

An aerial photograph of a residential neighborhood during the golden hour of sunset. The sky is a warm, orange glow. In the center, a prominent water tower stands out, with the word 'SCHERTZ' written on its top. The surrounding area is filled with houses, streets, and some greenery. The overall mood is peaceful and scenic.

Annexations-

# Comal County and Guadalupe County

EMILY DELGADO | PLANNING MANAGER

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# Background

Annexation of land into the City's corporate limits may be voluntary or involuntary. The Texas Local Government Code (LGC) provides requirements and outlines the annexation process based on the annexation type. The proposed annexations are voluntary based on the Delayed Annexation Development Agreements that were originally entered into in 2010 and 2011 and the extensions that were offered in 2020 and 2021 thus Chapter 43, Subchapter C-3 of the Texas Local Government Code applies. The City's Unified Development Code (UDC) Section 21.4.8 includes provisions for processing of voluntary annexation requests.

In 2010 and 2011 the City of Schertz entered into Delayed Annexation Development Agreements with property owners based on Texas Local Government Code Section 43.016. Per the agreements that were signed and executed specifically Section 5. Term; Annexation at End of Term stipulates that ten (10) years after the effective date of the agreement the property is to be annexed into the City of Schertz.



# Background Continued

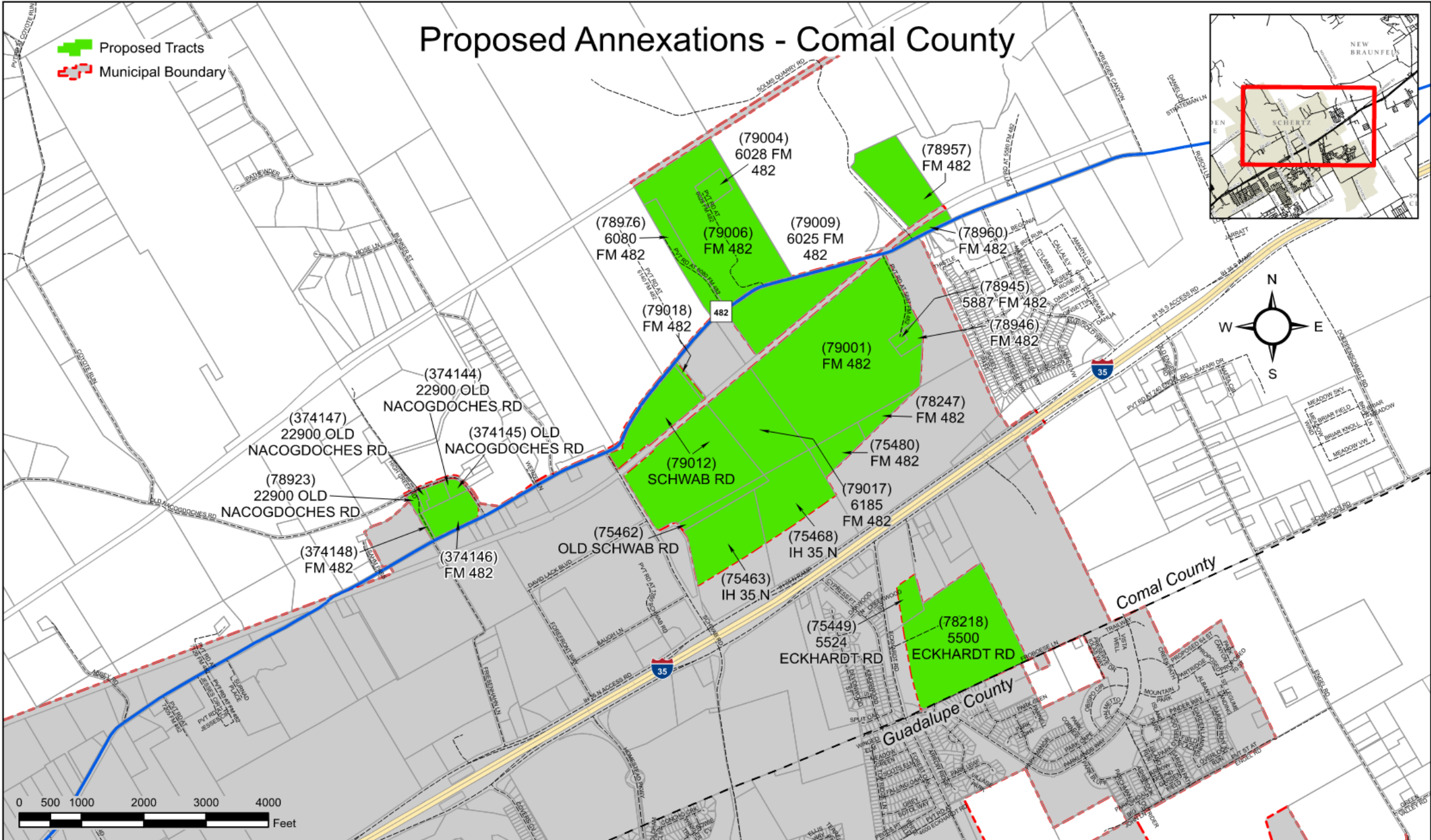
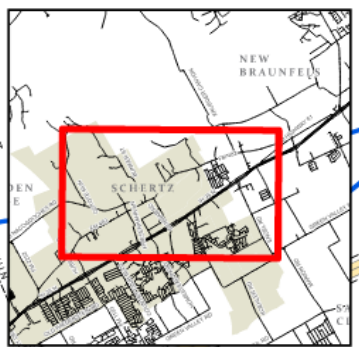
- In 2020 and 2021 the City of Schertz City Council authorized the City Manager and Staff to offer Development Agreement Extensions based on the nationwide and statewide declaration of public health emergency in relation to COVID -19. In addition, the Development Agreement Extensions would allow City staff to complete the Comprehensive Land Use Plan update which would be utilized when zoning the annexed properties. These extensions would provide the same rights as previously established in the original agreements but would delay the annexation of the properties to a later date. The prohibition on annexations would be in effect until January 1, 2024, at which time the City of Schertz would begin annexation proceedings and conclude them no later than December 31, 2024.
- At this time, the first date identified in the agreement (January 1, 2024) has passed. Additionally, with the approval of Ordinance 24-S-06, the Comprehensive Land Use Plan has officially been adopted and can be utilized for zoning cases moving forward. Per the Development Agreement Extensions, City staff started the annexation and zoning process in accordance with the extensions in the fall of 2023. Resolution 24-R-41 approved by City Council on April 16, 2024 accepted petitions for voluntary annexation of 25 properties, approximately 507-acres within Comal County and 14 properties, approximately 387- acres within Guadalupe County. The following Ordinances 24-A-27 through 24-A-65 if approved, would annex 25 properties within Comal County and 14 properties within Guadalupe County.
- The Planning and Zoning Commission held a public hearing for the associated zoning for the subject properties on May 8, 2024. The Planning and Zoning Commission meeting can be viewed on the City's YouTube site.

