPAL WATER AND SEWER CONSUMERS

LAST TEN FISCAL YEARS

	2023			2014		
TAXPAYERS	Total Water Consumption (In Gallons)	Rank	Percentage of Total City Water Consumption	Total Water Consumption (In Gallons)	Rank	Percentage of Total City Water Consumption
City of Selma	312,077,500	1	13.20%			
Scenic Hills Lawn Care	15,758,800	2	0.67%			
WHC Schertz Apts, LLC	14,287,200	3	0.60%			
City of Cibolo	12,822,500	4	0.54%			
Crossvine Master Community	12,051,600	5	0.51%			
Pecan Grove	9,768,200	6	0.41%	7,725,100	8	0.50%
Sycamore Creek Apartments	8,581,900	7	0.36%	10,869,700	3	0.70%
Comal ISD	7,150,300	8	0.30%			
APG Texas 1LP	6,158,400	9	0.26%			
City of Schertz (Soccor Field)	6,095,200	10	0.26%			
SYSCO				23,384,500	1	1.52%
Caterpillar				20,741,100	2	1.34%
Waterford Ridge Apartments				9,537,700	4	0.62%
Beck Readymix				9,366,900	5	0.61%
Ray D. Corbett Jr High School				8,695,600	6	0.56%
Big Time Management				8,200,700	7	0.53%
Val Verde				6,301,600	9	0.41%
YMCA/Splash Pad				5,281,200	10	0.34%
TOTAL	404,751,600		17.12%	110,104,100		7.13%
Total City Water Consumption	2,363,742,000			1,543,351,600		

Source: Schertz Utility System

CITY OF SCHERTZ, TEXAS **TABLE 8**

DIRECT AND OVERLAPPING PROPERTY TAX RATES

LAST TEN FISCAL YEARS
(UNAUDITED)

	City Direct Rates			Overlapping School Districts	
Fiscal Year	Basic Rate	Debt Service	Total	Schertz-Cibolo-Universal City ISD	Comal ISD
2023	0.3470	0.1480	0.4950	1.3246	1.2746
2022	0.3517	0.1604	0.5121	1.3950	1.2920
2021	0.3470	0.1651	0.5121	1.4106	1.2757
2020	0.3496	0.1650	0.5146	1.4200	1.3200
2019	0.3497	0.1649	0.5146	1.4900	1.3200
2018	0.3248	0.1662	0.4910	1.4900	1.3900
2017	0.3168	0.1743	0.4911	1.4700	1.3900
2016	0.3159	0.1752	0.4911	1.4900	1.3900
2015	0.3164	0.1810	0.4974	1.4900	1.3900
2014	0.3010	0.1964	0.4974	1.4900	1.4300
2013	0.2993	0.2006	0.4999	1.4600	1.4300

	Overlapping Counties					
	Bexar					
Fiscal Year	Bexar County	Hospital District	River Authority	Community College District	Comal County	Guadalupe County
2023	0.2624	0.2762	0.0184	0.1492	0.2847	0.3439
2022	0.2763	0.2762	0.0186	0.1492	0.3140	0.3799
2021	0.2624	0.2762	0.0186	0.1492	0.3224	0.3854
2020	0.2774	0.2762	0.0186	0.1492	0.3224	0.3319
2019	0.2774	0.2762	0.0186	0.1492	0.2952	0.3319
2018	0.2928	0.2762	0.0173	0.1492	0.3078	0.3799
2017	0.2928	0.2762	0.0173	0.1492	0.2928	0.3851
2016	0.2929	0.2762	0.0173	0.1492	0.2929	0.3851
2015	0.2929	0.2762	0.0178	0.1492	0.2929	0.3941
2014	0.2782	0.2762	0.0174	0.1492	0.2782	0.3999
2013	0.3052	0.2762	0.0174	0.1416	0.3504	0.4036

Source: Guadalupe, Bexar, and Comal Appraisal Districts

CITY OF SCHERTZ, TEXAS **TABLE 9**

PRINCIPAL PROPERTY OF TAX PAYERS

CURRENT YEAR AND NINE YEARS AGO

	2023			2014		
Taxpayer	Taxable Assessed Value	Rank	Percentage of Total City Taxable Assessed Value	Taxable Assessed Value	Rank	Percentage of Total City Taxable Assessed Value
SYSCO Central Texas	$ 140,910,461	1	2.09%	$ 95,931,063	2	3.49%
Sun Life Assurance Company of Canada	103,976,267	2	1.54%			
Caterpillar Inc.	100,507,470	3	1.49%	105,162,397	1	3.82%
Rebublic Beverage Company	68,123,480	4	1.01%	46,370,700	3	1.68%
Amazon Com Services Inc	62,136,947	5	0.92%			
HGIT Schertz Parkway LP	59,349,999	6	0.88%			
Eastgroup Properties LP	48,116,511	7	0.71%			
DG Industrial Portfolio II Property Owner LP	29,719,290	8	0.44%			
WHC Schertz Apts LLC	28,500,000	9	0.42%			
QR AMZ 1150 Schwab RD LLC	22,222,590	10	0.33%			
Capital Group Companies Inc.				37,581,105	4	1.37%
San Antonio MTA LP				22,907,035	5	0.83%
SC Schertz LLC				16,240,300	6	0.59%
GE Oil & Gas Inc.				16,011,420	7	0.58%
Wal-Mart Real Estate Business Trust				13,239,871	8	0.48%
H.E.Butt Grocery Co.				11,650,124	9	0.42%
EM Limited Partnership				9,922,009	10	0.36%
Totals	$ 663,563,015		9.84%	$ 375,016,024		13.62%
Total Taxable Assessed Value	$ 6,740,344,392			$ 2,752,562,574		

*Source: Guadalupe, Bexar, and Comal Appraisal Districts

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CITY OF SCHERTZ, TEXAS **TABLE 10**

PROPERTY TAX LEVIES AND COLLECTIONS

LAST TEN FISCAL YEARS
(UNAUDITED)

Fiscal Year Ended September 30,	Taxes Levied for the Fiscal Year	Collected Within Fiscal Year of Levy		Collections In Subsequent Years	Total Collections To Date	
		Amount	% of Levy		Amount	% of Levy
2023	$ 26,144,518	$ 25,757,953	98.52%	$ -	$ 25,924,108	99.16%
2022	22,951,478	22,775,565	99.23%	137,846	22,788,154	99.29%
2021	22,011,090	21,787,625	98.98%	42,135	21,829,760	99.18%
2020	20,854,329	20,758,493	99.54%	83,627	20,842,120	99.94%
2019	19,922,568	19,825,244	99.51%	87,805	19,913,049	99.95%
2018	18,010,824	17,899,825	99.38%	74,548	17,974,373	99.80%
2017	17,356,822	17,241,556	99.34%	74,294	17,314,231	99.75%
2016	16,238,180	16,160,248	99.52%	59,072	16,218,083	99.88%
2015	14,793,867	14,738,760	99.63%	45,615	14,783,490	99.93%
2014	13,383,759	13,297,258	99.35%	68,652	13,365,670	99.86%

CITY OF SCHERTZ, TEXAS

TAXABLE ASSESSED VALUE

LAST TEN FISCAL YEARS
(UNAUDITED)

Fiscal Year Ended September 30,	Taxable Value January 1,	Residential Property	Commercial Property
2023	2022	$ 4,734,929,478	$ 2,047,253,554
2022	2021	3,618,134,708	1,317,486,482
2021	2020	3,060,963,760	1,505,592,717
2020	2019	3,004,686,341	1,613,615,732
2019	2018	2,860,333,982	1,401,636,211
2018	2017	2,049,067,806	2,344,365,139
2017	2016	1,895,085,016	2,269,590,522
2016	2015	1,702,601,947	2,087,223,204
2015	2014	1,568,651,309	1,793,803,709
2014	2013	1,445,731,509	1,540,565,195

*Taxable Assessed Value is before any applicable freeze adjustments.

Source: Bexar, Comal and Guadalupe County Appraisal Districts.

Tax-Exempt Property	Other Property	Total Taxable Assessed Value*	Total Direct Tax Rate
$ (784,132,143)	$ 742,293,503	$ 6,740,344,392	0.4950
(961,929,765)	232,196,469	4,205,887,894	0.5121
(716,028,336)	276,109,231	4,126,637,372	0.5121
(716,028,336)	250,185,870	4,152,459,607	0.5146
(621,773,006)	260,571,835	3,900,769,022	0.5146
(757,265,921)	146,860,809	3,783,027,833	0.4911
(649,173,041)	132,002,406	3,647,504,903	0.4911
(544,328,535)	130,353,515	3,375,850,131	0.4974
(460,271,461)	135,084,054	3,037,267,611	0.4974
(340,747,650)	107,013,520	2,752,562,574	0.4999

CITY OF SCHERTZ, TEXAS

RATIOS OF OUTSTANDING DEBT BY TYPE

LAST TEN FISCAL YEARS

	Governmental Activities				Business-Type Activities	
Fiscal Year	General Obligation Bonds	Certificates of Obligation	Tax Notes	Financing Arrangement	Certificates of Obligation	General Obligation Bonds
2023	$ 54,504,618	$ 25,983,440	$ -	$ 113,779	$ 23,529,237	$ 4,087,062
2022	58,837,302	27,869,333	-	109,228	24,216,388	5,111,592
2021	40,390,000	14,200,000	155,000	136,535	10,655,000	2,895,000
2020	44,620,000	15,415,000	345,000	25,695	11,200,000	3,685,000
2019	48,320,000	16,235,000	530,000	25,699	12,330,000	4,445,000
2018	52,752,896	13,636,966	715,000	34,264	13,211,178	2,127,657
2017	56,613,614	9,011,415	1,230,000	25,147	8,174,779	2,533,626
2016	56,352,272	4,057,189	1,740,000	58,321	8,331,966	3,014,595
2015	53,410,128	277,801	1,210,000	91,495	8,946,153	3,490,564
2014	56,487,433	543,934	1,585,000	123,370	9,561,204	3,966,533

Business-Type Activities				
Financing Arrangement	Tax Notes	Total Primary Government	Percent of Gross Income	Per Capita
$ 410,877	$ -	$ 108,629,013	5.82%	$ 2,526
327,685	-	116,471,528	5.24%	2,034
475,121	-	68,906,656	4.25%	1,619
134,662	150,000	75,575,357	4.50%	1,769
199,421	460,000	82,545,120	5.60%	1,932
289,553	765,000	83,532,514	5.98%	2,028
92,721	1,065,000	78,746,302	6.22%	1,996
162,262	1,360,000	75,076,605	6.39%	1,979
231,803	1,640,000	69,297,944	5.99%	1,830
347,705	65,000	72,680,179	6.35%	1,992

CITY OF SCHERTZ, TEXAS **TABLE 13**

RATIOS OF GENERAL BONDED DEBT OUTSTANDING

LAST TEN FISCAL YEARS

	General Bonded Debt Outstanding					
Fiscal Year	General Obligation Bonds	Certificates of Obligation	Less: Amounts Available for Debt Service	Total	Percentage of Actual Taxable Value of Property	Per Capita
2023	$ 58,591,680	$ 49,512,677	$ (867,965)	$ 107,236,392	1.59%	$ 2,493
2022	63,948,894	52,085,721	(1,550,080)	114,484,535	2.72%	2,581
2021	43,285,000	24,855,000	(934,899)	67,205,101	1.63%	1,558
2020	46,223,908	15,801,473	(1,051,874)	60,973,507	1.47%	1,481
2019	54,687,960	16,834,029	(1,084,908)	70,437,081	1.81%	1,785
2018	54,880,553	13,636,966	(809,427)	67,708,092	1.86%	1,785
2017	59,147,240	9,011,415	(924,989)	67,233,666	1.99%	1,776
2016	59,366,867	4,057,189	(813,306)	62,610,750	2.06%	1,716
2015	56,900,692	277,801	(847,178)	56,331,315	2.05%	1,568
2014	60,453,966	543,934	(517,199)	60,480,701	2.33%	1,753

CITY OF SCHERTZ, TEXAS **TABLE 14**

DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT

CURRENT YEAR

Governmental Unit	Debt Outstanding	Estimated Percentage Applicable*	Estimated Share of Overlapping Debt
Debt repaid with property taxes:			
Alamo CCD	$ 809,962,090	0.38%	$ 3,077,856
Bexar County	2,207,225,000	0.38%	8,387,455
Bexar County Hospital District	1,168,200,000	0.38%	4,439,160
Comal County	121,175,000	3.59%	4,350,183
Comal ISD	1,049,362,848	3.98%	41,764,641
East Central ISD	101,935,155	3.34%	3,404,634
Guadalupe County	13,145,000	18.29%	2,404,221
Judson ISD	552,986,085	0.03%	165,896
Schertz-Cibolo-Universal ISD	374,839,507	46.55%	174,487,790
Subtotal, Overlapping Debt			242,481,835
City Governmental Activities Direct Debt			80,601,837
TOTAL NET OVERLAPPING DEBT			$ 323,083,672

NOTES: The overlapping debt was received from the Municipal Advisory Council of Texas. Details regarding the City's outstanding debt can be found in the notes to the basic financial statements.

Overlapping debt is the proportionate share of the debts of local jurisdictions located wholly or in part within the limits of the City of Shertz. This schedule is intended to demonstrate the total debt that the City of Shertz property tax payers will be expected to repay. The amount of debt applicable to the City of Schertz is computed by (a) determining what portion of total assessed value of the overlapping jurisdiction lies within the limits of the City and (b) applying this percentage to the total governmental activities debt of the overlapping jurisdiction.

CITY OF SCHERTZ, TEXAS **TABLE 15**

DEBT MARGIN INFORMATION

LAST TEN FISCAL YEARS

Assessed Value, 2022 Tax Roll		$ 6,740,344,392
Debt Limit - Texas statues do not provide a legal debt limit for cities; however, through accepted practice a practical "economic" debt limit is considered to be 10% of the assessed value.		$ 674,034,439
Amount of Applicable Debt:		
General Bonded Debt	$ 75,468,779	
Less Debt Service Net Position	(867,965)	74,600,814
DEBT MARGIN		$ 599,433,625
Total Net Debt as a Percentage of Debt Margin		12.45%

	Fiscal Year			
	2019	2020	2021	2022
Assessed Value	$ 3,900,769,022	$ 4,152,459,607	$ 4,070,815,340	$ 6,740,344,392
Debt Limit	390,076,902	415,245,961	407,081,534	674,034,439
Total Net Debt Applicable to Limit	66,019,954	61,318,507	53,946,636	74,600,814
Total Debt Margin	$ 324,056,948	$ 353,927,454	$ 353,134,898	$ 599,433,625

	2016	2017	2018
Assessed Value	$ 3,375,850,131	$ 3,647,504,903	$ 3,783,027,833
Debt Limit	337,585,013	364,750,490	378,302,783
Total Net Debt Applicable to Limit	61,181,169	65,792,916	66,329,699
Total Debt Margin	$ 276,403,844	$ 298,957,574	$ 311,973,084

	2013	2014	2015
Assessed Value	$ 2,600,365,551	$ 2,752,562,574	$ 3,037,267,611
Debt Limit	260,036,555	275,256,257	303,726,761
Total Net Debt Applicable to Limit	60,499,568	56,803,499	53,424,303
Total Debt Margin	$ 199,536,987	$ 218,452,758	$ 250,302,458

CITY OF SCHERTZ, TEXAS **TABLE 16**

PLEDGED REVENUE COVERAGE

LAST TEN FISCAL YEARS

	Water Revenue Bonds					
	Utility	Less:	Net	Debt Service		
Fiscal Year	Service Charges	Operating Expenses	Available Revenue	Principal	Interest	Coverage
2023	$ 31,283,976	$ 29,200,652	$ 2,083,324	$ 1,580,000	$ 1,017,794	0.80
2022	30,876,559	24,362,098	6,514,461	1,180,000	912,019	3.11
2021	28,030,614	22,231,246	5,799,368	1,856,953	515,413	2.44
2020	29,735,911	24,032,772	5,703,139	1,961,953	612,643	2.22
2019	27,246,250	22,622,986	4,623,264	1,845,132	561,880	1.92
2018	27,099,237	20,802,263	6,296,974	1,671,134	391,609	3.05
2017	25,390,713	18,697,162	6,693,551	1,554,541	368,390	3.48
2016	22,003,794	17,603,487	4,400,307	1,441,741	417,346	2.37
2015	20,700,369	15,916,597	4,783,772	1,448,407	428,912	2.55
2014	19,147,872	15,246,653	3,901,219	1,010,500	426,100	2.72

NOTE: Details regarding the City's outstanding debt can be found in the notes to the basic financial statements. Operating expenses do not include the depreciation, interest, or amortization expenses.

CITY OF SCHERTZ, TEXAS **TABLE 17**

DEMOGRAPHIC AND ECONOMIC STATISTICS

LAST TEN FISCAL YEARS

Fiscal Year	Population	Personal Income	Per Capita Personal Income	Median Age	Education Level in Years of Schooling	School Enrollment	Unemployment Rate
2023	43,010	$ 1,734,335,240	$ 40,324	39.0	15.9	15,573	3.6%
2022	44,360	1,722,143,920	38,822	37.9	15.9	15,877	3.3%
2021	43,125	1,641,725,625	38,069	37.6	16.2	15,887	3.9%
2020	42,734	1,680,129,944	39,316	37.4	16.2	15,675	5.1%
2019	41,948	1,473,255,708	35,121	38.0	16.2	15,925	2.7%
2018	41,182	1,396,481,620	33,910	37.3	15.9	15,817	3.2%
2017	39,453	1,266,046,770	32,090	37.2	15.9	15,497	3.8%
2016	37,938	1,175,319,240	30,980	36.9	15.8	15,460	3.4%
2015	37,865	1,157,835,970	30,578	36.1	15.6	15,009	3.2%
2014	36,477	1,144,465,875	31,375	36.9	15.4	14,515	5.1%

Sources: Population, personal income, median age and education level informaiton provided by City Economic Development Corporation. School enrollment provided by Schertz-Cibolo-Universal City Independent School District. Unemployment data provided by Texas Workforce Commission.

CITY OF SCHERTZ, TEXAS **TABLE 18**

TOP TEN PRINCIPAL EMPLOYERS

CURRENT YEAR AND NINE YEARS AGO

	2023		2014	
Employer	Employees	Percentage of Total City Employment	Employees	Percentage of Total City Employment
Schertz-Cibolo-Universal City ISD	1,900	8.33%	1,753	10.92%
Amazon	1,061	4.65%	674	4.20%
Sysco Central Texas, Inc	827	3.62%	810	5.04%
FedEx Ground - Doerr Lane, Schertz	700	3.07%	-	-
Republic National Distributing Company	639	2.80%	250	1.56%
Brandt Companies	527	2.31%	450	2.80%
Visionworks	450	1.97%	410	2.55%
City of Schertz	437	1.92%	345	2.15%
Hollingsworth Logistics Group	400	1.75%	-	-
FedEx Freight	300	1.31%	-	-
H.E.B Grocery Co.			350	2.18%
Wal-mart Stores			320	1.99%
CST Distribution			305	1.90%
TOTAL	7,241	31.74%	5,667	35.29%

Source: City Economic Development Corporation

CITY OF SCHERTZ, TEXAS

FULL-TIME EQUIVALENT CITY GOVERNMENTAL EMPLOYEES BY FUNCTION

LAST TEN FISCAL YEARS

	Full-Time Equivalent Employees as of September 30,			
Function	2014	2015	2016	2017
General Government				
City Manager	6	6	5	5
Court Support	-	-	-	-
Municipal Court	6	6	6	6
Customer Relations	5	5	5	5
Planning and Zoning	3	3	4	4
General Services	13	13	-	-
City Secretary	2	2	2	2
Public Affairs	4	4	4	4
Records Management	1	1	1	1
Schertz Magazine	2	2	2	2
Engineer	3	3	7	7
GIS	2	2	2	2
Information Technology	6	6	6	7
Human Resources	4	4	5	5
Finance	6	8	8	8
Purchasing	3	3	3	3
Fleet Service	4	6	6	6
Building Maintenance	2	3	-	-
Facility Services	-	-	16	16
Public Safety				
Police	75	75	78	81
Fire	33	33	36	39
Inspections	8	9	8	8
Marshal Services	8	8	8	5
Health				
Animal Control	7	7	8	8
Environmental Health	-	-	3	3
Parks and Culture				
Parks	9	9	9	10
Pools	-	-	-	-
Event Facilities	1	1	1	1
Library	14	14	14	14
Public Environment				
Streets	14	14	14	14
Public Works				
Public Works	6	6	4	4
Business Office	10	10	10	10
Water and Sewer	16	16	16	16
Drainage	8	8	6	6
EMS	36	37	39	41
Economic Development	4	4	4	4
TOTAL	321	328	340	347

Source: City Adopted Budgets

TABLE 19

Full-Time Equivalent Employees as of September 30,					
2018	2019	2020	2021	2022	2023
5	5	5	5	5	5
-	-	-	-	-	-
6	4	4	4	4	4
5	3	3	3	3	3
4	3	3	4	4	4
-	-	-	-	-	-
2	2	2	2	2	2
5	5	5	4	4	4
-	-	-	-	-	-
-	-	-	-	-	-
7	7	8	8	10	10
2	2	2	2	3	3
8	8	8	8	9	9
5	5	5	5	5	5
8	7	7	7	7	7
3	3	3	3	3	3
6	7	8	8	9	9
-	-	-	-	-	-
17	10	10	11	11	11
86	86	87	90	94	94
45	45	46	46	50	50
11	12	12	12	14	14
-	-	-	-	-	-
7	7	8	9	9	9
4	4	4	5	6	6
12	11	11	11	15	15
-	-	-	-	-	-
1	5	5	6	7	7
15	14	14	14	15	15
14	14	17	17	17	17
4	4	4	4	4	4
10	9	9	9	9	9
19	19	19	21	21	21
8	8	8	8	8	8
45	45	45	55	65	65
4	4	4	4	4	4
368	358	366	385	417	416

CITY OF SCHERTZ, TEXAS

OPERATING INDICATORS BY FUNCTION/PROGRAM

LAST TEN FISCAL YEARS

	Fiscal Year			
Function	2014	2015	2016	2017
General Government				
Building Project Permits Issued	2,869	3,087	5,919	4,800
Food Establishment Permits	82	135	145	201
Food Establishment Inspection	218	136	153	133
Foster/Adoption Inspections	16	22	21	21
Schertz Magazine				
Number of Magazines printed	180,000	180,000	180,000	180,000
Police				
CFS	19,067	36,138	39,064	34,428
Arrests	686	595	603	423
Traffic Violations	15,077	12,306	8,960	8,001
Accidents	1,823	2,040	2,119	2,057
Fire				
Number of Rescue/Other Responses	1,759	2,167	2,327	2,758
Number of Fire Responses	110	99	67	86
Number of Inspections	252	698	440	519
Number of Training Classes Conducted	125	150	460	340
Number of Pre-Plan Inspections	735	980	867	922
EMS				
Requests for Transport	8,840	9,286	9,723	9,956
Actual Transports	5,713	6,118	6,123	6,201
EMT Students	87	84	89	90
Marshal's Office				
Warrants Issues	2,354	3,798	2,587	2,816
Warrants Cleared	3,781	3,691	3,492	2,822
Parks				
Facility Reservations	301	275	240	251
Community and Civic Centers				
Civic Center Reservations	458	478	483	590
Community Center Reservations	437	455	370	455
North Community Center Reservations	244	209	185	230
Animal Services				
Number of Animals Handled	1,218	1,304	1,313	1,283
Number of Adoptions	309	357	410	348
Number of Return to Owners	222	213	205	228
Number of Transfers	316	296	316	326
Library				
Annual Circulation	395,998	394,766	399,622	385,206
Library Visits	253,237	259,413	255,109	235,428
Library Program Attendance	15,048	13,825	15,282	16,814
Registered Users	30,759	31,138	30,702	31,432

Fiscal Year					
2018	2019	2020	2021	2022	2023
5,251	4,748	2,993	4,474	4,000	3,500
181	55	189	159	173	172
211	96	209	192	142	146
18	8	10	11	5	9
180,000	180,000	187,500	189,700	191,700	192,000
45,190	41,327	57,149	29,007	32,170	30,667
624	603	527	416	326	355
11,359	12,541	8,326	6,980	6,504	5,924
2,244	2,304	1,752	2,076	2,341	2,085
3,055	3,804	3,953	4,837	4,895	4,994
161	100	108	205	232	182
562	528	500	548	547	674
600	804	763	770	632	1,032
788	865	814	848	324	320
10,059	10,759	10,713	12,251	13,520	14,495
6,165	6,738	6,549	7,444	8,332	9,154
90	90	84	123	154	136
1,598	2,036	1,738	2,095	1,708	1,083
2,022	1,834	664	1,451	1,373	4,243
248	241	75	237	294	334
516	441	293	353	354	416
381	326	193	291	299	276
235	188	92	153	197	196
926	1,157	1,015	1,070	1,125	1,217
319	366	450	329	371	419
218	233	335	284	252	279
297	227	188	152	205	202
414,790	447,379	254,643	281,659	359,272	397,156
258,695	237,821	102,297	91,291	157,428	194,260
16,945	18,412	6,524	2,541	11,357	14,700
30,806	33,104	31,296	30,291	29,612	28,734

CITY OF SCHERTZ, TEXAS

OPERATING INDICATORS BY FUNCTION/PROGRAM

LAST TEN FISCAL YEARS

	Fiscal Year			
Function	2014	2015	2016	2017
Water				
New Connections	235	369	213	303
Water Main Breaks	45	45	45	45
Total Consumption (hundreds of gallons)	15,497,071	14,757,134	16,097,931	15,222,373
Daily Average Consumption (thousands of gallons)	42,458	40,431	43,942	41,705
Peak Daily Consumption (thousands of gallons)	10,089	8,385	10,985	11,000
Total Customers	13,324	13,570	13,877	14,124
Average Use Per Connection	5,467	5,135	5,352	5,244
Sewer				
Total Customers	11,748	12,058	12,282	12,398
Facilities Maintenance				
Number of Buildings Maintained	19	21	21	21
Square Footage	166,591	234,202	234,202	234,202

Source: Various City Department

Fiscal Year					
2018	2019	2020	2021	2022	2023
235	300	357	342	291	460
50	52	65	38	64	
15,833,124	17,602,330	19,766,870	16,171,200	21,606,589	23,637,420
43,378	48,225	54,155	59,377	59,190	64,760
9,083	11,094	14,011	9,160	8,429	
14,678	16,434	13,683	15,861	16,228	16,037
5,294	4,587	5,600	101,955	133,143	5,156
12,866	12,853	13,112	14,128	14,295	14,334
25	26	27	26	28	24
245,218	257,218	257,218	257,218	257,218	273,970

CITY OF SCHERTZ, TEXAS

CAPITAL ASSET STATISTICS BY FUNCTION/PROGRAM

LAST TEN FISCAL YEARS

	Fiscal Year			
Function	2014	2015	2016	2017
Police				
Stations	1	1	1	1
Police Vehicles	42	48	50	64
Fire				
Stations	2	2	2	2
Training Facility	-	-	-	-
Fire Vehicles	15	16	16	16
EMS				
Ambulances	7	9	9	8
Marshal's Office				
Vehicles	7	7	7	7
Streets				
Streets, paved (miles)	141	149	153	159
Streets, unpaved (miles)	5	5	5	5
Sidewalks (miles)				
Parks and Recreation				
Parks - Developed	13	14	15	20
Parks - Undeveloped	8	9	10	4
Playground	16	18	19	19
Swimming Pools	2	2	2	4
Baby Pools	2	2	2	2
Baseball/Softball Diamonds	12	15	15	15
Soccer Fields	12	12	12	12
Community Centers	4	4	4	4
Splash Pads				
Animal Services				
Control Vehicle	3	3	4	3
Library				
Facility	1	1	1	1
Volumes in Collection	100,478	113,085	97,412	107,382
Water				
Number of Reservoirs	-	-	-	-
Number of Pump Stations	5	5	5	5
Water Mains (miles)	199	210	213	221
Sewer				
Sanitary Sewers (miles)	90	96	98	110
Storm Sewers (miles)	11	12	12	12
Facilites Services				
Vehicles	5	6	6	6
Fleet				
Generators	3	4	4	4
Vehicles & Equipment	NA	NA	NA	NA

Source: Various City Department
Notes: No Capital Asset indicators are available for the General Government or EMS function.

Fiscal Year					
2018	2019	2020	2021	2022	2023
1	1	1	1	1	1
69	68	72	66	76	90
3	3	3	3	3	3
-	-	-	-	-	-
18	19	20	20	24	24
8	9	9	10	11	12
7	7	7	7	3	NA
153	165	165	168	172	180
5	5	5	5	5	5
21	21	21	21	21	21
4	4	4	5	5	5
19	20	21	21	36	36
4	4	4	4	3	3
2	2	2	2	1	1
15	15	15	15	15	15
12	12	12	12	12	12
4	4	4	4	4	4
					2
4	4	6	6	8	8
1	1	1	1	1	1
110,266	150,972	139,447	149,965	155,715	160,533
-	-	-	-	-	-
5	5	6	7	6	6
225	228	229	231	236	246
113	116	116	120	124	133
14	14	14	15	16	17
11	11	10	8	10	9
7	10	7	8	11	11
384	352	341	376	373	420

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CITY OF SCHERTZ, TEXAS

SINGLE AUDIT REPORT

FOR THE YEAR ENDED SEPTEMBER 30, 2023

CITY OF SCHERTZ, TEXAS

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INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE IN ACCORDANCE WITH THE UNIFORM GUIDANCE

Honorable Mayor and
Members of City Council
City of Schertz, Texas

Report on Compliance for Each Major Federal Program

We have audited the City of Schertz, Texas' (the "City") compliance with the types of compliance requirements described in the U.S. *Office of Management and Budget (OMB) Compliance Supplement* that could have a direct and material effect on each of the City's major federal programs for the year ended September 30, 2023. The City's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the City complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended September 30, 2023.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained *in Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*); and the audit requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the City's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to the City's federal programs.

OFFICE LOCATIONS
TEXAS | Waco | Temple | Hillsboro | Houston
NEW MEXICO | Albuquerque

AICPA
GAQC Member

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the City's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the City's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the City's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the City's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Report on Schedule of Expenditures of Federal Awards

We have audited the financial statements of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information of the City of Schertz, Texas, as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the City's basic financial statements. We issued our report thereon dated March 19, 2024, which contained unmodified opinions on those financial statements. Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. The accompanying Schedule of Expenditures of Federal Awards is presented for purposes of additional analysis as required by Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance) and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Schedule of Expenditures of Federal Awards is fairly stated in all material respects in relation to the basic financial statements as a whole.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Pattillo, Brown & Hill, L.L.P.

Waco, Texas
March 19, 2024

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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Honorable Mayor and
Members of City Council
City of Schertz, Texas

We have audited in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Schertz, Texas (the "City") as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated March 19, 2024. Our report includes a reference to other auditors who audited the financial statements of Schertz-Seguin Local Government Corporation, as described in our report on City of Schertz, Texas' financial statements. This report does not include the results of the other auditors' testing of internal control over financial reporting or compliance and other matters that are reported on separately by those auditors.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for determining audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free of material misstatements, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Pattillo, Brown & Hill, L.L.P.

Waco, Texas
March 19, 2024

CITY OF SCHERTZ, TEXAS

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

FOR THE YEAR ENDED SEPTEMBER 30, 2023

Federal Grantor/ Pass-Through Grantor/ Program Title	Assistance Listing Number	Pass-Through Entity Identifying Number	Federal Expenditures
U.S. Department of Justice			
Direct Programs:			
Equitable Sharing Agreement and Certification	16.922	N/A	44,982
Total Direct Programs			44,982
Total U.S. Department of Justice			44,982
U.S. Department of Transportation			
Passed through the Texas Department of Transportation:			
Highway Planning and Construction	20.205	N/A	201,621
Total Texas Department of Transportation			201,621
Total U.S. Department of Transportation			201,621
U.S. Department of Treasury			
Passed through the Texas Division of Emergency Management:			
COVID-19 - State and Local Fiscal Recovery Fund (ARP Act)	21.027	TX2511	504,579
Total Texas Division of Emergency Management			504,579
Total U.S. Department of Treasury			504,579
National Endowment for the Humanities (NEH)			
Passed through the Texas State Library and Archives Commission:			
Grants to States - Interlibrary Loan Program (ILL)	45.310	902524	7,520
Total Texas State Library and Archives Commission			7,520
Total National Endowment for the Humanities (NEH)			7,520
U.S. Department of Health and Human Services			
Passed through the Texas Health and Human Services Commission:			
Medicaid Cluster - Ambulance Services - Uncompensated Care Costs	93.778	N/A	84,588
Total Texas Health and Human Services Commission			84,588
Total U.S. Health and Human Services Commission			84,588
U.S. Department of Homeland Security			
Passed through Texas Division of Emergency Management:			
Disaster Grants - Public Assistance	97.036	N/A	498,810
Total Texas Division of Emergency Management			498,810
Total U.S. Department of Homeland Security			498,810
Total Expenditures of Federal Awards			$ 1,342,100

The accompanying notes are an integral part of this schedule.

CITY OF SCHERTZ, TEXAS

NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

FOR THE YEAR ENDED SEPTEMBER 30, 2023

1. GENERAL

The accompanying schedule of expenditures of federal awards presents the activity of all applicable federal awards of the City of Schertz, Texas. The City's reporting entity is defined in Note I to the City's basic financial statements. Federal awards received directly from federal and state agencies as well as federal awards passed through other government agencies are included in the respective schedule.

2. BASIS OF ACCOUNTING

The accompanying schedule of expenditures of federal awards is presented using modified accrual basis of accounting, which is described in Note I to the City's basic financial statements.

3. RELATIONSHIP TO FEDERAL FINANCIAL REPORTS

Grant expenditure reports as of September 30, 2023, which have been submitted to grantor agencies will, in some cases, differ slightly from amounts disclosed herein. The reports prepared for grantor agencies are typically prepared at a later date and often reflect refined estimates of year-end accruals. The reports will agree at termination of the grant as the discrepancies noted are timing differences.

4. INDIRECT COSTS

The City has not elected to use the 10% de minimis indirect cost rate as allowed in the Uniform Guidance, Section 414.

5. PASS-THROUGH EXPENDITURES

None of the federal programs expended by the City were passed through to subrecipients.

CITY OF SCHERTZ, TEXAS

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

FOR THE YEAR ENDED SEPTEMBER 30, 2023

Summary of the Auditor's Results

Financial Statements:

Type of auditor's report issued:	Unmodified
Internal control over financial reporting: Material weakness(es) identified?	No
Significant deficiency(ies) identified that are not considered a material weakness?	None reported
Noncompliance material to financial statements noted?	No

Federal Awards:

Internal control over major programs:	
Material weakness(es) identified?	No
Significant deficiency(ies) identified that are not considered a material weakness?	None reported
Type of auditor's report issued on compliance for major federal programs	Unmodified
Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)?	None
Identification of major federal programs:	

Assistance Listing Number(s):	Name of Federal Program or Cluster:
21.027	COVID-19 - State and Local Fiscal Recovery Fund (ARP Act)

The dollar threshold used to distinguish between type A and type B federal programs.	$750,000
Auditee qualified as low-risk auditee?	Yes

Findings Relating to the Financial Statements Which are Required to be Reported in Accordance With Generally Accepted Government Auditing Standards

None reported

Findings and Questioned Costs for Federal Awards

None reported

CITY OF SCHERTZ, TEXAS

SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS

FOR THE YEAR ENDED SEPTEMBER 30, 2023

None

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Honorable Mayor and
Members of the City Council
City of Schertz, Texas

We have audited the financial statements of the City of Schertz, Texas (the "City") as of and for the year ended September 30, 2023 and have issued our report thereon dated March 19, 2024. Professional standards require that we advise you of the following matters relating to our audit.

Our Responsibility in Relation to the Financial Statement Audit

As communicated in our engagement letter dated November 7, 2023, our responsibility, as described by professional standards, is to form and express opinions about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of the City solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

Planned Scope and Timing of the Audit

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

Compliance with All Ethics Requirements Regarding Independence

The engagement team, others in our firm, and, as appropriate, our firm have complied with all relevant ethical requirements regarding independence.

As a part of the engagement, we assisted in preparing the financial statements, related notes to the financial statements, and the schedule of expenditures of federal awards of the City of Schertz, Texas in conformity with U.S. generally accepted accounting principles and the OMB *Uniform Guidance* based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services were not conducted in accordance with *Government Auditing Standards.*

In order to reduce threats to our independence caused by these nonattest services to an acceptable level, we applied certain safeguards. These safeguards include a concurring review, which is a review of the financial statements and key audit areas which is performed by an individual who has adequate experience in audits of local governments, but who was not involved in this audit engagement. The concurring reviewer serves as an evaluator of the performance of the engagement team and the nonattest services provided.

In order to ensure we maintain our independence for performing these nonaudit services certain safeguards were applied to this engagement. Management assumed responsibility for the financial statements, related notes to the financial statements, and the schedule of expenditures of federal awards, and any other nonaudit services we provided. Management acknowledged in the management representation letter our assistance with the preparation of the financial statements, related notes to the financial statements, and the schedule of expenditures of federal awards, and that these items were reviewed and approved prior to their issuance and accepted responsibility for them. Further, the nonaudit services were overseen by an individual within management that has the suitable skill, knowledge, or experience; evaluated the adequacy and results of the services; and accepted responsibility for them.

Significant Risks Considered

We have considered the following significant risks during our audit process, which required special audit consideration. None of the items listed below resulted in a significant finding, difficulty, or issue.

Significant Risk Considered	Reasoning for Special Audit Consideration
1. Management override of controls	Inherent fraud risk which is a risk for all entities in accordance with generally accepted auditing standards.

Qualitative Aspects of the Entity's Significant Accounting Practices

Significant Accounting Policies

Management has the responsibility to select and use appropriate accounting policies. A summary of the significant accounting policies adopted by the City is included in Note I to the financial statements. There have been no initial selection of accounting policies and no changes in significant accounting policies or their application during the year. No matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Significant Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments are normally based on knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ markedly from management's current judgments.

The most sensitive accounting estimates affecting the financial statements are:

Management's estimate of the useful lives of capital assets is based on the expected lifespan of the asset in accordance with standard guidelines. We evaluated the key factors and assumptions used to develop the estimate of useful lives in determining that it is reasonable in relation to the financial statements taken as a whole and in relation to the applicable opinion units.

Management's estimate of the allowance for uncollectible court fines and delinquent property taxes receivable are based on historical collections. We evaluated the key factors and assumptions used to develop the allowance for uncollectible court fines in determining that it is reasonable in relation to the financial statements taken as a whole and in relation to the applicable opinion units.

Management's estimate of the allowance for uncollectible EMS receivable is based on historical collections. We evaluated the key factors and assumptions used to develop the allowance for EMS revenues in determining that it is reasonable in relation to the financial statements taken as a whole and in relation to the applicable opinion units.

Management's estimate of the net pension and total OPEB liabilities and related expenses are based on actuarial assumptions which are determined by the demographics of the plan and future projections that the actuarial makes based on historical information of the plan and the investment market. We evaluated the key factors and assumptions used to develop the net pension and total OPEB liabilities and pension and OPEB expenses and determined that they are reasonable in relation to the basic financial statements taken as a whole and in relation to the applicable opinion units.

Financial Statement Disclosures

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the City's financial statements relate to the net pension and OPEB liabilities. The disclosures in the financial statements are neutral, consistent, and clear.

Significant Difficulties Encountered during the Audit

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

Uncorrected and Corrected Misstatements

For purposes of this communication, professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effect of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosures, and the financial statements as a whole and each applicable opinion unit. Management has corrected all identified misstatements.

In addition, professional standards require us to communicate to you all material, corrected misstatements that were brought to the attention of management as a result of our audit procedures. None of the misstatements identified by us as a result of our audit procedures and corrected by management were material, either individually or in the aggregate, to the financial statements taken as a whole or applicable opinion units.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to the City's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

Representations Requested from Management

We have requested certain written representations from management, which are included in the management representation letter dated March 19, 2024.

Management's Consultations with Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

Other Significant Matters, Findings, or Issues

In the normal course of our professional association with the City, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, operating and regulatory conditions affecting the entity, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the City's auditors.

Significant Forthcoming Accounting Guidance

The Governmental Accounting Standards Board (GASB) issued the following guidance which become effective in subsequent fiscal years.

The Government Accounting Standards Board (GASB) has amended the existing standards regarding capitalization thresholds for assets. The amended guidance for the capitalization threshold comes from GASB Implementation Guide 2021-1, Question 5.1. Capitalization policies adopted by governments include many considerations such as finding an appropriate balance between ensuring that all significant capital assets, collectively, are capitalized and minimizing the cost of recordkeeping for capital assets. A government should capitalize assets whose individual acquisition costs are less than the threshold for an individual asset if those assets in the aggregate are significant. Computers, classroom furniture and library books are examples of asset types that may not meet a capitalization policy on an individual basis yet could be significantly collectively. In this example, if the $150,000 aggregate amount (100 computers costing $1,500 each) is significant, the government should capitalize the computers. The amended guidance is effective for reporting periods beginning after June 15, 2023, and the impact has not yet been determined.

GASB Statement No. 99, Omnibus 2022 – The objective of this Statement is to correct practice issues identified during implementation and application of certain GASB Statements and financial reporting for financial guarantees. There are various effective dates 1.) upon issuance 2.) fiscal years beginning after June 15, 2022 and 3.) fiscal years beginning after June 15, 2023.

GASB Statement No. 100, *Accounting Changes and Error Corrections—an amendment of GASB Statement No. 62* – The primary objective of this Statement is to enhance accounting and financial reporting requirements for accounting changes and error corrections to provide more understandable, reliable, relevant, consistent, and comparable information for making decisions or assessing accountability. This Statement will become effective for reporting periods beginning after June 15, 2023, and the impact has not yet been determined.

GASB Statement No. 101, *Compensated Absences* – The objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. That objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures. This Statement will become effective for reporting periods beginning after December 15, 2023, and the impact has not yet been determined.

Other Information Included in the Annual Report

Pursuant to professional standards, our responsibility as auditors for other information, whether financial or nonfinancial, included in the City's Annual Comprehensive Financial Report, does not extend beyond the information identified in the audit report, and we are not required to perform any procedures to corroborate such other information. However, in accordance with such standards, we have read the other information and considered whether a material inconsistency exists between the other information and the financial statements, or if the other information otherwise appears to be materially misstated.

Our responsibility also includes communicating to you any information which we believe is a material misstatement of fact. Nothing came to our attention that caused us to believe that such information, or its manner of presentation, is materially inconsistent with the information, or manner of its presentation, appearing in the financial statements.

Restriction on Use

This report is intended solely for the information and use of the City Council and management of the City and is not intended to be and should not be used by anyone other than these specified parties.

Waco, Texas
March 19, 2024

Agenda No. 7.

CITY COUNCIL MEMORANDUM

City Council Meeting:	**March 19, 2024**
Department:	**Planning & Community Development**
Subject:	**Ordinance 24-S-04 - Approving amendments to Part III of the Schertz Code of Ordinances, Unified Development Code (UDC) to 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.

Article 16 of the Unified Development Code (UDC) is a 25-page section that gives meanings and definitions to a long list of terms, phrases, and words that are used throughout the UDC. One section of the UDC that relies heavily on Article 16 is the Permitted Use Table, which is in Article 5, Section 21.5.8. When a possible applicant proposes a project in the city, staff uses the Permitted Use Table with Article 16 to properly define an applicant's proposed development/use. Staff then determines which zoning districts permit the use. Over time, Article 5 has undergone numerous amendments to either add, and/or remove uses from the table. This has not consistently coincided with updates to Article 16 to properly define these uses. Similarly, when a use is removed from the Permitted Use Table there has not always been a corresponding removal from Article 16.

As a result, we have undefined uses that require a definition, and we have unused definitions that are cluttering Article 16. The purpose of Ordinance 24-S-04 is to clean up these unused definitions in Article 16, and to add definitions to certain uses that are found in the Permitted Use Table. Doing this will help Article 16 and Article 5 align better, and thus making the UDC more cohesive as a whole.

Additionally, two items are coming from the Engineering Department. One is a revision to the definition of "Alley", and the other is the addition and defining of the "Public Works Specification Manual". A document that was formally called the Public Works Design Guide. This new Public Works Specification Manual is proposed to be codified with a separate UDC amendment application, and will be referenced in the UDC with supplemental requirements for the development process.

Proposed Amendments:

Article 16 - Definitions	
Additions	**Removals**
• Adult Media • Bakery • Book Store • Department Store • Florist	• Boarding House • Convalescent Home • Filling, Retail Service Station • Industrialized Home

• Furniture Sales • Gated Community • Government Facilities • Hazardous Material • Hazardous Waste • Heavy Equipment Service and Sales, or Rental • Home Improvement Center • Microbrewery/Brewpub • Museum • Pet Store - *The Planning and Zoning Commission recommended that this definition be reworde*d. • Pharmacy • Portable Building Sales • Post Office • Public Works Specification Manual • Railroad/Bus Station Terminal • Recreational Vehicle Sales and Service • Tool Rental • Truck Terminal	• Insurance Office • Retail Food Store • Variety Store
Revisions	
Alley*: A means of vehicular access to abutting property and which is used primarily for vehicular traffic to the rear or side of properties which otherwise abut on a street.*	

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

When evaluating UDC amendments, staff uses the Criteria of Approval found in 21.4.7.D.

1. The proposed amendment promotes the health, safety, or general welfare of the City and the safe, orderly, efficient and healthful development of the City.

In order to promote orderly and efficient development, the UDC functions better when there is continuity throughout the code. Not properly defining uses in the Permitted Use Table (or the items from Engineering) opens the door for interpretation, and thus creates the potential for inconsistency. Moreover, having items exclusively in Article 16 and found nowhere else in the UDC creates clutter and even confusion for applicants and staff.

2. An amendment to the text is consistent with other policies of this UDC and the City.

The main purpose of these amendments is to make the UDC more consistent by making an effort to better align Article 5 and Article 16.

3. Any proposed amendment is consistent with the goals and objectives of this UDC and the City.

The City of Schertz Strategic Plan has clear stated goals for the Operational Values of the city. Among these is the goal to be proactive; "Proactive means initiating change by anticipating future situations in

order to make things happen". Within this framework, it is the responsibility of staff to be "continuously improving and evolving", "forward thinking", and have "the ability to forecast and meet needs even before the customer identifies them". These amendments would achieve these goals in the Strategic Plan.

4. Other criteria which, at the discretion of the Planning and Zoning Commission and the City Council, are deemed relevant and important in the consideration of the amendment.
The scheduled public hearing provides the opportunity for the City Council to determine this.

For these reasons, staff is recommending approval of Ordinance 24-S-04

The Planning and Zoning Commission met on February 7, 2024 and made a recommendation of approval with a condition that the "Pet Store" definition be changed with a 7-0 vote.

City Council met on March 5, 2024 and voted to approve the ordinance with a 6-0 vote.

RECOMMENDATION
Approval of Ordinance 24-S-04

Attachments

Ord. 24-S-04 with Exhibits
Article 16 - Redlines
Article 16 - Clean
City Council Presentation Slides

ORDINANCE NO. 24-S-04

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 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 February 7, 2024, the Planning and Zoning Commission conducted public hearings and, thereafter recommended approval; and

WHEREAS, on March 5, 2024, the City Council conducted a public hearing and after considering the Criteria and recommendation by the Planning and Zoning Commission, determined that the proposed amendments are appropriate and in the interest of the public safety, health, and welfare.

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

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

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

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

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

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

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

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

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

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

CITY OF SCHERTZ, TEXAS

_____
Ralph Gutierrez, Mayor

ATTEST:

_____
Sheila Edmondson, City Secretary

(city seal)

Exhibit “A”

Proposed Unified Development Code (UDC) Amendments

Article 16 – Definitions

ARTICLE 16. DEFINITIONS

For the purposes of this UDC, the following terms, phrases, words and their derivations shall have the meaning given in this section. When not inconsistent with the context, words used in the present tense include the future; words used in the singular number include the plural number; and words in the plural number include the singular number. The words "shall" and "will" are always mandatory, while the word "may" is merely discretionary.

Any term not expressly defined in this Article shall be defined by a common planning definition from the American Planning Association's, A Planners Dictionary. The City Manager, upon the recommendation of the City Manager or his/her designee, shall determine the appropriateness of a definition.

"A" Frame Sign: A temporary sign constructed in such a manner as to form an "A" or a tent-like shape, hinged or not hinged at the top with each angular face held at an appropriate distance so as to be adequately secured by a supporting member. These signs may also be referred to as sandwich board signs.

Abandoned or Obsolete Sign: A sign that no longer serves to direct attention to an event, person, product, good, service, or activity, which is no longer conducted.

Accessory Buildings, Uses or Structures: One which:

a. is subordinate to and serves a principal structure, building or use;

b. is subordinate in area, extent or purpose to the principal structure building or use served;

c. contributes to the comfort, convenience and necessity of occupants of the principal structure, building or use served;

d. is located on the same building lot as the principal structure, building or use served; or

e. may be part of the principal building.

Accessory Dwelling Unit: A residential dwelling unit, but not a mobile home, located on the same lot as a single-family dwelling unit, either within the same building as the single family dwelling unit or in a detached unit or in a detached building.

Adult Media: Books, magazines, and other periodicals, or photographs, drawings, slides, films, and novelty items which are distinguished or relating to specified sexual activities or specified anatomical areas.

Advertising: To convey information, to seek the attraction of or to direct the attention of the public to any location, event, person, product, good, service, activity, institution or business.

Advertising Vehicle: Any vehicle which has as its primary purpose the advertisement of an event, person, product, good, service, activity, institution or business, whether located on-premises or off-premises.

Agriculture: The use of land for the production and primary processing of food and fibers for sale, including cultivating, dairying, horticulture, pasturing, floriculture, silviculture, viticulture, animal and poultry husbandry, and such incidental accessory facilities as greenhouses and nurseries, provided that the operation of such accessory facilities shall be clearly secondary to normal agricultural activities. Agriculture includes, but is not limited to, the related activities of tillage, fertilization, pest control, harvesting, and marketing. It also includes, but is not limited to, the activities of feeding, housing, and maintaining of animals such as cattle, dairy cows, sheep, goats, hogs, horses, and poultry and handling their by-products.

Airport, Heliport or *Landing Field:* A place where aircraft and/or helicopters can land and take off, usually equipped with hangars, facilities for refueling and repair, and various accommodations for passengers.

Alcohol Package Sales: An establishment engaged in the selling of alcoholic beverages to the general public for off-site personal or household consumption.

Alley: A means of vehicular access to abutting property and which is used primarily for vehicular traffic to the rear or side of properties which otherwise abut on a street..

Alluvial Fan Flooding: Flooding occurring on the surface of an alluvial fan or similar landform which originates at the apex and is characterized by high-velocity flows; active processes of erosion, sediment transport, and deposition; and unpredictable flow paths.

Alternative Tower Structure: Clock towers, steeples, light poles and similar alternative-design mounting structures that camouflage or conceal the presence of antennas or towers. See also the definition of "stealth facility".

Amateur Radio Antenna: A radio communication antenna used by a person holding an amateur radio station license from the Federal Communications Commission.

Annexation: The act of incorporating an area into the domain of the City.

Antenna: A device used in communications, which transmits or receives radio signals, television signals, digital signals, analog signals, radio frequencies (excluding radar signals), wireless telecommunications signals or other communication signals.

Antenna and/or Antenna Support Structure, commercial: An antenna and its support structure used for commercial broadcasting or telecommunication purposes and the transmission, retransmission, and/or reception of electromagnetic radio, television, or microwave signals. All radiating equipment must comply with Federal Communications Commission (FCC), Environmental Protection Agency (EPA), Occupational Health and Safety Administration (OSHA), and all other applicable State and Federal regulatory agency requirements and guidelines for human safety, as they exist or may be amended. The antenna may be a tower, mast, pole, tripod or box frame. Preferably the antenna may be in stealth form designed to be non-obtrusive, or virtually transparent or invisible to the surrounding neighborhood. Stealth antennas include, but are not limited to:

a. antennas within a building's attic space;

b. on the roof of a minimum three story building and not visible from the property line of the lot in which the antenna is located;

c. a public utility structure, such as a water tower or high transmission support tower;

d. a flagpole;

e. a church steeple;

f. a clock tower; or

g. an athletic field light pole.

Antenna, Building Attached: An antenna attached to an existing structure in two (2) general forms: (1) roof-mounted, in which antennas are placed on the roofs of buildings, or (2) building-mounted, in which antennas are placed on the sides of buildings. These antennas can also be mounted on structures such as water tanks, billboards, church steeples, electrical transmission towers, etc.

Antenna Facility: The mast, pole, structure, tower, building, equipment and other supporting material used to mount the antenna and equipment, equipment storage buildings and equipment concealing or screening structures needed to operate an antenna.

Antique Shop: A retail establishment engaged in the selling of works of art, furniture, or other artifacts of an earlier period, with all sales and storage occurring inside a building.

Apartment: A dwelling unit in an apartment building.

Apartment Building: A building or portion thereof housing three (3) or more dwelling units.

Apex: A point on an alluvial fan or similar landform below which the flow path of the major stream that formed the fan becomes unpredictable and alluvial fan flooding can occur.

Appliance, Furniture and Home Furnishings Store: Retail establishments selling goods used for furnishing the home, including, but not limited to, furniture, floor coverings, draperies, domestic stoves, refrigerators, and other household electrical and gas appliances.

Approved Plat: The plat of a subdivision which has been approved in accordance with the requirements of this UDC and which has been filed for record with the county clerk in which the land lies.

Area of Shallow Flooding: A designated AO, AH, or VO zone on the Flood Insurance Rate Map (FIRM) for the City and its ETJ with a one percent (1%) or greater chance of flooding in any given year to an average depth of one (1) to three (3) feet where a clearly defined channel does not exit, where path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

Area of Special Flood Hazard: The land in the floodplain within the City and its ETJ subject to a one percent (1%) or greater chance of flooding in any given year. The area may be designated as Zone A or AE on the FIRM.

Art Gallery/Library/Museum: A building serving as a repository for a collection of natural, scientific, artistic, or literary objects of interest, and designed to be used for viewing, with or without an admission charge, and which may include as an accessory use the sale of goods.

Assisted Care or Living Facility: A facility which provides residence and care to ten (10) or more persons regardless of legal relationship who are:

a. elderly;

b. disabled;

c. orphaned;

d. abandoned;

e. abused, or neglected children;

f. victims of domestic violence;

g. convalescing from illness;

h. terminally ill; or

i. temporarily homeless due to fire, natural disaster, or financial setback together with supervisory personnel.

This definition shall also include a facility providing health care or rehabilitative services over a long period of time to persons chronically ill, aged, or disabled due to injury or disease.

Automobile Parking Structure/Garage: An area or structure where the parking of motor vehicles serves as the primary use of the lot whether or not a fee is charged. This use does not include the storage of gasoline.

Automobile Parts Sales: The use of any building for the display and sale of new or used parts, including tires.

Automobile Repair, Major: General repairs or reconditioning of engines, air-conditioning systems, and transmissions for motor vehicles; wrecker or towing service with on-site storage of vehicles; collision services including body, frame, or fender straightening or repair; customizing; painting; vehicle steam cleaning; tire retreading; muffler services; upholstery shop; insurance estimations with on-site storage; undercoating and rust proofing, and other similar uses.

Automobile Repair, Minor: An establishment used for the dispensing or sales of automobile fuels, lubricants, and automobile accessories; the minor repair or replacement of parts and performing State inspections and making minor repairs necessary to pass said inspection; automobile detailing; window tinting; and the sales and installation of automobile radios. Uses listed under "Automobile Repair, Major" or any other similar uses are not included.

Automobile Sales New or Used: Sales, rental, and/or lease of new or used automobiles or light load vehicles, including as an accessory use: Automobile Repair, Major.

Balloon Sign: One or more inflatable devices filled with lighter-than-air gas used as a temporary sign for the purpose of directing attention to any location, event, person, product, good, service, activity, institution or business.

Bakery: A retail establishment for preparing, cooking, baking, and selling products on the premises.

Bandit Sign: Any temporary ground sign announcing a subdivision, new development or builder.

Bank, Saving and Loan, Credit Union: An establishment for the custody, loan, exchange or issue of money, the extension of credit, and/or facilitating the transmission of funds, including automated teller machines.

Banner Sign: A temporary sign constructed of a natural or man-made flexible material including, but not limited to, cloth, canvas, vinyl, or fabric which can be easily folded or rolled that is mounted with or without an enclosing framework that is attached or tethered to the building or structures.

Base Flood: The flood having a one percent (1%) chance of being equaled or exceeded in any given year.

Basement: A story (or portion of a story) wholly or partly below curb level with at least one-half of its height (measured from floor to ceiling) below the curb level. The curb level nearest to a story (or portion of a story) shall be used to determine whether such story (or portion of a story) is a basement.

Beauty Salon/Barber Shop: An establishment primarily engaged in providing services generally involved in the care of the person or his/her appearance including, but not limited to, barber and beauty shops, nail and pedicure salons, tanning salons, ear piercing shops, cosmetic tattooing shops, and reducing salons.

Bed and Breakfast Inn: An owner (or operator) occupied residence with up to five (5) bedrooms available for overnight guests. A Bed and Breakfast Inn may provide for guest stays up to 14 consecutive days; however, it shall not offer weekly rental rates. Kitchen and dining facilities may be included to provide meals for guests only; however, no food preparation shall be permitted in guest bedrooms. A Bed and Breakfast Inn shall not include restaurants, banquet facilities, or similar services.

Billboard: Any sign erected and used for, or designed to be used for, the display of advertising material for the purpose of advertising a location, event, person, product, good, service, activity, institution or business not located on the same premises as the billboard. Mobile advertising and hand-carried signs shall not be considered as billboards.

Block: A tract of land bounded by streets or a combination of streets and public parks, or corporate boundaries of the City.

Board of Adjustment (BOA): The Board established by City Council under the City Charter the Texas Local Government Code that reviews and acts upon requests for variances or appeals and whose duties and responsibilities are specifically provided for in section 21.3.4 of this UDC.

Book Store: A retail establishment that, as a primary business, engages in the sale, rental, or other charge-for-use books, magazines, newspapers, greeting cards, postcards, videotapes, computer software, or any other printed or electronically conveyed information or media, excluding any adult media.

Bottling Works: A manufacturing facility designed to place a beverage into a bottle or can for distribution.

Boundary Street: A public street which is adjacent to and abutting one (1) or more sides of the proposed site.

Buffer Zone: A strip of land created to separate and protect one type of land use from another.

Building: Any structure which:

a. is permanently affixed to the land;

b. has one or more floors and a roof; and

c. is bounded by either open area or lot lines.

A building shall not include such structures as billboards, fences or radio towers, or structures with interior surfaces not normally accessible for human use, such as tanks, smoke stacks, grain elevators, oil cracking towers or similar structures.

Building Area: The total square footage on a lot covered by a building measured on a horizontal plane at mean grade level.

Building, Detached: A building which is surrounded by yards or open space on its own building lot.

Building Envelope: The net cubic space that remains for placing a structure on a site after building line, setback, side yard, height and bulk regulations are observed.

Building Height: The vertical distance between the average natural grade of the ground under the footprint of a building and the highest point of the coping of a flat roof, or to the deck line of a mansard roof, or to the mean height level between the eaves and ridge for a gable, hip or gambrel roof. A chimney, cupola or dormer (four feet or less in height), flagpole or residential television antenna shall be exempt from the above requirements.

Building Materials And Hardware Store: An establishment for the sale of materials customarily used in the construction of buildings and other structures.

Building Mounted Sign: A sign attached to, or supported by any part of the building that encloses or covers usable space and is related to the business within, including but not limited to wall signs, signage on awnings, canopies, or marquees, and projecting signs.

Building Setback Line: A building limit fixed at a specific distance from the front, rear or side boundaries of a lot beyond which a building cannot lawfully extend.

Building Sign: Any sign identifying the name or title of a specific building.

Cabinet/Upholstery Shop: An establishment for the production, display, and sale of cabinets, furniture, and soft coverings for furniture.

Camping Trailer: A folding structure, mounted on wheels and designed for travel, recreation, and vacation and which can be readily towed over the road by a motor vehicle.

Canopy: A roof like cover including an awning that projects from the wall of a building over a door, entrance or window; a free standing or projecting cover above an outdoor service area such as a gasoline service station.

Carport: A roofed structure for use as an automobile shelter, open on at least two sides with inside dimensions not less than 10' by 20'.

Car Wash, Automated: A facility where a customer can have a motorcycle, automobile and light load vehicle washed in exchange for financial consideration.

Car Wash, Self Serve: A facility, typically coin operated, used by the customer to wash motorcycles, automobiles and light load vehicles.

Cemetery or Mausoleum: Property used for the interring of the dead.

Church, Temple, Place of Worship: A building designed and used primarily for religious assembly and worship and those accessory activities which are customarily associated therewith, and the place of residence for ministers, priests, nuns or rabbis in a detached residential facility on the same premises, that is exempt from ad valorem taxes as permitted by State law. For the purposes of this definition, bible study and other similar activities which occur in a person's primary residence shall not be considered as a church, temple or place or worship.

City: The City of Schertz, Texas

City Council: The City Council of the City of Schertz, Texas.

City Engineer: A registered professional engineer employed or designated by the City to provide professional engineering services for and on behalf of the City.

Civic/Convention Center: A building or complex of buildings used for cultural, recreational, athletic, convention, or entertainment purposes.

Clinic: An establishment of offices in which a group of physicians, dentists or other practitioners of the healing arts and allied professional assistants are associated for the purpose of diagnosing and treating ill or injured persons. A clinic may include a medical or dental laboratory, but may not include facilities for providing room or board for patients, nor may a clinic include offices or facilities for veterinarians.

Club or *Lodge:* An association of persons for the promotion of some nonprofit common objective such as literature, science, politics, good fellowship and similar objectives which meets periodically and which is limited to members.

Co-location: The act of locating wireless communications equipment for more than one (1) telecommunications carrier on a single Antenna Facility.

College, University, or *Trade School:* An institution established for educational purposes offering courses for study beyond the secondary education level, including trade schools and commercial schools offering training or instruction in a trade, art, or occupation.

Commercial Amusement, Indoor: An enterprise providing for indoor recreational activities, services, amusements, and instruction for an admission fee. Uses include, but are not limited to, bowling alleys, ice or roller skating rinks, bingo parlors, amusement arcades, and/or practice areas.

Commercial Amusement, Outdoor: An enterprise providing for outdoor recreational activities, services, amusements, and instruction for an admission fee, including, but not limited to, batting cages, miniature golf, go-kart tracts, and carnivals.

Commercial Farm Ranch: A tract of unplatted land which is used for agricultural activities such as production of cash crops or raising of livestock for the purpose of obtaining a profit in money. Includes agricultural dwelling and accessory buildings and structures necessary to the operation of the farm/ranch.

Common Area: An area within a subdivision not used for development which is usually owned and maintained by subdivision homeowners associations.

Community Center: A building or portion of a building owned and/or operated by a government entity or not-for-profit agency in which facilities are provided for civic, educational, political, or social purposes.

Community Service Sign: Any sign that solicits support for or advertises a non-profit community location, event, person, product, good, service, institution or business, a public activity, location, event, person, product, good, service institution or business.

Comprehensive Land Plan: The Comprehensive Land Plan of the City, as approved by the City Council and including any unit or part of such plan separately adopted and any amendments to such plan or parts thereof.

Concrete/Asphalt Batching Plant: A permanent manufacturing facility for the production of concrete or asphalt.

Convenience Store with Gas Pumps: A retail establishment that sells food and other consumable and non-consumable products for off-premise use or consumption. This definition shall also include the dispensing or sale of motor vehicle fuels, lubricants, and accessories, but shall not include automotive repair or the sale of replacement parts.

Court: An open, unoccupied space bounded on more than two (2) sides by walls. An inner court is entirely surrounded by the exterior walls of a building. An outer court has one (1) side open to a street, alley, yard or other permanent open space.

Critical Feature: An integral and readily identifiable part of a flood protection system, without which the flood protection provided by the entire system would be compromised.

Cul-de-sac: A street having but one (1) outlet to another street, and terminated on the opposite end by a vehicular turn around.

Damaged Sign:

a. any sign where any portion of the finished material, surface or message area of the sign is visibly faded, flaked, broken off, missing, cracked, splintered, defective or is otherwise deteriorated or in a state of disrepair so as not to substantially appear as it was intended or designed to appear when originally constructed; or

b. any sign whose elements or the structural support or frame members are visibly bent, broken, dented, torn, twisted, leaning or at angles other than those at which it was originally erected.

Dance Hall/Night Club: An establishment open to the general public for entertainment; in particular, dancing.

Day Care Center: A commercial institution or place designed for the care of children or adults and is subject to registration with the Texas Department of Protective and Regulatory Services. This use shall not include overnight lodging, medical treatment, counseling, or rehabilitative services and does not apply to any school.

Dead End Street: A roadway, other than cul-de-sac, with only one (1) outlet.

Density: The number of units per acre that may be placed on a tract in a particular zoning district under specified development conditions.

Department Store: A business conducted under a single owner's name wherein a variety of unrelated merchandise and services are housed, enclosed, and are exhibited and sold directly to the customer for whom the goods and services are furnished.

Development: Any manmade change in improved and unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment.

Development Permit: Any permit, license, authority, order, approval, certificate, endorsement, or permission, required from the City prior to the commencement or completion of any phase of development.

Development Sign: A temporary freestanding sign which, by means of symbol or name, identifies a shopping center, commercial or industrial park, residential subdivision or other development that may contain a mixture of residential, commercial, or industrial uses.

Directional Sign: Any sign designed to provide direction to pedestrian and/or vehicular traffic.

Distribution Center: A warehouse or storage facility where the emphasis is on processing and moving goods on to wholesalers, retailers, or consumers rather than on storage.

Dormitory: Any structure specifically designed to house student tenants associated with a university, college or school.

Dry Cleaning, Major: An industrial facility where fabrics are cleaned with substantially non-aqueous organic solvents on a commercial or wholesale basis.

Dry Cleaning, Minor: A custom cleaning shop or pick-up station not exceeding six thousand (6,000) square feet of floor area, including, but not limited to, dry cleaning plants having no more than one thousand five hundred (1,500) square feet of floor area for dry cleaning equipment.

Dwelling: Any building or portion thereof which is designed for or used for residential purposes.

Dwelling, Duplex: A building designed for or occupied exclusively, but separately, by two (2) families.

Dwelling, Multifamily: A building or portion thereof containing three (3) or more dwelling units.

Dwelling, Single-Family: A building designed for or occupied exclusively by one (1) family.

Dwelling Unit: A room, or suite of two (2) or more rooms, designed or intended for use by an individual or family in which culinary and sanitary convenience are provided for the exclusive use of such individual or family.

Easement: An acquired privilege or right-of-way use which one (1) person, business, entity and/or public agency has across, over or under land of another person, business, entity and/or public agency.

Electronic Sign: A variable message sign that utilizes computer-generated messages or some other electronic means of changing copy. These signs include displays using incandescent lamps, LEDs, or LCDs.

Elevated Building: A non-basement building (i) built, in the case of the building in Zones A1-30, AE, A, A99, AO, AH, B, C, X, and D, to have the top of the elevated floor, or the case of the building in Zones V1-30, VE, or V, to have the bottom level of the lowest horizontal structure member of the pilings, columns (posts and pliers), or shear walls parallel to the floor of the water and (ii) adequately anchored so as not to impair the structural integrity of the building during a flood of up to the magnitude of the base flood. In the case of Zones A1-30, AE, A, A99, AO, AH, B, C, X, D, "elevated building" also includes a building elevated by means of fill or solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of flood waters. In the case of Zones V1-30, VI, or V, "elevated building" also includes a building otherwise meeting the definition of "elevated building", even though the lower area is enclosed by standards of section 60.3 (e)(5) of the National Flood Insurance Program regulations.

Extraterritorial Jurisdiction (ETJ): The ETJ of the City is the portion of the unincorporated area that is contiguous to the corporate boundaries of the City and not already in the incorporated area or ETJ of another City as set out in Section 42.021 of the Texas Local Government Code.

Family: Two or more persons occupying a single dwelling unit where all members are related by blood, marriage or adoption. No single dwelling unit shall have more than four unrelated individuals residing therein, nor shall any "family" have, additionally, more than four unrelated individuals residing with such family. The term

"family" does not include any organization or institutional group that receives federal or State funding for the care of the individual.

Family Home: A community-based residential home operated by either the State of Texas, a nonprofit corporation, a community center organized pursuant to State statute, or an entity which is certified by the State as a provider for a program for the mentally retarded. Family homes provide care for persons who have mental and/or physical impairments that substantially limit one (1) or more major life activities. To qualify as a family home, a home must meet all of the following requirements:

a. not more than six (6) disabled persons and two (2) supervisory personnel may reside in a family home at the same time;

b. the home must provide food and shelter, personal guidance, care, rehabilitation services, or supervision; and

c. all applicable licensing requirements must be met.

Farmers Market: An area containing individual vendors who offer fruits, vegetables, herbs, spices, edible seeds, nuts, live plants, flowers, and honey for sale.

FEMA: Federal Emergency Management Agency.

Fire Lane: A concrete or asphalt driving surface identified for use by fire, EMS and other emergency vehicles within and maintained by the owners of a manufactured home park, recreational vehicle park, apartment complex, malls/shopping center, commercial or business area.

Flag: A piece of cloth, varying in size, shape, color, and design, usually attached at one edge to a staff or cord, and used as the symbol of a nation, state, or organization, or as a means of signaling.

Flea Market, Inside: A building or structure wherein space is rented to vendors on a short-term basis for the sale of merchandise. The principal sales shall include new and used household goods, personal effects, tools, art work, small household appliances, and similar merchandise, objects, or equipment in small quantities. The term flea market shall not be deemed to include wholesale sales establishments or rental services establishments, but shall be deemed to include personal services establishments, food services establishments, retail sales establishments, and auction establishments.

Flea Market, Outside: An outdoor site where space is rented to vendors on a short-term basis for the sale of merchandise. The principal sales shall include new and used household goods, personal effects, tools, art work, small household appliances, and similar merchandise, objects, or equipment in small quantities. The term flea market shall not be deemed to include wholesale sales establishments or rental services establishments, but shall be deemed to include personal services establishments, food services establishments, retail sales establishments, and auction establishments.

Flood or *Flooding:* A general and temporary condition of partial or complete inundation of areas not ordinarily covered by water due to:

a. the overflow of inland or tidal waters; or

b. the usual and rapid accumulation or runoff of surface waters from any source.

Flood Insurance Rate Map (FIRM): The official maps of the City and its ETJ on which the FEMA has delineated both the areas of special flood hazards and the risk premium zones applicable to the areas mapped.

Flood Insurance Study: The official report provided by the FEMA. The report contains flood profiles, water surface elevation of the base flood, as well as the Flood Boundary-Floodway Map.

Flood Management: The operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works and floodplain management regulations.

Flood Management Regulations: Zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as the floodplain ordinance, grading ordinance and erosion control ordinance) and other applications of police power. The term describes such State or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

Flood Protection System: Those physical structural works for which funds have been authorized, appropriated, and expended and which have been constructed specifically to modify flooding in order to reduce the extent of the area within the City and its ETJ subject to a "special flood hazard" and the extent of the depths of associated flooding. Such a system typically includes dams, reservoirs, levees or dikes. These specialized flood modifying works are those constructed in conformance with sound engineering standards.

Flood Proofing: Any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

Floodplain: Any land area susceptible to being inundated by water from any source.

Floodway: The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

Florist: Retail business whose principal activity is the selling of plants which are not grown on the site and conducting business within an enclosed building.

Fraternity, Sorority, Civic Club or Lodge: An organized group having a restricted membership and specific purpose related to the welfare of the members including, but not limited to, Elks, Masons, Knights of Columbus, Rotary International, Shriners, or a labor union.

Fraternity, Sorority or Group Student House: A building occupied by and maintained exclusively for students affiliated with an academic or vocational institution.

Freestanding Sign: A sign that is not attached to a building and which is self supporting by use of a pole, mast, pylon or other similar vertical support structure and has a minimum of thirty-six (36) inches of ground clearance.

Frontage: All the property on one (1) side of a street between two (2) intersecting streets (crossing or terminating) measured along the line of the street, or if the street is dead-ended, then all the property abutting on one (1) side between an intersecting street and the dead end of the street.

Furniture Sales: Retail business whose principal activity is the selling of finished furniture products and conducting business within an enclosed building.

Garage, Private: A building designed or used for the storage of personally owned motor-driven vehicles used by the occupants of the building.

Garage, Public: A structure or building, other than a private garage, which is available to the general public used primarily for the parking and storage of vehicles.

Garage Sale Sign: Any sign utilized to direct interested persons to the location of a garage sale in accordance with Chapter 50 of the City's Code of Ordinances.

Garden Home: An individually owned single-family home, separated from its neighbor by a minimum of ten (10') feet on a lot having a minimum of five thousand (5,000) square feet.

Gasoline Station/Fuel Pumps: A facility, equipment, or fixture used for retail dispensing of motor vehicle fuels.

Gated Community: Residential areas that restrict access to normally public spaces. The type of gates can range from elaborate guard houses to similar electronic arms. Residents may enter by electronic cards, identification stickers, codes, or remote-control devices. Visitors must stop to be verified for entry.

General Manufacturing/Industrial Uses: Manufacturing of finished products and component products or parts through the processing of materials or substances, including basic industrial processing. Such operations shall be determined by Health, Fire, and building officials not to be a hazard or nuisance to adjacent property or the community at large, due to the possible emission of excessive smoke, noise, gas, fumes, dust, odor, or vibration, or the danger of fire, explosion, or radiation.

Golf Course and/or Country Club: A land area and buildings used for golf, including fairways, greens, tee boxes, driving range, putting green, and associated maintenance and retail facilities. This definition shall also include clubhouses, dining rooms, swimming pools, tennis courts, and similar recreational or service uses available only to members and their guests.

Government Facilities: A building or structure owned, operated, or occupied by governmental agency to provide a governmental service to the public.

Governmental Sign: Any sign indicating public facilities, public work projects, public services, or other places, events, persons, products, goods, programs, activities or institutions conducted by the Federal, State or any local government.

Group Home: A specialized lodging house and boarding house which provides long term supervised housing in a conventional residential setting for no more than three (3) persons who are physically or mentally handicapped, developmentally disabled or are victims of crime, and having no more than two (2) supervisory personnel in residence at the same time.

Gymnastics/Dance Studio: A building or portion of a building used as a place of work for a gymnast, dancer, or martial artist or for instructional classes in gymnastics, dance, or martial arts.

Hazardous Material: Any substance that because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment. This term includes but is not limited to hazardous wastes.

Hazardous Waste: Any refuse or discarded material or combinations of refuse or discarded materials in solid, semisolid, liquid, or gaseous form which cannot be handled by routine waste management techniques because they pose a substantial present or potential hazard to human health or other living organisms because of their chemical, biological, or physical properties. Categories of hazardous waste include but are not limited to explosives, flammables, oxidizers, poisons, irritants, and corrosives. Hazardous waste does not include sewage sludge and source, special nuclear, or by-product material as defined by the Atomic Energy Act of 1954, as amended.

Health/Fitness Center: A public or private facility operated to promote physical health and fitness. Activities may include exercise, physical therapy, training, and education pertaining to health and fitness. Uses or combination of uses or facilities typically include, but are not limited to, game courts, weight lifting and exercise equipment, aerobics, swimming pools and spas, and running or jogging tracts.

Heavy Equipment Service and Sales, or Rental: An establishment providing Sales, Service, or Rental of movable or transportable vehicles or other apparatus commonly used in commercial, industrial, or construction enterprises, such as but not limited to trucks, trailers, bulldozers, cranes, backhoes, rollers, loaders, lifts.

Highest Adjacent Grade: The highest natural elevation of the ground surface prior to construction next to the proposed walls of structure.

Historic Structure: Any structure that is:

a. listed individually in the Natural Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing in the National Register;

b. certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

c. individually listed on the State inventory of historic places with historic preservation programs that have been approved by the Secretary of the Interior; or

d. individually listed on a local inventory or historic places in communities with historic preservation programs that have been certified either:

    1. By any approved state program as determined by the Secretary of the Interior; or

    2. Directly by the Secretary of the Interior in states with approved programs.

Home Improvement Center: An establishment providing the sale or rental of building supplies, construction equipment, or home decorating fixtures and accessories. This term includes a lumber yard or a contractors' building supply business and may include outdoor storage or tool and equipment sales or rental. This term does not include an establishment devoted exclusively to the retail sale of paint, wallpaper, or hardware or activities classified under vehicle/equipment sales and services, including vehicle towing services.

Home Occupation: Any occupation or activity carried on by a member of the immediate family, residing on the premises, which there is no sign used relating to the business or no display that will indicate from the exterior that the building is being utilized in part for any purpose other than that of a dwelling, and there is no commodity sold upon the premises; no person is employed other than a member of the immediate family residing on the premises; and no mechanical equipment is used except of a type that is similar in character to that normally used for purely domestic or household purposes.

Homeowners Association: An organization formed for the maintenance and operation of the common areas of the development. The membership in the association must be automatic with the purchase of a dwelling unit or other property in the development.

Hospital, Sanitarium, Nursing or Convalescent home: A building or portion thereof used or designed for the housing or treatment of the sick, aged, mentally ill, injured, convalescent or infirm persons; provided that this definition shall not include rooms in any residential dwelling, hotel, apartment hotel not ordinarily intended to be occupied by said persons.

Hotel: A building used or intended to be used as living quarters for transient guests, but not excluding permanent guests, and may include a cafe, drugstore, clothes pressing shop, barbershop or other service facilities for the guests for compensation. This definition does not include bed and breakfast and boarding houses.

Household Appliance Service and Repair: The maintenance and rehabilitation of appliances customarily used in the home, including, but not limited to, washing and drying machines, refrigerators, dishwashers, trash compactors, ovens and ranges, countertop kitchen appliances, and vacuum cleaners.

Identification Sign: A sign whose purpose is to identify:

a. Street Address Sign/Markers: Address signs are composed of a numeric address and street or complex name. Street markers are signs adjacent to streets required by local government.

b. On-Premise Business Signs: Any sign which relates to the premises on which it is located, referring exclusively to the location, event, person, product, good, service, or activity of those premises, or the sale, lease or construction of those premises.

c. Personal or Professional Signs and Nameplates: Any sign that lists exclusively a name or names (including family/farm name signs).

Illegal Sign: A sign erected without a required permit, without the property owner's permission, or any sign not meeting the requirements established in this UDC.

Impervious Coverage: Impervious cover means impermeable surfaces which prevent the infiltration of water into the underlying soil and bedrock (such as pavement, concrete or rooftops).

In-Home Day Care: A home occupation that provides care for less than twenty-four (24) hours a day to no more than six (6) children under the age of fourteen (14), plus no more than six (6) additional elementary school-age children (age five (5) to thirteen (13)). The total number of children, including the caretaker's own children, is no more than twelve (12) at any time. This use is subject to registration with the Texas Department of Protective and Regulatory Services.

Kindergarten: Any school, private or parochial, operating for profit or not, attended by four (4) or more children at any one (1) time during part of a twenty-four (24) hour day, which provides a program of instruction for children below the first grade level in which constructive endeavors, object lessons and helpful games are prominent features of the curriculum.

Landfill: A tract of land used for the burial of farm, residential, institutional, industrial, or commercial waste that is not hazardous, medical, or radioactive.

Landscape: Covering, adorning, or improving property with living plants (such as trees, shrubs, vines, grass or flowers), loose natural materials (such as rock, wood chips or shavings), decorative manmade material (such as patterned paving materials, fences, walls, fountains, or pools), or land contouring. "Landscape" does not include improving property with artificial trees, shrubs, turf or other artificial plants.

Laundromat: A facility where patrons wash, dry, or dry-clean clothing and other fabrics in machines operated by the patron.

Levee: A manmade structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control, or divert the flow of water so as to provide protection from temporary flooding.

Levee System: A flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices.

Limited Access Highways: Interstate Highway 35 and Interstate Highway 10.

Livestock: Domestic animals used, raised or bred on a farm, especially those kept for a profit, including, but not limited to, horses, ponies, mules, donkeys, cattle, goats, rabbits, sheep, or fowl, regardless of age, sex or breed. Persons who possess, own or otherwise keep livestock within the City in a residential zoned district where livestock is being kept, shall follow these restrictions:

a. Livestock shall be kept on a parcel of land that is at least one (1) acre in size.

b. Livestock shall be kept in a stable, shed, pen or other enclosure wherever located within the City, which shall be distance of at least one hundred feet (100') for every building/structure (other than the owner of such livestock) used for sleeping, dining and living, and shall be kept in such a manner as will be reasonably calculated not be offensive to neighbors or to the public.

c. Swine are prohibited.

d. The Code of Ordinances may include further restrictions.

Loading Dock Space: A space within the main building, or on the same lot therewith, providing for the standing, loading or unloading of trucks and having a minimum dimension of twelve by thirty-five feet (12' x 35') and a vertical clearance of at least fourteen feet (14').

Locksmith/Security System Company: Establishments primarily engaged in providing, installing, repairing, and/or monitoring locks and electronic security systems.

Lot: A physically undivided tract or parcel of land having frontage on a public street or other approved access and which is, or in the future may be, offered for sale, conveyance, transfer or improvements; which is designated as a distinct and separate tract; and/or, which is identified by a tract or lot number or symbol in a duly approved subdivision plat which has been properly recorded.

Lot Depth: The distance of a line connecting the midpoints of the front and rear lot lines, which line shall be at right angle to the front lot or radial to a curved lot line.

Lot Width: The distance of a line (drawn perpendicular to the lot depth line) connecting the side lot lines at the building setback line or at a point no farther than thirty-five (35') feet from the front lot line.

Lot Area: The area of a lot between lot lines, including any portion of an easement which may exist within such lot lines.

Lot, Corner: A lot which has an interior angle of less than 135 degrees at the intersection of two (2) street lines. A lot abutting upon a curved street shall be considered a corner lot if the tangents of the curve at the points of the intersection of the side lot lines intersect at an interior angle of less than 135 degrees.

Lot, Double Frontage: A lot having a frontage on two (2) nonintersecting streets as distinguished from a corner lot.

Lot, Interior: A building lot other than a corner lot.

Lot of record: A lot which is part of a subdivision, the plat having been duly approved by the appropriate authority and recorded in the office of the County recorder of deeds and records.

Lowest floor: The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking or vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided that such enclosure is not built so as render the structure in violation of the applicable nonelevation design requirement of section 60.3 of the National Flood Insurance Program regulations.

Manufactured Home, HUD Code: A structure constructed after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development, transportable in one (1) or more sections which, in the traveling mode, is eight (8) body feet or more in width or forty (40) body feet or more in length, or, when erected on site, is three hundred twenty (320) or more square feet, and which is built on a permanent foundation designed to be used as a dwelling when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems and bears a seal issued in accordance with state law. All references in this UDC to manufactured housing or manufactured home(s) shall be references to HUD Code Manufactured Housing, unless otherwise specified.

Manufactured Home Park: A contiguous parcel or lot which is owned by an individual, firm, trust, partnership, public or private association or corporation and on which individual portions are leased for the placement of manufactured homes as a primary residence.

Manufactured Home Subdivision: A subdivision of land planned and improved for the placement of manufactured homes for residential use on single lots with each lot individually owned and meeting all requirements of this UDC.

Mean Sea Level: For the purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.

Medical, Dental or Professional Office/Clinic: A building used for the provision of executive, management, or administrative services. Typical uses include, but are not limited to, administrative offices and services including real estate, property management, investment, insurance, medical, dental, legal, architect, engineer, travel, secretarial, accounting, auditing and bookkeeping organizations and associations, and vehicle rental office without on-site storage of fleet vehicles.

Menu Board Sign: A permanent freestanding sign displaying the type and price of food, beverages or other products sold in connection with permitted outdoor dining or in connection with a restaurant with drive-through service.

Microbrewery/Brewpub: A facility authorized to manufacture, brew, bottle, can, package, and label beer; and sell or offer without charge, on the premise of the brew pub, beer produced by the holder, in or from lawful containers to the extent the sales or offers are allowed under the holder's primary Texas Alcoholic Beverage Commission license. The development may include other uses such as a standard restaurant, bar or live entertainment as otherwise permitted in the zoning district.

Mini-Warehouse/Public Storage: A building(s) containing separate, individual self-storage units for rent or lease. The conduct of sales, business, or any activity other than storage shall be prohibited within any individual storage unit.

Miscellaneous Hazardous Industrial Use: Any industrial use not specifically defined in this section that is determined by Health, Fire or building officials to be a hazard or nuisance to adjacent property or the community at large, due to the possible emission of excessive smoke, noise, gas, fumes, dust, odor, or vibration, or the danger of fire, explosion, or radiation.

Mobile Home: A structure that was constructed before June 15, 1976, transportable in one (1) or more sections, which, in the traveling mode, is eight (8) body feet or more in width or forty (40) body feet or more in length, or when erected on site, is 320 or more square feet, and which is built on a permanent chassis designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning and electrical systems.

Modular Home: A dwelling that is manufactured in two (2) or more modules at a location other than the home site and which is designed to be used as a residence when the modules are transported to the home site and joined together and installed on a permanent foundation system in accordance with the appropriate Building Codes of the City including plumbing, heating/air conditioning and electrical systems to be contained in the structure. The term modular home shall not mean nor apply to a mobile home as defined in the Texas Manufactured Housing Standards Act, nor is it to include building modules incorporating concrete or masonry as a primary component.

Monopole Tower: A self-supporting tower facility composed of a single spire used to support telecommunication antennas. Monopole towers cannot have guy wires or bracing.

Monument Sign: A permanent freestanding ground sign whose base is directly on the ground or has a maximum of twelve inches (12") of clearance from the adjacent grade.

Mortuary/Funeral Parlor: A place for the storage of human bodies prior to their burial or cremation, or a building used for the preparation of the deceased for burial and the display of the deceased and ceremonies connected therewith before burial or cremation.

Motel or Motor Hotel: A building or group of buildings including either separate units or a row of units used or intended to be used as living quarters for transient guests, and provide off-street parking space on the same building lot for use of its occupants.

Multi-Tenant Sign: A sign that identifies the names and locations of tenants in a multi-tenant building or in a development made up of a group of buildings.

Municipal Uses Operated by the City: Any area, land, building, structure, and/or facility owned, used, leased, or operated by the City including, but not limited to, administrative office, maintenance facility, fire station, library, sewage treatment plan, police station, water tower, service center, and park.

Museum: An Institution devoted to the procurement, care, study, and display of objects of lasting value or interest.

Neon Sign: Any sign containing exposed transparent or translucent tubing illuminated by neon, argon or a similar gas on or near the exterior of a building or window. This shall not include those signs lighted by an internal light source and designed so that the rays go through the face of the sign.

Non-access Easement: The limitation of public access rights to and from properties abutting a highway or street, by restricting curb cuts and access to rear or side of property or to an area abutting a developed area that may have a deprecating and/or potentially dangerous effect on the developed properties.

a. One-foot non-access easement: The limitation of public access rights to and from properties abutting a highway or street by restricting curb cuts and access to rear or side of property when the property has another dedicated access to a public right-of-way.

b. One-foot partial access easement: The limitation of public access rights to and from properties abutting a highway or street only by use of portable ramps, and restricting curb cuts when the property has another dedicated access to public right-of-way.

c. Non-access easement: A designated area abutting a development which may be considered to have a deprecating and/or potentially dangerous effect to the property because it backs up to a railroad right-of-way, gas line, etc.

Noncommercial Farm or *Hobby Farm:* An agricultural operation whose income is incidental to the total household income of the occupants who are usually commuter suburbanites. Products produced are for the consumption by owner or provide insignificant income.

Non-Conforming Sign: A sign that was legally installed or modified in accordance with local laws, codes, ordinances and approvals in effect at the time of installation or last significant modification, but which does not comply to laws, ordinances, codes or other regulations enacted subsequent to that time.

Nonconforming use, structure or lot: The use of land or a building, or a portion thereof, which use does not conform with the regulations of the zoning district in which it is situated and which was in existence prior to the effective date of this UDC and/or prior to being annexed into the City.

Nursery, Major: An establishment for the cultivation and propagation, display, storage, and sale (retail and wholesale) of large plants, shrubs, trees, and other materials used in indoor and outdoor plantings; and the

contracting for installation and/or maintenance of landscape material as an accessory use. Outdoor display and storage is permitted.

Nursery, Minor: A retail business for the display and/or sale of small trees, shrubs, flowers, ornamental plants, seeds, garden and lawn supplies, and other materials used in indoor and outdoor planting, without outside storage or display.

Off-Premise Sign: Any sign displaying advertising copy that pertains to a business, person, organization, activity, event, place, service or product not principally located or primarily manufactured or sold on the premises on which the sign is located.

Office Showroom: A building that primarily consists of sales offices and sample display areas for products and/or services delivered or performed off-premises. Catalog and telephone sales facilities are appropriate. Incidental retail sales of products associated with the primary products and/or services are permitted.

Office-Warehouse: A building primarily devoted to the storage, warehousing, and distribution of goods, merchandise, supplies, and equipment. Accessory uses may include retail and wholesale sales areas, sales offices, and display area for products sold and distributed from the storage and warehousing areas.

On-Premise Sign: Any sign relating to the premises on which it is located referring to events, persons, products, goods, services, activities, institutions or businesses on or offered on such premises, or the sale, lease, or construction of such premises.

Open Space: The part of the countryside which has not been developed and which is desirable for preservation in its natural state for ecological, historical or recreational purposes, or in its cultivated state to preserve agricultural, forest or urban greenbelt areas.

Packaging/Mailing Store: An establishment where services are provided for the mailing and packaging of parcels. These services may include U.S. mail, UPS, FedEx and other similar services. Incidental uses may also include, but not limited to, copy services, printing, and stationary supplies.

Parking Spaces: A surfaced area, enclosed or unenclosed, sufficient in size to store one (1) motor vehicle, with a surfaced driveway connecting the parking space with the street or alley and permitting ingress and egress of a motor vehicle.

Pavement Width: The portion of a street available for vehicular traffic between the face of curbs and gutters.

Pawn Shop: An establishment where money is loaned on the security of personal property pledged and retained by the owners (pawnbroker).

Peak Hour Trips (PHT): The number of traffic units generated by and attracted to the proposed development during its heaviest hour of use, dependent on type of use.

Pennant: Any long, narrow, usually triangular flag composed primarily of cloth, paper, fabric or other similar non-rigid material which may be used as a temporary sign to announce grand openings and/or special events.

Permit: An official document or certificate issued by the authority having jurisdiction authorizing performance of a specified activity.

Person: Any individual, association, firm, corporation, governmental agency or political subdivision.

Pervious Concrete: Concrete that is permeable as supported by an engineered drainage study.

Pet Store: A retail sales establishment primarily involved in the sale of domestic animals, such as dogs, cats, fish, birds, and reptiles, excluding farm animals such as horses, goats, sheep, and poultry.

Pharmacy: A business substantially devoted only to the sale of pharmaceutical items, supplies, and equipment such as prescription.

Planning and Zoning Commission: The body established by City Council under the City Charter and the LGC whose duties and responsibilities are specifically provided for in section 21.3.3 of this UDC.

Plat: The map, drawing or chart on which a subdivider's plan of a subdivision is presented and submitted for approval.

Political Sign: A sign pertaining to any national, state, county or local election, or issue and erected for the purpose of announcing a political candidate, political party or ballot measure, or a position on a political issue.

Portable Building Sales: An establishment which factory-manufactured portable buildings, such as manufactured homes and jobsite offices, are displayed and offered for sale, lease, or order to the general public.

Post Office: A facility that contains service windows for mailing packages and letters, post office boxes, offices, vehicle storage areas, and sorting and distribution facilities for mail.

Portable or Mobile Sign: Any sign designed or constructed to be easily moved from one location to another or designed to be mounted upon a trailer, wheeled carrier, or other non-motorized mobile structure. A portable or mobile sign which has its wheels removed shall still be considered a portable or mobile sign under this UDC.

Porte-cochere: A structure attached to a residence and erected over a driveway, not exceeding one story in height, and open on two or more sides.

Power Storage System: A facility or installation whose primary function is to store produced electrical energy, regardless of source.

Preexisting Towers and Preexisting Antennas: Any Tower or Antenna for which a building permit or variance has been properly issued prior to the effective date of this UDC, including permitted towers or antennas that have not yet been constructed so long as such approval is current and not expired.

Print Shop, Major: An establishment specializing in long-run printing operations including, but not limited to, book, magazine, and newspaper publishing using engraving, die cutting, lithography, and thermography processes.

Print Shop, Minor: An establishment specializing in short-run operations to produce newsletters, flyers, resumes, maps, construction documents and plans, and similar materials using photocopying, duplicating, and blue printing processes. This definition shall include mailing and shipping services.

Private Club: An establishment providing social and dining facilities, as well as alcoholic beverage service, to an association of persons, and otherwise falling within the definition of, and permitted under the provisions of, State law, as the same may be hereafter amended, and as it pertains to the operation of private clubs.

Prohibited Sign: Any sign that does not meet the requirements established in Article 11, any sign specifically prohibited in this UDC or any type of sign not specifically identified as permitted in this UDC.

Projected Traffic: The traffic which is projected to exist on an existing or proposed street during the proposed development's peak hour of use.