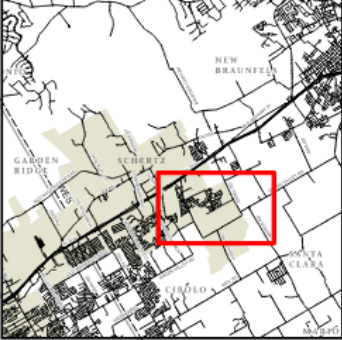
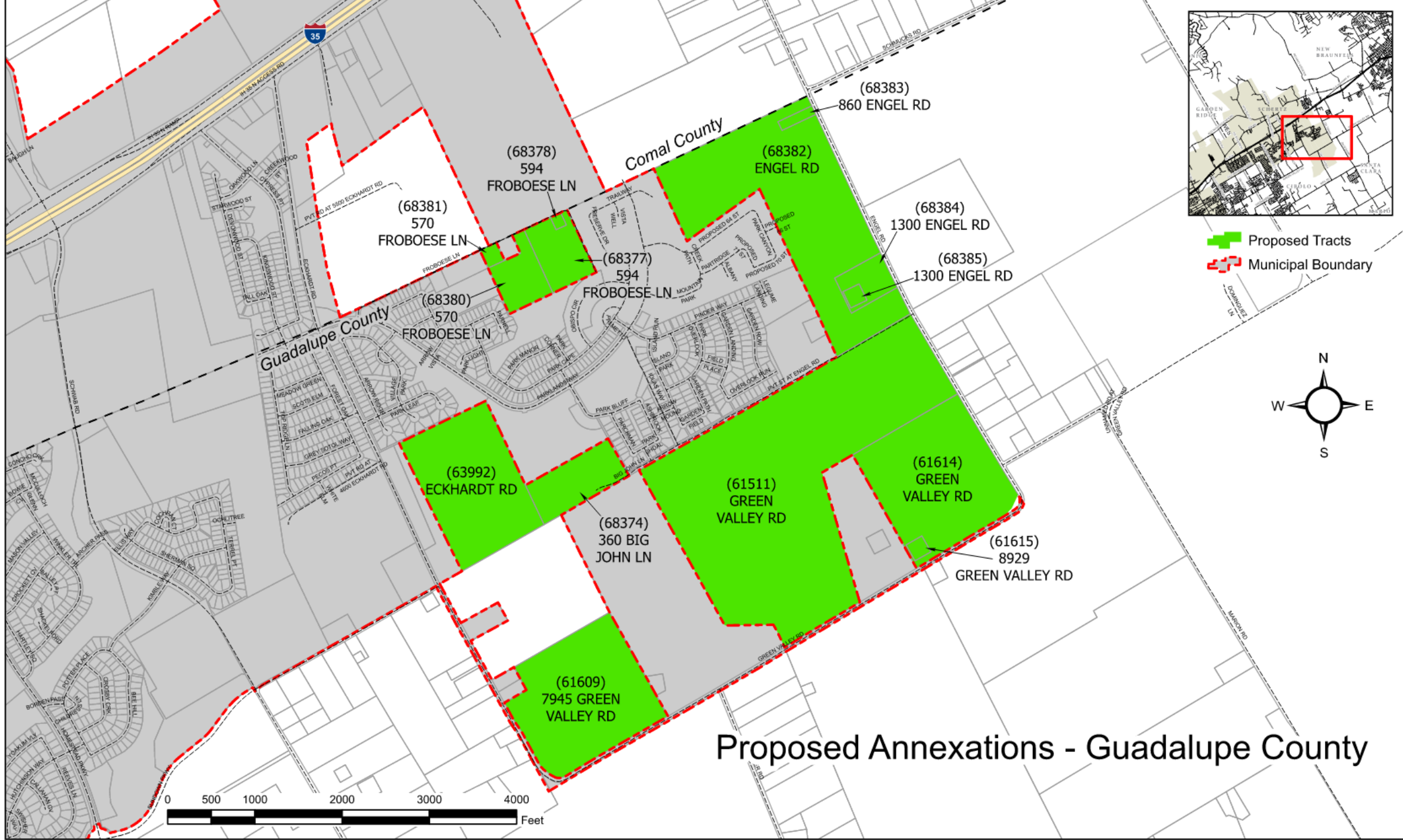
# Background Continued

- A public hearing notice was published on May 24, 2024, in the "San Antonio Express" the annexation of properties in Comal and Guadalupe County. A public hearing notice was mailed to Comal ISD on May 24, 2024. Additionally, a public hearing notice was posted on the City of Schertz website on May 23, 2024.
- Although the original notice encompassed all of the Comal and Guadalupe County parcels proposed for annexations, it has been determined that it is more appropriate for City Council to take action on each individual parcel separately. This is why each individual parcel was listed separately on the City Council agenda and each will have its own public hearing and action.
- Under Texas Local Government Code Section 43.057, Staff finds that surrounding any area, but not including such area within the City limits through this annexation, is in the public's interest.

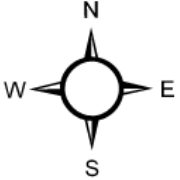
# Proposed Annexations - Comal County

 Proposed Tracts  
 Municipal Boundary

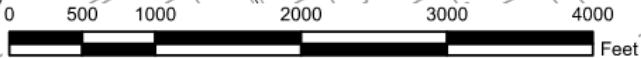




- Proposed Tracts
- - - Municipal Boundary



## Proposed Annexations - Guadalupe County





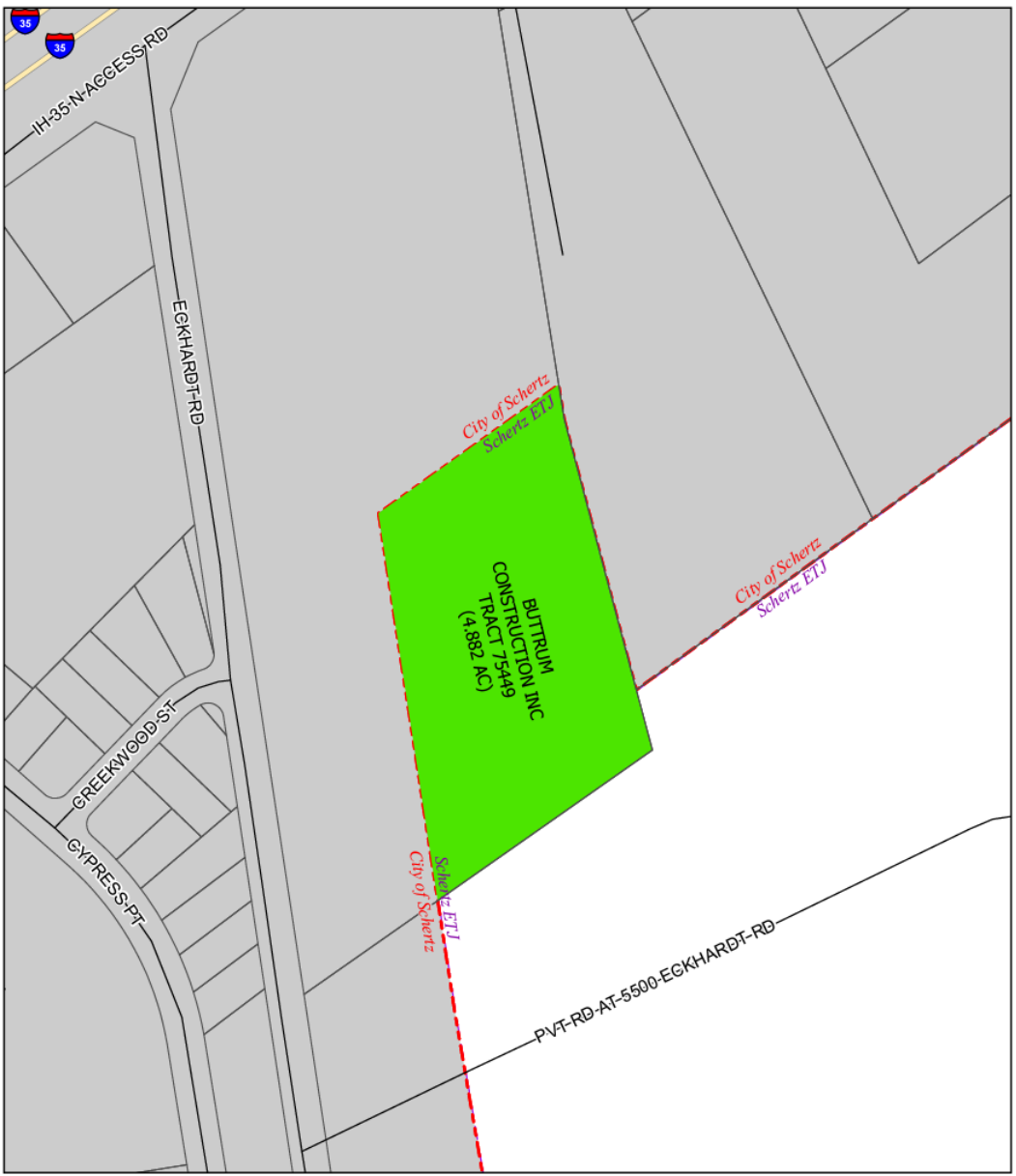
# Recommendation

Staff recommends approval of Ordinance 24-A-27 through Ordinance 24-A-65, for voluntary annexation of approximately 529-acres within Comal County and approximately 477- acres within Guadalupe County.

# COMMENTS AND QUESTIONS

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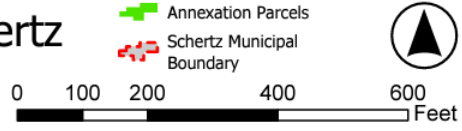
# Comal County | Ordinance 24-A-27



**SCHERTZ** City of Schertz

Last Update: April 10, 2024  
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- Annexation Parcels
- Schertz Municipal Boundary



# Comal County | Ordinance 24-A-28





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City of Schertz

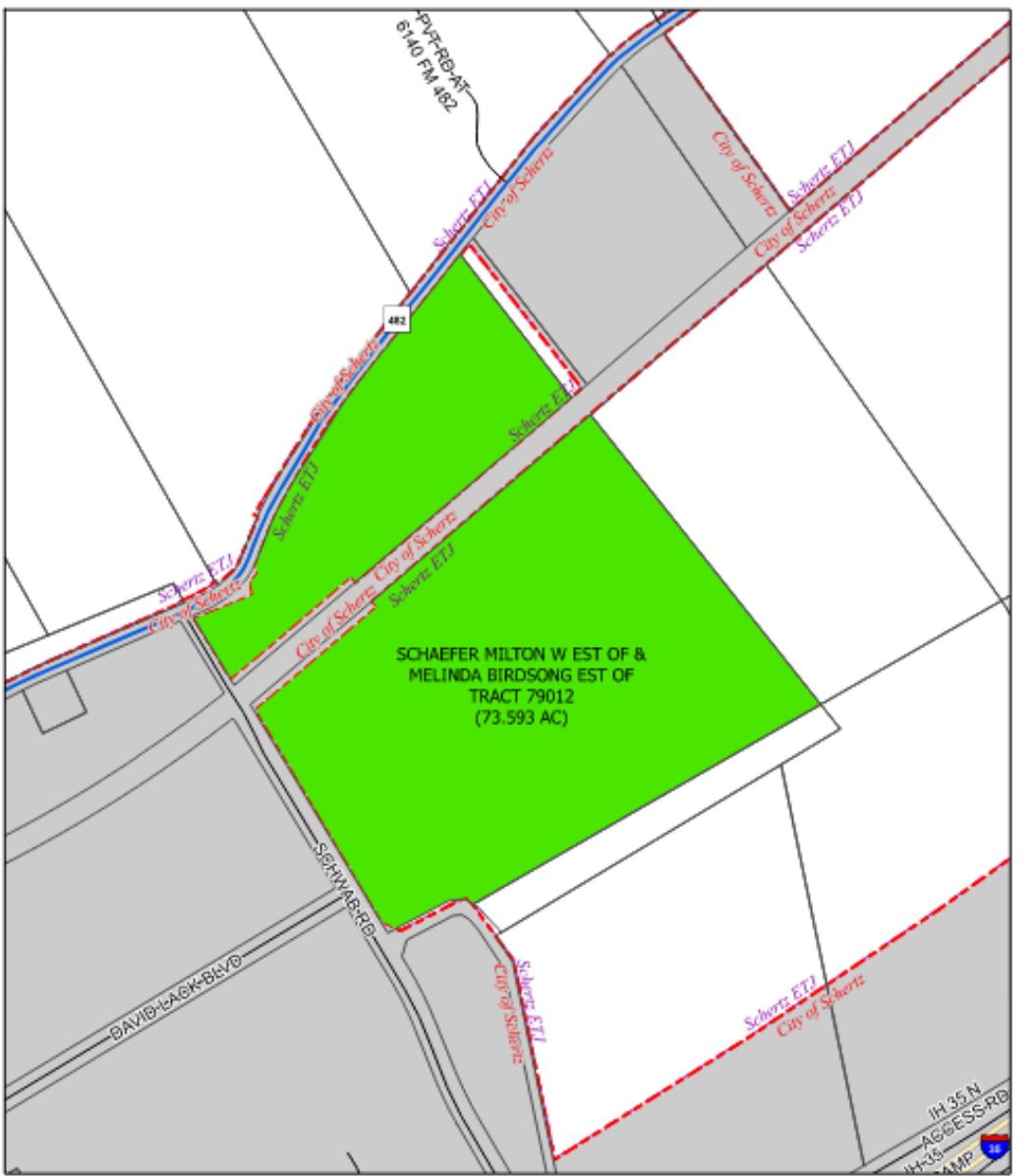
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-  Annexation Parcels
-  Schertz Municipal Boundary



# Comal County | Ordinance 24-A-29



**SCHERTZ**

City of Schertz

Annexation Parcels  
Schertz Municipal Boundary

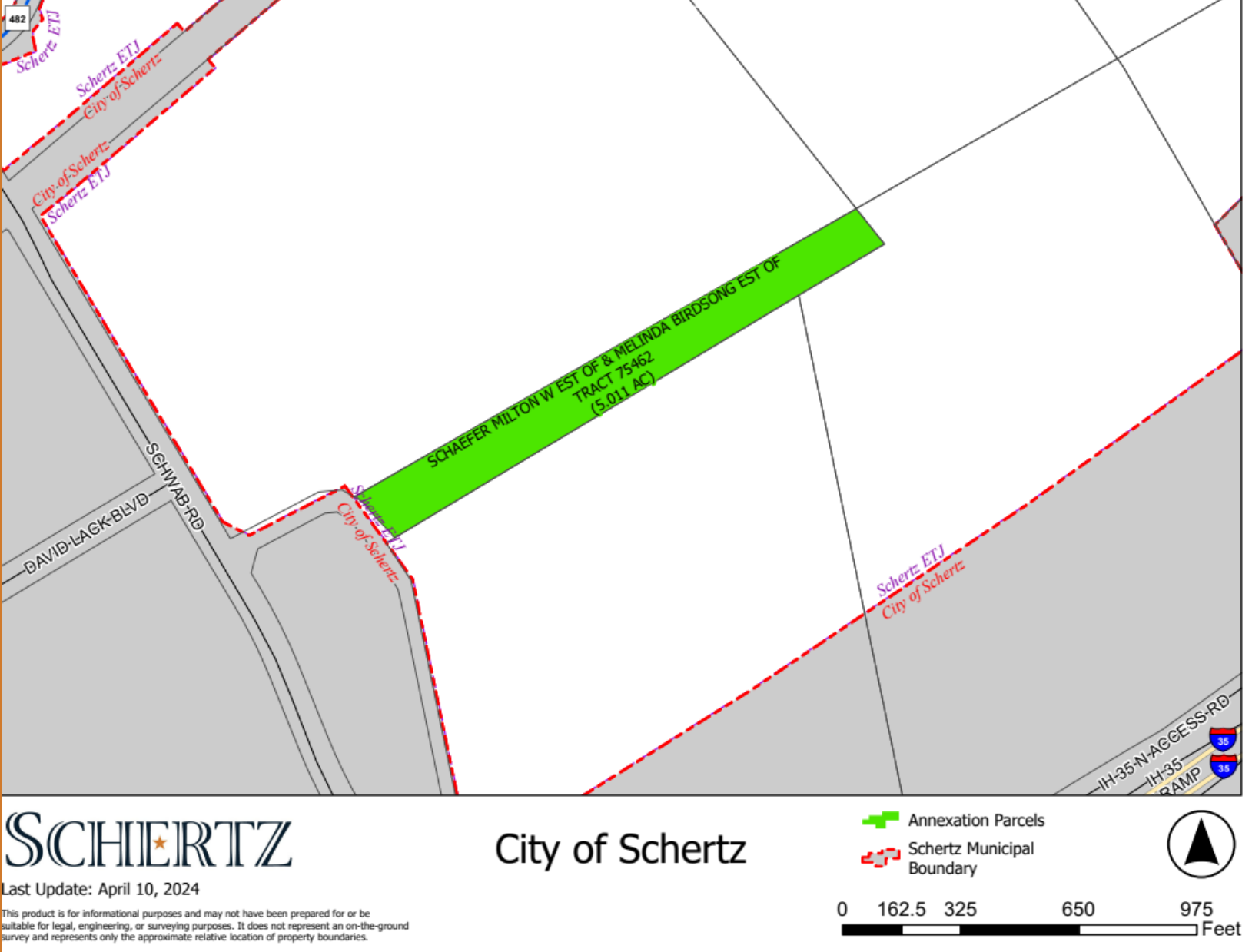


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# Comal County | Ordinance 24-A-30