Public Infrastructure: Infrastructure that is generally for public use to include but not be limited to improvements of the following: water system (including water distribution lines, fire hydrants, valves and associated devices), wastewater (including lines, manholes, and lift stations), drainage system (including drainage easements, channels, storm sewer lines and inlets and associated landscaping), sidewalks, and roadways.

Public Schools: include elementary, intermediate, middle, junior high, high and alternate schools operated by a public school district but does not include administrative and support facilities and buildings not located on a school campus or do not solely support one campus.

Public Water and Wastewater Facility: Any reservoirs, towers, tanks, pump stations or other related appurtenances used for the purpose of providing potable water or wastewater utility service. Occupiable space is not considered a part of the public water and/or wastewater facility.

Public Works Specification Manual: The Public Works Specification Manual includes the Public Works Design and Construction Standards Guide, Lift Station Design Guide, Standard Construction Details, and Public Works Technical Specifications.

Railroad/Bus Station Terminal: A facility for the boarding of bus and/or railroad passengers and related ticketing sales and offices.*Real Estate Sign:* A sign pertaining to the sale or lease of the premises, or a portion of the premises, on which the sign is located.

Recreational Vehicle: A bus conversion, Class A camper, Class C camper, travel trailer, fifth wheel trailer, or pop-up camper.

Recreational Vehicle Park: Any premise where recreational vehicles are parked for living and sleeping purposes, which includes any buildings, structures, vehicles, or enclosure used or intended for use as a part of the equipment of such park.

Recreational Vehicle Sales and Service: An establishment dedicated to the sales, service, and displaying of recreational vehicles.

Recycling Collection Center: A building and/or site in which source separated recoverable materials, such as newspapers, glassware, and metal cans are collected, stored, flattened, crushed, or bundled prior to shipment to others who will use those materials to manufacture new products. The materials are stored on-site in bins or trailers for shipment to market.

Recycling Collection Point: An incidental use that serves as a neighborhood drop-off point for temporary storage of recoverable resources. No processing of such items is allowed. This facility would generally be located in a shopping center parking lot or in other public/quasi-public areas such as in churches and schools.

Recycling Facility: A building or site that is not a salvage yard and in which recoverable resources, such as newspapers, magazines, books, and other paper products, glass, metal cans, and other products are collected, stored and recycled, reprocessed, and treated to return such products to a condition in which they may again be used for production.

Regulatory Flood Protection Elevation: The elevation of the regulatory flood plus one (1') foot of freeboard to provide a safety factor.

Rehabilitation Care Facility: A facility which provides residence and care to persons who have demonstrated a tendency toward alcoholism, drug abuse, mental illness, or antisocial or criminal conduct.

Restaurant or *Cafeteria:* An establishment where food and drink are prepared and consumed primarily on the premises. Drive-up windows are permitted.

Restaurant, Drive-In: An eating establishment where food or drink is served to customers in motor vehicles or where facilities are provided on the premise which encourage the serving and consumption of food in automobiles on or near the restaurant premises.

Retail Stores and Shops: An establishment engaged in the selling of goods and merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods.

Right-of-Way: The right of passage acquired for or by the public through dedication, purchase or condemnation and intended to provide pedestrian and vehicular access to abutting lots, tracts or areas which may also be used for utilities and to provide for drainage ways.

Road: See the definition of "Street".

Roof Sign: Any sign wholly erected on, affixed to or supported by a roof of a building.

Safety Lanes: Paved easements granted to the City, to the public generally, emergency vehicles and/or to a private utility corporation, for installing or maintaining utilities across, over or under private land, together with the right to enter thereon with machinery and vehicles necessary for the maintenance of said utilities. These easements may at times be referred to as fire lanes. Safety lanes may also be used as ingress and egress to the property.

Sandwich Board Sign: See "A" Frame Sign.

Satellite Antenna: An antenna, greater than one (1) meter in diameter, which enables the transmission of signals directly to and from satellites. Such antennas are commonly known as a satellite dish, dish antenna, parabolic antenna, or satellite earth station antenna.

Satellite Receive-Only Antenna: An antenna, one (1) meter or less in diameter that enables the receipt of television signals transmitted directly from satellites to be viewed on a television monitor. Such antennas are commonly known as a satellite dish, television receive-only antenna, dish antenna, parabolic antenna, or satellite earth station antenna.

School, Private: A school operated by a private or religious agency or corporation other than an independent school district, having a curriculum generally equivalent to a public elementary or secondary school.

School, Public: A school operated by an independent school district or charter school and providing elementary or secondary curriculum.

Secured (Gated) Community: A residential area surrounded by a masonry or wrought iron fence with at least two (2) entrances, electrically or manually controlled gates and administered by a Homeowners Association.

Setback: The minimum distance specified by this UDC from the front, rear, and side lot lines, and extending across the full width of the lot, on which no building or structure may be erected.

Sexually Oriented Business: A business described as such in, and regulated by, Chapter 74 of the Code of Ordinances, as amended from time to time

Shopping Center: A development containing a grouping of retail, service, and/or other commercial establishments in one (1) or more buildings on one (1) or more legally platted lots and constructed and designed to utilize shared parking and access.

Sign: A name, identification, description, display, or illustration which is affixed directly or indirectly upon the exterior of a building or structure or upon a piece of land which directs attention to an object, location, event, person, product, good, service, activity, institution, or business.

Sign Area: The area of any sign shall be the sum of the area enclosed by the minimum imaginary rectangles, triangles, or circles which fully contain all extremities of the sign, including the frame, all words, numbers, figures, devices, designs, or trademarks by which anything is made known, but excluding any supports. To compute the allowable square footage of sign area, only one (1) side of a double-face sign shall be considered.

Sign Height: The vertical distance between the highest part of a sign or its supporting structure, whichever is higher, and the average established ground level beneath the sign.

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.

Subdivision or Neighborhood Sign: Any sign used to mark the entrance to a specific subdivision or neighborhood. Usually a low profile monument sign designed in such a way as to indicate the name of the specific community and placed at the main entry to such community.

Site Plan: A development plan, drawn to scale, showing uses and structures proposed for a parcel of land required by this UDC. This includes, but is not limited to, existing and proposed conditions of the lot and major landscaping figures, the location of all existing and proposed buildings, lot lines, streets, driveways, parking spaces, walkways, means of ingress and egress, drainage facilities, utility service, landscaping, structures and signs, lighting, screening devices and other information that may be reasonably required in order to make an informed determination as opposed to a subdivision plan which relates to the layout of lots and parcels, platting of lots and parcels and the provision of public facilities necessary to build a subdivision.

Stable, Commercial: A stable used for the rental of stall space or for the sale or rental of horses or mules.

Start of Construction (includes substantial improvements): The date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction or a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets, and/or walkways; nor does it include excavation for basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

State: The State of Texas.

Stealth Facility: "Stealth" is a generic term describing a method that would hide or conceal an antenna, supporting electrical or mechanical equipment, or any other support structure that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible to the surrounding neighborhood. Stealth facilities may include totally enclosed antennas, wireless facilities that replicate or duplicate the construction of common structures such as flagpoles, alternative tower structures, and camouflaged wireless facilities that are constructed to blend into the surrounding environment.

Storage or Wholesale Warehouse: A building used primarily for the storage of goods and materials.

Story: That portion of a building, other than a basement, included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between the floor and the ceiling next above it.

Street: A strip of land comprising the entire paved area between the face of curbs and gutters and within the right-of-way, intended for use as a means of vehicular and pedestrian circulation to provide access to more than one (1) lot.

Street, Collector: A roadway which collects traffic from local streets and connects within major/minor arterial streets.

Street Line: A dividing line between a lot, tract, or parcel of land and a contiguous street.

Street, Major/Minor Arterial: A designated principal traffic thoroughfare more or less continuous across the City, which is intended to connect remote parts of the City or areas adjacent thereto, and act as principal connecting street with State and Federal highways.

Street, Private: Any street right-of-way not dedicated to public use.

Street, Public: Any roadway for use of vehicular traffic dedicated to public use and/or owned, controlled and maintained by the City, a County, or the State.

Street Width: The shortest horizontal distance between the lines which delineate the street.

Structural Alterations: Any change of a supporting member of a structure such as bearing walls, columns, beams or girders.

Structure: Anything constructed or built, the use of which requires permanent location on the ground or attachment to something having a permanent location on the ground.

Studio, Tattoo or Body Piercing: A building or portion of a building used for selling or applying tattoos by injecting dyes/inks into the skin, and/or to pierce the skin with needles, jewelry or other paraphernalia, primarily for the purpose of ornamentation of the human body.

Substantial Damage: Damage of any origin sustained by a structure whereby the cost of restoring the structure to its prior condition would equal or exceed fifty percent (50%) of the market value of the structure before damage occurred.

Substantial Improvement: Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure before "start of construction" of the improvement. This includes structures which have incurred "substantial damage", regardless of the actual repair work performed. The term does not, however, include either:

a. a project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary conditions; or

b. any alteration of an "historic structure" provided that the alteration will not preclude the structure's continued designation as an "historic structure".

Subdivider or Developer: Are synonymous and include any person, partnership, firm, association, corporation (or combination thereof), or any officer, agent, employee, servant, or trustee thereof, who performs, or participates in the performance of, any act toward the subdivision of land within the intent, scope and purview of this UDC.

Subdivision: The division of any lot, tract or parcel of land into two (2) or more lots, tracts or parcels of land for the purpose, whether immediate or future, of sale or rebuilding development, situated within the City's corporate limits or within the ETJ. It also includes vacation and resubdivision of land or lots.

Surveyor: A State licensed land surveyor or registered public surveyor, as authorized by the state statutes, to practice the profession of surveying.

Tavern: An establishment primarily in the business of serving alcoholic beverages to the general public which may also include the sale of food.

Tax Certificate: A certificate from the applicable tax assessor's office confirming that all City ad valorem taxes levied on a property that are due have been paid or that the property owner is lawfully contesting such taxes. If such taxes are being contested, the property owner must establish, to the satisfaction of the City Manager, in his/her sole discretion, that such contest is being conducted by the property owner with reasonable speed.

Taxidermist: An establishment whose principle business is the practice of preparing, stuffing, and mounting the skins of dead animals for exhibition in a lifelike state. *Telecommunications Equipment Storage Building:* An unmanned, single story equipment building or structure used to house telecommunications equipment necessary to operate a telecommunications network.

Telecommunications Tower: Any structure that is designed and constructed for the purpose of supporting one (1) or more antennae used for the provision of commercial wireless telecommunications services. This definition includes monopole towers, alternative mounting structures or any other vertical support used for wireless telecommunications antennae. This definition does not include commercial radio or television towers; nor does it include such things as Satellite Receive Only Antenna or Amateur Radio Antennas.

Telecommunications Tower Facility: A facility that contains a telecommunications tower and equipment storage building or structure.

Temporary Sign: Any sign identified by this UDC which is intended to be displayed for seasonal or brief activities including, but not limited to, sales, specials, promotions, holidays, auctions, and/or business grand openings.

Temporary Structure: A structure that is manufactured off-site and brought to the site. It is to be temporary in nature and used only until a permanent structure can be constructed or refurbished.

Theater, Drive-In/Outdoor: An open lot devoted to the showing of motion pictures or theatrical productions on a paid admission basis to patrons seated in automobiles.

Theater, Indoor: A building or part of a building devoted to the showing of motion pictures or for dramatic, musical, or live performances.

Tool Rental: An establishment or business in which tools and accessories are offered or kept for rent, lease or hire under agreement for compensation.

Townhouse: A single-family dwelling unit in a row of such structures and attached by one or more common walls.

Travel Trailer: A structure designed for temporary dwelling for travel, recreation and vacation, and which can be readily towed over the road by a motor vehicle.

Truck Sales, Heavy Equipment: The display, storage, sale, leasing, or rental of new or used panel trucks, vans, trailers, recreational vehicles, or buses in operable condition.

Truck Terminal: The premises used for loading or unloading of trucks upon which storage of cargo is incidental to the primary function of motor freight shipment or shipment point and which is designed to accommodate simultaneous loading or unloading. Such premises may include retail stores, facilities engaged in fueling, servicing, repairing, washing, and/or parking of trucks, tractor trailers, or other heavy commercial vehicles.

TV Antenna: An antenna that enables the receipt of television signals transmitted from broadcast stations.

Unlimited Access Highways: State Farm to Market Roads 78, 482, 1103, 1518, 2252, and 3009 and Schertz Parkway.

Use: The purpose or activity for which the land or building thereby is designed, arranged or intended, or for which it is occupied or maintained, and shall include any manner of performance of such activity with respect to the performance standards of this UDC.

Utility Easement: An interest in land granted to the City, to the public generally, and/or to a private utility corporation, for installing utilities across, on, over, upon or under private land, together with the right to enter thereon with machinery and vehicles necessary for the maintenance of said utilities.

Variance: Permission to depart from this UDC when, because of special circumstances applicable to the property, strict application of the provisions of this UDC deprives such property of privileges commonly enjoyed by other properties in the same vicinity.

Veterinarian Clinic and/or Kennel, Indoor: An establishment, with no outside pens, where animals and pets are admitted for examination and medical treatment, or where domesticated animals are housed, groomed, bred, boarded, trained, or sold for commercial purposes.

Veterinarian Clinic and/or Kennel, Outdoor: An establishment with outside pens, where animals and pets are admitted for examination and medical treatment, or where domesticated animals are housed, groomed, bred, boarded, trained, or sold for commercial purposes.

Visibility Triangle: The triangular sight area from the corner of converging streets to a distance of 25 feet along each street with the triangle completed by drawing a line through the property from both 25 foot points on the converging streets.

Wall Sign: Any sign painted on, attached to or projected from the wall surface of a building, including window signs and signs on awnings and/or marquees.

Water Surface Elevation: The height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929 (or other datum, where specified), of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

Welding/Machine Shop: A workshop where metal fabrication tools, including, but not limited to, welders, lathes, presses, and mills are used for making, finishing, or repairing machines or machine parts.

Wind Sign: Any display or series of displays, banners, flags, pennants or other such objects designed and fashioned in such a manner as to move when subjected to wind pressure. Wind signs shall only be permitted as temporary signs.

Wrecking or Salvage Yard: An open air place where waste, discarded or salvage materials are bought, sold, exchanged, baled, packed, disassembled or handled. This definition includes automobile wrecking yards, house wrecking yards, used lumber yards, and places for storage of salvaged materials of house wrecking, automobile scrap metal, and structural steel materials and equipment.

Xeriscape: Environmental design of residential and park land using various methods for minimizing the need for water use.

Yard, Front Setback: A yard extending across the front of a lot between the side lot lines, and being the minimum horizontal distance between the street right-of-way line and the main building or any projections of the usual uncovered steps, uncovered balconies, or uncovered porch. On corner lots the front yard shall be considered a parallel to the street upon which the lot has its least dimension.

Yard, Rear Setback: A yard extending across the rear of a lot and being the required minimum horizontal distance between the rear lot line and the rear of the main building or any projections thereof, other than the projections of uncovered steps, unenclosed balconies, or unenclosed porches.

Yard, Setback: An open space at grade between a building and the adjoining lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward, except as otherwise provided herein. In measuring a yard for the purpose of determining the width of a side yard, the depth of a front yard or the depth of the rear yard, the minimum horizontal distance between the lot line and the main building shall be used.

Yard, Side: A yard between the main building and the side line of the lot, and extending from the required front yard to the required rear yard, and being the minimum horizontal distance between a side lot line and the side of the building.

Zoning District: Any area of the City for which the zoning regulations governing the use of land and buildings, the height of buildings, the size of lots and the intensity of use are uniform pursuant to this UDC.

(Ord. No. 13-S-22 , § 9, 7-16-2013; Ord. No. 14-S-11 , § 1, 3-11-2014; Ord. No. 16-S-27 , § 10, 8-30-2016; Ord. No. 17-S-41 , § 1(Exh. A), 10-24-2017; Ord. No. 18-S-04 , § 1(Exh. A), 1-23-2018; Ord. No. 18-S-24 , § 1(Exh. A), 8-7-2018)

ARTICLE 16. DEFINITIONS

For the purposes of this UDC, the following terms, phrases, words and their derivations shall have the meaning given in this section. When not inconsistent with the context, words used in the present tense include the future; words used in the singular number include the plural number; and words in the plural number include the singular number. The words "shall" and "will" are always mandatory, while the word "may" is merely discretionary.

Any term not expressly defined in this Article shall be defined by a common planning definition from the American Planning Association's, A Planners Dictionary. The City Manager, upon the recommendation of the City Manager or his/her designee, shall determine the appropriateness of a definition.

"A" Frame Sign: A temporary sign constructed in such a manner as to form an "A" or a tent-like shape, hinged or not hinged at the top with each angular face held at an appropriate distance so as to be adequately secured by a supporting member. These signs may also be referred to as sandwich board signs.

Abandoned or Obsolete Sign: A sign that no longer serves to direct attention to an event, person, product, good, service, or activity, which is no longer conducted.

Accessory Buildings, Uses or Structures: One which:

a. is subordinate to and serves a principal structure, building or use;

b. is subordinate in area, extent or purpose to the principal structure building or use served;

c. contributes to the comfort, convenience and necessity of occupants of the principal structure, building or use served;

d. is located on the same building lot as the principal structure, building or use served; or

e. may be part of the principal building.

Accessory Dwelling Unit: A residential dwelling unit, but not a mobile home, located on the same lot as a single-family dwelling unit, either within the same building as the single family dwelling unit or in a detached unit or in a detached building.

Adult Media: Books, magazines, and other periodicals, or photographs, drawings, slides, films, and novelty items which are distinguished or relating to specified sexual activities or specified anatomical areas.

Advertising: To convey information, to seek the attraction of or to direct the attention of the public to any location, event, person, product, good, service, activity, institution or business.

Advertising Vehicle: Any vehicle which has as its primary purpose the advertisement of an event, person, product, good, service, activity, institution or business, whether located on-premises or off-premises.

Agriculture: The use of land for the production and primary processing of food and fibers for sale, including cultivating, dairying, horticulture, pasturing, floriculture, silviculture, viticulture, animal and poultry husbandry, and such incidental accessory facilities as greenhouses and nurseries, provided that the operation of such accessory facilities shall be clearly secondary to normal agricultural activities. Agriculture includes, but is not limited to, the related activities of tillage, fertilization, pest control, harvesting, and marketing. It also includes, but is not limited to, the activities of feeding, housing, and maintaining of animals such as cattle, dairy cows, sheep, goats, hogs, horses, and poultry and handling their by-products.

Airport, Heliport or *Landing Field:* A place where aircraft and/or helicopters can land and take off, usually equipped with hangars, facilities for refueling and repair, and various accommodations for passengers.

Alcohol Package Sales: An establishment engaged in the selling of alcoholic beverages to the general public for off-site personal or household consumption.

Alley: A ~~public right-of-way which provides a secondary~~ means of vehicular access to abutting property and which is used primarily for vehicular traffic to the rear or side of properties which otherwise abut on a street. ~~Specifically authorized in garden home subdivisions for access to rear entrance garages~~.

Alluvial Fan Flooding: Flooding occurring on the surface of an alluvial fan or similar landform which originates at the apex and is characterized by high-velocity flows; active processes of erosion, sediment transport, and deposition; and unpredictable flow paths.

Alternative Tower Structure: Clock towers, steeples, light poles and similar alternative-design mounting structures that camouflage or conceal the presence of antennas or towers. See also the definition of "stealth facility".

Amateur Radio Antenna: A radio communication antenna used by a person holding an amateur radio station license from the Federal Communications Commission.

Annexation: The act of incorporating an area into the domain of the City.

Antenna: A device used in communications, which transmits or receives radio signals, television signals, digital signals, analog signals, radio frequencies (excluding radar signals), wireless telecommunications signals or other communication signals.

Antenna and/or Antenna Support Structure, commercial: An antenna and its support structure used for commercial broadcasting or telecommunication purposes and the transmission, retransmission, and/or reception of electromagnetic radio, television, or microwave signals. All radiating equipment must comply with Federal Communications Commission (FCC), Environmental Protection Agency (EPA), Occupational Health and Safety Administration (OSHA), and all other applicable State and Federal regulatory agency requirements and guidelines for human safety, as they exist or may be amended. The antenna may be a tower, mast, pole, tripod or box frame. Preferably the antenna may be in stealth form designed to be non-obtrusive, or virtually transparent or invisible to the surrounding neighborhood. Stealth antennas include, but are not limited to:

a. antennas within a building's attic space;

b. on the roof of a minimum three story building and not visible from the property line of the lot in which the antenna is located;

c. a public utility structure, such as a water tower or high transmission support tower;

d. a flagpole;

e. a church steeple;

f. a clock tower; or

g. an athletic field light pole.

Antenna, Building Attached: An antenna attached to an existing structure in two (2) general forms: (1) roof-mounted, in which antennas are placed on the roofs of buildings, or (2) building-mounted, in which antennas are placed on the sides of buildings. These antennas can also be mounted on structures such as water tanks, billboards, church steeples, electrical transmission towers, etc.

Antenna Facility: The mast, pole, structure, tower, building, equipment and other supporting material used to mount the antenna and equipment, equipment storage buildings and equipment concealing or screening structures needed to operate an antenna.

Antique Shop: A retail establishment engaged in the selling of works of art, furniture, or other artifacts of an earlier period, with all sales and storage occurring inside a building.

Apartment: A dwelling unit in an apartment building.

Apartment Building: A building or portion thereof housing three (3) or more dwelling units.

Apex: A point on an alluvial fan or similar landform below which the flow path of the major stream that formed the fan becomes unpredictable and alluvial fan flooding can occur.

Appliance, Furniture and Home Furnishings Store: Retail establishments selling goods used for furnishing the home, including, but not limited to, furniture, floor coverings, draperies, domestic stoves, refrigerators, and other household electrical and gas appliances.

Approved Plat: The plat of a subdivision which has been approved in accordance with the requirements of this UDC and which has been filed for record with the county clerk in which the land lies.

Area of Shallow Flooding: A designated AO, AH, or VO zone on the Flood Insurance Rate Map (FIRM) for the City and its ETJ with a one percent (1%) or greater chance of flooding in any given year to an average depth of one (1) to three (3) feet where a clearly defined channel does not exit, where path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

Area of Special Flood Hazard: The land in the floodplain within the City and its ETJ subject to a one percent (1%) or greater chance of flooding in any given year. The area may be designated as Zone A or AE on the FIRM.

Art Gallery/Library/Museum: A building serving as a repository for a collection of natural, scientific, artistic, or literary objects of interest, and designed to be used for viewing, with or without an admission charge, and which may include as an accessory use the sale of goods.

Assisted Care or Living Facility: A facility which provides residence and care to ten (10) or more persons regardless of legal relationship who are:

a. elderly;

b. disabled;

c. orphaned;

d. abandoned;

e. abused, or neglected children;

f. victims of domestic violence;

g. convalescing from illness;

h. terminally ill; or

i. temporarily homeless due to fire, natural disaster, or financial setback together with supervisory personnel.

This definition shall also include a facility providing health care or rehabilitative services over a long period of time to persons chronically ill, aged, or disabled due to injury or disease.

Automobile Parking Structure/Garage: An area or structure where the parking of motor vehicles serves as the primary use of the lot whether or not a fee is charged. This use does not include the storage of gasoline.

Automobile Parts Sales: The use of any building for the display and sale of new or used parts, including tires.

Automobile Repair, Major: General repairs or reconditioning of engines, air-conditioning systems, and transmissions for motor vehicles; wrecker or towing service with on-site storage of vehicles; collision services including body, frame, or fender straightening or repair; customizing; painting; vehicle steam cleaning; tire retreading; muffler services; upholstery shop; insurance estimations with on-site storage; undercoating and rust proofing, and other similar uses.

Automobile Repair, Minor: An establishment used for the dispensing or sales of automobile fuels, lubricants, and automobile accessories; the minor repair or replacement of parts and performing State inspections and making minor repairs necessary to pass said inspection; automobile detailing; window tinting; and the sales and installation of automobile radios. Uses listed under "Automobile Repair, Major" or any other similar uses are not included.

Automobile Sales New or Used: Sales, rental, and/or lease of new or used automobiles or light load vehicles, including as an accessory use: Automobile Repair, Major.

Balloon Sign: One or more inflatable devices filled with lighter-than-air gas used as a temporary sign for the purpose of directing attention to any location, event, person, product, good, service, activity, institution or business.

Bakery: A retail establishment for preparing, cooking, baking, and selling products on the premises.

Bandit Sign: Any temporary ground sign announcing a subdivision, new development or builder.

Bank, Saving and Loan, Credit Union: An establishment for the custody, loan, exchange or issue of money, the extension of credit, and/or facilitating the transmission of funds, including automated teller machines.

Banner Sign: A temporary sign constructed of a natural or man-made flexible material including, but not limited to, cloth, canvas, vinyl, or fabric which can be easily folded or rolled that is mounted with or without an enclosing framework that is attached or tethered to the building or structures.

Base Flood: The flood having a one percent (1%) chance of being equaled or exceeded in any given year.

Basement: A story (or portion of a story) wholly or partly below curb level with at least one-half of its height (measured from floor to ceiling) below the curb level. The curb level nearest to a story (or portion of a story) shall be used to determine whether such story (or portion of a story) is a basement.

Beauty Salon/Barber Shop: An establishment primarily engaged in providing services generally involved in the care of the person or his/her appearance including, but not limited to, barber and beauty shops, nail and pedicure salons, tanning salons, ear piercing shops, cosmetic tattooing shops, and reducing salons.

Bed and Breakfast Inn: An owner (or operator) occupied residence with up to five (5) bedrooms available for overnight guests. A Bed and Breakfast Inn may provide for guest stays up to 14 consecutive days; however, it shall not offer weekly rental rates. Kitchen and dining facilities may be included to provide meals for guests only; however, no food preparation shall be permitted in guest bedrooms. A Bed and Breakfast Inn shall not include restaurants, banquet facilities, or similar services.

Billboard: Any sign erected and used for, or designed to be used for, the display of advertising material for the purpose of advertising a location, event, person, product, good, service, activity, institution or business not located on the same premises as the billboard. Mobile advertising and hand-carried signs shall not be considered as billboards.

Block: A tract of land bounded by streets or a combination of streets and public parks, or corporate boundaries of the City.

Board of Adjustment (BOA): The Board established by City Council under the City Charter the Texas Local Government Code that reviews and acts upon requests for variances or appeals and whose duties and responsibilities are specifically provided for in section 21.3.4 of this UDC.

~~*Boarding House:* A building other than hotel, motel, or an apartment hotel where, for compensation and prearrangement for a definite period, meals or lodging and meals are provided for three (3) or more persons, but not exceeding twenty (20) persons.~~

Book Store: A retail establishment that, as a primary business, engages in the sale, rental, or other charge-for-use books, magazines, newspapers, greeting cards, postcards, videotapes, computer software, or any other printed or electronically conveyed information or media, excluding any adult media.

Bottling Works: A manufacturing facility designed to place a beverage into a bottle or can for distribution.

Boundary Street: A public street which is adjacent to and abutting one (1) or more sides of the proposed site.

Buffer Zone: A strip of land created to separate and protect one type of land use from another.

Building: Any structure which:

a. is permanently affixed to the land;

b. has one or more floors and a roof; and

c. is bounded by either open area or lot lines.

A building shall not include such structures as billboards, fences or radio towers, or structures with interior surfaces not normally accessible for human use, such as tanks, smoke stacks, grain elevators, oil cracking towers or similar structures.

Building Area: The total square footage on a lot covered by a building measured on a horizontal plane at mean grade level.

Building, Detached: A building which is surrounded by yards or open space on its own building lot.

Building Envelope: The net cubic space that remains for placing a structure on a site after building line, setback, side yard, height and bulk regulations are observed.

Building Height: The vertical distance between the average natural grade of the ground under the footprint of a building and the highest point of the coping of a flat roof, or to the deck line of a mansard roof, or to the mean height level between the eaves and ridge for a gable, hip or gambrel roof. A chimney, cupola or dormer (four feet or less in height), flagpole or residential television antenna shall be exempt from the above requirements.

Building Materials And Hardware Store: An establishment for the sale of materials customarily used in the construction of buildings and other structures.

Building Mounted Sign: A sign attached to, or supported by any part of the building that encloses or covers usable space and is related to the business within, including but not limited to wall signs, signage on awnings, canopies, or marquees, and projecting signs.

Building Setback Line: A building limit fixed at a specific distance from the front, rear or side boundaries of a lot beyond which a building cannot lawfully extend.

Building Sign: Any sign identifying the name or title of a specific building.

Cabinet/Upholstery Shop: An establishment for the production, display, and sale of cabinets, furniture, and soft coverings for furniture.

Camping Trailer: A folding structure, mounted on wheels and designed for travel, recreation, and vacation and which can be readily towed over the road by a motor vehicle.

Canopy: A roof like cover including an awning that projects from the wall of a building over a door, entrance or window; a free standing or projecting cover above an outdoor service area such as a gasoline service station.

Carport: A roofed structure for use as an automobile shelter, open on at least two sides with inside dimensions not less than 10' by 20'.

Car Wash, Automated: A facility where a customer can have a motorcycle, automobile and light load vehicle washed in exchange for financial consideration.

Car Wash, Self Serve: A facility, typically coin operated, used by the customer to wash motorcycles, automobiles and light load vehicles.

Cemetery or Mausoleum: Property used for the interring of the dead.

Church, Temple, Place of Worship: A building designed and used primarily for religious assembly and worship and those accessory activities which are customarily associated therewith, and the place of residence for ministers, priests, nuns or rabbis in a detached residential facility on the same premises, that is exempt from ad valorem taxes as permitted by State law. For the purposes of this definition, bible study and other similar activities which occur in a person's primary residence shall not be considered as a church, temple or place or worship.

City: The City of Schertz, Texas

City Council: The City Council of the City of Schertz, Texas.

City Engineer: A registered professional engineer employed or designated by the City to provide professional engineering services for and on behalf of the City.

Civic/Convention Center: A building or complex of buildings used for cultural, recreational, athletic, convention, or entertainment purposes.

Clinic: An establishment of offices in which a group of physicians, dentists or other practitioners of the healing arts and allied professional assistants are associated for the purpose of diagnosing and treating ill or injured persons. A clinic may include a medical or dental laboratory, but may not include facilities for providing room or board for patients, nor may a clinic include offices or facilities for veterinarians.

Club or *Lodge:* An association of persons for the promotion of some nonprofit common objective such as literature, science, politics, good fellowship and similar objectives which meets periodically and which is limited to members.

Co-location: The act of locating wireless communications equipment for more than one (1) telecommunications carrier on a single Antenna Facility.

College, University, or *Trade School:* An institution established for educational purposes offering courses for study beyond the secondary education level, including trade schools and commercial schools offering training or instruction in a trade, art, or occupation.

Commercial Amusement, Indoor: An enterprise providing for indoor recreational activities, services, amusements, and instruction for an admission fee. Uses include, but are not limited to, bowling alleys, ice or roller skating rinks, bingo parlors, amusement arcades, and/or practice areas.

Commercial Amusement, Outdoor: An enterprise providing for outdoor recreational activities, services, amusements, and instruction for an admission fee, including, but not limited to, batting cages, miniature golf, go-kart tracts, and carnivals.

Commercial Farm Ranch: A tract of unplatted land which is used for agricultural activities such as production of cash crops or raising of livestock for the purpose of obtaining a profit in money. Includes agricultural dwelling and accessory buildings and structures necessary to the operation of the farm/ranch.

Common Area: An area within a subdivision not used for development which is usually owned and maintained by subdivision homeowners associations.

Community Center: A building or portion of a building owned and/or operated by a government entity or not-for-profit agency in which facilities are provided for civic, educational, political, or social purposes.

Community Service Sign: Any sign that solicits support for or advertises a non-profit community location, event, person, product, good, service, institution or business, a public activity, location, event, person, product, good, service institution or business.

Comprehensive Land Plan: The Comprehensive Land Plan of the City, as approved by the City Council and including any unit or part of such plan separately adopted and any amendments to such plan or parts thereof.

Concrete/Asphalt Batching Plant: A permanent manufacturing facility for the production of concrete or asphalt.

~~*Convalescent Home:* Any structure used or occupied by three (3) or more persons recovering from illness or receiving geriatric care for compensation.~~

Convenience Store with Gas Pumps: A retail establishment that sells food and other consumable and non-consumable products for off-premise use or consumption. This definition shall also include the dispensing or sale of motor vehicle fuels, lubricants, and accessories, but shall not include automotive repair or the sale of replacement parts.

Court: An open, unoccupied space bounded on more than two (2) sides by walls. An inner court is entirely surrounded by the exterior walls of a building. An outer court has one (1) side open to a street, alley, yard or other permanent open space.

Critical Feature: An integral and readily identifiable part of a flood protection system, without which the flood protection provided by the entire system would be compromised.

Cul-de-sac: A street having but one (1) outlet to another street, and terminated on the opposite end by a vehicular turn around.

Damaged Sign:

a. any sign where any portion of the finished material, surface or message area of the sign is visibly faded, flaked, broken off, missing, cracked, splintered, defective or is otherwise deteriorated or in a state of disrepair so as not to substantially appear as it was intended or designed to appear when originally constructed; or

b. any sign whose elements or the structural support or frame members are visibly bent, broken, dented, torn, twisted, leaning or at angles other than those at which it was originally erected.

Dance Hall/Night Club: An establishment open to the general public for entertainment; in particular, dancing.

Day Care Center: A commercial institution or place designed for the care of children or adults and is subject to registration with the Texas Department of Protective and Regulatory Services. This use shall not include overnight lodging, medical treatment, counseling, or rehabilitative services and does not apply to any school.

Dead End Street: A roadway, other than cul-de-sac, with only one (1) outlet.

Density: The number of units per acre that may be placed on a tract in a particular zoning district under specified development conditions.

Department Store: A business conducted under a single owner's name wherein a variety of unrelated merchandise and services are housed, enclosed, and are exhibited and sold directly to the customer for whom the goods and services are furnished.

Development: Any manmade change in improved and unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment.

Development Permit: Any permit, license, authority, order, approval, certificate, endorsement, or permission, required from the City prior to the commencement or completion of any phase of development.

Development Sign: A temporary freestanding sign which, by means of symbol or name, identifies a shopping center, commercial or industrial park, residential subdivision or other development that may contain a mixture of residential, commercial, or industrial uses.

Directional Sign: Any sign designed to provide direction to pedestrian and/or vehicular traffic.

Distribution Center: A warehouse or storage facility where the emphasis is on processing and moving goods on to wholesalers, retailers, or consumers rather than on storage.

Dormitory: Any structure specifically designed to house student tenants associated with a university, college or school.

Dry Cleaning, Major: An industrial facility where fabrics are cleaned with substantially non-aqueous organic solvents on a commercial or wholesale basis.

Dry Cleaning, Minor: A custom cleaning shop or pick-up station not exceeding six thousand (6,000) square feet of floor area, including, but not limited to, dry cleaning plants having no more than one thousand five hundred (1,500) square feet of floor area for dry cleaning equipment.

Dwelling: Any building or portion thereof which is designed for or used for residential purposes.

Dwelling, Duplex: A building designed for or occupied exclusively, but separately, by two (2) families.

Dwelling, Multifamily: A building or portion thereof containing three (3) or more dwelling units.

Dwelling, Single-Family: A building designed for or occupied exclusively by one (1) family.

Dwelling Unit: A room, or suite of two (2) or more rooms, designed or intended for use by an individual or family in which culinary and sanitary convenience are provided for the exclusive use of such individual or family.

Easement: An acquired privilege or right-of-way use which one (1) person, business, entity and/or public agency has across, over or under land of another person, business, entity and/or public agency.

Electronic Sign: A variable message sign that utilizes computer-generated messages or some other electronic means of changing copy. These signs include displays using incandescent lamps, LEDs, or LCDs.

Elevated Building: A non-basement building (i) built, in the case of the building in Zones A1-30, AE, A, A99, AO, AH, B, C, X, and D, to have the top of the elevated floor, or the case of the building in Zones V1-30, VE, or V, to have the bottom level of the lowest horizontal structure member of the pilings, columns (posts and pliers), or shear walls parallel to the floor of the water and (ii) adequately anchored so as not to impair the structural integrity of the building during a flood of up to the magnitude of the base flood. In the case of Zones A1-30, AE, A, A99, AO, AH, B, C, X, D, "elevated building" also includes a building elevated by means of fill or solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of flood waters. In the case of

Zones V1-30, VI, or V, "elevated building" also includes a building otherwise meeting the definition of "elevated building", even though the lower area is enclosed by standards of section 60.3 (e)(5) of the National Flood Insurance Program regulations.

Extraterritorial Jurisdiction (ETJ): The ETJ of the City is the portion of the unincorporated area that is contiguous to the corporate boundaries of the City and not already in the incorporated area or ETJ of another City as set out in Section 42.021 of the Texas Local Government Code.

Family: Two or more persons occupying a single dwelling unit where all members are related by blood, marriage or adoption. No single dwelling unit shall have more than four unrelated individuals residing therein, nor shall any "family" have, additionally, more than four unrelated individuals residing with such family. The term "family" does not include any organization or institutional group that receives federal or State funding for the care of the individual.

Family Home: A community-based residential home operated by either the State of Texas, a nonprofit corporation, a community center organized pursuant to State statute, or an entity which is certified by the State as a provider for a program for the mentally retarded. Family homes provide care for persons who have mental and/or physical impairments that substantially limit one (1) or more major life activities. To qualify as a family home, a home must meet all of the following requirements:

a. not more than six (6) disabled persons and two (2) supervisory personnel may reside in a family home at the same time;

b. the home must provide food and shelter, personal guidance, care, rehabilitation services, or supervision; and

c. all applicable licensing requirements must be met.

Farmers Market: An area containing individual vendors who offer fruits, vegetables, herbs, spices, edible seeds, nuts, live plants, flowers, and honey for sale.

FEMA: Federal Emergency Management Agency.

~~*Filling, Retail Service Station:* An establishment where gasoline, oil and grease, or automobile accessories are sold, supplied or dispensed to the motor vehicle trade or where motor vehicles receive limited repair, are equipped for service, or where electric storage batteries are charged and cared for, or a place where any two (2) or more such activities are carried on or conducted as the principal use of the establishment.~~

Fire Lane: A concrete or asphalt driving surface identified for use by fire, EMS and other emergency vehicles within and maintained by the owners of a manufactured home park, recreational vehicle park, apartment complex, malls/shopping center, commercial or business area.

Flag: A piece of cloth, varying in size, shape, color, and design, usually attached at one edge to a staff or cord, and used as the symbol of a nation, state, or organization, or as a means of signaling.

Flea Market, Inside: A building or structure wherein space is rented to vendors on a short-term basis for the sale of merchandise. The principal sales shall include new and used household goods, personal effects, tools, art work, small household appliances, and similar merchandise, objects, or equipment in small quantities. The term flea market shall not be deemed to include wholesale sales establishments or rental services establishments, but shall be deemed to include personal services establishments, food services establishments, retail sales establishments, and auction establishments.

Flea Market, Outside: An outdoor site where space is rented to vendors on a short-term basis for the sale of merchandise. The principal sales shall include new and used household goods, personal effects, tools, art work, small household appliances, and similar merchandise, objects, or equipment in small quantities. The term flea

market shall not be deemed to include wholesale sales establishments or rental services establishments, but shall be deemed to include personal services establishments, food services establishments, retail sales establishments, and auction establishments.

Flood or *Flooding:* A general and temporary condition of partial or complete inundation of areas not ordinarily covered by water due to:

a. the overflow of inland or tidal waters; or

b. the usual and rapid accumulation or runoff of surface waters from any source.

Flood Insurance Rate Map (FIRM): The official maps of the City and its ETJ on which the FEMA has delineated both the areas of special flood hazards and the risk premium zones applicable to the areas mapped.

Flood Insurance Study: The official report provided by the FEMA. The report contains flood profiles, water surface elevation of the base flood, as well as the Flood Boundary-Floodway Map.

Flood Management: The operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works and floodplain management regulations.

Flood Management Regulations: Zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as the floodplain ordinance, grading ordinance and erosion control ordinance) and other applications of police power. The term describes such State or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

Flood Protection System: Those physical structural works for which funds have been authorized, appropriated, and expended and which have been constructed specifically to modify flooding in order to reduce the extent of the area within the City and its ETJ subject to a "special flood hazard" and the extent of the depths of associated flooding. Such a system typically includes dams, reservoirs, levees or dikes. These specialized flood modifying works are those constructed in conformance with sound engineering standards.

Flood Proofing: Any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

Floodplain: Any land area susceptible to being inundated by water from any source.

Floodway: The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

Florist: Retail business whose principal activity is the selling of plants which are not grown on the site and conducting business within an enclosed building.

Fraternity, Sorority, Civic Club or Lodge: An organized group having a restricted membership and specific purpose related to the welfare of the members including, but not limited to, Elks, Masons, Knights of Columbus, Rotary International, Shriners, or a labor union.

Fraternity, Sorority or Group Student House: A building occupied by and maintained exclusively for students affiliated with an academic or vocational institution.

Freestanding Sign: A sign that is not attached to a building and which is self supporting by use of a pole, mast, pylon or other similar vertical support structure and has a minimum of thirty-six (36) inches of ground clearance.

Frontage: All the property on one (1) side of a street between two (2) intersecting streets (crossing or terminating) measured along the line of the street, or if the street is dead-ended, then all the property abutting on one (1) side between an intersecting street and the dead end of the street.

Furniture Sales: Retail business whose principal activity is the selling of finished furniture products and conducting business within an enclosed building.

Garage, Private: A building designed or used for the storage of personally owned motor-driven vehicles used by the occupants of the building.

Garage, Public: A structure or building, other than a private garage, which is available to the general public used primarily for the parking and storage of vehicles.

Garage Sale Sign: Any sign utilized to direct interested persons to the location of a garage sale in accordance with Chapter 50 of the City's Code of Ordinances.

Garden Home: An individually owned single-family home, separated from its neighbor by a minimum of ten (10') feet on a lot having a minimum of five thousand (5,000) square feet.

Gasoline Station/Fuel Pumps: A facility, equipment, or fixture used for retail dispensing of motor vehicle fuels.

Gated Community: Residential areas that restrict access to normally public spaces. The type of gates can range from elaborate guard houses to similar electronic arms. Residents may enter by electronic cards, identification stickers, codes, or remote-control devices. Visitors must stop to be verified for entry.

General Manufacturing/Industrial Uses: Manufacturing of finished products and component products or parts through the processing of materials or substances, including basic industrial processing. Such operations shall be determined by Health, Fire, and building officials not to be a hazard or nuisance to adjacent property or the community at large, due to the possible emission of excessive smoke, noise, gas, fumes, dust, odor, or vibration, or the danger of fire, explosion, or radiation.

Golf Course and/or Country Club: A land area and buildings used for golf, including fairways, greens, tee boxes, driving range, putting green, and associated maintenance and retail facilities. This definition shall also include clubhouses, dining rooms, swimming pools, tennis courts, and similar recreational or service uses available only to members and their guests.

Government Facilities: A building or structure owned, operated, or occupied by governmental agency to provide a governmental service to the public.

Governmental Sign: Any sign indicating public facilities, public work projects, public services, or other places, events, persons, products, goods, programs, activities or institutions conducted by the Federal, State or any local government.

Group Home: A specialized lodging house and boarding house which provides long term supervised housing in a conventional residential setting for no more than three (3) persons who are physically or mentally handicapped, developmentally disabled or are victims of crime, and having no more than two (2) supervisory personnel in residence at the same time.

Gymnastics/Dance Studio: A building or portion of a building used as a place of work for a gymnast, dancer, or martial artist or for instructional classes in gymnastics, dance, or martial arts.

Hazardous Material: Any substance that because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment. This term includes but is not limited to hazardous wastes.

Hazardous Waste: Any refuse or discarded material or combinations of refuse or discarded materials in solid, semisolid, liquid, or gaseous form which cannot be handled by routine waste management techniques because they pose a substantial present or potential hazard to human health or other living organisms because of their chemical, biological, or physical properties. Categories of hazardous waste include but are not limited to explosives, flammables, oxidizers, poisons, irritants, and corrosives. Hazardous waste does not include sewage sludge and source, special nuclear, or by-product material as defined by the Atomic Energy Act of 1954, as amended.

Health/Fitness Center: A public or private facility operated to promote physical health and fitness. Activities may include exercise, physical therapy, training, and education pertaining to health and fitness. Uses or combination of uses or facilities typically include, but are not limited to, game courts, weight lifting and exercise equipment, aerobics, swimming pools and spas, and running or jogging tracts.

Heavy Equipment Service and Sales, or Rental: An establishment providing Sales, Service, or Rental of movable or transportable vehicles or other apparatus commonly used in commercial, industrial, or construction enterprises, such as but not limited to trucks, trailers, bulldozers, cranes, backhoes, rollers, loaders, lifts.

Highest Adjacent Grade: The highest natural elevation of the ground surface prior to construction next to the proposed walls of structure.

Historic Structure: Any structure that is:

a. listed individually in the Natural Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing in the National Register;

b. certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

c. individually listed on the State inventory of historic places with historic preservation programs that have been approved by the Secretary of the Interior; or

d. individually listed on a local inventory or historic places in communities with historic preservation programs that have been certified either:

    1. By any approved state program as determined by the Secretary of the Interior; or

    2. Directly by the Secretary of the Interior in states with approved programs.

Home Improvement Center: An establishment providing the sale or rental of building supplies, construction equipment, or home decorating fixtures and accessories. This term includes a lumber yard or a contractors' building supply business and may include outdoor storage or tool and equipment sales or rental. This term does not include an establishment devoted exclusively to the retail sale of paint, wallpaper, or hardware or activities classified under vehicle/equipment sales and services, including vehicle towing services.

Home Occupation: Any occupation or activity carried on by a member of the immediate family, residing on the premises, which there is no sign used relating to the business or no display that will indicate from the exterior that the building is being utilized in part for any purpose other than that of a dwelling, and there is no commodity sold upon the premises; no person is employed other than a member of the immediate family residing on the premises; and no mechanical equipment is used except of a type that is similar in character to that normally used for purely domestic or household purposes.

Homeowners Association: An organization formed for the maintenance and operation of the common areas of the development. The membership in the association must be automatic with the purchase of a dwelling unit or other property in the development.

Hospital, Sanitarium, Nursing or Convalescent home: A building or portion thereof used or designed for the housing or treatment of the sick, aged, mentally ill, injured, convalescent or infirm persons; provided that this definition shall not include rooms in any residential dwelling, hotel, apartment hotel not ordinarily intended to be occupied by said persons.

Hotel: A building used or intended to be used as living quarters for transient guests, but not excluding permanent guests, and may include a cafe, drugstore, clothes pressing shop, barbershop or other service facilities for the guests for compensation. This definition does not include bed and breakfast and boarding houses.

Household Appliance Service and Repair: The maintenance and rehabilitation of appliances customarily used in the home, including, but not limited to, washing and drying machines, refrigerators, dishwashers, trash compactors, ovens and ranges, countertop kitchen appliances, and vacuum cleaners.

Identification Sign: A sign whose purpose is to identify:

a. Street Address Sign/Markers: Address signs are composed of a numeric address and street or complex name. Street markers are signs adjacent to streets required by local government.

b. On-Premise Business Signs: Any sign which relates to the premises on which it is located, referring exclusively to the location, event, person, product, good, service, or activity of those premises, or the sale, lease or construction of those premises.

c. Personal or Professional Signs and Nameplates: Any sign that lists exclusively a name or names (including family/farm name signs).

Illegal Sign: A sign erected without a required permit, without the property owner's permission, or any sign not meeting the requirements established in this UDC.

Impervious Coverage: Impervious cover means impermeable surfaces which prevent the infiltration of water into the underlying soil and bedrock (such as pavement, concrete or rooftops).

~~*Industrialized Home:* See "Modular Home".~~

In-Home Day Care: A home occupation that provides care for less than twenty-four (24) hours a day to no more than six (6) children under the age of fourteen (14), plus no more than six (6) additional elementary school-age children (age five (5) to thirteen (13)). The total number of children, including the caretaker's own children, is no more than twelve (12) at any time. This use is subject to registration with the Texas Department of Protective and Regulatory Services.

~~*Insurance Office:* A building or facility used for the sales, management, and administration of insurance services, including the estimation of automobile damages, but excluding on-site parking/storage of damaged vehicles.~~

Kindergarten: Any school, private or parochial, operating for profit or not, attended by four (4) or more children at any one (1) time during part of a twenty-four (24) hour day, which provides a program of instruction for children below the first grade level in which constructive endeavors, object lessons and helpful games are prominent features of the curriculum.

Landfill: A tract of land used for the burial of farm, residential, institutional, industrial, or commercial waste that is not hazardous, medical, or radioactive.

Landscape: Covering, adorning, or improving property with living plants (such as trees, shrubs, vines, grass or flowers), loose natural materials (such as rock, wood chips or shavings), decorative manmade material (such as patterned paving materials, fences, walls, fountains, or pools), or land contouring. "Landscape" does not include improving property with artificial trees, shrubs, turf or other artificial plants.

Laundromat: A facility where patrons wash, dry, or dry-clean clothing and other fabrics in machines operated by the patron.

Levee: A manmade structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control, or divert the flow of water so as to provide protection from temporary flooding.

Levee System: A flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices.

Limited Access Highways: Interstate Highway 35 and Interstate Highway 10.

Livestock: Domestic animals used, raised or bred on a farm, especially those kept for a profit, including, but not limited to, horses, ponies, mules, donkeys, cattle, goats, rabbits, sheep, or fowl, regardless of age, sex or breed. Persons who possess, own or otherwise keep livestock within the City in a residential zoned district where livestock is being kept, shall follow these restrictions:

a. Livestock shall be kept on a parcel of land that is at least one (1) acre in size.

b. Livestock shall be kept in a stable, shed, pen or other enclosure wherever located within the City, which shall be distance of at least one hundred feet (100') for every building/structure (other than the owner of such livestock) used for sleeping, dining and living, and shall be kept in such a manner as will be reasonably calculated not be offensive to neighbors or to the public.

c. Swine are prohibited.

d. The Code of Ordinances may include further restrictions.

Loading Dock Space: A space within the main building, or on the same lot therewith, providing for the standing, loading or unloading of trucks and having a minimum dimension of twelve by thirty-five feet (12' x 35') and a vertical clearance of at least fourteen feet (14').

Locksmith/Security System Company: Establishments primarily engaged in providing, installing, repairing, and/or monitoring locks and electronic security systems.

Lot: A physically undivided tract or parcel of land having frontage on a public street or other approved access and which is, or in the future may be, offered for sale, conveyance, transfer or improvements; which is designated as a distinct and separate tract; and/or, which is identified by a tract or lot number or symbol in a duly approved subdivision plat which has been properly recorded.

Lot Depth: The distance of a line connecting the midpoints of the front and rear lot lines, which line shall be at right angle to the front lot or radial to a curved lot line.

Lot Width: The distance of a line (drawn perpendicular to the lot depth line) connecting the side lot lines at the building setback line or at a point no farther than thirty-five (35') feet from the front lot line.

Lot Area: The area of a lot between lot lines, including any portion of an easement which may exist within such lot lines.

Lot, Corner: A lot which has an interior angle of less than 135 degrees at the intersection of two (2) street lines. A lot abutting upon a curved street shall be considered a corner lot if the tangents of the curve at the points of the intersection of the side lot lines intersect at an interior angle of less than 135 degrees.

Lot, Double Frontage: A lot having a frontage on two (2) nonintersecting streets as distinguished from a corner lot.

Lot, Interior: A building lot other than a corner lot.

Lot of record: A lot which is part of a subdivision, the plat having been duly approved by the appropriate authority and recorded in the office of the County recorder of deeds and records.

Lowest floor: The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking or vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided that such enclosure is not built so as render the structure in violation of the applicable nonelevation design requirement of section 60.3 of the National Flood Insurance Program regulations.

Manufactured Home, HUD Code: A structure constructed after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development, transportable in one (1) or more sections which, in the traveling mode, is eight (8) body feet or more in width or forty (40) body feet or more in length, or, when erected on site, is three hundred twenty (320) or more square feet, and which is built on a permanent foundation designed to be used as a dwelling when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems and bears a seal issued in accordance with state law. All references in this UDC to manufactured housing or manufactured home(s) shall be references to HUD Code Manufactured Housing, unless otherwise specified.

Manufactured Home Park: A contiguous parcel or lot which is owned by an individual, firm, trust, partnership, public or private association or corporation and on which individual portions are leased for the placement of manufactured homes as a primary residence.

Manufactured Home Subdivision: A subdivision of land planned and improved for the placement of manufactured homes for residential use on single lots with each lot individually owned and meeting all requirements of this UDC.

Mean Sea Level: For the purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.

Medical, Dental or Professional Office/Clinic: A building used for the provision of executive, management, or administrative services. Typical uses include, but are not limited to, administrative offices and services including real estate, property management, investment, insurance, medical, dental, legal, architect, engineer, travel, secretarial, accounting, auditing and bookkeeping organizations and associations, and vehicle rental office without on-site storage of fleet vehicles.

Menu Board Sign: A permanent freestanding sign displaying the type and price of food, beverages or other products sold in connection with permitted outdoor dining or in connection with a restaurant with drive-through service.

Microbrewery/Brewpub: A facility authorized to manufacture, brew, bottle, can, package, and label beer; and sell or offer without charge, on the premise of the brew pub, beer produced by the holder, in or from lawful containers to the extent the sales or offers are allowed under the holder's primary Texas Alcoholic Beverage Commission license. The development may include other uses such as a standard restaurant, bar or live entertainment as otherwise permitted in the zoning district.

Mini-Warehouse/Public Storage: A building(s) containing separate, individual self-storage units for rent or lease. The conduct of sales, business, or any activity other than storage shall be prohibited within any individual storage unit.

Miscellaneous Hazardous Industrial Use: Any industrial use not specifically defined in this section that is determined by Health, Fire or building officials to be a hazard or nuisance to adjacent property or the community at large, due to the possible emission of excessive smoke, noise, gas, fumes, dust, odor, or vibration, or the danger of fire, explosion, or radiation.

Mobile Home: A structure that was constructed before June 15, 1976, transportable in one (1) or more sections, which, in the traveling mode, is eight (8) body feet or more in width or forty (40) body feet or more in length, or when erected on site, is 320 or more square feet, and which is built on a permanent chassis designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning and electrical systems.

Modular Home: A dwelling that is manufactured in two (2) or more modules at a location other than the home site and which is designed to be used as a residence when the modules are transported to the home site and joined together and installed on a permanent foundation system in accordance with the appropriate Building Codes of the City including plumbing, heating/air conditioning and electrical systems to be contained in the structure. The term modular home shall not mean nor apply to a mobile home as defined in the Texas Manufactured Housing Standards Act, nor is it to include building modules incorporating concrete or masonry as a primary component.

Monopole Tower: A self-supporting tower facility composed of a single spire used to support telecommunication antennas. Monopole towers cannot have guy wires or bracing.

Monument Sign: A permanent freestanding ground sign whose base is directly on the ground or has a maximum of twelve inches (12") of clearance from the adjacent grade.

Mortuary/Funeral Parlor: A place for the storage of human bodies prior to their burial or cremation, or a building used for the preparation of the deceased for burial and the display of the deceased and ceremonies connected therewith before burial or cremation.

Motel or Motor Hotel: A building or group of buildings including either separate units or a row of units used or intended to be used as living quarters for transient guests, and provide off-street parking space on the same building lot for use of its occupants.

Multi-Tenant Sign: A sign that identifies the names and locations of tenants in a multi-tenant building or in a development made up of a group of buildings.

Municipal Uses Operated by the City: Any area, land, building, structure, and/or facility owned, used, leased, or operated by the City including, but not limited to, administrative office, maintenance facility, fire station, library, sewage treatment plan, police station, water tower, service center, and park.

Museum: An Institution devoted to the procurement, care, study, and display of objects of lasting value or interest.

Neon Sign: Any sign containing exposed transparent or translucent tubing illuminated by neon, argon or a similar gas on or near the exterior of a building or window. This shall not include those signs lighted by an internal light source and designed so that the rays go through the face of the sign.

Non-access Easement: The limitation of public access rights to and from properties abutting a highway or street, by restricting curb cuts and access to rear or side of property or to an area abutting a developed area that may have a deprecating and/or potentially dangerous effect on the developed properties.

a. One-foot non-access easement: The limitation of public access rights to and from properties abutting a highway or street by restricting curb cuts and access to rear or side of property when the property has another dedicated access to a public right-of-way.

b. One-foot partial access easement: The limitation of public access rights to and from properties abutting a highway or street only by use of portable ramps, and restricting curb cuts when the property has another dedicated access to public right-of-way.

c. Non-access easement: A designated area abutting a development which may be considered to have a deprecating and/or potentially dangerous effect to the property because it backs up to a railroad right-of-way, gas line, etc.

Noncommercial Farm or *Hobby Farm:* An agricultural operation whose income is incidental to the total household income of the occupants who are usually commuter suburbanites. Products produced are for the consumption by owner or provide insignificant income.

Non-Conforming Sign: A sign that was legally installed or modified in accordance with local laws, codes, ordinances and approvals in effect at the time of installation or last significant modification, but which does not comply to laws, ordinances, codes or other regulations enacted subsequent to that time.

Nonconforming use, structure or lot: The use of land or a building, or a portion thereof, which use does not conform with the regulations of the zoning district in which it is situated and which was in existence prior to the effective date of this UDC and/or prior to being annexed into the City.

Nursery, Major: An establishment for the cultivation and propagation, display, storage, and sale (retail and wholesale) of large plants, shrubs, trees, and other materials used in indoor and outdoor plantings; and the contracting for installation and/or maintenance of landscape material as an accessory use. Outdoor display and storage is permitted.

Nursery, Minor: A retail business for the display and/or sale of small trees, shrubs, flowers, ornamental plants, seeds, garden and lawn supplies, and other materials used in indoor and outdoor planting, without outside storage or display.

Off-Premise Sign: Any sign displaying advertising copy that pertains to a business, person, organization, activity, event, place, service or product not principally located or primarily manufactured or sold on the premises on which the sign is located.

Office Showroom: A building that primarily consists of sales offices and sample display areas for products and/or services delivered or performed off-premises. Catalog and telephone sales facilities are appropriate. Incidental retail sales of products associated with the primary products and/or services are permitted.

Office-Warehouse: A building primarily devoted to the storage, warehousing, and distribution of goods, merchandise, supplies, and equipment. Accessory uses may include retail and wholesale sales areas, sales offices, and display area for products sold and distributed from the storage and warehousing areas.

On-Premise Sign: Any sign relating to the premises on which it is located referring to events, persons, products, goods, services, activities, institutions or businesses on or offered on such premises, or the sale, lease, or construction of such premises.

Open Space: The part of the countryside which has not been developed and which is desirable for preservation in its natural state for ecological, historical or recreational purposes, or in its cultivated state to preserve agricultural, forest or urban greenbelt areas.

Packaging/Mailing Store: An establishment where services are provided for the mailing and packaging of parcels. These services may include U.S. mail, UPS, FedEx and other similar services. Incidental uses may also include, but not limited to, copy services, printing, and stationary supplies.

Parking Spaces: A surfaced area, enclosed or unenclosed, sufficient in size to store one (1) motor vehicle, with a surfaced driveway connecting the parking space with the street or alley and permitting ingress and egress of a motor vehicle.

Pavement Width: The portion of a street available for vehicular traffic between the face of curbs and gutters.

Pawn Shop: An establishment where money is loaned on the security of personal property pledged and retained by the owners (pawnbroker).

Peak Hour Trips (PHT): The number of traffic units generated by and attracted to the proposed development during its heaviest hour of use, dependent on type of use.

Pennant: Any long, narrow, usually triangular flag composed primarily of cloth, paper, fabric or other similar non-rigid material which may be used as a temporary sign to announce grand openings and/or special events.

Permit: An official document or certificate issued by the authority having jurisdiction authorizing performance of a specified activity.

Person: Any individual, association, firm, corporation, governmental agency or political subdivision.

Pervious Concrete: Concrete that is permeable as supported by an engineered drainage study.

Pet Store: A retail sales establishment primarily involved in the sale of domestic animals, such as dogs, cats, fish, birds, and reptiles, excluding ~~exotic animals and~~ farm animals such as horses, goats, sheep, and poultry.

Pharmacy: A business substantially devoted only to the sale of pharmaceutical items, supplies, and equipment such as prescription.

Planning and Zoning Commission: The body established by City Council under the City Charter and the LGC whose duties and responsibilities are specifically provided for in section 21.3.3 of this UDC.

Plat: The map, drawing or chart on which a subdivider's plan of a subdivision is presented and submitted for approval.

Political Sign: A sign pertaining to any national, state, county or local election, or issue and erected for the purpose of announcing a political candidate, political party or ballot measure, or a position on a political issue.

Portable Building Sales: An establishment which factory-manufactured portable buildings, such as manufactured homes and jobsite offices, are displayed and offered for sale, lease, or order to the general public.

Post Office: A facility that contains service windows for mailing packages and letters, post office boxes, offices, vehicle storage areas, and sorting and distribution facilities for mail.

Portable or Mobile Sign: Any sign designed or constructed to be easily moved from one location to another or designed to be mounted upon a trailer, wheeled carrier, or other non-motorized mobile structure. A portable or mobile sign which has its wheels removed shall still be considered a portable or mobile sign under this UDC.

Porte-cochere: A structure attached to a residence and erected over a driveway, not exceeding one story in height, and open on two or more sides.

Power Storage System: A facility or installation whose primary function is to store produced electrical energy, regardless of source.

Preexisting Towers and Preexisting Antennas: Any Tower or Antenna for which a building permit or variance has been properly issued prior to the effective date of this UDC, including permitted towers or antennas that have not yet been constructed so long as such approval is current and not expired.

Print Shop, Major: An establishment specializing in long-run printing operations including, but not limited to, book, magazine, and newspaper publishing using engraving, die cutting, lithography, and thermography processes.

Print Shop, Minor: An establishment specializing in short-run operations to produce newsletters, flyers, resumes, maps, construction documents and plans, and similar materials using photocopying, duplicating, and blue printing processes. This definition shall include mailing and shipping services.

Private Club: An establishment providing social and dining facilities, as well as alcoholic beverage service, to an association of persons, and otherwise falling within the definition of, and permitted under the provisions of, State law, as the same may be hereafter amended, and as it pertains to the operation of private clubs.

Prohibited Sign: Any sign that does not meet the requirements established in Article 11, any sign specifically prohibited in this UDC or any type of sign not specifically identified as permitted in this UDC.

Projected Traffic: The traffic which is projected to exist on an existing or proposed street during the proposed development's peak hour of use.

Public Infrastructure: Infrastructure that is generally for public use to include but not be limited to improvements of the following: water system (including water distribution lines, fire hydrants, valves and associated devices), wastewater (including lines, manholes, and lift stations), drainage system (including drainage easements, channels, storm sewer lines and inlets and associated landscaping), sidewalks, and roadways.

Public Schools: include elementary, intermediate, middle, junior high, high and alternate schools operated by a public school district but does not include administrative and support facilities and buildings not located on a school campus or do not solely support one campus.

Public Water and Wastewater Facility: Any reservoirs, towers, tanks, pump stations or other related appurtenances used for the purpose of providing potable water or wastewater utility service. Occupiable space is not considered a part of the public water and/or wastewater facility.

Public Works Specification Manual: The Public Works Specification Manual includes the Public Works Design and Construction Standards Guide, Lift Station Design Guide, Standard Construction Details, and Public Works Technical Specifications.

Railroad/Bus Station Terminal: A facility for the boarding of bus and/or railroad passengers and related ticketing sales and offices.

Real Estate Sign: A sign pertaining to the sale or lease of the premises, or a portion of the premises, on which the sign is located.

Recreational Vehicle: A bus conversion, Class A camper, Class C camper, travel trailer, fifth wheel trailer, or pop-up camper.

Recreational Vehicle Park: Any premise where recreational vehicles are parked for living and sleeping purposes, which includes any buildings, structures, vehicles, or enclosure used or intended for use as a part of the equipment of such park.

Recreational Vehicle Sales and Service: An establishment dedicated to the sales, service, and displaying of recreational vehicles.

Recycling Collection Center: A building and/or site in which source separated recoverable materials, such as newspapers, glassware, and metal cans are collected, stored, flattened, crushed, or bundled prior to shipment to

others who will use those materials to manufacture new products. The materials are stored on-site in bins or trailers for shipment to market.

Recycling Collection Point: An incidental use that serves as a neighborhood drop-off point for temporary storage of recoverable resources. No processing of such items is allowed. This facility would generally be located in a shopping center parking lot or in other public/quasi-public areas such as in churches and schools.

Recycling Facility: A building or site that is not a salvage yard and in which recoverable resources, such as newspapers, magazines, books, and other paper products, glass, metal cans, and other products are collected, stored and recycled, reprocessed, and treated to return such products to a condition in which they may again be used for production.

Regulatory Flood Protection Elevation: The elevation of the regulatory flood plus one (1') foot of freeboard to provide a safety factor.

Rehabilitation Care Facility: A facility which provides residence and care to persons who have demonstrated a tendency toward alcoholism, drug abuse, mental illness, or antisocial or criminal conduct.

Restaurant or *Cafeteria:* An establishment where food and drink are prepared and consumed primarily on the premises. Drive-up windows are permitted.

Restaurant, Drive-In: An eating establishment where food or drink is served to customers in motor vehicles or where facilities are provided on the premise which encourage the serving and consumption of food in automobiles on or near the restaurant premises.

~~*Retail Food Store:* A retail establishment selling meats, fruits, vegetables, bakery products, dairy products, light hardware and other similar items which are purchased for use and/or consumption off the premises; may be a drive-in or supermarket type.~~

Retail Stores and Shops: An establishment engaged in the selling of goods and merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods.

Right-of-Way: The right of passage acquired for or by the public through dedication, purchase or condemnation and intended to provide pedestrian and vehicular access to abutting lots, tracts or areas which may also be used for utilities and to provide for drainage ways.

Road: See the definition of "Street".

Roof Sign: Any sign wholly erected on, affixed to or supported by a roof of a building.

Safety Lanes: Paved easements granted to the City, to the public generally, emergency vehicles and/or to a private utility corporation, for installing or maintaining utilities across, over or under private land, together with the right to enter thereon with machinery and vehicles necessary for the maintenance of said utilities. These easements may at times be referred to as fire lanes. Safety lanes may also be used as ingress and egress to the property.

Sandwich Board Sign: See "A" Frame Sign.

Satellite Antenna: An antenna, greater than one (1) meter in diameter, which enables the transmission of signals directly to and from satellites. Such antennas are commonly known as a satellite dish, dish antenna, parabolic antenna, or satellite earth station antenna.

Satellite Receive-Only Antenna: An antenna, one (1) meter or less in diameter that enables the receipt of television signals transmitted directly from satellites to be viewed on a television monitor. Such antennas are commonly known as a satellite dish, television receive-only antenna, dish antenna, parabolic antenna, or satellite earth station antenna.

School, Private: A school operated by a private or religious agency or corporation other than an independent school district, having a curriculum generally equivalent to a public elementary or secondary school.

School, Public: A school operated by an independent school district or charter school and providing elementary or secondary curriculum.

Secured (Gated) Community: A residential area surrounded by a masonry or wrought iron fence with at least two (2) entrances, electrically or manually controlled gates and administered by a Homeowners Association.

Setback: The minimum distance specified by this UDC from the front, rear, and side lot lines, and extending across the full width of the lot, on which no building or structure may be erected.

Sexually Oriented Business: A business described as such in, and regulated by, Chapter 74 of the Code of Ordinances, as amended from time to time

Shopping Center: A development containing a grouping of retail, service, and/or other commercial establishments in one (1) or more buildings on one (1) or more legally platted lots and constructed and designed to utilize shared parking and access.

Sign: A name, identification, description, display, or illustration which is affixed directly or indirectly upon the exterior of a building or structure or upon a piece of land which directs attention to an object, location, event, person, product, good, service, activity, institution, or business.

Sign Area: The area of any sign shall be the sum of the area enclosed by the minimum imaginary rectangles, triangles, or circles which fully contain all extremities of the sign, including the frame, all words, numbers, figures, devices, designs, or trademarks by which anything is made known, but excluding any supports. To compute the allowable square footage of sign area, only one (1) side of a double-face sign shall be considered.

Sign Height: The vertical distance between the highest part of a sign or its supporting structure, whichever is higher, and the average established ground level beneath the sign.

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.

Subdivision or Neighborhood Sign: Any sign used to mark the entrance to a specific subdivision or neighborhood. Usually a low profile monument sign designed in such a way as to indicate the name of the specific community and placed at the main entry to such community.

Site Plan: A development plan, drawn to scale, showing uses and structures proposed for a parcel of land required by this UDC. This includes, but is not limited to, existing and proposed conditions of the lot and major landscaping figures, the location of all existing and proposed buildings, lot lines, streets, driveways, parking spaces, walkways, means of ingress and egress, drainage facilities, utility service, landscaping, structures and signs, lighting, screening devices and other information that may be reasonably required in order to make an informed determination as opposed to a subdivision plan which relates to the layout of lots and parcels, platting of lots and parcels and the provision of public facilities necessary to build a subdivision.

Stable, Commercial: A stable used for the rental of stall space or for the sale or rental of horses or mules.

Start of Construction (includes substantial improvements): The date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction or a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home

on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets, and/or walkways; nor does it include excavation for basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

State: The State of Texas.

Stealth Facility: "Stealth" is a generic term describing a method that would hide or conceal an antenna, supporting electrical or mechanical equipment, or any other support structure that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible to the surrounding neighborhood. Stealth facilities may include totally enclosed antennas, wireless facilities that replicate or duplicate the construction of common structures such as flagpoles, alternative tower structures, and camouflaged wireless facilities that are constructed to blend into the surrounding environment.

Storage or Wholesale Warehouse: A building used primarily for the storage of goods and materials.

Story: That portion of a building, other than a basement, included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between the floor and the ceiling next above it.

Street: A strip of land comprising the entire paved area between the face of curbs and gutters and within the right-of-way, intended for use as a means of vehicular and pedestrian circulation to provide access to more than one (1) lot.

Street, Collector: A roadway which collects traffic from local streets and connects within major/minor arterial streets.

Street Line: A dividing line between a lot, tract, or parcel of land and a contiguous street.

Street, Major/Minor Arterial: A designated principal traffic thoroughfare more or less continuous across the City, which is intended to connect remote parts of the City or areas adjacent thereto, and act as principal connecting street with State and Federal highways.

Street, Private: Any street right-of-way not dedicated to public use.

Street, Public: Any roadway for use of vehicular traffic dedicated to public use and/or owned, controlled and maintained by the City, a County, or the State.

Street Width: The shortest horizontal distance between the lines which delineate the street.

Structural Alterations: Any change of a supporting member of a structure such as bearing walls, columns, beams or girders.

Structure: Anything constructed or built, the use of which requires permanent location on the ground or attachment to something having a permanent location on the ground.

Studio, Tattoo or Body Piercing: A building or portion of a building used for selling or applying tattoos by injecting dyes/inks into the skin, and/or to pierce the skin with needles, jewelry or other paraphernalia, primarily for the purpose of ornamentation of the human body.

Substantial Damage: Damage of any origin sustained by a structure whereby the cost of restoring the structure to its prior condition would equal or exceed fifty percent (50%) of the market value of the structure before damage occurred.

Substantial Improvement: Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure before "start of construction" of the improvement. This includes structures which have incurred "substantial damage", regardless of the actual repair work performed. The term does not, however, include either:

a. a project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary conditions; or

b. any alteration of an "historic structure" provided that the alteration will not preclude the structure's continued designation as an "historic structure".

Subdivider or Developer: Are synonymous and include any person, partnership, firm, association, corporation (or combination thereof), or any officer, agent, employee, servant, or trustee thereof, who performs, or participates in the performance of, any act toward the subdivision of land within the intent, scope and purview of this UDC.

Subdivision: The division of any lot, tract or parcel of land into two (2) or more lots, tracts or parcels of land for the purpose, whether immediate or future, of sale or rebuilding development, situated within the City's corporate limits or within the ETJ. It also includes vacation and resubdivision of land or lots.

Surveyor: A State licensed land surveyor or registered public surveyor, as authorized by the state statutes, to practice the profession of surveying.

Tavern: An establishment primarily in the business of serving alcoholic beverages to the general public which may also include the sale of food.

Tax Certificate: A certificate from the applicable tax assessor's office confirming that all City ad valorem taxes levied on a property that are due have been paid or that the property owner is lawfully contesting such taxes. If such taxes are being contested, the property owner must establish, to the satisfaction of the City Manager, in his/her sole discretion, that such contest is being conducted by the property owner with reasonable speed.

Taxidermist: An establishment whose principle business is the practice of preparing, stuffing, and mounting the skins of dead animals for exhibition in a lifelike state.

Telecommunications Equipment Storage Building: An unmanned, single story equipment building or structure used to house telecommunications equipment necessary to operate a telecommunications network.

Telecommunications Tower: Any structure that is designed and constructed for the purpose of supporting one (1) or more antennae used for the provision of commercial wireless telecommunications services. This definition includes monopole towers, alternative mounting structures or any other vertical support used for wireless telecommunications antennae. This definition does not include commercial radio or television towers; nor does it include such things as Satellite Receive Only Antenna or Amateur Radio Antennas.

Telecommunications Tower Facility: A facility that contains a telecommunications tower and equipment storage building or structure.

Temporary Sign: Any sign identified by this UDC which is intended to be displayed for seasonal or brief activities including, but not limited to, sales, specials, promotions, holidays, auctions, and/or business grand openings.

Temporary Structure: A structure that is manufactured off-site and brought to the site. It is to be temporary in nature and used only until a permanent structure can be constructed or refurbished.

Theater, Drive-In/Outdoor: An open lot devoted to the showing of motion pictures or theatrical productions on a paid admission basis to patrons seated in automobiles.

Theater, Indoor: A building or part of a building devoted to the showing of motion pictures or for dramatic, musical, or live performances.

Tool Rental: An establishment or business in which tools and accessories are offered or kept for rent, lease or hire under agreement for compensation.

Townhouse: A single-family dwelling unit in a row of such structures and attached by one or more common walls.

Travel Trailer: A structure designed for temporary dwelling for travel, recreation and vacation, and which can be readily towed over the road by a motor vehicle.

Truck Sales, Heavy Equipment: The display, storage, sale, leasing, or rental of new or used panel trucks, vans, trailers, recreational vehicles, or buses in operable condition.

Truck Terminal: The premises used for loading or unloading of trucks upon which storage of cargo is incidental to the primary function of motor freight shipment or shipment point and which is designed to accommodate simultaneous loading or unloading. Such premises may include retail stores, facilities engaged in fueling, servicing, repairing, washing, and/or parking of trucks, tractor trailers, or other heavy commercial vehicles.

TV Antenna: An antenna that enables the receipt of television signals transmitted from broadcast stations.

Unlimited Access Highways: State Farm to Market Roads 78, 482, 1103, 1518, 2252, and 3009 and Schertz Parkway.

Use: The purpose or activity for which the land or building thereby is designed, arranged or intended, or for which it is occupied or maintained, and shall include any manner of performance of such activity with respect to the performance standards of this UDC.

Utility Easement: An interest in land granted to the City, to the public generally, and/or to a private utility corporation, for installing utilities across, on, over, upon or under private land, together with the right to enter thereon with machinery and vehicles necessary for the maintenance of said utilities.

Variance: Permission to depart from this UDC when, because of special circumstances applicable to the property, strict application of the provisions of this UDC deprives such property of privileges commonly enjoyed by other properties in the same vicinity.

~~*Variety Store:* A retail commercial establishment which supplies a variety of household goods, toys, light hardware items, candy, some clothing and other general merchandise.~~

Veterinarian Clinic and/or Kennel, Indoor: An establishment, with no outside pens, where animals and pets are admitted for examination and medical treatment, or where domesticated animals are housed, groomed, bred, boarded, trained, or sold for commercial purposes.

Veterinarian Clinic and/or Kennel, Outdoor: An establishment with outside pens, where animals and pets are admitted for examination and medical treatment, or where domesticated animals are housed, groomed, bred, boarded, trained, or sold for commercial purposes.

Visibility Triangle: The triangular sight area from the corner of converging streets to a distance of 25 feet along each street with the triangle completed by drawing a line through the property from both 25 foot points on the converging streets.

Wall Sign: Any sign painted on, attached to or projected from the wall surface of a building, including window signs and signs on awnings and/or marquees.

Water Surface Elevation: The height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929 (or other datum, where specified), of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

Welding/Machine Shop: A workshop where metal fabrication tools, including, but not limited to, welders, lathes, presses, and mills are used for making, finishing, or repairing machines or machine parts.

Wind Sign: Any display or series of displays, banners, flags, pennants or other such objects designed and fashioned in such a manner as to move when subjected to wind pressure. Wind signs shall only be permitted as temporary signs.

Wrecking or Salvage Yard: An open air place where waste, discarded or salvage materials are bought, sold, exchanged, baled, packed, disassembled or handled. This definition includes automobile wrecking yards, house wrecking yards, used lumber yards, and places for storage of salvaged materials of house wrecking, automobile scrap metal, and structural steel materials and equipment.

Xeriscape: Environmental design of residential and park land using various methods for minimizing the need for water use.

Yard, Front Setback: A yard extending across the front of a lot between the side lot lines, and being the minimum horizontal distance between the street right-of-way line and the main building or any projections of the usual uncovered steps, uncovered balconies, or uncovered porch. On corner lots the front yard shall be considered a parallel to the street upon which the lot has its least dimension.

Yard, Rear Setback: A yard extending across the rear of a lot and being the required minimum horizontal distance between the rear lot line and the rear of the main building or any projections thereof, other than the projections of uncovered steps, unenclosed balconies, or unenclosed porches.

Yard, Setback: An open space at grade between a building and the adjoining lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward, except as otherwise provided herein. In measuring a yard for the purpose of determining the width of a side yard, the depth of a front yard or the depth of the rear yard, the minimum horizontal distance between the lot line and the main building shall be used.

Yard, Side: A yard between the main building and the side line of the lot, and extending from the required front yard to the required rear yard, and being the minimum horizontal distance between a side lot line and the side of the building.

Zoning District: Any area of the City for which the zoning regulations governing the use of land and buildings, the height of buildings, the size of lots and the intensity of use are uniform pursuant to this UDC.

(Ord. No. 13-S-22 , § 9, 7-16-2013; Ord. No. 14-S-11 , § 1, 3-11-2014; Ord. No. 16-S-27 , § 10, 8-30-2016; Ord. No. 17-S-41 , § 1(Exh. A), 10-24-2017; Ord. No. 18-S-04 , § 1(Exh. A), 1-23-2018; Ord. No. 18-S-24 , § 1(Exh. A), 8-7-2018)

ARTICLE 16. DEFINITIONS

For the purposes of this UDC, the following terms, phrases, words and their derivations shall have the meaning given in this section. When not inconsistent with the context, words used in the present tense include the future; words used in the singular number include the plural number; and words in the plural number include the singular number. The words "shall" and "will" are always mandatory, while the word "may" is merely discretionary.

Any term not expressly defined in this Article shall be defined by a common planning definition from the American Planning Association's, A Planners Dictionary. The City Manager, upon the recommendation of the City Manager or his/her designee, shall determine the appropriateness of a definition.

"A" Frame Sign: A temporary sign constructed in such a manner as to form an "A" or a tent-like shape, hinged or not hinged at the top with each angular face held at an appropriate distance so as to be adequately secured by a supporting member. These signs may also be referred to as sandwich board signs.

Abandoned or Obsolete Sign: A sign that no longer serves to direct attention to an event, person, product, good, service, or activity, which is no longer conducted.

Accessory Buildings, Uses or Structures: One which:

a. is subordinate to and serves a principal structure, building or use;

b. is subordinate in area, extent or purpose to the principal structure building or use served;

c. contributes to the comfort, convenience and necessity of occupants of the principal structure, building or use served;

d. is located on the same building lot as the principal structure, building or use served; or

e. may be part of the principal building.

Accessory Dwelling Unit: A residential dwelling unit, but not a mobile home, located on the same lot as a single-family dwelling unit, either within the same building as the single family dwelling unit or in a detached unit or in a detached building.

Adult Media: Books, magazines, and other periodicals, or photographs, drawings, slides, films, and novelty items which are distinguished or relating to specified sexual activities or specified anatomical areas.

Advertising: To convey information, to seek the attraction of or to direct the attention of the public to any location, event, person, product, good, service, activity, institution or business.

Advertising Vehicle: Any vehicle which has as its primary purpose the advertisement of an event, person, product, good, service, activity, institution or business, whether located on-premises or off-premises.

Agriculture: The use of land for the production and primary processing of food and fibers for sale, including cultivating, dairying, horticulture, pasturing, floriculture, silviculture, viticulture, animal and poultry husbandry, and such incidental accessory facilities as greenhouses and nurseries, provided that the operation of such accessory facilities shall be clearly secondary to normal agricultural activities. Agriculture includes, but is not limited to, the related activities of tillage, fertilization, pest control, harvesting, and marketing. It also includes, but is not limited to, the activities of feeding, housing, and maintaining of animals such as cattle, dairy cows, sheep, goats, hogs, horses, and poultry and handling their by-products.

Airport, Heliport or *Landing Field:* A place where aircraft and/or helicopters can land and take off, usually equipped with hangars, facilities for refueling and repair, and various accommodations for passengers.

Alcohol Package Sales: An establishment engaged in the selling of alcoholic beverages to the general public for off-site personal or household consumption.

Alley: A means of vehicular access to abutting property and which is used primarily for vehicular traffic to the rear or side of properties which otherwise abut on a street..

Alluvial Fan Flooding: Flooding occurring on the surface of an alluvial fan or similar landform which originates at the apex and is characterized by high-velocity flows; active processes of erosion, sediment transport, and deposition; and unpredictable flow paths.

Alternative Tower Structure: Clock towers, steeples, light poles and similar alternative-design mounting structures that camouflage or conceal the presence of antennas or towers. See also the definition of "stealth facility".

Amateur Radio Antenna: A radio communication antenna used by a person holding an amateur radio station license from the Federal Communications Commission.

Annexation: The act of incorporating an area into the domain of the City.

Antenna: A device used in communications, which transmits or receives radio signals, television signals, digital signals, analog signals, radio frequencies (excluding radar signals), wireless telecommunications signals or other communication signals.

Antenna and/or Antenna Support Structure, commercial: An antenna and its support structure used for commercial broadcasting or telecommunication purposes and the transmission, retransmission, and/or reception of electromagnetic radio, television, or microwave signals. All radiating equipment must comply with Federal Communications Commission (FCC), Environmental Protection Agency (EPA), Occupational Health and Safety Administration (OSHA), and all other applicable State and Federal regulatory agency requirements and guidelines for human safety, as they exist or may be amended. The antenna may be a tower, mast, pole, tripod or box frame. Preferably the antenna may be in stealth form designed to be non-obtrusive, or virtually transparent or invisible to the surrounding neighborhood. Stealth antennas include, but are not limited to:

a. antennas within a building's attic space;

b. on the roof of a minimum three story building and not visible from the property line of the lot in which the antenna is located;

c. a public utility structure, such as a water tower or high transmission support tower;

d. a flagpole;

e. a church steeple;

f. a clock tower; or

g. an athletic field light pole.

Antenna, Building Attached: An antenna attached to an existing structure in two (2) general forms: (1) roof-mounted, in which antennas are placed on the roofs of buildings, or (2) building-mounted, in which antennas are placed on the sides of buildings. These antennas can also be mounted on structures such as water tanks, billboards, church steeples, electrical transmission towers, etc.

Antenna Facility: The mast, pole, structure, tower, building, equipment and other supporting material used to mount the antenna and equipment, equipment storage buildings and equipment concealing or screening structures needed to operate an antenna.

Antique Shop: A retail establishment engaged in the selling of works of art, furniture, or other artifacts of an earlier period, with all sales and storage occurring inside a building.

Apartment: A dwelling unit in an apartment building.

Apartment Building: A building or portion thereof housing three (3) or more dwelling units.

Apex: A point on an alluvial fan or similar landform below which the flow path of the major stream that formed the fan becomes unpredictable and alluvial fan flooding can occur.

Appliance, Furniture and Home Furnishings Store: Retail establishments selling goods used for furnishing the home, including, but not limited to, furniture, floor coverings, draperies, domestic stoves, refrigerators, and other household electrical and gas appliances.

Approved Plat: The plat of a subdivision which has been approved in accordance with the requirements of this UDC and which has been filed for record with the county clerk in which the land lies.

Area of Shallow Flooding: A designated AO, AH, or VO zone on the Flood Insurance Rate Map (FIRM) for the City and its ETJ with a one percent (1%) or greater chance of flooding in any given year to an average depth of one (1) to three (3) feet where a clearly defined channel does not exit, where path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

Area of Special Flood Hazard: The land in the floodplain within the City and its ETJ subject to a one percent (1%) or greater chance of flooding in any given year. The area may be designated as Zone A or AE on the FIRM.

Art Gallery/Library/Museum: A building serving as a repository for a collection of natural, scientific, artistic, or literary objects of interest, and designed to be used for viewing, with or without an admission charge, and which may include as an accessory use the sale of goods.

Assisted Care or Living Facility: A facility which provides residence and care to ten (10) or more persons regardless of legal relationship who are:

a. elderly;

b. disabled;

c. orphaned;

d. abandoned;

e. abused, or neglected children;

f. victims of domestic violence;

g. convalescing from illness;

h. terminally ill; or

i. temporarily homeless due to fire, natural disaster, or financial setback together with supervisory personnel.

This definition shall also include a facility providing health care or rehabilitative services over a long period of time to persons chronically ill, aged, or disabled due to injury or disease.

Automobile Parking Structure/Garage: An area or structure where the parking of motor vehicles serves as the primary use of the lot whether or not a fee is charged. This use does not include the storage of gasoline.

Automobile Parts Sales: The use of any building for the display and sale of new or used parts, including tires.

Automobile Repair, Major: General repairs or reconditioning of engines, air-conditioning systems, and transmissions for motor vehicles; wrecker or towing service with on-site storage of vehicles; collision services including body, frame, or fender straightening or repair; customizing; painting; vehicle steam cleaning; tire retreading; muffler services; upholstery shop; insurance estimations with on-site storage; undercoating and rust proofing, and other similar uses.

Automobile Repair, Minor: An establishment used for the dispensing or sales of automobile fuels, lubricants, and automobile accessories; the minor repair or replacement of parts and performing State inspections and making minor repairs necessary to pass said inspection; automobile detailing; window tinting; and the sales and installation of automobile radios. Uses listed under "Automobile Repair, Major" or any other similar uses are not included.

Automobile Sales New or Used: Sales, rental, and/or lease of new or used automobiles or light load vehicles, including as an accessory use: Automobile Repair, Major.

Balloon Sign: One or more inflatable devices filled with lighter-than-air gas used as a temporary sign for the purpose of directing attention to any location, event, person, product, good, service, activity, institution or business.

Bakery: A retail establishment for preparing, cooking, baking, and selling products on the premises.

Bandit Sign: Any temporary ground sign announcing a subdivision, new development or builder.

Bank, Saving and Loan, Credit Union: An establishment for the custody, loan, exchange or issue of money, the extension of credit, and/or facilitating the transmission of funds, including automated teller machines.

Banner Sign: A temporary sign constructed of a natural or man-made flexible material including, but not limited to, cloth, canvas, vinyl, or fabric which can be easily folded or rolled that is mounted with or without an enclosing framework that is attached or tethered to the building or structures.

Base Flood: The flood having a one percent (1%) chance of being equaled or exceeded in any given year.

Basement: A story (or portion of a story) wholly or partly below curb level with at least one-half of its height (measured from floor to ceiling) below the curb level. The curb level nearest to a story (or portion of a story) shall be used to determine whether such story (or portion of a story) is a basement.

Beauty Salon/Barber Shop: An establishment primarily engaged in providing services generally involved in the care of the person or his/her appearance including, but not limited to, barber and beauty shops, nail and pedicure salons, tanning salons, ear piercing shops, cosmetic tattooing shops, and reducing salons.

Bed and Breakfast Inn: An owner (or operator) occupied residence with up to five (5) bedrooms available for overnight guests. A Bed and Breakfast Inn may provide for guest stays up to 14 consecutive days; however, it shall not offer weekly rental rates. Kitchen and dining facilities may be included to provide meals for guests only; however, no food preparation shall be permitted in guest bedrooms. A Bed and Breakfast Inn shall not include restaurants, banquet facilities, or similar services.

Billboard: Any sign erected and used for, or designed to be used for, the display of advertising material for the purpose of advertising a location, event, person, product, good, service, activity, institution or business not located on the same premises as the billboard. Mobile advertising and hand-carried signs shall not be considered as billboards.

Block: A tract of land bounded by streets or a combination of streets and public parks, or corporate boundaries of the City.

Board of Adjustment (BOA): The Board established by City Council under the City Charter the Texas Local Government Code that reviews and acts upon requests for variances or appeals and whose duties and responsibilities are specifically provided for in section 21.3.4 of this UDC.

Book Store: A retail establishment that, as a primary business, engages in the sale, rental, or other charge-for-use books, magazines, newspapers, greeting cards, postcards, videotapes, computer software, or any other printed or electronically conveyed information or media, excluding any adult media.

Bottling Works: A manufacturing facility designed to place a beverage into a bottle or can for distribution.

Boundary Street: A public street which is adjacent to and abutting one (1) or more sides of the proposed site.

Buffer Zone: A strip of land created to separate and protect one type of land use from another.

Building: Any structure which:

a. is permanently affixed to the land;

b. has one or more floors and a roof; and

c. is bounded by either open area or lot lines.

A building shall not include such structures as billboards, fences or radio towers, or structures with interior surfaces not normally accessible for human use, such as tanks, smoke stacks, grain elevators, oil cracking towers or similar structures.

Building Area: The total square footage on a lot covered by a building measured on a horizontal plane at mean grade level.

Building, Detached: A building which is surrounded by yards or open space on its own building lot.

Building Envelope: The net cubic space that remains for placing a structure on a site after building line, setback, side yard, height and bulk regulations are observed.

Building Height: The vertical distance between the average natural grade of the ground under the footprint of a building and the highest point of the coping of a flat roof, or to the deck line of a mansard roof, or to the mean height level between the eaves and ridge for a gable, hip or gambrel roof. A chimney, cupola or dormer (four feet or less in height), flagpole or residential television antenna shall be exempt from the above requirements.

Building Materials And Hardware Store: An establishment for the sale of materials customarily used in the construction of buildings and other structures.

Building Mounted Sign: A sign attached to, or supported by any part of the building that encloses or covers usable space and is related to the business within, including but not limited to wall signs, signage on awnings, canopies, or marquees, and projecting signs.

Building Setback Line: A building limit fixed at a specific distance from the front, rear or side boundaries of a lot beyond which a building cannot lawfully extend.

Building Sign: Any sign identifying the name or title of a specific building.

Cabinet/Upholstery Shop: An establishment for the production, display, and sale of cabinets, furniture, and soft coverings for furniture.

Camping Trailer: A folding structure, mounted on wheels and designed for travel, recreation, and vacation and which can be readily towed over the road by a motor vehicle.

Canopy: A roof like cover including an awning that projects from the wall of a building over a door, entrance or window; a free standing or projecting cover above an outdoor service area such as a gasoline service station.

Carport: A roofed structure for use as an automobile shelter, open on at least two sides with inside dimensions not less than 10' by 20'.

Car Wash, Automated: A facility where a customer can have a motorcycle, automobile and light load vehicle washed in exchange for financial consideration.

Car Wash, Self Serve: A facility, typically coin operated, used by the customer to wash motorcycles, automobiles and light load vehicles.

Cemetery or Mausoleum: Property used for the interring of the dead.

Church, Temple, Place of Worship: A building designed and used primarily for religious assembly and worship and those accessory activities which are customarily associated therewith, and the place of residence for ministers, priests, nuns or rabbis in a detached residential facility on the same premises, that is exempt from ad valorem taxes as permitted by State law. For the purposes of this definition, bible study and other similar activities which occur in a person's primary residence shall not be considered as a church, temple or place or worship.

City: The City of Schertz, Texas

City Council: The City Council of the City of Schertz, Texas.

City Engineer: A registered professional engineer employed or designated by the City to provide professional engineering services for and on behalf of the City.

Civic/Convention Center: A building or complex of buildings used for cultural, recreational, athletic, convention, or entertainment purposes.

Clinic: An establishment of offices in which a group of physicians, dentists or other practitioners of the healing arts and allied professional assistants are associated for the purpose of diagnosing and treating ill or injured persons. A clinic may include a medical or dental laboratory, but may not include facilities for providing room or board for patients, nor may a clinic include offices or facilities for veterinarians.

Club or *Lodge:* An association of persons for the promotion of some nonprofit common objective such as literature, science, politics, good fellowship and similar objectives which meets periodically and which is limited to members.

Co-location: The act of locating wireless communications equipment for more than one (1) telecommunications carrier on a single Antenna Facility.

College, University, or *Trade School:* An institution established for educational purposes offering courses for study beyond the secondary education level, including trade schools and commercial schools offering training or instruction in a trade, art, or occupation.

Commercial Amusement, Indoor: An enterprise providing for indoor recreational activities, services, amusements, and instruction for an admission fee. Uses include, but are not limited to, bowling alleys, ice or roller skating rinks, bingo parlors, amusement arcades, and/or practice areas.

Commercial Amusement, Outdoor: An enterprise providing for outdoor recreational activities, services, amusements, and instruction for an admission fee, including, but not limited to, batting cages, miniature golf, go-kart tracts, and carnivals.

Commercial Farm Ranch: A tract of unplatted land which is used for agricultural activities such as production of cash crops or raising of livestock for the purpose of obtaining a profit in money. Includes agricultural dwelling and accessory buildings and structures necessary to the operation of the farm/ranch.

Common Area: An area within a subdivision not used for development which is usually owned and maintained by subdivision homeowners associations.

Community Center: A building or portion of a building owned and/or operated by a government entity or not-for-profit agency in which facilities are provided for civic, educational, political, or social purposes.

Community Service Sign: Any sign that solicits support for or advertises a non-profit community location, event, person, product, good, service, institution or business, a public activity, location, event, person, product, good, service institution or business.

Comprehensive Land Plan: The Comprehensive Land Plan of the City, as approved by the City Council and including any unit or part of such plan separately adopted and any amendments to such plan or parts thereof.

Concrete/Asphalt Batching Plant: A permanent manufacturing facility for the production of concrete or asphalt.

Convenience Store with Gas Pumps: A retail establishment that sells food and other consumable and non-consumable products for off-premise use or consumption. This definition shall also include the dispensing or sale of motor vehicle fuels, lubricants, and accessories, but shall not include automotive repair or the sale of replacement parts.

Court: An open, unoccupied space bounded on more than two (2) sides by walls. An inner court is entirely surrounded by the exterior walls of a building. An outer court has one (1) side open to a street, alley, yard or other permanent open space.

Critical Feature: An integral and readily identifiable part of a flood protection system, without which the flood protection provided by the entire system would be compromised.

Cul-de-sac: A street having but one (1) outlet to another street, and terminated on the opposite end by a vehicular turn around.

Damaged Sign:

a. any sign where any portion of the finished material, surface or message area of the sign is visibly faded, flaked, broken off, missing, cracked, splintered, defective or is otherwise deteriorated or in a state of disrepair so as not to substantially appear as it was intended or designed to appear when originally constructed; or

b. any sign whose elements or the structural support or frame members are visibly bent, broken, dented, torn, twisted, leaning or at angles other than those at which it was originally erected.

Dance Hall/Night Club: An establishment open to the general public for entertainment; in particular, dancing.

Day Care Center: A commercial institution or place designed for the care of children or adults and is subject to registration with the Texas Department of Protective and Regulatory Services. This use shall not include overnight lodging, medical treatment, counseling, or rehabilitative services and does not apply to any school.

Dead End Street: A roadway, other than cul-de-sac, with only one (1) outlet.

Density: The number of units per acre that may be placed on a tract in a particular zoning district under specified development conditions.

Department Store: A business conducted under a single owner's name wherein a variety of unrelated merchandise and services are housed, enclosed, and are exhibited and sold directly to the customer for whom the goods and services are furnished.

Development: Any manmade change in improved and unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment.

Development Permit: Any permit, license, authority, order, approval, certificate, endorsement, or permission, required from the City prior to the commencement or completion of any phase of development.

Development Sign: A temporary freestanding sign which, by means of symbol or name, identifies a shopping center, commercial or industrial park, residential subdivision or other development that may contain a mixture of residential, commercial, or industrial uses.

Directional Sign: Any sign designed to provide direction to pedestrian and/or vehicular traffic.

Distribution Center: A warehouse or storage facility where the emphasis is on processing and moving goods on to wholesalers, retailers, or consumers rather than on storage.

Dormitory: Any structure specifically designed to house student tenants associated with a university, college or school.

Dry Cleaning, Major: An industrial facility where fabrics are cleaned with substantially non-aqueous organic solvents on a commercial or wholesale basis.

Dry Cleaning, Minor: A custom cleaning shop or pick-up station not exceeding six thousand (6,000) square feet of floor area, including, but not limited to, dry cleaning plants having no more than one thousand five hundred (1,500) square feet of floor area for dry cleaning equipment.

Dwelling: Any building or portion thereof which is designed for or used for residential purposes.

Dwelling, Duplex: A building designed for or occupied exclusively, but separately, by two (2) families.

Dwelling, Multifamily: A building or portion thereof containing three (3) or more dwelling units.

Dwelling, Single-Family: A building designed for or occupied exclusively by one (1) family.

Dwelling Unit: A room, or suite of two (2) or more rooms, designed or intended for use by an individual or family in which culinary and sanitary convenience are provided for the exclusive use of such individual or family.

Easement: An acquired privilege or right-of-way use which one (1) person, business, entity and/or public agency has across, over or under land of another person, business, entity and/or public agency.

Electronic Sign: A variable message sign that utilizes computer-generated messages or some other electronic means of changing copy. These signs include displays using incandescent lamps, LEDs, or LCDs.

Elevated Building: A non-basement building (i) built, in the case of the building in Zones A1-30, AE, A, A99, AO, AH, B, C, X, and D, to have the top of the elevated floor, or the case of the building in Zones V1-30, VE, or V, to have the bottom level of the lowest horizontal structure member of the pilings, columns (posts and pliers), or shear walls parallel to the floor of the water and (ii) adequately anchored so as not to impair the structural integrity of the building during a flood of up to the magnitude of the base flood. In the case of Zones A1-30, AE, A, A99, AO, AH, B, C, X, D, "elevated building" also includes a building elevated by means of fill or solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of flood waters. In the case of Zones V1-30, VI, or V, "elevated building" also includes a building otherwise meeting the definition of "elevated building", even though the lower area is enclosed by standards of section 60.3 (e)(5) of the National Flood Insurance Program regulations.

Extraterritorial Jurisdiction (ETJ): The ETJ of the City is the portion of the unincorporated area that is contiguous to the corporate boundaries of the City and not already in the incorporated area or ETJ of another City as set out in Section 42.021 of the Texas Local Government Code.

Family: Two or more persons occupying a single dwelling unit where all members are related by blood, marriage or adoption. No single dwelling unit shall have more than four unrelated individuals residing therein, nor shall any "family" have, additionally, more than four unrelated individuals residing with such family. The term

"family" does not include any organization or institutional group that receives federal or State funding for the care of the individual.

Family Home: A community-based residential home operated by either the State of Texas, a nonprofit corporation, a community center organized pursuant to State statute, or an entity which is certified by the State as a provider for a program for the mentally retarded. Family homes provide care for persons who have mental and/or physical impairments that substantially limit one (1) or more major life activities. To qualify as a family home, a home must meet all of the following requirements:

a. not more than six (6) disabled persons and two (2) supervisory personnel may reside in a family home at the same time;

b. the home must provide food and shelter, personal guidance, care, rehabilitation services, or supervision; and

c. all applicable licensing requirements must be met.

Farmers Market: An area containing individual vendors who offer fruits, vegetables, herbs, spices, edible seeds, nuts, live plants, flowers, and honey for sale.

FEMA: Federal Emergency Management Agency.

Fire Lane: A concrete or asphalt driving surface identified for use by fire, EMS and other emergency vehicles within and maintained by the owners of a manufactured home park, recreational vehicle park, apartment complex, malls/shopping center, commercial or business area.

Flag: A piece of cloth, varying in size, shape, color, and design, usually attached at one edge to a staff or cord, and used as the symbol of a nation, state, or organization, or as a means of signaling.

Flea Market, Inside: A building or structure wherein space is rented to vendors on a short-term basis for the sale of merchandise. The principal sales shall include new and used household goods, personal effects, tools, art work, small household appliances, and similar merchandise, objects, or equipment in small quantities. The term flea market shall not be deemed to include wholesale sales establishments or rental services establishments, but shall be deemed to include personal services establishments, food services establishments, retail sales establishments, and auction establishments.

Flea Market, Outside: An outdoor site where space is rented to vendors on a short-term basis for the sale of merchandise. The principal sales shall include new and used household goods, personal effects, tools, art work, small household appliances, and similar merchandise, objects, or equipment in small quantities. The term flea market shall not be deemed to include wholesale sales establishments or rental services establishments, but shall be deemed to include personal services establishments, food services establishments, retail sales establishments, and auction establishments.

Flood or *Flooding:* A general and temporary condition of partial or complete inundation of areas not ordinarily covered by water due to:

a. the overflow of inland or tidal waters; or

b. the usual and rapid accumulation or runoff of surface waters from any source.

Flood Insurance Rate Map (FIRM): The official maps of the City and its ETJ on which the FEMA has delineated both the areas of special flood hazards and the risk premium zones applicable to the areas mapped.

Flood Insurance Study: The official report provided by the FEMA. The report contains flood profiles, water surface elevation of the base flood, as well as the Flood Boundary-Floodway Map.

Flood Management: The operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works and floodplain management regulations.

Flood Management Regulations: Zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as the floodplain ordinance, grading ordinance and erosion control ordinance) and other applications of police power. The term describes such State or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

Flood Protection System: Those physical structural works for which funds have been authorized, appropriated, and expended and which have been constructed specifically to modify flooding in order to reduce the extent of the area within the City and its ETJ subject to a "special flood hazard" and the extent of the depths of associated flooding. Such a system typically includes dams, reservoirs, levees or dikes. These specialized flood modifying works are those constructed in conformance with sound engineering standards.

Flood Proofing: Any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

Floodplain: Any land area susceptible to being inundated by water from any source.

Floodway: The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

Florist: Retail business whose principal activity is the selling of plants which are not grown on the site and conducting business within an enclosed building.

Fraternity, Sorority, Civic Club or Lodge: An organized group having a restricted membership and specific purpose related to the welfare of the members including, but not limited to, Elks, Masons, Knights of Columbus, Rotary International, Shriners, or a labor union.

Fraternity, Sorority or Group Student House: A building occupied by and maintained exclusively for students affiliated with an academic or vocational institution.

Freestanding Sign: A sign that is not attached to a building and which is self supporting by use of a pole, mast, pylon or other similar vertical support structure and has a minimum of thirty-six (36) inches of ground clearance.

Frontage: All the property on one (1) side of a street between two (2) intersecting streets (crossing or terminating) measured along the line of the street, or if the street is dead-ended, then all the property abutting on one (1) side between an intersecting street and the dead end of the street.

Furniture Sales: Retail business whose principal activity is the selling of finished furniture products and conducting business within an enclosed building.

Garage, Private: A building designed or used for the storage of personally owned motor-driven vehicles used by the occupants of the building.

Garage, Public: A structure or building, other than a private garage, which is available to the general public used primarily for the parking and storage of vehicles.

Garage Sale Sign: Any sign utilized to direct interested persons to the location of a garage sale in accordance with Chapter 50 of the City's Code of Ordinances.

Garden Home: An individually owned single-family home, separated from its neighbor by a minimum of ten (10') feet on a lot having a minimum of five thousand (5,000) square feet.

Gasoline Station/Fuel Pumps: A facility, equipment, or fixture used for retail dispensing of motor vehicle fuels.

Gated Community: Residential areas that restrict access to normally public spaces. The type of gates can range from elaborate guard houses to similar electronic arms. Residents may enter by electronic cards, identification stickers, codes, or remote-control devices. Visitors must stop to be verified for entry.

General Manufacturing/Industrial Uses: Manufacturing of finished products and component products or parts through the processing of materials or substances, including basic industrial processing. Such operations shall be determined by Health, Fire, and building officials not to be a hazard or nuisance to adjacent property or the community at large, due to the possible emission of excessive smoke, noise, gas, fumes, dust, odor, or vibration, or the danger of fire, explosion, or radiation.

Golf Course and/or Country Club: A land area and buildings used for golf, including fairways, greens, tee boxes, driving range, putting green, and associated maintenance and retail facilities. This definition shall also include clubhouses, dining rooms, swimming pools, tennis courts, and similar recreational or service uses available only to members and their guests.

Government Facilities: A building or structure owned, operated, or occupied by governmental agency to provide a governmental service to the public.

Governmental Sign: Any sign indicating public facilities, public work projects, public services, or other places, events, persons, products, goods, programs, activities or institutions conducted by the Federal, State or any local government.

Group Home: A specialized lodging house and boarding house which provides long term supervised housing in a conventional residential setting for no more than three (3) persons who are physically or mentally handicapped, developmentally disabled or are victims of crime, and having no more than two (2) supervisory personnel in residence at the same time.

Gymnastics/Dance Studio: A building or portion of a building used as a place of work for a gymnast, dancer, or martial artist or for instructional classes in gymnastics, dance, or martial arts.

Hazardous Material: Any substance that because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment. This term includes but is not limited to hazardous wastes.

Hazardous Waste: Any refuse or discarded material or combinations of refuse or discarded materials in solid, semisolid, liquid, or gaseous form which cannot be handled by routine waste management techniques because they pose a substantial present or potential hazard to human health or other living organisms because of their chemical, biological, or physical properties. Categories of hazardous waste include but are not limited to explosives, flammables, oxidizers, poisons, irritants, and corrosives. Hazardous waste does not include sewage sludge and source, special nuclear, or by-product material as defined by the Atomic Energy Act of 1954, as amended.

Health/Fitness Center: A public or private facility operated to promote physical health and fitness. Activities may include exercise, physical therapy, training, and education pertaining to health and fitness. Uses or combination of uses or facilities typically include, but are not limited to, game courts, weight lifting and exercise equipment, aerobics, swimming pools and spas, and running or jogging tracts.

Heavy Equipment Service and Sales, or Rental: An establishment providing Sales, Service, or Rental of movable or transportable vehicles or other apparatus commonly used in commercial, industrial, or construction enterprises, such as but not limited to trucks, trailers, bulldozers, cranes, backhoes, rollers, loaders, lifts.

Highest Adjacent Grade: The highest natural elevation of the ground surface prior to construction next to the proposed walls of structure.

Historic Structure: Any structure that is:

a. listed individually in the Natural Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing in the National Register;

b. certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

c. individually listed on the State inventory of historic places with historic preservation programs that have been approved by the Secretary of the Interior; or

d. individually listed on a local inventory or historic places in communities with historic preservation programs that have been certified either:

    1. By any approved state program as determined by the Secretary of the Interior; or

    2. Directly by the Secretary of the Interior in states with approved programs.

Home Improvement Center: An establishment providing the sale or rental of building supplies, construction equipment, or home decorating fixtures and accessories. This term includes a lumber yard or a contractors' building supply business and may include outdoor storage or tool and equipment sales or rental. This term does not include an establishment devoted exclusively to the retail sale of paint, wallpaper, or hardware or activities classified under vehicle/equipment sales and services, including vehicle towing services.

Home Occupation: Any occupation or activity carried on by a member of the immediate family, residing on the premises, which there is no sign used relating to the business or no display that will indicate from the exterior that the building is being utilized in part for any purpose other than that of a dwelling, and there is no commodity sold upon the premises; no person is employed other than a member of the immediate family residing on the premises; and no mechanical equipment is used except of a type that is similar in character to that normally used for purely domestic or household purposes.

Homeowners Association: An organization formed for the maintenance and operation of the common areas of the development. The membership in the association must be automatic with the purchase of a dwelling unit or other property in the development.

Hospital, Sanitarium, Nursing or Convalescent home: A building or portion thereof used or designed for the housing or treatment of the sick, aged, mentally ill, injured, convalescent or infirm persons; provided that this definition shall not include rooms in any residential dwelling, hotel, apartment hotel not ordinarily intended to be occupied by said persons.

Hotel: A building used or intended to be used as living quarters for transient guests, but not excluding permanent guests, and may include a cafe, drugstore, clothes pressing shop, barbershop or other service facilities for the guests for compensation. This definition does not include bed and breakfast and boarding houses.

Household Appliance Service and Repair: The maintenance and rehabilitation of appliances customarily used in the home, including, but not limited to, washing and drying machines, refrigerators, dishwashers, trash compactors, ovens and ranges, countertop kitchen appliances, and vacuum cleaners.

Identification Sign: A sign whose purpose is to identify:

a. Street Address Sign/Markers: Address signs are composed of a numeric address and street or complex name. Street markers are signs adjacent to streets required by local government.

b. On-Premise Business Signs: Any sign which relates to the premises on which it is located, referring exclusively to the location, event, person, product, good, service, or activity of those premises, or the sale, lease or construction of those premises.

c. Personal or Professional Signs and Nameplates: Any sign that lists exclusively a name or names (including family/farm name signs).

Illegal Sign: A sign erected without a required permit, without the property owner's permission, or any sign not meeting the requirements established in this UDC.

Impervious Coverage: Impervious cover means impermeable surfaces which prevent the infiltration of water into the underlying soil and bedrock (such as pavement, concrete or rooftops).

In-Home Day Care: A home occupation that provides care for less than twenty-four (24) hours a day to no more than six (6) children under the age of fourteen (14), plus no more than six (6) additional elementary school-age children (age five (5) to thirteen (13)). The total number of children, including the caretaker's own children, is no more than twelve (12) at any time. This use is subject to registration with the Texas Department of Protective and Regulatory Services.

Kindergarten: Any school, private or parochial, operating for profit or not, attended by four (4) or more children at any one (1) time during part of a twenty-four (24) hour day, which provides a program of instruction for children below the first grade level in which constructive endeavors, object lessons and helpful games are prominent features of the curriculum.

Landfill: A tract of land used for the burial of farm, residential, institutional, industrial, or commercial waste that is not hazardous, medical, or radioactive.

Landscape: Covering, adorning, or improving property with living plants (such as trees, shrubs, vines, grass or flowers), loose natural materials (such as rock, wood chips or shavings), decorative manmade material (such as patterned paving materials, fences, walls, fountains, or pools), or land contouring. "Landscape" does not include improving property with artificial trees, shrubs, turf or other artificial plants.

Laundromat: A facility where patrons wash, dry, or dry-clean clothing and other fabrics in machines operated by the patron.

Levee: A manmade structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control, or divert the flow of water so as to provide protection from temporary flooding.

Levee System: A flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices.

Limited Access Highways: Interstate Highway 35 and Interstate Highway 10.

Livestock: Domestic animals used, raised or bred on a farm, especially those kept for a profit, including, but not limited to, horses, ponies, mules, donkeys, cattle, goats, rabbits, sheep, or fowl, regardless of age, sex or breed. Persons who possess, own or otherwise keep livestock within the City in a residential zoned district where livestock is being kept, shall follow these restrictions:

a. Livestock shall be kept on a parcel of land that is at least one (1) acre in size.

b. Livestock shall be kept in a stable, shed, pen or other enclosure wherever located within the City, which shall be distance of at least one hundred feet (100') for every building/structure (other than the owner of such livestock) used for sleeping, dining and living, and shall be kept in such a manner as will be reasonably calculated not be offensive to neighbors or to the public.

c. Swine are prohibited.

d. The Code of Ordinances may include further restrictions.

Loading Dock Space: A space within the main building, or on the same lot therewith, providing for the standing, loading or unloading of trucks and having a minimum dimension of twelve by thirty-five feet (12' x 35') and a vertical clearance of at least fourteen feet (14').

Locksmith/Security System Company: Establishments primarily engaged in providing, installing, repairing, and/or monitoring locks and electronic security systems.

Lot: A physically undivided tract or parcel of land having frontage on a public street or other approved access and which is, or in the future may be, offered for sale, conveyance, transfer or improvements; which is designated as a distinct and separate tract; and/or, which is identified by a tract or lot number or symbol in a duly approved subdivision plat which has been properly recorded.

Lot Depth: The distance of a line connecting the midpoints of the front and rear lot lines, which line shall be at right angle to the front lot or radial to a curved lot line.

Lot Width: The distance of a line (drawn perpendicular to the lot depth line) connecting the side lot lines at the building setback line or at a point no farther than thirty-five (35') feet from the front lot line.

Lot Area: The area of a lot between lot lines, including any portion of an easement which may exist within such lot lines.

Lot, Corner: A lot which has an interior angle of less than 135 degrees at the intersection of two (2) street lines. A lot abutting upon a curved street shall be considered a corner lot if the tangents of the curve at the points of the intersection of the side lot lines intersect at an interior angle of less than 135 degrees.

Lot, Double Frontage: A lot having a frontage on two (2) nonintersecting streets as distinguished from a corner lot.

Lot, Interior: A building lot other than a corner lot.

Lot of record: A lot which is part of a subdivision, the plat having been duly approved by the appropriate authority and recorded in the office of the County recorder of deeds and records.

Lowest floor: The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking or vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided that such enclosure is not built so as render the structure in violation of the applicable nonelevation design requirement of section 60.3 of the National Flood Insurance Program regulations.

Manufactured Home, HUD Code: A structure constructed after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development, transportable in one (1) or more sections which, in the traveling mode, is eight (8) body feet or more in width or forty (40) body feet or more in length, or, when erected on site, is three hundred twenty (320) or more square feet, and which is built on a permanent foundation designed to be used as a dwelling when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems and bears a seal issued in accordance with state law. All references in this UDC to manufactured housing or manufactured home(s) shall be references to HUD Code Manufactured Housing, unless otherwise specified.

Manufactured Home Park: A contiguous parcel or lot which is owned by an individual, firm, trust, partnership, public or private association or corporation and on which individual portions are leased for the placement of manufactured homes as a primary residence.

Manufactured Home Subdivision: A subdivision of land planned and improved for the placement of manufactured homes for residential use on single lots with each lot individually owned and meeting all requirements of this UDC.

Mean Sea Level: For the purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.

Medical, Dental or Professional Office/Clinic: A building used for the provision of executive, management, or administrative services. Typical uses include, but are not limited to, administrative offices and services including real estate, property management, investment, insurance, medical, dental, legal, architect, engineer, travel, secretarial, accounting, auditing and bookkeeping organizations and associations, and vehicle rental office without on-site storage of fleet vehicles.

Menu Board Sign: A permanent freestanding sign displaying the type and price of food, beverages or other products sold in connection with permitted outdoor dining or in connection with a restaurant with drive-through service.

Microbrewery/Brewpub: A facility authorized to manufacture, brew, bottle, can, package, and label beer; and sell or offer without charge, on the premise of the brew pub, beer produced by the holder, in or from lawful containers to the extent the sales or offers are allowed under the holder's primary Texas Alcoholic Beverage Commission license. The development may include other uses such as a standard restaurant, bar or live entertainment as otherwise permitted in the zoning district.

Mini-Warehouse/Public Storage: A building(s) containing separate, individual self-storage units for rent or lease. The conduct of sales, business, or any activity other than storage shall be prohibited within any individual storage unit.

Miscellaneous Hazardous Industrial Use: Any industrial use not specifically defined in this section that is determined by Health, Fire or building officials to be a hazard or nuisance to adjacent property or the community at large, due to the possible emission of excessive smoke, noise, gas, fumes, dust, odor, or vibration, or the danger of fire, explosion, or radiation.

Mobile Home: A structure that was constructed before June 15, 1976, transportable in one (1) or more sections, which, in the traveling mode, is eight (8) body feet or more in width or forty (40) body feet or more in length, or when erected on site, is 320 or more square feet, and which is built on a permanent chassis designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning and electrical systems.

Modular Home: A dwelling that is manufactured in two (2) or more modules at a location other than the home site and which is designed to be used as a residence when the modules are transported to the home site and joined together and installed on a permanent foundation system in accordance with the appropriate Building Codes of the City including plumbing, heating/air conditioning and electrical systems to be contained in the structure. The term modular home shall not mean nor apply to a mobile home as defined in the Texas Manufactured Housing Standards Act, nor is it to include building modules incorporating concrete or masonry as a primary component.

Monopole Tower: A self-supporting tower facility composed of a single spire used to support telecommunication antennas. Monopole towers cannot have guy wires or bracing.

Monument Sign: A permanent freestanding ground sign whose base is directly on the ground or has a maximum of twelve inches (12") of clearance from the adjacent grade.

Mortuary/Funeral Parlor: A place for the storage of human bodies prior to their burial or cremation, or a building used for the preparation of the deceased for burial and the display of the deceased and ceremonies connected therewith before burial or cremation.

Motel or Motor Hotel: A building or group of buildings including either separate units or a row of units used or intended to be used as living quarters for transient guests, and provide off-street parking space on the same building lot for use of its occupants.

Multi-Tenant Sign: A sign that identifies the names and locations of tenants in a multi-tenant building or in a development made up of a group of buildings.

Municipal Uses Operated by the City: Any area, land, building, structure, and/or facility owned, used, leased, or operated by the City including, but not limited to, administrative office, maintenance facility, fire station, library, sewage treatment plan, police station, water tower, service center, and park.

Museum: An Institution devoted to the procurement, care, study, and display of objects of lasting value or interest.

Neon Sign: Any sign containing exposed transparent or translucent tubing illuminated by neon, argon or a similar gas on or near the exterior of a building or window. This shall not include those signs lighted by an internal light source and designed so that the rays go through the face of the sign.

Non-access Easement: The limitation of public access rights to and from properties abutting a highway or street, by restricting curb cuts and access to rear or side of property or to an area abutting a developed area that may have a deprecating and/or potentially dangerous effect on the developed properties.

a. One-foot non-access easement: The limitation of public access rights to and from properties abutting a highway or street by restricting curb cuts and access to rear or side of property when the property has another dedicated access to a public right-of-way.

b. One-foot partial access easement: The limitation of public access rights to and from properties abutting a highway or street only by use of portable ramps, and restricting curb cuts when the property has another dedicated access to public right-of-way.

c. Non-access easement: A designated area abutting a development which may be considered to have a deprecating and/or potentially dangerous effect to the property because it backs up to a railroad right-of-way, gas line, etc.

Noncommercial Farm or *Hobby Farm:* An agricultural operation whose income is incidental to the total household income of the occupants who are usually commuter suburbanites. Products produced are for the consumption by owner or provide insignificant income.

Non-Conforming Sign: A sign that was legally installed or modified in accordance with local laws, codes, ordinances and approvals in effect at the time of installation or last significant modification, but which does not comply to laws, ordinances, codes or other regulations enacted subsequent to that time.

Nonconforming use, structure or lot: The use of land or a building, or a portion thereof, which use does not conform with the regulations of the zoning district in which it is situated and which was in existence prior to the effective date of this UDC and/or prior to being annexed into the City.

Nursery, Major: An establishment for the cultivation and propagation, display, storage, and sale (retail and wholesale) of large plants, shrubs, trees, and other materials used in indoor and outdoor plantings; and the

contracting for installation and/or maintenance of landscape material as an accessory use. Outdoor display and storage is permitted.

Nursery, Minor: A retail business for the display and/or sale of small trees, shrubs, flowers, ornamental plants, seeds, garden and lawn supplies, and other materials used in indoor and outdoor planting, without outside storage or display.

Off-Premise Sign: Any sign displaying advertising copy that pertains to a business, person, organization, activity, event, place, service or product not principally located or primarily manufactured or sold on the premises on which the sign is located.

Office Showroom: A building that primarily consists of sales offices and sample display areas for products and/or services delivered or performed off-premises. Catalog and telephone sales facilities are appropriate. Incidental retail sales of products associated with the primary products and/or services are permitted.

Office-Warehouse: A building primarily devoted to the storage, warehousing, and distribution of goods, merchandise, supplies, and equipment. Accessory uses may include retail and wholesale sales areas, sales offices, and display area for products sold and distributed from the storage and warehousing areas.

On-Premise Sign: Any sign relating to the premises on which it is located referring to events, persons, products, goods, services, activities, institutions or businesses on or offered on such premises, or the sale, lease, or construction of such premises.

Open Space: The part of the countryside which has not been developed and which is desirable for preservation in its natural state for ecological, historical or recreational purposes, or in its cultivated state to preserve agricultural, forest or urban greenbelt areas.

Packaging/Mailing Store: An establishment where services are provided for the mailing and packaging of parcels. These services may include U.S. mail, UPS, FedEx and other similar services. Incidental uses may also include, but not limited to, copy services, printing, and stationary supplies.

Parking Spaces: A surfaced area, enclosed or unenclosed, sufficient in size to store one (1) motor vehicle, with a surfaced driveway connecting the parking space with the street or alley and permitting ingress and egress of a motor vehicle.

Pavement Width: The portion of a street available for vehicular traffic between the face of curbs and gutters.

Pawn Shop: An establishment where money is loaned on the security of personal property pledged and retained by the owners (pawnbroker).

Peak Hour Trips (PHT): The number of traffic units generated by and attracted to the proposed development during its heaviest hour of use, dependent on type of use.

Pennant: Any long, narrow, usually triangular flag composed primarily of cloth, paper, fabric or other similar non-rigid material which may be used as a temporary sign to announce grand openings and/or special events.

Permit: An official document or certificate issued by the authority having jurisdiction authorizing performance of a specified activity.

Person: Any individual, association, firm, corporation, governmental agency or political subdivision.

Pervious Concrete: Concrete that is permeable as supported by an engineered drainage study.

Pet Store: A retail sales establishment primarily involved in the sale of domestic animals, such as dogs, cats, fish, birds, and reptiles, excluding farm animals such as horses, goats, sheep, and poultry.

Pharmacy: A business substantially devoted only to the sale of pharmaceutical items, supplies, and equipment such as prescription.

Planning and Zoning Commission: The body established by City Council under the City Charter and the LGC whose duties and responsibilities are specifically provided for in section 21.3.3 of this UDC.

Plat: The map, drawing or chart on which a subdivider's plan of a subdivision is presented and submitted for approval.

Political Sign: A sign pertaining to any national, state, county or local election, or issue and erected for the purpose of announcing a political candidate, political party or ballot measure, or a position on a political issue.

Portable Building Sales: An establishment which factory-manufactured portable buildings, such as manufactured homes and jobsite offices, are displayed and offered for sale, lease, or order to the general public.

Post Office: A facility that contains service windows for mailing packages and letters, post office boxes, offices, vehicle storage areas, and sorting and distribution facilities for mail.

Portable or Mobile Sign: Any sign designed or constructed to be easily moved from one location to another or designed to be mounted upon a trailer, wheeled carrier, or other non-motorized mobile structure. A portable or mobile sign which has its wheels removed shall still be considered a portable or mobile sign under this UDC.

Porte-cochere: A structure attached to a residence and erected over a driveway, not exceeding one story in height, and open on two or more sides.

Power Storage System: A facility or installation whose primary function is to store produced electrical energy, regardless of source.

Preexisting Towers and Preexisting Antennas: Any Tower or Antenna for which a building permit or variance has been properly issued prior to the effective date of this UDC, including permitted towers or antennas that have not yet been constructed so long as such approval is current and not expired.

Print Shop, Major: An establishment specializing in long-run printing operations including, but not limited to, book, magazine, and newspaper publishing using engraving, die cutting, lithography, and thermography processes.

Print Shop, Minor: An establishment specializing in short-run operations to produce newsletters, flyers, resumes, maps, construction documents and plans, and similar materials using photocopying, duplicating, and blue printing processes. This definition shall include mailing and shipping services.

Private Club: An establishment providing social and dining facilities, as well as alcoholic beverage service, to an association of persons, and otherwise falling within the definition of, and permitted under the provisions of, State law, as the same may be hereafter amended, and as it pertains to the operation of private clubs.

Prohibited Sign: Any sign that does not meet the requirements established in Article 11, any sign specifically prohibited in this UDC or any type of sign not specifically identified as permitted in this UDC.

Projected Traffic: The traffic which is projected to exist on an existing or proposed street during the proposed development's peak hour of use.

Public Infrastructure: Infrastructure that is generally for public use to include but not be limited to improvements of the following: water system (including water distribution lines, fire hydrants, valves and associated devices), wastewater (including lines, manholes, and lift stations), drainage system (including drainage easements, channels, storm sewer lines and inlets and associated landscaping), sidewalks, and roadways.

Public Schools: include elementary, intermediate, middle, junior high, high and alternate schools operated by a public school district but does not include administrative and support facilities and buildings not located on a school campus or do not solely support one campus.

Public Water and Wastewater Facility: Any reservoirs, towers, tanks, pump stations or other related appurtenances used for the purpose of providing potable water or wastewater utility service. Occupiable space is not considered a part of the public water and/or wastewater facility.

Public Works Specification Manual: The Public Works Specification Manual includes the Public Works Design and Construction Standards Guide, Lift Station Design Guide, Standard Construction Details, and Public Works Technical Specifications.

Railroad/Bus Station Terminal: A facility for the boarding of bus and/or railroad passengers and related ticketing sales and offices.*Real Estate Sign:* A sign pertaining to the sale or lease of the premises, or a portion of the premises, on which the sign is located.

Recreational Vehicle: A bus conversion, Class A camper, Class C camper, travel trailer, fifth wheel trailer, or pop-up camper.

Recreational Vehicle Park: Any premise where recreational vehicles are parked for living and sleeping purposes, which includes any buildings, structures, vehicles, or enclosure used or intended for use as a part of the equipment of such park.

Recreational Vehicle Sales and Service: An establishment dedicated to the sales, service, and displaying of recreational vehicles.

Recycling Collection Center: A building and/or site in which source separated recoverable materials, such as newspapers, glassware, and metal cans are collected, stored, flattened, crushed, or bundled prior to shipment to others who will use those materials to manufacture new products. The materials are stored on-site in bins or trailers for shipment to market.

Recycling Collection Point: An incidental use that serves as a neighborhood drop-off point for temporary storage of recoverable resources. No processing of such items is allowed. This facility would generally be located in a shopping center parking lot or in other public/quasi-public areas such as in churches and schools.

Recycling Facility: A building or site that is not a salvage yard and in which recoverable resources, such as newspapers, magazines, books, and other paper products, glass, metal cans, and other products are collected, stored and recycled, reprocessed, and treated to return such products to a condition in which they may again be used for production.

Regulatory Flood Protection Elevation: The elevation of the regulatory flood plus one (1') foot of freeboard to provide a safety factor.

Rehabilitation Care Facility: A facility which provides residence and care to persons who have demonstrated a tendency toward alcoholism, drug abuse, mental illness, or antisocial or criminal conduct.

Restaurant or *Cafeteria:* An establishment where food and drink are prepared and consumed primarily on the premises. Drive-up windows are permitted.

Restaurant, Drive-In: An eating establishment where food or drink is served to customers in motor vehicles or where facilities are provided on the premise which encourage the serving and consumption of food in automobiles on or near the restaurant premises.

Retail Stores and Shops: An establishment engaged in the selling of goods and merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods.

Right-of-Way: The right of passage acquired for or by the public through dedication, purchase or condemnation and intended to provide pedestrian and vehicular access to abutting lots, tracts or areas which may also be used for utilities and to provide for drainage ways.

Road: See the definition of "Street".

Roof Sign: Any sign wholly erected on, affixed to or supported by a roof of a building.

Safety Lanes: Paved easements granted to the City, to the public generally, emergency vehicles and/or to a private utility corporation, for installing or maintaining utilities across, over or under private land, together with the right to enter thereon with machinery and vehicles necessary for the maintenance of said utilities. These easements may at times be referred to as fire lanes. Safety lanes may also be used as ingress and egress to the property.

Sandwich Board Sign: See "A" Frame Sign.

Satellite Antenna: An antenna, greater than one (1) meter in diameter, which enables the transmission of signals directly to and from satellites. Such antennas are commonly known as a satellite dish, dish antenna, parabolic antenna, or satellite earth station antenna.

Satellite Receive-Only Antenna: An antenna, one (1) meter or less in diameter that enables the receipt of television signals transmitted directly from satellites to be viewed on a television monitor. Such antennas are commonly known as a satellite dish, television receive-only antenna, dish antenna, parabolic antenna, or satellite earth station antenna.

School, Private: A school operated by a private or religious agency or corporation other than an independent school district, having a curriculum generally equivalent to a public elementary or secondary school.

School, Public: A school operated by an independent school district or charter school and providing elementary or secondary curriculum.

Secured (Gated) Community: A residential area surrounded by a masonry or wrought iron fence with at least two (2) entrances, electrically or manually controlled gates and administered by a Homeowners Association.

Setback: The minimum distance specified by this UDC from the front, rear, and side lot lines, and extending across the full width of the lot, on which no building or structure may be erected.

Sexually Oriented Business: A business described as such in, and regulated by, Chapter 74 of the Code of Ordinances, as amended from time to time

Shopping Center: A development containing a grouping of retail, service, and/or other commercial establishments in one (1) or more buildings on one (1) or more legally platted lots and constructed and designed to utilize shared parking and access.

Sign: A name, identification, description, display, or illustration which is affixed directly or indirectly upon the exterior of a building or structure or upon a piece of land which directs attention to an object, location, event, person, product, good, service, activity, institution, or business.

Sign Area: The area of any sign shall be the sum of the area enclosed by the minimum imaginary rectangles, triangles, or circles which fully contain all extremities of the sign, including the frame, all words, numbers, figures, devices, designs, or trademarks by which anything is made known, but excluding any supports. To compute the allowable square footage of sign area, only one (1) side of a double-face sign shall be considered.

Sign Height: The vertical distance between the highest part of a sign or its supporting structure, whichever is higher, and the average established ground level beneath the sign.

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.

Subdivision or Neighborhood Sign: Any sign used to mark the entrance to a specific subdivision or neighborhood. Usually a low profile monument sign designed in such a way as to indicate the name of the specific community and placed at the main entry to such community.

Site Plan: A development plan, drawn to scale, showing uses and structures proposed for a parcel of land required by this UDC. This includes, but is not limited to, existing and proposed conditions of the lot and major landscaping figures, the location of all existing and proposed buildings, lot lines, streets, driveways, parking spaces, walkways, means of ingress and egress, drainage facilities, utility service, landscaping, structures and signs, lighting, screening devices and other information that may be reasonably required in order to make an informed determination as opposed to a subdivision plan which relates to the layout of lots and parcels, platting of lots and parcels and the provision of public facilities necessary to build a subdivision.

Stable, Commercial: A stable used for the rental of stall space or for the sale or rental of horses or mules.

Start of Construction (includes substantial improvements): The date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction or a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets, and/or walkways; nor does it include excavation for basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

State: The State of Texas.

Stealth Facility: "Stealth" is a generic term describing a method that would hide or conceal an antenna, supporting electrical or mechanical equipment, or any other support structure that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible to the surrounding neighborhood. Stealth facilities may include totally enclosed antennas, wireless facilities that replicate or duplicate the construction of common structures such as flagpoles, alternative tower structures, and camouflaged wireless facilities that are constructed to blend into the surrounding environment.

Storage or Wholesale Warehouse: A building used primarily for the storage of goods and materials.

Story: That portion of a building, other than a basement, included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between the floor and the ceiling next above it.

Street: A strip of land comprising the entire paved area between the face of curbs and gutters and within the right-of-way, intended for use as a means of vehicular and pedestrian circulation to provide access to more than one (1) lot.

Street, Collector: A roadway which collects traffic from local streets and connects within major/minor arterial streets.

Street Line: A dividing line between a lot, tract, or parcel of land and a contiguous street.

Street, Major/Minor Arterial: A designated principal traffic thoroughfare more or less continuous across the City, which is intended to connect remote parts of the City or areas adjacent thereto, and act as principal connecting street with State and Federal highways.

Street, Private: Any street right-of-way not dedicated to public use.

Street, Public: Any roadway for use of vehicular traffic dedicated to public use and/or owned, controlled and maintained by the City, a County, or the State.

Street Width: The shortest horizontal distance between the lines which delineate the street.

Structural Alterations: Any change of a supporting member of a structure such as bearing walls, columns, beams or girders.

Structure: Anything constructed or built, the use of which requires permanent location on the ground or attachment to something having a permanent location on the ground.

Studio, Tattoo or Body Piercing: A building or portion of a building used for selling or applying tattoos by injecting dyes/inks into the skin, and/or to pierce the skin with needles, jewelry or other paraphernalia, primarily for the purpose of ornamentation of the human body.

Substantial Damage: Damage of any origin sustained by a structure whereby the cost of restoring the structure to its prior condition would equal or exceed fifty percent (50%) of the market value of the structure before damage occurred.

Substantial Improvement: Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure before "start of construction" of the improvement. This includes structures which have incurred "substantial damage", regardless of the actual repair work performed. The term does not, however, include either:

a. a project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary conditions; or

b. any alteration of an "historic structure" provided that the alteration will not preclude the structure's continued designation as an "historic structure".

Subdivider or Developer: Are synonymous and include any person, partnership, firm, association, corporation (or combination thereof), or any officer, agent, employee, servant, or trustee thereof, who performs, or participates in the performance of, any act toward the subdivision of land within the intent, scope and purview of this UDC.

Subdivision: The division of any lot, tract or parcel of land into two (2) or more lots, tracts or parcels of land for the purpose, whether immediate or future, of sale or rebuilding development, situated within the City's corporate limits or within the ETJ. It also includes vacation and resubdivision of land or lots.

Surveyor: A State licensed land surveyor or registered public surveyor, as authorized by the state statutes, to practice the profession of surveying.

Tavern: An establishment primarily in the business of serving alcoholic beverages to the general public which may also include the sale of food.

Tax Certificate: A certificate from the applicable tax assessor's office confirming that all City ad valorem taxes levied on a property that are due have been paid or that the property owner is lawfully contesting such taxes. If such taxes are being contested, the property owner must establish, to the satisfaction of the City Manager, in his/her sole discretion, that such contest is being conducted by the property owner with reasonable speed.

Taxidermist: An establishment whose principle business is the practice of preparing, stuffing, and mounting the skins of dead animals for exhibition in a lifelike state. *Telecommunications Equipment Storage Building:* An unmanned, single story equipment building or structure used to house telecommunications equipment necessary to operate a telecommunications network.

Telecommunications Tower: Any structure that is designed and constructed for the purpose of supporting one (1) or more antennae used for the provision of commercial wireless telecommunications services. This definition includes monopole towers, alternative mounting structures or any other vertical support used for wireless telecommunications antennae. This definition does not include commercial radio or television towers; nor does it include such things as Satellite Receive Only Antenna or Amateur Radio Antennas.

Telecommunications Tower Facility: A facility that contains a telecommunications tower and equipment storage building or structure.

Temporary Sign: Any sign identified by this UDC which is intended to be displayed for seasonal or brief activities including, but not limited to, sales, specials, promotions, holidays, auctions, and/or business grand openings.

Temporary Structure: A structure that is manufactured off-site and brought to the site. It is to be temporary in nature and used only until a permanent structure can be constructed or refurbished.

Theater, Drive-In/Outdoor: An open lot devoted to the showing of motion pictures or theatrical productions on a paid admission basis to patrons seated in automobiles.

Theater, Indoor: A building or part of a building devoted to the showing of motion pictures or for dramatic, musical, or live performances.

Tool Rental: An establishment or business in which tools and accessories are offered or kept for rent, lease or hire under agreement for compensation.

Townhouse: A single-family dwelling unit in a row of such structures and attached by one or more common walls.

Travel Trailer: A structure designed for temporary dwelling for travel, recreation and vacation, and which can be readily towed over the road by a motor vehicle.

Truck Sales, Heavy Equipment: The display, storage, sale, leasing, or rental of new or used panel trucks, vans, trailers, recreational vehicles, or buses in operable condition.

Truck Terminal: The premises used for loading or unloading of trucks upon which storage of cargo is incidental to the primary function of motor freight shipment or shipment point and which is designed to accommodate simultaneous loading or unloading. Such premises may include retail stores, facilities engaged in fueling, servicing, repairing, washing, and/or parking of trucks, tractor trailers, or other heavy commercial vehicles.

TV Antenna: An antenna that enables the receipt of television signals transmitted from broadcast stations.

Unlimited Access Highways: State Farm to Market Roads 78, 482, 1103, 1518, 2252, and 3009 and Schertz Parkway.

Use: The purpose or activity for which the land or building thereby is designed, arranged or intended, or for which it is occupied or maintained, and shall include any manner of performance of such activity with respect to the performance standards of this UDC.

Utility Easement: An interest in land granted to the City, to the public generally, and/or to a private utility corporation, for installing utilities across, on, over, upon or under private land, together with the right to enter thereon with machinery and vehicles necessary for the maintenance of said utilities.

Variance: Permission to depart from this UDC when, because of special circumstances applicable to the property, strict application of the provisions of this UDC deprives such property of privileges commonly enjoyed by other properties in the same vicinity.

Veterinarian Clinic and/or Kennel, Indoor: An establishment, with no outside pens, where animals and pets are admitted for examination and medical treatment, or where domesticated animals are housed, groomed, bred, boarded, trained, or sold for commercial purposes.

Veterinarian Clinic and/or Kennel, Outdoor: An establishment with outside pens, where animals and pets are admitted for examination and medical treatment, or where domesticated animals are housed, groomed, bred, boarded, trained, or sold for commercial purposes.

Visibility Triangle: The triangular sight area from the corner of converging streets to a distance of 25 feet along each street with the triangle completed by drawing a line through the property from both 25 foot points on the converging streets.

Wall Sign: Any sign painted on, attached to or projected from the wall surface of a building, including window signs and signs on awnings and/or marquees.

Water Surface Elevation: The height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929 (or other datum, where specified), of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

Welding/Machine Shop: A workshop where metal fabrication tools, including, but not limited to, welders, lathes, presses, and mills are used for making, finishing, or repairing machines or machine parts.

Wind Sign: Any display or series of displays, banners, flags, pennants or other such objects designed and fashioned in such a manner as to move when subjected to wind pressure. Wind signs shall only be permitted as temporary signs.

Wrecking or Salvage Yard: An open air place where waste, discarded or salvage materials are bought, sold, exchanged, baled, packed, disassembled or handled. This definition includes automobile wrecking yards, house wrecking yards, used lumber yards, and places for storage of salvaged materials of house wrecking, automobile scrap metal, and structural steel materials and equipment.

Xeriscape: Environmental design of residential and park land using various methods for minimizing the need for water use.

Yard, Front Setback: A yard extending across the front of a lot between the side lot lines, and being the minimum horizontal distance between the street right-of-way line and the main building or any projections of the usual uncovered steps, uncovered balconies, or uncovered porch. On corner lots the front yard shall be considered a parallel to the street upon which the lot has its least dimension.

Yard, Rear Setback: A yard extending across the rear of a lot and being the required minimum horizontal distance between the rear lot line and the rear of the main building or any projections thereof, other than the projections of uncovered steps, unenclosed balconies, or unenclosed porches.

Yard, Setback: An open space at grade between a building and the adjoining lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward, except as otherwise provided herein. In measuring a yard for the purpose of determining the width of a side yard, the depth of a front yard or the depth of the rear yard, the minimum horizontal distance between the lot line and the main building shall be used.

Yard, Side: A yard between the main building and the side line of the lot, and extending from the required front yard to the required rear yard, and being the minimum horizontal distance between a side lot line and the side of the building.

Zoning District: Any area of the City for which the zoning regulations governing the use of land and buildings, the height of buildings, the size of lots and the intensity of use are uniform pursuant to this UDC.

(Ord. No. 13-S-22 , § 9, 7-16-2013; Ord. No. 14-S-11 , § 1, 3-11-2014; Ord. No. 16-S-27 , § 10, 8-30-2016; Ord. No. 17-S-41 , § 1(Exh. A), 10-24-2017; Ord. No. 18-S-04 , § 1(Exh. A), 1-23-2018; Ord. No. 18-S-24 , § 1(Exh. A), 8-7-2018)

Ord. 24-S-04

UDC Amendments to Article 16

Samuel Haas| SENIOR PLANNER

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Background

- **Strive to make UDC consistent**
- **Uses in Article 5 with no definition**
- **Definitions in Article 16 that are found no where in UDC**
- **23 additions, 7 removals, 1 revision**

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Permitted Use Table

	COMMERCIAL/INDUSTRIAL USES						
	OP	NS	GB	GB-2	M-1	M-2	PUB
PERMITTED USES	Office & Professional	Neighborhood Service	General Business	General Business - 2	Manufacturing - Light	Manufacturing - Heavy	Public Use District
Bank, Saving and Loan, Credit Union	P	P	P	P	P		
Beauty Salon/Barber Shop	P	P	P	P	P		
Bed and Breakfast Inn		S	P	P			
Book Store	S	P	P	P			
Bottling Works				P	P		

Additions

- Adult Media
- Bakery
- Book Store
- Department Store
- Florist
- Furniture Sales
- Gated Community
- Government Facilities
- Hazardous Material
- Hazardous Waste
- Heavy Equipment Service and Sales, or Rental
- Home Improvement Center
- Microbrewery/Brewpub

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Additions Continued…

- **Museum**
- **Pet Store –** Planning and Zoning requested a change to the definition here.
- **Pharmacy**
- **Portable Building Sales**
- **Post Office**
- **Public Works Specification Manual**
- **Railroad/Bus Station Terminal**
- **Recreational Vehicle Sales and Service**
- **Tool Rental**
- **Truck Terminal**

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Removals

- **Boarding House**
- **Convalescent Home**
- **Filling, Retail Service Station**
- **Industrialized Home**
- **Insurance Office**
- **Retail Food Store**
- **Variety Store**

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Revisions

- **Alley**

"A means of vehicular access to abutting property and which is used primarily for vehicular traffic to the rear or side of properties which otherwise abut on a street."

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Criteria of Approval Sec. 21.4.7.D

1. The proposed amendment promotes the health, safety, or general welfare of the City and the safe, orderly, efficient and healthful development of the City;

- The UDC functions better when there is continuity throughout the code
- Not properly defining uses in the Permitted Use Table opens the door for interpretation, and thus creates the potential for inconsistency

2. An amendment to the text is consistent with other policies of this UDC and the City

- The main purpose of these amendments is to provide consistency.

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Criteria of Approval Sec. 21.4.7.D

3. Any proposed amendment is consistent with the goals and objectives of this UDC and the City.

The City of Schertz Strategic Plan's Operational Values.

- "Proactive means initiating change by anticipating future situations in order to make things happen"
- "continuously improving and evolving"
- "forward thinking"
- "the ability to forecast and meet needs even before the customer identifies them"

4. Other criteria which, at the discretion of the Planning and Zoning Commission and the City Council, are deemed relevant and important in the consideration of the amendment.

Public hearing provides the opportunity for City Council to determine this.

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Staff Recommendation

- **These amendments would provide consistency in the UDC particularly between Article 5 and Article 16.**
- **They would also help clarify the UDC and make it easier to use. Staff recommends approval of the amendments to the Unified Development Code (UDC) as proposed and discussed.**
- **The Planning and Zoning Commission met on February 7, 2024, and made a recommendation of approval with a condition that “Pet Store” be changed with a 7-0 vote.**
- **City Council met on March 5, 2024 and voted to approve the ordinance with a 6-0 vote.**

COMMENTS & QUESTIONS

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Agenda No. 8.

CITY COUNCIL MEMORANDUM

City Council Meeting:	**March 19, 2024**
Department:	**Planning & Community Development**
Subject:	**Ordinance 24-S-05 – Approving a request to rezone approximately 26.11 acres of land from Single-Family Residential / Agricultural District (R-A) to General Business District (GB), a portion of 11209 E FM 1518 generally located 600ft northwest of the intersection of Lisa Meadows and FM 1518, City of Schertz Bexar County, Texas, also known as Bexar County Property Identification Number 308363. *Final Reading*. (B.James/L.Wood/S.Haas).**

BACKGROUND

The applicant is proposing to rezone approximately 26.11 acres of land, a portion of 11209 E FM 1518 from Single-Family Residential / Agriculture District (R-A) to General Business District (GB). Currently, the subject property is utilized for residential / agricultural. The proposed zone change to General Business District (GB) per the letter of intent, is being requested in order to develop a Commercial Multi-Sport Complex.

On January 22, 2024 a total of five (5) Public Hearing Notices were sent out to the surrounding properties that are within the 200-foot notification buffer. At the time of this staff report, (0) responses in favor, (0) responses neutral, and (0) responses in opposition have been received. A public hearing notice was published in the San Antonio Express on February 14, 2024.

GOAL

The purpose of this request is to allow for the property to be rezoned from Single-Family Residential / Agricultural District (R-A) to General Business District (GB) to allow for the permitted use of Commercial Amusement Indoor in which the applicant is proposing a Commercial Multi-Sport Complex.

COMMUNITY BENEFIT

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

SUMMARY OF RECOMMENDED ACTION

When evaluating zone change requests, staff uses the criteria found in UDC Section 21.5.4.D

1. Whether the proposed zoning change or zoning map amendment implements the policies of the adopted Comprehensive Land Plan, including the land use classification of the property on the Future Land Use Map.

The subject property was designated as Air Installation Compatible as part of the 2013 Sector Plan Amendment, the City's Unified Development Code Sec. 21.5.9 A.1 states that Air Installation Compatibility is established to provide control on encroachment around the military air field. The 2013 Sector Plan is vague on the appropriate zoning and land uses for the Air Installation Compatibility zone. However, in the Framework Implementations Recommendation section, the Sector Plan recommends that staff analyze and make recommendations at the time of development applications for

the Air Installation Compatible Zone. Staff received a formal letter of approval from JBSA stating that the base has no objection to the rezone but does require the developer to maintain a 20' - 30' clear zone. As JBSA has approved the rezone staff concurs with JBSA and feels that the rezone is compatible with the 2013 Sector Plan and the Comprehensive Land Use Plan.

2. Whether the proposed zoning change or zoning map amendment promotes the health, safety, or general welfare of the City and the safe, orderly, efficient and healthful development of the City.
As part of promoting safe, orderly, efficient and healthful development, the City encourages the zoning be compatible with the surrounding uses to alleviate any negative impact. FM 1518 is classified in the Master Thoroughfare Plan as a Principal Arterial at this time TXDOT is beginning the process to widen it. The classification of a principal arterial is becoming realized and the trajectory of the FM 1518 corridor is one that will see significant commercial activity. As a result, the proposed General Business zoning aligns more closely with the direction that this corridor is heading.

3. Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified.
While the adjacent properties are zoned Single-Family Residential Agriculture, the wider area in this section of FM 1518 has established commercial districts. Given this, and the fulfillment of FM 1518 as a principal arterial, the proposed General Business zone change is consistent with the immediate area and the future development of the corridor.

4. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers or other public services and utilities to the area .
To the best of staff's knowledge, this zone change should have minimal impact on the public services, to include schools, fire, police, sanitation services, as well as existing water and wastewater systems. The subject property is directly adjacent to the FM 1518 Right-of-way. At this time, a TXDOT project to improve FM 1518 is underway. The project will widen FM 1518 into two travel lanes in each direction with a center median which will be able to accommodate any additional impact that this proposed zone change will create.

5. Whether there have been environmental and/or economical changes which warrant the requested change.
The current TXDOT project to improve and widen FM 1518, and the added traffic that this road will accommodate, will have an economic impact for the commercial uses in this area. Staff has determined that the potential benefit for businesses warrants this zone change.

6. Whether there is an error in the original zoning of the property for which a change is requested.
The was no error in the original zoning of this property.

7. Whether all of the applicant's back taxed owed to the City have been paid in full (no application will receive final approval until all back taxes are paid in full).
This does not impact consideration for the first reading from City Council.

8. Whether other criteria are met, which, at the discretion of the Planning and Zoning Commission and the City Council, are deemed relevant and important in the consideration of the amendment.
The upcoming public hearing will provide a format for which City Council can hear other potential issues and public opinion.

The proposed zone change meets each of the requirements set forth by the City's Unified Development Code, is consistent with the current Sector Plan, and is compatible with the surrounding zoning district and uses. The Planning and Engineering Department have reviewed the zone change with no objection and JBSA has no concerns regarding the proposed rezone to General Business District (GB). Therefore, Staff recommends approval of the proposed rezoning from Single-Family Residential / Agricultural District (R-A) to General Business District (GB).

The Planning and Zoning Commission met on February 7th, 2024 and made a recommendation of approval by a 7-0 vote.

City Council met on March 5, 2024 and voted to approve the ordinance with a 6-0 vote.

RECOMMENDATION

Approval of Ordinance 24-S-05

Attachments

Ordinance 24-S-05 With Attachments

Aerial Exhibit

Public Hearing Notice Map

City Council Presentation Slides

ORDINANCE NO. 24-S-05

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AMENDING THE OFFICIAL ZONING MAP BY REZONING APPROXIMATELY 26 ACRES OF LAND FROM SINGLE-FAMILY RESIDENTIAL / AGRICULTURAL DISTRICT (R-A) TO GENERAL BUSINESS DISTRICT (GB) GENERALLY LOCATED 600 FEET NORTHWEST OF THE INTERSECTION OF LISA MEADOWS AND FM 1518, CITY OF SCHERTZ BEXAR COUNTY, TEXAS, ALSO KNOWN AS BEXAR COUNTY PROPERTY IDENTIFICATION NUMBER 308363.

WHEREAS, an application to rezone approximately 26 acres of land from Single-Family Residential / Agricultural District (R-A) to General Business District (GB), a portion of 11209 E FM 1518 generally located 600 feet northwest of the intersection of Lisa Meadows and FM 1518, 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 February 7, 2024, the Planning and Zoning Commission conducted a public hearing and, after considering the Criteria, made a recommendation to City Council to approve the requested rezoning to General Business District (GB); and

WHEREAS, on March 5, 2024, the City Council conducted a public hearing and after considering the Criteria and recommendation by the Planning and Zoning Commission, determined that the requested 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 to General Business District (GB)

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 _____, 2024.

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

CITY OF SCHERTZ, TEXAS

_____
Ralph Gutierrez, Mayor

ATTEST:

_____
Sheila Edmondson, City Secretary

(city seal)

Exhibit A

Metes and Bounds

Westwood

COUNTY OF BEXAR	26.090 ACRE TRACT	PROJ. 45328.00
STATE OF TEXAS	ZONING DESCRIPTION	DEL TORO TRACT

METES AND BOUNDS DESCRIPTION of a 26.090 acre tract of land situated within the Genovera Malpaz Survey No. 67, Abstract No. 464, City of Schertz, Bexar County, Texas, being a portion of a called 36.89 acre tract described in deed to the Del Toro Family Partnership LTD, recorded in Volume 7500, Page 421, Bexar County Official Public Records; in all, said 26.090 acre tract of land being more particularly described as follows:

BEGINNING *at a point on the southwest right-of-way line of Farm to Market Road 1518 at the northwest corner of the remainder of a called 20.00 acre tract described in deed to Hatchitt Estates Inc, coincident with the northeast corner of the remainder of said 36.89 acre tract, coincident with the south corner of a 0.7636 acre tract described in deed to the State of Texas, recorded in Document No. 20190129518, Bexar County Official Public records and the* ***POINT OF BEGINNING*** *of the herein described tract of land;*

THENCE*, along the northwest line of said 20.00 acre tract, coincident with the southeast line of said remainder of 36.89 acre tract and the herein described tract, South 21° 34' 37" West, a distance of 1839.74 feet to a point for angle;*

THENCE, *continuing along the aforementioned common line, South 49° 53' 15" West, a distance of 874.85 feet to a point on the northeast line of Randolph Air Force Base, for the west corner of said 20.00 acre tract coincident with the south corner of said 36.89 acre tract and the herein described tract of land;*

THENCE, *along said northeast line of said Randolph Air Force Base, North 29° 55' 36" West, a distance of 137.02 feet to a point for angle, and the most southerly west corner of said 36.89 acre tract and the herein described tract of land;*

THENCE, *continuing along said Randolph Air Force Base property North 14° 38' 22" East a distance of 892.76 feet to a point;*

THENCE, *over and across said 36.89 acre tract, the following courses:*

1. *South 75° 21' 38" East a distance of 89.48 feet to a point, and*

2. *North 27° 31' 07" East a distance of 1617.73 feet to a point on the southwest right-of-way line of said Farm to Market Road 1518 for the most northerly west corner of the herein described tract;*

Westwood

THENCE, *along said southwest right-of-way line, South 71°16'17" East a distance of 374.15 feet to the* ***POINT OF BEGINNING****.*

Containing, in all, 26.090 acres or 1,136,488 square feet of land. Bearings are based on the Texas State Plane Coordinate System for the South Central Zone (4204), NAD83, 2011 Adjustment.

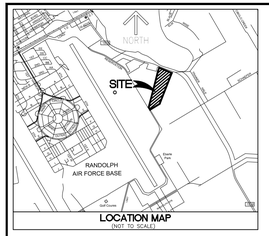
This document was prepared under 22 TAC §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



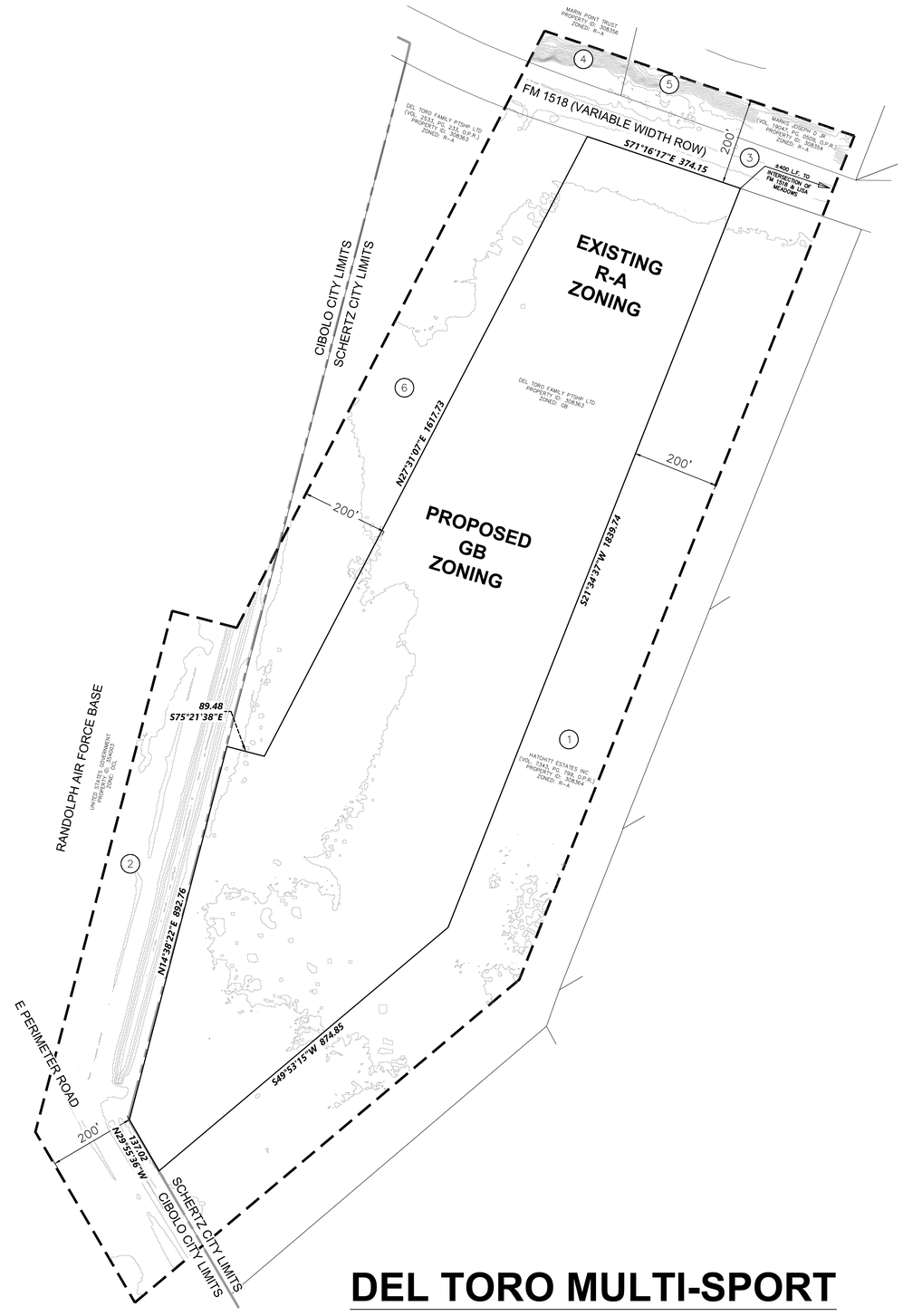
Exhibit B

Zoning Exhibit

Exhibit B: Zoning Exhibit

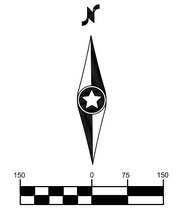


LOCATION MAP
(NOT TO SCALE)



DEL TORO MULTI-SPORT

26.09 ACRES



SCALE: 1" = 150'

LEGEND

	PROJECT BOUNDARY
	200' NOTIFICATION BOUNDARY
	CITY LIMITS LINE
-724-	EXISTING CONTOURS
GB	GENERAL BUSINESS
R-A	SINGLE FAMILY RESIDENTIAL/AGRICULTURAL
(3)	ADJACENT PROPERTY OWNERSHIP

GENERAL NOTES

1. THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT TIME OF FINAL PLATTING.
2. ALL OPEN SPACE, COMMON AREAS, GREENBELTS, LANDSCAPE, DRAINAGE EASEMENT OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNER'S SUCCESSORS AND/OR ASSIGNS.
3. ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 48029C0295F DATED SEP. 29, 2010, SITE IS NOT WITHIN THE 100-YEAR FLOODPLAIN.

ADJACENT PROPERTY OWNERSHIP

1. HATCHITT ESTATES INC
   11207 E FM 1518 N, SCHERTZ, TX 78154
   PROPERTY ID: 308364
   VOL. 7343, PG. 799, O.P.R.
   ZONED: R-A
   LAND USE: SINGLE-FAMILY RESIDENTIAL/AGRICULTURAL
2. UNITED STATES GOVERNMENT
   FM 78, CIBOLO, TX 78108
   PROPERTY ID: 354003
   ZONED: OCL
3. TEXAS STATE HIGHWAY DEPARTMENT
   FM 1518, SELMA TO SCHERTZ, TX
4. MARIN POINT TRUST
   11312 E FM 1518 N, SCHERTZ, TX 78154
   PROPERTY ID: 308358
   ZONED: R-A
   LAND USE: SINGLE-FAMILY RESIDENTIAL/AGRICULTURAL
5. MARKS JOSEPH D JR.
   11170 E FM 1518 N, SCHERTZ, TX 78154
   PROPERTY ID: 308354
   VOL. 19047, PG. 0509, O.P.R
   ZONED: R-A
   LAND USE: SINGLE-FAMILY RESIDENTIAL/AGRICULTURAL
6. DEL TORO FAMILY PTSHP LTD
   816 MAIN ST, SCHERTZ, TX 78154-2151
   PROPERTY ID: 308363
   ZONED: R-A
   LAND USE: SINGLE-FAMILY RESIDENTIAL/AGRICULTURAL

ZONING TABLE		
CONDITION	ZONING	AREA (AC.)
EXISTING	R-A	26.09
PROPOSED	GB	26.09

ENGINEER / APPLICANT:
WESTWOOD PROFESSIONAL SERVICES
211 N LOOP 1604 E, STE 205
SAN ANTONIO, TEXAS 78232
TEL: (210) 265-8300

SURVEYOR
WESTWOOD PROFESSIONAL SERVICES
211 N LOOP 1604 E, STE 205
SAN ANTONIO, TEXAS 78232
TEL: (210) 265-8300

OWNER / DEVELOPER
JOHN DEL TORO
11207 E FM 1518 N
SCHERTZ, TEXAS 78154
TEL: (406) 868-2528

LEGAL DESCRIPTION:
A 26.090 ACRE TRACT OF LAND SITUATED WITHIN THE GENOVERA MALPAZ SURVEY NO. 67, ABSTRACT NO. 464, CITY OF SCHERTZ, BEXAR COUNTY, TEXAS BEING A PORTION OF A CALLED 36.89 ACRE TRACT DESCRIBED IN DEED TO DEL TORO FAMILY PARTNERSHIP LTD RECORDED IN VOLUME 7500, PAGE 421, BEXAR COUNTY OFFICIAL RECORDS, BEXAR COUNTY, TEXAS

NO.	DATE	REVISIONS	BY

Westwood
Phone (210) 265-8300 211 N Loop 1604 E, Suite 205
Toll Free (888) 937-5150 San Antonio, TX 78232
westwoodps.com
Westwood Professional Services, Inc.
TBPLS FIRM NO. 10194004 - TBPE FIRM NO. F-11756

DEL TORO MULTI-SPORT
ZONING EXHIBIT
SCHERTZ, TEXAS

JOB NO.:	45328.00
DATE:	AUGUST 2023
DESIGN:	
DRAWN:	SIG
CHECKED:	

SHEET
ZE-1

File: N:\045328.00\06 CAD\DWG\Site Design\ CIVZoning\DEL TORO ZONING EXHIBIT.dwg

308358
MARIN POINT TRUST

308354
MARKS
JOSEPH D JR

354003
UNITED STATES
GOVERNMENT

308364
HATCHITT ESTATES INC.

BONE RD
PVT RD AT 1126 RANDOLPH AFB
PVT RD AT 1131 RANDOLPH AFB
E PERIMETER RD
E FM 1518 N
VOCES PASS
LISA MEADOWS
SCHAEFER RD
CYPRESS BARN
AURORA SKY
COTTON SPINDLE
PECAN BRANCH
BROOK ORCHARD

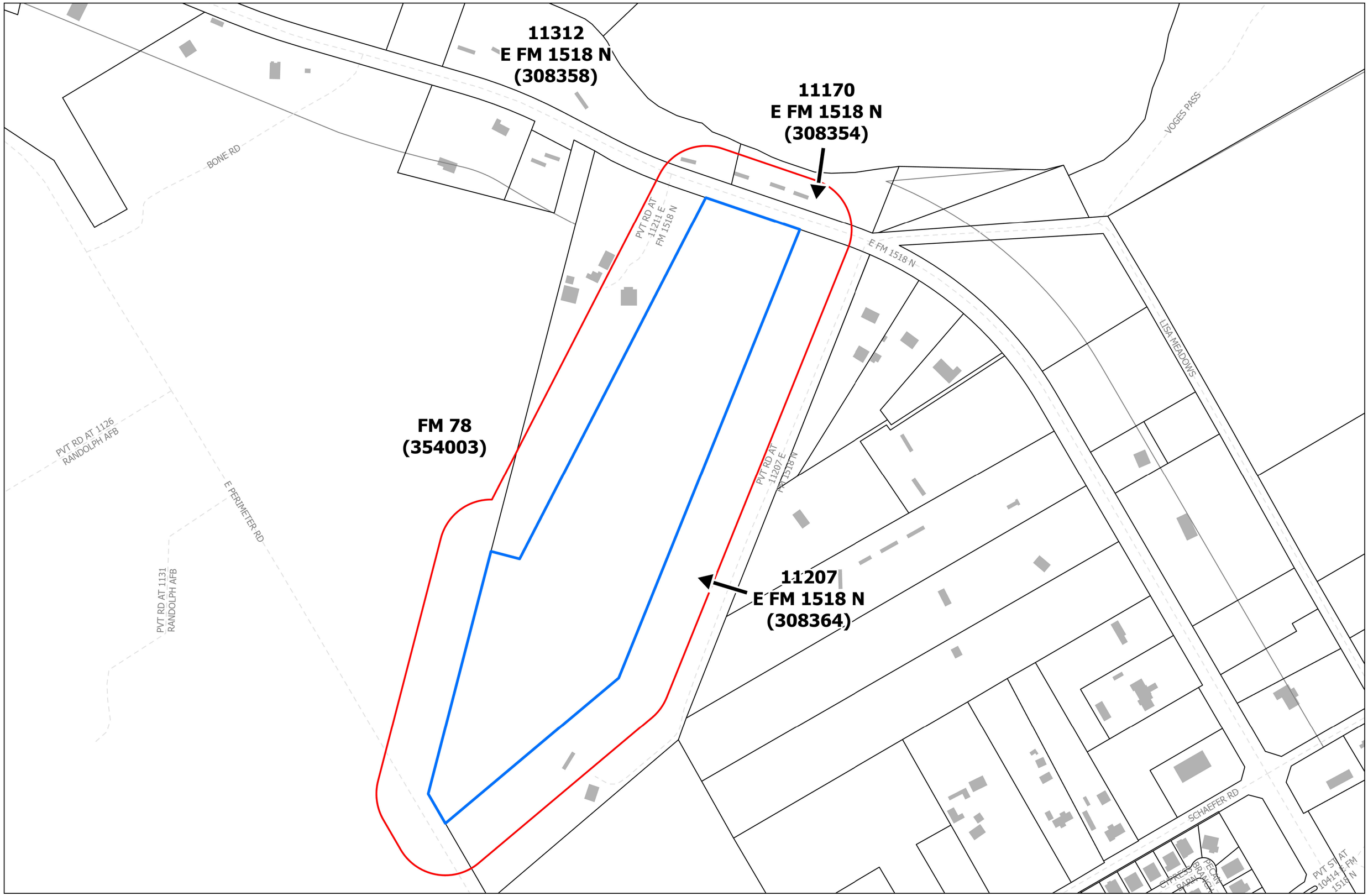
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SCHERTZ
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DEL TORO MULTI SPORT
(PLZC20230223)

- Highways
- Major Roads
- Minor Roads
- Freeway
- Principal Arterial
- Planned Principal Arterial
- Secondary Arterial
- Planned Secondary Arterial
- Secondary Rural Arterial
- Planned Secondary Rural Arterial
- Residential Collector
- Planned Residential Collector
- 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"
- Unknown
- Schertz Gravity
- Schertz Pressure
- Neighboring Gravity
- Private Pressure
- Hydrant
- Manholes
- CCMA Lift Station
- Private Lift Station
- Schertz Lift Station
- CCMA Treatment Plant
- Schertz Treatment Plant
- Project Boundary
- County Boundaries
- Schertz Municipal Boundary
- ETJ

0 100 200 400 600 Feet



SCHERTZ
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Last update: January 4, 2023

City of Schertz, GIS Specialist: Alexa Venezia Dasse, avdasse@schertz.com (210) 619-1174

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City of Schertz

DEL TORO MULTI SPORT
(PLZC20230223)

Project Area

200' Buffer

N
W E
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0 100 200 400 600
Feet

Ord. 24-S-05

Zone Change of Single-Family Residential / Agricultural District (R-A) to General Business District (GB)

Samuel Haas| SENIOR PLANNER

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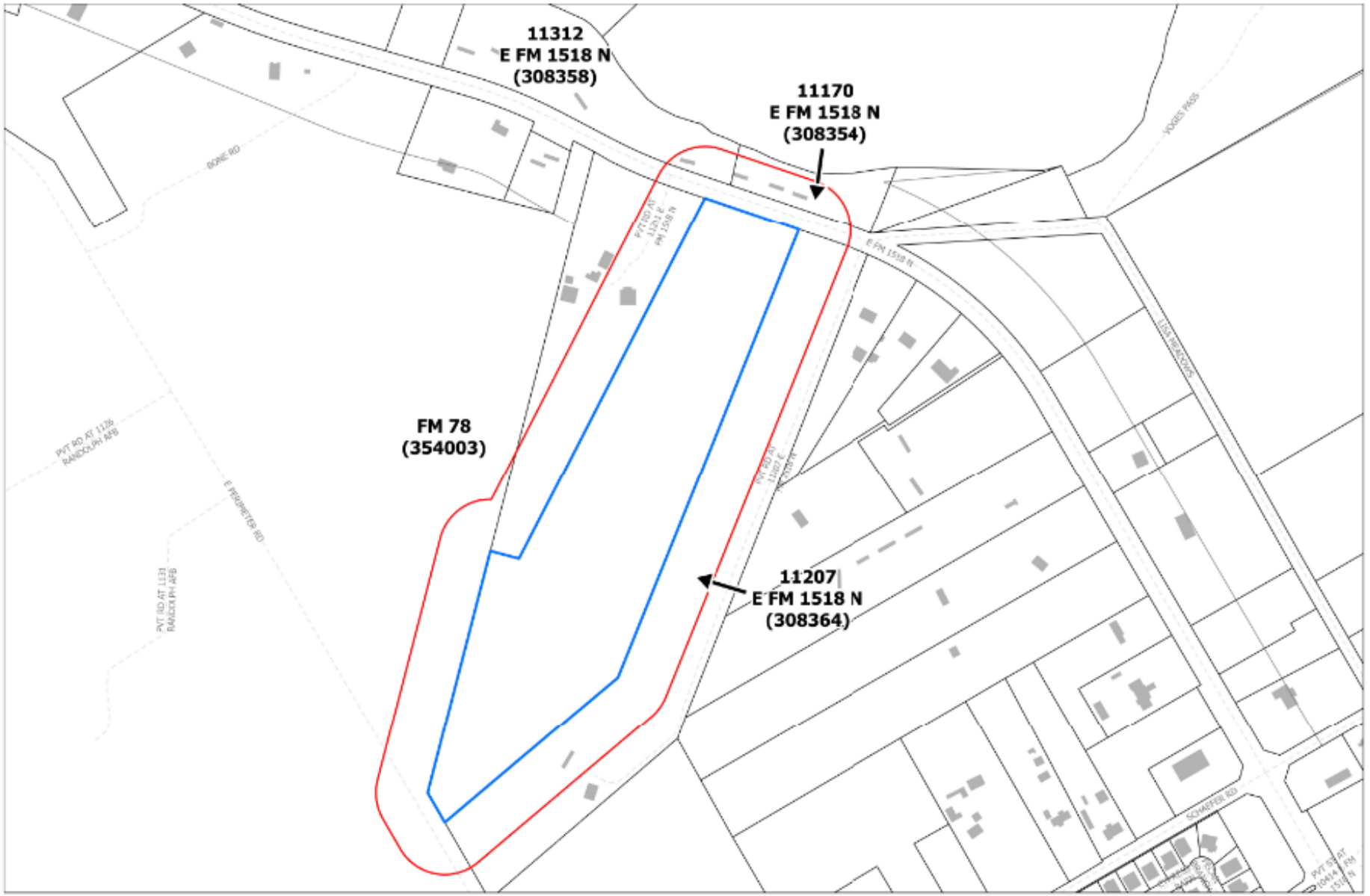
DEL TORO MULTI SPORT
(PLZC20230223)

0 100 200 400 600 Feet

•Subject Property zoned Single – Family Residential/ Agricultural District (R-A)

	Existing Zoning	Land Use
North	Right of Way	E FM 1518 N
South	Outside City Limits	JBSA Randolph Air Force Base
East	Single – Family Residential / Agricultural District (R-A)	Single Family Residential
West	Single – Family Residential / Agricultural District (R-A)	Single Family Residential

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City of Schertz

DEL TORO MULTI SPORT
(PLZC20230223)

Project Area

200' Buffer

N
W
E
S

0 100 200 400 600
Feet

- January 22, 2024 a total of 5 Public Hearing Notices were sent out.
- Responses Received:
  0- Opposition
  0- In Favor
  0- Neutral
- 1 Sign was posted on the property.
- February 14, 2024, Public notice Published in the SA Express

Proposed Zone Change

The proposed zone change to General Business District (GB) per the letter of intent, is being requested in order to develop a Commercial Multi-Sport Complex.

If the Zone Change is approved, the applicant will have to go through the site plan process in conformance with UDC Section 21.9.12 and will have to meet all City of Schertz UDC requirements as listed in Article 9.

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UDC Section 21.5.4.D Criteria for Approval

1. **Whether the proposed zoning change or zoning map amendment implements the policies of the adopted Comprehensive Land Plan, including the land use classification of the property on the Future Land Use Map.**

- The subject property was designated as Air Installation Compatible as part of the 2013 Sector Plan Amendment and is vague about the appropriate zoning and land uses.

- Recommends that staff analyze and make recommendations at the time of development applications for the Air Installation Compatible Zone.

- Staff received a formal letter of approval from JBSA stating that the base has no objection to the rezone but does require the developer to maintain a 20' - 30' clear zone.

UDC Section 21.5.4.D Criteria for Approval

2. Whether the proposed zoning change or zoning map amendment promotes the health, safety, or general welfare of the City and the safe, orderly, efficient and healthful development of the City.

- FM 1518 is classified in the Master Thoroughfare Plan as a Principal Arterial - TXDOT is beginning the process to widen it.
- FM 1518 corridor is one that will see significant commercial activity, the proposed General Business zoning aligns more closely with the direction that this corridor is heading.

UDC Section 21.5.4.D Criteria for Approval

3. Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified

- The adjacent properties are zoned Single-Family Residential Agriculture, but the wider area in this section of FM 1518 has established commercial districts.


Schertz ETJ
M-2
GB
BONE RD
City of Schertz
PVT RD AT 13207 E FM 1518 N
R-A
JBSA-Randolph
E FM 1518 N
NS
SCHAEFER RD
LEVESQUE LN
CYPRESS BARN
PECAN BRANCH
AURORA SKY

UDC Section 21.5.4.D Criteria for Approval

4. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers or other public services and utilities to the area;

- To the best of staff's knowledge, this zone change should have minimal impact on the public services, to include schools, fire, police, sanitation services, as well as existing water and wastewater systems.
- Wider FM 1518 will accommodate the additional traffic generated from this business.

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UDC Section 21.5.4.D Criteria for Approval

5. Whether there have been environmental and/or economical changes which warrant the requested change;

- The current TXDOT project to improve and widen FM 1518, and the added traffic that this road will accommodate, will have an economic impact for the commercial uses in this area. Staff has determined that the potential benefit for businesses warrants this zone change.

UDC Section 21.5.4.D Criteria for Approval

6. Whether there is an error in the original zoning of the property for which a change is requested;

- There was no error in the original zoning of this property.

7. Whether all of the applicant's back taxes owed to the City have been paid in full (no application will receive final approval until all back taxes are paid in full)

- This does not impact consideration for the first reading from City Council.

UDC Section 21.5.11.D Criteria for Approval

8. Whether other criteria are met, which, at the discretion of the Planning and Zoning Commission and the City Council, are deemed relevant and important in the consideration of the amendment.

- This public hearing provides a format for which City Council can hear other potential issues and public opinion.

Staff Recommendation

- The proposed zone change meets each of the requirements set forth by the City's Unified Development Code, is consistent with the Comprehensive Plan through the Sector Plan, and is compatible with the surrounding zoning district and uses.
- Therefore, staff recommends approval of the proposed rezoning to General Business District (GB)
- The Planning and Zoning Commission met on February 7th, 2024 and made a recommendation of approval by a 7-0 vote.
- City Council met on March 5, 2024 and voted to approve the ordinance with a 6-0 vote.

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COMMENTS & QUESTIONS

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Agenda No. 9.

CITY COUNCIL MEMORANDUM

City Council Meeting:	**March 19, 2024**
Department:	**Planning & Community Development**
Subject:	**Ordinance 24-H-03 - Approving amendments to the Code of Ordinances, Chapter 34 Health, Article I - General and Article II - Food Establishments. *Final Reading* (B.James/L.Wood/A.Cantu)**

BACKGROUND

U.S. Food and Drug Administration (FDA) publishes the Food Code, a model that assists food control jurisdictions at all levels of government by providing them with a scientifically sound technical and legal basis for regulating the retail and food service segment of the industry. Local, state, tribal, and federal regulators use the FDA Food Code as a model to develop or update their own food safety rules and to be consistent with national food regulatory policy. The Texas Department of Health and Human Services (DSHS) has specific requirements for food service establishments in Texas. The City of Schertz adopted the Texas Food Establishment Rules (TFER) under Sec. 34.22 of Chapter 34 of the Code of Ordinances. FDA issues complete food code editions at four-year intervals with food code supplements between full editions. This allows agencies charged with retail food safety to update the code periodically.

City staff reviewed Chapter 34 for compliance with current State law. These proposed revisions will have many sections that are adding or editing language. For example, sections referencing the Texas Department of Health are updated to the Texas Department of Health and Human Services (DSHS) and food and/or beverage establishments to current terminology of food establishment. The changes also provide clarifications for requirements regarding mobile food units that will address the business operations for mobile food units.

The proposed revisions will bring the Code of Ordinances into better alignment with State law.

Article 1	
Sec 34.2 Duties and Powers of the Health Official	• Adding language to match the State certificates and current name. • Staff is proposing to remove requirement for an annual report.
Article 2	
Sec 34.22 Adoption of Texas Food Establishment Rules	• Adding language to match the State terminology for mobile food “unit”. • Adding term self-service market. • Adding section of the Texas Administrative Code for Farmers Market.
Sec 34.23 Definitions	• Adding definitions for farmers market, self-service market. • Update reference to food “and/or beverage” establishment to match State. • Update mobile food establishment to mobile food unit to match the State. • Update definitions for food establishment, food handler, mobile food unit and temporary food establishment.

Sec 34.24 Inspection of food establishment	• Update reference to Frozen Desert Texas Administrative Code section. • Clarify inspection priority process. • Update language to match the State terminology for mobile food “unit”. • Revisions for grading placard. • Adding mobile food unit operations requirements.
Sec 34.25 Food Handler Sanitation Course	• Update requirement to match the State requirement.
Sec 34.26 Examination and condemnation of unwholesome or questionable food or drink	• Revisions to subsection a
Sec. 34.27 Procedure when infection suspected	• Update reference to food “and/or beverage” establishment to match State. • Clarifying requirement process medical examination.
Sec. 34.28 Permits	• Update reference to food “and/or beverage” establishment to match State. • Update language to match the State terminology for mobile food “unit”.

GOAL

To amend the code of ordinances, chapter 34 proposed updating the language for retail food establishments and mobile food unit regulations to stay on trend with business practices and community goals in order to maintain sound, stable and desirable business practices.

COMMUNITY BENEFIT

It is the City's desire to promote safe and sanitary conditions for all food service establishments.

SUMMARY OF RECOMMENDED ACTION

The requirements in the municipal code are to promote the health and welfare of the city as a whole. The proposed updates will keep the City on trend with current food safety practices and state law and for these reasons, the staff is recommending approval of the proposed amendments.

City Council met on February 20, 2024 and voted to approve the ordinance with a unanimous vote.

RECOMMENDATION

Approval of Ordinance 24-H-03

Attachments

Ordinance 24-H-03 with exhibits

Chapter 34 Amendments (redlines)

Chapter 34 Amendments (clean)

City Council Presentation Slides

ORDINANCE NO. 24-H-03

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AMENDING SCHERTZ CODE OF ORDINANCES, CHAPTER 34 HEALTH, ARTICLE I – GENERAL AND ARTICLE II – FOOD ESTABLISHMENTS.

WHEREAS, the City staff of the City of Schertz (the "**City**") recommended that the City Council approve the amended Code of Ordinances, Chapter 34 Health, Article 1 & 2 to address current changes related to Texas State Law, SB 577, and mobile food units.

WHEREAS, the City staff has provide the amended Code of Ordinances, Chapter 34 attached hereto as Exhibit A.

WHEREAS, on February 20, 2024, the City Council conducted a public hearing and after consideration of the amendments to Chapter 34 Health has determined that the proposed amendments are appropriate and in the interest of the public safety, health, and welfare.

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

Section 1. The current Code of Ordinances, Chapter 34 Health, Article I & II is hereby amended as set out in Exhibit A attached hereto.

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

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

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

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

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

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

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

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

CITY OF SCHERTZ, TEXAS

_____

Ralph Gutierrez, Mayor

ATTEST:

_____

Sheila Edmondson, City Secretary

Exhibit “A”

Code of Ordinances

Chapter 34 Health

Article I – In General

Article II – Food Establishments

ARTICLE I. - IN GENERAL

Sec. 34-1. - Appointment of health official.

The health official shall be appointed by the city manager.

Sec. 34-2. - Duties and powers of the health official.

(a) *Generally.* The health official is hereby authorized and directed to enforce the provisions of this chapter and other related ordinances of the city. The health official shall have the authority to render interpretations of this chapter and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this chapter and shall not have the effect of waiving requirements specifically provided for in this chapter.

(b) *Health official qualifications.* The health official shall either:

(1) Be a Registered Professional Sanitarian in Texas, a Sanitarian-in-Training of the Texas Administration Code, or a Registered Environmental Health Specialist (REHS)

(2) Meet the Food and Drug Administration Voluntary National Retail Food Regulatory Program Standards basic curriculum and field training elements, as accepted by the Texas Department of State Health Services.

(c) *Assistant inspector appointment and qualifications.* The city manager, or their designee, may appoint such additional officers, inspectors, assistants, and other employees as shall be authorized from time to time. Such employees shall hold a code enforcement license issued by Texas Department of Licensing & Regulation and have such powers as are delegated by the health official.

(d) *Inspection agencies.* The city manager, or their designee, is authorized to accept reports of approved inspection agencies, provided such agencies satisfy the city's established requirements as to qualifications and reliability.

(e) *Fees and salary.* The fees, salary, or both for the health official shall be set in the annual budget of the inspection department approved by the city council. All fees shall be as set forth in the city fee schedule.

(f) *Right of entry.* It shall be unlawful for any person to interfere, hinder, or delay the health official, or officers in the discharge of any duties under this chapter or to refuse to comply with the orders of the health official. The health official shall issue all necessary notices or orders to ensure compliance with this chapter.

(g) *Orders of correction.* The health official shall have the authority whenever, in his or her opinion, a nuisance detrimental to health exists to cause the same to be abated or removed.

(h) *Appeals.* The city manager shall hear and decide on all appeals or orders, decisions, or determinations made by the health official relative to the application and interpretation of this chapter.

(i) *Liability.* The health official and other city employees charged with the enforcement of this chapter shall not be held personally liable for any damage accruing to persons or property as a result of any act or omission while

performing the duties required by this chapter, so long as such health official or other city employee is acting in good faith and without malice.

Sec. 34-3. - Permit fees.

Please reference the current city fee schedule.

Secs. 34-4—34-21. - Reserved.

ARTICLE II. - FOOD ESTABLISHMENTS

Sec. 34-22. - Adoption of Texas Food Establishment Rules.

A person operating a retail food establishment, vending machine, self-service food market, mobile food units, temporary food establishments, farmers market, shall comply with this chapter and, the city adopts the Texas Administrative Code Title 25, Part 1, Chapter 228 (Texas Food Establishment Rules) Chapter 229, Subchapter N (Current Good Manufacturing Practice And Good Warehousing Practice In Manufacturing, Packing And Holding Human Food) and Chapter 229, Subchapter FF, (Farmers' Markets).

Sec. 34-23. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings, ascribed to them in the section, except where the context clearly indicates a different meaning:

Authorized agent or employee means the health official and other officers representing the City of Schertz pursuant to this article.
Farmers market: refer to Schertz Unified Development Code Article 16. Definitions.
Food establishment shall mean any place where food is prepared and intended for individual portion service. This includes the site at which individual portions are provided for consumption on or off the premises and regardless of whether there is a charge for the food.
Food handler shall mean a person, regardless of age, engaged in the preparation, handling, or vending of food.
Mobile food permit registration means a mobile food unit with a current and valid mobile food unit health permit from another state municipal, or county health inspection agency that registers to operate within the city limits.
Mobile food unit shall mean a food service vendor that operates a vehicle-mounted or wheeled unit that is capable of being readily moveable. Mobile food unit does not mean a stand, booth, pushcart, or peddle cart.
Permit means a license to operate a food establishment within the City of Schertz for a specified period of time for a stated fee as established in section 34-3 of this chapter.
Regulatory authority means the City of Schertz.
Self-Service Food Market means a market that is unstaffed and offers prepackaged non-time/temperature control for safety (TCS) food and prepackaged refrigerated or frozen time/temperature controlled for safety (TCS) food that is stored and displayed in equipment that complies with §228.225 of this title.
State rules means rules described in section 34-22. These rules are also known as the Texas Food Establishment Rules.
Temporary food establishment shall mean a food establishment that operates for a period of no more than 14 consecutive days in conjunction with a single event or celebration.

Sec. 34-24. - Inspection of food establishment.

a. In addition to the rules adopted in section 34-22, the City of Schertz adopts by reference the provisions of current rule or rules as amended by the Texas Board of Health found in Title 25 of the Texas Administrative Code, Chapter 217, Milk and Dairy, subchapter C, rules for Manufacture of Frozen Desserts; rule 217.45, Examination and Standards for Frozen Desserts.

b. As often as deemed necessary for the proper enforcement of the provisions of this article and the state rules, the health official shall prioritize, and conduct more frequent inspections based upon its assessment of a food establishment. Mobile food units with a valid mobile food permit registration from the city are subject to random inspections, or investigation of complaints on mobile food unit. The mobile food unit or person operating the food establishment shall, upon request of the health official, permit access and allow the inspection of all parts of the establishment or vending unit.

c. In case of any items of violation identified by or brought to the attention of the health official, the person in charge of such establishment or vending unit shall be advised of the violation. A second inspection will be made as the health official deems sufficient for correction of the violation.

d. In the interest of public clarification, the results from compiling the inspection report will be converted to a grading placard with the letter "A" being the highest level of food service operation and "F" being lowest. The criteria for the various *certificates are:

Grade "A" Attain sanitation score of 90 or above;

Grade "B" Attain sanitation score of 89 - 80;

Grade "C" Attain sanitation score of 79 - 70;

Grade "D" Attain sanitation score of 69-60;

Grade "F" Attain a sanitation score of 59 or below.

(e) The most recent scored inspection report or mobile food permit registration shall be issued and a copy shall be posted by the establishment and posted immediately at some conspicuous location near the front of the premises where it will be clearly visible to all patrons. The inspection report or registration shall not be defaced and may not be removed by any person except the health official. Violation of this section shall be a class C misdemeanor punishable by a fine not to exceed $200.00 per day that the inspection report is removed, moved or defaced and/or suspension of the food establishment permit for 30 days.

(f) Mobile food unit requirements:

(1) Mobile food units may vend on private property, properly zoned, and with the written permission of the property owner/agent granting employees of the mobile food unit access to approved flush type toilet facilities, connected to an approved type sewage system on the private commercial property during hours of operation.

(2) Mobile food units shall be parked on a paved surface and in clean surroundings. No mobile food unit shall be parked in violation of section 21.8.9 of the Unified Development Code.

(3) The total noise level of any mobile food establishment shall comply with Sec. 54-14 of the Code of Ordinances.

Sec. 34-25. - Food handler sanitation training course.

It shall be unlawful for any employer to employ any person to be employed as a food handler without such employee having completed an accredited food handler training course within 30 days of hire.