# Comal County | Ordinance 24-A-31





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City of Schertz

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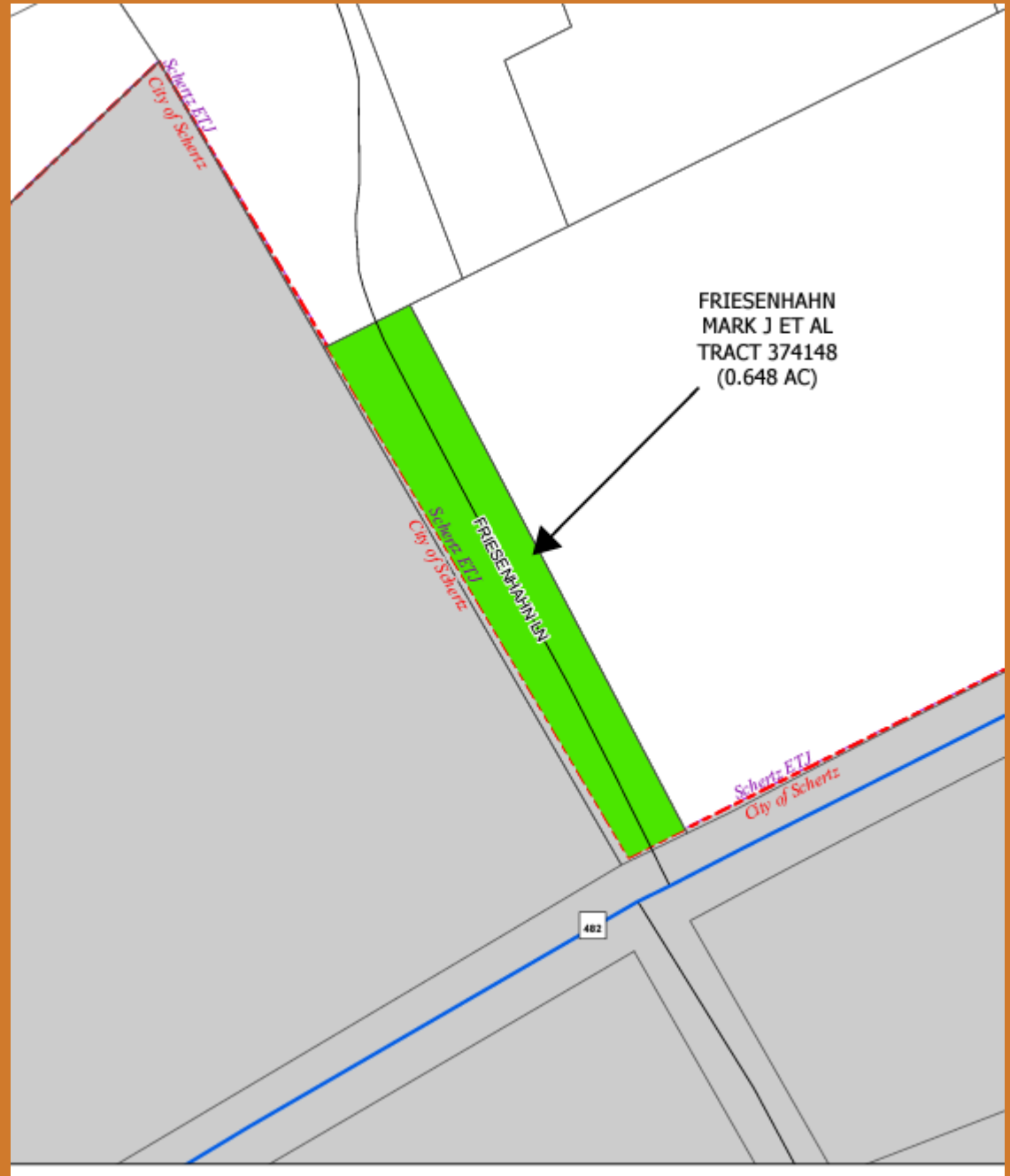
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-  Annexation Parcels
-  Schertz Municipal Boundary

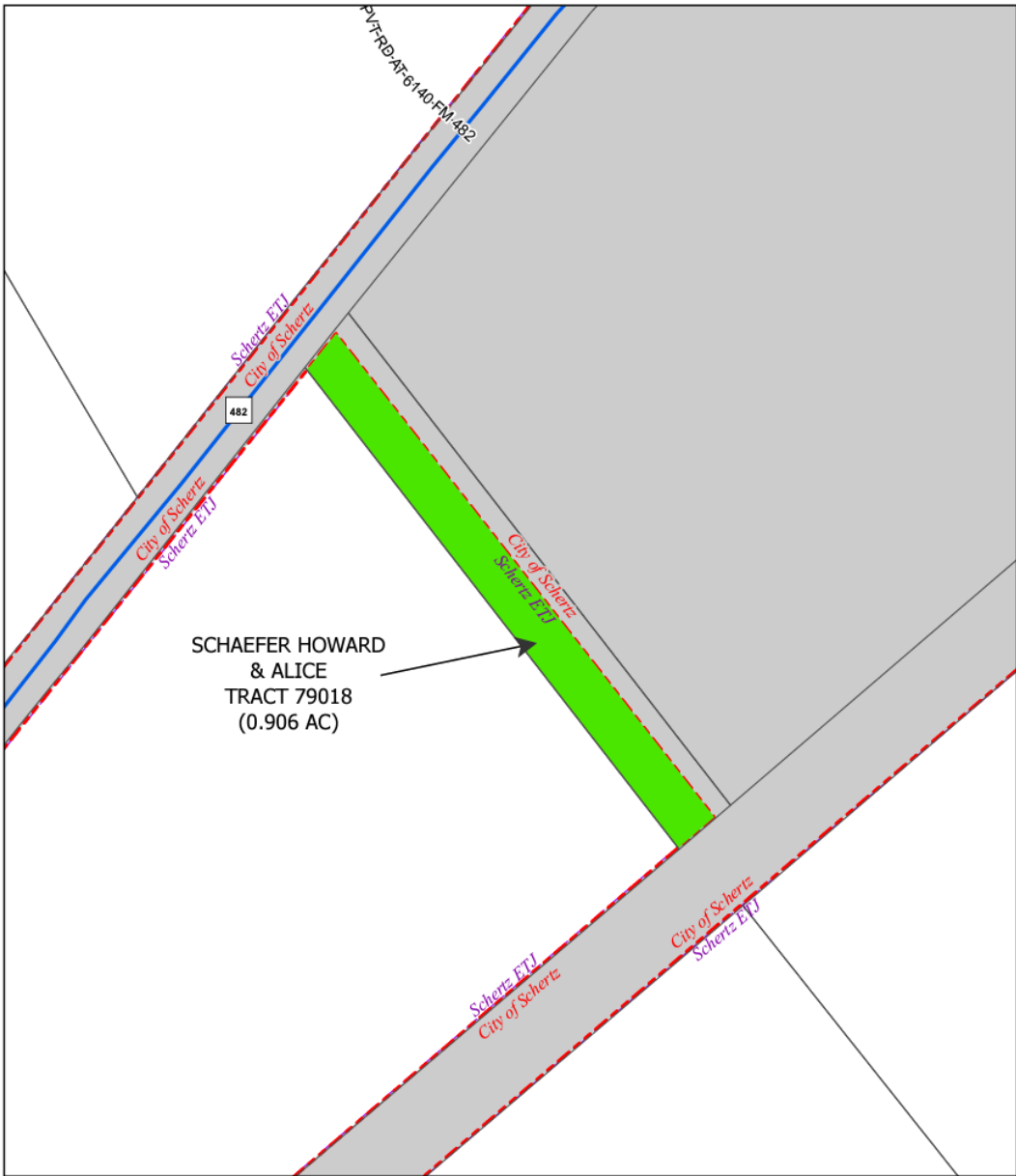


0 75 150 300 450 Feet

# Comal County | Ordinance 24-A-32





# Comal County | Ordinance 24-A-33



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City of Schertz

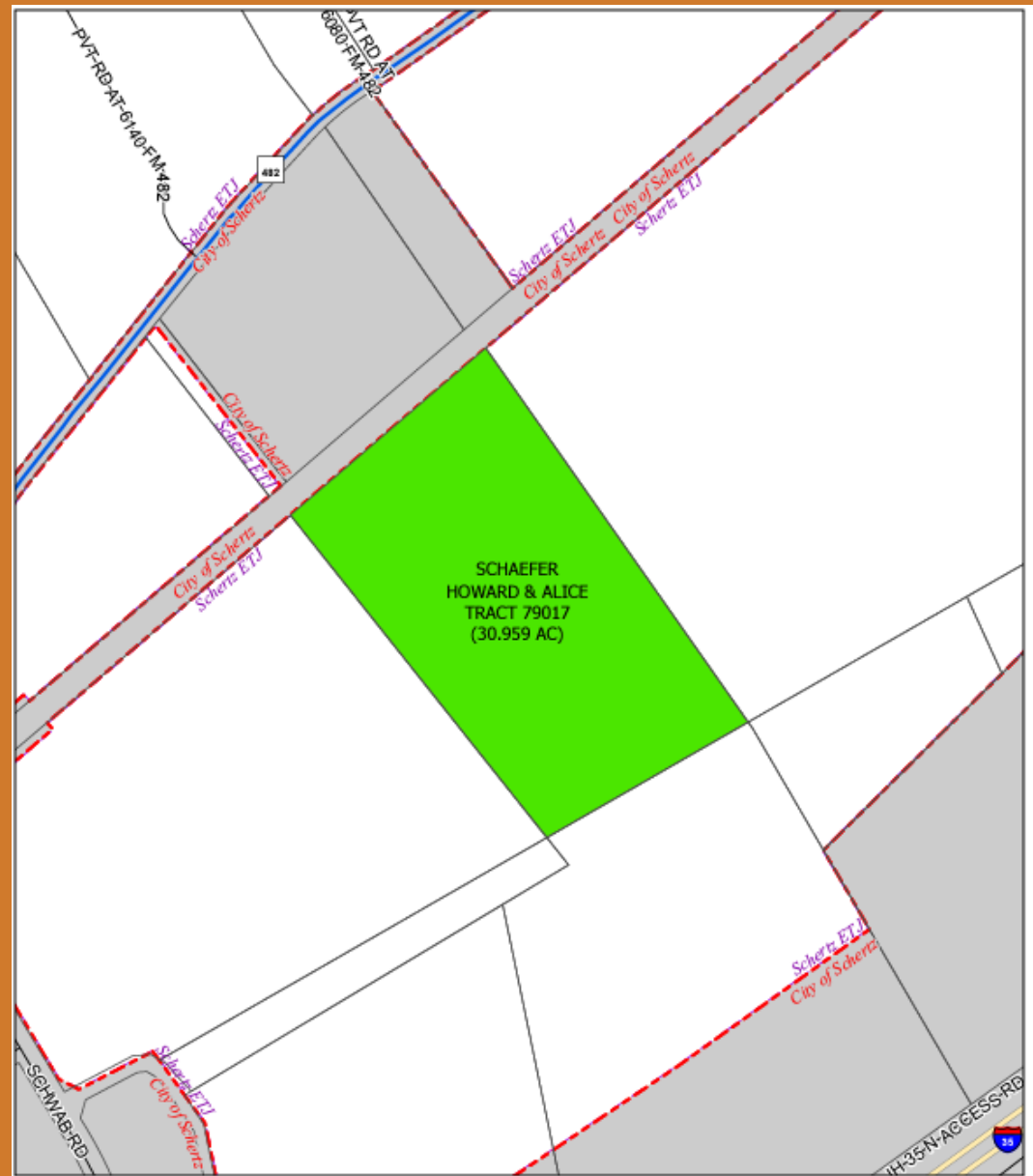
-  Annexation Parcels
-  Schertz Municipal Boundary