Sec. 34-26. - Examination and condemnation of unwholesome or questionable food or drink.

a. Samples of food, drink and other substances shall be taken and examined by the health official as often as deemed necessary for the detection of unwholesomeness and deleterious qualities. The health official may condemn and forbid the sale of or cause to be removed or destroyed, any food or drink which is unwholesome or deleterious.

b. Any food which appears to the health official to be of a questionable nature from the standpoint of wholesomeness or possible deleterious quality may be held for further examination by attaching a "City of Schertz Retained" tag to the item(s) foodstuffs so retained and may not be removed or disturbed without the permission of the health official. The city health official shall promptly proceed by examination, laboratory or otherwise to determine the wholesomeness of such food. As soon as such wholesomeness has been determined, such food must be immediately released. If, however, such food is found to be unwholesome or deleterious, the health official must promptly condemn such food as herein stated and shall file petition in a court of competent jurisdiction for injunction to restrain the owner from selling such condemned food and to obtain order for destruction of such unwholesomeness or deleterious food or drink.

c.

Sec. 34-27. - Procedure when infection suspected.

When suspicion arises as to the possibility of transmission of infection from any food establishment employee, the health official is authorized to require any or all of the following measures:

1. The immediate exclusion of the employee from all food establishments.
2. The immediate closing of the food establishment concerned until no further danger of disease outbreak exists in the opinion of the health official.
3. Requiring appropriate medical examinations, including collection of specimens for laboratory analysis, of a suspected food employee or conditional employee.
4.

Sec. 34-28. - Permits.

a. It shall be unlawful for any person to operate a food establishment, or temporary food establishment without a valid food establishment permit or mobile food permit registration issued by the city. All permits expire on September 30 of each year and are due and payable on October 1 of each year. Permits are not transferable from one establishment to another or from one person to another. Mobile food permit registrations expire on the date of expiration from the issuing health inspection agency. Permits and mobile food permit registration must be posted in a conspicuous place.

b. Mobile food units may operate in the city without a health inspection from the city if they possess a valid mobile food health permit from another state municipal, or county health inspection agency. To operate in the city, the mobile food unit must register with the city health official and pass a fire safety inspection conducted by the city fire department if one has not been completed by another state municipal, or county health inspection agency.

c. Mobile food units who have a valid food health permit and fire safety inspection from another state municipal, or county health and fire inspection agency will have their registration fee waived, but will be required to register with the city.

d. All permits and city registrations may be suspended or revoked by the health official upon the violation by the holder of any of the terms of this article, following which, unless corrections are

immediately made, action may be instituted in the name of the city in any court of competent jurisdiction to obtain a restraining order or permanent injunction preventing such person from operating unless immediate compliance with the provisions of this article is obtained. Revocation of a permit or mobile food permit registration for any cause whatsoever is still affected by the issuance of the statement that the permit or mobile food permit registration may be made at any time and will be approved provided that full compliance of the provisions of this article is accomplished.

e. Whenever a food establishment is constructed or extensively remodeled or whenever an existing structure is converted to use as a food establishment, properly prepared plans and specifications for such construction, remodeling or conversion shall be submitted to the city for review before work is begun. Extensive remodeling means that 20 percent or greater of the area of the food establishment is to be remodeled. The plans and specifications shall indicate the proposed layout, equipment arrangement, mechanical plans and construction materials of work area, and the type of model of proposed fixed equipment and facilities. The city will approve the plans and specifications if they meet the requirements of the rules contained in this article. The approved plans and specifications must be followed in construction, remodeling or conversion prior to opening for business; each new establishment will be inspected by the health official to ensure compliance with this article.

f.

Sec. 34-29. - Penalty.

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

Secs. 34-30—34-46. - Reserved.

ARTICLE I. - IN GENERAL

Sec. 34-1. - Appointment of health official.

The health official shall be appointed by the city manager.

(Ord. No. 03-H-09, § 7½-1, 3-4-2003; Ord. No. 07-H-32, I, 7-3-2007; Ord. No. 20-H-25 , § 1, 8-25-2020)

Sec. 34-2. - Duties and powers of the health official.

(a) *Generally.* The health official is hereby authorized and directed to enforce the provisions of this chapter and other related ordinances of the city. The health official shall have the authority to render interpretations of this chapter and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this chapter and shall not have the effect of waiving requirements specifically provided for in this chapter.

(b) *Health official qualifications.* The health official shall either:

(1) Be a Registered Professional Sanitarian in Texas ~~or~~ , a Sanitarian-in-Training ~~as defined in Title 25, Section 265.142~~ of the Texas Administration Code, or a Registered Environmental Health Specialist (REHS)

(2) Meet the Food and Drug Administration Voluntary National Retail Food Regulatory Program Standards basic curriculum and field training elements, as accepted by the ~~Texas Department of Health.~~ Texas Department of State Health Services.

(c) *Assistant inspector appointment and qualifications.* The city manager, or their designee, may appoint such additional officers, inspectors, assistants, and other employees as shall be authorized from time to time. Such employees shall hold a code enforcement license issued by ~~the state department of health~~ Texas Department of Licensing & Regulation and have such powers as are delegated by the health official.

(d) *Inspection agencies.* The city manager, or their designee, is authorized to accept reports of approved inspection agencies, provided such agencies satisfy the city's established requirements as to qualifications and reliability.

(e) *Fees and salary.* The fees, salary, or both for the health official shall be set in the annual budget of the inspection department approved by the city council. All fees shall be as set forth in the city fee schedule.

~~(f)*Reports.* The health official shall give attention to the health and sanitary conditions of the city and report any areas of concern to the city manager, or their designee, making recommendations that are conducive to the cleanliness of the city and the general health of the citizens.~~

(f) *Right of entry.* It shall be unlawful for any person to interfere, hinder, or delay the health official, ~~deputies,~~ inspectors, or officers in the discharge of any duties under this chapter or to refuse to comply with the orders of the health official. The health official shall issue all necessary notices or orders to ensure compliance with this chapter.

(g) *Orders of correction.* The health official shall have the authority whenever, in his or her opinion, a nuisance detrimental to health exists to cause the same to be abated or removed.

(h) *Appeals.* The city manager shall hear and decide on all appeals or orders, decisions, or determinations made by the health official relative to the application and interpretation of this chapter.

(i) *Liability.* The health official and other city employees charged with the enforcement of this chapter shall not be held personally liable for any damage accruing to persons or property as a result of any act or omission while performing the duties required by this chapter, so long as such health official or other city employee is acting in good faith and without malice.

(Ord. No. 03-H-09, § 7½-2, 3-4-2003; Ord. No. 07-H-32, I, 7-3-2007; Ord. No. 20-H-25 , § 1, 8-25-2020)

Sec. 34-3. - Permit fees.

Please reference the current city fee schedule.

(Ord. No. 03-H-09, Exh.1, 3-4-2003; Ord. No. 07-H-32, Exh. 1, 7-3-2007; Ord. No. 20-H-25 , § 1, 8-25-2020)

Secs. 34-4—34-21. - Reserved.

ARTICLE II. - FOOD ESTABLISHMENTS [2]

Footnotes:
*--- (**2**) ---*
State Law reference— *Municipal regulatory authority concerning food service employees not preempted by state regulation, Tex. Health and Safety Code, § 438.037; municipality which is member of public health district not prohibited from regulating or administering permit system concerning food service establishments, Tex. Health and Safety Code, § 437.004(d).*

Sec. 34-22. - Adoption of Texas Food ~~and Beverage~~ Establishment Rules.

A person operating a retail food establishment, vending machine, self-service food market, mobile food ~~establishment~~ units, temporary food establishments, farmers market, ~~or farmers market vendor booth~~ shall comply with this chapter and, the city adopts the Texas Administrative Code Title 25, Part 1, Chapter 228 (Texas Food Establishment Rules) ~~and~~ Chapter 229, Subchapter N (Current Good Manufacturing Practice And Good Warehousing Practice In Manufacturing, Packing And Holding Human Food) and Chapter 229, Subchapter FF, (Farmers' Markets).

(Ord. No. 07-H-32, II, 7-3-2007; Ord. No. 17-M-10 , § 1, 3-7-2017)

Sec. 34-23. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings, ascribed to them in the section, except where the context clearly indicates a different meaning:

Authorized agent or employee means the health official and any ~~deputies, assistant inspectors, or~~ other officers representing the City of Schertz pursuant to this article.

Farmers market: refer to Schertz Unified Development Code Article 16. Definitions.

Food ~~and/or beverage~~ establishment shall mean any place where food is prepared and intended for individual portion service. This includes the site at which individual portions are provided for consumption on or off the premises and regardless of whether there is a charge for the food. ~~means a food and/or beverage service establishment, a retail food and/or beverage store, a temporary food and/or beverage establishment, a mobile food and/or beverage unit and/or a roadside food and/or beverage vendor~~.

Food ~~and/or beverage~~ ~~handler~~ ~~means any person, including cook, cook's helper, waiter, waitress, dishwasher, bartender, barmaid, busboy or any other person, whether compensated or not, engaged in the delivery, storing, preparation, dispensing or serving food or beverages for human consumption, or who engages in the handling, use, cleaning or preparation for use of any pots, pans, grills, skillets, plates, trays, eating and drinking equipment/utensils, or similar wares on which such foods or beverages are prepared, dispensed or served.~~ handler shall mean a person, regardless of age, engaged in the preparation, handling, or vending of food.

Mobile food permit registration means a mobile food ~~vendor~~ unit with a current and valid mobile food unit health permit from another state municipal, or county health inspection agency that registers to operate within the city limits.

Mobile food ~~vendor~~ unit shall mean a food service vendor that operates a vehicle-mounted or wheeled unit that is capable of being readily moveable. Mobile food unit does not mean a stand, booth, pushcart, or peddle cart.

Permit means a license to operate a food ~~and/or beverage~~ establishment within the City of Schertz for a specified period of time for a stated fee as established in section 34-3 of this chapter.

Regulatory authority means the City of Schertz.

Self-Service Food Market means a market that is unstaffed and offers prepackaged non-time/temperature control for safety (TCS) food and prepackaged refrigerated or frozen time/temperature controlled for safety (TCS) food that is stored and displayed in equipment that complies with §228.225 of this title.

State rules means rules described in section 34-22. These rules are also known as the Texas Food Establishment Rules.

Temporary food establishment ~~means~~ shall mean a food establishment that operates for a period of no more than 14 consecutive days in conjunction with a single event or celebration.

(Ord. No. 03-H-09, § 7½-3, 3-4-2003; Ord. No. 07-H-32, I, 7-3-2007; Ord. No. 20-H-25 , § 1, 8-25-2020)

Sec. 34-24. - Inspection of food ~~and beverage~~ establishment.

(a) In addition to the rules adopted in section 34-22, the City of Schertz adopts by reference the provisions of current rule or rules as amended by the Texas Board of Health found in Title 25 of the Texas Administrative Code, Chapter 217, Milk and Dairy, subchapter C, rules for Manufacture of Frozen Desserts; rule 217.~~65,~~ 45, Examination and Standards for Frozen Desserts.

(b) As often as deemed necessary for the proper enforcement of the provisions of this article and the state rules, the health official shall prioritize, and conduct more frequent inspections based upon its assessment of a food establishment. ~~inspect every food and/or beverage establishment that is located within the city at least twice annually~~. Mobile food ~~vendors~~ units with a valid mobile food permit registration from the city are subject to random inspections, ~~are exempt from the bi-annual inspection requirement with a valid health inspection permit from another state municipal, or county health inspection agency. This does not prohibit the city health official from performing spot inspections~~ or ~~investigating~~ investigation of complaints on mobile food ~~vendors~~ unit. The mobile food ~~vendor~~ unit or person operating the food ~~and/or beverage~~ establishment shall, upon request of the health official, permit access and allow the inspection of all parts of the establishment or vending unit.

(c) In case of any items of violation identified by or brought to the attention of the health official, the person in charge of such establishment or vending unit shall be advised of the violation. A second inspection will be made ~~after a lapse of sufficient time,~~ as the health official deems sufficient for correction of the violation. ~~Any violation of the same provision on such second inspection shall call for an immediate suspension of the food and/or beverage establishment's permits or revocation of the mobile food permit registration.~~

(d) In the interest of public clarification, the results from compiling the inspection report will be converted to a ~~letter~~ ~~grade~~ grading placard with the letter "A" being the highest level of food service operation and "F" being lowest. The criteria for the various *certificates are:
Grade "A" Attain sanitation score of 90 or above;
Grade "B" Attain sanitation score of 89 - 80;
Grade "C" Attain sanitation score of 79 - 70;
Grade "D" Attain sanitation score of 69-60;
Grade "F" Attain a sanitation score of 59 or below.

(e) ~~An inspection certificate~~ The most recent scored inspection report or mobile food permit registration shall be issued and a copy shall be posted by the establishment and posted immediately at some conspicuous location near the front of the premises where it will be clearly visible to all patrons. The ~~certificate~~ inspection report or registration shall not be defaced and may not be removed by any person except the health official. Violation of this section shall be a class C misdemeanor punishable by a fine not to exceed $200.00 per day that the ~~certificate~~ inspection report is removed, moved or defaced and/or suspension of the food establishment permit for 30 days. ~~The health official shall permit the owner to correct any noncritical infractions within no more than 24 hours. If the health official determines that the~~ ~~infraction is of an immediate threat to the public health, there shall be no grace period for correction. Repeat violations may result in higher point deduction.~~

(f) Mobile food unit requirements:

(1) Mobile food units may vend on private property, properly zoned, and with the written permission of the property owner/agent granting employees of the mobile food unit access to approved flush type toilet facilities, connected to an approved type sewage system on the private commercial property during hours of operation.

(2) Mobile food units shall be parked on a paved surface and in clean surroundings. No mobile food unit shall be parked in violation of section 21.8.9 of the Unified Development Code.

(3) The total noise level of any mobile food establishment shall comply with Sec. 54-14 of the Code of Ordinances.

(Ord. No. 03-H-09, § 7½-4, 3-4-2003; Ord. No. 07-H-32, I, 7-3-2007; Ord. No 12-H-14, §§ 1, 2, 6-26-2012 ; Ord. No. 20-H-25 , § 1, 8-25-2020)

Sec. 34-25. - Food handler sanitation training course.

It shall be unlawful for any employer to employ any person to be employed as a food handler without such employee having completed an accredited food handler training course within 30 days of hire. ~~a city food handler sanitation training course within two weeks of employment or the next such course scheduled thereafter. Satisfactory completion of a city food handler sanitation training course constitutes authority to permit a person to accept employment or work in, around, or about all food and beverage establishments for a period of one year. Exception: All volunteers within a nonprofit organization shall not be required to attend such course, but all food preparation and serving activities must be directly supervised by someone who has satisfactorily completed a City of Schertz food handler sanitation training course.~~

(Ord. No. 03-H-09, § 7½-5, 3-4-2003) SB 1089 (B-1)

Sec. 34-26. - Examination and condemnation of unwholesome or questionable food or drink.

(a) Samples of food, drink and other substances shall be taken and examined by the health official as often as ~~he deems~~ deemed necessary for the detection of unwholesomeness and deleterious qualities. The health official may condemn and forbid the sale of or cause to be removed or destroyed, any food or drink which is unwholesome or deleterious.

(b) Any food which appears to the health official to be of a questionable nature from the standpoint of wholesomeness or possible deleterious quality may be held for further examination by attaching a "City of Schertz Retained" tag to the item(s) foodstuffs so retained and may not be removed or disturbed without the permission of the health official. The city health official shall promptly proceed by examination, laboratory or otherwise to determine the wholesomeness of such food. As soon as such wholesomeness has been determined, such food must be immediately released. If however, such food is found to be unwholesome or deleterious, the health official must promptly condemn such food as herein stated and shall file petition in a court of competent jurisdiction for injunction to restrain the owner from selling such condemned food and to obtain order for destruction of such unwholesomeness or deleterious food or drink.

(Ord. No. 03-H-09, § 7½-6, 3-4-2003)

Sec. 34-27. - Procedure when infection suspected.

When suspicion arises as to the possibility of transmission of infection from any food ~~and beverage~~ establishment employee, the health official is authorized to require any or all of the following measures:

(1) The immediate exclusion of the employee from all food ~~and beverage~~ establishments.

(2) The immediate closing of the food ~~and beverage~~ establishment concerned until no further danger of disease outbreak exists in the opinion of the health official.
(3) ~~Adequate medical examination of the employee and of his associates with such laboratory examinations as may be indicated.~~ Requiring appropriate medical examinations, including collection of specimens for laboratory analysis, of a suspected food employee or conditional employee.

(Ord. No. 03-H-09, § 7½-7, 3-4-2003)

Sec. 34-28. - Permits.

(a) It shall be unlawful for any person to operate a food ~~and/or beverage~~ establishment, or temporary food ~~and/or beverage~~ establishment without a valid food ~~and/or beverage~~ establishment permit or mobile food permit registration issued by the city. All permits expire on September 30 of each year and are due and payable on October 1 of each year. Permits are not transferable from one establishment to another or from one person to another. Mobile food permit registrations expire on the date of expiration from the issuing health inspection agency. Permits and mobile food permit registration must be posted in a conspicuous place.
(b) Mobile food ~~vendors~~ units may operate in the city without a health inspection from the city if they possess a valid mobile food health permit from another state municipal, or county health inspection agency. To operate in the city, the mobile food ~~vendor~~ unit must register with the city health official and pass a fire safety inspection conducted by the city fire department if one has not been completed by another state municipal, or county health inspection agency.
(c) Mobile food ~~vendors~~ units who have a valid food health permit and fire safety inspection from another state municipal, or county health and fire inspection agency will have their registration fee waived, but will be required to register with the city.
(d) All permits and city registrations may be suspended or revoked by the health official upon the violation by the holder of any of the terms of this article, following which, unless corrections are immediately made, action may be instituted in the name of the city in any court of competent jurisdiction to obtain a restraining order or permanent injunction preventing such person from operating unless immediate compliance with the provisions of this article is obtained. Revocation of a permit or mobile food permit registration for any cause whatsoever is still affected by the issuance of the statement that the permit or mobile food permit registration may be made at any time and will be approved provided that full compliance of the provisions of this article is accomplished.
(e) Whenever a food ~~and/or beverage~~ establishment is constructed or extensively remodeled or whenever an existing structure is converted to use as a food ~~and/or beverage~~ establishment, properly prepared plans and specifications for such construction, remodeling or conversion shall be submitted to the city for review before work is begun. Extensive remodeling means that 20 percent or greater of the area of the food ~~and/or beverage~~ establishment is to be remodeled. The plans and specifications shall indicate the proposed layout, equipment arrangement, mechanical plans and construction materials of work area, and the type of model of proposed fixed equipment and facilities. The city will approve the plans and specifications if they meet the requirements of the rules contained in this article. The approved plans and specifications must be followed in construction, remodeling or conversion prior to opening for business; each new establishment will be inspected by the health official to ensure compliance with this article.

(Ord. No. 03-H-09, § 7½-8, 3-4-2003; Ord. No. 07-H-32, I, 7-3-2007; Ord. No. 20-H-25 , § 1, 8-25-2020)

Sec. 34-29. - Penalty.

Any person, firm, corporation or agent who shall violate a provision of this article, or fail to comply therewith, or with any other requirements thereof, shall be guilty of a Class C misdemeanor. Such person shall be considered

guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this article is committed or continued, and upon conviction of any such violation, such person shall be punished by a fine not to exceed $2,000.00.

(Ord. No. 03-H-09, § III, 3-4-2003; Ord. No. 07-H-32, I, 7-3-2007)

Secs. 34-30—34-46. - Reserved.

ARTICLE I. - IN GENERAL

Sec. 34-1. - Appointment of health official.

The health official shall be appointed by the city manager.

(Ord. No. 03-H-09, § 7½-1, 3-4-2003; Ord. No. 07-H-32, I, 7-3-2007; Ord. No. 20-H-25 , § 1, 8-25-2020)

Sec. 34-2. - Duties and powers of the health official.

(a) *Generally.* The health official is hereby authorized and directed to enforce the provisions of this chapter and other related ordinances of the city. The health official shall have the authority to render interpretations of this chapter and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this chapter and shall not have the effect of waiving requirements specifically provided for in this chapter.

(b) *Health official qualifications.* The health official shall either:

(1) Be a Registered Professional Sanitarian in Texas, a Sanitarian-in-Training of the Texas Administration Code, or a Registered Environmental Health Specialist (REHS)

(2) Meet the Food and Drug Administration Voluntary National Retail Food Regulatory Program Standards basic curriculum and field training elements, as accepted by the Texas Department of State Health Services.

(c) *Assistant inspector appointment and qualifications.* The city manager, or their designee, may appoint such additional officers, inspectors, assistants, and other employees as shall be authorized from time to time. Such employees shall hold a code enforcement license issued by Texas Department of Licensing & Regulation and have such powers as are delegated by the health official.

(d) *Inspection agencies.* The city manager, or their designee, is authorized to accept reports of approved inspection agencies, provided such agencies satisfy the city's established requirements as to qualifications and reliability.

(e) *Fees and salary.* The fees, salary, or both for the health official shall be set in the annual budget of the inspection department approved by the city council. All fees shall be as set forth in the city fee schedule.

(f) *Right of entry.* It shall be unlawful for any person to interfere, hinder, or delay the health official, or officers in the discharge of any duties under this chapter or to refuse to comply with the orders of the health official. The health official shall issue all necessary notices or orders to ensure compliance with this chapter.

(g) *Orders of correction.* The health official shall have the authority whenever, in his or her opinion, a nuisance detrimental to health exists to cause the same to be abated or removed.

(h) *Appeals.* The city manager shall hear and decide on all appeals or orders, decisions, or determinations made by the health official relative to the application and interpretation of this chapter.

(i) *Liability.* The health official and other city employees charged with the enforcement of this chapter shall not be held personally liable for any damage accruing to persons or property as a result of any act or omission while performing the duties required by this chapter, so long as such health official or other city employee is acting in good faith and without malice.

(Ord. No. 03-H-09, § 7½-2, 3-4-2003; Ord. No. 07-H-32, I, 7-3-2007; Ord. No. 20-H-25 , § 1, 8-25-2020)

Sec. 34-3. - Permit fees.

Please reference the current city fee schedule.

(Ord. No. 03-H-09, Exh.1, 3-4-2003; Ord. No. 07-H-32, Exh. 1, 7-3-2007; Ord. No. 20-H-25 , § 1, 8-25-2020)

Secs. 34-4—34-21. - Reserved.

ARTICLE II. - FOOD ESTABLISHMENTS [2]

Footnotes:
*--- (**2**) ---*
State Law reference— *Municipal regulatory authority concerning food service employees not preempted by state regulation, Tex. Health and Safety Code, § 438.037; municipality which is member of public health district not prohibited from regulating or administering permit system concerning food service establishments, Tex. Health and Safety Code, § 437.004(d).*

Sec. 34-22. - Adoption of Texas Food ~~and Beverage~~ Establishment Rules.

A person operating a retail food establishment, vending machine, self-service food market, mobile food units, temporary food establishments, farmers market, shall comply with this chapter and, the city adopts the Texas Administrative Code Title 25, Part 1, Chapter 228 (Texas Food Establishment Rules) Chapter 229, Subchapter N (Current Good Manufacturing Practice And Good Warehousing Practice In Manufacturing, Packing And Holding Human Food) and Chapter 229, Subchapter FF, (Farmers' Markets).

(Ord. No. 07-H-32, II, 7-3-2007; Ord. No. 17-M-10 , § 1, 3-7-2017)

Sec. 34-23. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings, ascribed to them in the section, except where the context clearly indicates a different meaning:

Authorized agent or employee means the health official and other officers representing the City of Schertz pursuant to this article.

Farmers market: refer to Schertz Unified Development Code Article 16. Definitions.

Food establishment shall mean any place where food is prepared and intended for individual portion service. This includes the site at which individual portions are provided for consumption on or off the premises and regardless of whether there is a charge for the food.

Food handler shall mean a person, regardless of age, engaged in the preparation, handling, or vending of food.

Mobile food permit registration means a mobile food unit with a current and valid mobile food unit health permit from another state municipal, or county health inspection agency that registers to operate within the city limits.

Mobile food unit shall mean a food service vendor that operates a vehicle-mounted or wheeled unit that is capable of being readily moveable. Mobile food unit does not mean a stand, booth, pushcart, or peddle cart.

Permit means a license to operate a food establishment within the City of Schertz for a specified period of time for a stated fee as established in section 34-3 of this chapter.

Regulatory authority means the City of Schertz.

Self-Service Food Market means a market that is unstaffed and offers prepackaged non-time/temperature control for safety (TCS) food and prepackaged refrigerated or frozen time/temperature controlled for safety (TCS) food that is stored and displayed in equipment that complies with §228.225 of this title.

State rules means rules described in section 34-22. These rules are also known as the Texas Food Establishment Rules.

Temporary food establishment shall mean a food establishment that operates for a period of no more than 14 consecutive days in conjunction with a single event or celebration.

(Ord. No. 03-H-09, § 7½-3, 3-4-2003; Ord. No. 07-H-32, I, 7-3-2007; Ord. No. 20-H-25 , § 1, 8-25-2020)

Sec. 34-24. - Inspection of food establishment.

(a) In addition to the rules adopted in section 34-22, the City of Schertz adopts by reference the provisions of current rule or rules as amended by the Texas Board of Health found in Title 25 of the Texas Administrative Code, Chapter 217, Milk and Dairy, subchapter C, rules for Manufacture of Frozen Desserts; rule 217.45, Examination and Standards for Frozen Desserts.

(b) As often as deemed necessary for the proper enforcement of the provisions of this article and the state rules, the health official shall prioritize, and conduct more frequent inspections based upon its assessment of a food establishment. Mobile food units with a valid mobile food permit registration from the city are subject to random inspections, or investigation of complaints on mobile food unit. The mobile food unit or person operating the food establishment shall, upon request of the health official, permit access and allow the inspection of all parts of the establishment or vending unit.

(c) In case of any items of violation identified by or brought to the attention of the health official, the person in charge of such establishment or vending unit shall be advised of the violation. A second inspection will be made as the health official deems sufficient for correction of the violation.

(d) In the interest of public clarification, the results from compiling the inspection report will be converted to a grading placard with the letter "A" being the highest level of food service operation and "F" being lowest. The criteria for the various *certificates are:

Grade "A" Attain sanitation score of 90 or above;
Grade "B" Attain sanitation score of 89 - 80;
Grade "C" Attain sanitation score of 79 - 70;
Grade "D" Attain sanitation score of 69-60;
Grade "F" Attain a sanitation score of 59 or below.

(e) The most recent scored inspection report or mobile food permit registration shall be issued and a copy shall be posted by the establishment and posted immediately at some conspicuous location near the front of the premises where it will be clearly visible to all patrons. The inspection report or registration shall not be defaced and may not be removed by any person except the health official. Violation of this section shall be a class C misdemeanor punishable by a fine not to exceed $200.00 per day that the inspection report is removed, moved or defaced and/or suspension of the food establishment permit for 30 days.

(f) Mobile food unit requirements:

(1) Mobile food units may vend on private property, properly zoned, and with the written permission of the property owner/agent granting employees of the mobile food unit access to approved flush type toilet facilities, connected to an approved type sewage system on the private commercial property during hours of operation.

(2) Mobile food units shall be parked on a paved surface and in clean surroundings. No mobile food unit shall be parked in violation of section 21.8.9 of the Unified Development Code.

(3) The total noise level of any mobile food establishment shall comply with Sec. 54-14 of the Code of Ordinances.

(Ord. No. 03-H-09, § 7½-4, 3-4-2003; Ord. No. 07-H-32, I, 7-3-2007; Ord. No 12-H-14, §§ 1, 2, 6-26-2012 ; Ord. No. 20-H-25 , § 1, 8-25-2020)

Sec. 34-25. - Food handler sanitation training course.

It shall be unlawful for any employer to employ any person to be employed as a food handler without such employee having completed an accredited food handler training course within 30 days of hire.

(Ord. No. 03-H-09, § 7½-5, 3-4-2003) SB 1089 (B-1)

Sec. 34-26. - Examination and condemnation of unwholesome or questionable food or drink.

(a) Samples of food, drink and other substances shall be taken and examined by the health official as often as deemed necessary for the detection of unwholesomeness and deleterious qualities. The health official may condemn and forbid the sale of or cause to be removed or destroyed, any food or drink which is unwholesome or deleterious.
(b) Any food which appears to the health official to be of a questionable nature from the standpoint of wholesomeness or possible deleterious quality may be held for further examination by attaching a "City of Schertz Retained" tag to the item(s) foodstuffs so retained and may not be removed or disturbed without the permission of the health official. The city health official shall promptly proceed by examination, laboratory or otherwise to determine the wholesomeness of such food. As soon as such wholesomeness has been determined, such food must be immediately released. If, however, such food is found to be unwholesome or deleterious, the health official must promptly condemn such food as herein stated and shall file petition in a court of competent jurisdiction for injunction to restrain the owner from selling such condemned food and to obtain order for destruction of such unwholesomeness or deleterious food or drink.

(Ord. No. 03-H-09, § 7½-6, 3-4-2003)

Sec. 34-27. - Procedure when infection suspected.

When suspicion arises as to the possibility of transmission of infection from any food establishment employee, the health official is authorized to require any or all of the following measures:

(1) The immediate exclusion of the employee from all food establishments.
(2) The immediate closing of the food establishment concerned until no further danger of disease outbreak exists in the opinion of the health official.
(3) Requiring appropriate medical examinations, including collection of specimens for laboratory analysis, of a suspected food employee or conditional employee.

(Ord. No. 03-H-09, § 7½-7, 3-4-2003)

Sec. 34-28. - Permits.

(a) It shall be unlawful for any person to operate a food establishment, or temporary food establishment without a valid food establishment permit or mobile food permit registration issued by the city. All permits expire on September 30 of each year and are due and payable on October 1 of each year. Permits are not transferable from one establishment to another or from one person to another. Mobile food permit registrations expire on the date of expiration from the issuing health inspection agency. Permits and mobile food permit registration must be posted in a conspicuous place.
(b) Mobile food units may operate in the city without a health inspection from the city if they possess a valid mobile food health permit from another state municipal, or county health inspection agency. To operate in the city, the mobile food unit must register with the city health official and pass a fire safety

inspection conducted by the city fire department if one has not been completed by another state municipal, or county health inspection agency.

(c) Mobile food units who have a valid food health permit and fire safety inspection from another state municipal, or county health and fire inspection agency will have their registration fee waived, but will be required to register with the city.

(d) All permits and city registrations may be suspended or revoked by the health official upon the violation by the holder of any of the terms of this article, following which, unless corrections are immediately made, action may be instituted in the name of the city in any court of competent jurisdiction to obtain a restraining order or permanent injunction preventing such person from operating unless immediate compliance with the provisions of this article is obtained. Revocation of a permit or mobile food permit registration for any cause whatsoever is still affected by the issuance of the statement that the permit or mobile food permit registration may be made at any time and will be approved provided that full compliance of the provisions of this article is accomplished.

(e) Whenever a food establishment is constructed or extensively remodeled or whenever an existing structure is converted to use as a food establishment, properly prepared plans and specifications for such construction, remodeling or conversion shall be submitted to the city for review before work is begun. Extensive remodeling means that 20 percent or greater of the area of the food establishment is to be remodeled. The plans and specifications shall indicate the proposed layout, equipment arrangement, mechanical plans and construction materials of work area, and the type of model of proposed fixed equipment and facilities. The city will approve the plans and specifications if they meet the requirements of the rules contained in this article. The approved plans and specifications must be followed in construction, remodeling or conversion prior to opening for business; each new establishment will be inspected by the health official to ensure compliance with this article.

(Ord. No. 03-H-09, § 7½-8, 3-4-2003; Ord. No. 07-H-32, I, 7-3-2007; Ord. No. 20-H-25 , § 1, 8-25-2020)

Sec. 34-29. - Penalty.

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

(Ord. No. 03-H-09, § III, 3-4-2003; Ord. No. 07-H-32, I, 7-3-2007)

Secs. 34-30—34-46. - Reserved.

MUNICIPAL CODE

CHAPTER 34

PROPOSED UPDATE

AMANDA CANTU
SANITARIAN

SCHERTZ
COMMUNITY. SERVICE. OPPORTUNITY.

Sanitarians

Health and Sanitation is the part of the City's Neighborhood Services Division responsible for protecting the health and safety of the citizens and visitors within Schertz.

Sanitarians otherwise known Health Inspectors serve our community in a variety of ways. We ensure that food establishments, mobile food units, temporary food events, commercial swimming pools, and childcare facilities meet safe and sanitary requirements. Some additional duties include plan review for food establishments, responding to complaints on hotels for health and safety standards, and review other public health nuisance concerns

We are everywhere!

SCHERTZ
COMMUNITY. SERVICE. OPPORTUNITY.



Neighborhood Services

STATISTICS

Types	# of Establishments	Total # of Inspections Yearly
Retail Food Service Establishments	174	308
Schools	16	32
Mobile Food Units	32	
Temporary Food Event	97	97
Swimming Pools	28	28
Foster Care	10	10

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CURRENT LANGUAGE TO MATCH STATE LAW

- Sec. 34-25 Schertz food handler sanitation training course to follow state law. Remove language from referring to a Schertz training course
- Update language/terminology/definitions to match State rules throughout chapter 34.
- Self-Service Food Market and Food Establishment
- Update referrals to the Texas Department of Health to Department of State and Health Serivces.(DSHS)
- Registered Environmental Health Specialist (REHS)
- Texas Administrative Code updated section numbers from 217.65 to 217.45
- SB 577 required reporting from jurisdictions

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MOBILE FOOD UNIT

Proposed additions

- **Mobile food units may vend on private property, properly zoned, and with the written permission of the property owner/agent granting employees of the mobile food unit access to approved flush type toilet facilities, connected to an approved type sewage system on the private commercial property during hours of operation.**

- **Mobile food units shall be parked on a paved surface and in clean surroundings. No mobile food unit shall be parked in violation of section Sec 21.8.9 of the Unified Development Code.**

- **The total noise level of any mobile food establishment shall comply with Sec. 54-14 of the Code of Ordinances.**

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FUTURE UPDATES

- FDA Food code is updated every 5 years
- The FDA Food code, 2022 edition to include, revisions, amendments and corrections, published by the Department of State and Health Services, is hereby adopted by the reference as FDA Food code of the City of Schertz, Texas, subject to and including such amendments as herein shall appear. The state of Texas will mandate all future code editions through Department of State and Health Services (DSHS) as to the date of future adoptions.

SCHERTZ
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CONTACT US

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SCHERTZ
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COMMENTS & QUESTIONS

SCHERTZ
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Agenda No. 10.

CITY COUNCIL MEMORANDUM

City Council Meeting:	**March 19, 2024**
Department:	**Executive Team**
Subject:	**Resolution 24-R-36 - authorizing an increase in the not to exceed amount with Freese and Nichols, Inc. to update the City's Parks Master Plan element of the Comprehensive Plan. (B.James/S.Williams).**

BACKGROUND

In 2022 Council approved Resolution 22-R-80, authorizing the City to enter into a contract with Freese & NIchols for the update to the City's Comprehensive Plan. The contract amount was for $240,000.00 with an additional $60,000.00 for additional elements of the plan - such as the Parks Master Plan. With the City poised to approve the update the Comprehensive Plan, that includes the City's Future Land Use Plan, the City can now begin working on the Parks Master Plan element, which utilizes the future population estimates and land use designations to determine future park needs. The estimated cost of the Parks Master Plan, that will include a community survey, is anticipated to be approximately $20,000.00 more than the not to exceed amount. Staff is seeking to increase the not to exceed amount by $25,000 to allow for the update to the Parks Master Plan.

GOAL

The update to Parks Master Plan element of the Comprehensive Plan is one of the tools used by the City in achieving the goals and objectives outlined in the City's Strategic Plan.

COMMUNITY BENEFIT

Orderly development can help a community absorb population growth while preserving the quality of life. In addition, good planning can save the city money by increasing the efficiency of decision-making. It allows the community to achieve a vision for what it wants to be in the future. Having an updated Parks Master Plan that is consistent with the larger Comprehensive Plan provides guidance in growing our parks system.

SUMMARY OF RECOMMENDED ACTION

Approval of Resolution 24-R-36 increasing the not to exceed amount with Freese & Nichols to be able to enter into the task order for the Parks Master Plan Element of the Comprehensive Plan.

FISCAL IMPACT

The City originally budgeted $400,000. for updating the City's Comprehensive Plan and UDC. Council authorized a contract with Freese & Nichols for $240,000 for the update to the Comprehensive Plan and an additional $60,000 for additional elements of the Comprehensive Plan - such as the Parks Master Plan, Zoning Diagnostics, Urban Design, Infrastructure Assessment, etc. Staff has been doing most of the UDC updates and anticipates doing any updates based on the approved Comprehensive Plan. The Comprehensive Plan is scheduled for Council consideration on March 19 and April 2 and at that point will have a final cost for that portion of the Comprehensive Plan Update. Completing the Parks Master Plan update will exceed the estimated available remaining funds from the original not to exceed amount. Staff estimates having approximately $60,000.00 remaining and needing approximately $20,000.00 more. As such staff is seeking to increase the not to exceed amount to $25,000 to be able to

enter into a task order with Freese & Nichols to update the Parks Master Plan.

RECOMMENDATION

Approval of Resolution 24-R-36.

Attachments

Resolution 24-R-36 Parks Plan

RESOLUTION NO. 24-R-36

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AUTHORIZING AN INCRESE IN THE NOT TO EXCEED AMOUNT OF THE PROFESSIONAL SERVICES AGREEMENT WITH FREESE AND NICHOLS, INC., FOR AN UPDATE TO THE CITY'S COMPREHENSIVE PLAN, INCLUDING PARKS MASTER PLAN AND OTHER MATTERS IN CONNECTION.

WHEREAS, the City staff of the City of Schertz (the "City") had determined that the City requires professional services relating to the update to the City's Comprehensive Plan; and

WHEREAS, this update needs to include an update to the Parks Master Plan element of the Comprehensive Plan; and

WHEREAS, the City of Schertz issued a Request for Qualifications for professional services for an update to the City's Comprehensive Plan; and

WHEREAS, City staff has determined that Freese and Nichols, Inc. is uniquely qualified to provide such services for the City; and

WHEREAS, the City Council determined that it is in the best interest of the City to contract with Freese and Nichols, Inc., for the update to the City's Comprehensive Plan.

WHEREAS, the City Council approved resolution 22-R-80 authorizing a contract with Freese & Nichos with a not to exceed amount of $300,000.00; and

WHEREAS, the estimated cost to complete the Parks Master Plan update element Comprehensive Plan will exceed that by approximately $25,000.00.

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

Section 1. The City Council hereby authorizes an increase in the not to exceed amount of $25,000.00 to $325,000.00 with Freese & Nichols for the update to the remaining elements of the Comprehensive Plan.

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

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

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

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

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

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

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

CITY OF SCHERTZ, TEXAS

_____
Ralph Gutierrez, Mayor

ATTEST:

_____
Sheila Edmondson, City Secretary

Agenda No. 11.

CITY COUNCIL MEMORANDUM

City Council Meeting:	**March 19, 2024**
Department:	**Planning & Community Development**
Subject:	**Ordinance 24-S-06 - Conduct a public hearing and consider amendments to the City of Schertz Comprehensive Plan. *First Reading* (B.James/L.Wood/S.Haas).**

BACKGROUND

What is a Comprehensive Plan?

The answer to that question can vary greatly depending on what city and what part of the country you are in. However, you can distill the answers down to a single over-arching theme. A Comprehensive Plan is a foundational document that cities use to help guide future development.

Land development is a complex and heavily regulated process. There are numerous tools in the toolbox to guide development, such as zoning regulations, development codes, fire codes, building codes, impact fees, state laws, federal programs, along with many others. The Comprehensive Plan is one such tool. It differs from other tools as it is not a regulatory document. It is not law. However, it is a rationale that informs our regulatory and code-making process. A city uses its Comprehensive Plan as one form of justification for its land development policies.

The current Comprehensive Plan that the city uses was adopted in 2002. The life-span for these documents typically range from 15-20 years. In 2013, the Schertz Sector Plan was adopted to supplement the current Comprehensive Plan. This is typical best practice, as Comprehensive Plans should be evaluated every 5-10 years to ensure that the community vision and goals match adopted policies and developmental realities in the city.

As the life span of the current Comprehensive Plan (with the Sector Plan supplement) has ended, the city hired the planning consulting firm Freese and Nichols to work with staff to update the Comprehensive Plan. This process began in March of 2023. The goal of the project was two-fold. First, create a Comprehensive Plan that is streamlined, flexible and easy to use, and second, concentrate on certain "Focus Areas" in the undeveloped portions of Northern and Southern Schertz to determine future land uses in these sections of the city. Through these two overarching objectives, we were able to create a plan for all of Schertz.

The first half of this process was primarily about public and stakeholder input. Freese and Nichols hosted a website that conveyed project information, updates, and timelines for the Plan. Also, this website had a survey and interactive map that allowed all citizens to engage and provide input. The final count was 408 survey responses and 74 comments on the interactive map. Running concurrent to this wider public engagement was a focus group component for the Focus Areas. The target regions in the northern and southern areas of Schertz were divided into 5 separate Focus Areas and staff organized 5 separate focus groups of stakeholders to provide more in-depth and detailed information. These groups consisted of business owners/leaders, homeowner associations, Joint-Base San Antonio, representatives from various surrounding governmental authorities, and the City of Schertz development team. These focus groups provided valuable information about the current direction of these regions, and also what

the citizens and stakeholders of these regions want to see in the future. Finally, staff along with Freese and Nichols met with community stakeholders at the Dunkin' for Pumpkins event in October. This event allowed for significant interaction between the staff, the consulting team, and the citizens of Schertz.

The city organized a Comprehensive Plan Advisory Committee (CPAC), and staff along with Freese and Nichols held four separate public hearings with this committee, including one with the Schertz City Council. These public hearings were opportunities for Freese and Nichols to give progress reports and show drafts of the new Comprehensive Plan. These public hearings provided the opportunity for the Committee and the public to give input on the progress.

The latest version of the Comprehensive Plan has been drafted and a summary is given below.

The Comprehensive Plan:
The plan is broken down into 4 Chapters as shown below.

Comprehensive Plan Chapters	
Chapter 1	Community Snapshot
Chapter 2	Focus Area & Engagement
Chapter 3	Land Use & Economic Strategy
Chapter 4	Appendices

Chapter 1: Community Snapshot
This chapter is a standard component of many planning documents. Serving as an introduction, it details what the Comprehensive Plan is, and how to use it. This section also provides an existing conditions report for the community, such as the history, geographic and demographic information, business/ecomonic information, and other planning documents that may affect the Comprehensive Plan.

Chapter 2: Focus Area & Engagement
This chapter serves as a report on the timeline of the extensive public engagement mentioned earlier by detailing the input given at the CPAC meetings, the website, survey, and interactive map, focus groups and community event. Through this process, the Comprehensive Plan creates policy statements that reflect the voices of the community. This chapter also takes an in-depth look at the Focus Areas. Each area has its own limited existing conditions reports and recommended strategies and proposed land use.

Chapter 3: Land Use & Economic Strategy
This chapter serves the primary purpose of the document as it is the vision and the guidance for the community and the future of development. The chapter begins by highlighting topics of interest, such as Complete Communities and Innovative Stormwater Management. These serve as recommendations and considerations when guiding development. The chapter continues by establishing a Future Land Use Plan and establishing 9 land use categories detailed later in this report. Chapter 3 continues with a brief section on transportation (the City's current Master Thoroughfare Plan was fairly recent and determined to be sufficient with some minor suggestions), a section on the fiscal impact for these new land uses, and finishes with an implementation strategy for the plan.

Chapter 4: Appendices
This chapter contains two appendices that supplement the Comprehensive Plan by providing greater detail for certain sections. Appendix A has more in-depth information on demographic and market data. Appendix B is a full report of all the public engagements. This includes focus group summaries, and summaries and responses to the online survey and interactive map.

GOAL

To update the Comprehensive Plan by creating a flexible and easily utilized document to help guide development and establish a vision for the future of the community.

COMMUNITY BENEFIT

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

SUMMARY OF RECOMMENDED ACTION

The current Schertz Comprehensive Plan and the Schertz Sector Plan supplement have reached their sunset and can no longer adequately provide a framework for the future of development within Schertz. Before this whole update process began, staff sat down with our consultant, Freese and Nichols, and examined the current and prospective developmental direction of Schertz, the challenges we have regarding land use, and the issues that consistently arise when using the current Comprehensive Plan. The goal was to create a document that was easy to use, easy to understand, and flexible.

The bulk of this analysis references Chapter 3 of the new Comprehensive Plan. Chapter 1 serves as a necessary contextual device, Chapter 2 explains the process, and Chapter 4 is a compilation of data. Chapter 3 - Land Use and Economic Strategy, is where this plan will be utilized.

The current Comprehensive Plan with the Sector Plan supplement has a Future Land Use Map that established 19 land use categories as seen below:

Current Land Use Categories			
Residential	Residential-Commercial Blend	Commercial	Other
• Estate Neighborhood • Manufactured Housing • Single-Family Residential	• Agricultural Conservation • Commercial Campus • Main Street Commercial • Mixed Use Core • Mixed Use Neighborhood • Multi-Family Residential • Neighborhood • Transition	• Commercial Light Industrial • Highway Commercial • Industrial • Industrial, Technology, and R&D	• Air Installation Compatible • Air Installation Impact • Civic, Schools • Parks, Open Space

The issue with having this amount of land uses is that it creates confusion. Staff has found that these categories are too specific and too detailed, and often the citizens of Schertz and applicants conflate these land use categories with our zoning regulations. The Comprehensive Plan is a guiding document, not a regulation. Land use categories in the Comprehensive Plan act as a first layer and should serve as a broad stroke or a general direction. However, zoning *is* a regulation. A more precise tool, to layer on top of the Comprehensive Plan where you fine-tune appropriate land uses with the code.

The Comprehensive Plan needs to be more flexible. Offering more land use categories does not beget more flexibility. In fact, it serves the opposite purpose. With this in mind, Freese and Nichols, along with staff, created a new Future Land Use Map and offered the new land use categories. The new

categories consolidate the current ones into fewer options and provide a different nomenclature to avoid confusion with the City's zoning code. These categories are detailed below.

Proposed New Future Land Use Categories	
Main Street	A category created specifically with Main Street in mind that allows uses that are consistent with adopted policies of the city and the shared vision of Schertz's historic downtown core. There is also room to apply the concept to other areas of Schertz, if the city would ever be amenable to that.
Rural Living	This category is for sparse development and the preservation of open space. Mostly dedicated to the areas around JBSA-Randolph to preserve and protect the mission of the base.
Complete Neighborhood	This category is defined as a broad residential category that provides space for much of the residential uses in the city of Schertz along with complimentary and limited commercial uses.
Local Corridor	This category is used for lower intensity commercial along Schertz's smaller commercial corridors, such as FM 3009 or FM 78.
Regional Corridor	Similar to Local Corridor but scaled up to capture activities along IH 35 and IH 10, two regionally significant corridors.
Mixed Use Center	A category to capture a mixture of uses to provide a live, work, and play element in unique spots in the City. The locations were selected due to various factors, such as being at significant intersections of roads, such as Lower Seguin and FM 1518 or Cibolo Valley Drive and IH 35, or their potential to capture wider regional trends such as a passenger rail stop.
Industrial	This category defines the current and future warehousing/industrial/general manufacturing areas in the city.
Public Use	This category is for parks, open space, and civic/government buildings and facilities.
Development Deferment	This category is applied to areas of Schertz and the ETJ that contain certain peculiarities such as resource extraction, land-fill, or development challenges that make new possibilities for this land only in the very long-term. For these reasons, staff has elected to "defer" the land use until a future time.

The result of these efforts offers a Comprehensive Plan and a Future Land Use Map that is easier to use and understand.

As mentioned above, when evaluating where to apply these new categories, Freese and Nichols, along with staff, engaged the public and analyzed 5 different "Focus Areas" in the undeveloped portions of North and South Schertz. The outcome of these efforts informed our decision to revamp the current Future Land Use Map for the entire city. As the current Comprehensive Plan is outdated, we also wanted to be informed by contemporary trends and developments in the city. This helps the updated Comprehensive Plan match the direction the city is already headed, in addition to planning for the future vision of the city.

While each area of the city has a mixture of land use categories, the following highlights the overall theme for each focus area and how we assigned the land use.

Focus Area 1 - SE Schertz (east of FM 1518, south of Schaefer Road to IH 10)
Current trends in this area are dominated by new single-family subdivision development and the

expansion of FM 1518. Public engagement in this area also detailed the need for enhanced services in this region. Neighborhood units and lower intensity commercial make up the majority of this region, with the potential for mixed use centers and regionally appropriate commercial activity along the IH 10 corridor.

Focus Area 2 - SW Schertz (south of Randolph Air Force Base)
The main goal for this area was to protect the mission of JBSA - RAFB. As a result, this area is characterized by sparse/rural development patterns. Residential is not appropriate in some areas and the Comprehensive Plan is explicit that development choices will be made in conjunction with JBSA. Regionally appropriate commercial activity along the IH 10 corridor is also in this area as it is outside the impact zones of JBSA - RAFB, and creates consistency along the corridor.

Focus Area - 3 - NE Schertz (north of FM 482 mostly in the Schertz ETJ)
The area is dominated by ETJ, which is not under annexation agreements. This means that with recent developments in state law, it is uncertain if or when these areas will ever be in the city. Also, in this focus area is an ever-expanding mining and material operation. The challenges of this area are that if there is any development potential it will be very long term. So, the Comprehensive Plan essentially defers defining any land use until a time when it is more clear what the potential for this area is.

Focus Area 4 - NE Schertz (south of IH 35 abutting Cibolo near Green Vally Road)
This area is in a sparsely populated area of Schertz that has challenges with delivering utilities, maintaining infrastructure, and the presence of conservation easements. Neighborhood units were prioritized in this area, as this matches the trend of what is happening in both Schertz and Cibolo.

Focus Area 5 - N Schertz (north of IH 35 from FM 2252 to city limits with New Braunfels)
This large area will prioritize regional commercial activity, industrial, and potential mixed use centers. This theme fits what the direction of this area currently is and the input from the extensive public engagement from this area.

Rest of Schertz
The new land use categories have been evaluated and applied to the mostly built-out portions of Central Schertz. What room there was for developmental potential matches the direction this portion of the city was already headed in.

RECOMMENDATION
This new Comprehensive Plan will outline the future for development in the city and fulfill the goals stated at the beginning of this update process. If adopted, this plan will provide a clear, easy to understand, and easy to use Comprehensive Plan for citizens, applicants, staff, and our city's decision makers. This plan also provides the space for our decision makers to utilize their judgment and to better discern the appropriateness of future development.

For these reasons, staff is recommending approval of Ordinance 24-S-06.

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

Attachments

Ord. 24-S-06 with Exhibit

City Council Presentation Slides

ORDINANCE NO. 24-S-06

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS TO AMEND THE COMPREHENSIVE LAND USE PLAN AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the City Council of the City of Schertz, Texas (the "City) desires to maintain an updated Comprehensive Land Use Plan that encourages a unique and unified identity, create a framework for thoughtful development and sustained infrastructure investment; and ensures the framework is in place that creates a competitive advantage for Schertz.

WHEREAS, City Staff has reviewed the amendment and recommended that the City Council adopt the amendment to the Comprehensive Land Use Plan; and

WHEREAS, on March 6, 2024, the Planning and Zoning Commission conducted a public hearing and, thereafter recommended approval; and

WHEREAS, on March 19, 2024, the City Council conducted a public hearing and after considering the Criteria and recommendation by the Planning and Zoning Commission, determined that the proposed amendments create a vision for the future of Schertz, as set forth herein, and is in the best interest of the City.

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

Section 1. The current Comprehensive Land Use Plan is hereby amended as set forth in Exhibit A attached 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 judgments and findings of the City Council.

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

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

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

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

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

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

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

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

CITY OF SCHERTZ, TEXAS

_____
Ralph Gutierrez, Mayor

ATTEST:

_____
Sheila Edmondson, City Secretary

(city seal)

Exhibit “A”

Comprehensive Land Use Plan Amendments

City of Schertz, Texas

COMPREHENSIVE PLAN

FEBRUARY 2024

[DATE TO BE UPDATED UPON ADOPTION]

SCHERTZ

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CITY HALL
HAL BALDWIN MUNICIPAL COMPLEX
BUILDING 1
STOP

ACKNOWLEDGMENTS

City Council and Comprehensive Plan Advisory Committee

Ralph Gutierrez, Mayor

Mark E. Davis, Councilmember

Michelle Watson, Councilmember

Paul Macaluso, Councilmember

Tiffany Gibson, Councilmember

Robert Westbrook, Councilmember

Allison Heyward, Councilmember

Tim Brown, Councilmember

Planning and Zoning Commission

Glen Outlaw, Chair

Richard Braud, Commissioner

Tamara Brown, Commissioner

Judy Goldick, Commissioner

Roderrick Hector, Commissioner

John Carbon, Commissioner

Patrick McMaster, Commissioner

Danielle Craig, Commissioner

City Staff

Lesa Wood, Director of Planning & Community Development

Emily Delgado, Planning Manager

Samuel Haas, Senior Planner

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Daisy Marquez, Planner

Tiffany Danhof, Administrative Assistant

Consultant Team

FREESE AND NICHOLS

catalyst

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EXECUTIVE SUMMARY

The City of Schertz's Comprehensive Plan will guide development and manage growth in the City over the next 20 years. The Plan builds on the previous Schertz Comprehensive Land Plan adopted in 2002. This Plan is a community-driven effort that recommends strategies for land use changes, transportation improvements, and economic development for Schertz. The Plan takes into account the demographic, socio-economic, and environmental changes that have shaped Schertz in the last 20 years.

The planning process spanned over 10 months and included input from residents, community groups, and stakeholders to identify the guiding principles that reflect community values and aspirations. The Comprehensive Plan Advisory Committee (CPAC) spearheaded the planning process and met regularly to provide feedback on plan elements. Other engagement tools utilized to gather input included a project website and interactive map, an online survey, virtual focus group discussions, and a community event. The Plan was adopted following a City Council Hearing in March 2024.

The Plan document is organized into four chapters - Community Snapshot, Focus Areas & Engagement, Land Use & Economic Strategy, and Appendices. The first chapter provides an overview of the planning process, existing conditions, and market snapshot. The second chapter elaborates on the public engagement process which helped create the Policy Statements that act as guiding principles for this Plan. Chapter three describes the future land use recommendations, transportation recommendations, fiscal impacts, and implementation strategies for achieving the proposed recommendations.

CHAPTER 1

Community Snapshot


SCHERTZ
TEXAS

INTRODUCTION

Understanding the history and existing conditions is crucial in planning for the future of Schertz. The purpose of this chapter is to acquaint the reader with this comprehensive plan and present existing conditions including ongoing planning efforts, demographics, physical features, and economics that will impact development in Schertz.

What is a Comprehensive Plan

A comprehensive plan is a long-range planning tool intended to be used by decision-makers, municipal staff, and the local community. The plan will direct the community's growth and physical development for the next 10 to 20 years. The comprehensive plan is written for various audiences, including Schertz residents, elected and appointed officials, and technical professionals. The state of Texas has established laws dictating the way that incorporated communities can ensure the health, safety, and welfare of their citizens through a comprehensive plan. The Texas Local Government Code (TLGC) Chapter 213 states:

> *"The governing body of a municipality may adopt a comprehensive plan for the long-range development of the municipality… A municipality may define the relationship between a comprehensive plan and development regulations and may provide standards for determining the consistency required between a plan and development regulations."*

In basic terms, the primary objectives of a comprehensive plan are to accomplish the following:

- Efficient delivery of public services
- Coordination of public and private investment
- Minimization of potential conflicts between land uses
- Management of growth in an orderly manner
- Cost-effective public investments
- A rational and reasonable basis for making decisions about the community

There are two interrelated purposes of a comprehensive plan. First, it allows the residents of a community to create a shared vision of what they want the community to become. Second, it establishes recommendations by which a community can effectively implement this vision.

LEGAL BASIS FOR PLANNING

State law gives municipalities the power to regulate the use of land, but only if such regulations are based on a plan. The authority of a City to create a comprehensive plan is rooted in Chapters 211, 212, and 213 of the Texas Local Government Code (TLGC). Chapter 211 of the TLGC allows municipalities to adopt zoning, while Chapter 212 allows the governing body of a community to regulate subdivision development within the City limits, which varies depending upon the population of the community. It is important to note that a comprehensive plan is NOT a zoning ordinance but rather is intended to be used as a tool to guide development, infrastructure, and land use decisions in the future. The comprehensive plan does, however, serve as a basis on which zoning decisions are made, as specified by Chapter 211 of the TLGC. In Texas, cities are not required by the state's government to prepare nor maintain a comprehensive master plan, unlike some other states. However, Section 213 of the TLGC allows the governing body of a community to adopt a plan to encourage sound development decisions and promote public health, safety, and welfare. Texas cities can define the content and design of their plan, resulting in a long-range blueprint that can be customized to meet their needs.

How will the Comprehensive Plan be used?

The comprehensive plan is a long-range planning document that City leadership and staff should reference to guide development regulations and policy decisions. It can be used in a variety of ways for different City departments. The comprehensive plan is not a regulating document, such as the zoning ordinance or subdivision regulations; however, the recommendations will influence City regulations, policies, and budgeting that are updated more frequently. The comprehensive plan should be revisited every five to ten years to ensure the plan recommendations are meeting the community's current needs. Below are a few ways the City will use this comprehensive plan.

City Administration

The City Administration (e.g., City Manager, Assistant City Managers, Finance) will primarily use the Future Land Use Map and the implementation matrix for major policy and budget decisions.

Planning and Community Development

The Planning and Development Department will primarily use the Future Land Use Map to review zoning cases and prepare staff reports for the Planning and Zoning Commission and City Council. While compatibility with the Future Land Use Map is important, it should not be the only criterion to recommend approval or denial of a zoning decision. Other critical review criteria include the provision of adequate infrastructure, transportation connectivity and access, topography considerations, land use adjacency, growth management principles, etc.

Engineering

The Engineering Department will primarily use the Future Land Use Map when planning for future infrastructure capacity. The Engineering Department will also use the population projections associated with the Future Land Use Map to plan when future infrastructure will be needed.

Parks and Recreation

Like the Engineering Department, the Parks and Recreation Department will primarily use the Future Land Use Map and population projections to plan for future park, recreation, and open space facilities. These facilities should be strategically located within neighborhoods and near other public uses. The comprehensive plan works with other master plans, like the Parks, Recreation, and Open Space Master Plan adopted in 2020, to identify the location of park facilities and improve connectivity through the use of trails.

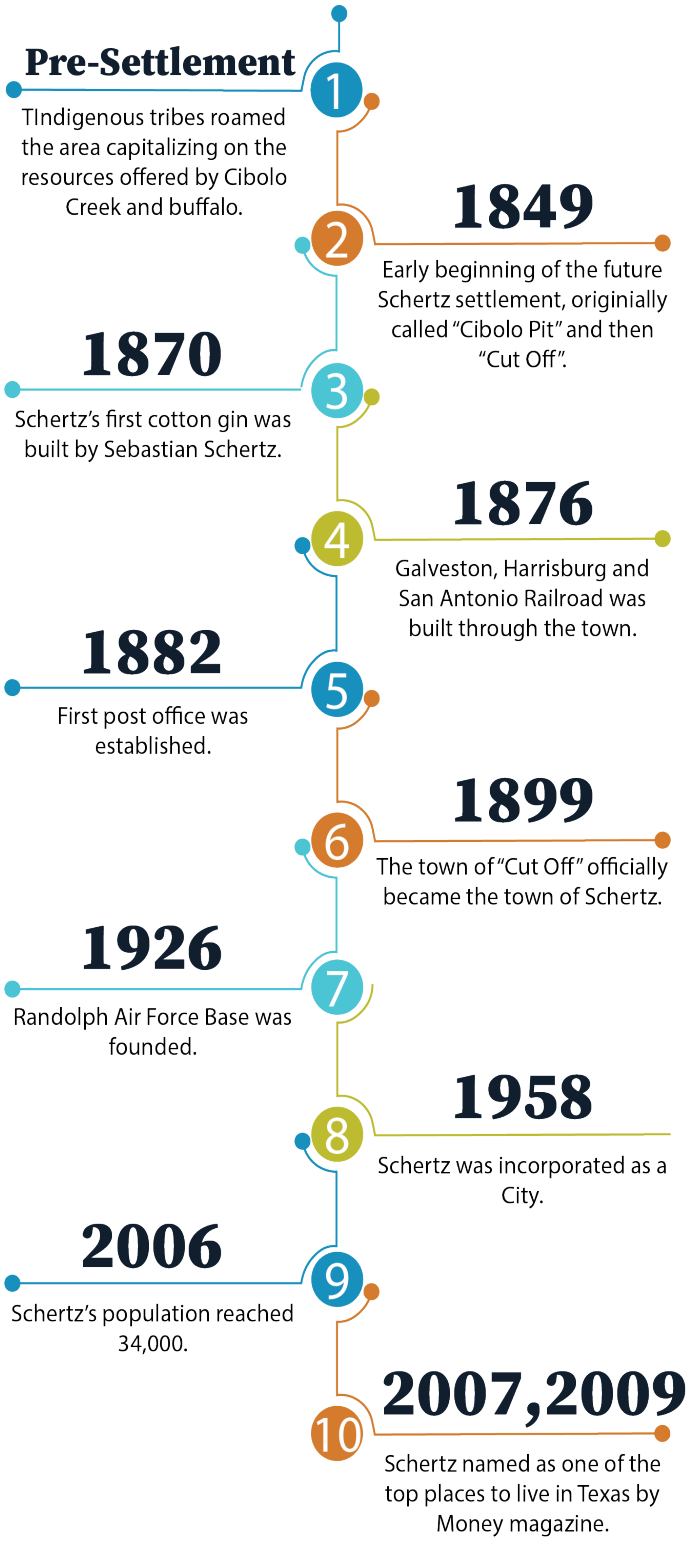


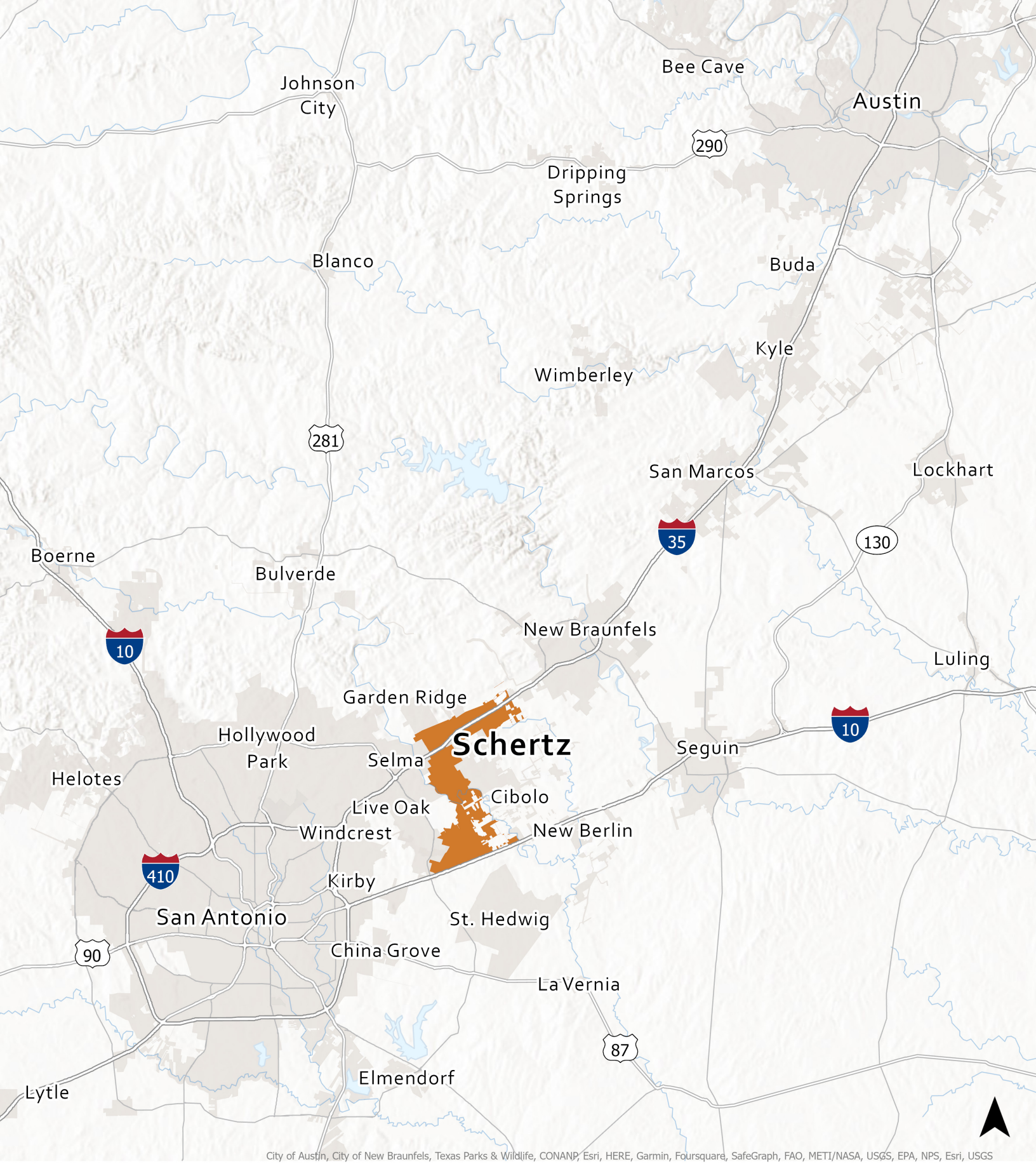
PLANNING CONTEXT

Schertz is a city located in Guadalupe, Bexar, and Comal counties in the U.S. state of Texas. The area that is now Schertz was originally settled in the mid-1800s by German immigrants. The town was named after Sebastian Schertz, a local landowner who donated land for the construction of a railway station. The railway station played a significant role in the development of the town, bringing commerce and industry to the area. The City has since become a popular destination for businesses and residents looking for a thriving community with easy access to San Antonio and other major metropolitan areas. Today it is home to a diverse community of over 40,000 residents and continues to grow and develop as a hub of commerce, culture, and recreation in the region.

This section provides an overview of previous and ongoing planning efforts within the City of Schertz that will impact future growth and development. These planning efforts include existing and proposed plans and policies.

Figure 1. Planning History Timeline





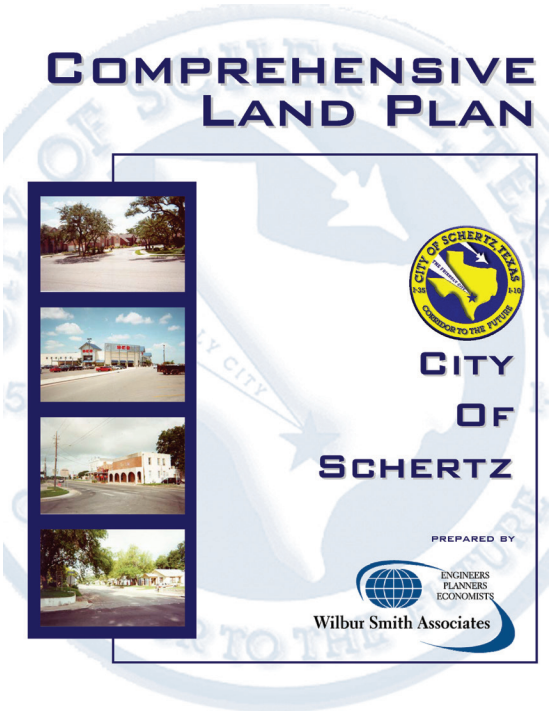
Map 1. Regional Relationships

Previous Planning Efforts

The City of Schertz and its neighboring jurisdictions have adopted several plans and policies over the years to guide development in the area. This section provides an overview of relevant plans and policies that will inform the development of the Comprehensive Plan. Reviewing previous planning efforts will encourage compatibility with previously recommended strategies and action items.

Schertz Comprehensive Land Plan (2002)

The Schertz Comprehensive Plan will build on the City of Schertz Comprehensive Land Plan adopted in 2002. The 2002 plan was informed by a robust community engagement process that gathered input from community members, a steering committee, Planning and Zoning Commission, City Council, and "key persons" representatives. The plan identified assets and challenges and recommended strategies related to land use, transportation, public facilities, community enhancement, and growth capacity. The plan also identified an implementation plan. The recommendations from the previous comprehensive plan are reviewed to identify recommendations that might still be relevant and/or not completely implemented.



2002 VISION STATEMENT

"We, the residents of Schertz, seek to establish our community as one which is founded upon a core group of values and faith in our ability to achieve our goals. We envision a Schertz that is recognizable for its character, its places, its rich history, its people and its possibilities. We envision a community that responsibly manages its resources by growing wisely, with an eye on continued quality of life. Our Schertz will be one which is proficient in green spaces and public facilities, accessible by walking or by car, neighborly, safe, and a place where residents can live, work, shop and play. We envision a community that looks to its past in pride and its future with anticipated vision and drive. Ours is a vision for ourselves and for future generations of Schertz residents. We are a community that dares to dream and dares to succeed."

Schertz Sector Plan 2013

The Schertz Sector Plan focuses on the emerging growth areas in North, South, and Central Schertz. The plan takes into account community desires, environmental constraints, and market realities for recommending strategies to improve the identified study areas. It contains framework plans showing recommended land uses and transportation networks for each of the growth areas. In addition, it also provides an infrastructure plan and phasing for each area. Lastly, the plan provides zoning recommendations. The framework plan for each area is considered while developing the future land use plan and strategies for each of the focus areas as part of the comprehensive plan.

North Schertz

Access to I-35, availability of undeveloped land, potential access to a future rail station, and employment opportunities (generated by Caterpillar manufacturing plant, Sysco Foods headquarters, and Amazon fulfillment center) are identified as opportunities for the area. Potential constraints include the interstate creating a physical barrier between North Schertz and the rest of the City, proximity to the quarry, and existing industrial uses.

South Schertz

South Schertz is the least developed of the three areas in the plan. Availability of land, Schertz-Cibolo-Universal City Independent School District (SCUCISD), and proximity to IH-10 are identified as opportunities for the area. Constraints include lack of adequate infrastructure, flat topography, and FM 78 railroad tracks and Cibolo Creek forming major barriers between South Schertz and the rest of the City.

Central Schertz

Access to FM 78, the existing stable neighborhood adjoining Main Street, availability of building stock, and community support for downtown redevelopment are identified as opportunities for Downtown Schertz. Constraints include severe flooding, ensuring compliance with FEMA regulations, and short-term focus on adaptive reuse of the existing building stock.

Schertz Sector Plan



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City of Schertz Parks and Recreation Master Plan 2014: Live and Play!

The Parks and Recreation Master Plan builds on the 2002 Comprehensive Land Plan and 2007 Parks and Open Space Master Plan and is in congruence with the 2013 Sector Plan. The plan provides an inventory of the existing parks and recreational facilities, identifies needs and gaps, and recommends strategies for improving quality of life in the City of Schertz. The comprehensive plan update process includes updating the parks and recreation plan as part of the planning process. In addition, strategies from the existing Parks and Recreation Master Plan will inform the comprehensive plan.

City of Schertz Master Thoroughfare Plan

Land use and transportation interact closely with each other. The Master Thoroughfare Plan provides direction for the development of the transportation network in the City. The plan identifies future transportation needs for the area, goals and policies, and short- and long-term capital investments for improvements to existing roads, construction of new roads, and bicycle, pedestrian, and transit-supporting facilities. The plan provides recommendations that will be considered when updating the comprehensive plan.

Schertz Economic Development Corporation (SEDC) Incentive Policy 2017

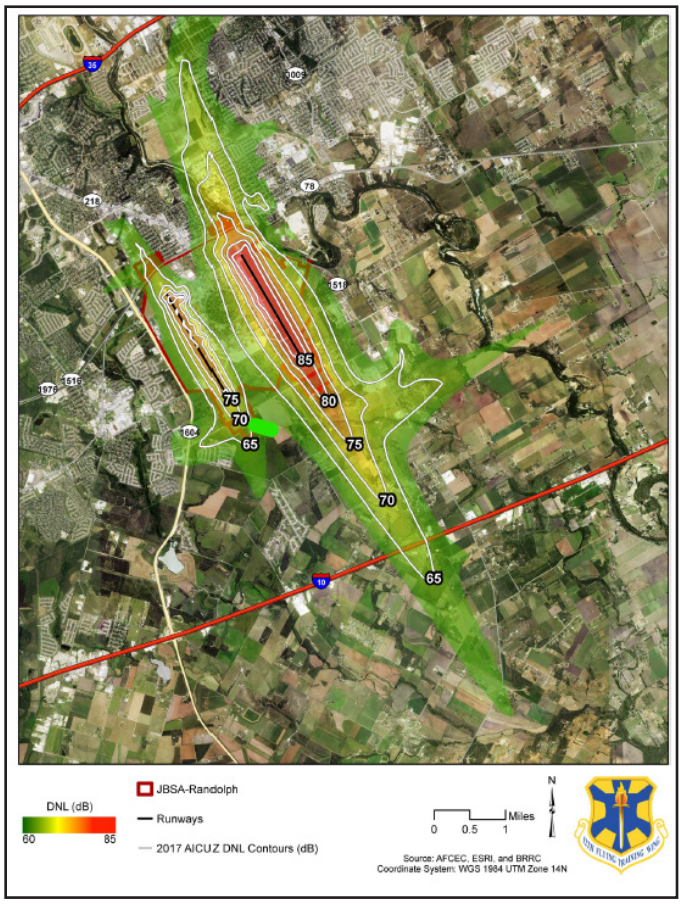
The Schertz Incentive Policy aims to increase job opportunities, add taxable value, improve quality of life, and diversify the local economy. Over the years, the City of Schertz has partnered with SEDC to leverage incentive tools, create loans for emerging industries, and provide grants to companies. The Incentive Policy lists initiatives and processes to boost the local economy. These processes will be utilized to implement relevant strategies recommended in this Plan.

JBSA Regional Compatible Use Plan (RCUP)

The JBSA RCUP aims to ensure that community development is compatible with the continued military mission of JBSA installations. The plan provides strategies to address issues related to land use for communities located adjacent to JBSA airfields. These issues include runway flooding along JBSA-Randolph and fragmented ability to implement land use controls surrounding JBSA installations.

Joint Base San Antonio (JBSA)-Randolph and Seguin Auxiliary Airfield Air Installations Compatible Use Zone (AICUZ) Study

The AICUZ study provides information about noise contours, flight operations, noise exposure areas, accident potential, and land use compatibility conditions which will significantly impact the future land use plan developed as part of the comprehensive planning process. The JBSA-Randolph Airfield occupies about 2,900 acres of land and is located west of the City limits. The existing noise contours are shown in Map 2.



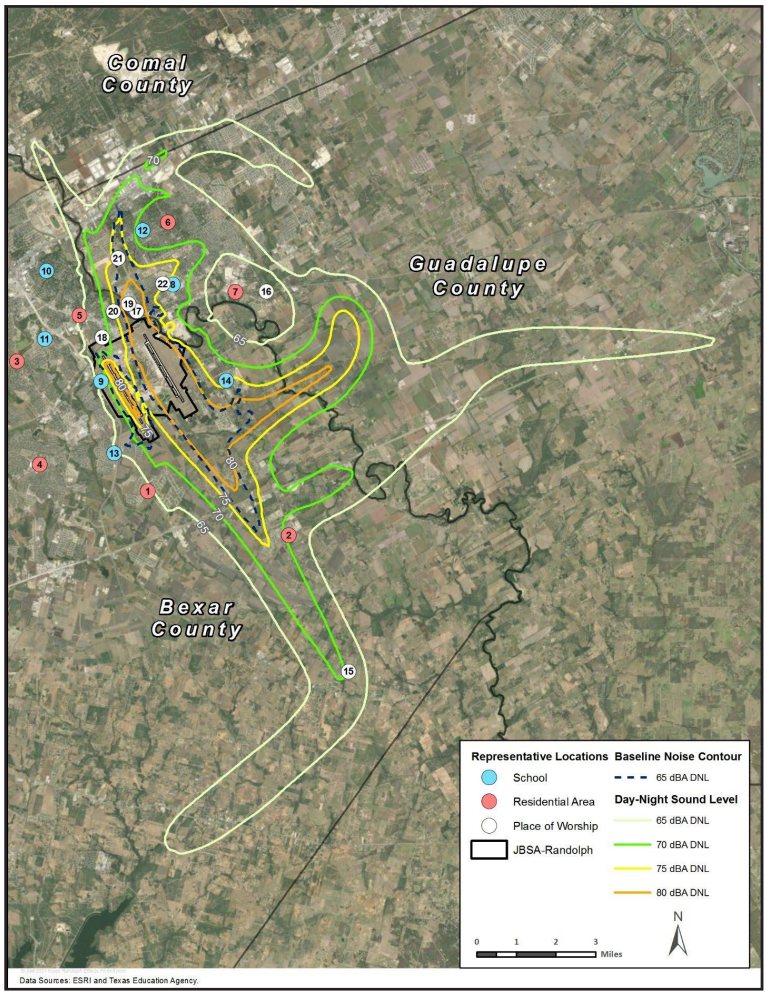
Map 2. Existing JBSA-Randolph Airfield Noise Contours

Joint Land Use Study for Randolph AFB – JBSA-Randolph (JBSA-R) Joint Land Use Study

As per the JBSA-R Land Use Study, JBSA-Randolph provides over $1.3 billion in economic impact to both local and regional economies in the form of annual payroll, annual expenditures, and value of jobs created. The Joint Land Use Study (JLUS) will play a crucial role in ensuring that proposed future land uses adjacent to the JBSA-Randolph Airfield are compatible with the military mission. The JLUS assists in ensuring continued economic benefit of the airfield to the surrounding communities. The comprehensive plan will consider guidelines to develop property located within the JBSA-R airfield safety zones and noise contours.

Final Environmental Impact Statement (FEIS) for T-7A Recapitalization at Joint Base San Antonio, Texas

The FEIS supports the Secretary of the Air Force's strategic basing proposal for recapitalization efforts at existing T-38A training installations, with JBSA-Randolph as the initial site for trainings. The FEIS evaluates the proposed recapitalization action at JBSA, considering T-7A aircraft operations, associated facilities, and personnel increase. The FEIS analyzes the Proposed Action, three alternatives, and the No Action alternative. Due to the absence of T-7A flight experience in the San Antonio region, the FEIS uses T-38A parameters and preliminary T-7A test results for Noise and Air Quality modeling. Map 3 shows the Proposed Action noise contours from the modeling. The FEIS anticipates better understanding and refinement of T-7A flight profiles and impacts once training operations commence, using actual data for realistic projection.



Map 3. Proposed Action Noise Contours

EXISTING CONDITIONS

The existing conditions analysis includes an overview of the demographic, housing, and economic characteristics in Schertz to identify gaps and demand. This assessment will help formulate the vision and recommendations of the Plan.

Demographics

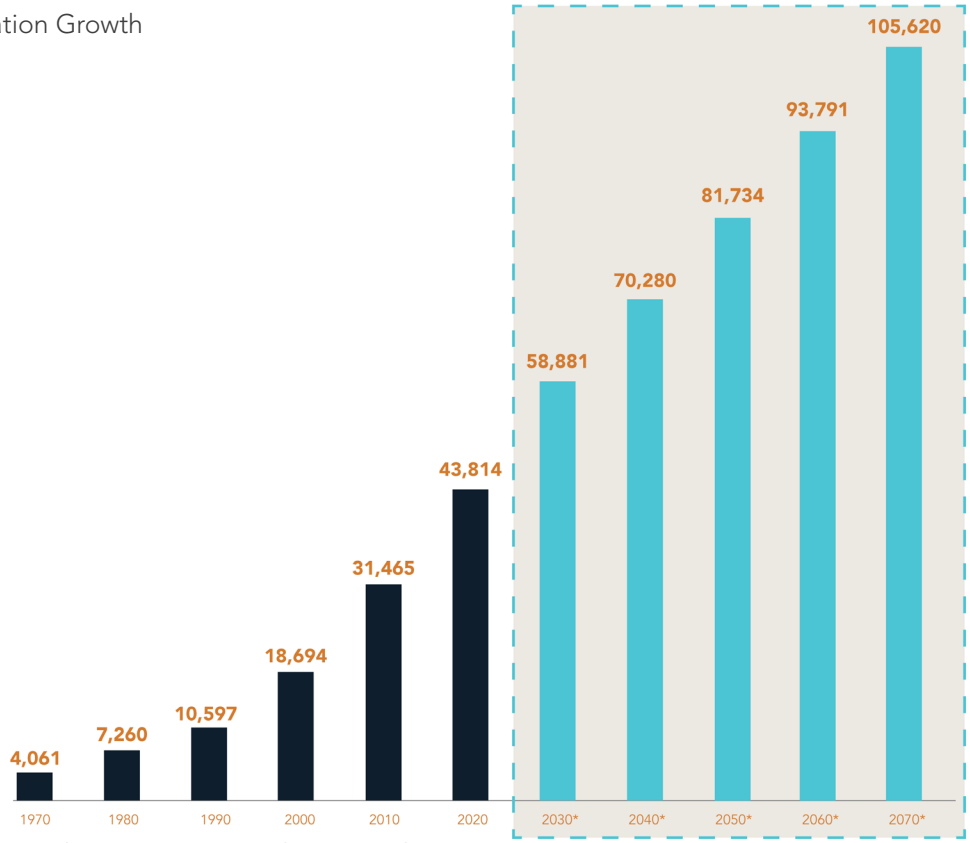
Population Growth

According to the United States Census Bureau, the population of Schertz has grown steadily over the years. Figure 2 shows the breakdown of the estimated historical population growth in Schertz. The population of Schertz has more than doubled since the year 2000. This growth is likely due to the City's proximity to San Antonio, Austin, and Houston along with several other factors.

Figure 2 illustrates how the population in Schertz is projected to grow over the next 50 years, according to the Texas Water Development Board projections. Texas is projected to experience steady population growth from 2020 to 2070 with a compound annual growth rate of 1.1%. By 2030, the state's population is expected to increase by 4.2 million. By 2070, it's expected to reach approximately 51.5 million. Schertz is projected to experience faster population growth than the state as a whole, with a compound annual growth rate of 1.8%.

By 2030, the City's population is expected to grow to 58,881. By comparing the population projections of Schertz and Texas, it is anticipated that Schertz will outpace Texas' growth rate. Comparisons with state and regional population growth trends are shown in Appendix A.

Figure 2. Population Growth



Source: U.S. Census, Texas Almanac, Texas Water Development Board

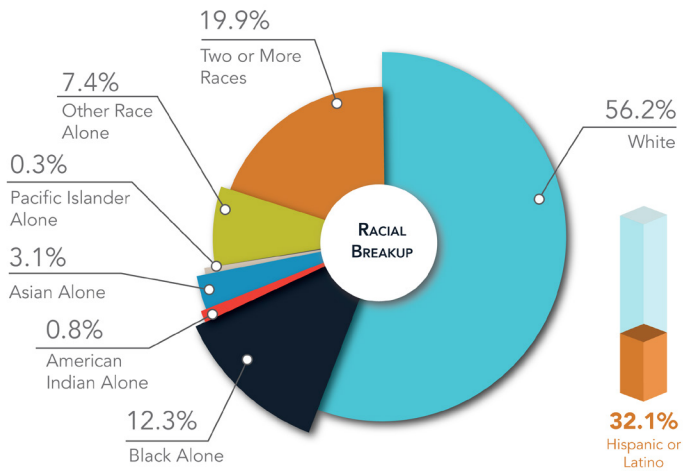
Race and Ethnicity

According to recent ESRI data, there have been significant changes in the racial and ethnic makeup of Schertz between 2010 and 2022. The percentage of the population that identifies as White alone has decreased from 78.8% in 2010 to 56.2% in 2022, while the percentage of the population that identifies as Hispanic (of any race) has increased from 26.2% in 2010 to 32.1% in 2022. The percentage of the population that identifies as Black alone has also increased, from 8.5% in 2010 to 12.3% in 2022. Additionally, the percentage of the population that identifies as two or more races has increased from 3.9% in 2010 to 19.9% in 2022, suggesting that the population of Schertz has become more diverse in terms of racial and ethnic identity.

Age

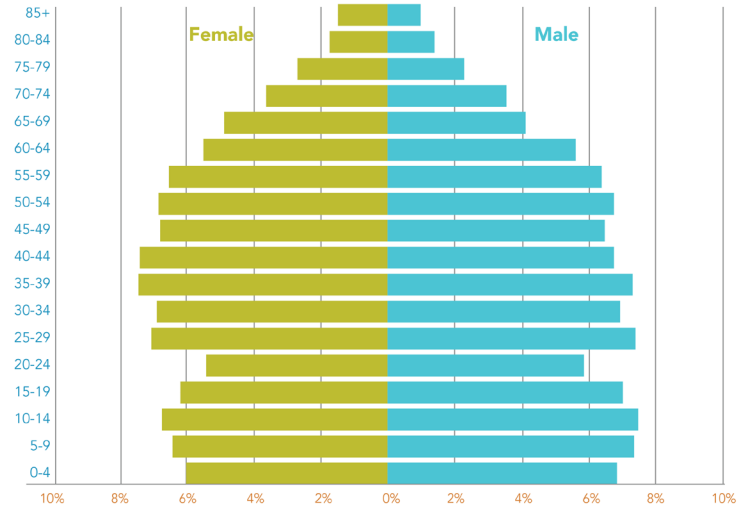
The Schertz population has a median age of 37.2 years old, which is slightly higher than the median age of the San Antonio MSA and the state of Texas. This illustrates that Schertz has a slightly older population compared to the surrounding region and state. However, the projected population growth rate for Schertz is higher than both the MSA and Texas, indicating that the City may continue to attract a younger demographic in the coming years. Figure 4 is an age distribution chart showing different ages based on male versus female in the City of Schertz. Most notably, the recent graduation population is the lowest age bracket in the surrounding age ranges.

Figure 3. Racial Breakup and Ethnicity



Source: ESRI

Figure 4. Age Distribution

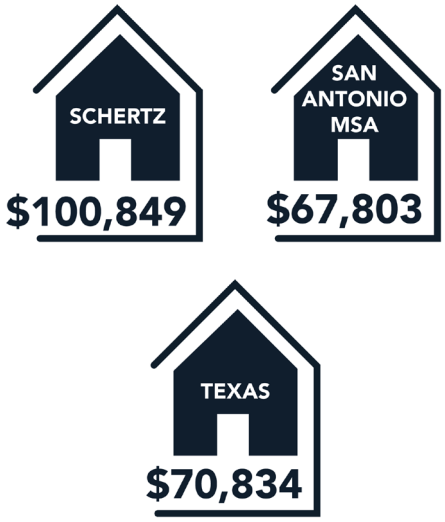


Source: ESRI

Income

According to recent data, the average household income in Schertz is $118,183, which is higher than both the San Antonio Metropolitan Statistical Area (San Antonio MSA) ($94,960) and Texas ($101,658) averages. Overall, Schertz is a relatively affluent and growing city within the larger San Antonio area. The median disposable income in Schertz is $82,732, which is significantly higher than both the San Antonio MSA ($57,231) and Texas ($59,270) medians. When consumers have more disposable income, they are able to spend more money on goods and services, which can stimulate economic growth. Increased consumer spending can create more demand for goods and services, leading to higher production levels and potentially more job opportunities.

Figure 5. Median Household Income



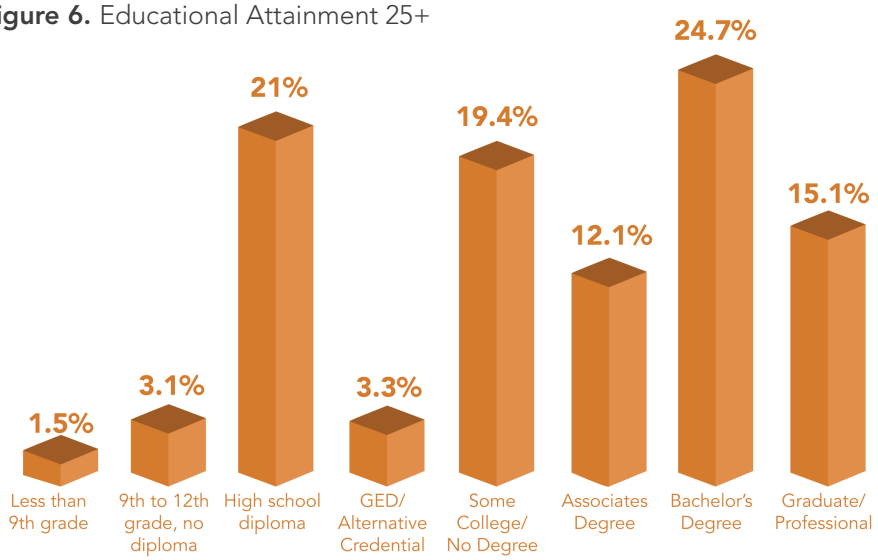
Source: ESRI

Educational Attainment

There are notable differences in the educational attainment levels of Schertz, the San Antonio MSA, and the state of Texas. In Schertz, the percentage of the population aged 25 and over with a bachelor's degree is higher at 24.7%, compared to the San Antonio MSA at 20.4%, and Texas at 22.0%. Schertz also has a higher percentage of the population with a graduate or professional degree at 15.1%, compared to the San Antonio MSA at 11.1% and Texas at 11.3%. On the other hand, Schertz has a slightly lower percentage of the population aged 25 and over with a high school diploma than the San Antonio MSA and state of Texas at 21.0%.

This recent data suggests that Schertz has a higher-educated population compared to San Antonio MSA and Texas. However, Schertz has a smaller population compared to the San Antonio MSA and Texas, so the differences in educational attainment levels may not necessarily translate to the same absolute numbers of individuals with specific degrees or credentials.

Figure 6. Educational Attainment 25+



Source: ESRI

Firmographics

Firmographics is like demographics but for businesses. While demographics focus on characteristics of individuals, firmographics looks at characteristics of companies. It includes details such as industry, company size, location, and other factors that help understand and categorize businesses.

Schertz is part of the San Antonio-New Braunfels Metropolitan Statistical Area (MSA). MSA comparison highlighting occupational employment numbers as well as hourly/annual wages is shown in Table 5 of Appendix A. Based on this information, the MSA is a more competitive environment for companies than other Texas markets.

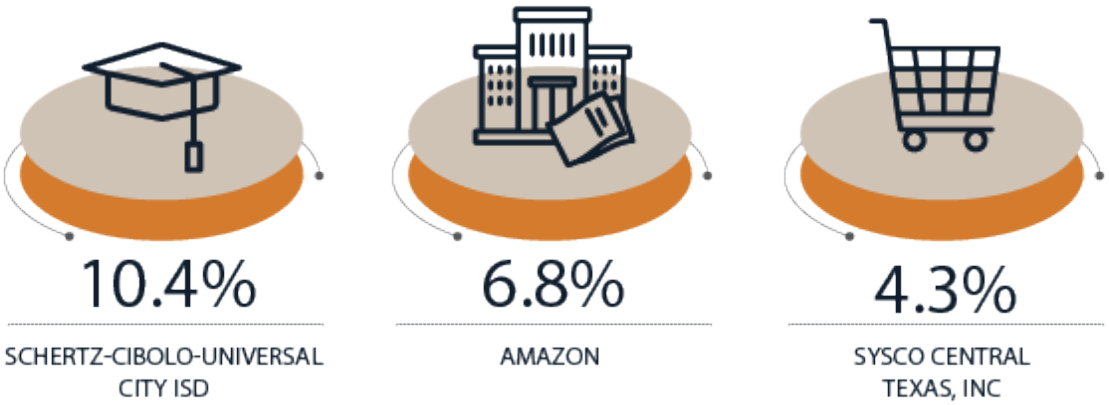


Top Employers

The top ten employers in Schertz have shifted somewhat over the past decade as shown in Table 6 of Appendix A. The table exemplifies the proportion of the total labor market that is employed by each employer. However, some of the top employers remain consistent. The Schertz-Cibolo-Universal City Independent School District is currently the largest employer in the area, with over 2,000 employees, accounting for 10.4% of the total city employment. Amazon and Sysco Central Texas, Inc. are also significant employers in the area, with 1,302 and 827 employees, respectively. Other notable employers include the Republic National Distributing Company, Brandt Companies, and the City of Schertz.

Some of the employers listed are in the education sector, such as the Schertz-Cibolo-Universal City Independent School District. Others are in the retail sector, such as Walmart and H.E.B. Grocery Co. There are also logistics and distribution companies like FedEx and Amazon, as well as food service companies like Sysco Central Texas, Inc. Overall, the top employers in the City of Schertz represent a diverse range of industries, providing opportunities for a variety of skilled and unskilled workers in the area.

Figure 7. Top Employers



Source: Schertz EDC, Jobs EQ 2022

EXISTING LAND USE

The City of Schertz supports a wide range of land use activities, including a variety of residential uses, commercial uses, industrial uses, agricultural uses, etc. The way in which land is used can have a profound impact on climate, soil, water, vegetation, and other biodiversity resources. Understanding existing land use patterns and their linkages with prevailing environmental, economic, and social conditions is crucial to the development and implementation of land use policy and planning.

This section provides an assessment of the existing land uses within the City limits and the extraterritorial jurisdiction (ETJ) of Schertz. The existing land use analysis presented opportunities and constraints for development in Schertz.

Table 1. Existing Land Use

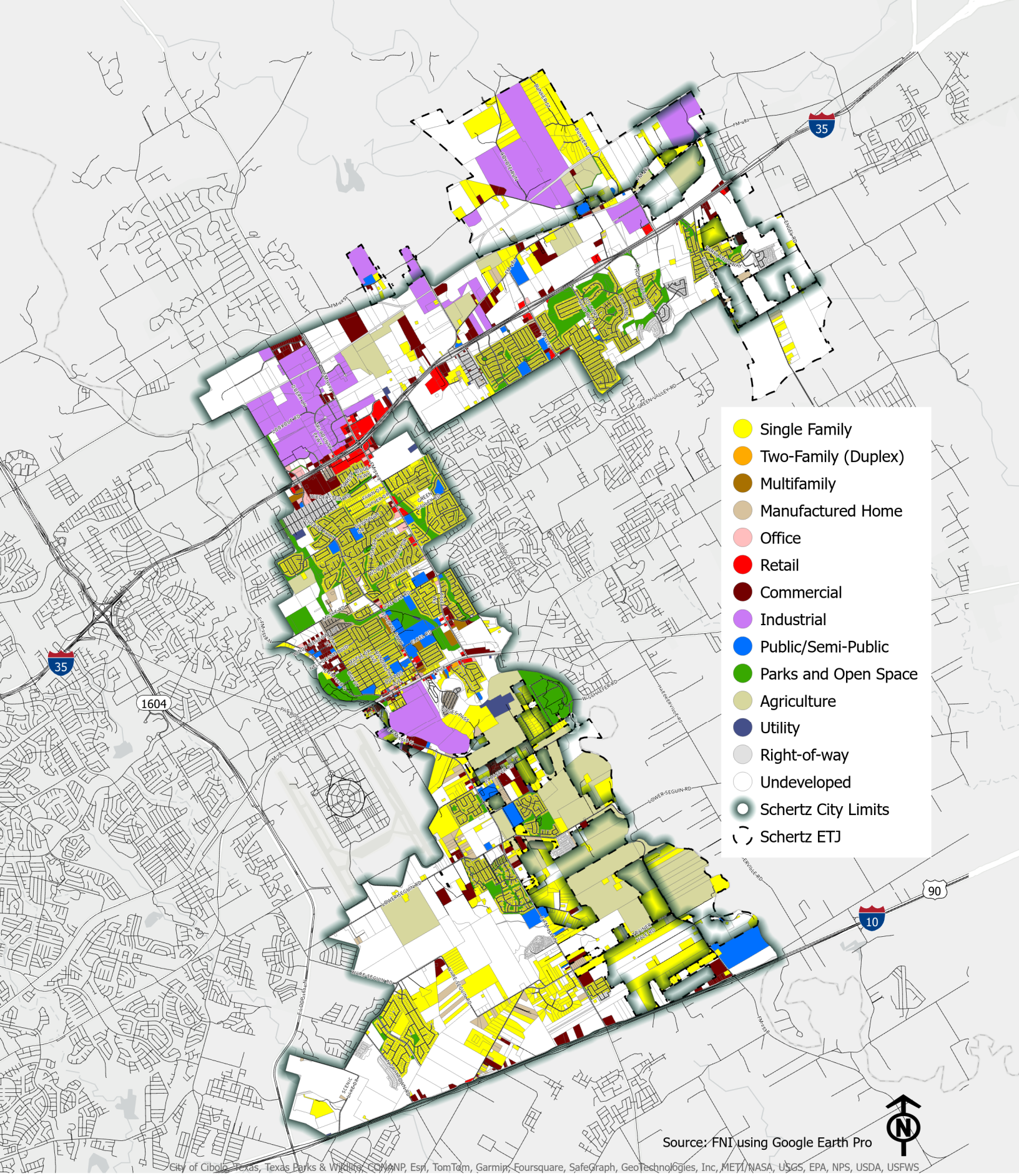
Land Use	Acreage	Percentage
Single Family	6,283	21.8%
Two-Family (Duplex)	4.1	<0.01%
Multifamily	62.0	0.2%
Manufactured Home	448.3	1.6%
Office	77.7	0.3%
Retail	252.1	0.9%
Commercial	933.5	3.2%
Industrial	2,268.5	7.9%
Public/Semi-Public	555.9	1.9%
Parks and Open Space	1,139.7	3.9%
Agriculture	2,766.9	9.6%
Utility	83.4	0.3%
Right-of-way	2,263.5	7.8%
Undeveloped	11,739.6	40.6%
Total	28,878.0	100.0%

Opportunities

- A significant portion of the land within the City limits and ETJ is vacant or used for agricultural purposes. This creates an opportunity for future development as water and wastewater services are extended as needed.
- Industrial uses in the City are separated from residential uses by I-35 creating a buffer between lower and higher intensity uses.

Constraints

- Some of the land uses in North Schertz are separated by physical barriers such as I-35 restricting movement of vehicles and pedestrians in the area. There is absence of adequate commercial uses south of I-35 to service the residential uses in the area. Potential development in the area will need to plan for additional connections to ensure that residents are able to access services offered in the area.
- The presence of the quarry in the northeastern part of the City limits ETJ serves as a discerning factor that influences the appropriate development types in adjacent areas.
- Planning for development in South Schertz poses unique challenges due to its proximity to the JBSA-Randolph airfield in the form of density restrictions and permissible land uses.



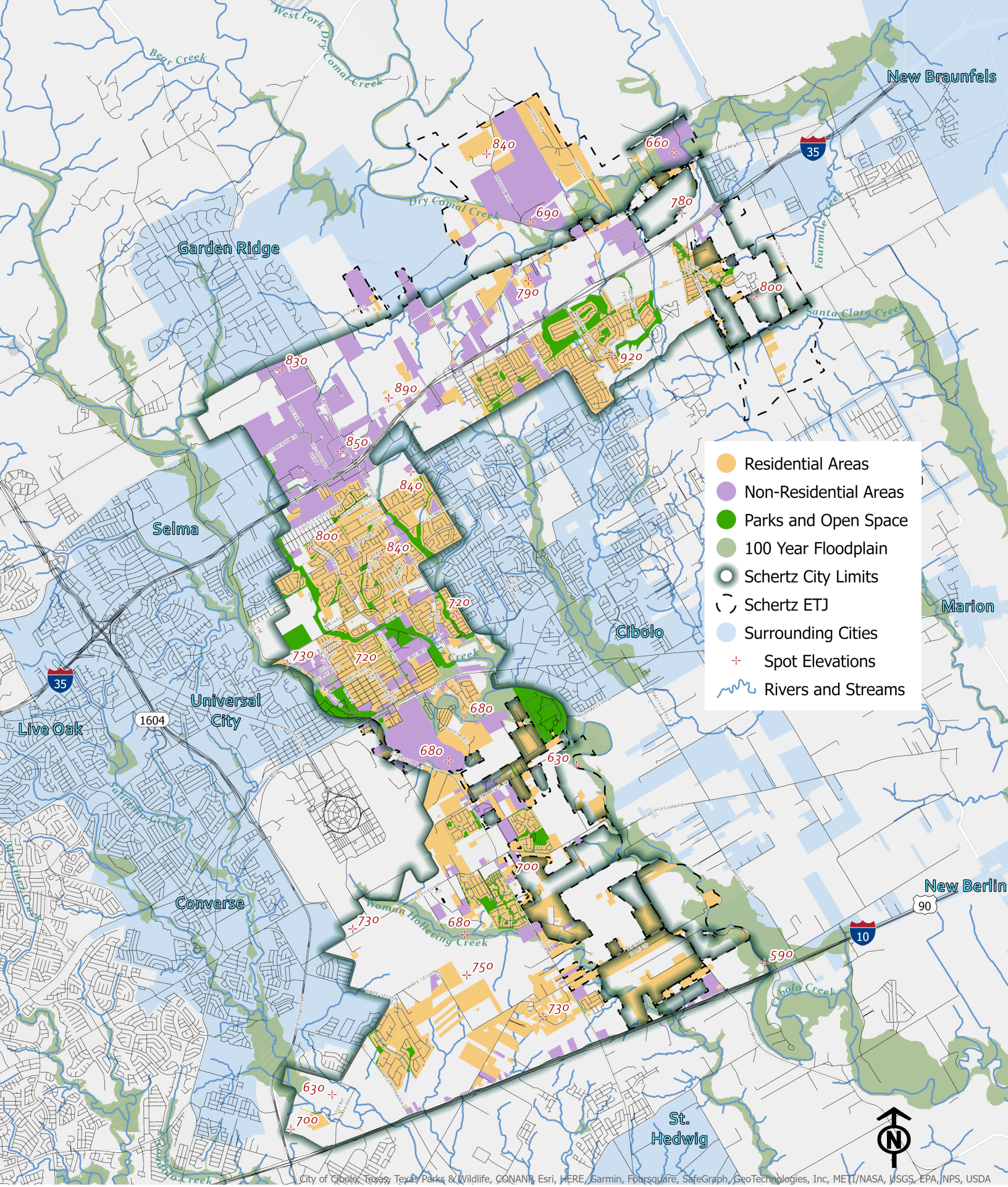
Map 4. Existing Land Use

PHYSICAL FEATURES

Schertz is located in South Central Texas, about 5 miles northeast of San Antonio. I-35 runs through the northern part of the City connecting it to New Braunfels, San Marcos, and Austin and I-10 borders the southern boundary of the City connecting it to Seguin and eventually Houston. The City has varying slopes and the spot elevations (critical for construction) are shown in Map 5.

Cibolo Creek, Dietz Creek, and Woman Hollering Creek run through the City. Approximately 3,926 acres of the land within the City limits is located within the 100-year floodplain. As per FEMA, most areas in the City fall under 0.2% to 1% annual chance flood hazard category. Additionally, changing weather patterns mean the area can expect more extreme rainstorms and floods in the future. These factors discussed above with Schertz's floodplains necessitate flood resilient building and development strategies in the City.





Map 5. Physical Features

MARKET SNAPSHOT

The purpose of this snapshot is to provide background information about Schertz that will help influence the comprehensive planning process to continue economic development momentum and help manage growth for Schertz. Economic development is important to provide increased revenue for the City to maintain first-class services, attract quality talent to service existing and future businesses, maintain and expand infrastructure, and support and attract quality development. Ultimately, this initiative can be used to explore the balance between market opportunities, land use, and Schertz's community values and vision for the community.

Economic Trends

In recent years, Schertz has experienced significant economic growth and development, with several new businesses and residential developments moving into the area. The City has invested heavily in infrastructure, including roads and utilities, to support this growth.

One trend that has emerged in Schertz and other nearby communities is the growth of logistics and distribution businesses, particularly those serving the nearby Port of San Antonio and other regional transportation hubs. This trend is reflected in the presence of companies such as Amazon, FedEx Ground, Republic National Distributing Company, and Hollingsworth Logistics Group among the top employers in the area.



Emerging Goals

During this process, several emerging economic development strategies were identified that can help maintain and expand economic development opportunities. These include the following opportunities.

- Explore opportunities to evolve corporate attraction of advanced technologies
- Incorporate retail with placemaking and destination to increase significance
- Expand housing options (missing middle, executive, attainable)
- Invest in local talent
- Maintain strong economic development programs
- Leverage development projects with local and regional economic development potential
- Connect development projects to one another to maximize sustainable development opportunities, maximize tax base and optimize the development patterns
- Align development outcomes with the broader goals of the community in context with current market conditions

Economic Assets

- Location between I-35 and I-10
- Proximity to San Antonio, Austin and Houston, and nearby communities
- Substantial amount of developable land
- High quality education (K-12, Community Colleges, Universities)
- Leader for industrial development within the San Antonio and Austin region
- Randolph AFB is a strong regional driver

Schertz Economic Development Corporation (SEDC)

The SEDC is a non-profit organization that works to promote economic development and growth in the City of Schertz. The organization's focus is to create and retain primary jobs and improve infrastructure. These primary job employers bring new money into the local economy by exporting goods and services to other markets. Schertz already has a variety of these employers, which helps maintain the flow of new wealth into the community. The SEDC's objective also includes enhancing the infrastructure in Schertz so existing businesses can operate effectively and new enterprises are incentivized to establish themselves in the City.

SCHERTZ
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Market Demand and Existing Conditions

Industrial

Schertz is centrally located in Central Texas which has experienced a 14.5% increase in population in the last five years. With access to quality talent, frontage on I-35, and available land there is creates favorable conditions for industrial space in Schertz. The high population growth rate and purchasing power in the region is driving demand for industrial space, as new businesses seek to establish a presence in the region.

Schertz's industrial inventory is distributed among 172 existing buildings, making up a total of 9.8M square feet. Market rent for industrial space is currently at $8.75 per square foot, up 12.6% from last period, while the vacancy rate has also increased to 5.9%. Based on market factors and growth projections, Schertz could expect to absorb an additional 201K square feet of industrial space annually. However, due to national economic headwinds, the months on market, months to lease, and months vacant nationally are all trending down. In Schertz, the absorption of industrial space leased over the past 12 months is still trending up, representing favorable local conditions.

Retail

Schertz has approximately 2.6M square feet of retail inventory, spread across 185 buildings. According to Costar, there is approximately 10.8K square feet under construction. Market rent is currently at $19.26 per square foot, with a vacancy rate of 0.7%. It is projected that Schertz could absorb 218K square feet of retail space annually. The net absorption rate has increased 8.3% year-over-year, which indicates that the retail space in Schertz is being leased at a steady pace. Months to lease and months vacant are trending downward. This could be a result of increased demand for retail space and limited supply of new retail. There is a 24-month lease renewal rate of 95.9% suggesting that retailers are generally resilient and sustainable. This is a positive sign as it indicates a stable retail market.



Another measurable trend for retail is retail gross sales. Retail gross sales provide insights into consumer spending in the region. Gross sales refer to the total amount of revenue generated by the retail industry, which is influenced by consumer spending in the region. Higher gross sales figures indicate that retail businesses in the region are generating more revenue, which could mean that consumers are spending more on goods and services. The data shows that Schertz has experienced a steady increase in retail gross sales over the last 20 years, which correlates to consumer spending, and an increase in taxes. Table 2 shows the positive trend in retail gross sales over time.

Office

Schertz has approximately 48 existing office buildings, making up a total of 340K square feet. Market rent is currently at $29.03 per square foot, up 2.9% from the last period, while the vacancy rate has remained the same at 5.1%. Based upon market growth and estimated growth of industry clusters, Schertz is anticipated to absorb 15.9K square feet of office space annually.

Table 2. Retail Gross Sales

Schertz Retail Sales	Total Retail Sales	Retail Sales Subject to Sales Tax
2010	$411,761,725	$162,432,693
2015	$530,387,554	$192,941,780
2020	$548,637,199	$209,107,151
2021	$641,404,133	$242,987,539

Source: Texas Comptroller

There is a downward trending 12-month net absorption rate that indicates that the office space in Schertz is being leased at a slower pace. This can be attributed to national post-COVID trends on occupancy and increased unemployment creating uncertainty for new office space. However, the rate is still positive at a 4.7% vacancy rate. There is a 24-month lease renewal rate of 59.7% for office space in Schertz which suggests that less than two-thirds of office tenants are choosing to renew their leases. This is a relatively low renewal rate and may indicate that tenants are uncertain about the economy and may be downsizing or deferring making long-term decisions for office. However, there is a decrease in months on the market to five months, which may indicate that the market is beginning to stabilize. Based upon market trends and short-term forecasts, it is anticipated that Schertz can absorb 10.5K of office per year.

Housing - Residential

According to the Zillow Home Value Index (ZHVI), the typical home value in Schertz has increased from $223,581 in 2018 to $326,612 in 2023. That is approximately a 46% increase over five years and includes all homes, middle tier, smoothed and seasonally adjusted. The ZHVI is a weighted average of the middle third of homes in Schertz. Based on data from January 31, 2023, the median number of days it takes for a home to go from being listed for sale to being under contract or pending is 21 days in Schertz.

To understand the capacity of the single-family residential market, an analysis was performed using historical data and projected growth rates within Schertz. It is estimated that Schertz could capture up to 513 new owner-occupied, single-family detached units annually. Under half of the demand (33%) is for units at a price point above $350K, a total of 171 units annually. Approximately 62% of the demand is for units above the $250K price point. There is also demand for an additional 108 owner-occupied units annually in the form of duplex/triplex/fourplex, townhomes, row homes, or condos. This represents just over 17% of the owner-occupied demand within Schertz. These annual demand numbers do not represent what the City of Schertz must absorb but represents the annual amount that Schertz could absorb across all income ranges. Detailed single-family and multifamily residential demand is shown in Appendix A.



Psychographics

Psychographics are developed through quantitative and qualitative methodology to further understand the nuances of consumers' psychological attributes. Psychographics study personality, values, opinions, attitudes, interests, and lifestyles in concert with traditional demographic factors. This includes a wide range of topics including health, politics, and technology adoption. Each consumer's unique attitudes influence their lifestyle choices and their lifestyles impact purchasing decisions on housing, clothing, food, entertainment, and more.

Psychographics are critical in understanding a population's attitudes and interests rather than being limited by "objective" demographics. While demographics can tell us about a household's size and average income, psychographics can help to paint a picture of why that family may purchase a particular item or have preferences related to technology. These insights enable people to find similar-interest households, linking those with similar interests and attitudes, even if they are from a different community.

The segmentation profile for Schertz in this section is based on the ESRI Tapestry lifestyle segmentation. A psychographic segment is assigned to each household, based on the dominant lifestyle segment. Once aggregated, a descriptive snapshot of the customer base can be derived. Tapestry classifies residential neighborhoods across the U.S. into 67 unique segments based on demographic and socioeconomic characteristics. This generates more insight so that best customers and underserved markets can be identified. The dominant psychographic segments within Schertz are summarized as follows.



Workday Drive

(26.4% of Schertz Households)

2.97	37.0	$90,500
Average Household Size	Median Age	Median Household Income

Who are we?

Workday Drive is an affluent, family-oriented market with a country flavor. Residents are partial to new housing away from the bustle of the City but close enough to commute to professional job centers. Life in this suburban wilderness offsets the hectic pace of two working parents with growing children. They favor time-saving devices, like banking online or housekeeping services, and family-oriented pursuits.

Our Neighborhood

- Workday Drive residents prefer the suburban periphery of metropolitan areas.
- Predominantly single family homes are in newer neighborhoods, 34% built in the 1990s, 31% built since 2000.
- Owner-occupied homes have a high rate of mortgages at 68% and low rate vacancy at 4%.
- Median home value is $257,400.
- Most households are married couples with children; average household size is 2.97.
- Most households have two or three vehicles; long travel times to work including a disproportionate number commuting from a different county.

Socioeconomic Traits

- Education: 40.5% college graduates; more than 72% with some college education.
- High labor force participation rate at 71%; two out of three households include two plus workers.
- Connected, with a host of wireless devices—anything that enables convenience, like banking, paying bills, or even shopping online.
- Well-insured and invested in a range of funds, from savings accounts or bonds to stocks.
- Carry a higher level of debt, including first and second mortgages and auto loans.

Up and Coming Families

(23.6% of Schertz Households)

3.12	31.4	$72,000
Average Household Size	Median Age	Median Household Income

Who are we?

Up and Coming Families is a market in transition—residents are younger and more mobile than the previous generation. They are ambitious, working hard to get ahead, and willing to take some risks to achieve their goals. The recession has impacted their financial well-being, but they are optimistic. Their homes are new; their families are young. And this is one of the fastest-growing markets in the country.

Our Neighborhood

- New suburban periphery: new families in new housing subdivisions.
- Building began in the housing boom of the 2000s and continues in this fast-growing market.
- Single family homes with a median value of $194,400 and a lower vacancy rate.
- The price of affordable housing: longer commute times (Index 217).

Socioeconomic Traits

- Education: 67% have some college education or degree(s).
- Hardworking labor force with a participation rate of 71% (Index 114).
- Most households (61%) have two or more workers.
- Careful shoppers, aware of prices, willing to shop around for the best deals and open to influence by others' opinions.
- Seek the latest and best in technology.
- Young families are still feathering the nest and establishing their style.

Down the Road

(12.1% of Schertz Households)

2.76	35.0	$38,700
Average Household Size	Median Age	Median Household Income

Who are we?

Down the Road is a mix of low-density, semi-rural neighborhoods in large metropolitan areas. Almost half of householders live in mobile homes; more than two-fifths live in single-family homes. These are young, family-oriented consumers who value their traditions. Workers are in service, retail trade, manufacturing, and construction industries, with higher proportions in agriculture and mining, compared to the U.S.

Our Neighborhood

- Nearly two-thirds of households are owned.
- Family market, primarily married couples or single-parent households (Index 145).
- Close to half of all households live in mobile homes (Index 780).
- Four-fifths of households were built in 1970 or later.
- About 32% of homes are valued under $50,000.

Socioeconomic Traits

- Education completed: 36% with a high school diploma only, 41% with some college education or a degree.
- Labor force participation rate is 59%, slightly lower than the U.S.
- Family-oriented, outgoing consumers; they place importance on preserving time-honored customs.

Middleburg

(10.1% of Schertz Households)

2.75	36.1	$59,800
Average Household Size	Median Age	Median Household Income

Who are we?

Middleburg neighborhoods transformed from the easy pace of country living to semi-rural subdivisions in the last decade, as the housing boom spread beyond large metropolitan cities. Residents are traditional, family-oriented consumers. Still more country than rock and roll, they are thrifty but willing to carry some debt and are already investing in their futures. They rely on their smartphones and mobile devices to stay in touch and pride themselves on their expertise. They prefer to buy American and travel in the U.S. This market is younger but growing in size and assets.

Our Neighborhood

- Semi-rural locales within metropolitan areas.
- Neighborhoods changed rapidly in the previous decade with the addition of new single-family homes.
- Include a number of mobile homes.
- Affordable housing, median value of $175,000 with a low vacancy rate.
- Young couples, many with children; average household size is 2.75.

Socioeconomic Traits

- Education: 65% with a high school diploma or some college.
- Labor force participation typical of a younger population at 66.7%.
- Traditional values are the norm here—faith, country, and family.
- Prefer to buy American and for a good price.
- Comfortable with the latest in technology for convenience (online banking or saving money on landlines) and entertainment.

Boomburbs

(7.6% of Schertz Households)

3.25	34.0	$113,400
Average Household Size	Median Age	Median Household Income

Who are we?

This is the new growth market, with a profile similar to the original: young professionals with families that have opted to trade up to the newest housing in the suburbs. The original Boomburbs' neighborhoods began growing in the 1990s and continued through the peak of the housing boom. Most of those neighborhoods are fully developed now. This is an affluent market but with a higher proportion of mortgages. Rapid growth still distinguishes the Boomburbs neighborhoods, although the boom is more subdued now than it was 10 years ago. So is the housing market. Residents are well-educated professionals with a running start on prosperity.

Our Neighborhood

- Growth markets are in the suburban periphery of large metropolitan areas.
- Young families are married with children (Index 220); average household size is 3.25.
- Homeownership is 84% (Index 134), with the highest rate of mortgages, 71.5% (Index 173).
- Primarily single-family homes in new neighborhoods, 66% built since 2000 (Index 441).
- Median home value is $350,000 (Index 169).
- Lower housing vacancy rate at 3.7%.
- The cost of affordable new housing comes at the expense of one of the longest commutes to work, over 30 minutes average, including a disproportionate number (33.6%) commuting across county lines (Index 141).

Socioeconomic Traits

- Well-educated young professionals, 55% are college graduates (Index 178).
- High labor force participation at 71.3% (Index 114); most households have more than two workers (Index 124).
- Longer commute times from the suburban growth corridors have created more home workers (Index 156).
- Well connected, own the latest devices and understand how to use them efficiently; biggest complaints—too many devices and too many intrusions on personal time.
- Financial planning is well under way for these professionals.

Situational Analysis

Strengths

- Geographic Location: Schertz is strategically located between two major cities in Texas, San Antonio and Austin, making it an ideal location for businesses to operate. I-35 and I-10 frontage.
- Strong Economy: Schertz has a strong economy supported by a few different industries including manufacturing, healthcare, and retail.
- Infrastructure: The City has great infrastructure, including a well-maintained road network, access to rail and air transport, and reliable utilities.
- Quality of Life: Schertz has a great quality of life with excellent public services, good schools, and a low crime rate.

Weaknesses

- Limited Public Transportation: Schertz lacks an efficient public transportation system, which can make it difficult for residents to access employment and other opportunities in neighboring cities.
- Limited Cultural Opportunities: The City lacks significant cultural attractions and opportunities, such as museums, theaters, and festivals.
- Limited Higher Education Opportunities: Schertz does not have any colleges or universities, which can make it challenging for residents to pursue higher education without commuting to neighboring cities.

Key Challenges

- Managing Rapid Growth: The City has experienced significant population growth in recent years, which has put pressure on City services and infrastructure. The challenge is to manage this growth effectively while maintaining the City's quality of life and economic vitality.
- Traffic Congestion: Schertz is located at the crossroads of several major highways primarily managed by TxDOT, which has led to traffic problems and congestion. The City needs to invest in transportation infrastructure and collaborate with TxDOT to improve mobility and reduce congestion.
- Economic Diversification: Schertz's economy is heavily dependent on a few industries, such as manufacturing and healthcare. The City needs to diversify its economy to reduce the risk of economic downturns and create more job opportunities.
- Attainable Housing: Schertz has experienced rising housing costs due to its rapid growth and demand for housing. The City needs to ensure there is a sufficient supply of attainable housing to meet the needs of its residents.

Opportunities

- Business Growth: Schertz can leverage its strategic location and strong economic base to attract new businesses and industries to the area, which can create more jobs and generate more revenue.
- Tourism: Schertz can develop its cultural and historical attractions to attract more tourists to the area and promote economic growth.

Market Factors

Table 3. Implementation Justification

Category	Owner-Occupied Residential	Renter-Occupied Residential	Office	Retail	Industrial
Demand	High	High	Moderate	Moderate	Moderate
Opportunities	Missing middle Planned developments	Mixed-use	Leverage regional talent	Mixed-use Themed	Flex-tech
Challenges	Lack of infrastructure No analog for alternate product	Anti-rental culture	Inflation Increased unemployment Labor costs	Regional competition	Decreased demand
Target	$350+	Urban walk up	Corporate Garden	Destination retail Entertainment	Advanced manufacturing
Market Values	$326,612	$1.29/SF	$29.03/SF	$19.26/SF	$8.75/SF
Absorption Rate	513 units annually	371 units annually	10,500 SF annually	218K SF annually	200K SF annually

CHAPTER 2

Focus Areas & Engagement


SCHERTZ
TEXAS

INTRODUCTION

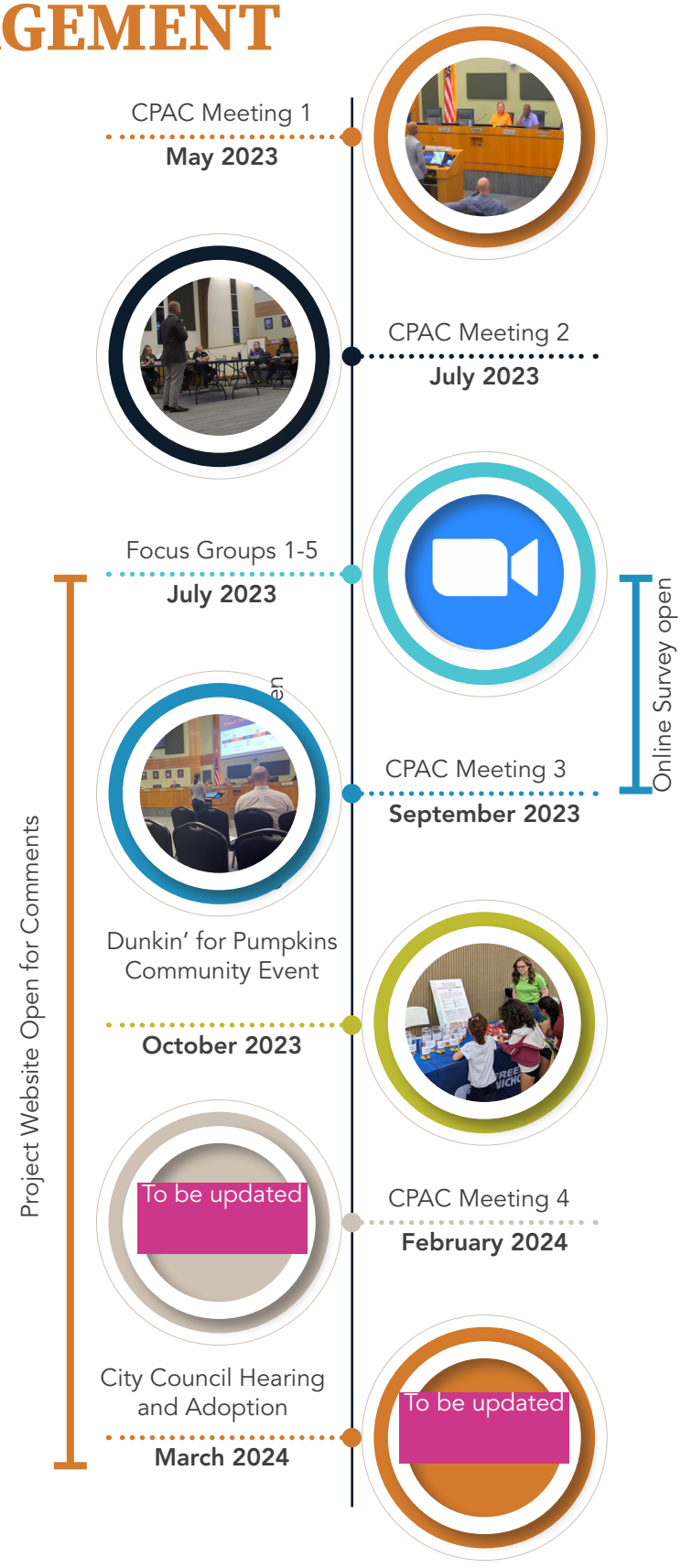
This chapter provides a summary of the key takeaways from the public engagement process conducted over seven months to gather input from the community on the Comprehensive Plan. It also outlines the policy statements that will provide the overall direction for future development in the City of Schertz. These policy statements reflect the vision, goals, and aspirations of the community. The policy statements are also informed by the public engagement process that included various methods for gathering input.



PUBLIC ENGAGEMENT

Public Engagement Summary

Input was gathered from residents and stakeholders throughout the update process and is incorporated into every section of the Plan. It informs the recommended strategies for future land use, transportation, and economic development as well as the policy statements for development in Schertz. Several engagement methods were utilized to provide multiple ways for people to participate. Engagement opportunities included an online survey and interactive map, focus groups, stakeholder input, and Comprehensive Plan Advisory Committee (CPAC) meetings. Detailed public engagement results are provided in Appendix B. This section provides a summary of the input received through these different methods of community engagement.



Comprehensive Planning Advisory Committee

Schertz's Planning & Zoning Commission served as the Comprehensive Planning Advisory Committee (CPAC). The CPAC was the primary steering committee for the Plan's development. They guided various stages of plan development to ensure that the Comprehensive Plan follows the community's needs and vision. Their key responsibilities included championing the planning process, providing feedback on the analysis presented by the planning team, guiding Plan recommendations, and ultimately recommending the final draft to the City Council for adoption. A total of four CPAC meetings were conducted throughout the process. These meetings were open to the public.

Key Takeaways

- Maintain close relationship with the Randolph Air Force Base.
- Promote responsible growth.
- Identify locations for multifamily development.
- Identify locations for and implement traffic improvements.
- Provide more retail and commercial land uses in southern part of the City.
- Advance conservation strategies to prevent and control flooding.
- Develop Schertz as a destination.
- Establish adequate services and amenities to retain the population.
- Provide housing options at different price ranges for ALL.
- Clearly define mixed-use development.



Project Website and Interactive Map

A project website was developed to provide all stakeholders with one-stop access to all the resources and updates related to the Comprehensive Plan. The website provided relevant information about past planning efforts, an overview of the planning process, updates on upcoming engagement opportunities, and an option to contact the project team directly.

An interactive map was embedded into the website to gather issues and concerns related to specific locations. The map highlighted five focus areas, as shown in Figure 1, with corresponding focus area number labels next to each area, to gather targeted recommendations and concerns related to these areas.

Key Takeaways

- Provide more grocery stores to serve the residential areas in Focus Area 1.
- Update zoning to provide affordable housing options in Focus Area 1.
- Ensure that development surrounding the Randolph Air Force Base in Focus Area 2 is compliant with the requirements of the Air Installations Compatible Use Zones (AICUZ).
- Encourage commercial and industrial development along I-35.
- Preserve green spaces and provide trails, playgrounds, dog parks, etc.
- Improve existing roadways.
- Improve public safety and security.

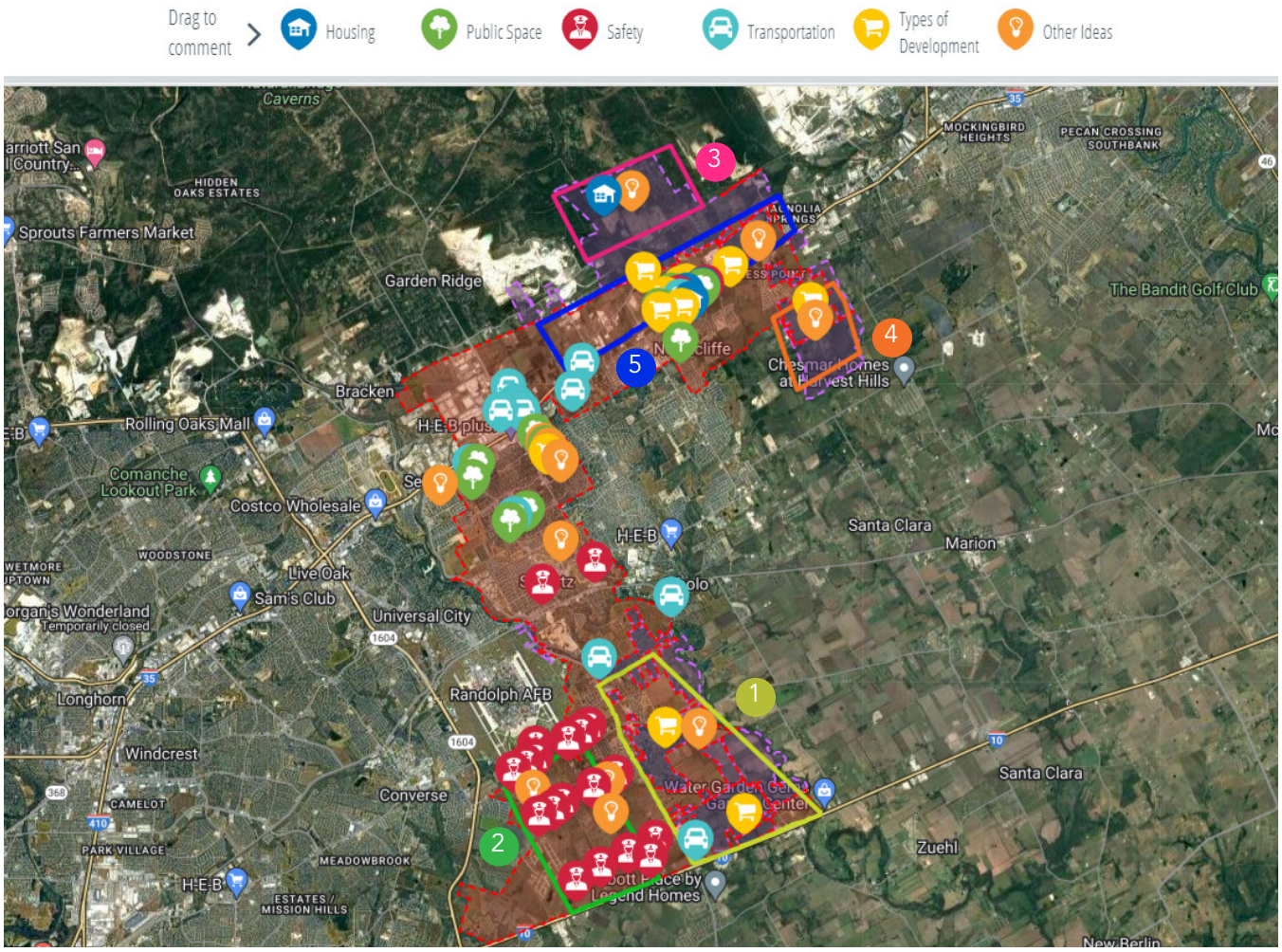


Figure 8. Interactive Map

Online Survey

In addition to the website and interactive map, an online survey was conducted over a span of two months to provide a quick, easy, and virtual option for the community to voice its goals, vision, and issues. The online survey gathered input related to local perception of emerging trends for the community as a whole as well as for each of the five focus areas. A detailed provision of survey results is provided in B.

Key Takeaways

- Maintain the small-town charm and character of Schertz.
- Continue to maintain and improve neighborhood safety throughout the City.
- Leverage proximity to larger urban areas – San Antonio and Austin.
- Industrial and medical development offering job opportunities for residents identified as a strength of the community.
- Leverage proximity to I-35 and I-10 for promoting economic growth.
- Improve connectivity through provision of a multimodal transportation system.
- Maintain the family-friendly atmosphere of the City.
- Preserve green spaces and provide greater access to natural amenities.
- Promote quality of life.
- Need more recreational, entertainment, retail development such as restaurants, grocery stores, etc. close to residential areas.
- Provide a variety of housing options with varied price ranges to attract professionals and young families to the area.
- Encourage aging in place.
- Improve drainage and flood prevention infrastructure.



Virtual Focus Groups

The planning team organized five focus groups to gather input from key stakeholders in the community – developers, homeowners and homeowners' associations, local business owners, Randolph Air Force Base, and boards and commissions. These focus group meetings were conducted via Zoom to maximize attendance. The feedback from the focus groups significantly impacted the identification of issues, future land use decisions, and recommended actions for implementation.

Key Takeaways

- Ensure responsible growth.
- Address circulation and traffic issues, especially north of I-35.
- Improve rural roads.
- Provide activities for young adults and families.
- Promote housing attainability for young families and professionals.
- Need more recreational, entertainment, retail development such as restaurants, grocery stores, etc. close to residential areas.
- Leverage the location of Schertz near major urban areas connected through I-35 and I-10.
- Provide flood control infrastructure.
- Enhance Cibolo Creek.
- Develop the trail system.
- Ensure density of development in areas surrounding the Randolph Air Force Base follows the recommendation in the AICUZ study.
- Provide adequate utilities and services in the northeast part of Schertz.

Dunkin' for Pumpkins Community Event

The planning team set up a booth to inform the community about the comprehensive plan update process at the Dunkin' for Pumpkins event organized by the City of Schertz. The booth had a few interactive activities:

- The first main activity was a coin investing exercise. Participants allocated ten coins among twelve options, revealing Schertz's residents priorities. Amenities for kids were the top concern, followed by active conservation of natural areas, general safety, and park-connecting trails.
- The booth's second key activity was centered around children, inviting them to draw their favorite thing about living in Schertz. Many children enjoyed the Dunkin' for Pumpkins event, and a love for the parks was also evident. The children appreciate the community events and spaces where they can participate and play.





Leading with Community Input

The goal of the Comprehensive Plan is to reflect the values and desires of the community as it plans for future development and growth. To verify that the community's vision for Schertz is appropriately reflected in the Plan, community input was gathered during all stages of the planning process. The City gathered input using multiple tools such as an online survey, interactive map, advisory committee meetings, community meeting, and focus groups.

Public Engagement

1 Community Event

409 Survey Responses

1,957 Project Website Unique Users

4 Advisory Committee Meetings

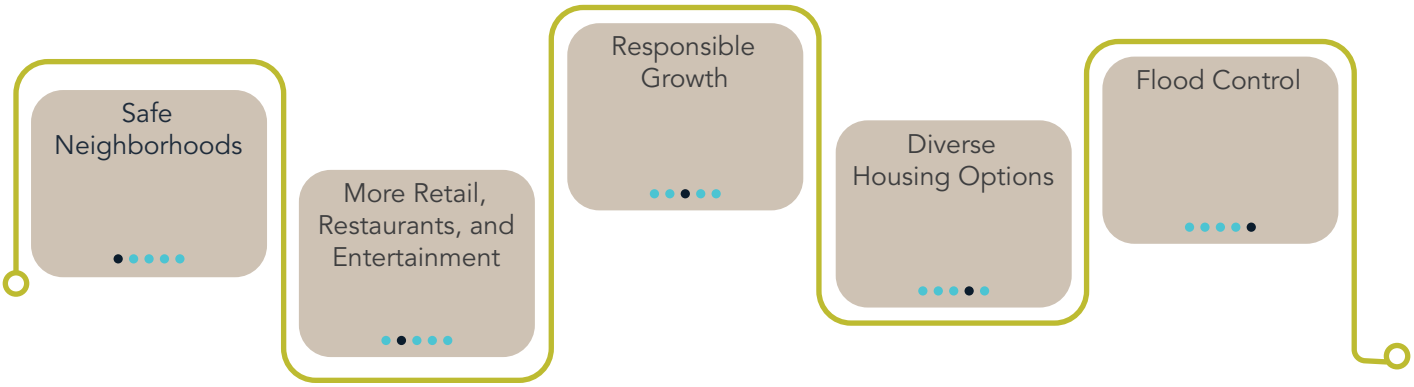
5 Focus Groups

Impact

The input received through the public engagement process was incorporated into developing the policy statements, Future Land Use Plan, economic development strategies, and implementation plan.



What We Heard



Recurring Themes

" We need more food and lunch options to serve the workforce in this area."

"Create a balanced program of local events to encourage all age groups to come together with a purpose for the community. Farmers markets, concerts in the park for all ages, plays in the park, community events on a smaller scale for neighborhoods to collaborate, programs that teach how to care for your home and garden/ lawn - safety, helping each other - get to know your neighbor/hood social events. Food trucks in the parks, coffee time gatherings - monthly gatherings - am, pm and weekends."

"Improve traffic flow."

"Schertz is a prime location with development, small business, and affordable living opportunities close to San Antonio without the congestion and taxes of a bigger city."

"Provide more park areas/ green spaces where citizens can enjoy well maintained outdoor areas."

Quotes from Community Members

POLICY STATEMENTS

As Schertz moves closer to build-out regarding available vacant parcels remaining in the City limits, the designation of future land use is important. While it is no guarantee that the future land use designations will play out as intended, it gives the City a guide for planning for infrastructure and helps the market visualize potential development and redevelopment opportunities. Economic vitality, sustainable development and preserving Schertz's identity are key to a successful future that establishes a resilient community.

The following policy statements incorporate input from the Comprehensive Plan Advisory Committee, the Planning and Zoning Commission, City staff, stakeholder engagement, the interactive online community survey and analysis of existing conditions to provide guiding principles that prioritize responsible growth. These policy statements outline a comprehensive vision for the City's future land use, aiming to create an inclusive, resilient, and thriving environment for current and future generations. Through strategic planning and thoughtful implementation, these policies seek to promote a community characterized by diverse, connected neighborhoods, economic opportunities, and a commitment to preserving the natural beauty that defines Schertz.



Promote Mixed-Use Development

Encourage the development of mixed-use development to create vibrant, walkable neighborhoods and commercial and retail areas with access to amenities within close proximity.

Enhance Transportation Networks

Invest in a comprehensive transportation system that includes roadways, public transit, pedestrian pathways, and cycling lanes to improve accessibility, reduce congestion, and support diverse mobility options.

Encourage Main Street Development

Support the growth of main street as a cultural and economic hub by encouraging small businesses, preserving historical character, and creating inviting public spaces.

Preserve Green Spaces and Natural Areas

Protect and preserve natural landscapes, parks, and green spaces to maintain the City's natural aesthetics, promote outdoor recreational activities, and enhance overall community well-being.

Support Sustainable Development Practices

Advocate for sustainable building design, energy-efficient infrastructure, and responsible land use practices to minimize environmental impact and foster long-term resilience.

Collaborate with Stakeholders

Foster partnerships and collaboration among City officials, developers, businesses, residents, and other stakeholders to ensure current and future land use decisions reflect the needs and vision of the community.

Encourage Economic Diversity

Promote a diverse economy by attracting various businesses, industries, and employment opportunities, fostering innovation, and supporting local entrepreneurship.

FOCUS AREAS

The City identified these five focus areas as vacant or developable spaces with the potential to evolve into unique districts through targeted strategies, incentives, or its prime location. Initially, they were at the forefront of the comprehensive plan update. However, with the development of the Future Land Use Plan, the project shifted its emphasis from these specific areas to the entire city. While maintaining attention on these areas, the following provides detailed insight into the five focus areas and suggests strategies to align with the City's goals. Additionally, an in-depth market analysis is included for each area.

Focus Area 1

Existing Conditions

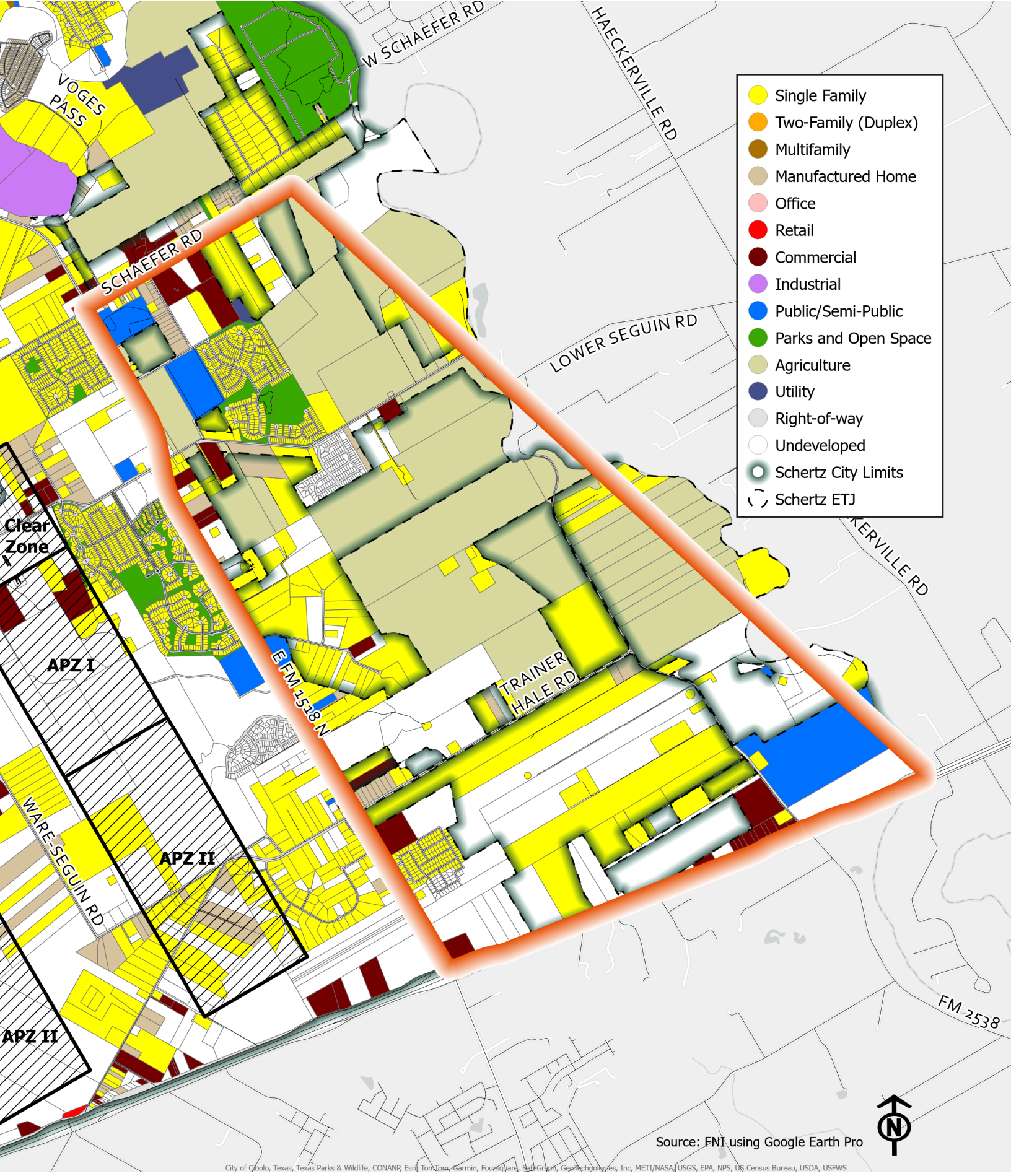
Focus Area 1 is located in the southeastern part of the City. The focus area runs north of I-10 consisting of a mainly undeveloped agricultural and single-family residential. With a large amount of the area being vacant land, there have been recent approvals to rezone the area to single-family residential zoning. Large portions of this focus area are also with the City's Extraterritorial Jurisdiction (ETJ).

Proposed Land Use and Character

Focus Area 1 is envisioned as a vibrant area of the City, primarily composed of single-family residential developments, complemented by strategically placed commercial along I-10. The proposed Future Land Use Plan includes small local commercial with mixed-use centers along FM 1518, ensuring convenient access to essential services and amenities, ultimately enhancing the quality of life in adjacent residential areas. Given the limited retail options in the southern part of Schertz, the commercial components along the main thoroughfares aim to address this gap, providing essential goods and services. Notably, the consideration of the floodplain on the east side underscores a thoughtful approach, emphasizing residential development to maximize opportunities in this lower density area.

Recommended Strategies

- Attract restaurants and retail establishments to bolster the amenities of southern Schertz.
- Promote commercial retail destinations along I-10 to capitalize on the corridor's strategic location, thereby enhancing tax revenues.
- Create Mixed Use Centers that offer a diverse range of goods, services, and housing options with varied price ranges.
- Prioritize the consideration of the floodplain in development planning, incorporating design and mitigation measures.
- Promote compatibility between commercial development north of I-10 and adjacent residential areas by implementing adequate buffering and transitions.
- Ensure seamless access to planned commercial destinations by extending existing rights-of-way and constructing new ones.



Map 6. Existing Land Use - Focus Area 1

Focus Area 2

Existing Conditions

Situated between the JBSA Randolph Air Force Base and I-10, Focus Area 2 has a blend of single-family residential, strategically placed commercial land uses along I-10, and the air installation zones to the north. Noteworthy is the presence of the 100-year floodplain, adding another dimension to the landscape of this focus area.

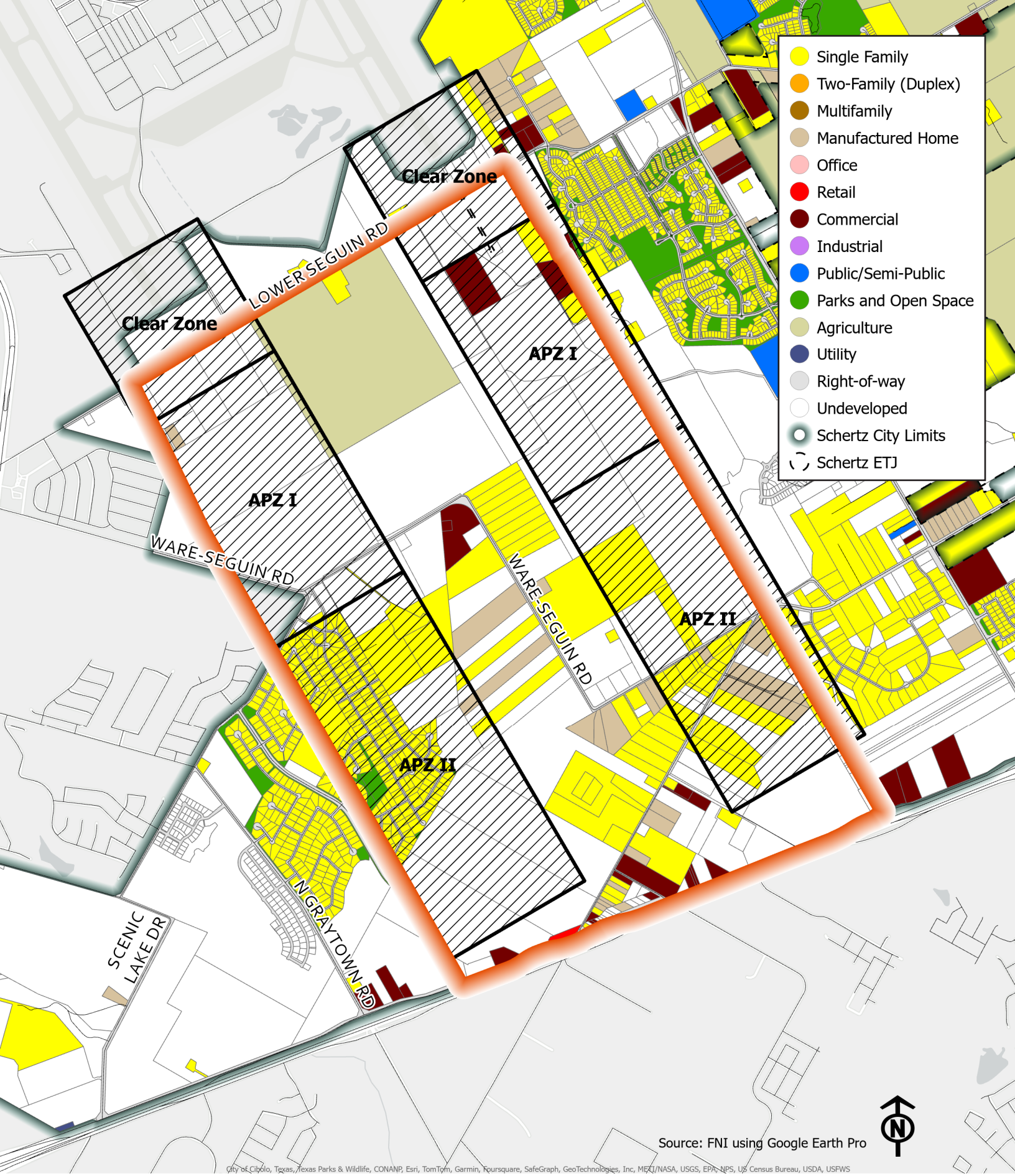
Proposed Land Use and Character

Influenced significantly by the JBSA Randolph Air Force Base, this area is planned for rural living. This allocation aligns with the AICUZ study conducted by the base, emphasizing minimal density to adhere to the study's recommendations. Understanding the importance of this study is crucial in shaping the future development of this area. Moving closer to I-10, the introduction of commercial spaces serves as a dual purpose: acting as a buffer between the highway and residential uses while capitalizing on the advantageous business potential that commercial areas receive when situated along highways .

Recommended Strategies

- Preserve the rural living character influenced by the JBSA Randolph Air Force Base.
- Strategically plan commercial developments to best serve the adjacent residential areas and tap into the advantageous business potential along the highway.
- Prioritize collaboration among stakeholders involved in the area's development. Regular engagement with the base, local authorities, and community can foster a cohesive approach to everyone's goals.
- Due to the presence of the 100-year floodplain, implement effective mitigation strategies in the planning and development processes.
- Encourage ongoing community engagement and education about the AICUZ study and its implications.





Map 7. Existing Land Use - Focus Area 2

Focus Area 3

Existing Conditions

Positioned in the northernmost part of the City's ETJ, Focus Area 3 features a centrally located quarry surrounded by large lot single-family residential.

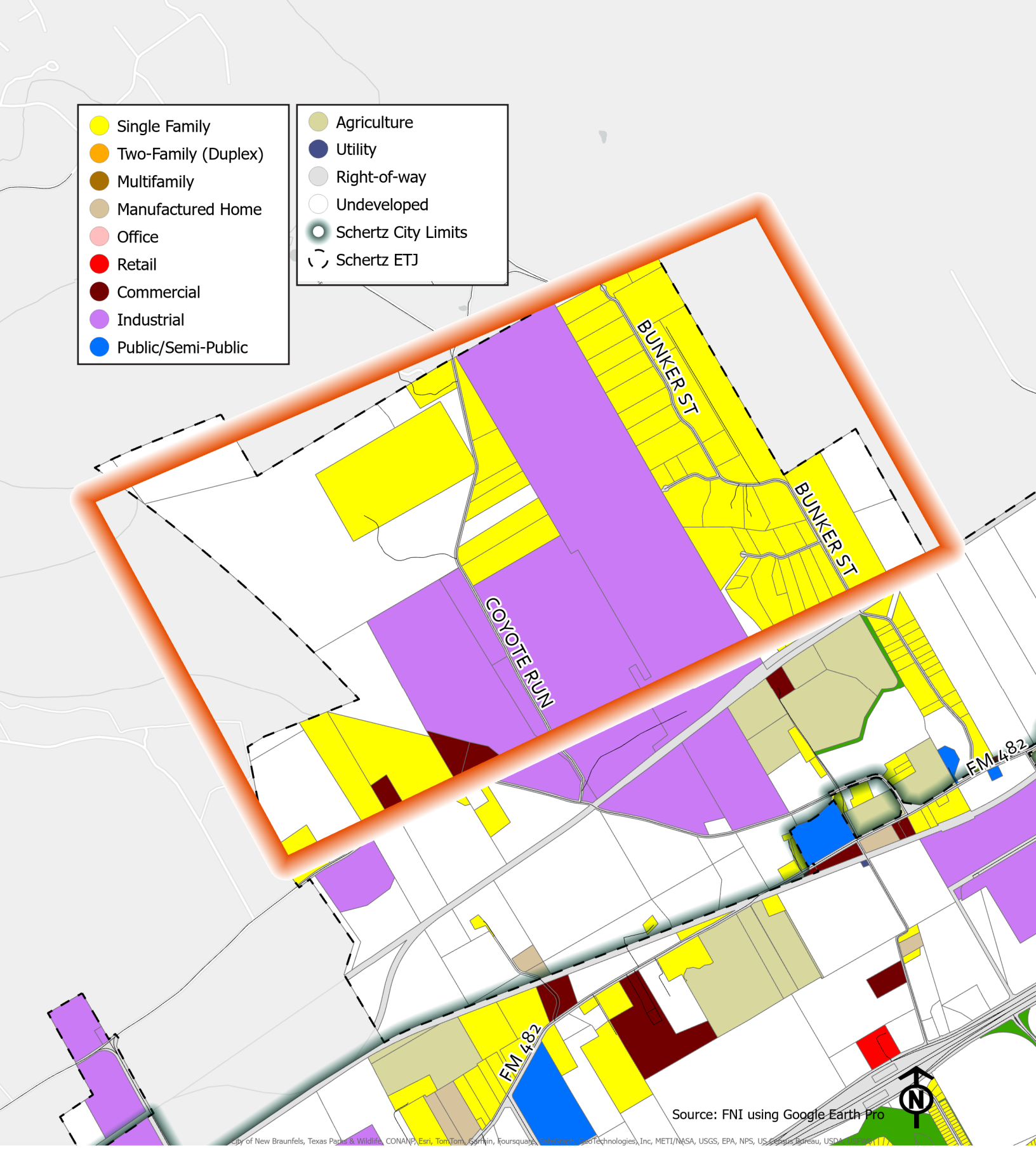
Proposed Land Use and Character

Focus Area 3 is designated as development reserve, strategically positioned for future possibilities. Currently hosting a fully operating quarry, this land use designation anticipates potential redevelopment in the future. Despite no immediate plans for redevelopment, this approach ensures the continuity of the existing use while preserving the option for future updates to the Future Land Use Map. This forward-thinking strategy allows for adaptability in response to evolving needs and urban planning considerations.

Recommended Strategies

- Focus on current residents' well-being by addressing environmental impacts, traffic, and noise for an enhanced quality of life.
- Preserve the area as development reserve, allowing responsive adjustments to the Future Land Use Plan based on evolving City needs.
- Keep the area within the City's ETJ to maintain control over future development, ensuring the City can help guide the future redevelopment and protect the community's interests.





Map 8. Existing Land Use - Focus Area 3

Focus Area 4

Existing Conditions

Focus Area 4 is located within the ETJ on the northeast side of the City. Situated just south of the I-35 corridor, this area consists of large lot single-family residential. There is also an area of the 100-year floodplain to the north of this focus area.

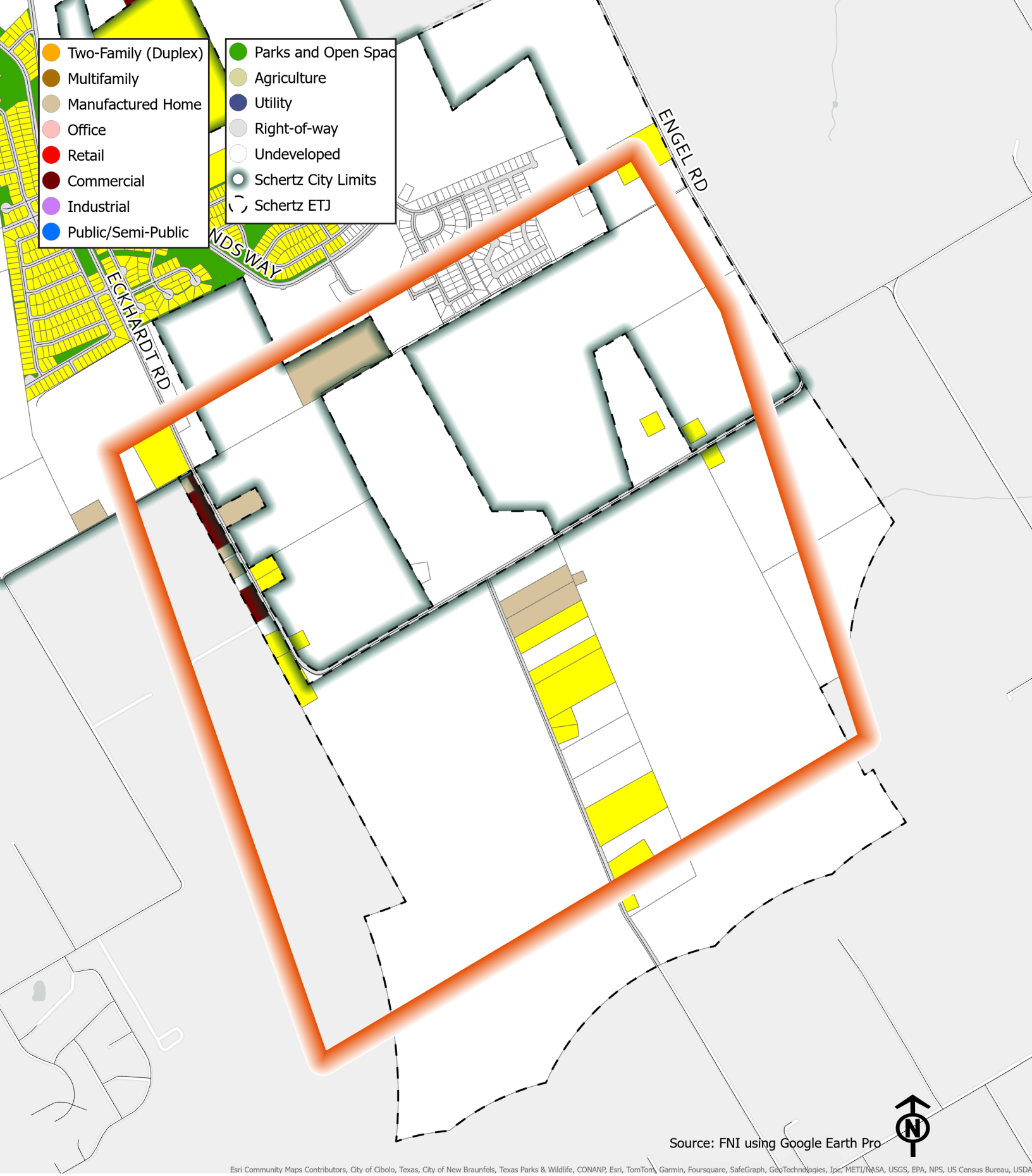
Proposed Land Use and Character

Being within the ETJ, careful consideration has been given to the development and plans of the surrounding cities, particularly Cibolo and New Braunfels. Their envisioned commercial retail plans align with the potential needs for this area. Bearing this in mind, the proposed land use plan aligns with the existing character, maintaining the single-family residential focus that harmonizes with the surrounding landscape.

Recommended Strategies

- Ensure roads, utilities, and services are adequately designed and provided to support both the existing residential character and potential new developments.
- Maintain the current single-family residential land use to uphold the current atmosphere to ensure consistency with the existing landscape and preferences of residents.
- Foster collaborative planning efforts with the neighboring cities to align strategies for the development in the area.





Map 9. Existing Land Use - Focus Area 4

Focus Area 5

Existing Conditions

Focus Area 5 is located in the northeastern part of the City. The focus area runs north of I-35 consisting of a mix of single-family residential, industrial, commercial, retail, office, and public/semi-public uses. The area also contains a significant percentage of vacant parcels indicating potential for development. The northern part of the focus area is located adjacent to the 100-year floodplain.

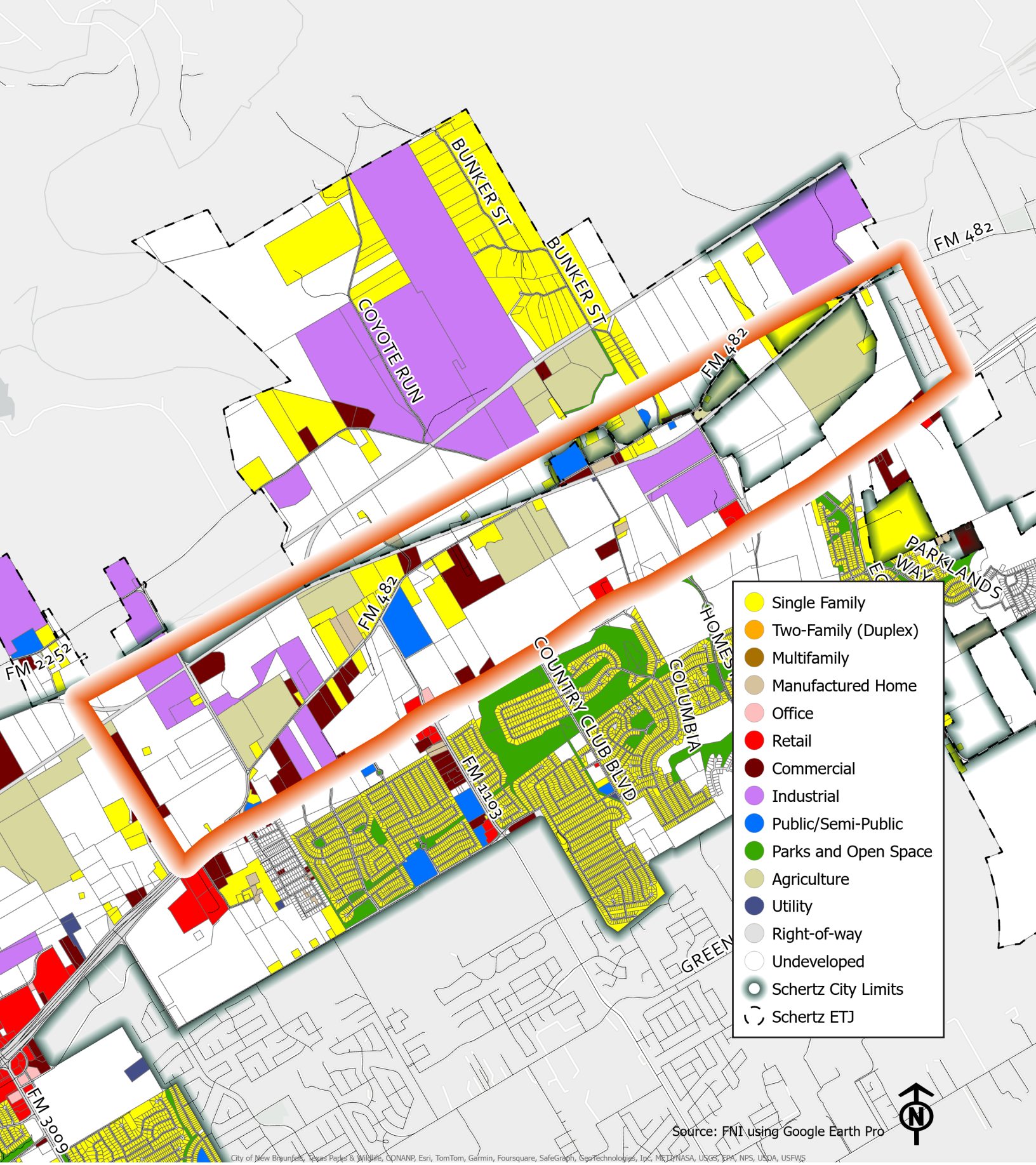
Proposed Land Use and Character

Focus Area 5 is envisioned to be developed as a predominantly commercial area along the I-35 corridor along with mixed-use development and industrial development located in the western part of the focus area. Commercial and mixed land uses are proposed to ensure improved access to necessary services and amenities to improve livability of the adjacent residential areas. The area will allow for grocery stores, entertainment and recreation, medical facilities, restaurants, and retail to serve the residential development located west of I-35 as well as provide a regional draw.



Recommended Strategies

- Ensure development appropriately considers the 100-year floodplain through design and mitigation. Incentivize the use of low impact development and green infrastructure techniques in private development.
- Attract restaurants, entertainment, and retail uses to the area to support adjacent residential areas as well as provide destinations for visitors from around the City.
- Ensure that commercial development south of I-35 is compatible with adjacent residential development and has adequate buffering and transition from the residential uses.
- Encourage commercial retail uses along I-35 to leverage the location of the corridor and boost tax revenues.
- Continue to coordinate with TxDOT on the expansion of FM 2252.
- Ensure access to proposed commercial destinations through extending existing rights-of-way and constructing new rights-of-way.
- Provide a variety of housing options with varied price ranges in the Mixed Use Center.
- Encourage a mixed-use center on the northwest side of the focus area, taking into account the potential rail line stop. Emphasize adaptability in the development for various transportation needs. In the event of the rail line stop, consider increasing the area's density to meet the increased demand.



Map 10. Existing Land Use - Focus Area 5

CHAPTER 3

LAND USE & ECONOMIC STRATEGY


SCHERTZ
TEXAS

INTRODUCTION

This chapter elaborates on the future land use plan, recommended transportation connections, and economic development strategies. These elements are informed by the existing conditions analysis, market analysis, and the community's goals and aspirations.

Leading with Community Input

In 2044, Schertz will be known for:

62%

SAFE NEIGHBORHOODS

In 2044, residents will be connected to the services they need through:

Rank 1 **Complete streets that accommodate bikes, transit, cars, and pedestrians**

Rank 2 **A connected sidewalk network**

Rank 3 **Off-street bike and pedestrian trail network**

What type of retail and services does Schertz need more of?

55% Sit-down, full-service dining

38% Entertainment, recreation

32% More/better healthy grocery options

What are the best ways to ensure that all residents can prosper?

79%

SUPPORT LOCAL BUSINESS AND ENTREPRENEURS

TOPIC OF INTEREST: COMPLETE COMMUNITIES

Complete Communities is a concept built on the premise that people should be able to go about all of their essential daily activities and needs within a short distance of their home, preferably within a 10-minute walking or biking distance. For this to be possible, people must have access to housing with jobs, shopping, services, schools, medical clinics, parks, etc. nearby. Strategies to achieve this include more dense development, diversity of housing choices and land uses, and good quantity and quality of employment options.

Mixed-use developments are ideal to support the idea of complete communities as the strategies noted above are inherently the basic elements of a good mixed-use center.

In addition to the provisions of diverse housing within close proximity of destinations, it is inherent to consider the form and experience of the routes between those places (i.e., the roads and sidewalks). If a walk or bike route is not comfortable, safe, and/or interesting it is much less likely to be utilized as intended. Providing generous sidewalks, bike lanes, and shade-producing street trees along routes will make the places and spaces much more successful.

This concept can be utilized to boost the success of the Main Street, Complete Neighborhoods, and Mixed Use Center land use categories in particular.

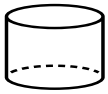


TOPIC OF INTEREST: INNOVATIVE STORMWATER MANAGEMENT

In natural landscapes, stormwater is often absorbed gradually into the soil or follows the natural topography, flowing toward lower elevations and eventually reaching ponds, wetlands, or waterways. In this case, the soil acts as a sponge, allowing for natural infiltration and filtration processes. However, in urban and suburban areas dominated by impervious surfaces such as roads, pavements, and buildings, stormwater is no longer distributed evenly and absorbed naturally. Often, this causes water to run off these impermeable structures at high velocities and volumes, which may cause flooding, environmental contamination, and structural damage in surrounding areas. To help mitigate stormwater issues, Schertz has a complex network of drainage channels and underground pipes that help move stormwater runoff from developments toward natural creeks and waterways.

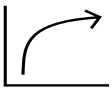
Continuous stormwater management is important for Schertz. The majority of the City's historical flood events have occurred within the floodplains located in southeast Schertz along Cibolo Creek, as well as in some areas in southwest Schertz near the intersection of I-10 and FM 1604. Soil, topography, and land use shape the role and performance of stormwater in any City. Schertz is located within the Blackland Prairie ecological region, which features heavy clay soils. This soil type is broadly considered within the category of "expansive soils," which have the unique property of expanding and contracting with changes in moisture content. During periods of heavy rainfall or flooding, these soils absorb water and undergo expansion. This expansion can lead to increased soil volume and may cause damage to foundations, roads, and other infrastructure. Generally, slopes within the City of Schertz are low, between 0 and 2 degrees.

Stormwater Design Principles



Volume Management

Volume management is a critical aspect of modern stormwater infrastructure, emphasizing the need to effectively control and mitigate the quantity of stormwater runoff in urban environments. Traditional systems often struggle to handle increased volumes of water during storms, leading to flooding and environmental hazards. Innovative approaches to volume management focus on the integration of sustainable practices such as green roofs, permeable pavements, and retention basins that capture water at the source. These features work synergistically to capture water during peak flows, slow it down, and gradually release it into the environment, reducing the strain on drainage systems and minimizing the risk of localized flooding.



Water Quality Improvement

Conventional stormwater systems often result in the rapid transport of pollutants, such as sediments, nutrients, and chemicals, into rivers and streams, adversely impacting water quality. This is especially true of initial runoff or "first inch" of water during a storm, which picks up pollutants that have been gathering on surfaces since the last rainfall. Innovative stormwater infrastructure employs a range of best management practices to address this issue. Green infrastructure elements such as vegetated swales, bio-retention basins, and constructed wetlands, act as natural filters, trapping and treating pollutants before they reach water bodies.



Peak Flow Reduction

Peak flow reduction is a crucial aspect of stormwater infrastructure design, aiming to manage and mitigate the intensity of stormwater runoff during peak rainfall events. In addition to increasing the number of green infrastructure elements that help reduce average volume within the stormwater system. It is important that critical systems are built to accommodate at least to the 10- or 25-year storms to help manage flows during peak rainfall events.

Green Infrastructure Examples

Curb Bioretention



Permeable Pavement



Parking Lot Drainage Swale



Streetscape Rain Gardens



Using natural systems and processes, such as wetlands, native planting areas, and bioswales, to treat and retain stormwater is referred to as green infrastructure. These elements not only effectively filter and manage stormwater but also contribute significantly to the enhancement of local biodiversity. Wetlands, for example, act as natural filtration systems, removing pollutants and improving water quality and are also some of the most bio-diverse ecosystems. Using native plant species in these elements plays a crucial role in reducing nutrient runoff and fosters habitat for local species, especially birds and pollinators. Reducing the amount of paved or "grey" infrastructure has many benefits, including improving the aesthetics of the City, which cold be especially useful along Main Street Schertz and public spaces such as parks.

Implementing Green Infrastructure

Ensuring Appropriate Design

Implementing innovative stormwater improvements involves a multi-faceted approach that integrates green infrastructure into various aspects of urban planning and development. To enhance watershed health and manage stormwater effectively, cities can conduct evaluations of existing gray infrastructure, flood zones, and regulatory requirements and create a citywide sustainable stormwater management plan. This plan can strategically incorporate green infrastructure elements within the right-of-way, optimizing the use of bioswales, permeable surfaces, and other green infrastructure.

Additionally, it is crucial that the City examines its development code for existing requirements that may contribute to the creation of additional grey infrastructure. Often parking requirements are one aspect of the development code where there can be a significant reduction of impervious pavement that accompanies each development. Where appropriate, street design standards should be evaluated to identify where pedestrian and bike infrastructure can be added to the existing right-of-ways, helping to reduce the number or width of lanes and provide additional green buffers that can be used for various bioretention or green infrastructure improvements. Pedestrian zones are some of the best candidates for permeable pavement projects as they require less maintenance and pose less engineering challenges compared to permeable roadway projects.

Funding Mechanisms

Various funding sources can support the implementation of green infrastructure projects aimed at stormwater management. The Environmental Protection Agency (EPA) offers grants through programs like the Section 319 Nonpoint Source Program and the National Estuary Program (NEP), emphasizing the importance of green infrastructure in reducing pollution and improving water quality. Additionally, the USDA's Watershed & Flood Prevention Operations (WFPO) Program provides for cooperation to prevent erosion, floodwater, and sediment damage. The Department of Housing and Urban Development (HUD) provides funding through the Community Development Block Grant (CDBG) program, recognizing the economic benefits and increased property values associated with green infrastructure projects. The Federal Emergency Management Agency (FEMA) also provides a wide variety of Hazard Mitigation grants that can fund planning (HMGP), resiliency projects (BRIC/FMA/MIG), and disaster recovery (HMGP).

State-level support is available through programs like the Clean Water State Revolving Fund (CWSRF), offering low-interest loans for water quality improvement and stormwater projects. Local governments can also implement stormwater utility impact fees, providing a dedicated funding stream for green infrastructure programs. Alternatively, permit fees and the issuance of green bonds can be utilized by local governments to generate revenue for environmentally focused projects, with green bonds attracting investors interested in supporting sustainable initiatives. These diverse funding sources cater to different aspects of green infrastructure implementation, providing cities with flexible options to support resilient and sustainable stormwater management.

FUTURE LAND USE PLAN

The future land use plan is one of the most crucial elements of a Comprehensive Plan. The Future Land Use Map (FLUM) developed as part of this Comprehensive Plan will guide development in the next 10-20 years. All land uses should generally consider compatibility with JBSA through studies conducted such as the JLUS, AICUZ, and others.

Future Land Use vs. Zoning

The Future Land Use Map is different from the zoning map in that it does not directly affect the regulation of land within the City limits or the ETJ. Rather, it should be seen as a guiding document for determining appropriate land uses and development types. It should be used by the City to guide decisions on proposed zoning and development standards. The following table shows a side-by-side comparison of the purposes, uses, and considerations of the Future Land Use Map and the zoning map.

FUTURE LAND USE MAP	ZONING MAP
Purposes	
• Outlook for the future use of land and the character of development in the community. • Macro-level, general development plan.	• Basis for applying unique land use regulations and development standards in different areas of the City. • Micro-level, site-specific focus.
Uses	
• Guidance for City zoning and related decisions (zone change requests, Specific Use Permits, etc.). • Baseline for monitoring the consistency of actions and decisions with the City's adopted Comprehensive Plan.	• Regulating development as it is proposed, or as sites are proposed for the future (by the owner or the City) with appropriate zoning.
Inputs and Considerations	
• Inventory of existing land uses in the City. • Developing better area character and identity as a core planning focus along with basic land uses. • The map includes a notation required by Texas Local Government Code Section 213.005: "A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries".	• Future Land Use Mapis referred to for general guidance. • Other community objectives, such as economic development, redevelopment, flood preservation, etc. • Zoning decisions that are not compliant with the FLUM will need to be updated or changed when the Comprehensive Plan is next updated.

Future Land Use Categories

Future land use categories represent the diverse permitted land uses in the City of Schertz. Land use categories are assigned to general areas of the City that are expected to exhibit appropriate characteristics similar to those outlined below and be consistent with the overarching policies and land planning policies that have been developed. Nine land use categories have been identified and are described on the following pages.

The components of each category are described in the below section. Colors assigned to each component may be referenced with the corresponding dashboard example.



1 Land Use Description

Each category section includes a general description of the Land Use Category, providing narrative details about the overall intent of and land use makeup of each category. The descriptions are a framework for how each area is expected to develop or redevelop in the future.

Visual Representation

2 Each dashboard includes images depicting examples of the primary development type within the land use. Local examples have been used where available. These photos are not comprehensive and may not illustrate all appropriate uses. The representations, however, should be referenced when considering the built form of development inquiries.

Development Ratio

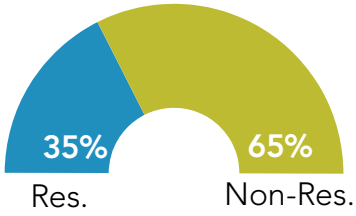
3 development ratio dial serves as guidance on the overall mix of commercial to non-commercial types of development envisioned for the areas covered by the land use category. This is not intended to be a hard number, but more a target or rule of thumb.





Main STREET

Unique to the historic Main Street corridor, land uses include commercial, residential, cultural, and entertainment space, strategically designed to create a dynamic urban core with public spaces that promotes a pedestrian experience for residents and visitors. The Main Street category can be utilized as a concept to expand beyond the historic Main Street corridor and applied to other areas of the city, but appropriate transitional uses for adjacent residential areas should be considered and utilized.

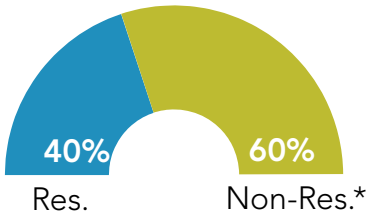






Rural LIVING

Sparse development, natural landscapes, and agricultural activities characterize Rural Living areas. These areas prioritize the preservation of open space, isolated country residences, support for farming and ranching, and the conservation of ecological habitats. This land use type emphasizes compatibility with JBSA and residential is not appropriate in certain areas. Evaluating the appropriateness of sparse residential, agricultural, commercial, and complementary uses shall be in conjunction with JBSA.



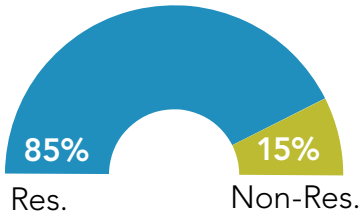
**Working farm and ranch lands are considered non-residential for these purposes, even though people may be living on the land as part of the agricultural operation.*





Complete NEIGHBORHOOD

Complete Neighborhoods are general areas characterized by a mixture of housing options with supporting land uses, such as neighborhood commercial. These areas should promote connectivity and foster a more bikeable and walkable development pattern. When considering appropriateness of housing density or commercial activity, factors such as roadway classification, conflicts among land uses and buildings, as well as the undue concentration or diffusion of population should be considered.

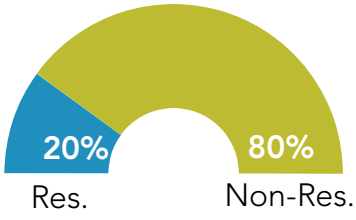






Local CORRIDOR

This land use type describes locally oriented commercial and entertainment areas typically situated along medium to high-volume collector roads within neighborhoods at their perimeter. Local Corridors contain conventional retail centers, small-scale mixed-use, multifamily development, and residential uses that are of a scale and intensity compatible with the surrounding residential neighborhoods.

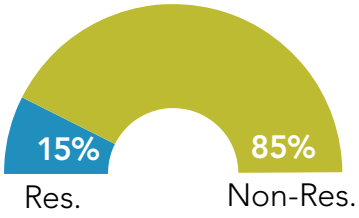


Placeholder: Aerial from City



Regional CORRIDOR

The Regional Corridor typology describes commercial and entertainment areas along major thoroughfares that serve populations within the city and the broader region. Regional Corridors are characterized by "big box" store development typical of regional shopping centers, supermarkets, movie theaters, department stores, and office buildings. Larger multifamily complexes may also be appropriate. Current Regional Corridors are primarily auto-oriented, although future developments should encourage a mix of uses, pedestrian scale design, and green space. Additionally, limited industrial and logistics uses, as currently present in these areas, will be accommodated to support the current economic infrastructure.

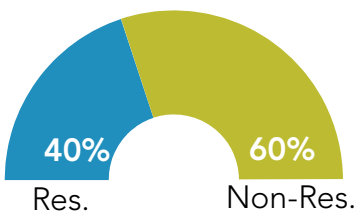






Mixed Use CENTER

A Mixed-Use Center includes a combination of higher density housing types, locally serving commercial and recreational uses and with multi-modal accessibility. It integrates residential, commercial, and often office or entertainment spaces nearby, allowing people to live, work, and enjoy leisure activities without extensive travel. This land use category occurs at a higher density than a Local Corridor development. Mixed-use centers typically occur along or at the intersection of significant transportation corridors with internal streets that are complete and walkable.

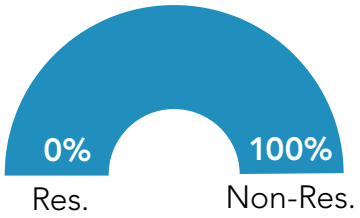






Industrial HUB

The Industrial Hub land use category includes all light and heavy industrial activities, including manufacturing warehouses, processing, and distribution centers. Optimizing transportation and supply chain logistics, industrial hubs are typically located near major roads, highways, and railways. Industrial hubs are often buffered from surrounding development by transitional uses, such as flex buildings or R&D, that mitigate potential impacts to other lower-intensity commercial and residential areas.

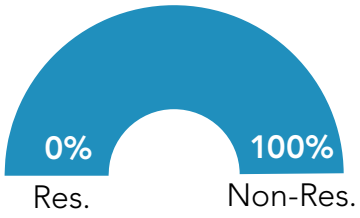






Public USE

Public Use describes public and private open spaces utilized for recreation and leisure and community facilities that provide essential services for residents, such as libraries or utility facilities. The Public Use land use categories often include ample green space and preservation of critical environmental features and that serve essential ecological and social functions. Community facilities should be dispersed throughout the city to ensure residents' safety, health and welfare.







Development DEFERMENT

Development Deferment is a land use category that includes large tracts that currently house heavy industrial uses but have long-term potential to redevelop. These sites should be reconsidered for applicable land uses in future Future Land Use Map updates, at which time those conversations are appropriate.

TOPIC OF INTEREST: BROWNFIELD REDEVELOPMENT

With land values in Central Texas continuing to rise, the underutilization of any property is a poor practice. As industrial sites move out of the way of urban growth and many industrial processes become "lighter" and cleaner, formerly heavy industrial sites become prime redevelopment opportunities. However, these lands come with a unique set of challenges, often in the form of environmental contamination, that are laborious and expensive to remediate. These sites are known as "brownfields".

Schertz has two sites that are currently operating but may pose brownfield redevelopment opportunities in the future: the Beck Landfill along FM 78 and the quarry at the northern terminus of FM2252. However, these sites are expected to continuing operating for the foreseeable future, so the City of Schertz should not put many resources towards planning these areas at this time, but should be keeping them on their radar as major future projects. This is the reason the FLUM designates these two sites as "Development Reserve". There are active case studies within Central Texas of cities redeveloping quarries into major mixed-use destinations.

There have been considerations related to divesting the City of the quarry property within its ETJ, but given the finite resource that is land, it is the recommendation of this plan to keep this property within the City's ETJ due to it's long-term redevelopment potential.

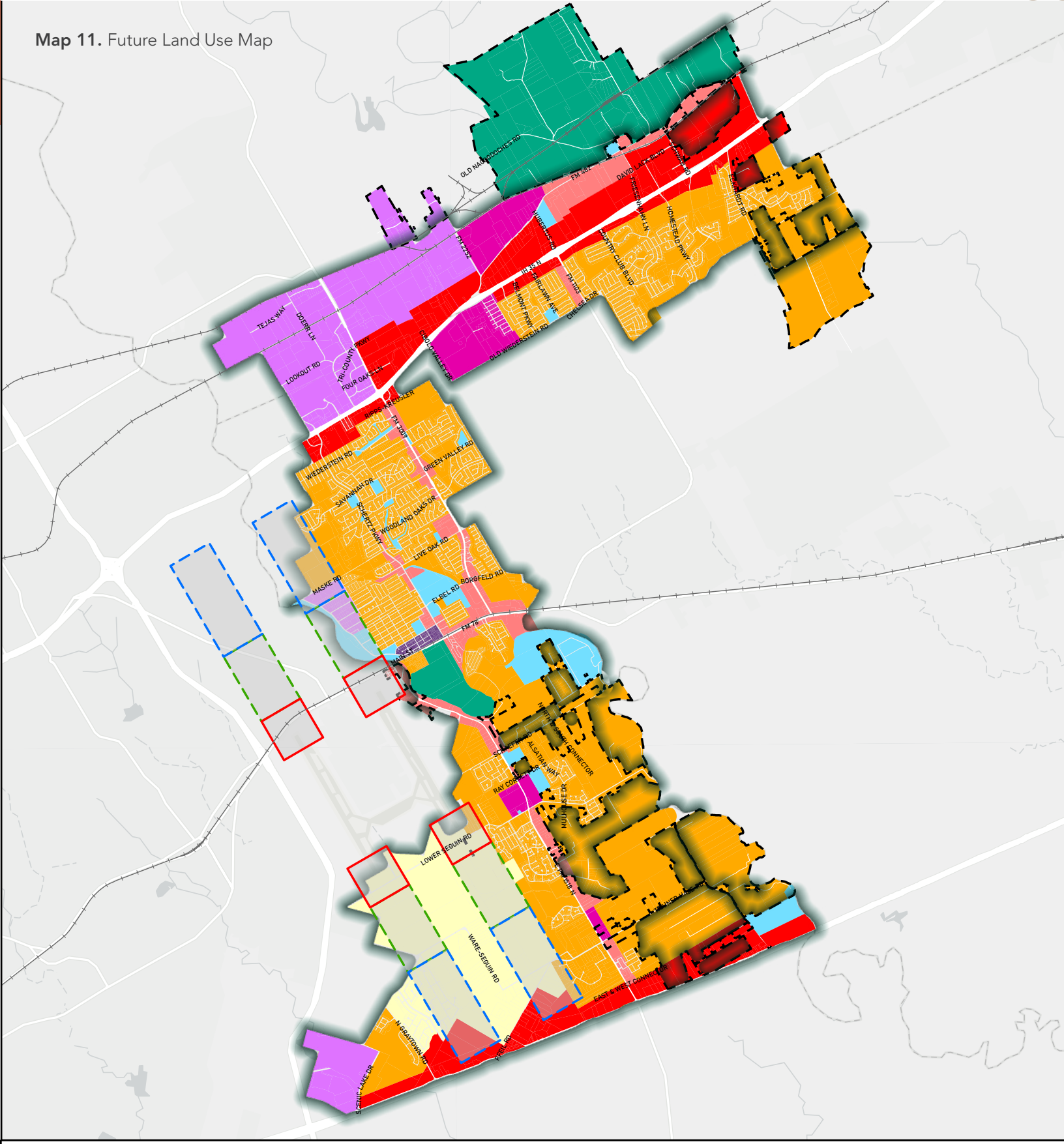
FUTURE LAND USE MAP

The table below shows the City's future land use by type and color, which corresponds to the same classifications and colors seen throughout the chapter and in Map 11. The table also displays the estimated total acreage and percentages of the City's future land use areas, based on the Future Land Use Map.