Last Update: April 11, 2024  
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# Comal County | Ordinance 24-A-34



**SCHERTZ** City of Schertz

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- Annexation Parcels
- Schertz Municipal Boundary



0 225 450 900 1,350 Feet

# Comal County | Ordinance 24-A-35



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City of Schertz

-  Annexation Parcels
-  Schertz Municipal Boundary



Last Update: April 10, 2024

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# Comal County | Ordinance 24-A-36





**SCHERTZ**

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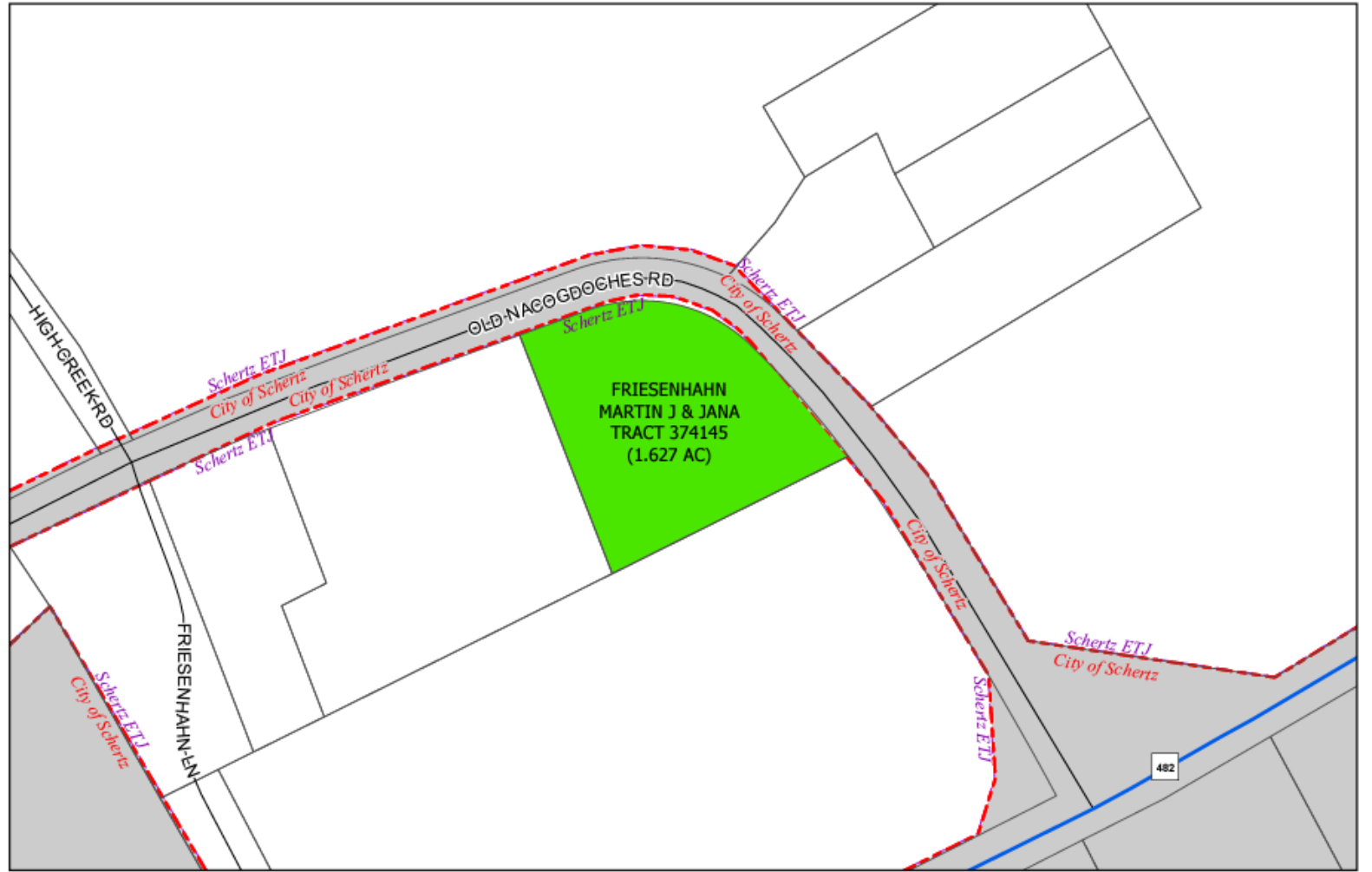
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City of Schertz

-  Annexation Parcels
-  Schertz Municipal Boundary



# Comal County | Ordinance 24-A-37



**SCHERTZ**

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City of Schertz

- Annexation Parcels
- Schertz Municipal Boundary



# Comal County | Ordinance 24-A-38





**SCHERTZ**

City of Schertz

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-  Annexation Parcels
-  Schertz Municipal Boundary



# Comal County | Ordinance 24-A-39





**SCHERTZ**

Last Update: April 10, 2024

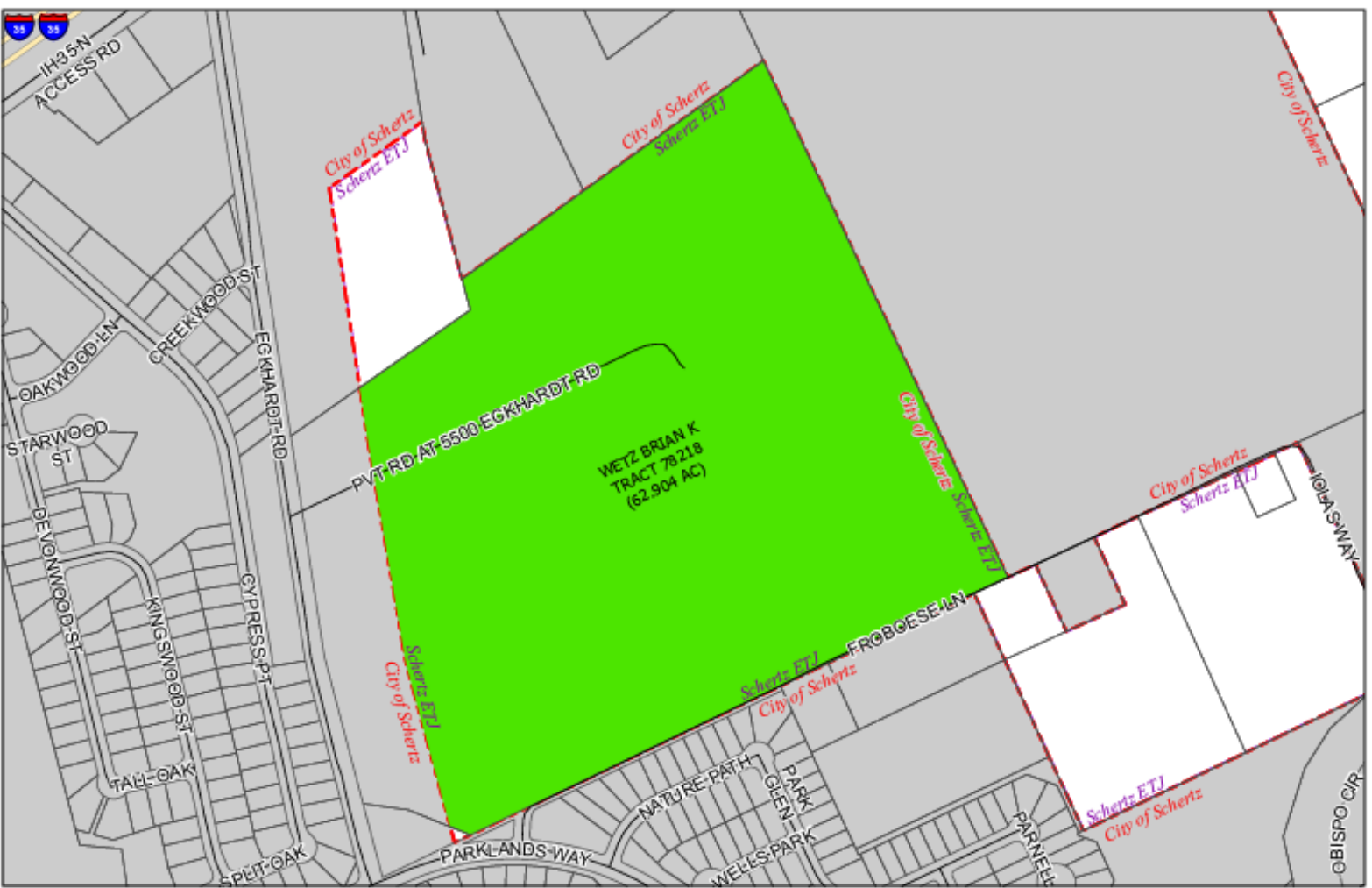
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City of Schertz