Table 4. Future Land Use Acreages City Limits & ETJ

Future Land Use		City Limits + ETJ (Acres)	City Limits + ETJ (Percentage)	City limits (Acres)	City Limits (Percentage)
	Main Street	55	0.01%	55	0.01%
	Rural Living	3,964	11%	3,960	15%
	Complete Neighborhood	16,296	44%	11,451	42%
	Local Corridor	1,021	3%	850	3%
	Regional Corridor	8,325	22%	4,835	18%
	Mixed Use Center	1,809	5%	1,703	6%
	Industrial	2,927	8%	2,748	10%
	Public Use	1,146	3%	1,142	4%
	Development Deferment	1,563	4%	409	2%
Total		**37,106**	**100%**	**27,153**	**100%**

Map 11. Future Land Use Map



Schertz Comprehensive Land Use Plan

FREESE AND NICHOLS

Regional Corridor
Mixed Use Center
Rural Living
Complete Neighborhood
Local Corridor
Development Deferment
Industrial
Public Use
Main Street
Schertz ETJ
Schertz City Limits
APZ I
APZ II
Clear Zone
Railroad

N

1

SCALE IN MILES

Data Sources: City of Schertz, State of Texas, Texas Parks & Wildlife, ESRI, Texas Geographic Information System, Freese and Nichols

Map Disclaimer: A comprehensive plan shall not constitute zoning regulations or zoning district boundaries

TRANSPORTATION

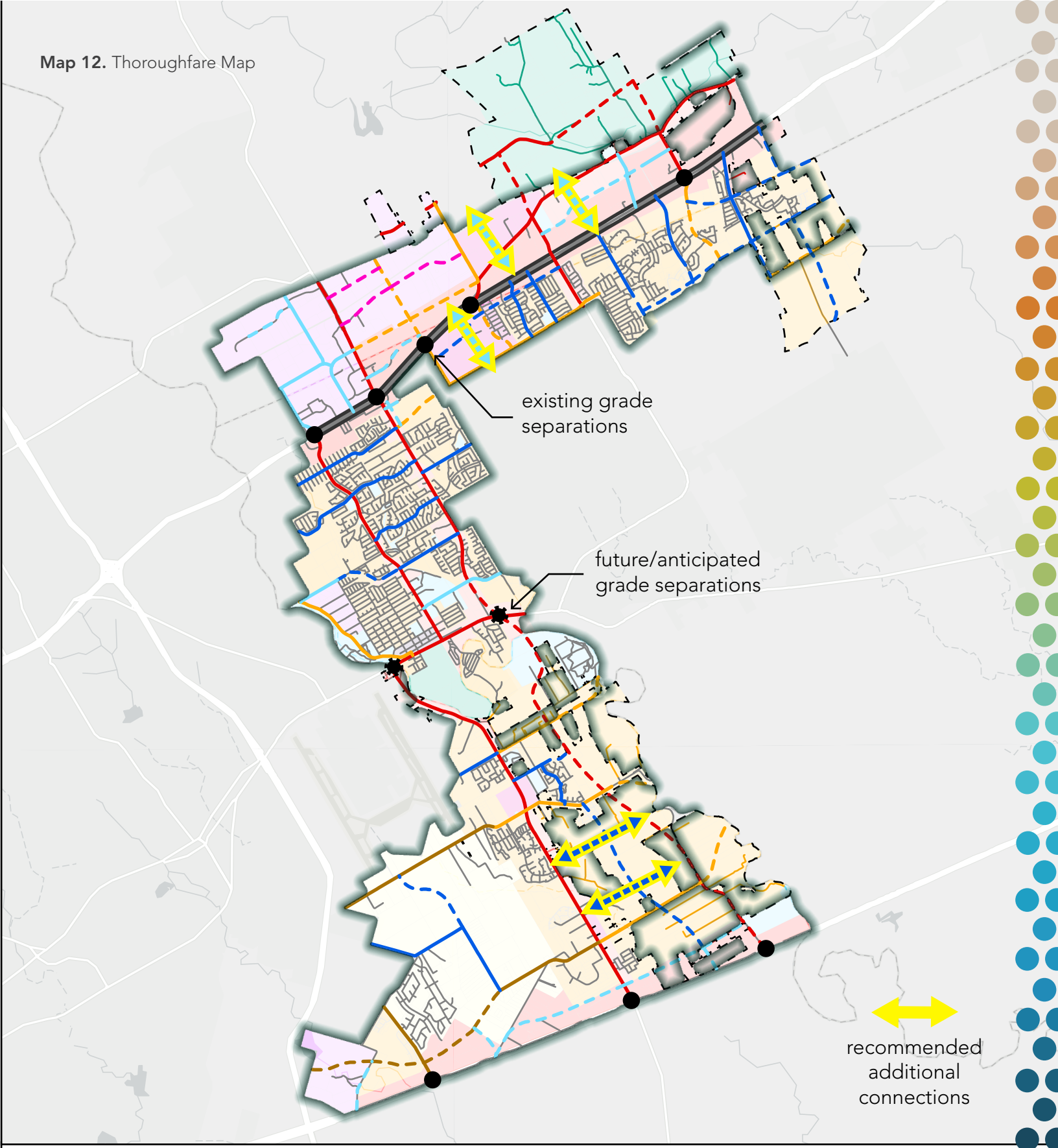
As part of the future land use assessment, the study team evaluated the existing Master Thoroughfare Plan (MTP) at a high level to verify planned roadway connections within Schertz would remain logical and sufficient as development and growth continued. The purpose of the MTP is to preserve the right-of-way (ROW) for roadways in the future and to establish how a city's transportation network will be configured in the long-term. Overall, the Thoroughfare Plan network provides good coverage for the areas that are anticipated to see the most growth. However, some of the planned growth areas, as identified by the Focus Areas presented previously, may be considered for additional infrastructure.

- In the southeast portion of the City (Focus Area 1), additional residential or commercial collectors may be beneficial for access to the envisioned single-family residential and for new commercial destinations.
- The southwest area (Focus Area 2, Randolph Air Force Base) is not predicted to change as significantly, and it is anticipated that the current thoroughfare connections will be sufficient to meet transportation needs while preserving the rural living character.
- There are already several planned residential collectors in northeastern Schertz (Focus Area 4), which should serve to adequately connect the continued growth of single family residential. In alignment with the recommended strategies for this focus area, any future facilities or roadway improvements should be continually evaluated for the appropriate intensity to support the area's character.
- Focus Area 5 and the land north of I-35 may require additional commercial collector connections if anticipated growth occurs rapidly in this area and commercial development increases, as is envisioned in the future land use plan.

It is recommended that the City of Schertz continue to periodically update their Master Thoroughfare Plan using the most recent population and employment projections from AAMPO. MTP updates typically involve evaluating both the quantity and size of network connections (roadways, major intersections, etc.) for needed adjustments. This might involve preserving the ROW for an additional roadway connection or reclassifying an existing connection to account for greater usage. The added intensity of rapid growth in and around this part of Texas will significantly impact traffic volumes, and having transportation connections that can accommodate these volumes will contribute to the orderly development of the City. Furthermore, the City's typical sections should be regularly updated to keep pace with right-of-way needs and preserve the space for needed facilities. Schertz would likewise benefit from a formalized process to address MTP amendment requests from the community and local stakeholders.

Map 12 identifies two areas where additional connections would be most beneficial for the future of Schertz, as noted by the blue and yellow arrows. This assessment is based on meeting the needs of the most rapidly growing areas and providing enough network redundancy to the entire City to accommodate emergency access and unexpected delays. Finally, enhancing network redundancy through the construction of smaller roadways throughout town that provide a variety of alternate routes to destinations across the City can help mitigate the impacts of delays centered around the major facilities of I-35 and I-10.

Map 12. Thoroughfare Map



Future Land Use

- Regional Corridor
- Mixed Use Center
- Rural Living
- Complete Neighborhood
- Main Street
- Schertz City Limits
- Local Corridor
- Development Deferment
- Industrial
- Public Use
- Schertz ETJ

2024 Major Thoroughfare Plan

- Freeway
- Principal Arterial
- Planned Principal Arterial
- Secondary Arterial
- Planned Secondary Arterial
- Secondary Rural
- Planned Secondary Rural Arterial
- Residential Collector
- Planned Residential Collector
- Commercial Collector A
- Planned Commercial Collector A
- Planned Commercial Collector B

1 Miles

Future Land Use Map Does not constitute as zoning or establish zon district boundaries

FISCAL IMPACT

Summary

As part of the Comprehensive Planning process for the City of Schertz, Catalyst Commercial conducted the fiscal analysis based upon the Future Land Use Plan prepared by Freese and Nichols.

The proposed scenario is projected to result in over $2.1B of net new fiscal benefits over the 23-year Plan horizon.

Net fiscal benefits include both property and sales taxes that would be generated from potential future development. In addition, the Future Land Use Plan is estimated to allow for over 15,000 new jobs and create capacity for the City's population to increase by over 31,000 new residents that can contribute to the local economy.

The analysis area includes the 5 Focus Areas identified previously, with a total of 5,401 acres. For each land use category, Catalyst Commercial used the following assumptions regarding the balance of land uses that will likely be developed.

Table 5. Focus Area 1 Land Use Breakdown

Place Type	Area (Ac)	Percent of Total Acres
Complete Neighborhood	3,205.6	77.1%
Mixed Use Center	113.1	2.7%
Local Corridor	203.8	4.9%
Public Use	151.9	3.7%
Regional Corridor	484.6	11.7%
Total Acres	4,159.0	100.0%

Table 6. Focus Area 2 Land Use Breakdown

Place Type	Area (Ac)	Percent of Total Acres
Complete Neighborhood	13.5	0.5%
Regional Corridor	415.6	15.3%
Rural Living	2,290.9	84.2%
Total Acres	2,720.1	100.0%

Table 7. Focus Area 3 Land Use Breakdown

Place Type	Area (Ac)	Percent of Total Acres
Complete Neighborhood	5.1	0.4%
Development Deferment	845.3	60.3%
Industrial	363.0	25.9%
Rural Living	189.3	13.5%
Total Acres	1,402.9	100.0%

Table 8. Focus Area 4 Land Use Breakdown

Place Type	Area (Ac)	Percent of Total Acres
Complete Neighborhood	915.6	100%
Total Acres	915.6	100.0%

Table 9. Focus Area 5 Land Use Breakdown

Place Type	Area (Ac)	Percent of Total Acres
Complete Neighborhood	199.3	7.9%
Industrial	28.6	1.1%
Mixed Use Center	530.1	21.1%
Public Use	13.8	0.5%
Regional Corridor	1,721.5	68.6%
Rural Living	16.7	0.7%
Total Acres	2,509.9	100.0%

Based upon the land use categories in Table 5, the following represents a plausible build out capacity program across all Focus Areas. The timeline it takes to reach this build out capacity is dependent on market forces and absorption rates.

Table 10. Additional Development Capacity in Focus Areas by Land Use

Land Use Category	Residential (Units)	Office (SF)	Retail (SF)	Industrial (SF)	Multifamily (Units)
Complete Neighborhood	7,487	665,597	1,331,194	0	917
Development Deferment	0	0	0	8,552,804	0
Industrial	0	50,713	50,713	2,028,518	0
Mixed Use Center	96	417,082	417,082	0	479
Local Corridor	110	190,831	238,538	238,538	197
Public Use	0	0	0	0	0
Regional Corridor	0	3,405,556	6,811,112	0	3,753
Rural Living	549	682,852	682,852	0	0
Total	8,241	5,412,630	9,531,490	10,819,860	5,345

Annual Absorption Estimates

To estimate fiscal impact, Catalyst Commercial used the demand assumptions from the Market Analysis presented in the Snapshot chapter to estimate the future absorption through the planning year horizon of 2045.

Annual Residential Absorption: 513 units

Annual Multifamily Absorption: 371 units

Annual Retail Absorption: 218,000 SF

Annual Office Absorption: 10,500 SF

Annual Industrial Absorption 200,000 SF

Note: Projected absorption is based upon historical and future projections and actual absorption is subject to the regulatory environment, business conditions, market factors, and other external influences.

Net Fiscal Benefits

Based upon the proposed land use categories and above assumptions, Catalyst Commercial estimated the future sales tax and property tax implications for the City of Schertz through 2045. Since most of the planning area is within Bexar County, the tax rates for Bexar County were used for the assumptions.

To calculate fiscal impact, Catalyst Commercial used the following assumptions for sales tax rates:

City of Schertz	0.01
Schertz Economic Development	0.005
County	0.005
Total	**0.02**

Property Tax Rates used per $100 of taxable value (Bexar County):

City of Schertz	0.4872
Bexar County	0.276331
Schertz-Cibolo-Universal City ISD	1.392
Other	0.467053
Total	**2.369784**

Note: East Central ISD is also within Bexar County and has a mil rate of 1.088.

To calculate values, Catalyst Commercial used the following values per square foot assumptions:

Residential	$140
Office	$180
Retail	$180
Industrial	$60
Multifamily	$150

To estimate the number of additional jobs and population, Catalyst Commercial used the following assumptions:

Jobs Estimates	**Est. Jobs/SF**
Retail	980
Industrial	450
Office	600

Population Estimates	**People**
Per Single-Family Household	2.61
Per Multi-Family Unit	1.5

Based upon the assumptions, Catalyst Commercial calculated the estimated net fiscal benefits of the Future Land Use Plan. The results are shown below.

Table 11. Schertz Preferred Scenario Net Fiscal Benefits (2023-2045)

	Total Net New Taxable Property Value	Est. Annual Property Tax	Est. Annual Sales Tax	Estimated Annual Additional Jobs	Estimated Increase in Population
Year 1	$309,876,000	$7,343,392	$1,308,000	684	1,895
Year 2	$619,752,000	$14,686,784	$2,616,000	684	1,895
Year 3	$929,628,000	$22,030,176	$3,924,000	684	1,895
Year 4	$1,239,504,000	$29,373,567	$5,232,000	684	1,895
Year 5	$1,549,380,000	$36,716,959	$6,540,000	684	1,895
Year 6	$1,859,256,000	$44,060,351	$7,848,000	684	1,895
Year 7	$2,169,132,000	$51,403,743	$9,156,000	684	1,895
Year 8	$2,479,008,000	$58,747,135	$10,464,000	684	1,895
Year 9	$2,788,884,000	$66,090,527	$11,772,000	684	1,895
Year 10	$3,098,760,000	$73,433,919	$13,080,000	684	1,895
Year 11	$3,408,636,000	$80,777,311	$14,388,000	684	1,895
Year 12	$3,718,512,000	$88,120,702	$15,696,000	684	1,895
Year 13	$4,028,388,000	$95,464,094	$17,004,000	684	1,895
Year 14	$4,338,264,000	$102,807,486	$18,312,000	684	1,895
Year 15	$4,615,194,273	$109,370,135	$19,620,000	684	1,566
Year 16	$4,869,420,273	$115,394,743	$20,928,000	684	1,339
Year 17	$4,935,539,102	$116,961,616	$22,236,000	684	86
Year 18	$4,988,669,102	$118,220,682	$23,544,000	684	-
Year 19	$5,041,799,102	$119,479,748	$24,852,000	684	-
Year 20	$5,094,929,102	$120,738,815	$26,160,000	684	-
Year 21	$5,148,059,102	$121,997,881	$27,468,000	684	-
Year 22	$5,201,189,102	$123,256,947	$28,776,000	684	-
Year 23	$5,254,319,102	$124,516,013	$30,084,000	684	-
		$1,840,992,727	**$361,008,000**	**15,741**	**29,527**

IMPLEMENTATION

The future of Schertz will be shaped by the recommendations developed in this Plan, as they guide decisions that will influence many aspects of the City's built, social, and natural environments. Further, the success of this Comprehensive Plan will be measured by the effectiveness of taking these recommendations from vision to reality. The Plan's recommendations may be implemented through a variety of tools, including adopting new or updated development regulations, zoning and subdivision ordinances, and capital improvement programs. Additionally, there may be recommendations that require additional community input or analysis and studies. Planning for the City's future should be a continuous process that incorporates regular analysis, revision and implementation.

Implementation of a Comprehensive Plan is an internal process to the City. General oversight can be assigned to an individual or department within the City, such as the City Manager or Planning Department, however achieving the vision set forth in this plan should be something all City departments and staff are working towards. The appointed oversight entity may find it useful to conduct periodic alignment exercise - a process in which all applicable plans, policies, and projects are identified; their content, links to this Comprehensive Plan, and links to each other are mapped; and a comprehensive road map is developed so that the right actions are executed in the most efficient order.

This chapter summarizes the actions noted throughout the Plan, adding timelines, recommend responsible parties, and applicable metrics that the City can track in order to measure progress.

Using This Plan



Comprehensive plans proactively address a community's future growth and development. They are the connection between the community's vision and land use regulations. Without the foresight provided by a comprehensive plan, the development process would be reactive, resulting in development that is uncoordinated, costly, and may not be in the best interest of the broader community.

A comprehensive plan is not regulatory and is used in conjunction with a zoning ordinance and other land use and development regulations as the primary implementation mechanisms. The comprehensive plan provides vision, guidance, and recommendations on how land should be utilized to meet the needs and desires of the community, ideally, development regulations should be updated to regulate land uses in accordance with this Plan.

City Staff will use this plan in a variety of ways, including:

- Guiding everyday decisions across all departments, aligning all City staff towards a single vision.
- Assists in major policy and budget decisions.
- Utilized in reviews of zoning cases.
- Planning for future facility and infrastructure needs and proactive maintenance/updates.
- Provides justification and prioritization for City projects and programs that align with the Plan.
- Provide the basis for updating city codes and ordinances.

The Planning and Zoning Commission will use this plan in a variety of ways, including:

- Aid in discussing and reviewing zoning cases and other development decisions.
- Provides justification for zoning case recommendations.
- Allows for the balancing of the community needs and values with individual interests.

City Council will use this plan in a variety of ways, including:

- Annual reporting allows Council to track whether the City is achieving or falling short of its goals.
- Allows for alignment of public goals and a more efficient use of City resources.
- When discussing zoning cases, development decisions, and other major topics related to land use policy.
- Aid in aligning Schertz's plans with surrounding jurisdictional entities.
- Can act as the basis for the City's Strategic Planning.

The business community will use this plan in a variety of ways, including:

- Developers, potential property buyers, businesses, and other interested parties can better understand the intended future development patterns in Schertz when making decisions.
- Property owners and developers can propose developments that better align with the goals of the community.

Residents will use this plan in a variety of ways, including:

- Engages and educates community members and stakeholders in planning for their City's future.
- Aids in shaping the desired outcomes and appearance of the community, enhancing quality of life for residents.
- Annual reporting allows community members to keep the City accountable in achieving its goals.

Best Practices for Implementation

Keep it Updated

This Comprehensive Plan is meant to be a living document that allows flexibility for political, economic, physical, technological, and social conditions, as well as any other unforeseen circumstances that may ultimately influence and/or change the priorities and perspective of the community. To ensure that the Plan

continues to reflect the goals of the community and remain relevant, the Plan must be reviewed on a regular basis to ensure that its elements are still appropriate and the associated policy statements and recommendations are still applicable.

Annual Progress Reporting

Once the Plan is adopted, an appointed committee, such as the Planning and Zoning Commission or a CPAC Standing Committee, with the assistance of the planning staff, should prepare a yearly progress report for presentation to the City Council. This practice will ensure that the Plan is consistently reviewed and any necessary changes or clarifications are identified. It is also important to provide ongoing monitoring between the Plan and the City's implementing regulations to maintain consistency among all documents. The City Council may wish to dedicate one meeting a year to review, celebrate, and publicize elements of the Plan that have been implemented in the last year, as well as set priorities for the following year. Ideally, progress reporting would be conducted in real-time via a website dashboard, continually demonstrating achievements to Schertz residents.

Five-Year Update & Evaluation Report

Every five years, the Planning Department should prepare an evaluation report, with input from various City departments and stakeholders, and present the findings to the Planning and Zoning Commission and City Council. The report should evaluate the existing Plan and assess how successful it has been in achieving the community's goals. The purpose of the report will be to identify the Plan's successes and shortcomings, look at what has changed over the last five years, and make suggestions on how the Plan should be modified to best accommodate those changes.

Proactive & Reactive Implementation

There are two primary methods of plan implementation: proactive and reactive methods. To successfully implement the Plan and fully realize its benefits, both methods must be used in an effective manner. Examples of both proactive and reactive actions are described below.

Proactive Methods

- Update the capital improvement plan (CIP) to reflect the public improvement needs identified within this Plan.
- Amend the Unified Development Code regulations to reflect the development patterns recommended within this Plan.

Reactive Methods

- Approve rezoning applications based on consistency with this Plan.
- Review development applications for consistency with this Plan.

Education & Training

A necessary first step after adoption of this Plan should be to conduct training workshops with the Planning and Zoning Commission, City Council, and key staff members who have an individual or collective role in Plan implementation. Training initiatives could include:

- Discussion of the roles and responsibilities of each entity and its function with regard to Plan implementation.
- A thorough overview of the Plan, with particular emphasis on the segments that most directly

relate to each audience's responsibilities and purposes.

- Implementation tasking and priority-setting that allows each group to establish their own one-, two-, and five-year agendas based on the Plan.
- Facilitation of a mock meeting to practice the effective use of the Plan's policies and recommendations.

Using & Interpreting Indicators

Tracking indicators can help the City understand and demonstrate if they are moving towards or away from achieving goals. Important to note, indicators do not work independently and are not intended to capture the entire picture of what is going on in the City. Falling short of an indicator does not necessarily mean that progress is not being made, but it may note that closer examination is needed for that particular element. It may be found that the indicator originally listed is in fact not the best indicator for that action and can be updated.



Decision Making

Inevitably, there will be situations that arise that do not have a clear answer within this Plan. In these cases it is helpful to have a good understanding of the overall goals and intent of this Plan. This helps to guide decision-making and check that decisions being made are in alignment with the Comprehensive Plan. These considerations can also help when deciding how to prioritize actions and funding.

Questions to Ask

Provided here are some questions that decision makers can think about and discuss when making difficult decisions that do not have an obvious best course of action.

- What best promotes and aligns with this Plan's intent and vision?
- What most improves the quality of life for residents?
- What has the most positive fiscal impact for the City?
- Does a certain course of action provide more multi-benefits for the City or community?
- Are there any unexpected negative outcomes that could occur? If so, can they be reasonably avoided or remedied?

Bundling Projects

Completing recommendations in tandem can frequently be more effective, more efficient, and accomplish greater results. Implementing two or more projects at a time can seem daunting, but by sharing resources it can allow for better outcomes. Some examples of projects that typically bundle well together are underground utility updates with streetscape enhancements and updating housing regulations while working with developers to determine options and incentives to encourage more housing choices.

Actions Matrix

The following pages present a matrix of action items to undertake that will move the City toward achieving the goals of this Plan.

The matrix includes the following element:

- #: provides an identification number for each action
- Action: presents and describes the recommended action
- Timeline: identifies a target timeline for implementation of the action. Some actions may be ongoing, in this case the timeline sets a target for initiation of the ongoing action.
    - Short-term: <5 years
    - Mid-term: 5-10 years
    - Long-term: 10+ years
- Lead: identifies the primary party responsible for implementation of the action. Many actions will require multiple parties or partnerships, but they should have a primary champion that is accountable for the action.
- Outcome: identifies measures that are expected to be observed as outcomes of successful implementation of the action.

#	Action	Timeline	Lead	Expected Benefits & Outcomes
Projects & Plans				
1	**Create a Sustainable Stormwater Management Plan:** conduct evaluations of existing gray infrastructure, flood zones, and environmental regulations and create a citywide sustainable stormwater management plan with a focus on green infrastructure.	Short-Term	Engineering and Public Works and/ or Consultant	Increased greenery, lower peak flows and localized flooding, higher water quality
2	**Evaluate Street Design Standards:** evaluate existing street standards to identify where pedestrian and bicycle infrastructure can be added to the existing rights-of-way.	Short-Term	Engineering and Public Works and/ or Consultant	Increased modality options, connectivity, and safety
3	**Create a Downtown Plan:** analyze the Downtown area and create a plan for continued investment to promote the area as a unique and thriving destination.	Short-Term	Planning, Economic Development and/ or Consultant	Improved Downtown character and activity, increased economic activity Downtown
4	**Added Street Connectivity to Focus Area 1:** provide additional residential or commercial collector roads to southeast Schertz, as needed based on build out.	Mid-Term	Engineering and Public Works	Improved mobility and connectivity, network redundancy
5	**Added Street Connectivity to Focus Area 3:** provide additional residential or commercial collector roads to north Schertz, as needed based on build out.	Long-Term	Engineering and Public Works	Improved mobility and connectivity, network redundancy
6	**Increase Roadway Network Connectivity:** continuously identify opportunities to add connectivity in neighborhoods through small roadways and multi modal routes.	Ongoing	Engineering and Public Works	Improved mobility and connectivity, network redundancy
7	**Update the City's CIP Plan:** evaluate the City's CIP for necessary updates or additions per this Plan, paying specific attention to identifying projects that could be "bundled" or implemented together for increased efficiency and impact.	Ongoing	Various City Departments	CIP that makes tangible progress towards implementing the Comprehensive Plan Vision
8	**Infrastructure Maintenance and Upgrades:** ensure the City's CIP accounts not just for new infrastructure but also for proactive upgrades to existing infrastructure, to continue providing the quality and level of service that residents have come to expect.	Mid-Term	Engineering and Public Works	CIP that focuses on quality and level of service, less surprise costs, more reliable utility service for customers

#	Action	Timeline	Lead	Expected Benefits & Outcomes
9	**Create a Quarry Redevelopment Plan:** begin to think about what the City might want to see if the quarry becomes available for redevelopment and how the City can incentivize that.	Long-Term	Planning, Economic Development and/ or Consultant	A redevelopment plan for post quarry operations that allows the City to be prepared when the opportunity presents itself.
Policies & Regulatory				
10	**Reduce Impervious Cover:** examine the development code for existing requirements that may contribute to the creation of unnecessary paving and grey infrastructure.	Mid-Term	Planning and Zoning, Engineering and Public Works	Additional opportunities for green infrastructure, reduced strain on stormwater infrastructure
11	**Update Development Regulations:** examine the zoning ordinance and other development regulations to identify and update any existing barriers to mixed-use development, missing middle housing products or similar recommendations from this Plan.	Short-Term	Planning and Zoning and/or Consultant	Easier pathway to implementation for Comprehensive Plan recommendations, more predictability for applicants, less staff time spent on discretionary approvals
12	**Periodically update the Master Thoroughfare Plan:** ensure the City's Thoroughfare Plan is being updated regularly using the most recent population and employment projections from AAMPO.	Mid-Term	Planning and Zoning, Engineering and/ or Consultant	A proactive Master Thoroughfare Plan that is a useful tool for all parties and jurisdictional entities.
13	**Create a Process for Thoroughfare Plan Amendments:** formalized process to address Thoroughfare Plan amendment requests.	Short-Term	Planning and Zoning, Engineering and/ or Consultant	More predictability for applicants, approving bodies, staff, and partner jurisdictions.
14	**Enhance Access Through Policy:** incorporate high level policies related to land use, economic development and transportation with the expressed intent to increase access to jobs, goods, services and opportunity for residents.	Mid-Term	Economic Development	Increased positive economic impact and enhanced quality of life for residents
15	**Bolster Amenities in Focus Area 1:** attract restaurants and retail establishments to southern Schertz, providing amenities to those residents who currently have to travel far to access these services.	Ongoing	Economic Development	Increased positive economic impact, enhanced convenience for residents, reduced traffic congestion

#	Action	Timeline	Lead	Expected Benefits & Outcomes
16	**Promote commercial retail destinations along I-10:** capitalize on the corridor's strategic location, increase tax revenues, and promote access for residents of southern Schertz and surrounding communities.	Ongoing	Planning and Zoning, Economic Development and/ or Consultant	Increased positive economic impact, enhanced convenience for residents, reduced traffic congestion
17	**Promote commercial retail destinations along I-35:** Encourage commercial retail uses along I-35 to leverage the location of the corridor and boost tax revenues.	Ongoing	Planning and Zoning, Economic Development	Increased positive economic impact
18	**Create Mixed Use Centers:** offer a diverse range of goods, services, and housing options with varied price ranges in strategic locations throughout the City.	Long-Term	Planning and Zoning, Economic Development	Increased positive economic impact, more business and housing options, enhanced access for residents
19	**Prioritize the Consideration of Floodplain Impacts:** in development planning, incorporate measures that prioritize mitigation of flooding and restoring riparian functions of floodplains. Incentivize the use of low impact development and green infrastructure techniques in private development.	Short-Term	Planning and Zoning, Engineering and/ or Consultant	Increased opportunities for green infrastructure, enhanced natural function and access to nature for residents, reduced strain on stormwater infrastructure
20	**Promote Compatibility:** provide adequate buffering and transitions between commercial developments along highway corridors and adjacent residential areas.	Ongoing	Planning and Zoning, Engineering	Preservation of quality of life for residents, reduction of nuisances for residential uses
21	**Preserve the Rural Living Character:** utilize the area impacted by JBSA-Randolph to provide an option for rural living in compliance with JBSA guidelines where appropriate.	Short-Term	Planning and Zoning, Economic Development	Increased lifestyle options for residents, development remains compatible with base operations.
Programs & Communications				

#	Action	Timeline	Lead	Expected Benefits & Outcomes
22	**Foster Collaborative Planning Efforts Related to JBSA-Randolph:** promote regular coordination between the base, local authorities, and the community to foster a cohesive approach to development south of the base. Encourage ongoing public engagement and education about the AICUZ study and its impacts to residents.	Short-Term	Planning and Zoning	Increased communication between all parties, reduced complaints from residents, development remains compatible with base operations
23	**Foster Regional Collaborative Planning Efforts:** collaborate with the neighboring cities to align strategies for regional development.	Ongoing	Various City Departments	More thoughtful and compatible regional development, realizes greater positive impacts for all parties
24	**Coordinate with TxDOT:** promote regular coordination between TxDOT, local authorities, and the community related to TxDOT projects in the area, such as the expansion of FM 2252.	Ongoing	Engineering and Public Works	Better resident communications and engagement, roadway projects that support City and community goals
25	**Assign a Comp Plan Champion:** assign an individual or department within the City to be accountable for internal Comprehensive Plan implementation and coordination across the City.	Short-Term	Planning and Zoning and Engineering	Quicker progress, more efficient projects, easier adoption of the Plan strategies within various City departments, greater accountability to residents
26	**Conduct Periodic Alignment Exercise:** the Comp Plan Champion should be responsible for reviewing applicable plans, policies, and projects across the City for alignment with the Comp Plan and take action to influence or recommend necessary updates to those plans. This should be done upon adoption of this Plan and periodically going forward.	Short Term	The assigned "Comp Plan Champion" as outlined in Action 24, above	Quicker progress, more efficient projects, better adoption of the Plan strategies across various City departments
27	**Annual Progress Reporting:** the Comp Plan Champion should be responsible for establishing a process for annual progress reporting and 5-year full plan evaluations and updates.	Ongoing	The assigned "Comp Plan Champion" as outlined in Action 24, above	Comprehensive Plan remains viable, applicable and useful throughout it's anticipated lifetime

#	Action	Timeline	Lead	Expected Benefits & Outcomes
28	**Council & Commission Training:** the Comp Plan Champion should conduct a training for elected and appointed officials upon adoption of the Comp Plan, to inform them of the Plan's recommendations and it's intended use for their purposes.	Ongoing	The assigned "Comp Plan Champion" as outlined in Action 24, above	Educated City leadership that know how to use and support the use of the Comprehensive Plan.
29	**City Staff Road Show:** the Comp Plan Champion should present the Comp Plan to all applicable City Departments, to inform them of the Plan's recommendations and it's intended use for their purposes.	Short-Term	The assigned "Comp Plan Champion" as outlined in Action 24, above	Educated City staff that know how to use and support the use of the Comprehensive Plan.
30	**Data Collection and Tracking:** the Comp Plan Champion should establish a process for collecting necessary data, tracking outcomes, and reporting impacts of the Comp Plan implementation.	Ongoing	The assigned "Comp Plan Champion" as outlined in Action 24, above	Ease of progress reporting for staff, increased support from City leadership, enhanced accountability to residents

COMMUNITY SNAPSHOT

Appendix A


SCHERTZ
TEXAS

EXISTING CONDITIONS

Demographics

Demographic Snapshot (State)

Texas is the second-largest state in the United States by both land area and population. As of 2022, its population is over 30 million people, and it is projected to grow at a compounded annual growth rate of 0.9% between 2022 and 2027. Texas has a median age of 35.4, which is slightly lower than the San Antonio Metropolitan Statistical Area (MSA) and Schertz. The median home value in Texas is lower than Schertz, but slightly higher than the San Antonio MSA.

Table 4. Regional Snapshot

Regional Snapshot	Schertz	San Antonio MSA	Texas
2022 Population	44,360	2,661,164	30,157,100
2027 Population	47,821	2,799,634	31,502,395
2022 - 2027 Compounded Annual Growth Rate	1.5%	1.0%	0.9%
Median Age	37.2	36.2	35.4
Median Home Value	$263,895	$235,989	$238,757
Median Household Income	$100,849	$67,803	$70,834
Owner-occupied Housing	77.7%	64.4%	62.7%

Source: ESRI

Demographic Snapshot (Regional)

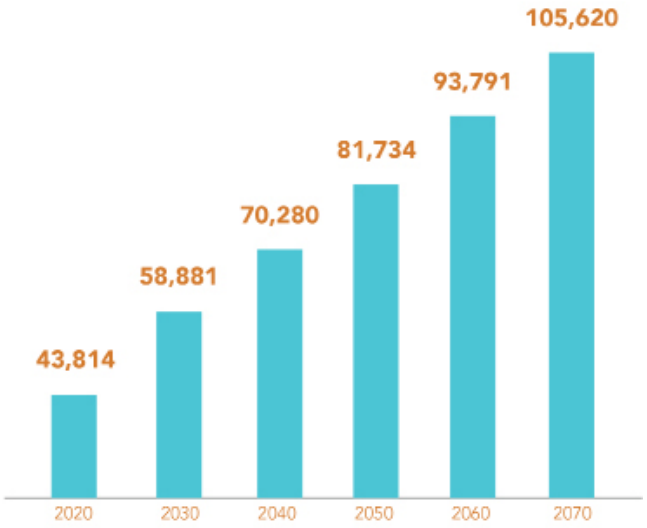
The City of Schertz had a population of 44,360 in 2022 and is expected to grow at a compounded annual growth rateof 1.5% over the next 5 years. This is approximately a 0.5% higher growth rate than San Antonio and a 0.6% higher growth rate than Texas.

Another stand out statistic is the percentage of owner-occupied housing in Schertz (77.7%) compared to the other two regions (64.4% and 62.7%). High rates of owner-occupied housing can be an indicator of a strong local economy and a community that is invested in its own success. Although it has its own unique characteristics and community, it also benefits from being a part of a larger metropolitan area with access to the resources and opportunities that come with that.

Population Growth

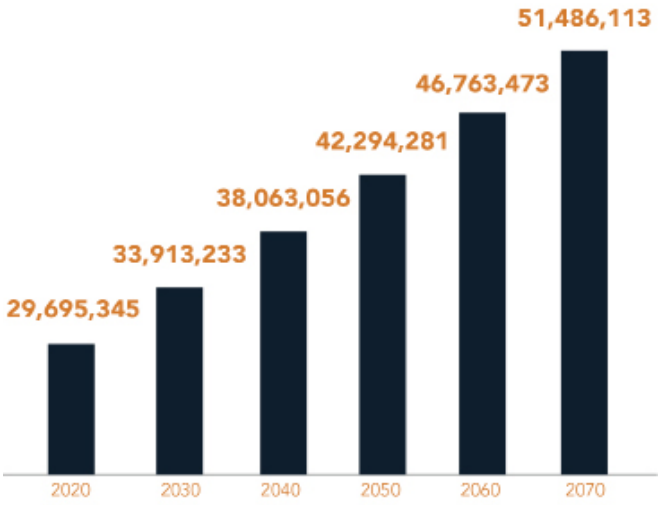
Schertz is projected to experience faster population growth than the State, with a projected annual growth rate of 1.8%.

Figure 11. Schertz Population Projection



Source: Texas Water Development Board

Figure 12. Texas Population Projection



Source: Texas Water Development Board

Race and Ethnicity

Table 5. Race and Ethnicity

Race/Ethnicity	Schertz 2010	Schertz 2022	San Antonio MSA 2022
White Alone	78.8%	56.2%	49.3%
Black Alone	8.5%	12.3%	7.0%
American Indian Alone	0.7%	0.8%	1.1%
Asian Alone	2.3%	3.1%	3.0%
Pacific Islander Alone	0.2%	0.3%	0.2%
Other Race Alone	5.5%	7.4%	14.0%
Two or More Races	3.9%	19.9%	25.5%
Hispanic (of any race)	26.2%	32.1%	54.8%

Source: ESRI

Income

Table 6. Income

Income	Schertz	San Antonio MSA	Texas
Median HH Income	$100,849	$67,803	$70,834
Average HH Income	$118,183	$94,960	$101,658
Median Disposable Income	$82,732	$57,231	$59,270

Source: ESRI

Education Attainment

Table 7. Education Attainment

Educational Attainment 25+	Schertz	San Antonio MSA	Texas
Less than 9th Grade	1.5%	5.4%	6.5%
9-12th Grade/No Diploma	3.1%	6.8%	6.9%
High School Diploma	21.0%	22.3%	21.2%
GED/Alternative Credential	3.3%	4.6%	4.3%
Some College/No Degree	19.4%	20.2%	19.4%
Associate degree	12.1%	9.2%	8.3%
Bachelor's Degree	24.7%	20.4%	22.0%
Graduate/ Professional	15.1%	11.1%	11.3%

Source: ESRI

Firmographics

Table 8. Firmographics

MSA	Employment	Hourly Wage (Median)	Hourly Wage (Mean)	Annual Wage (Mean)
San Antonio-New Braunfels	1,163,570	$20.15	$27.08	$56,300
Austin-Round Rock-Georgetown	1,285,083	$22.85	$30.77	$64,000
Dallas-Fort Worth-Arlington	4,168,196	$22.25	$29.86	$62,100
Houston-Woodlands-Sugar Land	3,390,666	$21.95	$29.58	$61,500
El Paso	345,954	$16.63	$22.33	$46,400

Source: Schertz EDC

Top Employers

Table 9. Top Employers in Schertz

	2012		2021	
Employer	Employees	% of Total	Employees	% of Total
Schertz-Cibolo-Universal City ISD	944	5.9%	2,000	10.4%
Amazon			1,302	6.8%
Sysco Central Texas, Inc	582	3.6%	827	4.3%
Republic National Distributing Company	250	1.6%	639	3.3%
FedEx Ground			580	3.0%
Brandt Companies	300	1.9%	527	2.7%
City of Schertz	344	2.1%	400	2.1%
FedEx Freight	141	0.9%	340	1.8%
Vision works	542	3.4%	300	1.6%
Hollingsworth Logistics Group			286	1.5%
Wal-Mart Stores	385	2.4%		
H.E.B Grocery Co.	346	2.2%		

Source: Schertz EDC

MARKET SNAPSHOT

Market Demand and Existing Conditions

Housing-Residential

Table 10. Single-Family Residential Demand

Traditional Single-Family Detached Demand	513 Units
Homes < $200k	120
Homes $200k - $250k	74
Homes $250k - $350k	148
Homes $350k - $450k	106
Homes $450k+	65
Alternative Single-Family Product Demand	108 Units

Source: Catalyst Commercial, US Census

Schertz is home to 10 existing multifamily properties ranging from 7 to 288 units per property. Market rent in Schertz is currently $1.29 per square foot ($1,047 per unit) with a vacancy rate of 4.9%. The table gives an overview of each of these 10 properties.

Table 11. Existing multifamily housing in Schertz

Property Name	Units	Year Built	Avg Unit SF	Avg Asking/SF	Avg Asking/Unit
Merritt Lakeside	174	2012	931	$0.56	$521
Sycamore Creek	200	1984	730	$1.47	$1,074
The Palmera on 3009	288	2008	894	$1.68	$1,498
Rio Vista Apartments	56	1972	514	$1.53	$785
Legacy Oaks Apartments	256	2004	804	$1.50	$1,211
Persimmon Hill Apartments	12	1969	-	$-	$453
805 Main St	7	1917	800	$ 0.87	$698
102 River Rd	10	2000	712	$1.31	$967
Val Verde Apartments	68	1973	779	$1.19	$925
Live Oak Apartments	22	-	666	$1.38	$804

Source: CoStar

In addition to single-family demand, an analysis on the region was also performed to understand the renter-occupied residential market. It is estimated that Schertz could capture and absorb 371 units annually of renter-occupied housing in the form of multifamily residential. There is additional capacity for 74 units of renter-occupied housing in other formats such as duplex/triplex/fourplex or single-family build to rent. A majority (61%) of the multifamily demand is for units commanding rents of less than $2,000 per unit. Demand for units with rents of $2000+ per unit is at 39%, or 146 units annually.

Table 12. Multifamily Residential Demand

Annual Multifamily Demand	371 Units
Rental Rate <$1,000	119
Rental Rate $1,000 - $1,500	49
Rental Rate $1,500 - $2,000	57
Rental Rate $2,000+	146
Alternative Renter-Occupied Housing Demand	74 Units

Source: Catalyst Commercial, US Census

ENGAGEMENT SUMMARIES

Appendix B


SCHERTZ
TEXAS

FOCUS GROUPS

A series of five focus group meetings were held in July of 2023, to discuss specific topics related to the City of Schertz. The purpose of these meetings was to discuss topics that are significant to the future development of Schertz and important to the Schertz community. The focus group topics were:

- Boards and Commissions
- JBSA / Randolph Airforce Base
- Business and Developers
- Homeowners' Associations
- Schertz Development Staff

Boards and Commissions

Key takeaways:

ECONOMIC DEVELOPMENT



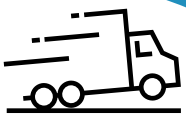
- More individual types of retail/local businesses
- Develop retail, restaurants, and neighborhood amenities

QUALITY OF LIFE



- Develop trail system
- Enhance affordability for young adults and families
- Promote community livability and diverse local businesses

TRANSPORTATION



- Build infrastructure based on the long-range vision along the interstate highways
- The location of Schertz in proximity to other cities and two interstates is an asset Flood control infrastructure development

INFRASTRUCTURE



- Pursue a watershed project with Cibolo Creek for beautification and trails
- Plan development considering topography and natural drainageways
- Address infrastructure concerns, including flood control
- Consider the potential for the quarry once operations are complete

JBSA / Randolph Airforce Base

Key takeaways:

COORDINATION WITH JBSA/RANDOLPH AIRFORCE BASE



- From a flight perspective, height is a major concern
- Reference the AICUZ (2017) and RCUP Studies that evaluate compatibility of development and provide recommendations of what land uses are appropriate
- City has concerns with the Accident Prone Zones and development in these areas. Need better collaboration with the base
- Residential apartment complexes (2-3 stories) are preferable in adjacent areas to the base
- City has concerns with the Accident Prone Zones and coordination with the base

Business and Developers

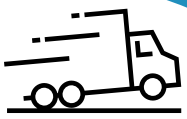
Key takeaways:

ECONOMIC DEVELOPMENT



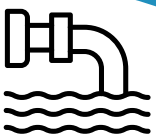
- Key assets of Schertz are: access to highways, employee base for businesses, and ease of collaboration with City officials
- Available land accessible to logistics companies and industrial development
- Retail and restaurants near residential areas
- Industrial uses may be most appropriate adjacent to the base

TRANSPORTATION



- Traffic circulation - rural roads need improvement

INFRASTRUCTURE



- Extending utilities and services to underserved areas
- Reflect on status of TxDOT plans for expansion of 2252

Homeowners' Associations

Key takeaways:

ECONOMIC DEVELOPMENT



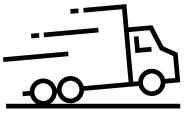
- Need responsible growth
- More locally owned small businesses and restaurants closer to neighborhoods
- Lots of proposed development could be here with the proper plan, such as medical, restaurants, etc.

QUALITY OF LIFE



- Community policing is lacking on the southern border of Schertz
- All groups see low communication with the City
- Need more areas for community livability

TRANSPORTATION



- Biggest concern is traffic on 3009 - difficult to exit community safely and roads need improvement
- Need to improve roads

INFRASTRUCTURE



- Need to consider the base with development surrounding it
- Need to improve utility infrastructure

Schertz Development Staff

Key takeaways:

ECONOMIC DEVELOPMENT



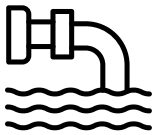
- Need for areas to be redeveloped, such as Main Street and area off 78

QUALITY OF LIFE



- Lack of affordable housing and amenities are reasons for lack of young adults living in the city. More catered towards families
- Need for self-identity as a community

INFRASTRUCTURE

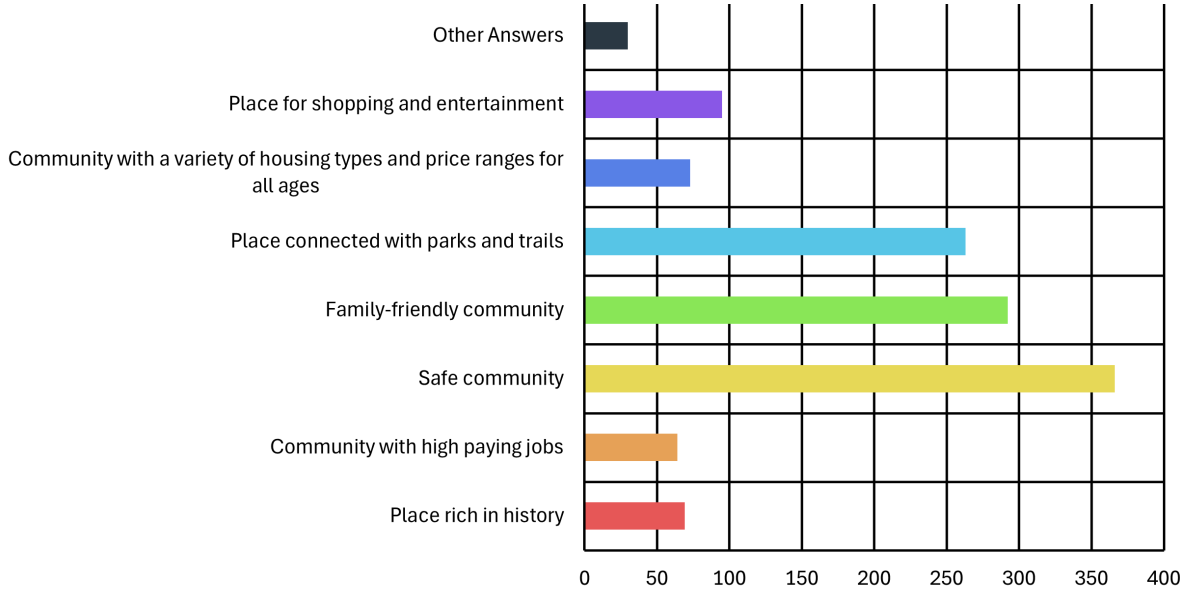


- Physical disconnect between north and south of the city
- Floodplain and topography challenges

PUBLIC SURVEY

QUESTION 1

In 2044, Schertz should be a:



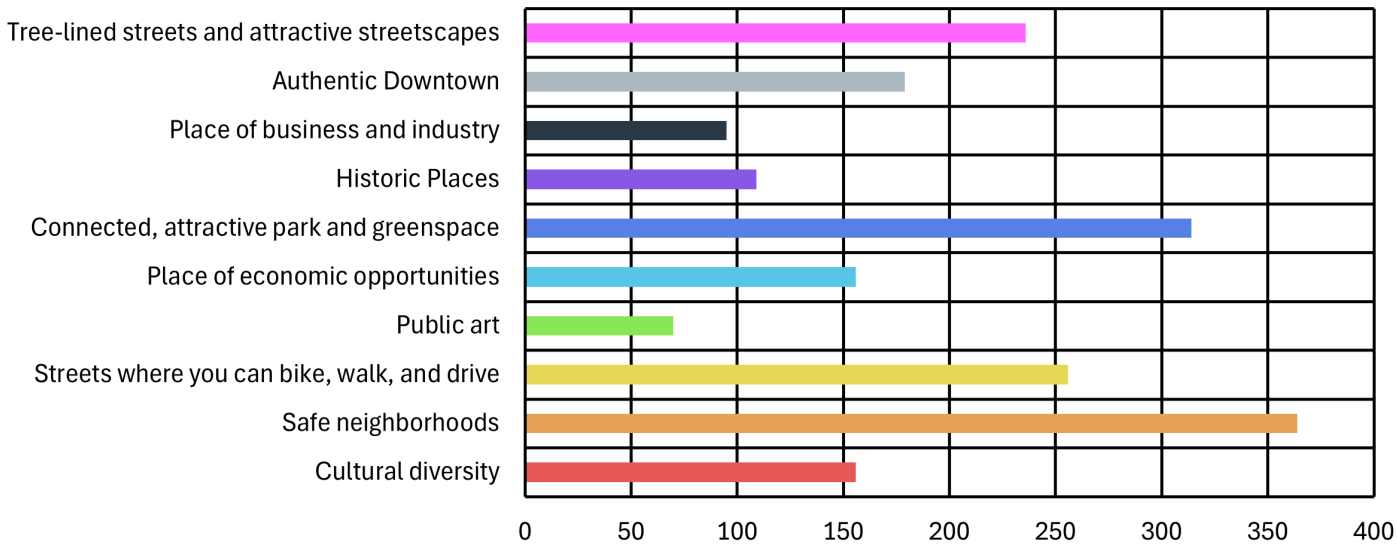
Other Answers

1	As the IH-35 becomes more congested with area growth, staying on the south side of the interstate gains more importance and creates the environment by/spend locally
2	Fix current problems before create new ones.
3	Focus on improving every aspect of life for seniors. Add a circular local bus route service so they can get a ride from the senior center to HEB and Walmart with other stops as needed.
4	An eco-friendly community
5	Place known for listening to the community and their desires.
6	Stop central planning attempts. Let the free market unfold the future.
7	Needs over 55 communities
8	Programs to provide high school and college students with opportunities to grow their skills close to home. Utilize local businesses and schools to create a partnership that will give our students a plan to stay local (if they choose to).
9	Improved streets!!!!
10	A place without a focus on low income housing, driving up crime.
11	Stay small, quit building and destroying all the trees, more growth will not be good for Schertz
12	City with long term infrastructure plans and solutions.

13	A City with emphasis on infrastructure (water, police, sewar, electricity, streets, and maintenance of) so we can have a safe place
14	RELIABLE transportation services for anyone without a vehicle and ADA.
15	A community that hasn't been over developed with housing and businesses.
16	There are no sidewalks along the roads adjacent to Steele High School. Many children walk and it is dangerous since they have nowhere safe to walk on. Please consider our children's safety getting to school and home.
17	Responsible growth- people moved to Schertz because it is quiet, uncrowded, has good schools, is family oriented and has a small town feel. It seems city council is for fast growth. Increased traffic, overcrowded schools, the trend for multifamily housing and subsequent, and permanent, loss of green space will make our city like San Antonio or Austin - overcrowded concrete jungles, where no one can really enjoy any of it.
18	Less push for apartments
19	More small business restaurants (more ethnic options!!… not fried chicken fast food!!)
20	Building too much Need laws in place to save the small amount of land left around us NO move low income housing, we have done our part… poor decisions are turning Schertz into a high crime town Stop with the building Stop with the fast food places Stop with the entertainment places Look around we have enough!!!
21	City with enough Ems, Firefighters and Enough Police , Firefighters and EMS personal to keep our city safe and in control.
22	A city with good infrastructure. Build the infrastructure first and then develop the land. No high density housing without the roads and schools to support them. I do not want Schertz to turn into a chaotic environment like Houston.
23	Bike lanes and multiple more green spaces for our dogs. Maintain well travelled roads with lane stripes.
24	Small suburban city with lots of open land
25	Place for single family homes. We DO NOT want apts or town homes
26	Lots of parks, less apartments, less corruption with back door deals benefitting commercial development and real estate agents.
27	Keep commercial business out of our RA zoned neighborhood.
28	A place where the VA builds an extensive care community for those of us seniors who can no longer drive across Bexar County for appointments.
29	Place for single family housing that retains its value in the future
30	Place that supports low income residents. including workers who need help with childcare, healthcare, or transportation.

QUESTION 2

In 2044, Schertz will be known for:



QUESTION 3

In your opinion, what is Schertz's greatest strength? What differentiates Schertz from any other city?

1	Safe place to live, everything is close by, friendly people
2	Large amount of industrial and medical companies that have higher paying and recession proof jobs for citizens.
3	We have a responsive representatives and city employees. We have a great Library and events put on by Patks a
4	Small town atmosphere
5	The small community makes it easy to connect and participate in events around the city. We continue to have new businesses pop up which is always a good thing. .
6	Great access to infrastructure and a stable community
7	Location. Near but not in a city. Military bases help to maintain diversity. Effective and efficient city government.
8	Still has a small town feel
9	safe community
10	I love the diversity in the community. The close location of Randolph Airforce Base brings together people from all walks of life who are open to conversation and working towards solutions. I also appreciate the effort to maintain and increase green space and trails. There are so many health benefits to living in a community full of green space.
11	Location between two major highways and close proximity to San Antonio. Now the 35 traffic, that is an entirely different ball of wax.
12	Police services/safety is Schertz greatest strength
13	I feel that it is very safe and welcoming
14	It's a growing city but with a small town feel to it.
15	Schertz is clean, roads are mostly well taken care of, people are friendly, military friendly community
16	Small, friendly community; small town effect near a big city
17	Separation of residential and industrial development.
18	Small town feel with convenience of eating and shopping.
19	Schertz still has the "small town feel"
20	Still has a small town feel.
21	The actual people. The people overcome the poor leadership of mayor and city staff.
22	Good water, utilities, beautiful trees, clean and safe neighborhoods
23	community ties
24	Community
25	Schertz is the "almost" small city, a growing bedroom community with lots of potential for more. It sits between major thorough fares (I10 & I-35) with 1604 to it's south. Schertz is like a free canvas waiting for someone to paint the ideal picture. It can and should retain some history without being restricted by the past.

26	Safe with strong no nonsense police force, which promotes the safety of the residents and businesses. Good road planning, road expansion planning execution and other city services.
27	Nothing at this point
28	Schertz's greatest strength is its extensive parks and green space. Schertz is in a unique location to be a biodiverse destination for birdwatchers and nature enjoyers due to its location at the crossroads of many Texas habitats, especially during migration season. Developing a concrete jungle will only push residents away, not draw in new ones. The small-town charm will be lost if Schertz keeps developing at this rate.
29	Safe and intimate community that's very family friendly
30	Parks and Rec department that provides equipment rental to its residents!
31	Focused and stable growth over the years with great leadership.
32	Friendliness of community
33	Schertz is a great place to live. Low crime, affordable rent and it proximity San Antoniocultural amenities
34	Small town vibe outside of a major city
35	Schertz is situated between two major interstate highway corridors spanning highway to highway. City leaders saw this future over 40 years ago and acted. Despite the growth, Schertz is trying to maintain the small town friendly vibe.
36	Close enough to San Antonio for employment, but far enough away that Schertz does not have many of San Antonio area problems, such as high crime rate.
37	Small town feel
38	Safety
39	It is a small country town. It should stay that way.
40	Not much, Cibolo has passed Schertz in terms of attractiveness and options.
41	It's starting to look like every other city now
42	Location and military community
43	Proximity to SA and Austin
44	The community. Residents care about one another.
45	Small town feel
46	Schertz family friendly, safe and not over crowded like other cities.
47	That it has retained is small town feel while growing. Also, the emphasis on community by events that are held (movies in the park, local parks are maintained, etc) sets the city apart from others.
48	Low taxes, low crime
49	Small town feel in the midst of urban development
50	Small town that's family friendly
51	It feels like a community separate from large city and we are different in that we do good with bringing together those who have lived here a long time and the in and out of military
52	Country living, not on top of everyone, small city feeling.
53	It's location as the gateway to San Antonio to/from Austin, Houston, etc.

54	Schertz now has plenty of green space but it's rapidly developing and should carefully plan what business replace this land.
55	Schertz Parkway, the entire town uses the walkway between Live Oak and I35. We need to take care of it. It is an embarrassment that the Parks Department has let it go in not taking care of it. Shame.
56	They simply copy other cities.
57	Schertz has that small time feel in a large city. Where everybody knows your name, you see people you know at the local store, etc. We are slowly losing that with the overgrowth.
58	Great school, safe neighborhood, and semi diverse population
59	Citizens that care(exception of some of council and Mayor)
60	Location near Randolph AFB and on the outskirts of San Antonio.
61	The greatest strength is location. As of now, nothing serious differentiates it from other cities.
62	Safety and abundant community events.
63	Location, needs improvements on roads, connectivity to main roads. Northcliffe area cannot handle growth without alternative connections to 35S without using Chelsea.
64	Public works response.
65	Small town feel with lots of available resources close by - shopping, restaurants, etc
66	It's not liberal San Antonio/Houston/Austin...
67	This city has done amazing with Community and community events. The police presence is also fantastic and I feel safe with my family here. Schertz constantly improves, where many other city's do not. There is plenty of big-business infrastructure close by, so that isn't necessary for Schertz to also expand into the industrial space. Schertz is unique with its 'small town' feel which I believe is because you care about the details: like great tree coverage on Schertz pkwy so people can exercise down the street. Keep up with the great parks too!!
68	Cheaper rates for Insurance
69	Schertz has a great school district. I don't feel like anything really differentiates Schertz from any other city.
70	Not sure
71	the small town atmosphere
72	Location…strategically located between I35 and I10. Jumping off point to a variety of places within a short distance
73	Our awesome police department
74	Roads
75	Established and well maintained neighborhoods. Larger lot sizes. Good schools.
76	The cities strength lies in its opportunity to take existing green spaces in its city limits and protecting them as opposed to other surrounding cities which are more concerned with tax revenue from over developed and overcrowded spaces.
77	Economic development
78	accessibilty to needed services, a safe place to live, and variety of services and activities
79	Great schools (SCUCISD) and opportunities for famiies to recreate.

80	More conservative than the surrounding area. Safer than the surrounding area. Mostly moderate to higher income housing.
81	Small town feeling
82	Variety of people, economic opportunities and a great place to raise a family.
83	Still a small town feel.
84	Less traffic and safe neighborhood
85	In a negative way, the lack of eating establishments and shopping
86	Location and potential for economic growth
87	Clean, safe place to raise your family and then retire.
88	Location to the major highways. Safe small town feel.
89	Schertz is near many entertainment and job opportunities while still having pockets of open land and historic charm. I don't want this city to turn into a sprawling suburb of one cookie cutter neighborhood after another that looks just like every other major suburb. It's important that Schertz maintain some of its "small-town" feel.
90	Small town values.
91	Small town, safe neighborhoods
92	Small town feel with big city opportunities
93	A military community which has brought together such a wonderful mix of culture. In the past I considered it a very clean community with a small town atmosphere. We need better paying jobs but not at the expense of tearing down what we have going for us. We need to find ways to grow without creating a tax burden. Again finding ways to grow and improve with out creating more taxes which will exclude the variety of people which we have.
94	It's rural feature...
95	The city council actually listens to people. Our police actually listens to people. Our people actually listen and actually help each other.
96	Nothing differences it today from any other suburban neighborhood. Too many houses, not enough entertainment or unique restaurants. Too much traffic, not enough bike lanes, poorly planned development. It's disappointing how little planning goes into growth of this city.
97	It's the small town feel and lower taxes that originally attracted us to this area. It has become more difficult to stay here as growth, construction and taxes spiral.
98	Strengths - Good people who are ready to help out a neighbor.
99	It's people
100	The amount of quiet neighborhoods. But sadly it is starting to turn downhill with the e amount of low income dirt bags targeting our vehicles and houses.
101	Clean, well organized, active police presence irl and online, great schools, safety, low crime, financial opportunity
102	When looking where to move I found schertz had great school rating. Y'all did not disappoint, I've lived here for 3 years, previously I was in Austin and the schools here are great! (Especially paschal elementary)
103	It's a fast growing city, without yhe crime Converse to is west. Don't open pandoras box of low income fed housing to drive up crime and make us a second a Converse. Gentrification I'm Sam Antonio will push crime outward, please don't attract it.

104	I like that Schertz is a warm welcoming place for families. I would hate for our green spaces that our families enjoy to be ruined because they are trying to populate. We are populated everywhere around us, let Schertz be a sanctuary, a place where people WANT to live.
105	Schertz, is currently asleep because of conscientious and aggressive policing, well maintained public spaces, and an overall friendly atmosphere. Strong building codes regulating the types and appearances if buildings are a plus.
106	We literally have a Main Street USA which reminds me of my hometown in Ohio which is all of 4 blocks long. The store fronts have been updated, but the buildings are original. Traffic is minimal, so walking up and down Main Street is like walking through the community 's history. Houses have been restored, rather than demolished. I would love to see Schertz value history over modernization. We still have the potential to keep the charm and small-town atmosphere if we plan carefully.
107	Schertz is a prime location with development, small business, and affordable living opportunities close to San Antonio without the congestion and taxes of a bigger city.
108	Schertz is a sleeper community that has a long history of community and small town feel that makes Schertz unique.. To keep it that way, we need to enforce single family housing codes and not allow short term rentals and massive apartment building to ruin our community.
109	School Districts, Proximity to I-35, I-10, RAFB & San Antonio, Nice Neighborhoods
110	Small town feel
111	Small town community, safe, and diverse.
112	Sense of community. Public safety. Great location
113	When my family moved to San Antonio in 1997, we quickly learned of Schertz's reputation... great schools, nice neighborhoods, a small town feel with the convenience of San Antonio close by. For a very long time, these aspects were Schertz's greatest strength. With the exponential growth, I fear Schertz is losing its identity and what makes it special. Our goals should be to protect our small-town feel, support our schools, and create/maintain beautiful neighborhoods. We can't say yes to everything. Schertz will no longer be special. Some of its charm is already lost. My family aspired to move to Schertz for these very qualities. It is hard to watch some of that diminish and the quality of life decrease.
114	The cleanliness and uniformity of family ideals.
115	Schertz is known for helping small businesses.
116	Located between two major freeways (IH35 & IH 10) accessible to major cities(San Antonio, Dallas, Austin, Houston)
117	Location. Right in between a busy San Antonio and at the base of the rolling canyons of the hill country. Take advantage of that and the greenery. Use it. Don't get rid of it. That's what makes this place so beautiful.
118	Ease of living here. Friendly city workers and officials.
119	Safety, friendliness
120	High sense of community and appealing to all ages.
121	Quiet slow pace environment,neighbor friendly
122	We feel safe, family friendly, family activities, cleanliness, lots of park, still a small town feel, not growing as rapid

123	It used to be that Schertz wasn't over developed, however that is changing with all the new development - both housing and business. In the last few years Schertz has added a lot of businesses, many that are similar and because of this Schertz is losing its home/ neighborhood feel and is becoming another suburban sprawl type city.
124	Safe and diverse
125	Safety
126	Schertz is a family friendly area, I would like it to stay that way. There seems to be so many apartments buildings and new construction that the county feel is dwindling.
127	The quiet and peaceful of this town, just being outside the 1604 loop San Antonio has already extended to the outskirts drawing us near to the city limits and more police officers are handling more crime then before. If we are not careful as we grow we will end up with more siren's sounding off in this town .
128	It is small and not overly developed
129	Small town family feel
130	We care for our neighbors and want the green space to look beautiful.
131	Reasonable place to live
132	It's people
133	Saety
134	Great senior services
135	Small town vibes and I'd like to see it stay that way
136	safety
137	Schertz is a family friendly city.
138	Unfortunately, I can't think of anything!
139	Small town feel, proximity of essential services.
140	The Trees
141	I don't believe that it has what you could call strength. And it's not much different than another city I truly don't believe that you listen to the residents
142	Family friendly
143	Schertz has small town values of respect for all its citizens and traditional American values.
144	One of Schertz's greatest strengths is it's schools. Many people choose to make Schertz home because of the educational opportunities for their children. It also has a small town feel, while being a short drive from major city activities.
145	Community-central and family-friendly
146	Closer knit community with people that care more about their area than the typical town or city. Once people stop caring, everything starts to degrade as we've started to see in the typical city.
147	Friendly, convenient
148	It's people!
149	Small town feel
150	Lower crime than surrounding areas and not giving in to apartment complexes. Actively planning for growth instead of being reactive.

151	That it still has some small town charm left in certain places. It's holding on by a thread… but it's still there.
152	The amount of traffic. Our greatest strength is overpopulation with a lack of infrastructure. It's not safe to walk or ride a bike on most roads because there are no bike lanes or side walks (think 1518)
153	location
154	Ambulance and fire department
155	Currently, Schertz still has a little of the small-town atmosphere to it while still being reasonably close to most amenities.
156	Single family homes as primary and lots of great parks and green space.
157	It's small town feel, full of SFHs, parks/green spaces.
158	I love the small town feel about the city. I love the small businesses owned by our own residents. I love having a safe area where my kids have learned to drive in a lower pressure environment.
159	Small town feeling, not over populated
160	Schertz is a perfect blend of city and country living. It is away from the hustle and bustle but maintains that close knit community you get within the neighborhood.
161	Family oriented
162	Caring Mayor and Council. Fast police response and fast EMS/Fire. Schertz cares about it's people.
163	Small town feel
164	The people make it a great place to live. Streets need to be repaired ASAP! More Non-chain restaurants are needed.
165	Schertz does not offer family friendly activities or places to eat. We lack entertainment, places to explore, parks. We need to keep things local.
166	It's small, and has farmland. It has a small town feel but also has access to plenty of businesses. When small towns try to grow too quickly and their city planners don't make wise decisions, that's when crime and poor schools occur.
167	It's a small town and not to many people
168	It is small enough to feel like a place where people can really get to know one another.
169	Close proximity to San Antonio and New Braunfels
170	Community activities, strong military support, safe, and very good city services
171	Greatest strength is that it is military friendly, close connections with Cibolo, not far from Garden Ridge and New Braunfels amenities but still a small town feel.
172	Good schools and library
173	We've expanded infrastructure and public spaces to keep up with growth in housing development/ population. By public spaces/ services I mean things like the YMCA and pools, library, first responders, parks, schools, etc.
174	Not a lot of apartment complexes (which is a good thing)

175	The TREES! I live all the wildlife and nature here which is why we chose to pay well above market value for a home in a 30 year old neighborhood versus a cookie cutter new build (which was considerable cheaper). We love seeing everybody walking home from school, not too many speeders, perfect amount of amenities. We chose schertz over Cibolo because of the smaller town feel and less businesses. Please don't change this. I feel like there is adequate housing here. There are plenty of high-paying jobs in San Antonio. There is not a lot of traffic in Schertz. I love it just the way it is. I've never seen a ringtail cat before and I have seen one here in my very own backyard and a neighborhood. I'd love the way. Things are set up here now.
176	Greatest strength is Schools and location.
177	Small town feel
178	Its diversity. Its got a small town feel to it.
179	I believe Schertz's greatest strength has been old town charm, family-friendly attractions, safety and great schools. I believe all of the strengths listed differentiate Schertz from other cities.
180	Quiet, safe and active community. I see people outside all the time. Feels homey. No huge stripped of trees neighborhoods.
181	Proximity to Randolph AFB
182	When we moved here 10 years ago we were impressed how Schertz was progress-driven while also maintaining a safe and family oriented community. I fear that in the interest of getting more, more, more Schertz is forgetting what made them a wonderful community in the first place. I'm all for progress but not at the expense of not taking care of what we already have. Traffic is a nightmare and streets are roller coasters - you can't keep up now!
183	Schertz can still preserve it's quite environment for single family housing
184	peaceful and attractive living
185	diverse population, and safe neighborhoods
186	Being a small town with lots of events and activities so citizens don't have to go far to have fun. The people are welcoming and genuinely caring. We want what's best for everyone that lives here and visits here. We take pride in our city and how friendly, and clean it is and the longstanding traditions and history that make it Schertz.
187	Its small-town feel.
188	Small town! We need a community to let our children grow. Keep the small town appeal.
189	It still feels like a small town
190	Parks
191	Friendly community
192	Local business fronts
193	Friendly community
194	Schertz is great for its location. Big cities north and south.
195	Location & connection from IH 35 & IH 10
196	The small town feel with all the nice parks and events provided by the City (or at least those that pick Schertz as the event center). Ease of getting around the city is good, not sure what the I35 expansion will impact traffic in our area. Hope it is not too great. Rush hour is not bad from Randolph AFB and close proximity is great.
197	Retired military. But senior transportation is needed.
198	Being able to keep the small town vibes when next to one of the biggest cities in the country!

199	Patriotic community
200	Location and diversity of jobs.
201	That we are centrally located to the coast, entertainment and major thoroughfares
202	still has a small-town feel despite its growing population and commercialization.
203	WELL EDUCATED AND ENGAGED CITIZENS
204	Location & location
205	Safe, quiet, growing.
206	The town's greatest strength is it's small town feel. I hate the fact every green space is being sold off and some cookie cutter building is put up. We don't need more nail salons or another doctor office. We need trees, green spaces, and nature. At least, if these places disappear, put in a plant friendly place like a greenhouse business. Stop filling all these places with housing communities with no yards, pointless business parks, and for the love of all that is holy, not another gas station!
207	great police officers
208	Schertz is very community oriented with services in place for residents of all ages, from children's play areas and sports programs to the senior center and senior housing. I like that the consequences of growth are addressed in a timely manner , before serious problems arise from uncontrolled population growth. Unlike some fast growing cities, I feel Schertz has retained a lot of the small town atmosphere it had 30 years ago. That is important to many residents, both old and new.
209	It's small town feel with close by amenities in larger cities.
210	Small-town feel next to the big city
211	Cultural heritage, military connections, larger San Antonio connections
212	Great community programming from the senior center, 4th jubilee, library, good schools and great city staff.
213	Responsibile growth, avoiding overcrowding which could alienate the residents who have been the city's roots. We don't want to become a busy cityscape like the urban areas on the Northside but a little bit of growth may not be too much of a bad thing.
214	Schertz needs to stop over developing and be happy with what you have. Stop building all of these cookie cutter neighborhoods and low income housing bringing in crime.
215	The actual people here care about the community. We are one of the largest towns in the area with the worst resources. We are understaffed in police and ems. Both chiefs are making their money and name off abusing their employees. The tax payers don't have ambulances readily available nor thr appropriate police protection. We will go down in history as a huge town filled with corruption, underpaid workers and general thoughtless city governments
216	Safe neighborhoods, easily accessible to shopping- RAFB
217	Safe and small-town feel
218	It is quiet. Access to shopping. Restaurants. In general, folks are nice.
219	Schertz's greatest strength is the community. The community differentiates the city from others with their support and understanding.
220	The smaller city structure,old world style and diversity. Our biggest strength is our public works and first responder units.
221	Kind people

222	Schertz used to be known for being a safe place to raise a family. Schertz needs to invest in existing neighborhoods ahead of new development.
223	I have lived here for 24 years. I honestly can not say what is schertz's greatest strength. We have grown so fast and our crime has picked up. People have lost the neighbor way. Our taxes are too high and our schools are lacking in safety.
224	It's position astride two major Interstates.
225	Schertz is a safe, family-friendly small community without a lot of businesses.
226	A huge base of single family homes
227	Good schools, attractive housing, business park, city parks, honored history
228	It has low crime rate, great parks, and is located close to both San Antonio and New Braunfels.
229	The people who live there-the community and small town feel
230	Services for a small city
231	Great school district
232	Lots of trees and green spaces
233	Schertz greatest strength is geographic location to San Antonio and opportunity that comes from the personnel that work on Randolph. In addition, siting between I35 and I10 provides Schertz with rapid transportation route that moves citizens to other shopping and economic centers.
234	Schertz greatest strength is being family friendly. There's always something going on for all age, including animals.
235	Safety and away from San antonio
236	Schertz has a great location and has a lot of potential as it has some extremely valuable land within its city limits.
237	Love the look of Schertz Parkway, Love the community & safe neighborhood
238	Schertz is built upon people, community and security... not business, growth and money. The infrastructure of Schertz seems well-thought out with the foundation that this is our home and community.
239	Schertz is a great city to live in. It is safe.
240	Safe community and good schools
241	Schertz is a fairly safe place to live and raise families.
242	Safety, small town feel, sense of community despite growth, good schools
243	Friendly people with a good amount of diversity
244	Small town feel. Not overcrowding
245	The people caring for one another.
246	Safe family oriented comunity
247	Room for improvement when the council starts voting for the interests of their residents instead of the influencers with money
248	A lot of green spaces with natural wild life
249	Small town atmosphere
250	Small
251	Small friendly city, away from large unfriendly citys! We are a clean city!

252	Friendly peopke
253	Small city, great people
254	It's people
255	I like that Schertz is looking forward to determine where it wants to be 20 years out. Right now I don't see a lot that differentiates it from thousands of other similarly sized cities.
256	It's small, feels safe and quiet. Very family oriented
257	Quaint, family community with multi racial families.
258	Safe and friendly space.
259	The atmosphere of community and acceptance of all peoples
260	Schertz is a great place for nice homes, walking trails, parks, community events. This will eventually go away with all the apartments city council is allowing to be developed. If this continues I will be moving before 2044. Schertz should be a small version of the Dominion where homes and apartments are not mixed. Schertz is beautiful the way its is with all its green spaces.
261	It's a little big city. It's little but close enough to San Antonio. It feels safe and I love to walk my dogs in the neighborhood
262	We just moved here and I'm impressed by the number of high quality business and services are in schertz and Cibolo. When we lived in San Antonio, I found myself driving 45 minutes for a specific errand - a dog groomer, pediatric dentist, a better selection of fruits and vegetables. We have found a lot of places that exceed my personal standards (which my husband would say is too high lol). I'd love to have more eclectic, local dining options, more on the healthy side. I'm also bowled over by the library here - I'm a library junkie and whoever is doing the materials selection over there is killing it, and the children's programming has been awesome!
263	We are outside the large city and have lots of open spaces. Our buildings are small and spread out.
264	Connection between community members. A family-like connection, even with people that you just met and/or with people that one does business with.
265	Community
266	It's a city with the feel of a town.
267	It is still a small town, please dont change that!
268	Great sense of community
269	Military presence. Nothing.
270	located on the IH35 & IH10 corridors
271	Close proximity to San Antonio
272	Safety
273	Small city feel
274	School district
275	Schertz's greatest strength is its ability to change with the times. For example, the construction on I-35 that is currently being built. What differentiates Schertz from other cities is its quiet neighborhoods.
276	That this city itself is small
277	It is a quiet and relaxing place to live and raise a family.

278	Location of the city with easy access.
279	Able to listen to its citizens and avoid the pit falls of over expanding
280	Diversity is the greatest strength as well as the welcoming veteran presence. These are the two biggest things that make us better then New Braunfels.
281	Wonderful, friendly neighbors. Houses are not jammed together & they are reasonably priced. We moved here from acreage & we love our home because we're not jammed on top of the ones next door.
282	Close community, not a huge influx of people
283	The Residents are Schertz greatest strength. Schertz is a very proud and super friendly
284	Single family homes and a small town feel
285	The fact that although small can still see green space. I don't see concrete and buildings but actually see trees and space.
286	It's proximity to SA & Austin, 2 major highways, family friendly farm community, all lives matter
287	Lots of opportunities to get connected (cool social events)
288	Small town feel; parks and greenspace
289	Crime rate, lack of crowding, and unity
290	Schertz is a safe, family-friendly small community without a lot of businesses.
291	Small town feel where everyone knows everybody
292	It's a small independent city.
293	Small community feel
294	Small community feel with access to big city amenities just down the street.
295	Nothing
296	City government is responsive to citizens
297	The community is strong and supportive
298	It was initially the small town feel near a big city. We want to keep it that way and not overpopulate the area when the infrastructure can't support it.
299	The greatest strength are the people who live here.
300	Small town feel and nice folks
301	Good neighborhoods
302	Safety, cleanliness, friendly, near stores, churches,
303	Family friendly, small town feel but one that has good diversity from the military and Veteran family population
304	I can't think of any.
305	Small town feel, even though we're growing
306	Old growth forests and greenbelts on FM 3009

307	Schertz biggest strength is that we are all connected with small communities that care about one another. Schertz is a small community but still big enough for residents and visitors to go and do things around town. When I see both small single our two-story family homes along with country is makes me feel happy and appreciative that there is still beauty in the State of Texas. We don't want to have Schertz to be the next metropolitan multi-dollar high rise community.
308	We were safe that is changing
309	Natural woodlands and green areas - protected heritage and old growth trees.
310	Police patrol
311	None whatsoever
312	Beautiful land and landscape as well as easy access to downtown SA.
313	Still safely than others cities.
314	Small town feel.
315	Has the small town, family friendly feeling. Not too big with a good mix of homes, businesses and amenities.
316	Small town feel but still within a reasonable distance of the city and businesses
317	Cleanliness
318	Diverse and reasonably safe Community
319	Family friendly and has open green space unlike big cities
320	Great mix of neighborhoods, farms and greenspace
321	Location
322	Low traffic, good schools, safer than San Antonio.
323	Nice place to live and things are near me to shop at
324	Proximity to San Antonio and Austin
325	Quiet and safe place to raise a family, great school system, great location for working in San Antonio.
326	Safety
327	Schertz's greatest strength is that it's proximity to urban opportunities in San Antonio and Austin. This allows for the city to prioritize development as a bedroom community. Keeping the small town charm and feel while still having access to shopping and dining.
328	Single family homes
329	Small city life. Has plenty of great natural landscapes.
330	Small town feel
331	smaller town next to a big city (San Antonio)
332	the sense of safety. Additionally, Schertz's proximity to the area military bases. Our neighbors reflect the values and demographics of our armed forces and that has been reassuring for our family.
333	The up and coming communities are great!
334	Trying to build new entertainment and restaurants.
335	Used to be safe

QUESTION 4

Which existing city or town serves as the inspiration for how you would like Schertz to develop and transform in the future?

1	Georgetown, TX
2	I would like to have a better aquatics facility to accomodate all the areas demographics.
3	Cibolo for their downtown.
4	McKinney
5	Cibolo, Plano, Richardson
6	Cibolo, Gruene, Fredricksburg
7	Buda Tx
8	Not sure, but possibly Frisco, Tx.
9	historic value with small town community involvement
10	I used to live in Aviation heights. I liked how the neighborhood was reclaimed and how is prospered. However the boom was well after I sold!
11	I think Schertz is set to inspire other cities rather than be looking to duplicate a known city.
12	bus for the elderly
13	Fredericksburg, TX
14	New Braunfels
15	Cibolo did a nice job with their old town.
16	Gonzales
17	Nacogdoches
18	Cibolo
19	Ocean Springs, MS
20	Garden Ridge. Its use of green space and nice homes is a very comforting environment to live and grow a family in.
21	New Braunfels
22	I would like to see a hybrid of Marble Falls, parts of New Braunfels, Fredericksburg and McKinney. Quite a mix, however, each despite it's growth has been able to retain it's sense of identity as it grew. McKinney has been able to have technical industries yet not be overwhelmed with the feel of big city stifling growth..
23	Katy, Texas (Katy City limits proper not the unincorporated area that has been flooded with apartments and other public housing which brought crime of all sorts)
24	New Braunfels
25	Portland, Oregon Portlanders have access to pedestrian-oriented neighborhoods, over 315 miles of bicycle paths and the highest number of urban parks per capita in the US.
26	New Braunfels
27	I loved the areas in San Antonio near TPC parkway
28	Boerne, Fredericksberg

29	Not sure.
30	Plano
31	Lebanon, IL; Fredericksburg TX; BourneTX
32	Burlington, Vermont. Schertz needs to embrace their own identity as a family friendly community. Creating a shopping and entertainment district would be great but we do not have good bones in an existing location so identifying a new area would be good.
33	Beaver Falls, PA
34	Fredericksburg
35	Rockwall, Plano, Frisco, The Dominions
36	Affordable grocery like Trader Joe's or ALDI's. Increase Entertainment, sport activities, more catch and release fishing, quality restaurants
37	Carmel Valley in San Antonio
38	New Braunfels, TX
39	New Braunfels
40	Idk
41	Castroville or Friendswood, TX
42	Cibolo. Our neighboring city is bringing in more options to shop and dine. They aren't bringing in more warehouses to sit vacant.
43	New Braunfels
44	None
45	Keep Green Spaces and don't develop everything
46	Alamo Heights
47	None
48	New Braunfels
49	Portland, Oregon; Denver, Colorado; Any city with more green space and walking trails
50	I would like to see a greater presence of police as it should be used to help patrol neighborhoods at night.
51	Cibolo
52	Downtown Cibolo but with stores
53	New Braunfels
54	A small town. We do not need more traffic, more people or higher cost.
55	Irvine, CA is a beautifully master-planned community that understands the importance of green spaces & trails systems and keeping pedestrians/cyclists safe.
56	Nacogdoches.
57	Rockport, Texas - can you create an Ocean?:)
58	Boerne
59	Marfa Texas
60	Cibolo
61	Schertz should focus on its own identity.

62	Keep greenbelts completely natural to support widelife and beauty. No cement sidewalks and steel furniture.
63	Open up soccer fields and public school grounds for the tax payer
64	Please stop building houses and filling every piece of land with another business, leave it alone. We moved here years ago to be away from the city now Schertz is overcrowded, taxes keep going up and cruise is in the rise
65	Springville Utah
66	Helotes, Texas
67	Ensure that the city is clean it no trash, debris, vegetation in pavements, no graffiti. The cleaner and more kept a place is the more attractive it is to investors and businesses, people are happier and more willing to interact in the community and the less crime results.
68	Since Schertz city council will not address issues presented to them at all then Schertz needs to be more proactive to the residents questions, problems and concerns, Schertz government at all levels does not care at all about residents, and this would be a very good place to start. Schertz government is not friendly helpful or caring about the population in anyway shape or form. Schertz needs to stop paying attention to the special interest people and the favoritism that is so ready displayed, and eliminate general fits all rule that apply to everyone when in fact the rule has nothing to do at all with the residents such as the rainwater runoff from roofs since the area I live in is rural and Schertz has NO drainage system at all nor has any plans to do anything about drainage but will gladly add another tax on property and continue to raise that tax providing no service and or benefit in our neighbourhood
69	New Braunfels. It has retained its respect for its history and celebrates its historic past with museums, murals, and celebration events.
70	It needs to stay original. It does not need to be like any other city or town.
71	Garden Ridge
72	Gruene
73	All other cities should be wanting to be like us! It would be nice to have more things like museums though.
74	N/A
75	Austin
76	McKinney
77	Boerne tx, hico tx
78	San Marcos. San Marcos is one of the best places in Texas and part of that is due to its high density housing that keeps housing affordable for all.
79	Unfortunately all cities seem to be over developing. I would like Schertz to stay with its current level of housing and business development and use the remaining land as green space or as parks and trails.
80	None

81	More like how Barcelona has made city blocks reliant and self-sustaining, in a way, with more green space, more pedestrian space, way fewer cars, which is okay because the blocks have grocery stories, doctor office and more within walking or biking distance. They call them Superblocks: https://www.theguardian.com/cities/2016/may/17/superblocks-rescue-barcelona-spain-plan-give-streets-back-residents
82	Gruene
83	Hondo
84	I think Schertz should be like Schertz, not a copycat of another place. We should be a safe community that takes care in seeing that the people's needs are met without infringing on anyone's rights to privacy, peace and quiet. For that reason, I would like to suggest that the area that's being targeted for development near Scenic Hills and Northcliffe be used for a Continuing Care Community with the idea of those of us currently living in Scenic Hills and the surrounding areas being able to transition from our own homes into that community when the time comes rather than having to go to New Braunfels or Cibolo, or anywhere else.
85	Boerme
86	Cibolo
87	Cibilo
88	Greene
89	New Braunfels, TX
90	Cibolo?
91	Cibolo
92	Better streets, re-strips streets, fire hydrants re-painted
93	Asheville, NC
94	Boerne
95	Other developing small towns and cities in Texas should look to Schertz as an example on how to develop and grow responsively.
96	Gruene, Seguin
97	No town around these parts.
98	Cibilo and Live Oak
99	Greene
100	waco,TX
101	Fredericksburg
102	San Marcos. They have adequate police and ems resources and staffing.
103	Leander Texas, it is clean, booming, and safe. Their schools are fantastic, residents can drive into Austin for a plethora of career opportunities, and most of the housing is modernized and gorgeous. There is not overpopulation in the suburb creating excessive traffic around the city despite its continuous growth.
104	Similar to those around and in Austin.
105	Gruene
106	I like Schertz. Other cities should look at us.

107	Kyle and Buda are perfect examples of how a City Management and Staff have carefully crafted a diverse economic and community environment where people want to live and work, with affordable housing.
108	I guess I would rather it keep the small town feel rather than see it develop and grow.
109	New Braunfels
110	New Braunfels; history, parks, downtown.
111	New Braunfels
112	Old Schertz
113	Davis, California but without the high price tag
114	Stone Oak
115	I would just love more trails connecting everything
116	Fort Collins, CO
117	Longview Texas
118	I want Schertz to be unique. I want other cities to look at Schertz as an example that over development isn't the only path to success in the future.
119	New Braunfels
120	My hometown, Doylestown, Ohio. See comments above. As another example, Hot Springs AK has retained its original historic district.
121	Bryan Tx
122	Springfield MO enacted a bike trial/linear park theme throughout the their City and it has worked out great (in my opionion). Living close to a trail provided another avenue to bike/walk to several shops and other parks that normally would drive to. Good idea, but it a few areas crime increased in secluded trails - bigger city, more crime. Need to watch out for the areas that appear unprotected.
123	I love the feel of Alamo Heights. It's family friendly and walkable - though housing prices are too high. I appreciate places that have sizable lots for housing to preserve green space. While do not care for Austin's traffic, I do appreciate how walkable it is. It would be great to have a Primo type bus line that could allow for Park and Ride in or near Schertz, but take you to common San Antonio locations, such as the Pearl, downtown SA, and maybe even the airport.
124	NYC. Not the buildings but the micro eateries, places that are witihin walking, biking distance and thr infrastructure to support the it. Not talking about central large places like downtown but small areas scattered throughout the city
125	WE SHOULD BE THE EXAMPLE
126	Alamo Heights has good shopping, restaurants, and markets
127	Cibolo is doing an amazing job, and seems to be garnering better name recognition
128	Scottsdale AZ is nice
129	None, all of the places nearby are growing way faster than their infrastructure can support. Schertz is already on the verge of busting at the seams, it should follow a new plan where the infrastructure grows with the population instead of outpacing it and ruining it before anything happens.
130	None

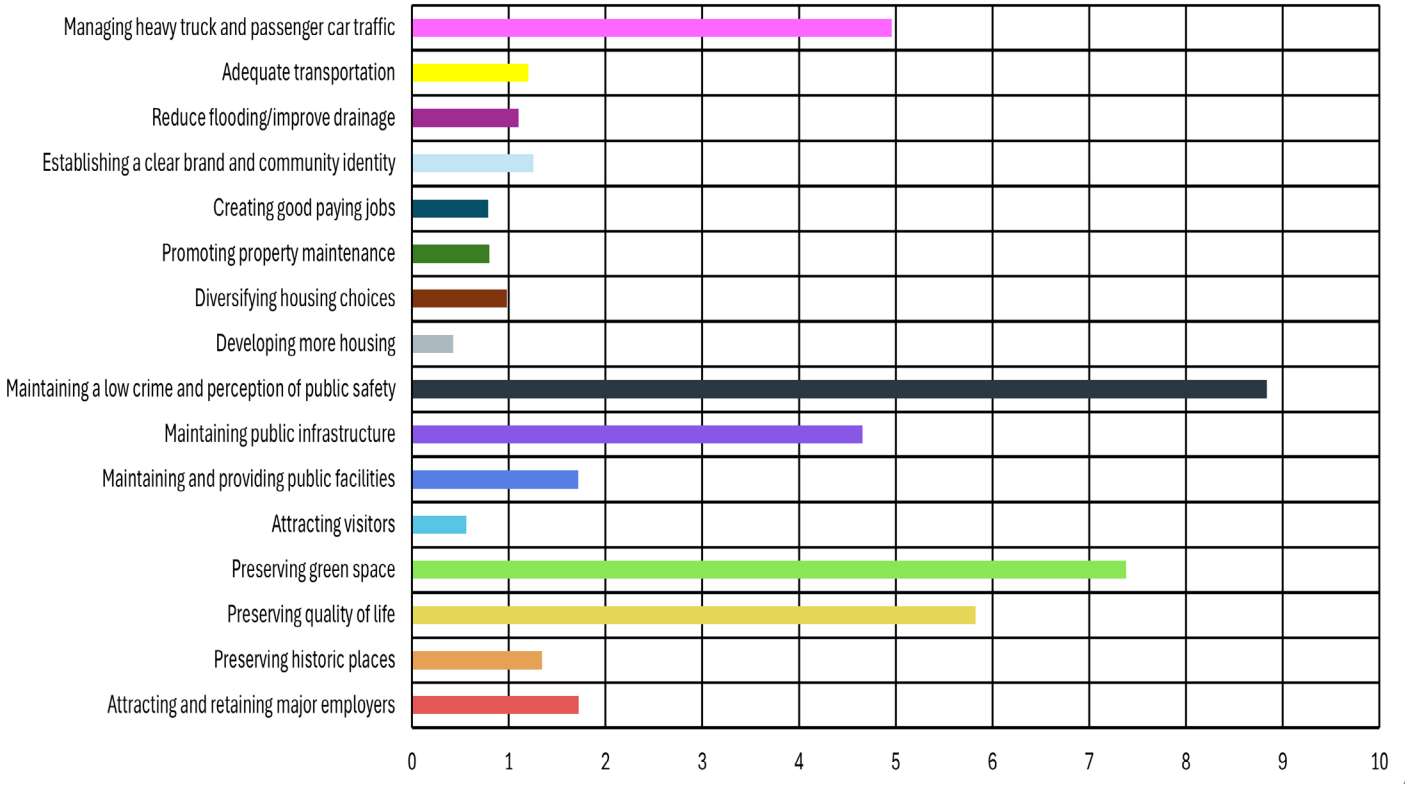
131	Helping City employee, so the employee can stay longer. Is will help build a friendly city / neighborhood.
132	Woodlands.
133	With Schertz growing in diversity it would be nice to see a combination of the West side of San Antonio and the city of Houston mixed in. The food choices and stores from Houston would add a good touch along with the activities, scenery, food choices of West/ Northwest San Antonio
134	I don't know
135	Round Top
136	Frisco Tx
137	Santa Fe New Mexico
138	I would like it to feel like Fredericksburg. Shopping on Main Street and parks to enjoy
139	Cibolo
140	None
141	New Bransfels
142	History
143	Napiervelle Illinois
144	Library and City and County Buildings
145	None
146	Cibolo except don't force people out of their homes or build a major grocery store at the end of our driveways
147	Green spaces, parks, and trails like Austin. Walkability and dining like New Braunfels or Georgetown downtown
148	There isn't a particular town that I can think of. They all have their issues but Schertz could be it's own example of being a tight-knit community with safe neighborhoods without the overcrowding issues that so many other towns and cities are dealing with. Otherwise, it will be just another burb with all the big city problems that San Antonio deals with: crime, overcrowding with people living on top of each other and a morphing concrete jungle.
149	Bulverde, TX
150	Any town that has many running/walking paths And bike lanes and sidewalks. More police presence and less traffic
151	Round rock Texas
152	If apartments and high density housing comes, it
153	New Braunfels
154	New Braunfels
155	St. George, Ut
156	Pflugerville
157	Please keep it a safe, small town feel.
158	Glendale, Arizona
159	More Police presence

160	Waco
161	Wimberley, TX
162	Marion
163	n/a
164	I would have to choose New Braunfels or San Marcos. Like Schertz, these are cities that are affected by I-35. These two cities have managed to take advantage of that in many ways.
165	Fredericksburg or Kerrville
166	Would like to see downtown more like Wimberley or Johnson City -- quaint with shopping versus automotive repair shops.
167	Lulling
168	Blanco or similar. Affluent, small and quite.
169	Fredrickburg
170	Gruene
171	Fredericksburg
172	New Braunfels TX at most. I don't believe Schertz should over-expand. Part of the charm here is the smaller size.
173	???
174	Seguin
175	New Braunfels
176	Kyle
177	NB
178	Bethesda, Maryland for their beautiful bike/walk trails
179	Kuala Lumpur, Malaysia
180	Fredericksburg, shopping, dining, culture/museums, wine tasting, BnBs, fun!!!
181	None
182	Cibolo. tx
183	Fort Worth
184	Cibolo, TX
185	One that is not overcrowded without infrastructure to support it. Stop building apartments and neighborhoods.
186	No idea
187	Arvada, Colorado
188	New Brainfles
189	Boerne or Fredericksburg
190	Selma & Schertz
191	Gruene, historic Cibolo, Hershey and Annville PA
192	Boerne
193	The downtown/main drag could do with a little cleaning up.

194	1.
195	Continue to support our Police and Fire Departments, and actively protect our citizens and our properties.
196	Alexandria, Virginia - parks, bike trails connecting communities with the downtown area, locally owned cafes & restaurants, theater, farmers markets, very outdoorsy but with history everywhere
197	Georgetown, Tx
198	Cibolo. A small town feel with lots of things to do.
199	City's that are stopping he crazy building
200	Castroville
201	Please look up Hilliard or Dublin, Ohio; they were small towns just like Schertz. They became vibrant small town homes with first-class amenities, thriving local businesses and restaurants. I believe Schertz can take some of their strengths and pave a way for future growth to compete better with other cities.
202	Austin outskits without the crowds, prices or crime.
203	I think Schertz inspires itself, except for the absence of Customer Service in City of Schertz Utilities Division.
204	BFE
205	New Braunfels - on a smaller scale
206	None
207	There are no cities on the I35 corridor that have not been overbuilt.
208	not living here long enough to comment
209	Wimberley, TX
210	None
211	Cibolo
212	Gruene
215	Boerne
216	Boerne
217	Cibolo
218	Fredericksburg
219	Leander
220	Lincoln, illinois
221	More parks, trails and less housing development.
222	New Braunfels
223	New Braunfels
224	New Braunfels
225	Proper zoning, Green Space, Safety, Family Friendly.
226	Waco

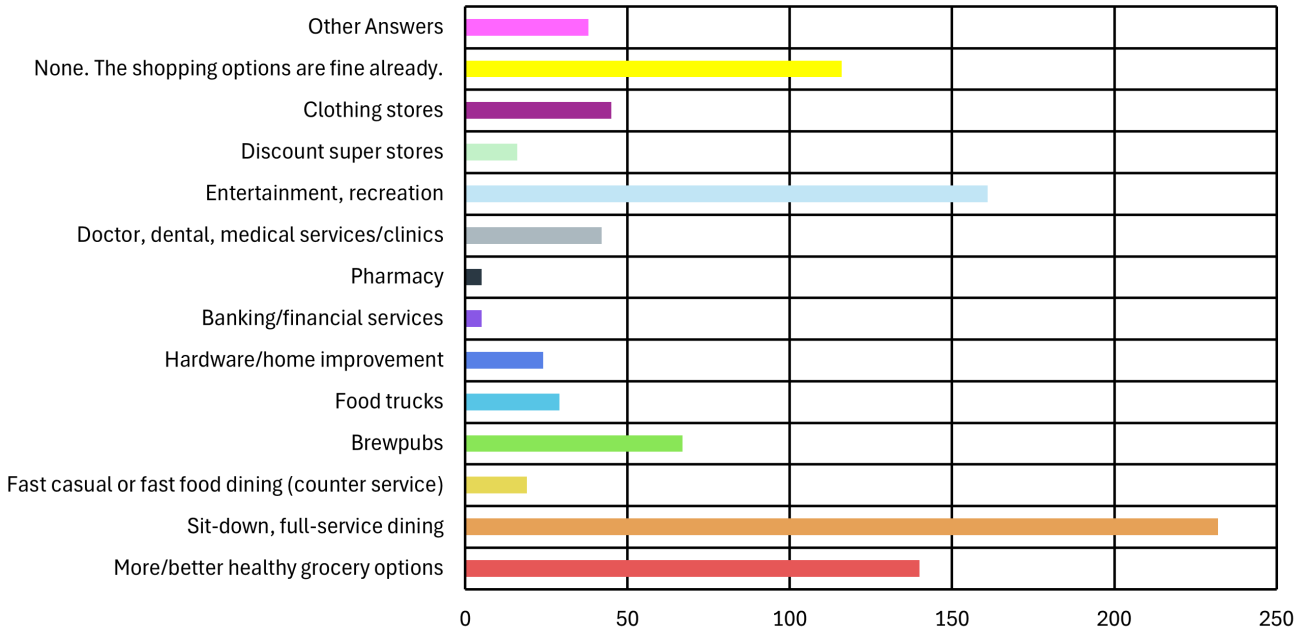
QUESTION 5

What do you think will be the most critical issues facing Schertz in the future?