-  Annexation Parcels
-  Schertz Municipal Boundary



# Comal County | Ordinance 24-A-40



**SCHERTZ**

City of Schertz

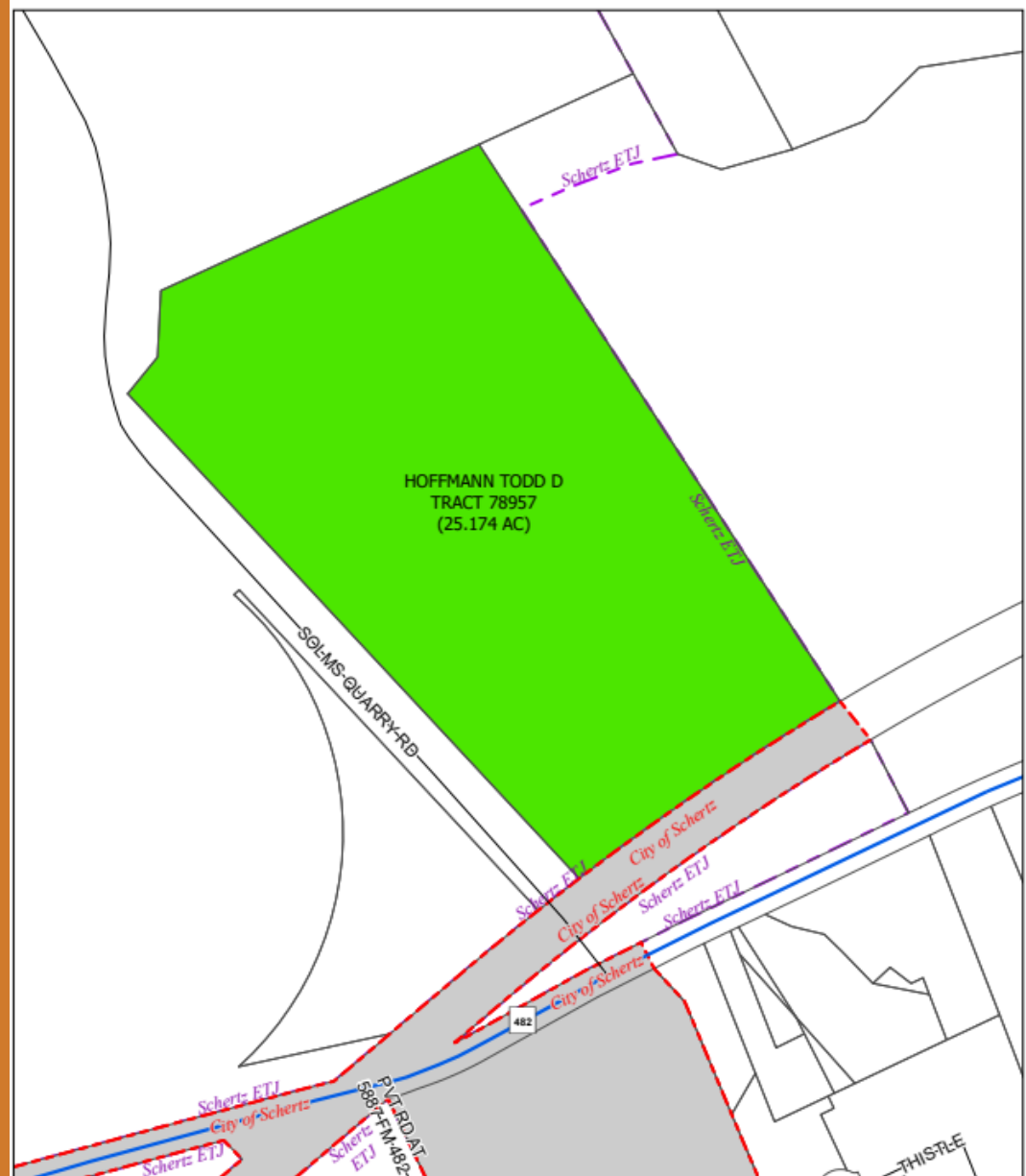
Last Update: April 10, 2024

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- Annexation Parcels
- Schertz Municipal Boundary

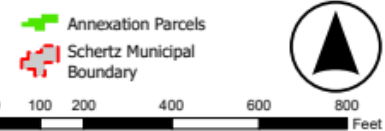


# Comal County | Ordinance 24-A-41

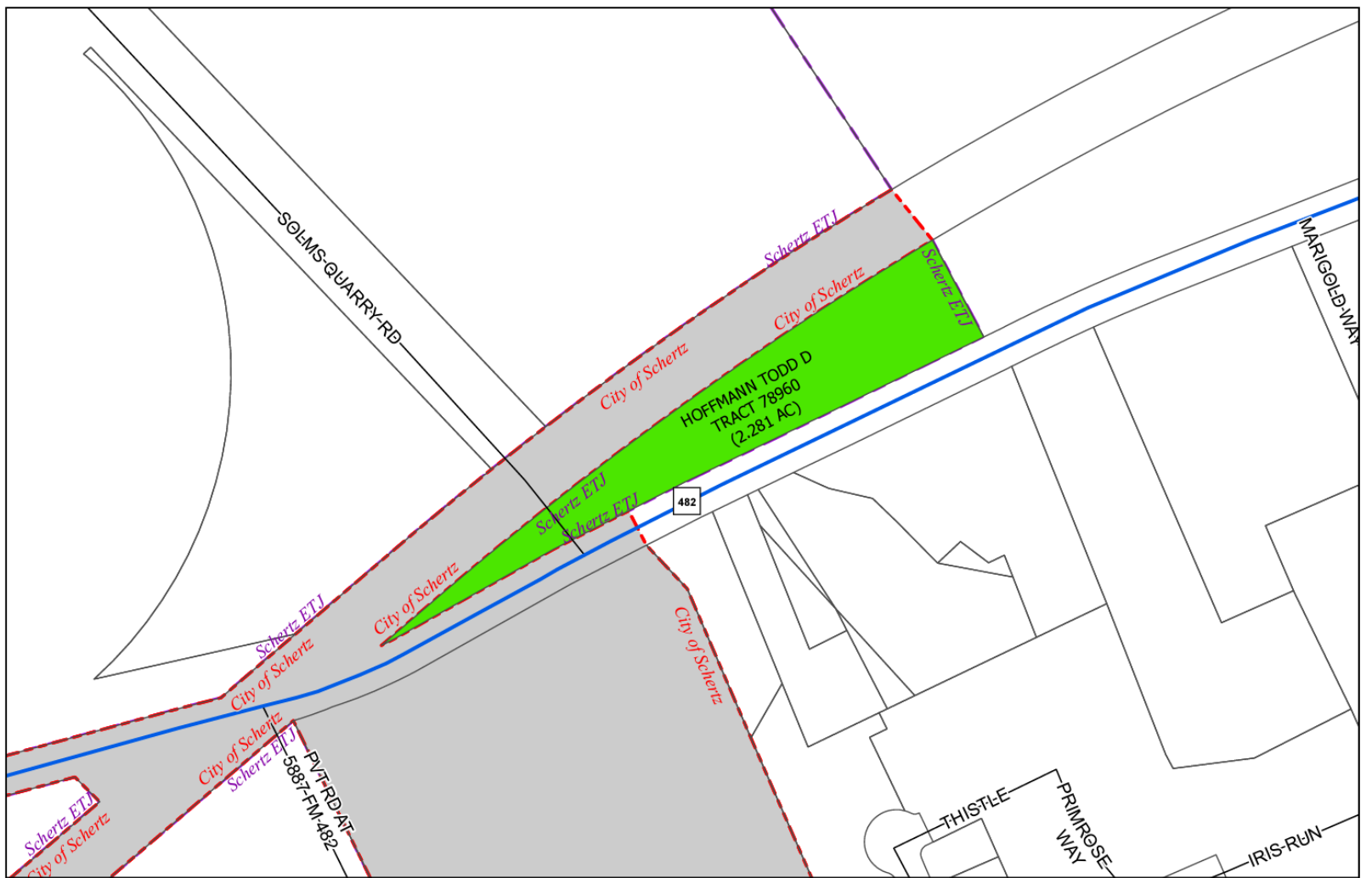


**SCHERTZ** City of Schertz

Last Update: April 8, 2024  
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# Comal County | Ordinance 24-A-42







**SCHERTZ**

City of Schertz

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-  Annexation Parcels
-  Schertz Municipal Boundary

0 100 200 400 600 Feet

# Comal County | Ordinance 24-A-43



# Comal County | Ordinance 24-A-44



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City of Schertz

- Annexation Parcels
- - - Schertz Municipal Boundary

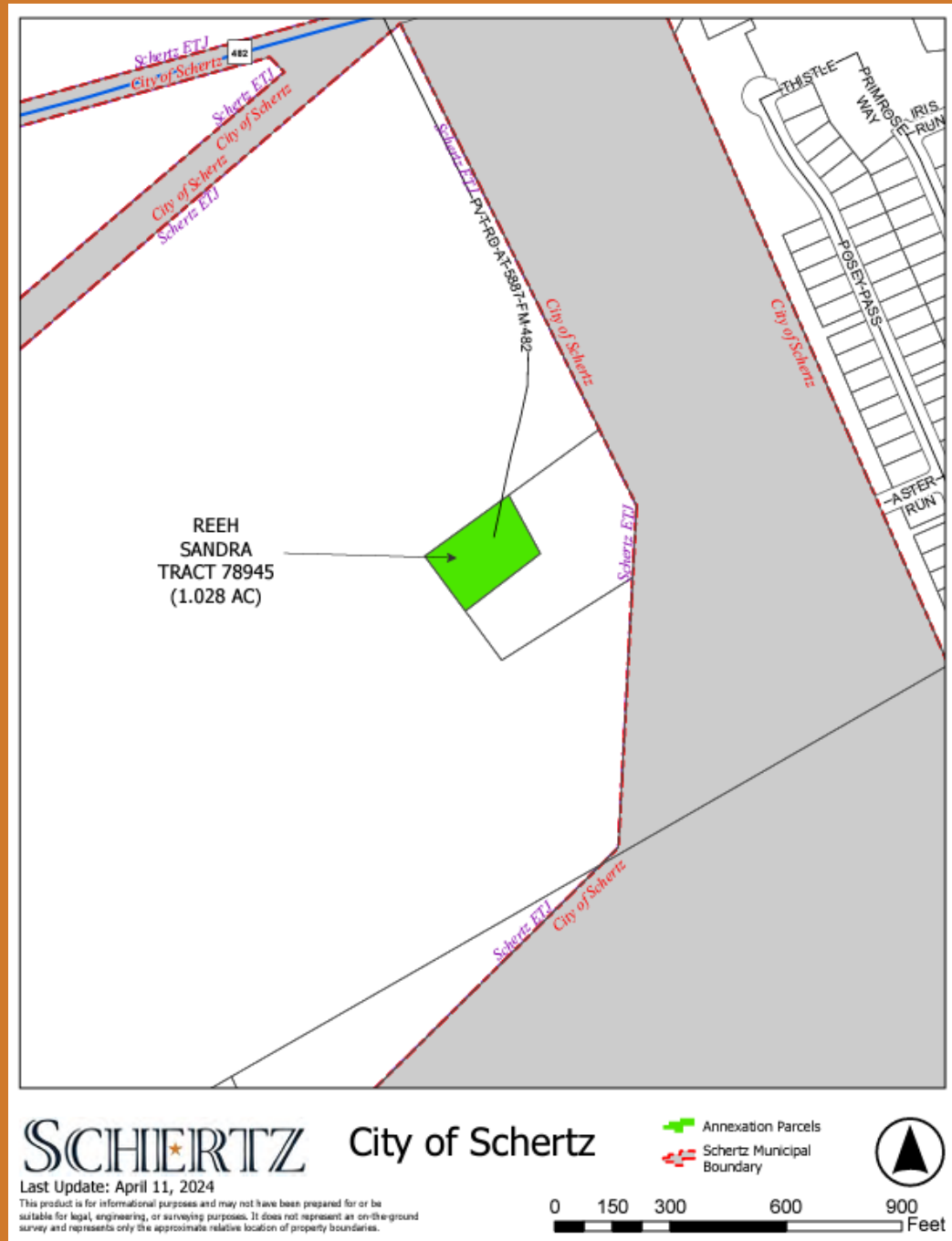


Last Update: April 10, 2024



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# Comal County | Ordinance 24-A-45





# Comal County | Ordinance 24-A-47





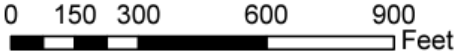
**SCHERTZ**

City of Schertz

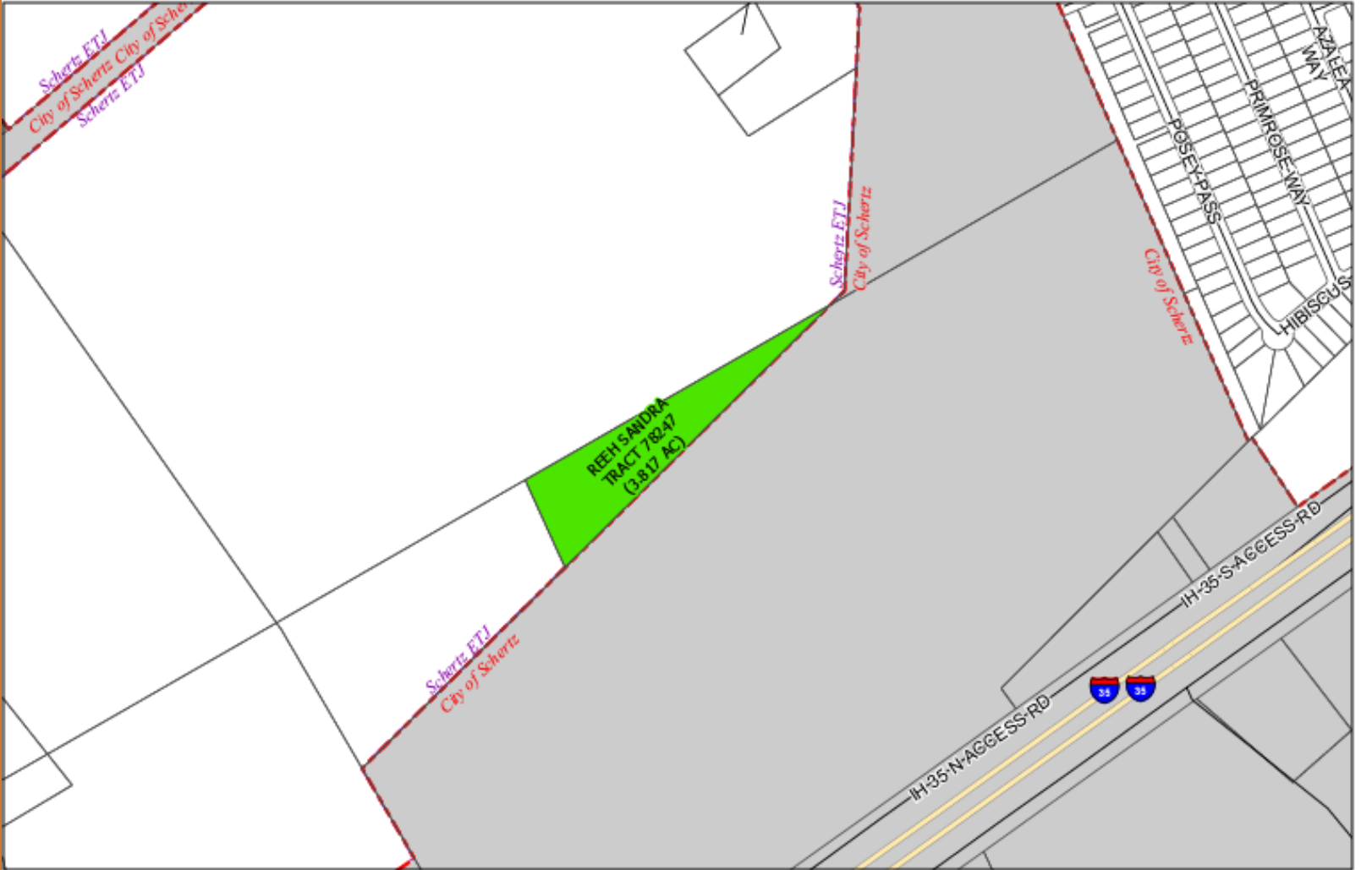
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-  Annexation Parcels
-  Schertz Municipal Boundary