QUESTION 7

What types of retail and services does Schertz need more of?



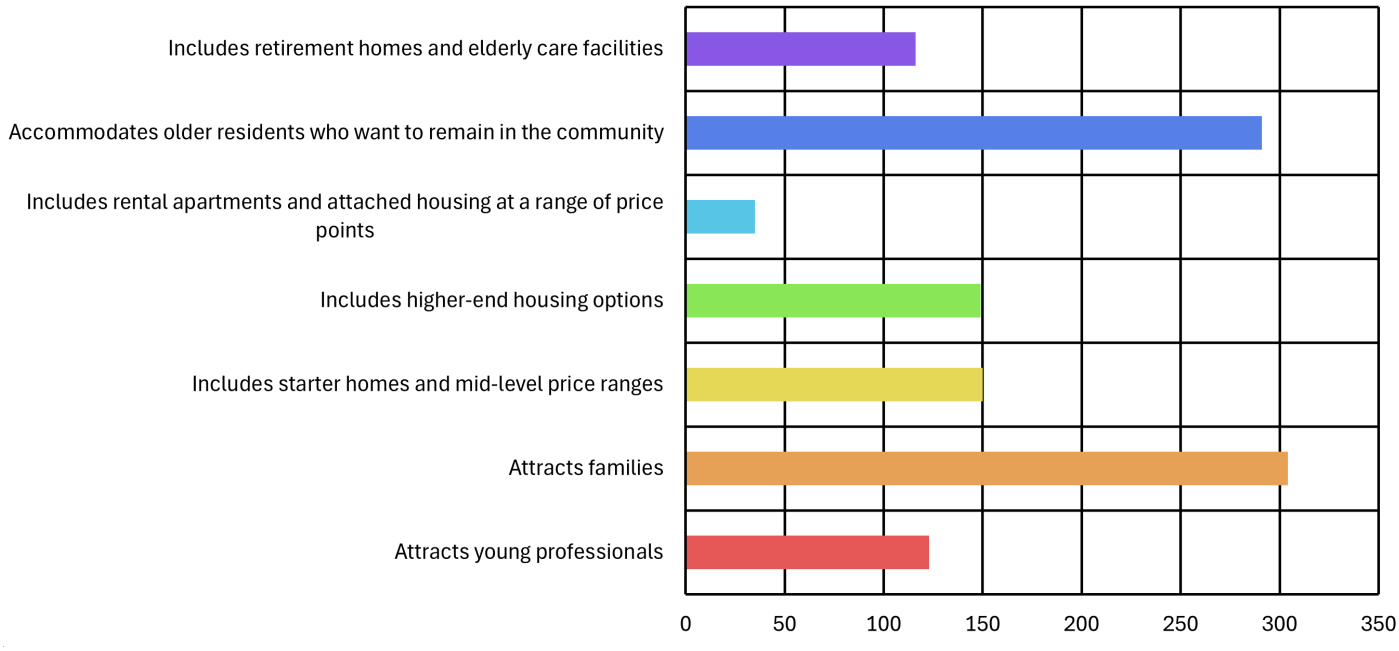
Other Answers

1	Healthy and vegetarian cuisine
2	Limit warehouse development
3	diverse retail options both large and small
4	General retail
5	Grocery options in south Schertz (area off I-10)
6	More organic/vegan options
7	NONE. IT'S RIDICULOUS HOW FAST-FOOD JUNKY LIKE SCHERTZ HAS BECOME.
8	#Freemedor
9	Trader Joe's Aldi's
10	Things for teenagers and families on limited income to do.
11	Community recreation areas
12	Farmer's markets
13	Stores that have art, crafts,gifts etc.
14	Day care
15	Limit chain stores and restaurants. Promote locally owned.
16	We have retail, entertainment, and medical opportunities in each direction at our fingertips. I see little need to bring in more just for the sake of modernizing.
17	Grocery option in southern Schertz

18	Clothing and boutique type stores, like New Braunfels has.
19	I'm not sure how to answer this one. It might not be specifically in Schertz, but I feel we have access to everything we need given our proximity to so many other cities/places. I feel like our options are fine.
20	Better selection of retails stores (musical instruments, electronics, specialized items, tired of the Walmart's....
21	Outdoor music venues
22	Farmers market
23	Schertz and the surrounding area have plenty of all of these things.
24	Upscale restaurants
25	Parks and recreation activities for seniors
26	Small businesses that are personally owned and operated. Places like coffee shops, boutiques, diners. Y'all have added enough doctor/medical/shipping/receiving.
27	Craft stores
28	Schertz needs more parks! The developers running around unchecked want to put buildings on every square foot of green space, which is not a good use of the land. Allowing the former golf course to get turned into anything that's not green space (park, etc) would be a massive waste of perfectly good (park) land.
29	Shoe stores *Hospital
30	fitness facility - perhaps by the movie theater. The Y is overcrowded.
31	Healthy dining.
32	Trader Joe's. Authentic Indian & Chinese food, Sushi
33	Whole Foods, Trader Joe's.
34	A book store would be great
35	More small gyms
36	Mom and pop type restaurants, that focus on food not drink, and that are not tex mex or bbq.
37	Kid friendly entertainment
38	Outside dining. No more nail salons

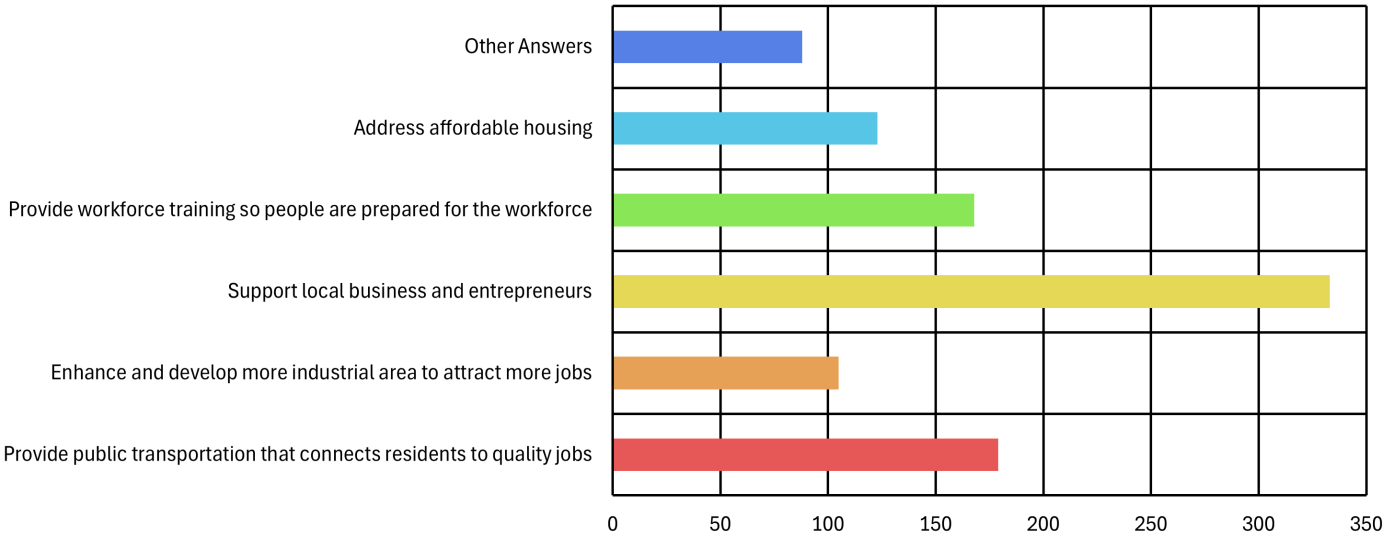
QUESTION 8

In 2044, Schertz should have housing that:



QUESTION 9

What are the best ways to ensure that all residents can prosper?



Other Answers

1	More schools.
2	Develop relief routes to Schertz Parkway and FM 3009
3	Lower taxes. Police focusing on crime and criminals not civil.
4	Invest in education to create successful future generations.
5	Public transportation that is NOT buses. Rail, biking, walking.
6	Fix the current broken infrastructure before adding more people and problems. The city can not even pay for enough police right now!
7	Focus on maintaining quality of life, preservation of the small town feel, and stop trying to cram high density housing everywhere.
8	Limit multi family housing. There seems to be a lot coming up in the community suddenly.
9	More green space. We need space to breathe!
10	Transportation that conn CT's residents to services and medical. Current availability is insufficient.
11	Maintain a safe, low crime city. Everything else will follow and prosper after that. Be tough on crime, swift, severe.
12	Stop building
13	Manage property taxes
14	Dont care for any of these options
15	Reduce property taxes
16	Lower property taxes
17	Our public service workers need to be paid and treated with respect. Police, ems, fire, fleet, ect are completely understaffed and the boots on the ground are underpaid, manipulated and abused in their positions. The people thay care about their neighbors are getting broken down by the government that should be protecting and advocating for them

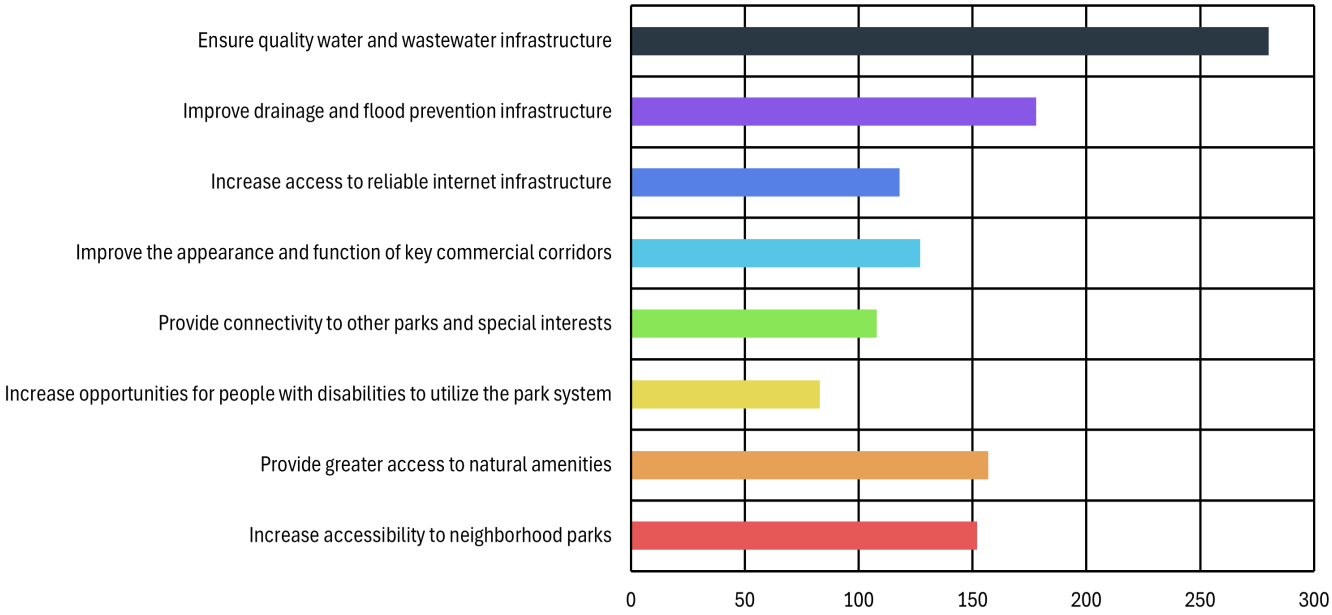
18	Stop replacing green space with more multi family housing. Green space is needed for physical and mental health.
19	Having more activities for all age group especially as one gets older. Or at least improve on the marketing and communicating of what is out there. I feel that as I have gotten older there is very limited things to do here in Schertz and having to travel else where.
20	Residence can continue to prosper in surrounding cities.
21	Keep taxes low. Fight crime.
22	Find ways to reduce property taxes and/or keep them from growing. Good people are being pushed out due to runaway property taxes. Especially elderly who called this town home for a long time.
23	Stop trying to push the affordable housing position. Many of the preceding questions are trying to drive support for low income, affordable housing. The majority of Schertz residents want the life style we have now. This isn't San Antonio.
24	Address traffic
25	Fix the roads!! Lower taxes. Get out if the way!
26	Cut taxes
27	Don't Real Estate Agents on City Council and Outside Developers(Eugenio-who contributed to Mayor's campaign) dictate how Schertz should be run
28	Address questions concerns and complaints from residents instead of the policy of ignoring everything as the city now does!
29	Control spending and keep taxes manageable
30	Safe neighborhoods
31	Stop overdeveloping. Wild animals are in our neighborhood because their habitat is being developed for another empty strip mall
32	Provide jobs that allow for people to earn a living wage while still being able to save.
33	Provide/repair infrastructure and slow down residential growth. Too much traffic with roads unable to accommodate already and overcrowded schools
34	Survival of the fittest. The low/ lack of income losers should see housing in San Antonio.
35	Keep assessed property values Reasonable. Property taxes are wreaking havoc on working families.
36	Not add section 8 housing to attract crime. Focus on making us more like Alamo Heights, not Converse.
37	Incorporate more green spaces and trails. Make the city more bike and pedestrian - friendly. Reduce traffic.
38	MORE businesses so we don't have to drive to SA
39	Stop building homes on top of one another.
40	Lower taxes, reduce Frivolous spending
41	More recreational space (ie. parks, splash park, community events
42	Decrease amount of housing in inadequate green spaces that result in increased traffic, worsening of roads and air pollution

43	I would like to be able to get to Schertz establishments on a golf cart instead of having to drive my car. We would benefit from reduced fuel emissions, fewer accidents, and less money spent on expensive fuels. We have a small business footprint, comparably, and should be able to stop at Arlans, visit a doctor on a Schertz Pkwy, drop by the post office, and grab coffee at Americano, etc., all without having to drive and find a place to park my car. Our weather allows us to tool around in a golf cart most days of the year. It is a win-win.
44	Provide a safe community and enforce code comp
45	Medicare eligible housing for 80+ aging. Current wait list is over 5 years - not providing any relief when you allow 55+ in first. Other facilities do not accept Medicare/Medicaid for housing.
46	More options for senior to live independently as possible
47	While it is important for all residents to prosper, we must remember who the residents are and their needs. The focus/goals of the city of Schertz will determine the answer to this question. Most of your options seem to lean towards a diversity of socioeconomic backgrounds. This is a great goal if Schertz had the space to accommodate socioeconomic diversity. Schertz is relatively small. Our focus needs to be clear. We probably can't "do it all." We need to stay centered on what we can do well. I would love for Schertz to focus on taking care of its current residents instead of trying to attract more and more people. I would love for Schertz to have a small-town feel with lots of green space. We aren't San Antonio. We aren't Universal City. Schertz is losing its identity, and I sure hope we can focus in on our goals so we maintain the Schertz most of us moved here for.
48	Build infrastructure east of 78 so the citizens that are moving in can get around. Without the roads businesses will not come so the citizens have to drive to get anything. How long does it take to widen 1518? I should have been done prior to placing two school 200m apart!
49	Diverse choice in food, entertainment, and shopping
50	Prevent crime from San antonio from coming in. Issues like converse tx or Kirby tx
51	Address single family affordable housing
52	Provide more park areas/ green spaces where citizens can enjoy well maintained outdoors areas
53	Public transportation from Schertz to areas outside of Schertz would allow residents to prosper, but would keep Schertz a residential community (versus a business community). Also, limiting the number of similar businesses in Schertz would give business owners a better change of prospering. For example having 3 coffee places in close proximity makes it hard for a business owner to do well.
54	Have Retirement homes as the population grows older.
55	Equal opportunity, if new laws are being in force in accordance with the UDC, you need to either grandfather those that been living in the community for longer then when the new laws are implemented and give enough time to correct it, but if you started to tow away vehicles that are parked in their property and on grass. You show no consideration and your actions will cause the community to show up on every council meeting.
56	Lower taxes
57	Develop partnerships with NE Lakeview & other ACCD colleges to provide training in areas of high need without paying out-of-district tuition.
58	Better roads!
59	It's up to the individual for his prosperity
60	Stop the library from buying and displaying leftist propaganda, especially those promoting transgenderism to the children of Schertz.
61	Bring in more businesses that generate sales tax to offset property taxes.

62	Stop authorizing low income apartment complexes to be built in areas of $400k + homes. Especially where there is no public transportation or infrastructure to support these types of apartments.
63	Prosperity also includes the intangibles such as crime and community safety and a place that feels like home and not overcrowded.
64	More police to protect our community. We live in Crossvine and can't even get active patrol to reduce speeding and car break-ins.
65	Reduce real estate taxes!
66	Another high school.
67	Promote safety classes for incoming residents
68	Build outside the community like cibolo did. 3009 does not need any more traffic. People can't get out of their neighborhoods as it is.
69	Build appropriate infrastructure to support growth
70	Quit bringing poor people in—raises crime.
71	Stop overbuilding so that roads and existing infrastructure, schools, businesses can handle it. We are not growing responsibly.
72	We have enough
73	Do not destroy our existing greenbelts to dig trenches and build unneeded paved paths.
74	Kick out the gangs.
75	NOT building high density housing or apartments like the ones you keep trying to shove down our throats
76	Create a balanced program of local events to encourage all age groups to come together with a purpose for the community. Farmers markets, concerts in the park for all ages, plays in the park, community events on a smaller scale for neighborhoods to collaborate, programs that teach how to care for your home and garden/lawn - safety, helping each other - get to know your neighbor/hood social events. Food trucks in the parks, coffee time gatherings - monthly gatherings - am, pm and weekends.
77	Elect loyal officials for the community.
78	Stop pushing for apartments in every corner of schertz and focus on the areas, crowded schools, roads and residents that are already here.
79	Support high school programs
80	Smaller class sizes and more schools
81	Transportation that is NOT busses. Train, biking, walking.
82	Quiet safe housing with green space
83	Upgrade the current roads especially around schools. Provide better safer school busses so parents don't feel the need to drive their kids to school. This wastes a lot of energy and is not good for the environment.
84	More services such as the workforce training, day cares, quality schools, transportation for residents to seek help at food pantries, etc.
85	Support our local farm owners and stop pushing them out by encouraging apartments being built around them forcing them to sell out to large land developers and move their farms elsewhere.
86	limit apartment and multi family housing
87	road repair, more parks
88	We need a mass transit system to connect us to major points of interest in San Antonio area to include other cities in Texas.

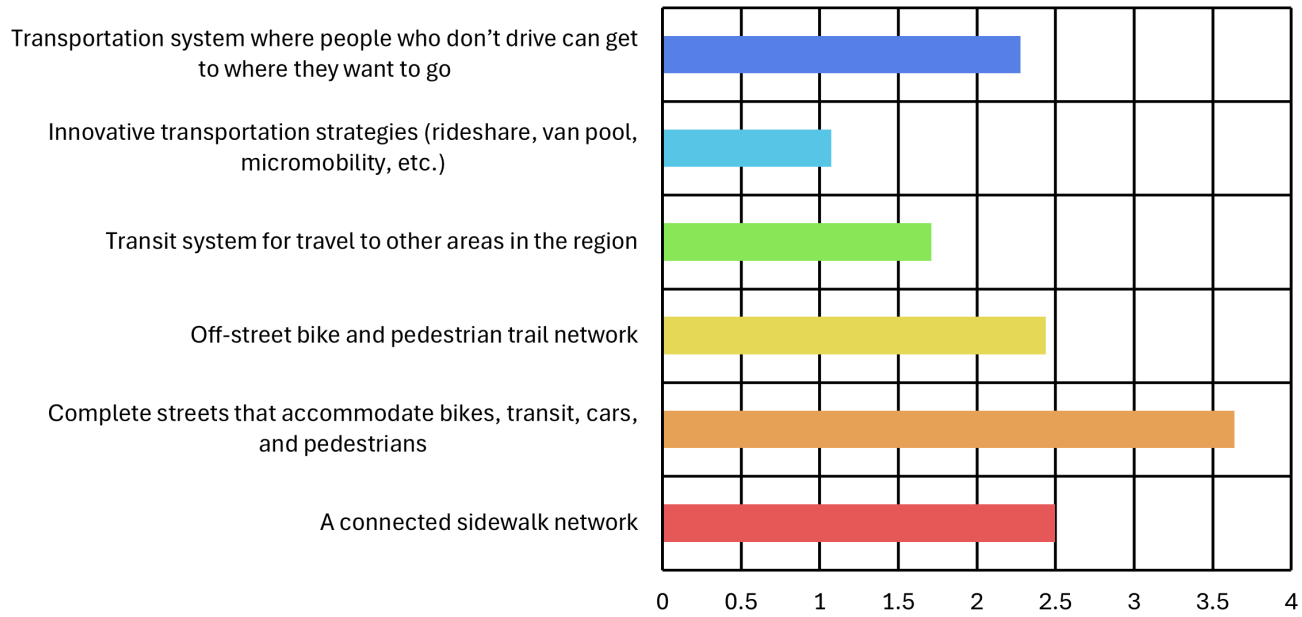
QUESTION 10

In 2044, public facilities and infrastructure will:



QUESTION 11

In 2044, residents will be connected to the services they need through:



QUESTION 12

If you could change one thing about Schertz, what would it be?

1	Street maintenance
2	Less hatred from citizens on social media.
3	resist change for change-sake; not all change is good. That said, recommend Schertz coordinate with local/nation-wide service providers to bring fiber throughout all of Schertz.
4	I wish it was more walkable to the food and amenities I need.
5	More recreational activities
6	Improve traffic flow.
7	Make the workforce housing project on 1518 NOT happen. It is GOVERNMENT subsidized housing that will attract the type of people that bring crime to our area.
8	I would love to see the park system connected. I live in Oak Forest and it would be awesome if the green belt would connect to the small park in Arroyo Verde. If a small playground could be added between the parks that would be nice too.
9	Get a new mayor.
10	Keep industrial areas located separately from housing area and ensure industrial areas blend in with the surrounding area.
11	Prioritize street maintenance and redo many of the small country roads.
12	Develop downtown into a quaint attractive area with pertinent stores. First thing you need to do is get rid of that auto mechanic that is an eyesore and has cars parked all over the neighborhood.
13	The City Council
14	We would be more of a destination spot than a pass through town
15	Transportation
16	EXTEND FM 3009 TO IH10
17	Stop trying to be a big city. People moved here for a small town. Accept it and govern for the people here!
18	City official elections be by district instead of at large. This allows for better communication between council and the people they support as they can focus on their area.
19	Speeding cars.. despise traffic but most of those people who disregard traffic speeds and signage.
20	Stop taking away greenspaces! Every bit of green on Schertz Parkway is either sold or for sale. No more small-yard housing, no more "business" buildings, no more gas stations, nail salons, etc. KEEP THE SMALL TOWN FEEL THROUGH INNOVATIVE GREENSPACES!
21	Additional trees in public areas
22	Peoples' mentality of no growth. Growth is inevitable. We need to get ahead of the power curve and manage it. Schertz housing should be set up to accommodate (read affordable) to our kids, city employees and young professionals who want to work hard and play hard without being tied down to large single family dwelling.
23	More enforcement of vehicular code.
24	Lower housing taxes.
25	The amount of strip malls that have dentists or orthodontists. We have a need for restaurants, coffee shops and other businesses

26	Increase the level of commercial activities, such as retail, dining, entertainment
27	I'd like to see a fast, reliable, affordable public transit system for those who are unable to drive as well as those trying to reduce vehicle emissions by driving less.
28	I would expand and liven up the downtown area.
29	Improve the city's presence as a major player within the county and the district. City limits lines are a hodgepodge on a map and the size of Schertz ends up downplayed to other, smaller surrounding cities.
30	No recommended changes. I would emphasize continued support for Randolph AFB to ensure it remains active
31	Been a while, but Schertz PD interactions have not been good.
32	Tear down all the old buildings on 78 and continue to clean up 1518
33	More police presence on 3009 and Schertz Pkwy
34	Improve traffic flow around 35 and 3009
35	I would clean out Cibolo Creek from IH 35 to IH 10 and make it a destination place for recreation and fun. At the same time, decrease threats and damage due to flooding and high water. The government entities are there: Bexar County, Guadalupe County, Comal County, Schertz, Selma, Universal City, Cibolo, CCMA, SARA. A concerted effort by all these entities could make something happen to make Cibolo Creek more than a ditch and into a destination.
36	Connect parks with water features
37	Stop building g more ugly cheap houses specifically 1518
38	I wish we wernt adding so many of the same type buisnesses. There is an abundance of gas stations, chicken places, and doctors offices.
39	Stop building apartments and raising taxes.
40	Make improvements to Cibolo Creek to help area flooding.
41	Beautification - 3009 looks like hell, yet Schertz Parkway looks inviting and green.
42	More restaurants1
43	Focus more on quality of life for residents and stop trying to turn it into a city.
44	Racism
45	To not have corrupt local government and department heads. Seriously, start asking workers about their conditions.
46	Quality of paved streets
47	N/a
48	Focus on filling current retail space before building
49	The current mayor & council members who are determined to remove the green space.
50	We need more police.
51	To improve the streets and keeping them clean. I know that some make think that we are doing it. But we are not doing it as well as it has been at one time.
52	Get south Schertz out of Bexar county and into Guadalupe county with the rest of Schertz.
53	Stop building houses, find other avenues for money. Keep country living as a way to attract families/businesses, if we don't, it will look like Beorne.
54	Freemedor
55	Needs a few more good family resturants, needs to be kept clean, needs to be safe.

56	The vacant warehouses. You missed an opportunity to place a sit down restaurant in between a hotel and Walmart. Instead it's another warehouse and a soon to be carwash
57	Better traffic light management on FM 3009.
58	Better shopping opportunities such as Trader Joe's, Whole Foods, clothing stores, in addition to more sit-down restaurant options
59	Traffic
60	congestion on roads
61	We need a City Council and City Management that will listen to the residents of Schertz and not try to push their social or political agenda
62	The constant build. This use to be a country farm community. There is very little green space left. As soon as you see green space it's taken by another dentist or doctors office. The City has grown to fast and cannot accommodate all these new individuals.
63	Appearance and use of public areas, sreets, curbs, etc.
64	Treat residents in south schertz the same as main street schertz
65	Current Mayor and City Council---they don't listen
66	Improve the city government from top to bottom. Stop ignoring residents' concerns, complaints, and questions and STOP playing favoritism to big business, rich people and developers who dictate to the city government and run over the common resident of the city. Stop the random selections of property to be brought into the city limits again showing big favoritism based on who the property owner is and not is what is good for the city. Force the city council to be responsive to the citizens by establishing a check and balance system so that if one council member gets a communication all city council members get the same message and have so many days to respond back. The system in place now DOES NOT WORK. Notify residents in writing when something upcoming has a direct effect on their property a magazine is noway to letr residents know about their property being involved in some scheme dreamed up by someone who does not live or have any idea about the area being involved in anything!
67	Mor business generation and less apartment type housing to help off set taxes from homeowners.
68	Increase road maintenance budget by 200%. The amount of unkept and dilapidated roads in Schertz is a disgrace, and causes damage to vehicles.
69	Better roads, more logical planning to handle growth, we are 10 yrs behind
70	More attention and money for street improvements. Paint lines on the streets!!!!!
71	That we have counsel and a mayor that actually listen to the people they were elected to serve
72	Do something nice with the Northcliffe golf course, it would be a great place to put a large park, with shopping centers and restaurants by the frontage road.
73	Fewer strip malls! It seems that every spot of green space is being developed into another strip mall when others in the area still have vacancies. It makes our city look trashy and takes away from our natural beauty.
74	A system which tells more of what is happening in Schertz. How are things going for traffic, crimes.
75	Not necessarily a change, but a caution: when building more housing, space out the houses a little more and keep more trees! San Antonio is starting to be known for wiping out all its hills and replacing with roofs; all the while leaving no trees left behind. We need trees for shade from the heat! Please keep more trees in neighborhoods.

76	More attention to the southern end/older neighborhoods of Schertz as far as upgrades to streets, street lights, etc. Some streets in my neighborhood have had upgraded street lamps, but our street still has the old wood poles from the 70's. Also, there are so many code violations in our neighborhood - cars with flat tires & expired tags parked on the public street - people leaving food bowls in front yard to feed stray dogs & cats which attracts raccoons, mice, rats, opposums, etc. It would be nice if the city cared a little about these older neighborhoods to help keep them safe.
77	Keeping ambulances in the city. Stop sending our local resources to chase a paycheck for other cities as our city has to be covered by New Braunfels Fire Dept. this is absolutely ridiculous and dangerous for my family.
78	Slow down massive growth through huge apartment complexes. Transportation infrastructure needs a chance to catch up.
79	More police presence
80	Add more police protection because we are growing fast!
81	Keep it small, country home town feel. It has changed so much in the 20 plus years we have lived here. Our desire was to retire here but that is no longer our plans. The great city of Schertz has grown and people continue to push for more growth.
82	Stop building low income and section 8 housing Randolph. These areas could yield some great growth to military members. But the city government's greed is in the way.
83	Reduce our concrete footprint. We need trees and parks, natural areas that will both help to combat rising temperatures and make Schertz more esthetically appealing to all who live here as well as those are considering doing so.
84	Less congested traffic and more greenspace.
85	We don't need to become a mini San Antonio. We are a community known for being established, family oriented, and safe. Please remember we are not about developing every square inch of our city. The beauty in Schertz is the good lot sizes and beautiful green areas.
86	Support LOCAL businesses - DO NOT SHOP ONLINE 2 save a few bucks. What happened to "Shop Schertz"?
87	All the accidents on 35 that hinder me from going home.
88	More aquatics programming for the community (swim lessons, swim team, water expercise, physical therapy, etc)
89	Do not emulate the "Austin park and trail" concept. Keep our greenbelts and forest areas completely natural. Limit the out of control warehouse development.
90	In view of public safety and protection of private property, fix and maintain the streets
91	Be sure the City gets appropriate easements prior to expansion or housing development to ensure access for utility work/infrastructure/flood etc. Coming in after the fact is both costly and creates a distrust that the City didn't do their job in the first place. Expansion takes infrastructure to work properly and just thinking it will fix itself is just not correct. Need to have individuals making appropriate recommendations and the City needs to listen to the experts. Ive seem City Staff make recommendations contrary to recommended Plans and City Council overriding Staff recommendations to the detriment of the City. Need to listen to the experts - City Council is not the experts, but they act that way.
92	Ticket those crazy drivers spending, running red lights, not stopping atvstopnsigns in our neighborhoods
93	Less housing development and more green spaces
94	A local bus service to aid seniors getting around to local businesses.
95	Building codes pertaining to individual residences - allow coverings of decks, patios, etc.

96	Get a turn lane heading east from 3009 and FM 78. Currently there is only one lane, tear down that concrete island and make it a usable lane. Also on 78 heading to 3009, make the two turn lanes available all day not just certain hours. Nothing like seeing a line to the Dairy queen at lunch to turn left.
97	would like to see condos in the $300K range for seniors who don't want the lawns and maintenance anymore
98	Stop the growth and focus on taking care of what we already have, increase our Emergency Services pay to attract high quality individuals that will stay with the city for a long time, repair the existing roads, work to move towards consistently using the no new revenue tax rate and keep a tight belt on the budget
99	Downtown investment. Wasting resources that could be used elsewhere.
100	more effective enforcement of speed limits on Schertz Parkway. It's become a speedway.
101	The ugly warehouse and views of cement factories
102	Increase access to green space and actually provide for residents rather than refusing to listen. We need council members and a mayor who care.
103	no business's or restaurants on access rd north of 3009
104	Traffic light timings during high traffic times and in school times
105	We have lived in Schertz since 1990, and we would like to see more police on roads such as FM 3009 and Schertz Parkway target drivers who exceed the posted speed limit and consistently run red lights.
106	More amber-colored street lights, which are better for people, wildlife, and safety (via less stark shadows) than white light.
107	Not enough luxury home communities with over .5 and acre.
108	Rate of growth. Neighborhoods are popping up everywhere without the services and infrastructure in place to support them. Our roads are in bad shape. As soon as one school gets built, portables get moved onto the campuses. Every inch of open land seems to be plowed over. It feels like the city is growing for the sake of growth without balancing residential growth with commercial growth, with the need for the aesthetic and natural appeal of green spaces and open land for wildlife. We're on the cusp of losing any small-town appeal of the city and turning into any other nondescript suburb.
109	I would eliminate the low income/apartment housing on FM 1518 and maintain the country vibe.
110	Get that filthy cement plant and dump traffic out of the middle of town. It makes Schertz look like a trash dump
111	Less apartments. Lower taxes. Less lgbt propaganda at schools
112	Diversity of businesses we seem to buold the same thing over and over such as fast food, medical offices, etc.
113	To stop the recklessly spending our tax paying money on rapid, reckless growth. REMEMBER ITS OUR MONEY
114	A few more sit down restaurants
115	Need more businesses and industry to pay school taxes
116	Continued improvements to schools
117	Eliminate heavy trucks from Schertz Pkwy. I believe through traffic is supposed to limited to GVW less than 15,000 lbs, but that never gets enforced.
118	Infrastructure...the city needs to focus on providing amenities to the area north of Ciibolo
119	Slow growth

120	All the potholes and vagrant activity.
121	Fix the roads that need to be fix, or widened before you continue to keep building more housing developments! Traffic is an issue, roads are an issue, yet the housing communities are being built faster than anything.
122	Protect Greenspaces and limit over crowding/development. Traffic issues and over crowded schools are already issues.
123	Would love more trail systems
124	Attention to bringing historical neighborhoods to the same standards as new communities in regard to sidewalks, drainage, and police presence.
125	Affordable housing.
126	Develop a true historic downtown
127	Stop the force of multi-family districts
128	Connect the three parts of Schertz so that it eases access across the city without or reduced intersection bottle necks that hinder access to both Interstates and causes congestion.
129	Slow down building housing and commercial spaces. Please prioritize turning the Northcliffe golf course and other green spaces into parks. Fix our roads to accommodate the abhorrent traffic we already have and create bike lanes.
130	Responsible development-not profit driven out of state/country development.
131	Stop selling out to Developers because we, as citizens are tired of hearing about you being "for the people" when really you are "for the money". We don't need to fill each green space with affordable housing, you will bring the price of existing properties down which will make it difficult to sell. You will bring more crime to the city. You will over crowd schools. You will continue to have road infrastructure issues due to increased traffic, we are on farmland after all. We live in a group of neighborhoods that pays mandatory HOA fees with people who have voluntarily HOA fees with all the amenities. How does it make sense that we pay to have ZERO amenities while the voluntary HOA has ALL the amenities? The Schertz solace pad put in a neighborhood, again, that doesn't have mandatory HOA fees. Make it make sense. Your selfish decisions are what is making Schertz a less desirable place to live.
132	This " system of parks and cement trails" is a short sighted plan. Look at Austin. Tent cities and homeless. Do not destroy our natural beauty.
133	City leaders need to stop trying to push high density housing development in order to increase tax revenues. The best way to increase tax revenues is to develop and promote businesses.
134	To open the old golf course
135	Keeping the growth of multi family homes to a minimum. Utilizing green space as park/ recreational use rather than shoving in mor apartments. Fixing roads in outlying neighborhoods that are not in the heart of schertz but still in very much a part of it.
136	Improve roads
137	I would stop the amount of apartments, duplexes, etc being built. I would push for a small less crowded city with an abundance of parks and green spaces.
138	Better access to city officials
139	Increased housing affordability options to retain workforce and provide stabiity.
140	Improvements made along FM-1518 (more lanes, turn lanes, lighting, street lights).
141	Create different zoning categories to support affordable housing
142	Crime prevention, especially car and home burglaries

143	Nothing
144	I would want the growth to slow down or at least be controlled so the existing residents' infrastructure is in place.
145	Better parks
146	Lower property taxes. Freeze taxes at 62 not 65. Help elderly in community who can't afford repairs on their homes or food on their table, transportation.
147	Have museums, art galleries, plays, concerts, etc...
148	Address several streets in need of reconstruction at a higher level of priority, improve the design process so as not to take years for this process ultimately to find out that the cost has increased.
149	One thing Id like to see. Is get the community, kids , Teens more involved with what goes on in the community.
150	More small business
151	More natural areas
152	Create more community spaces for young professionals and families. And, have more recreation facilities like lounges and other social spots. People don't want to have to travel to San Antonio or Austin to experience their mature social scene.
153	It seems like every piece of available and open land needs to be developed when it doesn't.
154	The train that runs right through our walkable downtown.
155	The one thing I would change is trading fast food for healthier options
156	Trails
157	Healthier fast foods. Street lights for evening walking
158	Wider roads
159	Improve street surfaces many are dilapidated
160	I wish we had some sort of public transportation. Being without a car here essentially traps you as there is no other viable options as unfortunately, Schertz is not a walkable community at all.
161	The mentality at city hall
162	Nothing it's a beautiful city
163	Honest office holders who follow the laws to the letter
164	Stop over developing it before it is too late.
165	Retirement village for seniors. We have a growing population of elderly.n
166	Work with landowners for solutions and resolutions.
167	Would love to see the area around Arlan's, GVEC, etc on Schertz Parkway developed into a more attractive and community friendly area. Something to make us want to utilize this area.
168	I would stop the building. So many trees are being cut down and not replaced. I want this city to be prosperous for my kids and their kids for generations to come.
169	The way city staff and city council ignore the UDC to the detriment of the current residents
170	Clean it up. Some areas look terrible as compared to Cibolo.
171	More bike trails
172	Street maintenance!
173	Better roads, less potholes
174	To listen to its residents.

175	The housing is absolutely unaffordable at this point.
176	More off hwy routes to get to destinations
177	To stop zoning so many of the same things-- we do not need another nail salon, another gas station, or another chicken fast food place. We'd like some diversity with the offerings, especially with good but affordable family-friendly restaurants. The excellent newer options on Main Street are great for special occasions but they price out many families. We cannot spend $30 per person.
178	Slow the growth.
179	Less development without infrastructure to suppot
180	Need more fun things for families
181	That they respect the wishes of the neighborhood residents. Ensure all neighborhood needs are taken care of.
182	Eliminate as much of the traffic congestion as possible
183	Build more reasurants
184	More nice resturants
185	Do a better job of upkeep of streets w heavy traffic such as FM1103 and Country Club Drivfe
186	Keep politics out of school and churches out of government
187	Less apartment and single home dwelling
188	A city council that knows what it is doing, one that won't bend over to any builder who doesn't want to follow our city rules, and a government that looks out for its citizens.
189	Need to grow
190	Street construction! The roads are terrible, highway 1103 is a hazardous road!
191	To many houses and apartments
192	Building permits being issued before addressing the issues they will cause. How many more empty strip malls do we need. Every green space doesn't need to be built on. The damage to the environment that this is causing to me is way more than gas run cars. This is forcing wild animals into our neighborhoods because we are destroying their homes. We are in water restrictions most of the year already so where will the water come from to support more development. It causes temperatures to rise Common sense tells us the hot Texas sun beating off concrete and solid objects is much warmer than off of natural green space. The streets are already in disrepair, yet developments are approved with no thought of addressing how all the additional traffic will effect the already unsafe roads. Drive your cars down any street in Whisper Meadows. Yes we are part of Schertz, but feel like the forgotten tax payers. The so called improvements to the Wendy Swan park was a total waste of money.
193	Greater quality shopping
194	Improve the infrastructure.
195	TRAFFIC !!
196	Improve 1103!
197	Have a central mall that includes a variety of services similar to Memorial City in Houston, TX, on a smaller scale.
198	Bumpy roads
199	Responsible growth

200	I live in the north section of Schertz, which doesn't really feel like it's part of Schertz. I would like to see more leisure/recreation, retail, and infrastructure improvements in this "detached" part of the city. Probably not a popular idea, but I think a merger of the cities of Schertz and Cibolo would make a lot of sense financially. There has to be substantial savings to having one governing body, one fire department, one police department, etc… .
201	Road construction needs to be done in a timely manner
202	More food options
203	Alternate routes to San Antonio and New Braunfels other than I35.
204	Stop the librarians from buying and displaying books that promote transgenderism and leftist ideas to children.
205	Improve city services in the areas of permitting, code compliance and adherence to zoning restrictions that are already established for neighborhoods upon which people decide to make their homes in.
206	Traffic flow is getting worse and worse. Expand the primary roads, and look for opportunities to build new connecting roads.
207	Seemingly uncontrolled growth of crappy developments
208	Stop authorizing low income apartment complexes to be built in areas of $400k + homes. Especially where there is no public transportation or infrastructure to support these types of apartments. I love Schertz, but I didn't move to the area I am in because I was hoping one day there would be apartments (low income or otherwise) across the street from the neighborhood. I moved here because the neighborhood is very nice and it is quiet with low crime. Now that will all change because the city council approved the build of these apartments. Now I will have to consider moving in the next several years when the neighborhood loses value and becomes high crime because of these mistakes the council has made/is making.
209	The lack of things to do nearby. Dining has too many fast food places that migrate people outside of town to eat. Downtown area is not prosperous or attractive, but has potential. Downtown needs to have more draw
210	the quality of the roads, they don't last, have divets and holes, are bumpy not smooth
211	More emphasis on crime and crime prevention. Schertz isn't bad but the potential is there for an increase.
212	Open library when people are out of school and off work, not just during everyone else's business hours. City employees need to be more responsive when citizens call in with issues instead of acting like we are bothering them. Enforce a decent contract with Republic Sanitation instead of letting them push you around and call the shots.
213	Better constructed streets that are not like riding a roller coaster.
214	Stop the building of so many apartments.
215	Better roads
216	Keep that small town feel
217	Stop building apartments and houses on every inch of land. Leave the land and animals, it makes it so beautiful on 1518
218	People that live in South Schertz shouldn't be zoned for East Central ISD. Treat South Schertz like we are part of the city. We tried to rent a room at the library but because we lived in Guadalupe County, the library tried to charge us a fee but we had a friend that lived in the other part of Schertz they were able to rent without a few.

219	It's losing its originality. Trust me, I love conveniences but they must be controlled to maintain what made this city so great. I am all for economic growth but not at the cost of feeling like I live in a want to be Austin or San Antonio/downtown area. You are so close to losing the charm of this city and I pray up all take a pause and REALLY think about what your community is asking of you. Protect our beautiful town before it's one big concrete development where you've planted trees to replace green space.
220	Stop changing zoning to multi use
221	Strip malls
222	Develop a substance abuse reduction program for teens, possibly in the form of providing alternatives, such as youth activities and mental health services; also by possibility further developing the Schertz Young Leaders program to be able to accept a larger quantity of students, and a wider diversity of students.
223	Wider/better roads
224	Spread the stores around the city. No restaurants are readily accessible to residents off 1518, traffic and roads are horrible , we don't have many options for walking/running/biking trails/ paths. We don't have side walks and there are parts of schertz that are rural and there's no need for that. We don't need more housing we need to accommodate the residents who already live here. Schertz needs to care and listen to its residents. We don't want more apartments! We do want affordable housing, roads that can accommodate traffic both auto, pedestrian & bikers. Neighborhoods need more street lights and city parks should be well maintained I mean we pay enough in taxes for it. Flooding needs to be addressed as well as homeless shelters. We know better so we should do better! We need more grocery store options besides Walmart and HEB. We need another post office and more schools our kids are crowded at the schools. We need more and better paying jobs, more community involvement
225	Street maintenance
226	The condition of roads, particularly neighborhood roads! They're dangerous, unpleasant and disgraceful. Take Orth Ave. this road is under Cibolo, but the subdivision it leads to is Schertz, so Cibolo won't fix the road. Then drive thru Whisper Meadows subdivision (Northcliffe II)!
227	More places for entertainment
228	City league kids sports that are more affordable for everyone (<$50 per child)
229	The racism.
230	Stop building apartments, especially low income apartments.
231	keep it green and not over develop
232	eliminate overhead utility lines.
233	slow down growth and overcrowding
234	promote vertical development and higher density development. Stop building cookie cutter neighborhoods
235	Stop building tract homes and focus on multi story buildings
236	More dinning in other locations than FM3009.
237	Local government
238	Not forget about North Schertz. We are often forgotten about or thought of as cibolo/new Braunfels
239	Fixing our road
240	More development of old town Schertz similar to what Cibolo is doing.
241	Stop the developers from putting buildings in every green space!

242	Decrease traffic
243	Add more higher end restaurants and shopping
244	Less apartments and improving existing infrastructure.
245	Main Street -- relocate automotive repair
246	City Employees trying to force the community to do what they want and not do what the community wants.
247	I would make better drop off procedures for the elementary schools as current ones block peoples homes.
248	Stop trying to bring apartments/rental housing and improve what we have. We need better quality streets (especially Northcliff) and mid to higher end neighborhoods.
249	Improve the infrastructure as far as the quality of streets and sidewalks
250	Permanently stop the developers who want to build on the old golf course!'
251	Appropriate growth with better research in planning and zoning departments
252	City council keeps pushing apartments and low cost housing
253	Redevelop 3009 to keep commercial property outside of 35 and FM 78
254	Better transportation in and out of the region. Most people in Schertz work in neighboring cities such as San Antonio and the commutes aren't ideal. If Schwab rd could connect Frobese lane that would be ideal, so people in the Cypress point and Parklands neighborhood don't have to drive 1.5 miles down the highway to turn around to merge onto I35 South.
255	To truly not make us into a los Angeles. I am in Texas because I see land and trees not concrete and buildings.
256	Quit selling us out!!! Invest in parks and green spaces. Quit building low income apartments and houses. Quit destroying all green spaces and wildlife.
257	Support law enforcement financially. We pay our officers the lowest income in the area. How are we supposed to hire GOOD, RELIABLE officers
258	Not enough infrastructure to support the population
259	Less apartments, less lower end housing, traffic issues, car break-ins
260	Number of dental offices
261	More green space, better roads, and less traffic congestion
262	Stop growing with apartments. Keep the small community feel. Focus first on controlling growth that is already here rather than trying to find opportunities to make it happen. Y'all aren't even caught up yet.
263	Keeping green belts and green areas
264	Stop build more houses and apartments. Jesus Christ enough is enough of the building. We need green space not more apartments and condos
265	There's lack of police presence in Schertz and needs to change -major intersections. The very few times I see them they're on the phone
266	Increase police visibility where they are looking at anything other that their phone.
267	Traffic flow problems. Too many people running red lights/speeding
268	The roads. Fix them once & for all quickly & put in sidewalks on both sides of the streets
269	More money invested in public schools.
270	More sidewalks and biking options, more parks with bike/walk trails, beautification.

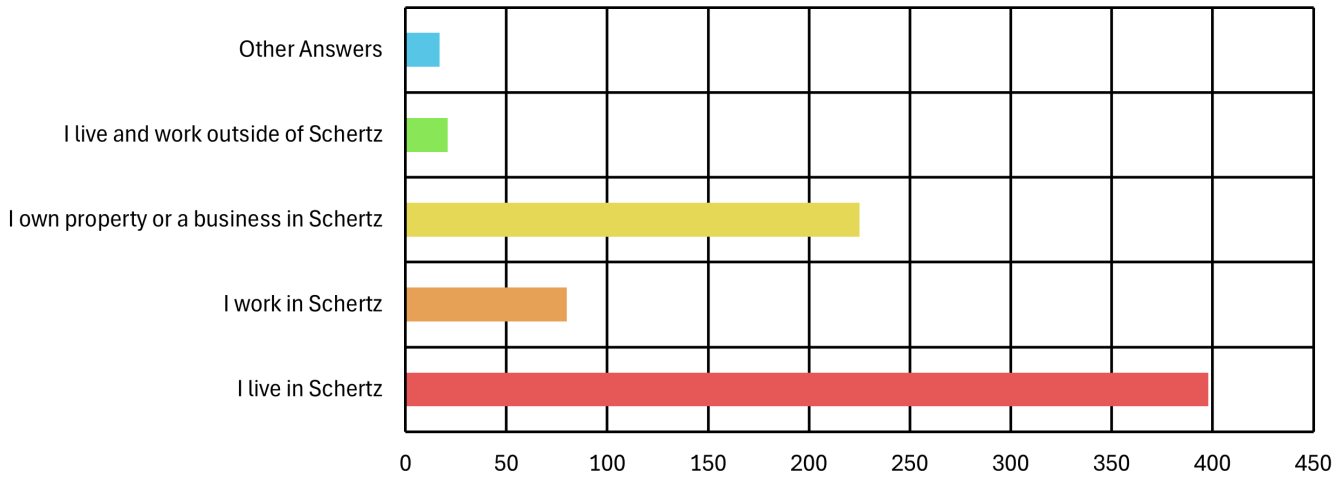
271	Lack of code enforcement
272	Family activities. Change the mayor
273	Slow the building of neighborhoods and stop the building of apartment communities.
274	more park and wild spaces
275	Only allow single home dwelling
276	The roads are not able to accommodate traffic
277	The intersection of IH35 and FM3009. Something has to be done with this intersection. A flyover like IH35 and Loop 1604!
278	Stop building houses. And fix the roads like it should have been done before u built up.
279	stop building apartments and multi family units near single family homes!!
280	City council that listens to residents needs and push through unfavorable issues.
281	Create median lanes and keep sidewalks
282	Give it a historic identity that bridges the past, present, and future of the city. Who are we as a city and where are we going? We need a brand for us and an easy slogan that everyone can remember. Right now we are just another suburb of SATX.
283	Limit irresponsible development and overcrowding areas and getting them congested
284	Public transportation
285	Traffic
286	An inviting downtown / Main Street with many small business shopping and dining options.
287	More attention to sustainability- green building/ landscaping incentives; incentivize less trash production by businesses and residents & reuse/ recycling, etc
288	Better roads and less apartments.
289	The development of new subdivisions and apartments.
290	More walking/ bike trails
291	Speed control on Schertz parkway
292	Don't let UC take away land that belongs to Selma and Schertz, keep farms alive, don't let housing get so congested need space not ontop of each other
293	Same problem as everywhere else in the area—traffic. The Luas line (tram/ light rail system) in Dublin, Ireland, made significant changes in the suburban and semi-industrial communities around Dublin over the last 20 years.
294	Provide public transportation to connect with SA's Via
295	Improving streets
296	Leave our greenbelts alone - do not destroy old growth forests and trees!
297	Need more community parks and recreation areas
298	Stop building
299	Better roads
300	Stop trying to destroy greenbelts to force connecting paths.
301	I wouldn't change Schertz. However, if Schertz want's to become a premier community you will need to offer residents and corporate citizens responsive services, attractive housing, superior public education, direct regional highway access, abundant park space, thoughtful and strategic planning, innovative ideas and technology and a dynamic community life.
302	Randolph aircraft noise. I know not possible, but you asked.

303	Deport the illegal aliens that work for the home builders. My new house is constructed very sloppy and incomplete. I'm tripping on the floor and the kitchen sink was not installed, it was just hanging. That's just the top of the iceberg.
304	The absence of Customer Service in the utilities department at City of Schertz. I was charged an $8.00 late fee for a bill I never received. Being a Senior, I rely on the mail to send the bill each month to remind me to pay the bill each month. The online system wouldn't allow me to set up an account to use Auto-Pay. I sent at last three emails asking to resolve the situation, as well as called, being sent to voicemail. I left a message. All of my communication has been ignored, and I have had to pay a fee I feel I was not responsible for, and I feel taken advantage of by the City Of Schertz. I've since been able to setup Auto-Pay, but the city owes me an $8.00 refund if they want my vote of confidence.
305	A realistic viewpoint of the space available and what we can comfortably do with it to live our best lives.
306	Change city council members that continue to ignore what people actually want in there own neighborhoods and continue to push high density housing to serve their own interests. That house for the Mayor also.
307	Businesses should be located in a more centralized area and close together
308	Add another grocery store and restaurants.
309	I will increase the number of cops.
310	The year I started buying houses there.....
311	Only allow responsible growth. The current plan of zoning high desity housing without adequite roads is irresponsible. Expecting the developers of the property to upgrade the roads makes no sense when all they are going to do is build it and ask for variances.
312	It should remain affordable for all demographics
313	More information on council issues - in magazine or electronic communication
314	A council that listens to the people.
315	bette info about city council projects
316	Bring back all the farms that disappeared when all the people moved here. Improve enforcement of laws in neighborhoods.
317	Better thought out infrastructure and safer roads.
318	To stop encouraging apartment complexes being built in rural areas of Schertz. Apartments should be located off the highway where residents would have access to vía if needed, grocery stores, and retail. Building apartments in rural areas of Schertz only increases traffic in already overcrowded areas that are still pending road expansions.
319	Make Schertz a 'destination' not a pass through industrial city - provide an attraction, locale, venue that would the community would be proud of an people would want to come to and convenient access. I-10, before it is all sold out to home developers.. it may already be too late!
322	Apartment complexes to close to established neighborhoods
323	Attract younger residents. Our adult children have chosen to live elsewhere in the area. They attend high school in Schertz, but currently don't find it an attractive place to live. One adult is a married young professional, with no children and the other is a single mother of 3.
324	City council transparency and honesty
325	Growth out pacing the infrastructure
326	I would like Schertz to develop some really nice parks for people to enjoy. Fischer Park in New Braunfels is a good example of this.

327	More higher end neighborhoods with larger lots
328	None
329	none
330	Not putting gas stations and apartments right next to housing developments
331	Over Development in areas already experiencing strain, due to current infrastructure
332	Stop building
333	Stop trying to break something that's not broke
334	That we would stop developing every piece of hreen land. No more strip centers when we can't even fill what has been developed and FIX THE FREAKING STREETS!!! THEY ARE UNSAFE!!
335	To not open it up to multiple housing, i.e., apartment living
336	Update business fronts

QUESTION 13

Which best describes you?

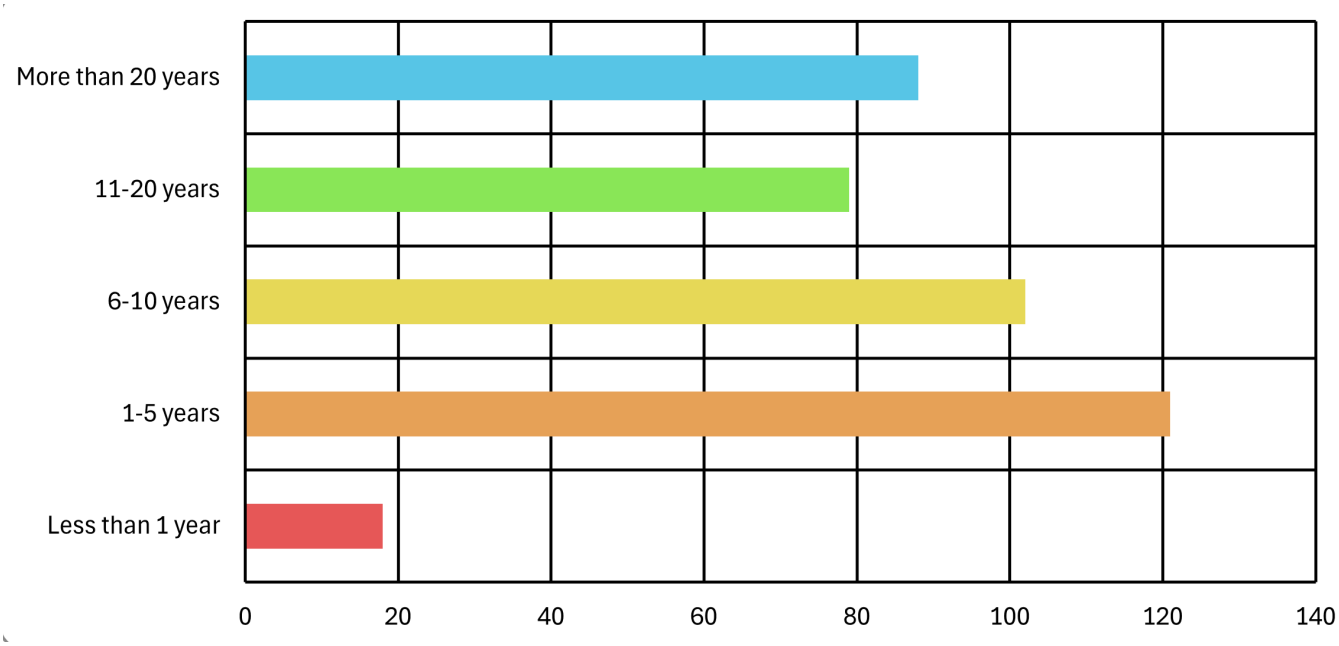


Other Answers

1	I retired from nearly 30 years of teaching at Samuel Clemens High School. I loved being able to get to work in under five minutes. To reiterate a point above, I would have driven a golf cart to work almost every day of that had been an option.
2	I am retired.
3	Owned a home in Schertz but moved due to over growth.
4	Retired
5	Grew up in Schertz and am now retired.
6	Part of the development community with projects in Schertz.
7	We have already outgrown pool and senior centre activities
8	I work outside of Schertz
9	As a property owner I will not let a pond stocked with fish come to end as it did in homestead, what ever fish I transferred into this pond survive and now I haven't seen any more from that pond.
10	Retired and moved here
11	Retired live in Northcliffe
12	I live in Cibolo and do a lot of business in Schertz.
13	A concerned citizen.
14	Retired
15	I have a Schertz address.
16	Disabled Veteran and Senior.
17	We've live in Schertz 27 years, and work from home full time (67). My spouse is retired (75) and I have a disabled daughter (29) who lives in the Clyde Ford Village.

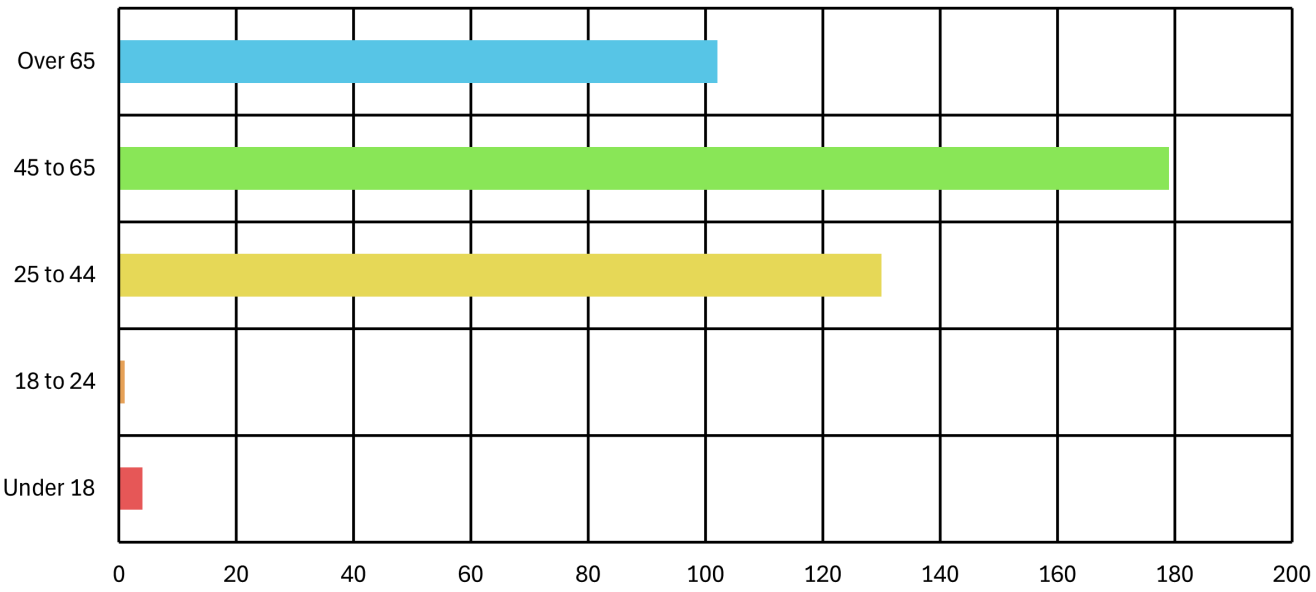
QUESTION 14

If you are a resident, how many years have you lived in Schertz?



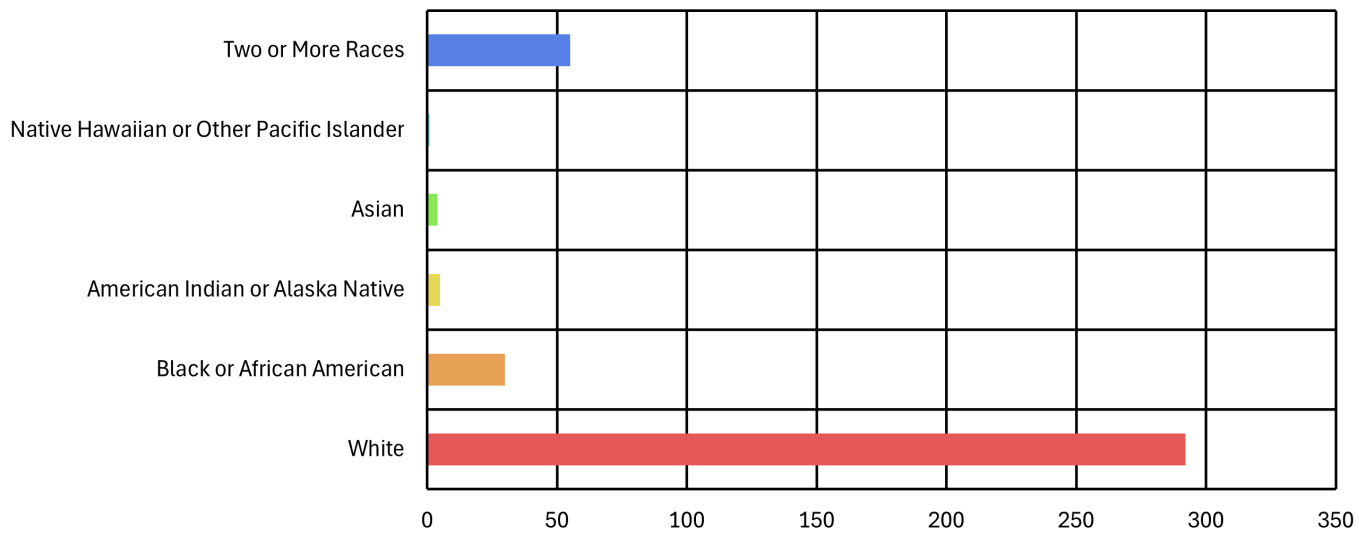
QUESTION 15

What is your age?



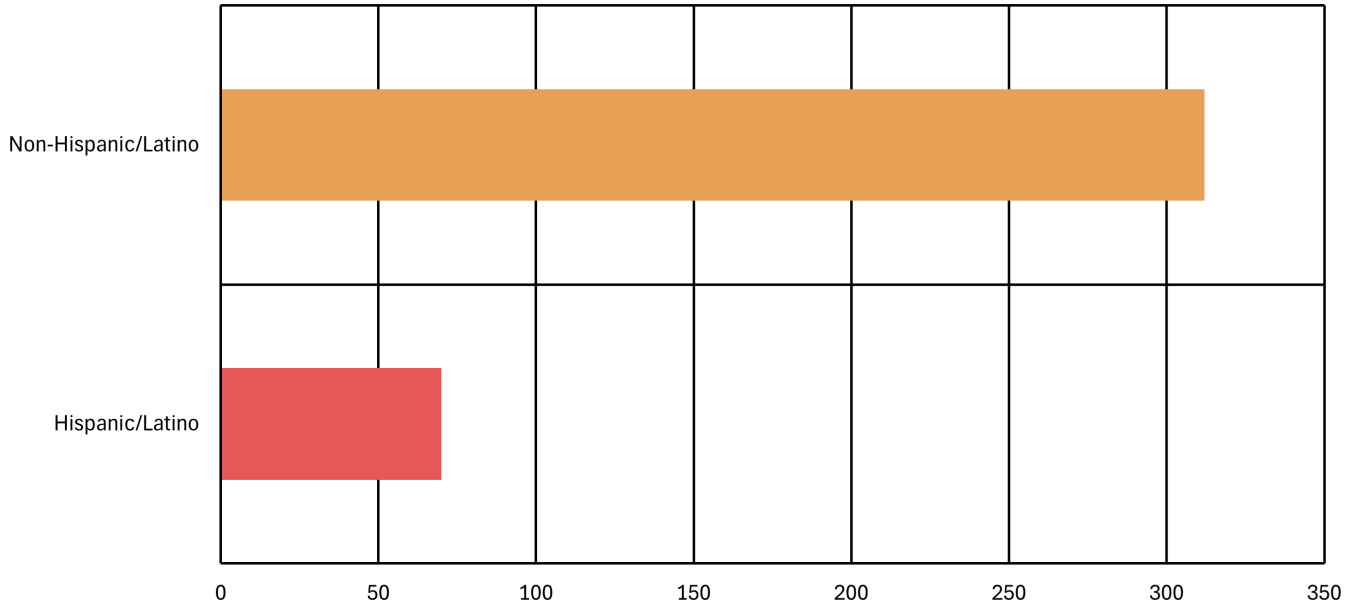
QUESTION 16

Which best describes your race?



QUESTION 17

Which best describes your ethnicity?



INTERACTIVE MAP

Type	Threads	Comment	Up Votes	Down Votes
Public Space	Public Space-01	The community is currently working on a PID to protect the greenspace this community has known for its entire existence, it would be wise of city staff and depts to support this movement, as opposed to trying to develop every single blade of grass.	21	5
Transportation	Transportation-01	This road is in horrendous shape, and further development will only exacerbate traffic issues in this area. Please repair these roads!	17	0
Safety	Safety-01	crime is on the rise in this community and there is not enough daily police presence in this area	12	1
Public Space	Public Space-02	The amount of money the city spent on this joke of a splash pad, and the fewer families it can service with the removal of the pool is ridiculous, and it continues to make this annexation area feel disenfranchised	9	4
Public Space	Public Space-03	this pond is heavily used by the community, please take steps to maintain this wonderful public area as public access	14	3
Safety	Safety-02	Approximate corner of RWY 33R Clear Zone (CZ)	0	0
Safety	Safety-03	Approximate corner of RWY 33R Clear Zone (CZ)	0	0
Safety	Safety-04	Approximate corner of RWY 33R Accident Potential Zone I	0	0
Safety	Safety-05	Approximate corner of RWY 33R Accident Potential Zone I	0	0
Safety	Safety-06	Approximate corner of RWY 33R Accident Potential Zone II	0	0
Safety	Safety-07	Approximate corner of RWY 33R Accident Potential Zone II	0	0
Safety	Safety-08	Approximate corner of RWY 33L Clear Zone	0	0
Safety	Safety-09	Approximate corner of RWY 33L Clear Zone (CZ)	0	0
Safety	Safety-10	Approximate corner of RWY 33L Accident Potential Zone I	0	0
Safety	Safety-11	Approximate corner of RWY 33L Accident Potential Zone I	0	0
Safety	Safety-12	Approximate corner of RWY 33L Accident Potential Zone II	0	0
Safety	Safety-13	Approximate corner of RWY 33L Accident Potential Zone II	0	0
Safety	Safety-14	65-70 dB noise at ground level from T-38 aircraft using RWY 15L for departure	0	0

Safety	Safety-15	80-85 dB noise from T-38 aircraft using RWY 15L for departures	1	0
Safety	Safety-16	65-79 dB noise from T-6 aircraft during RWY 15R departures	1	0
Safety	Safety-17	<60 dB noise from T-6 aircraft using RWY 15R for departure	0	0
Other Ideas	Other Ideas-01	Recommend City of Schertz adopt an Air Installations Compatible Use Zones (AICUZ) overlay district in coordinating with JBSA-Randolph. Encroaching these flight paths puts flying training operations at risk of stopping; stopping flying training at JBSA-Randolph would end JBSA-Randolph's lease of the land and shut down the major economic power that boosts the local economy.	5	0
Transportation	Transportation-02	Weiderstein Road between Schertz Parkway and Ike Road is in horrendous condition. Needs repaving asap.	4	0
Public Space	Public Space-04	Would like to see a sidewalk or even a bike path completed along Maske Road from the soccer fields to Schertz Parkway. I see kids walking to school along this narrow street, especially from the mobile homes in high weeds and could be so much safer for them with this edition.	7	0
Types of Development	Types of Development-01	We need more grocery stores that are not HEB or Walmart that can serve this community.	2	0
Other Ideas	Other Ideas-02	We need more food and lunch options to serve the workforce in this area.	3	3
Other Ideas	Other Ideas-03	Please do not remove the trees along Arroyo Seco's privately owned greenbelt in order to dig for the routing of the city's water pipeline. Please re-route the plans for this pipeline to the opposite side of the drainage embankment where the commercial properties are, so as not to diminish the property values of our homes in the Arroyo Seco subdivision.	8	0
Types of Development	Types of Development-02	Can you ask an ice cream or frozen yogurt franchise to set up shop in this shopping center. It will increase the foot traffic from the surrounding communities.	3	0
Safety	Safety-18	The intersection of FM78 and FM3009 has two turn lanes: left turn onto 3009 from 78. The right turn lane is not always available since it is controlled by an electronic turn light. The safety issue is that vehicles will start in the left turn lane and finish in the right turn lane even when both turn lanes are active. I have almost been hit multiple times from a car merging into my turn lane WITH ME IN IT! I recommend painted lane lines to separate the two turn lanes. Thanks.	7	0

Transportation	Transportation-03	There is alot of trash, dirt and debris in this intersection and on the bridge that makes pedestrian/bike traffic unsafe. Can you please clean up this intersection of all trash, dirt, rocks, vegetation and debris so pedestrians and bikes don't have to go around or won't slip on lose gravel into traffic.	5	0
Public Space	Public Space-05	Develop,/use existing space for A dog park	0	0
Transportation	Transportation-04	TXDOT needs to make this intersection an interchange to expedite traffic. This intersection will become a traffic bottleneck as development occurs.	2	0
Transportation	Transportation-05	FM1518 needs to be connected to 3009 and the North FM1518 as thoroughfares to alleviate the current traffic bottlenecks and to ensure easy of movement between the different parts of Schertz.	1	0
Transportation	Transportation-06	This roadway needs to be expanded and enhanced so Schertz residents in North Schertz can access the city center without having to use IH35.	5	0
Transportation	Transportation-07	This intersection at Four Oaks Lane and FM3009 was not planned well. Congestion is a normal occurrence with insufficient turn lane length and poor business access and egress.	3	0
Other Ideas	Other Ideas-04	Schertz should incorporate its border up to the Guadalupe river and HW 35 in this corner and use Randolph AFB, the 1604 and the 10 as the other border to the south west.	0	0
Public Space	Public Space-06	The community has been in constant battle to keep this green space. They have excellent ideas that need to be heard. This green space could be turned into waking trails, playgrounds, dog parks, for kicks a driving range! Similar to what morning side park has to offer but twice the size!	9	0
Transportation	Transportation-08	Repainting and restriping required. Also, consider reverting back to previous line markings as two lanes of 3009 become three lanes at the light. Left lane of 3009 should remain as left lane at light and NOT split into left and center lane options. Right lane on 3009 should split into center lane and right lane options.	0	1
Transportation	Transportation-09	Left turn traffic light at Ripps-Kreusler needs to stay on longer. Currently at about 8 seconds. Recommend 20 seconds. More traffic using this left turn and getting stuck through several cycles at blinking left is not a turn option with large flow of traffic leaving HEB	5	0
Transportation	Transportation-10	Need longer left run lane on ripps Kreusler for left turn onto 3009.	2	1
Transportation	Transportation-11	Add plastic white posts on frontage road separating left lane after freeway exit from other two lanes to prevent vehicles from cutting across all lanes of traffic to turn right at Tri-County Parkway/Starbucks.	0	1

Public Space	Public Space-07	Continue the publice walking trail along the power line access space to the Schertz River drainage then rigth to Old Weiderstein And also Left to Savannah	1	0
Public Space	Public Space-08	Create walking trail all along Schertz River draingage area	1	1
Transportation	Transportation-12	Coordinate with cibolo on improving access to Crescent Bend Nature area by improving West Shaffer Road. It is in disrepair.	2	0
Safety	Safety-19	Cars are constantly speeding down Covers Cove, sometimes going upwards of 50mph. The police presence is rare. The speed humps are too far apart and do not deter people from speeding. One set is even missing one of the bumps.	8	0
Other Ideas	Other Ideas-05	There needs to be a solid comprehensive infrastructure plan for this focus area. This area does not have sufficient sewer infrastructure to serve new development projects.	4	0
Types of Development	Types of Development-03	Create zoning options for affordable housing	1	4
Types of Development	Types of Development-04	Allow for Multi-Family and more dense type of residential development and/or mixed use development.	0	7
Safety	Safety-20	Lower Seguin Rd between 1518 & 1604 is nothing but potholes. And, the city is aware because it is filling the potholes over & over. I have hit a pothole so hard, it unlocked my doors. 18 wheelers routinely cut through here as a shortcut. This road needs to be repaved. Converse has better upkeep to its part of Lower Seguin...CONVERSE. There has been no road improvements that support all the residential development along Lower Seguin. The city has the funds.	2	0
Other Ideas	Other Ideas-06	Water Transmission Main will take 40' of trees and run up to the existing back fence line of Private homeowners - we (Arroyo Verde HOA) do not want this in our Greenbelt. Other locations along the Commercial easement, away from the backyards of homeowners would make more sense!	4	0
Other Ideas	Other Ideas-07	Has the City revised impact to water/infrastructure, etc and considered appropriate easement as this area is developed? Needs to be considered for all areas as past experience has proven the City has forgot that expansion takes support infrastructure. Going back and attempting to cut a path through condemnation will cost the City $$.	1	0
Other Ideas	Other Ideas-08	Infrastructure support: City easements as you go.	0	0
Other Ideas	Other Ideas-09	Any requirements for City infrastructure?	0	0

Types of Development	Types of Development-05	whatever goes in here - please review surrounding area impacts and make the improvements as you expand. You should not build first and then plan for improvements - best to do them at the same time.	0	0
Types of Development	Types of Development-06	Commercial/Industrial use along I35. Transportation corridor for connecting Austin/San Antonio.	0	0
Other Ideas	Other Ideas-10	High density varied housing hub with all the family amenities AND public transport to work areas (including connection to San Antonio and Austin public transportation systems).	1	1
Other Ideas	Other Ideas-11	Not a good idea to build in aircraft approach/departure zones (even if its allowed). You want to force close RAFB, build away. Not a good idea. Its already impacted the Universal City planning/zoning and they have determined to build in the zone with low occupancy uses (warehousing). Still a building is a building and impacts air space and aircraft. If allowed to continue - RAFB will be closed.	1	0
Housing	Housing-1	This is private property (formerly a golf course). We would like to see a community-friendly developer build single family homes in this area of the property, similar or even more upscale to the ones already in The Fairways of Scenic Hills. Preserving the pond is a good idea to attract new home buyers to purchase premium lots.	3	4
Housing	Housing-2	This is private property (formerly a golf course). We would like to see a community-friendly developer build single family homes in this area of the property, similar or even more upscale to the ones already in The Fairways of Scenic Hills, Scenic Hills 55+, and Northcliffe communities.	3	3
Housing	Housing-3	This is private property (formerly a golf course). We would like to see a community-friendly developer build single family homes in this area of the property, similar or even more upscale to the ones already in The Fairways of Scenic Hills.	3	3
Types of Development	Types of Development-07	This area is zoned as General Business (GB) according to the City of Schertz zoning map. We would like to see quality office space, or medical office type businesses developed here for the convenience of area residents.	1	2
Types of Development	Types of Development-08	This area is zoned as General Business (GB) according to the City of Schertz zoning map. We would like to see quality office space, or medical office type businesses developed here for the convenience of area residents.	2	2
Transportation	Transportation-13	Road needs to be updated to avoid residents who require daily usage of this route from having to continuously repair tires due to potholes.	2	0

Housing	Housing-4	Build multifamily homes on this side of the freeway and other purple areas, along with other amenities young professionals like, such as public transportation, walk-ability, brew pubs, stores etc. There's easy access to IH35; convenient to those working in SA or cities north of us. When young professionals are ready to start families, the established quiet neighborhoods will still be there for them.	1	0
Types of Development	Types of Development-09	medical services, fire station, post office	0	0
Types of Development	Types of Development-10	library	0	0
Public Space	Public Space-09	Please keep the greenbelt, but also add a children's playground in the flatter open space.	2	0
Other Ideas	Other Ideas-12	Do Not Destroy these heritage oaks and forest to clear out a 40 foot wide destruction zone to lay in a water line. This is natural forested area that is protects a lot of diverse wildlife (owls, hawks, foxes, etc.) and these woodlands help prevent flooding and excess water run off. The city is proposing to pave this 40' wide area to make a public path through this area also. Paving through this natural private land to create public thoroughfare does not enhance the safety of our residents.	3	0
Other Ideas	Other Ideas-13	Do Not Destroy these heritage oaks and forest to clear out a 40 foot wide destruction zone to lay in a water line. This is natural forested area that is protects a lot of diverse wildlife (owls, hawks, foxes, etc.) and these woodlands help prevent flooding and excess water run off. The city is proposing to pave this 40' wide area to make a public path through this area also. Paving through this natural private land to create public thoroughfare does not enhance the safety of our residents.	3	0
Public Space	Public Space-10	The current city engineering plans show a water main being laid along this section of Oak Forest Park possibly requiring the removal of the beautiful oaks along this section of 3009. That would be a tragedy for the city and homeowners adjacent to the park.	0	0
Other Ideas	Other Ideas-14	The water transmission line project will destroy one of the last natural green spaces left in Schertz, cut down Heritage Oaks and severally impact home values along the green spaces. Paving a path will invite crime and undesirables into our back yards. As a home any impact to the value of homes will prompt law suites against the city.	0	0
Safety	Safety-21	Stop allowing vehicles to park along Main Street blocking the view of traffic. Most vehicles are large and harder to see over or around than most cars, but any car presents a problem with the view of oncomming traffic on Main Street from the West especially.	0	1

Types of Development	Types of Development-11	PUD here means: "The most common kind of PUDs,however, are comprised prediominantly of single-family homes." quoted from Duck Duck Go. please read complete definition which makes it like a community with amenities "like parks, playgrounds, pools, tennis and basketball courts,hiking trails, private gated common landand street lights..."	1	0
Transportation	Transportation-14	The idea that you are trying to push through multi-family homes in this area without proper access in and out, and the usual build first and figure problems out later plan, shows the absolute disregard for the safety and concerns of residents. Hear your residents! People did not move to this area because they want another San Antonio, Austin, or Houston. Look at their disasters of building first and then trying to figure out problems later- too many people, not enough roads, neverending constru	0	0

City of Schertz

Comprehensive Plan Update

March 6, 2024

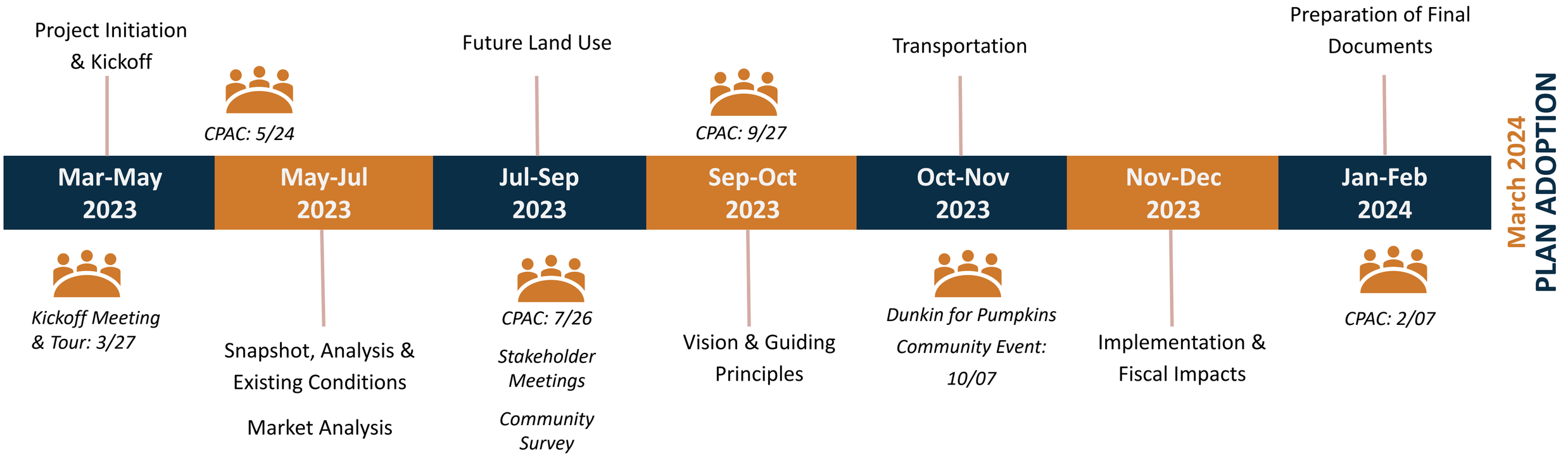
Planning and Zoning Commission



Meeting Agenda

- Project Process Update
- Review Full Document
- Review Final FLUP
- Final Steps

Project Timeline



Project Engagement

- 4 CPAC Meetings
- 1 Community Survey (409 responses)
- 1 Public Event
- Project Website & Online Mapping Exercise
- 5 Focus Group Meetings

- Safe Neighborhoods
- More Retail Restaurants & Entertainment
- Responsible Growth
- Diverse Housing Options
- Flood Control

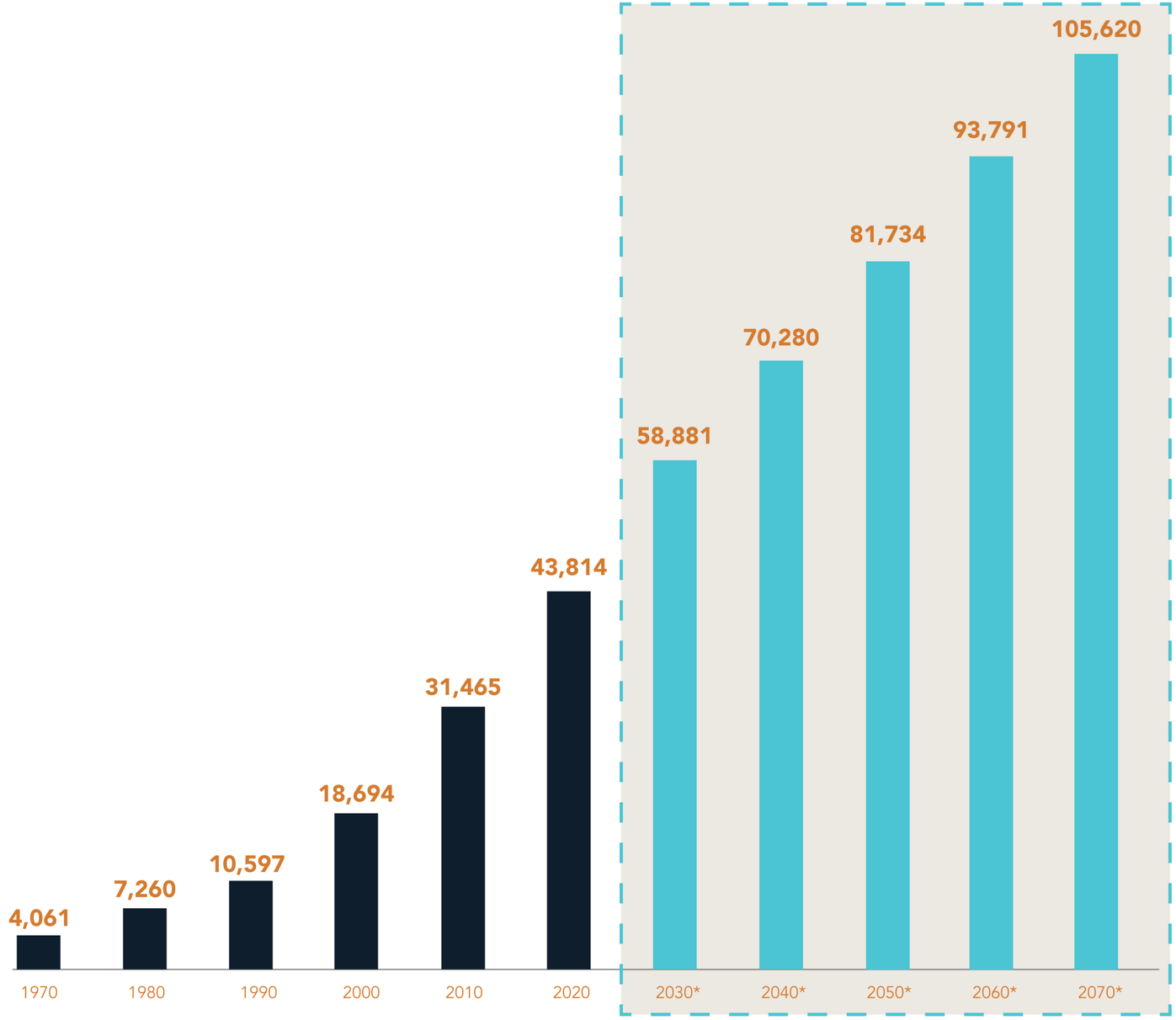
City of Schertz

Document Review



Snapshot

- Planning Context
- Demographics
- Physical Features
- Market Snapshot
- Strengths, Weaknesses, Challenges, Opportunities



Policy Statements

Promote Mixed-Use Development

Encourage the development of mixed-use development to create vibrant, walkable neighborhoods and commercial and retail areas with access to amenities within close proximity.

Enhance Transportation Networks

Invest in a comprehensive transportation system that includes roadways, public transit, pedestrian pathways, and cycling lanes to improve accessibility, reduce congestion, and support diverse mobility options.

Encourage Main Street Development

Support the growth of main street as a cultural and economic hub by encouraging small businesses, preserving historical character, and creating inviting public spaces.

Preserve Green Spaces and Natural Areas

Protect and preserve natural landscapes, parks, and green spaces to maintain the City's natural aesthetics, promote outdoor recreational activities, and enhance overall community well-being.

Support Sustainable Development Practices

Advocate for sustainable building design, energy-efficient infrastructure, and responsible land use practices to minimize environmental impact and foster long-term resilience.

Collaborate with Stakeholders

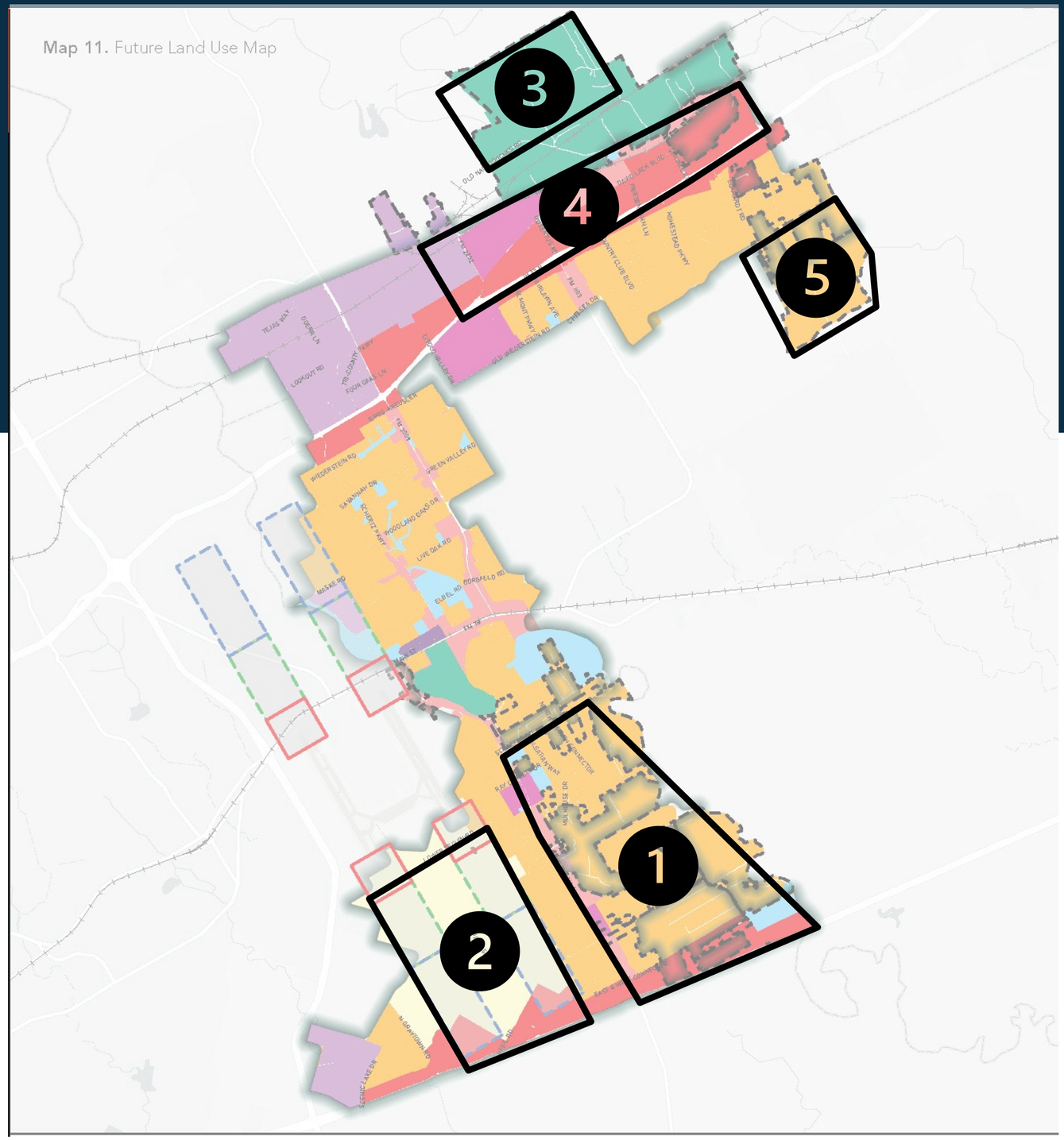
Foster partnerships and collaboration among City officials, developers, businesses, residents, and other stakeholders to ensure current and future land use decisions reflect the needs and vision of the community.

Encourage Economic Diversity

Promote a diverse economy by attracting various businesses, industries, and employment opportunities, fostering innovation, and supporting local entrepreneurship.

Focus Areas

- Existing Conditions
- Proposed Land Use and Character
- Recommendations



Land Use Input

In 2044, Schertz will be known for:

62%

SAFE NEIGHBORHOODS

In 2044, residents will be connected to the services they need through:

Rank 1 **Complete streets that accommodate bikes, transit, cars, and pedestrians**

Rank 2 **A connected sidewalk network**

Rank 3 **Off-street bike and pedestrian trail network**

What type of retail and services does Schertz need more of?

55% Sit-down, full-service dining

38% Entertainment, recreation

32% More/better healthy grocery options

What are the best ways to ensure that all residents can prosper?

79%

SUPPORT LOCAL BUSINESS AND ENTREPRENEURS

Complete Communities

- People should be able to go about all of their essential daily activities and needs within a short distance of their home
- Main Street, Complete Neighborhoods, and Mixed Use Centers

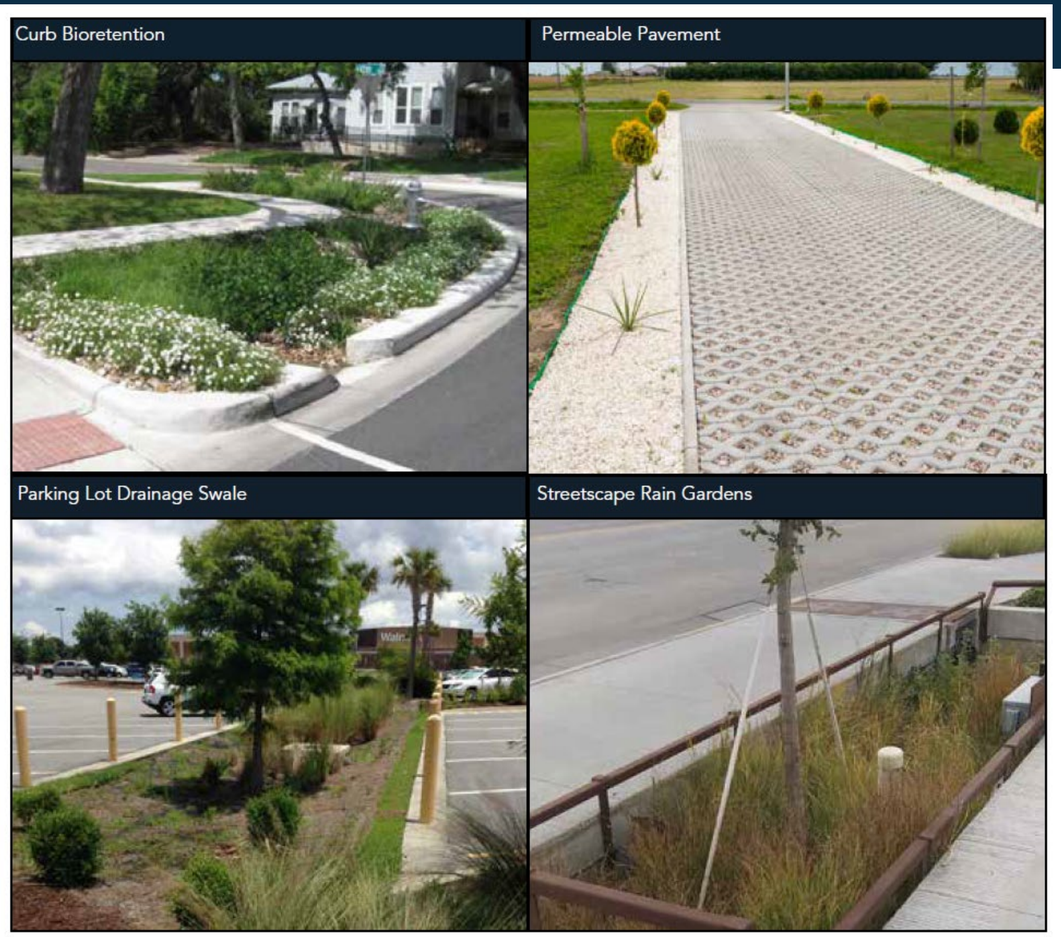


Innovative Stormwater Management & Green Infrastructure

Volume Management

Water Quality Improvement

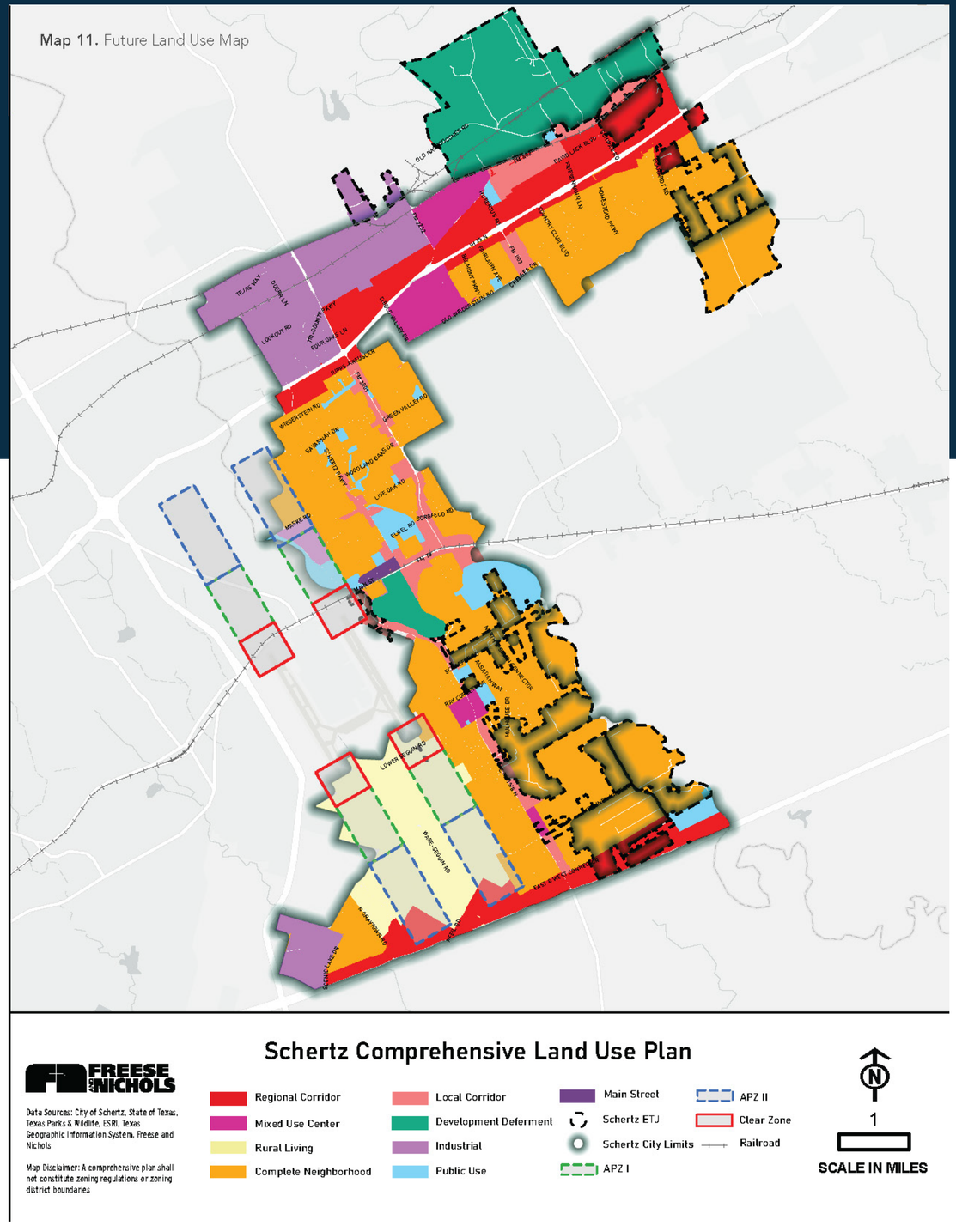
Peak Flow Reduction



Future Land Uses

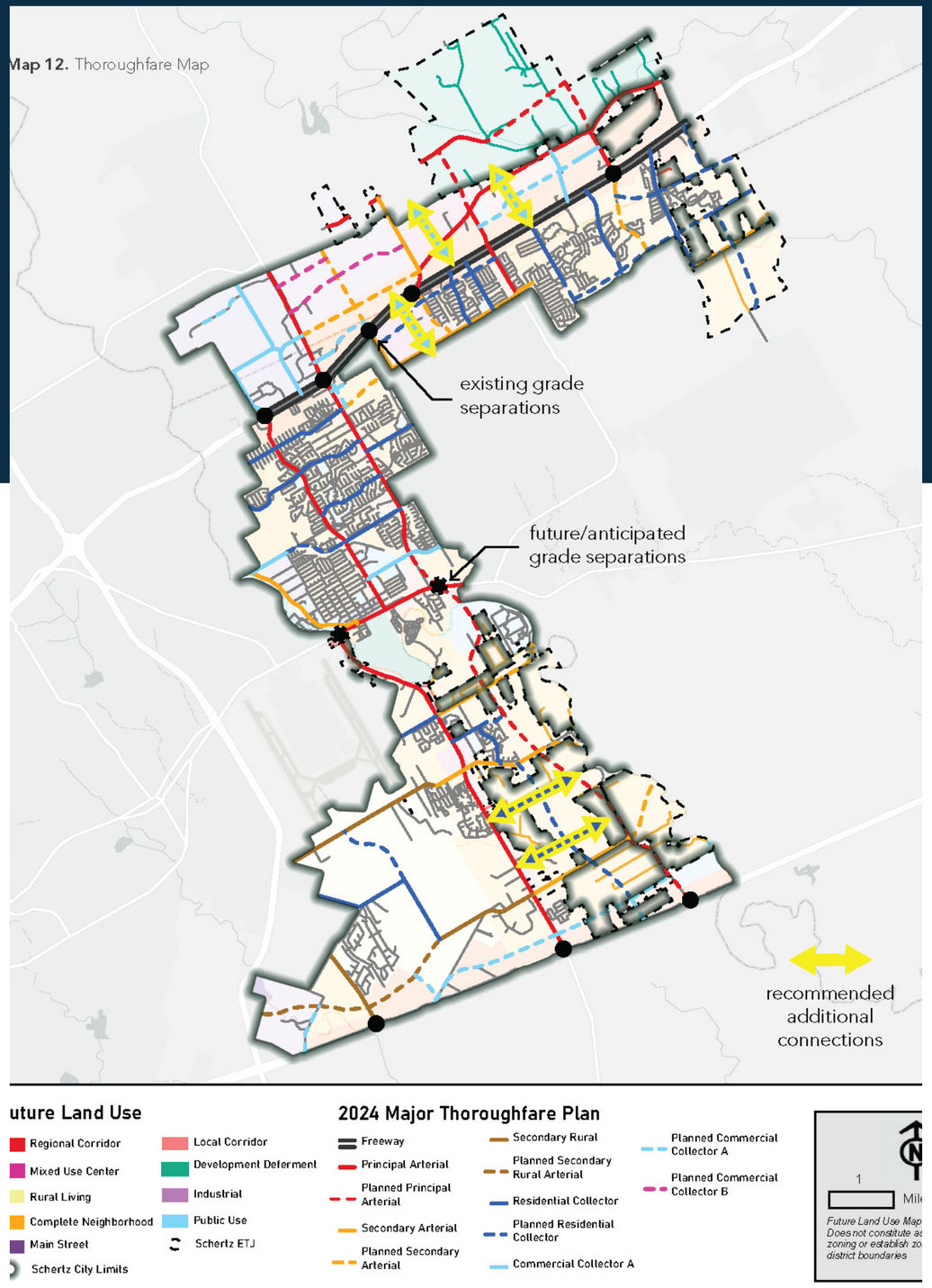
Future Land Use		City Limits + ETJ (Acres)	City Limits + ETJ (Percentage)	City limits (Acres)	City Limits (Percentage)
	Main Street	55	0.01%	55	0.01%
	Rural Living	3,964	11%	3,960	15%
	Complete Neighborhood	16,296	44%	11,451	42%
	Local Corridor	1,021	3%	850	3%
	Regional Corridor	8,325	22%	4,835	18%
	Mixed Use Center	1,809	5%	1,703	6%
	Industrial	2,927	8%	2,748	10%
	Public Use	1,146	3%	1,142	4%
	Development Deferment	1,563	4%	409	2%
Total		**37,106**	**100%**	**27,153**	**100%**

Map 11. Future Land Use Map



Transportation

- The future thoroughfares already planned should be adequate for future growth.
- As focus areas 1 and 5 start to build out, the City may need to consider additional residential or commercial connectors.



Fiscal Impacts

The proposed scenario is projected to result in over $2.1B of net new fiscal benefits over the 3-year Plan horizon.

Table 10. Additional Development Capacity in Focus Areas by Land Use

Land Use Category	Residential (Units)	Office (SF)	Retail (SF)	Industrial (SF)	Multifamily (Units)
Complete Neighborhood	7,487	665,597	1,331,194	0	917
Development Deferment	0	0	0	8,552,804	0
Industrial	0	50,713	50,713	2,028,518	0
Mixed Use Center	96	417,082	417,082	0	479
Local Corridor	110	190,831	238,538	238,538	197
Public Use	0	0	0	0	0
Regional Corridor	0	3,405,556	6,811,112	0	3,753
Rural Living	549	682,852	682,852	0	0
Total	8,241	5,412,630	9,531,490	10,819,860	5,345

Implementation

- Using the Document
- Best Practices
- Decision Making
- Actions Matrix

#	Action	Timeline	Lead	Expected Benefits & Outcomes
Projects & Plans				
1	**Create a Sustainable Stormwater Management Plan:** conduct evaluations of existing gray infrastructure, flood zones, and environmental regulations and create a citywide sustainable stormwater management plan with a focus on green infrastructure.	Short-Term	Engineering and Public Works and/or Consultant	Increased greenery, lower peak flows and localized flooding, higher water quality
2	**Evaluate Street Design Standards:** evaluate existing street standards to identify where pedestrian and bicycle infrastructure can be added to the existing rights-of-way.	Short-Term	Engineering and Public Works and/or Consultant	Increased modality options, connectivity, and safety

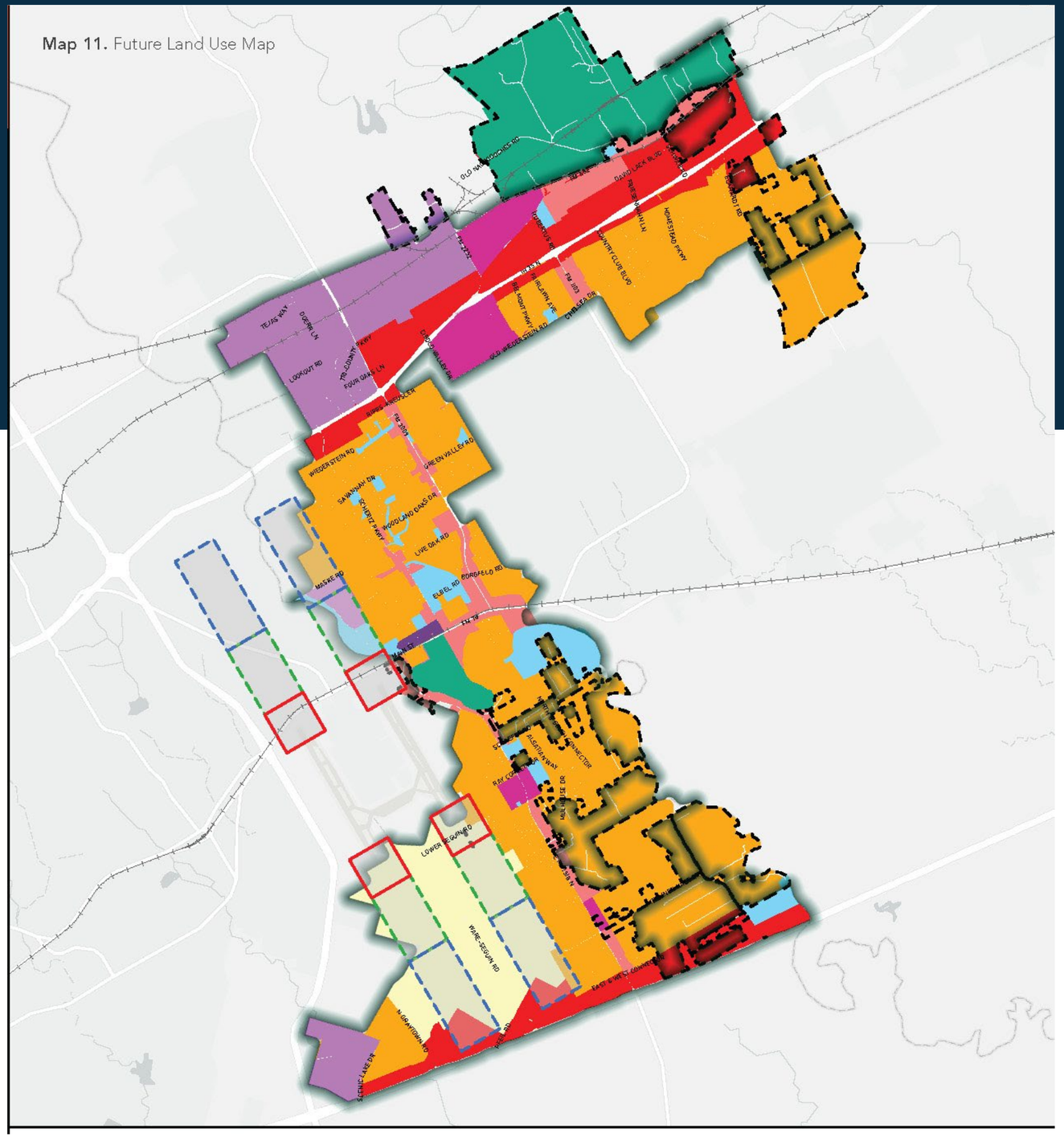
City of Schertz

Future Land Use Plan



Future Land Use

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Total		**37,106**	**100%**	**27,153**	**100%**



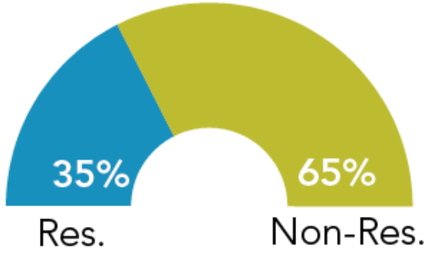
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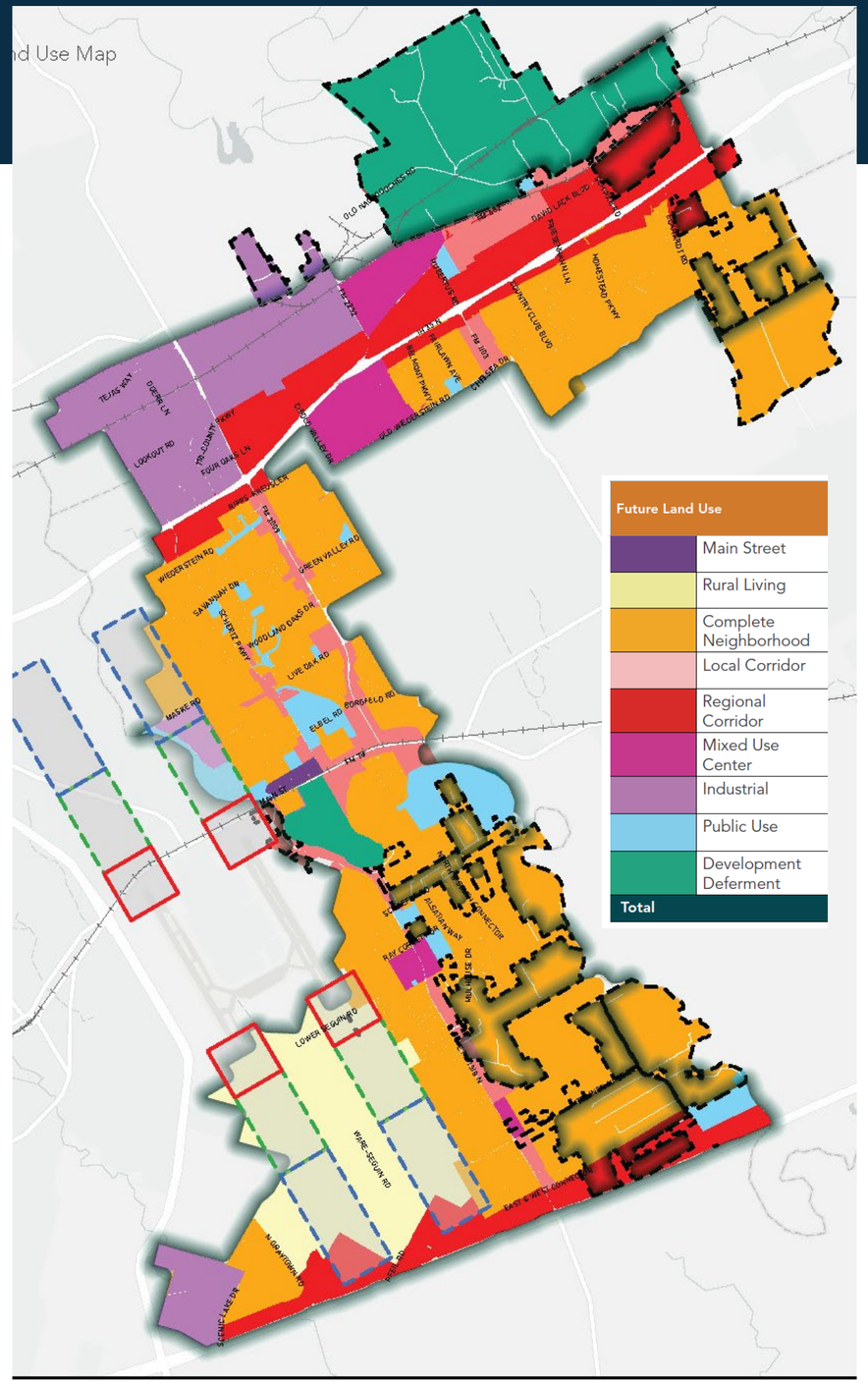




Main STREET

Unique to the historic Main Street corridor, land uses include commercial, residential, cultural, and entertainment space, strategically designed to create a dynamic urban core with public spaces that promotes a pedestrian experience for residents and visitors. The Main Street category can be utilized as a concept to expand beyond the historic Main Street corridor and applied to other areas of the city, but appropriate transitional uses for adjacent residential areas should be considered and utilized.





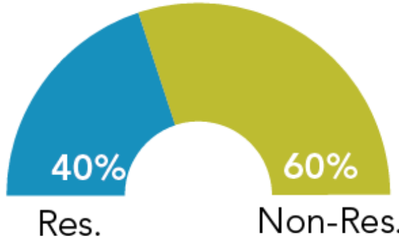
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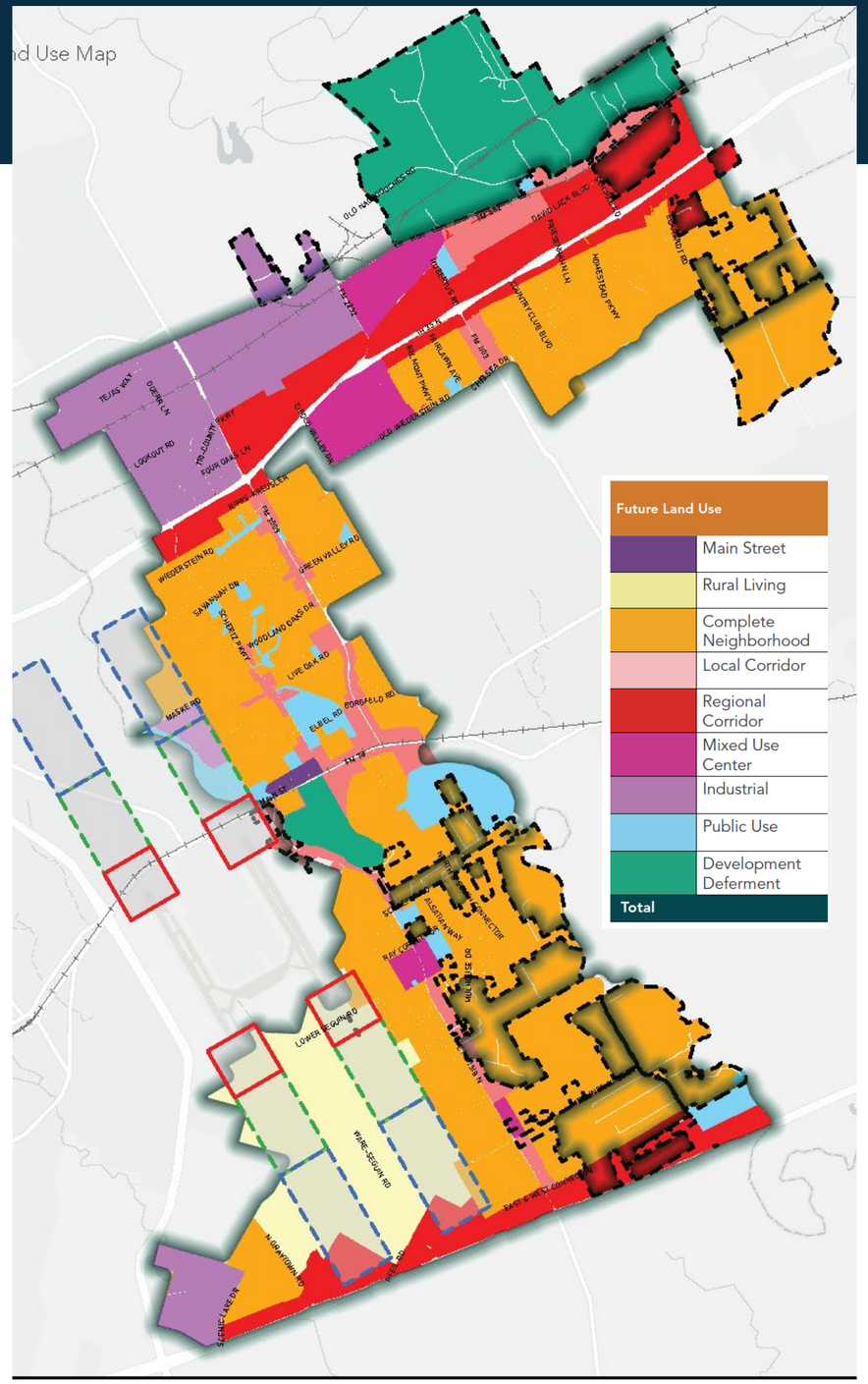


Rural LIVING

Sparse development, natural landscapes, and agricultural activities characterize Rural Living areas. These areas prioritize the preservation of open space, isolated country residences, support for farming and ranching, and the conservation of ecological habitats. This land use type emphasizes compatibility with JBSA and residential is not appropriate in certain areas. Evaluating the appropriateness of sparse residential, agricultural, commercial, and complementary uses shall be in conjunction with JBSA.



**Working farm and ranch lands are considered non-residential for these purposes, even though people may be living on the land as part of the agricultural operation.*



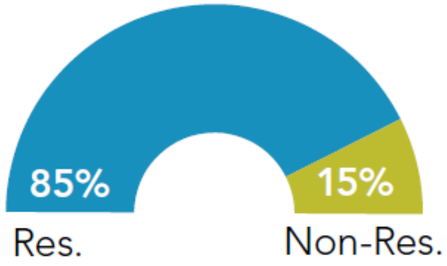
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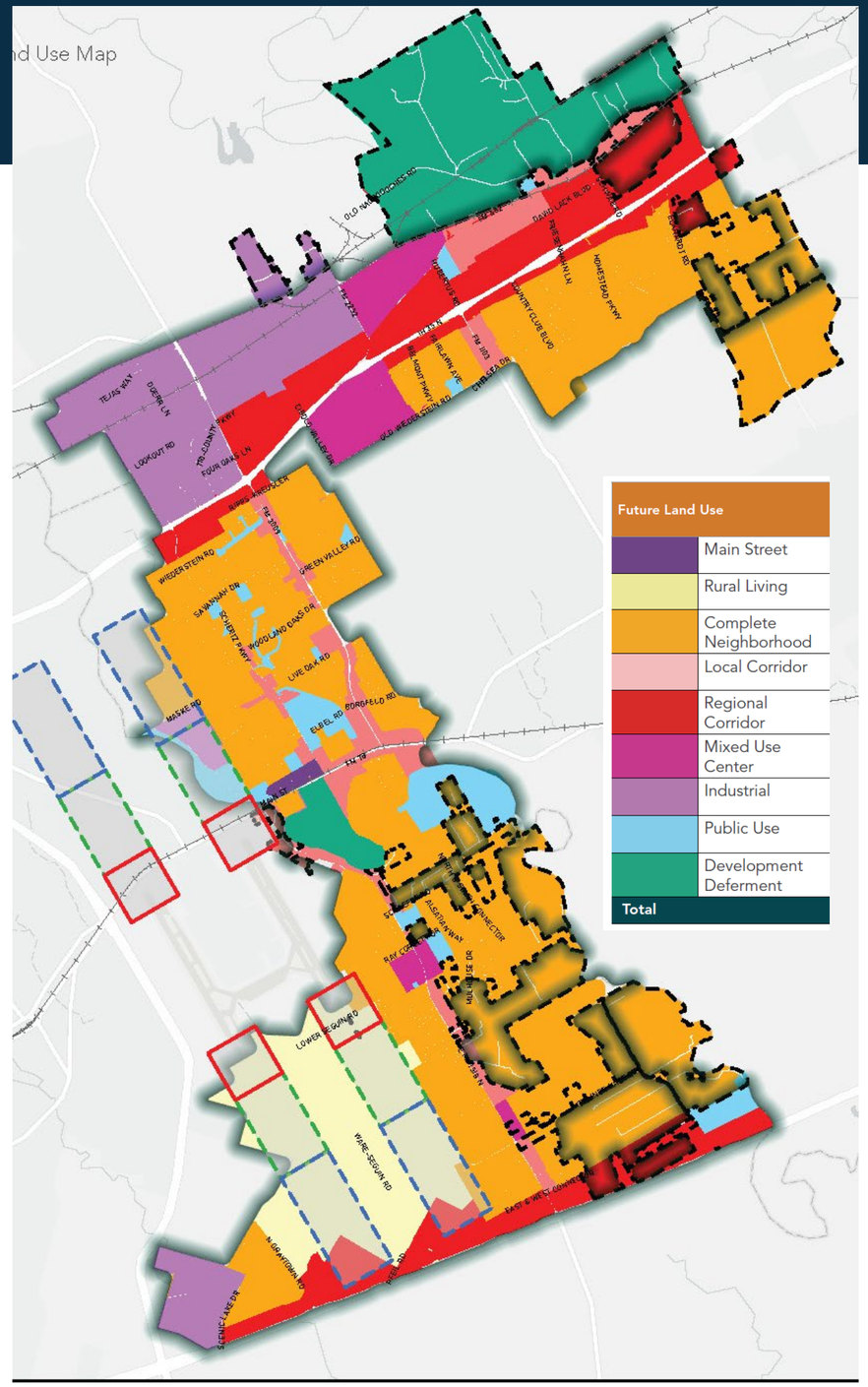




Complete NEIGHBORHOOD

Complete Neighborhoods are general areas characterized by a mixture of housing options with supporting land uses, such as neighborhood commercial. These areas should promote connectivity and foster a more bikeable and walkable development pattern. When considering appropriateness of housing density or commercial activity, factors such as roadway classification, conflicts among land uses and buildings, as well as the undue concentration or diffusion of population should be considered.





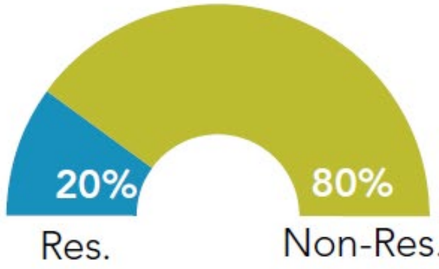
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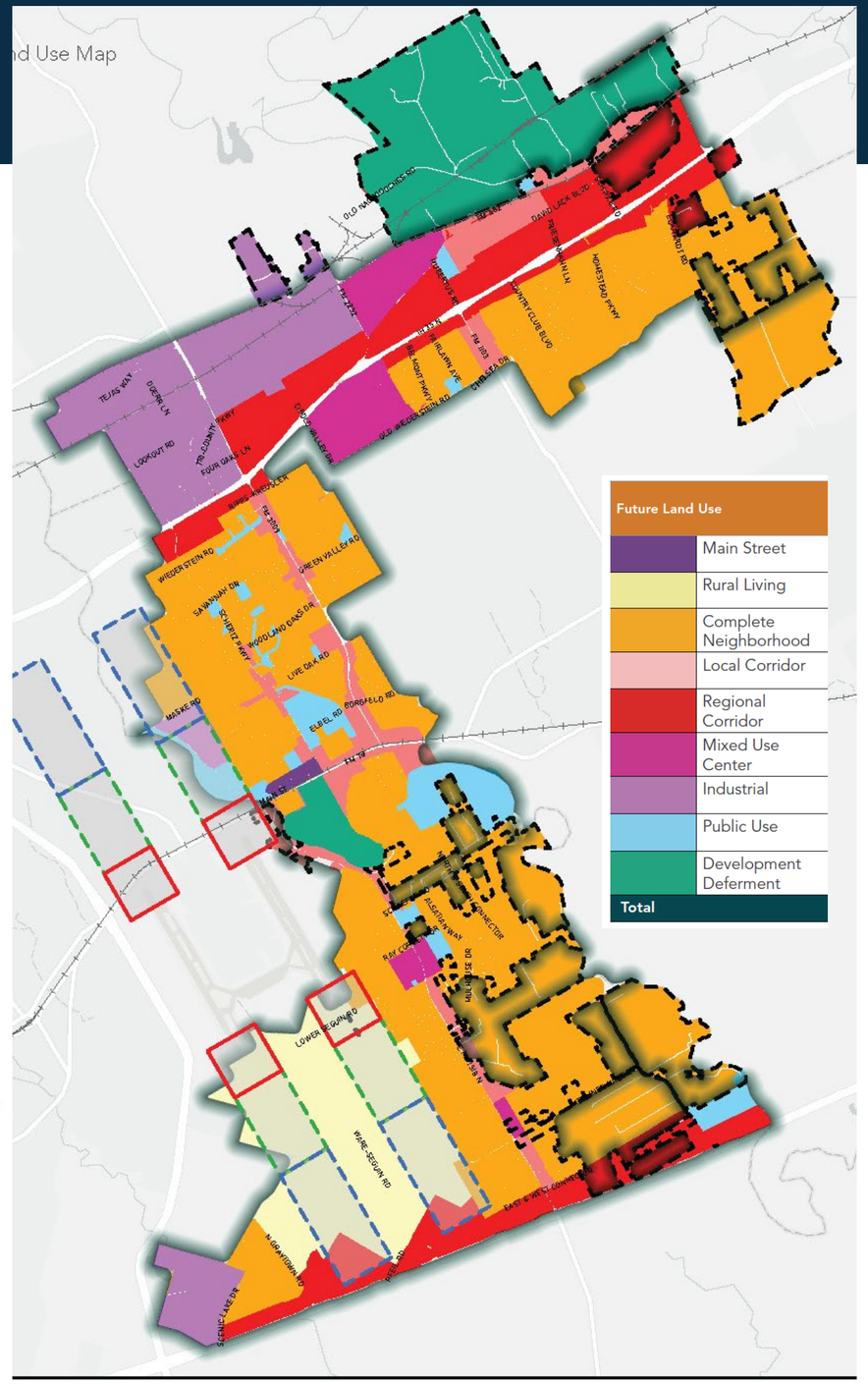




Local CORRIDOR

This land use type describes locally oriented commercial and entertainment areas typically situated along medium to high-volume collector roads within neighborhoods at their perimeter. Local Corridors contain conventional retail centers, small-scale mixed-use, multifamily development, and residential uses that are of a scale and intensity compatible with the surrounding residential neighborhoods.





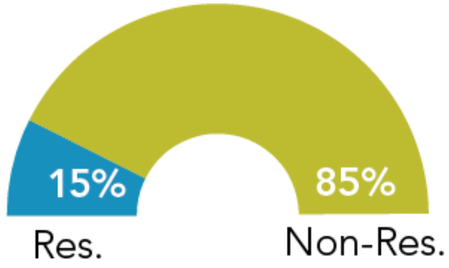
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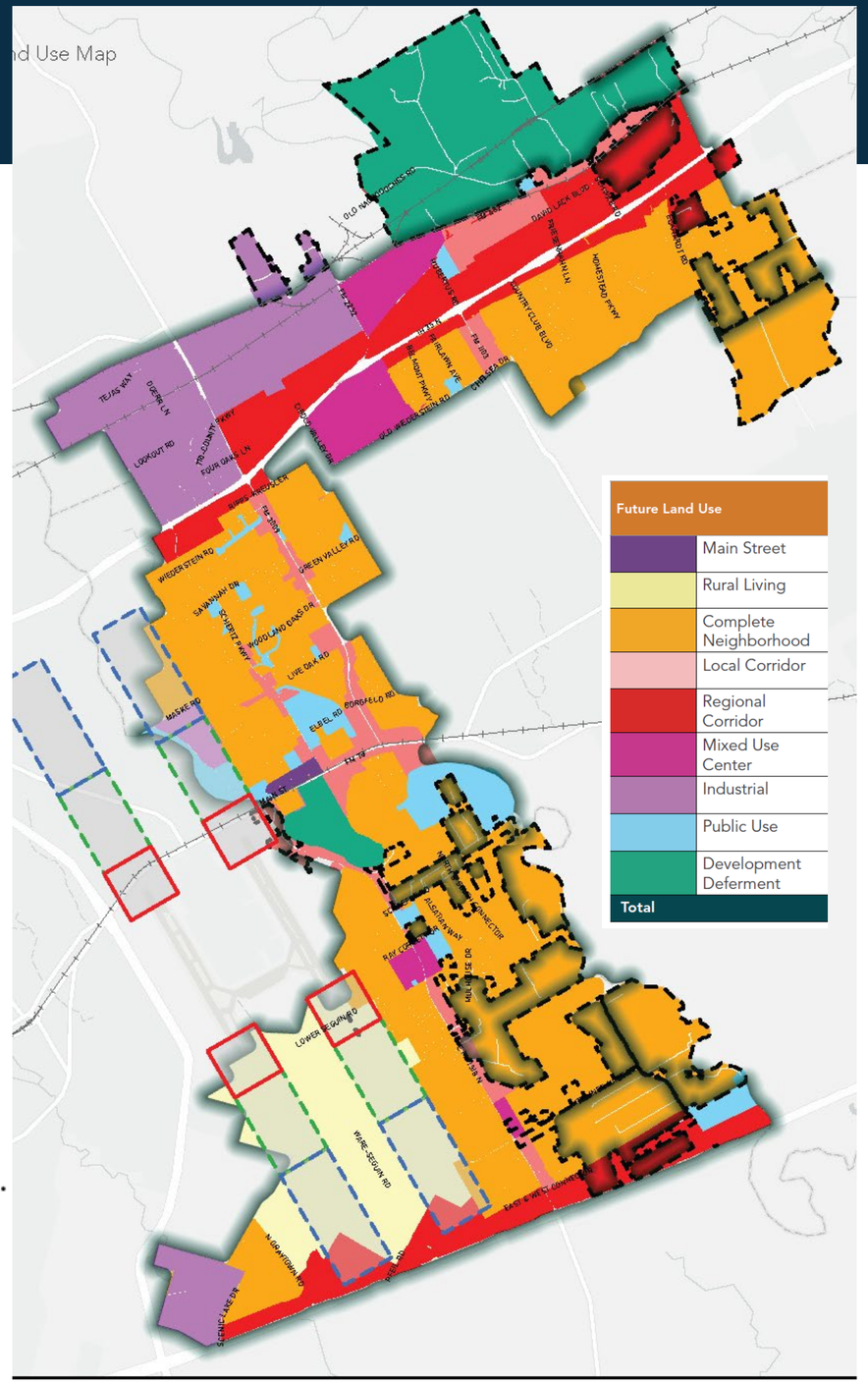




Regional CORRIDOR

The Regional Corridor typology describes commercial and entertainment areas along major thoroughfares that serve populations within the city and the broader region. Regional Corridors are characterized by "big box" store development typical of regional shopping centers, supermarkets, movie theaters, department stores, and office buildings. Larger multifamily complexes may also be appropriate. Current Regional Corridors are primarily auto-oriented, although future developments should encourage a mix of uses, pedestrian scale design, and green space. Additionally, limited industrial and logistics uses, as currently present in these areas, will be accommodated to support the current economic infrastructure.





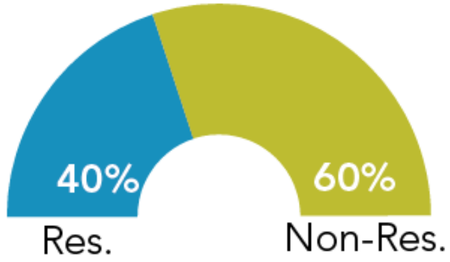
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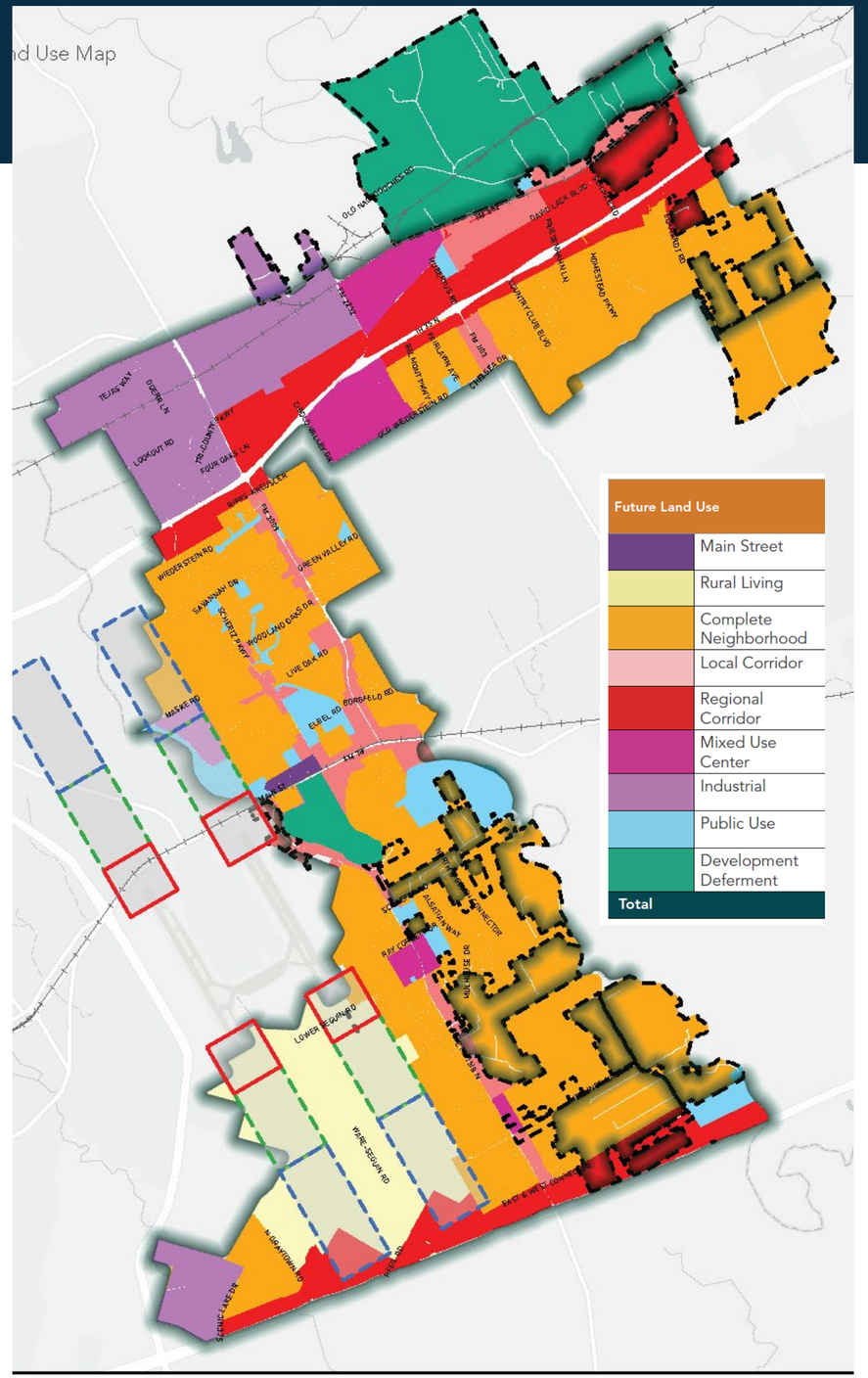




Mixed Use CENTER

A Mixed-Use Center includes a combination of higher density housing types, locally serving commercial and recreational uses and with multi-modal accessibility. It integrates residential, commercial, and often office or entertainment spaces nearby, allowing people to live, work, and enjoy leisure activities without extensive travel. This land use category occurs at a higher density than a Local Corridor development. Mixed-use centers typically occur along or at the intersection of significant transportation corridors with internal streets that are complete and walkable.





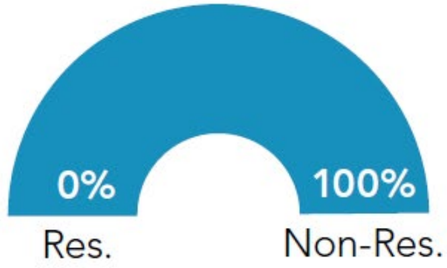
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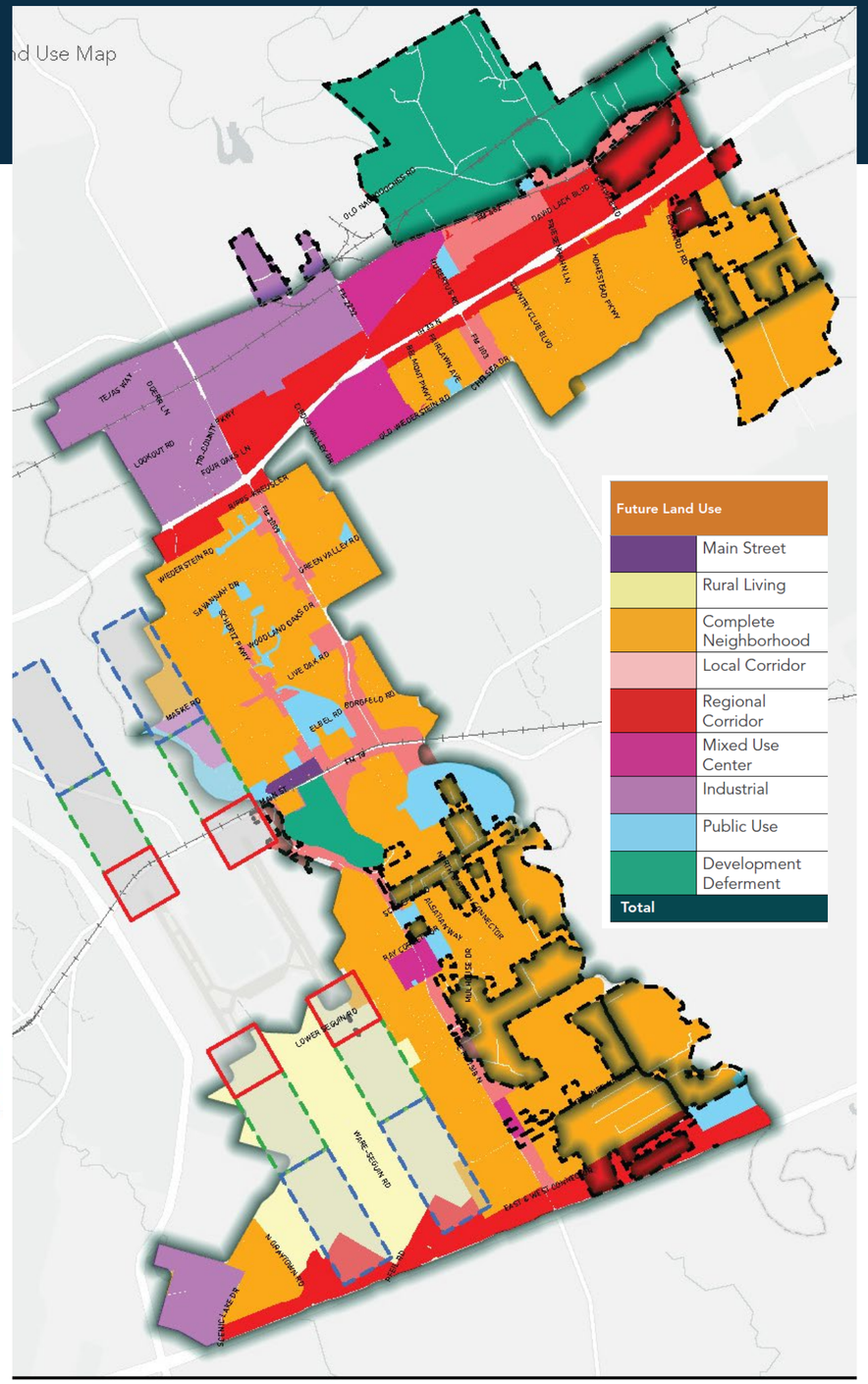




Industrial HUB

The Industrial Hub land use category includes all light and heavy industrial activities, including manufacturing warehouses, processing, and distribution centers. Optimizing transportation and supply chain logistics, industrial hubs are typically located near major roads, highways, and railways. Industrial hubs are often buffered from surrounding development by transitional uses, such as flex buildings or R&D, that mitigate potential impacts to other lower-intensity commercial and residential areas.





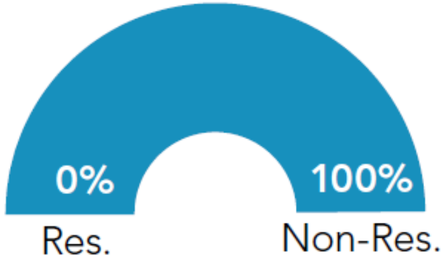
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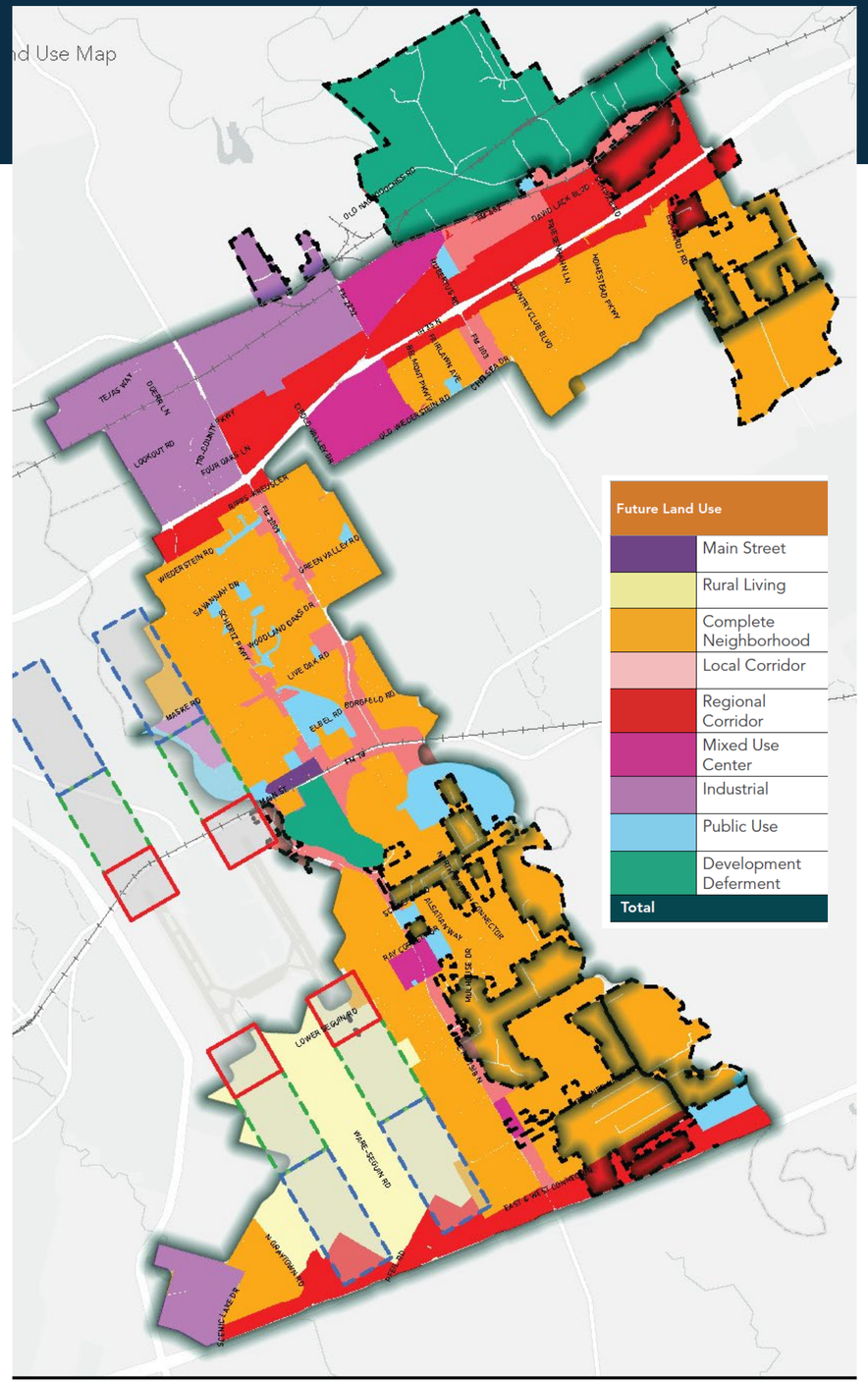




Public USE

Public Use describes public and private open spaces utilized for recreation and leisure and community facilities that provide essential services for residents, such as libraries or utility facilities. The Public Use land use categories often include ample green space and preservation of critical environmental features and that serve essential ecological and social functions. Community facilities should be dispersed throughout the city to ensure residents' safety, health and welfare.





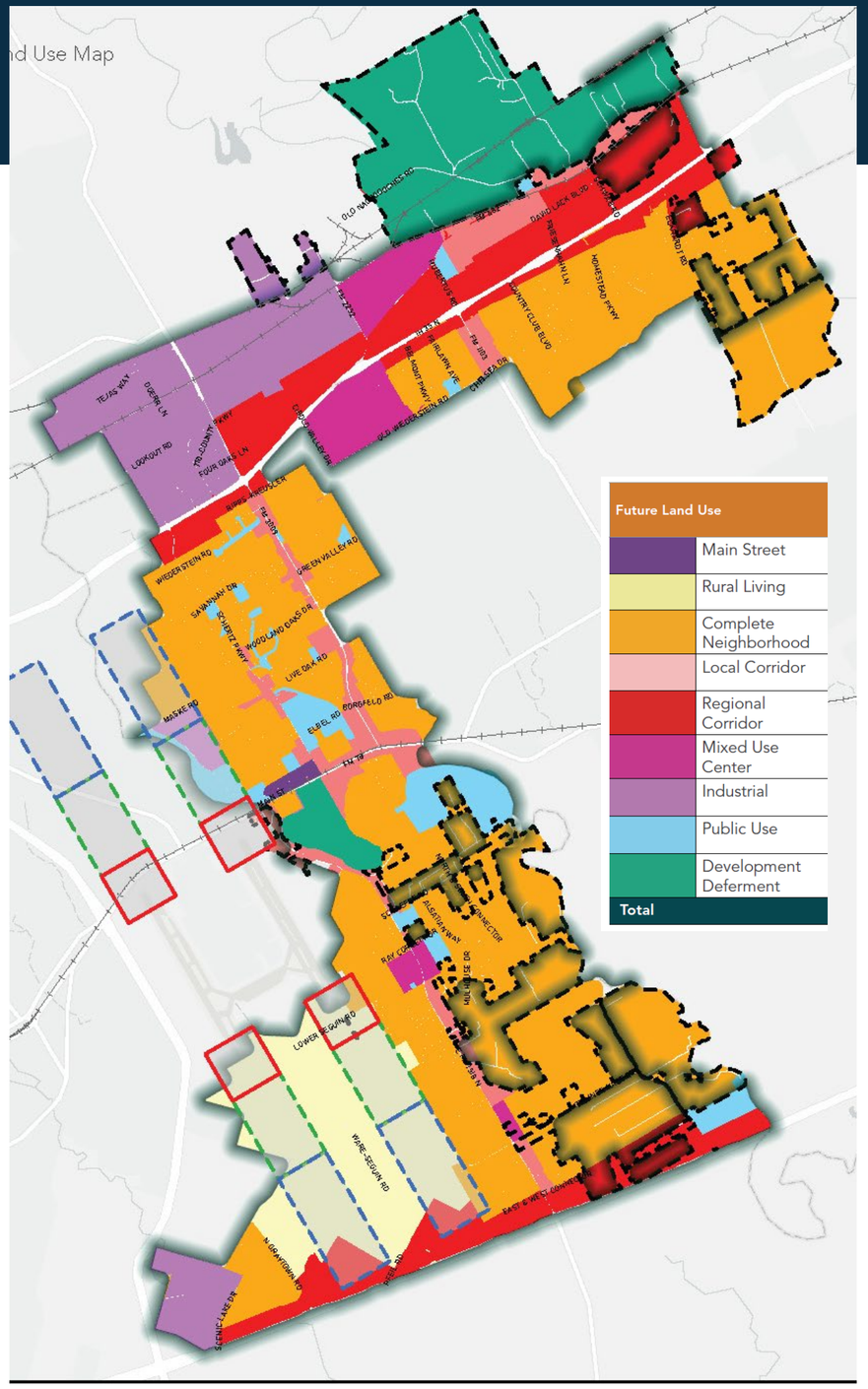
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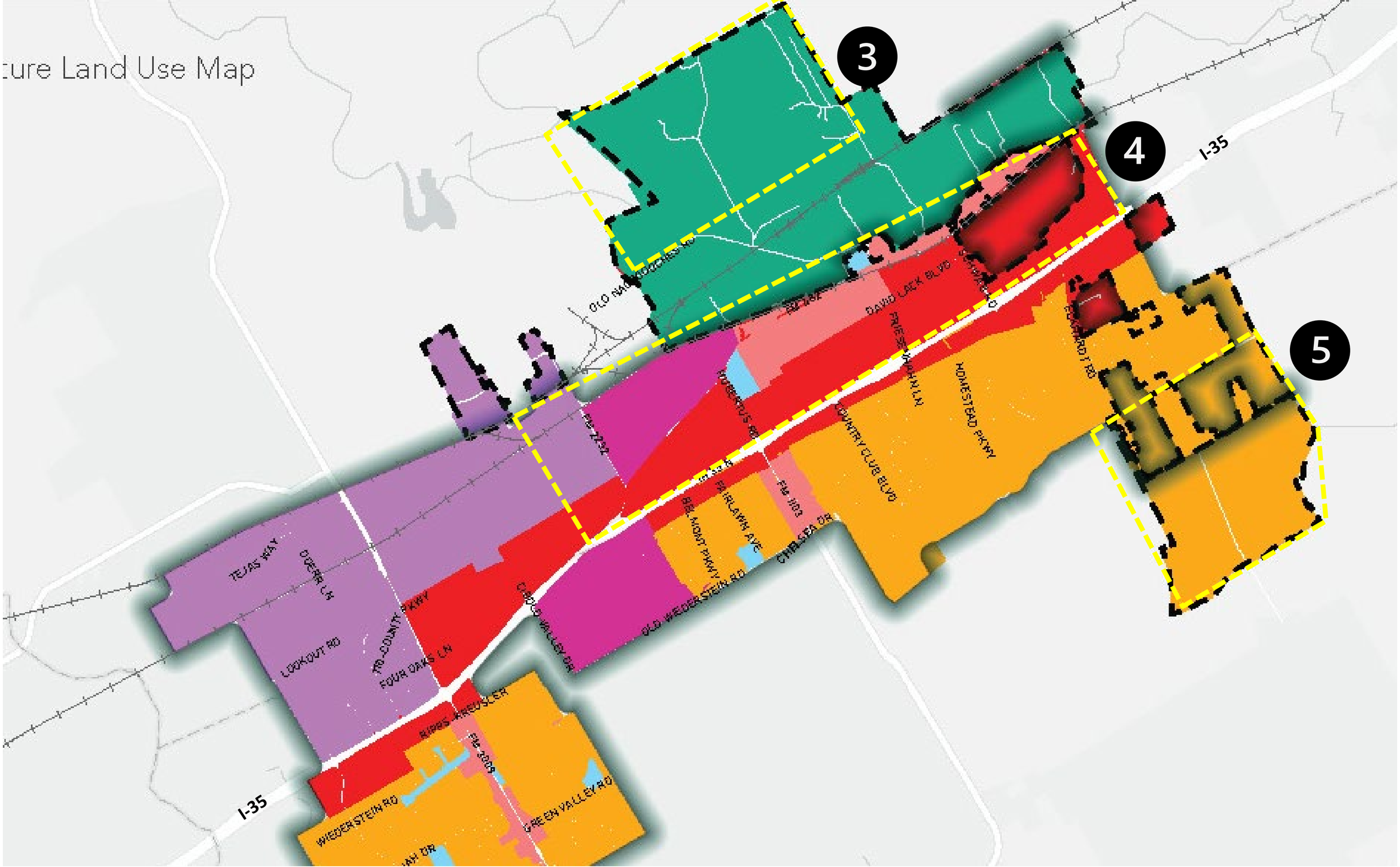


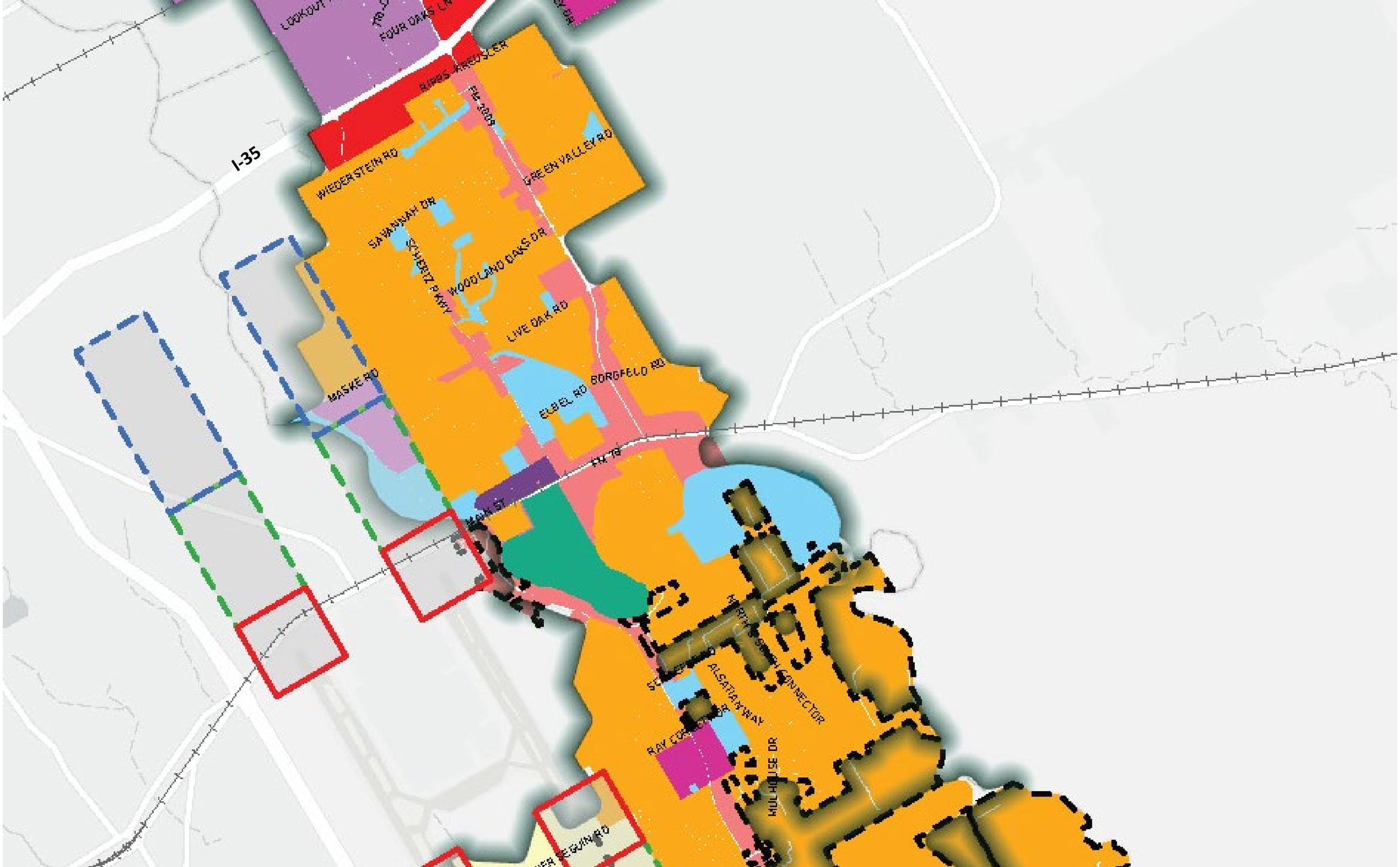


Development DEFERMENT

Development Deferment is a land use category that includes large tracts that currently house heavy industrial uses but have long-term potential to redevelop. These sites should be reconsidered for applicable land uses in future Future Land Use Map updates, at which time those conversations are appropriate.




ture Land Use Map
3
4
5
I-35
I-35
DAVID LACK BLVD
HOMESTEAD PKWY
COUNTRY CLUB BLVD
FAIRLAWN AVE
FM 1103
OLD WEIDERSTEIN RD
CHELSEA DR
TEJAS WAY
QUEBEC LN
LOOKOUT RD
FOUR OAKS LN
RIPPS ARBOR LN
FM 2009
WEIDERSTEIN RD
GREEN VALLEY RD


I-35
WIEDENSTEIN RD
SAVANNAH DR
SCHERTZ PKWY
WOODLAND OAKS DR
GREEN VALLEY RD
LIVE OAK RD
MASKE RD
ELBEL RD
BORGFELD RD
FM 78
MAIN ST
ALSATIAN WAY
MULHOUSE DR


1
2
ALSATIA HWAY
MULHOUSE DR
LOWER SEQUIN RD
WARE-SEQUIN RD
N GRAYTOWN RD
SCENIC LAKE DR

Final Steps

- **Final Document Revisions, as necessary**
- **Adoption Meetings: City Council**

Agenda No. 12.

CITY COUNCIL MEMORANDUM

City Council Meeting:	**March 19, 2024**
Department:	**Engineering**
Subject:	**Monthly Update - Major Projects In Progress/CIP (B.James/K.Woodlee)**

Attachments

Monthly Updates on Major Projects

Informational Only

CITY COUNCIL MEMORANDUM

City Council Meeting: **March 19, 2024**

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. **Demolish/Remove Unoccupied City Buildings Project**
   Project Description – Demolish existing structures
   - Project Status: Researching contractors
   - Projected Completion: Unknown
   - Project Cost: Estimated

   Project Update: The structures at 1049 Live Oak Rd, 1298 Borgfeld Rd, and 11776 Lower Seguin Rd are structurally unstable, likely have lead and asbestos, not up to the City's current building codes, and have been unoccupied for some time. Currently the cost to repair each structure exceeds the value. Staff is seeking a quote for lead and asbestos testing as the presence of these items will impact the demolition cost.
2. **Building 10 Parks Renovation**
   Project Description – Improve the conditions of Building 10 Parks for city staff to work comfortably and provide more storage, correct code compliance and ADA accessibility issues, and build an adequate IT communication closet to provide internet services to all the city buildings located on Commercial Place.
   - Project Status: Design
   - Projected Completion: Unknown
   - Project Cost: estimated $750,000
   - Consultant: M&S Engineering

   Project Update: City staff are currently reviewing the scope of work provided by M&S. The next step is finding funding and a contractor

3. **Kramer House Deck Replacement**
   Project Description – Replace and repair the deck, install a new staircase leading to the front of the building, extend the stone walk path, and landscape.
   - Project Status: Partially Completed
   - Projected Completion: Spring 2024
   - Project Cost: $5,000-$10,000

   Project Update: The deck repair and staircase installation were completed August 2023. The contractor is working on landscaping around the complex and anticipate completion by end of month.
4. **Fleet Building Parking Lot**
   Project Description – Pave the open grassy area located at 27 Commercial Place
   - Project Status: Replat phase
   - Projected Completion: Unknown
   - Consultant: M&S Engineering/Unintech Consulting Engineers, Inc.
   - Contractor: To be determined

   Project Update: Unitech Consulting Engineers, Inc., is preparing the replat of the property in preparation for site planning, design, and construction of a paved parking and storage space at 27 Commercial Place. The replat has been certified and the plat is expected to be approved by end of April.

Drainage Projects:

1. **FM 78 South Channel Silt Removal**
   Project Description – Silt removal for the existing FM 78 South Drainage channel to include permitting, easement acquisition and construction.
   - Project Status: Easement Acquisition and Construction
   - Projected Completion: Fall of 2024
   - Project Cost: Design $32,100, Drainage Report $4,600, Construction $172,587 base bid, $268,545 alternate in lieu
   - Consultant: Unintech Consulting Engineers, Inc.
   - Contractor: Contract has not yet been awarded

   Project Update: No new updates. City Staff are working with Unintech to coordinate easement acquisition services.

Water and Wastewater Projects:

1. **Woman Hollering Creek Wastewater Interceptor Main and Lift Station**
   - Project Description – Design and construction of a sanitary sewer system to collect and convey wastewater to the future CCMA water reclamation plant off Trainer Hale Road in Southern Schertz. The system will consist of approximately 19,000 linear feet of 30" gravity wastewater line running generally along Woman Hollering Creek from the existing Sedona lift station on FM 1518 to a new lift station on IH 10 and approximately 6,000 feet of force main from the lift station to CCMA plant. It will also include an additional 18" gravity line approximately 1,500 feet in length that will first serve the Hallie's Cove Subdivision. The system is necessary for the new CCMA plant to begin operation and to allow the existing Woman Hollering Lift Station at Sedona to be taken out of service.
   - Project Status: Construction

- Projected Completion: Spring 2024
- Project Cost: Engineering/Design $1,087,594, Land purchases, ROW, legal and advertising $700,810, Construction $11,100,000, totaling $12,888,404
- Design Engineer: Cobb Fendley & Associates, Inc.
- Owner's Representative: AGCM, Inc.
- Contractor: Thalle Construction Co, Inc.

Project Update: Wastewater gravity and force mains are 95 percent complete – final testing is imminent. Final work on the new lift station is being completed. An unexpected delay has occurred with some fittings for a modification to the lift station above-ground piping. The delay will push back completion by a few weeks. All electrical components have been received and final installation is underway. Work scheduled for the month of March into April includes completion of coating of piping at the lift station, lift station site work, and systems testing in final preparation for startup. It is anticipated that flow will be sent to the CCMA plant in April 2024.



Concrete extension of lift station piping pad



Concrete curb at lift station

2. 24" Dedicated Transmission Main Design Phase II

Project Description – Construction of a 24" dedicated water transmission main to connect the Live Oak water storage facility to the IH 35 storage tank.

- Project Status: Design 90% complete, moving into Easement Acquisition
- Projected Completion: to be determined
- Project Cost: Design $1,508,876, Easement Acquisition Estimate $900,000, Construction estimate $11,350,000
- Consultant: Kimley-Horn & Associates

Project Update: Phase I (route study) completed March 2021. Phase II (construction design) is nearing completion. This project is on hold while staff work on other projects. Pre-100% design plans are complete. Plans to be reviewed, updates made as necessary once the construction phase is ready. Land acquisition agents reached out to property owners for temporary and permanent easements, several owners agreed to initial offers, meetings have been held with HOA representatives for Greenshire and Arroyo Verde to discuss the needed easements and impacts to

the property. Staff will continue to work with the design consultant to make modifications to the specific alignment through the HOA greenbelts based on feedback from those communities.

3. **Riata Lift Station Relocation (Design Phase)**
    - Project Description – Relocation of the Riata Lift Station ahead of TxDOT's IH 35 NEX project to remove it from conflict with the proposed highway improvements. The design phase included identification of a new site for the list station, design of new lift station and design of the abandonment of the existing lift station. Property and easement acquisitions were required. The new lift station is needed to maintain sewer services.
    - Project Status: In January 2024, the City has completed the acquisition of necessary easements and the existing lift station.
    - Projected Completion: Spring 2025
    - Project Cost: Design & Acquisition of easements and existing lift station $478,000; Construction Estimate $2,388,705 (to be reimbursed by TxDOT)
    - Consultant: Utility Engineering Group, PLLC
    - Contractor: This project has not yet been bid
    - Project Update: UEG is preparing the construction bid package.



4. **FM 1518 Utility Relocations**

    Project Description – Relocation of water and sewer utilities to avoid conflicts as part of the TxDOT FM 1518 Improvement Project.
    - Project Status: Design/Bid and Construction
    - Projected Completion: Staff will provide expected completion of utility relocation after the pre-construction meeting on Feb. 20th
    - Project Cost: Design NTE $980,000, Construction $8,986,837
    - Consultant: Halff Associates

- Contractor: SER Construction Partners (TxDOT's General Contractor)

Project Update: TxDOT's contractor is expected to begin construction of FM 1518 improvements and the joint-bid utility relocations in April. The Randolph backflow preventer design is under review by the City, TXDOT and RAFB. Once approved by all parties, the design will be incorporated into the joint bid project. Halff is also working on completing the construction bid package for the 16" Aztec Lane water line.

5. **Corbett Ground Storage Tank**

Project Description – Construction of a new 3-million-gallon Ground Storage Tank (GST). The GST will be used to fill the existing Corbett Elevated Storage Tank and provide additional water storage capacity. This new GST will receive water directly from the Schertz Seguin Local Government Corporation.

- Project Status: Construction Phase
- Projected Completion: May 2025
- Project Cost: Design $466,265, Construction $7,360,054
- Consultant: Unintech Consulting Engineers
- Contractor: Pesado Construction Co.

Project Update: The contractor began the tank foundation pour on March 11th. Staff continue to work with Unintech to complete tasks needed to secure a final award of the allocation from the congressional grant funding.

6. **FM 2252 Utility Relocations**

Project Description – Relocate existing water utilities to avoid conflicts as part of the TxDOT FM 2252 Project.

- Project Status: Construction
- Projected Completion: August 2023
- Project Cost: Design $19,617, Construction $275,000
- Consultant: Unintech Consulting Engineers
- Contractor: C.C Carlton

Project Update: Construction of the utility relocations have been completed and is now in the warranty period.

7. **Water Loop Lines**

Project Description – Install 12" water main lines to provide a looped distribution system from Ware Seguin to Lower Seguin and Pfeil Road to N Graytown Road.

- Project Status: Design
- Projected Completion: Spring 2025
- Project Cost: Design NTE $200,000, Construction $4,400,000

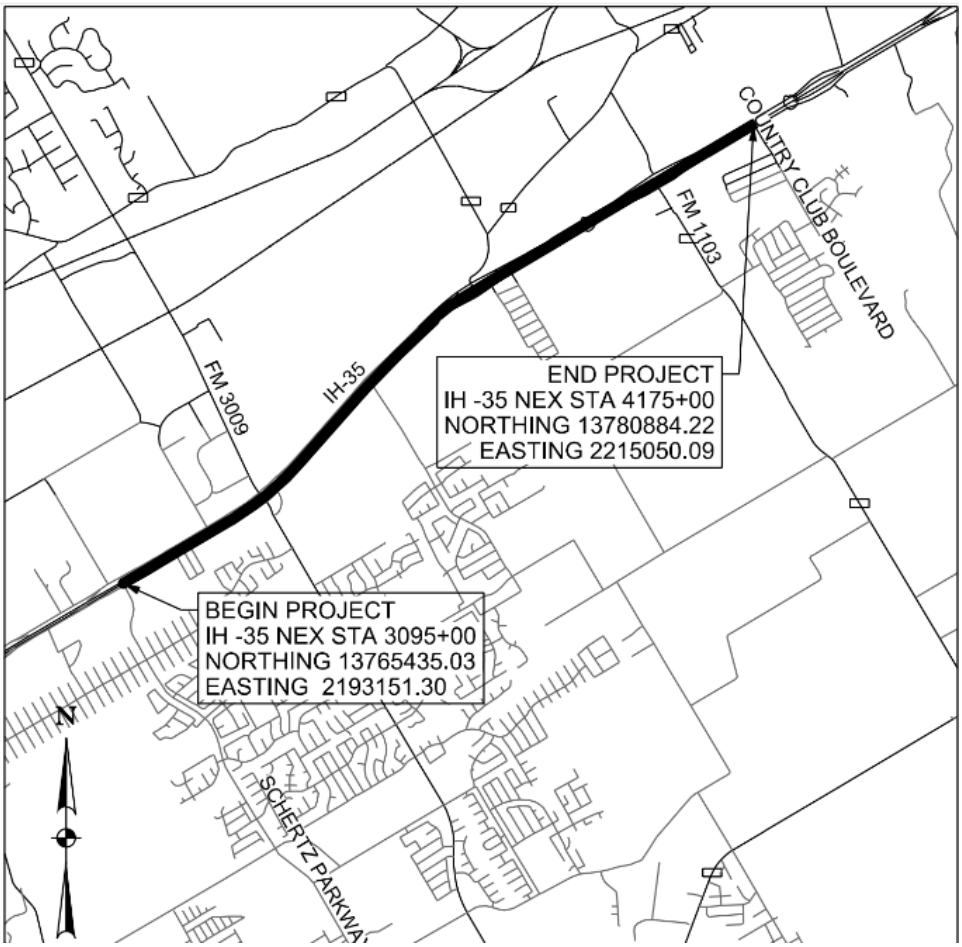
Project Update: Staff is working with Unintech to coordinate easement acquisition services.

8. **IH 35 NEX-North Utility Relocations**

Project Description – Relocation of water and sewer utilities to avoid conflicts as part of the TxDot IH 35 NEX project.

- Project Status: Design
- Projected Completion: Joint Bid Construction is planned for End of 2026
- Project Cost: Design & Easement Acquisition Services - $1,250,000
- Consultant: Halff Associates

Project Update: Halff has submitted the 90% relocation plans to the City and TXDOT for review. They are also beginning the easement acquisition for the project.



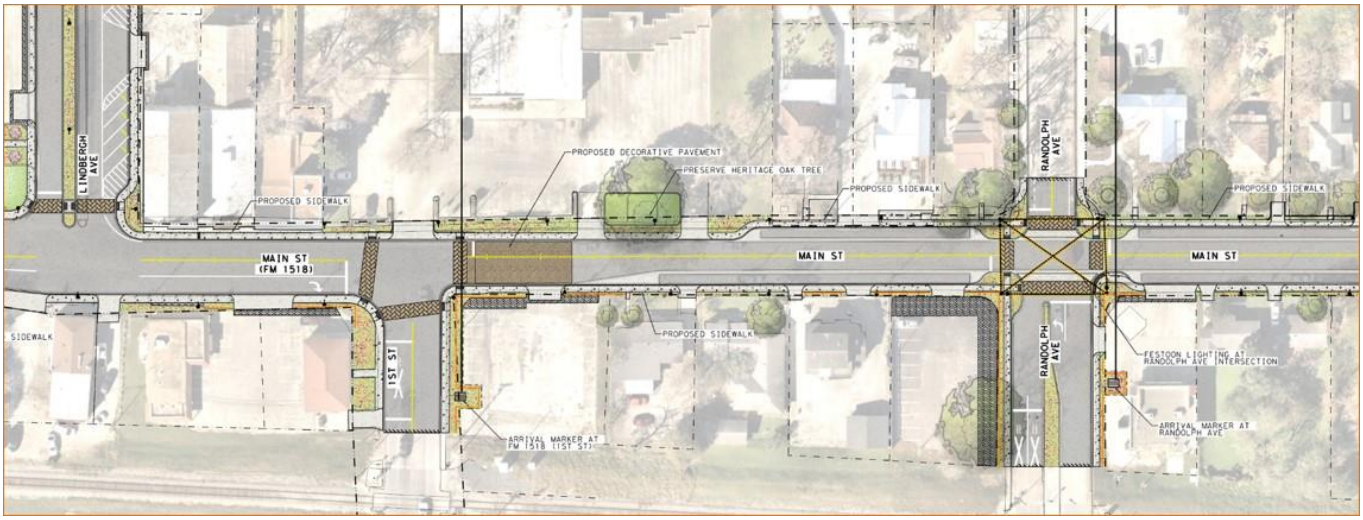
Street Projects:

1. **Main Street Improvements Project**

   Project Description – The project will improve sidewalks, provide street lighting, way-finding signage, landscaping, utility relocations, and architectural elements such as decorative concrete, decorative lighting, screening, and area signage. This project will also replace aging water and sanitary sewer mains and reconstruct the street with a new, stronger pavement section. Additionally, Lindbergh between Main and Exchange will be reconstructed.

   - Project Status: Design
   - Projected Completion: Fall 2026
   - Project Cost: Design NTE $2,173,905, Construction $24,360,000
   - Consultant: Kimley- Horn Associates

   Project Update: With Council Approval of the project, the consultant is working on finalizing the design of the various project elements. Our consultant has conducted some walk-throughs of the project with GVEC to ensure we all have a clear understanding of their utility relocation needs. The GVEC Agreement to relocate their facilities underground is on the April 2nd Council Agenda for approval.



2. **Lookout Road Reconstruction**

   Project Description – The project involves reconstruction of Lookout Road from Schertz Parkway to Doerr Lane. A traffic signal at the Lookout Road/Schertz Parkway intersection will also be installed. The project also includes the replacement and upsizing the existing sanitary sewer main in Lookout Road from Doerr Lane to Schertz Parkway.

   - Project Status: Design
   - Projected Completion: Fall 2024
   - Project Cost: Design $571,000 ($20,000 from Selma), Construction estimate $6,738,092 ($100,000 from Selma)
   - Design Consultant: Halff Associates

   Project Update: Utility coordination is ongoing. Acquisition of needed right-of-way is still presenting a challenge. These items are causing a delay in developing the bid schedule for the project.

3. **Lower Seguin Road Reconstruction**

   Project Description – The project includes the development of a preliminary design and secure environmental clearance for a 2.9-mile segment of Lower Seguin Road to widen and improve the street to the section identified in the Master Thoroughfare Plan. The results of this project will be used to acquire needed right-of-way; develop final construction plans; and secure federal funding to assist with construction costs.

   - Project Status: Design
   - Projected Completion: Fall 2024
   - Project Cost: Preliminary Design $985,000
   - Consultant: Halff & Associates

   Project Update: Survey work for the existing right-of-way has been completed. 29 right of entry forms have been returned to the consultant and 44 are still outstanding. The consultant is working with representatives from Randolph to secure access to their properties to collect the survey data needed outside the existing right-of-way. The Interlocal Agreement with Converse will be brought to Council for consideration in April.

4. **2024 SPAM Resurfacing and Rehabilitation**

   Project Description – The project includes the performance of prep work (base repairs, crack sealing, level up, etc.) and application of a slurry seal to the surface of various streets in the City.

Work on other streets includes removal of existing asphalt surface; cement stabilization of base material; and application of a new layer of asphalt on street surface for other various City streets. PCI data was used to select the streets in the project.

- Project Status: Design
- Projected Completion: Fall 2024
- Project Cost: $3,220,000 (estimated total)
- Design Consultant: Kimley-Horn Associates

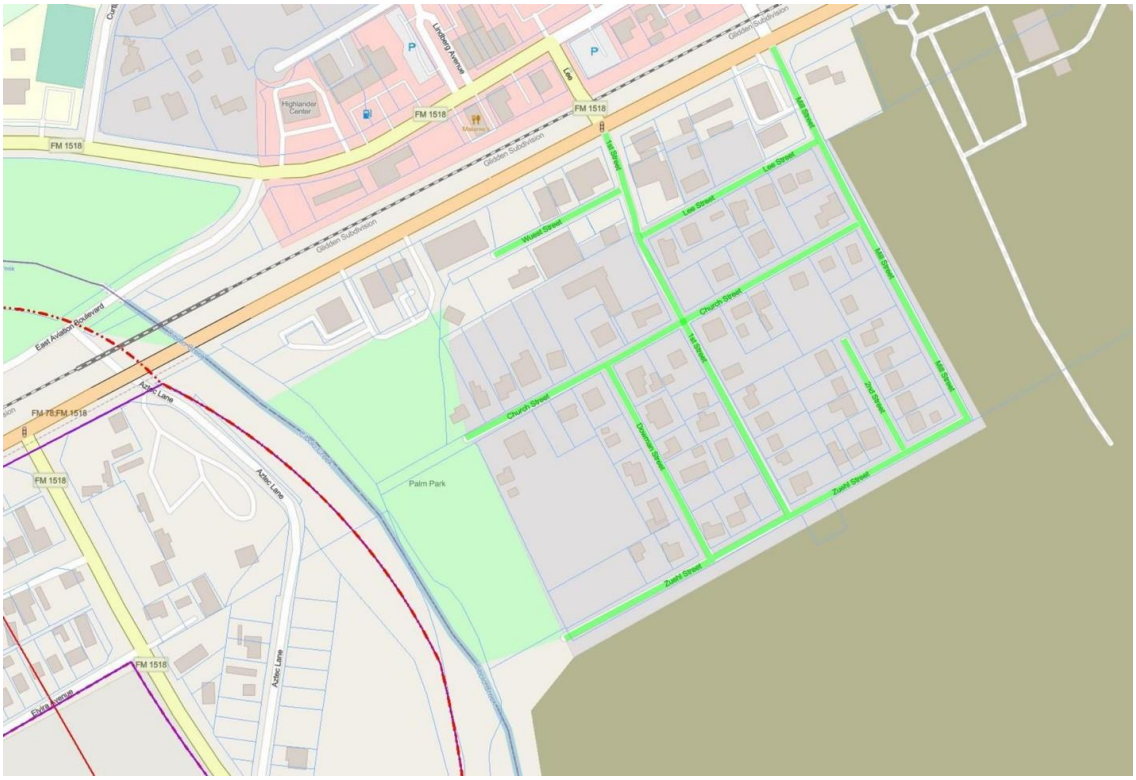
Project Update: The consultant has completed most of the field evaluations for all the streets in the project to identify and quantify all the prep work (base repairs, level ups, curb replacements, etc.). The consultant has also started drafting the project plans. The project is still on track to be bid this Spring.

5. Buffalo Valley South Resurfacing and Rehabilitation

Project Description – Water and sanitary sewer main replacements and street rehabilitation of Buffalo Valley South, specifically Mill Street, 1st St, 2nd St, Bowman St, Lee St, Church St, Zuehl St, and Wuest. PCI data was used to select the streets in the project. Project will be funded with a combination of SPAM funding (for the street rehabilitation) and ARP funding for the utility replacement.

- Project Status: Design
- Projected Completion: Design Summer 2024; Construction Fall 2025
- Project Cost: $5,978,268 (estimated total)
- Design Consultant: Unintech Consulting Engineering

Project Update: The consultant is coordinating with Public Works to video the sewer lines in the project area. The consultant has also started to do the formal design of the project.



Parks & Recreation Projects:

1. **Wendy Swan Memorial Park Splashpad**
   Project Description – Demolition of existing residential sized pool and construction of a new splash pad.
   - Project Status: Warranty Work
   - Projected Completion: March 8, 2024
   - Project Cost: $297,350
   - Contractor: T.F. Harper & Associates

   Project Update: The contractor repainted the splashpad surface and the system has been recharged in preparation for the season. Staff are waiting on UV lamp bulbs to arrive to replace in order to make the UV system operable.

2. **Schertz Soccer Complex Irrigation Water Storage Project**
   Project Description – Upgrading electrical components, upsizing well pump and piping, and adding storage capacity for irrigation of the Schertz Soccer Complex.
   - Project Status: Bidding Phase III
   - Projected Completion: Summer 2024
   - Project Cost: $107,036.90
   - Consultant: Unintech Engineering
   - Contractor: TBD

   Project Update: Phase III is replacing the well pump and piping and bids have been received but because of delays staff is currently revising bids to begin Phase III. There is a new concern raised by the well contractor that the casing may be undersized to accommodate the new upsized pipe and pump. Next steps are to camera the well casing to verify casing width.

TxDOT Roadway Projects:

1. **FM 1103 Improvement Project:** Construction officially began in November 2022, and was originally expected to be complete in fall 2026. Some progress is being made on the roadway while utility relocation continues. General project updates are available by signing up at this link: FM 1103 Construction Newsletter

2. **FM 1518 Improvement Project:** The project was bid by TxDOT, and the low Bidder has been identified as SER Construction, LLC. Construction on the project is currently scheduled to begin April 9, 2024.

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 underway. TxDOT consultants have met with Public Works and Engineering Staff to begin establishing relocation needs. The City will be reimbursed for the 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. 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:

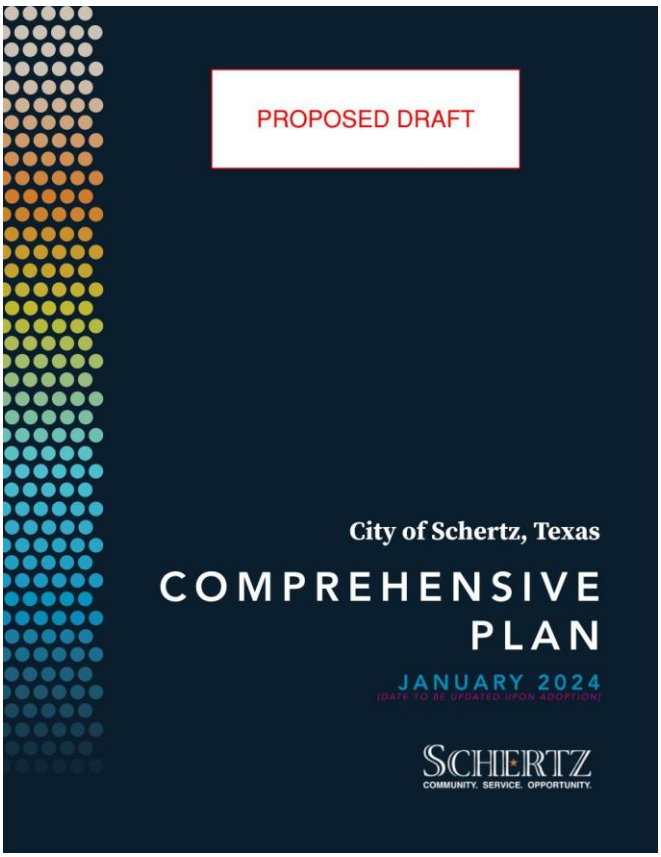
1. **Water and Wastewater Master Plan Update and Impact Fee Study**
   Project Description – Collect, review data from the City and provide updated data for the Land Use Plan, Water and Wastewater System Model, Master Plan, CIP, Water/Wastewater Impact Fees, and Flow monitoring.
   - Project Status: Study
   - Projected Completion: Spring/Summer 2024
   - Project Cost: $500,000
   - Consultant: Lockwood, Andrews & Newnam
   - Project Update: The City has received the final technical memos from LAN. The consultant is working on the costs of the capital improvements. Statutorily required meetings and hearings regarding the adoption of updated impact fees are expected to begin in spring/summer 2024.

2. **PCI Data Collection Study**
   Project Description – Perform pavement condition inspection on all City streets and place inspection data into the City's PAVER software. Help create a new GIS map layer for the revised PCI scores for all City streets.
   - Project Status: 97% complete
   - Projected Completion: March 2024
   - Project Cost: $130,000
   - Consultant: Fugro, inc.

   Project Update: IT is working with a consultant to facilitate the creation of a GIS layer for revised data. Staff are entering data updates on the street segments to reflect the work done since the data was collected (the resurfacing projects).

Planning and Community Development Projects:

1. **Comprehensive Land Use Plan Update**
   Project Description – The update to the Comprehensive Land Plan includes goals, policies, and identifies issues in the following development related categories: Land Use, Transportation, Community Enhancement, and Growth Capacity.
   - Project Status: Plan is in adoption process.
   - Projected Completion: Spring 2024.
   - Project Cost: $240,000
   - Consultant: Freese and Nichols



Project Update: The plan has been drafted and was heard before the Planning and Zoning Commission on March 6, 2024. The Commission voted to recommend approval with a 6-0 vote. The plan update is set to be heard before City Council for the first reading on March 19, 2024. The Planning Division is working with the Public Affairs Department to coordinate promotion and marketing for the new plan.

Information Technologies Projects

1. **Master Communications Plan Citywide Network Upgrade**
   Project Description – Improve communication and network connections throughout the City campuses.
   - Project Status: Phase I -IV Completed
   - Projected Completion: Dec 2023
   - Project Cost: estimated $441,680

   Project Update: Project is complete.

Agenda No. 13.

CITY COUNCIL MEMORANDUM

City Council Meeting:	**March 19, 2024**
Department:	**Planning & Community Development**
Subject:	**Energy Efficiency and Conservation Block Grant Program Information on low to moderate income guidelines.**

BACKGROUND

The Energy Efficient and Community Block Grant program's goal is to assist low to moderate income residents by replacing outdated, inefficient appliances with efficient electric appliances, in conjunction with coordinating weatherization upgrades with the Alamo Area Council of Governments (AACOG) Weatherization Assistance program. These upgrades will reduce energy consumption and lower energy bills while improving the comfort and safety of homes.

A question was asked during the February 20, 2024 meeting about the income limits for eligibility. The limits for Low to Moderate Income for the purpose of this program are defined as per the guidelines set forth by the Federal Government and AACOG. See attachment.

Attachments

2024 WAP Application

AACOG
Alamo Area Council Of Governments

Weatherization Works

WEATHERIZATION ASSISTANCE PROGRAM APPLICATION

Enclosed is your Weatherization Program application. The federal guidelines require verification of all income claimed for anyone living in the household whose age is 18. Citizenship and Identity verification for anyone living in the household. The following checklist states everything needed for an application to be complete:

- □ Proof of your household's gross income for the past thirty days from the date you sign the application, including all sources of income.
  - Pay stubs, social security and/or retirement/pension benefit verification letters, etc.
  - If proof of income cannot be provided fill the "Declaration of Income Statement Form".

Family Size	Annual Income	Monthly Income
1	$30,120	$2,510
2	$40,880	$3,406.67
3	$51,640	$4,303.34
4	$62,400	$5,200
5	$73,160	$6,096.67

- □ Proof of U.S. Citizenship and Identification for **Every Member** of the household
  - U. S Passport -OR-
  - Birth Certificate **and** Driver's License or Texas ID(everyone 18yrs over)
  - Qualified Alien Status documentation (Natural Residency, Permanent Resident, I-155 Card, or other immigration documentation proving legal status to receive federal benefits).

- ○ Please complete, sign, and date the Texas Department of Housing and Community Affairs(SAVE document)

- □ Copy of your electric and/or gas/propane utility bills
  - 12 consecutive months of billing and consumption usage
  - CPS Energy consumers Include the last 4 digits of their social security number or the driver's license number of the accountholder

Important Information for Former Military Services Members. Women and men who served in any branch of the United States Armed Forces, including the Army, Navy, Marines, Coast Guard, Reserves,or National Guard, may be eligible for additional benefits and services. For more information pleasevisit the Texas Veterans Portal at
https://veterans.portal.texas.gov/.
https://americaserves.org/where-we-are/southwest/texas/

RETURN COMPLETED APPLICATIONS TO:

AACOG WEATHERIZATION DEPARTMENT
2700 NE LOOP 410, SUITE 101
SAN ANTONIO, TX 78217
PHONE: (210) 362-5282 FAX: 1(866)-387-2280 EMAIL: WAP@AACOG.COM