# Comal County | Ordinance 24-A-48



**SCHERTZ**

City of Schertz

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- Annexation Parcels
- Schertz Municipal Boundary

0 162.5 325 650 975 Feet

# Comal County | Ordinance 24-A-49





**SCHERTZ**

City of Schertz

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-  Annexation Parcels
-  Schertz Municipal Boundary



# Comal County | Ordinance 24-A-50



**SCHERTZ** City of Schertz

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Annexation Parcels  
Schertz Municipal Boundary



0 200 400 800 1,200 Feet



# Comal County | Ordinance 24-A-51



**SCHERTZ** City of Schertz

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Annexation Parcels  
Schertz Municipal Boundary

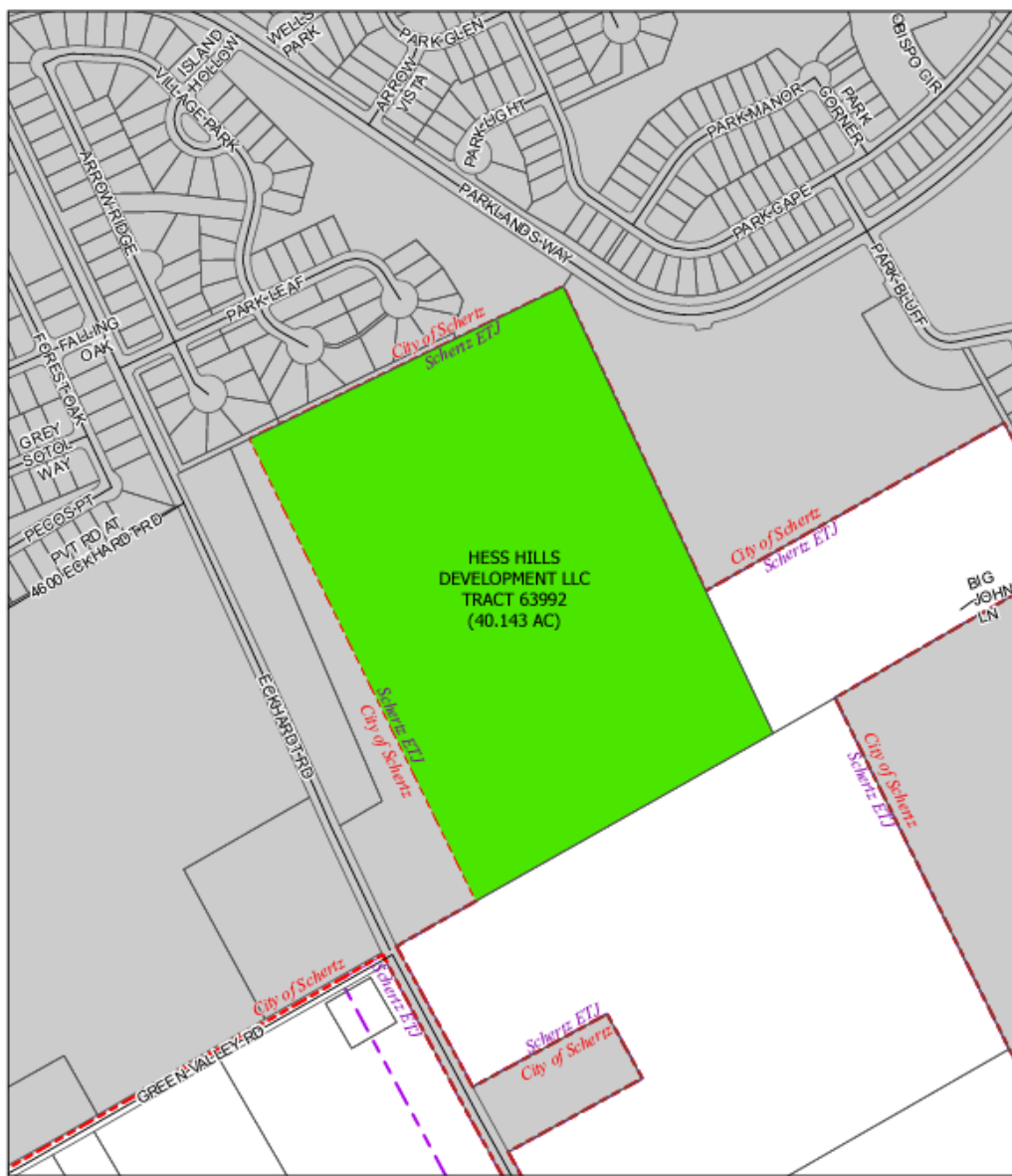
0 175 350 700 1,050 Feet



# Guadalupe County

Ordinance 24-A-52 through Ordinance 24-A-65

# Guadalupe County | Ordinance 24-A-52



**SCHERTZ** City of Schertz

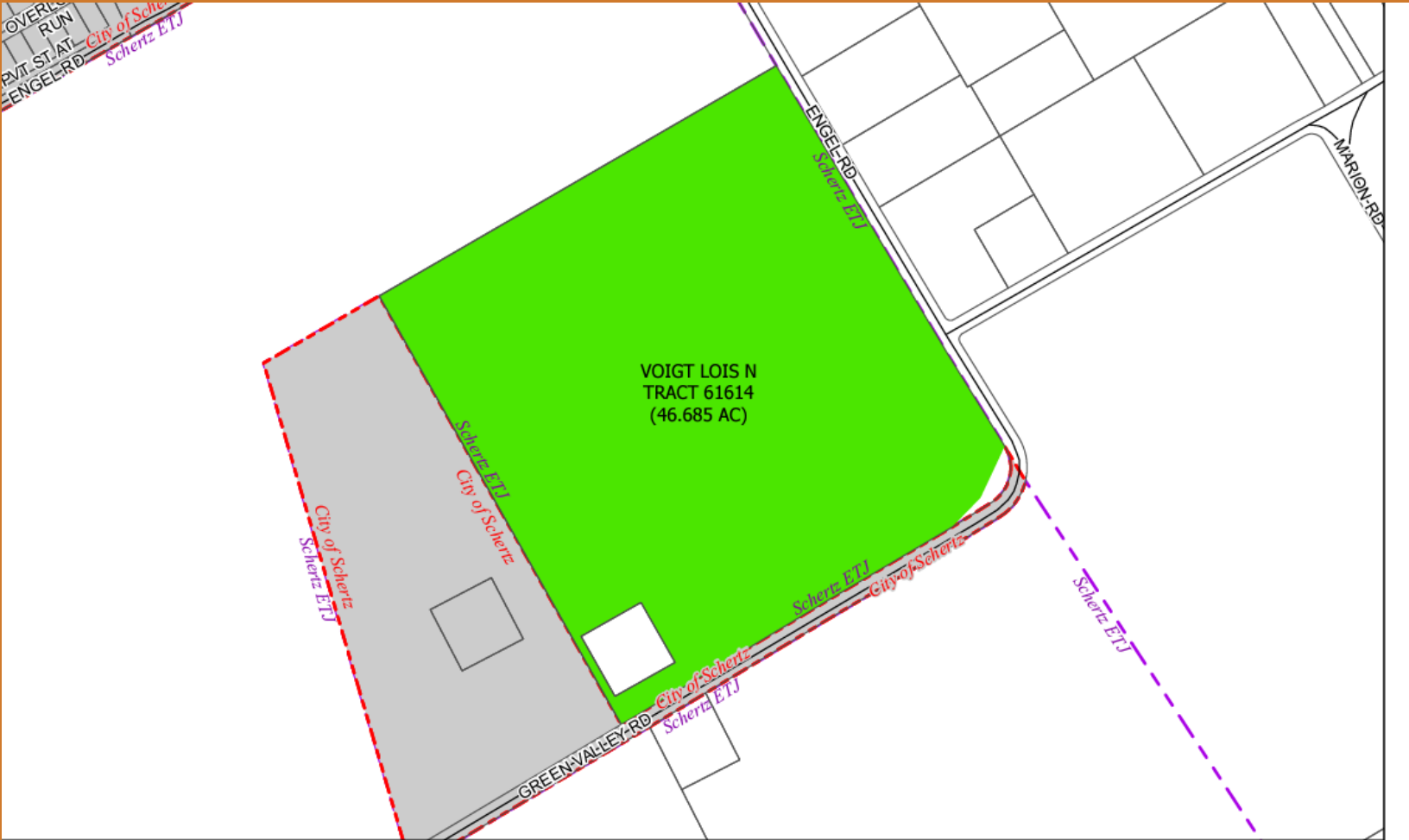
Last Update: April 10, 2024

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- Annexation Parcels
- Schertz Municipal Boundary





# Guadalupe County | Ordinance 24-A-53



**SCHERTZ**

City of Schertz

-  Annexation Parcels
-  Schertz Municipal Boundary

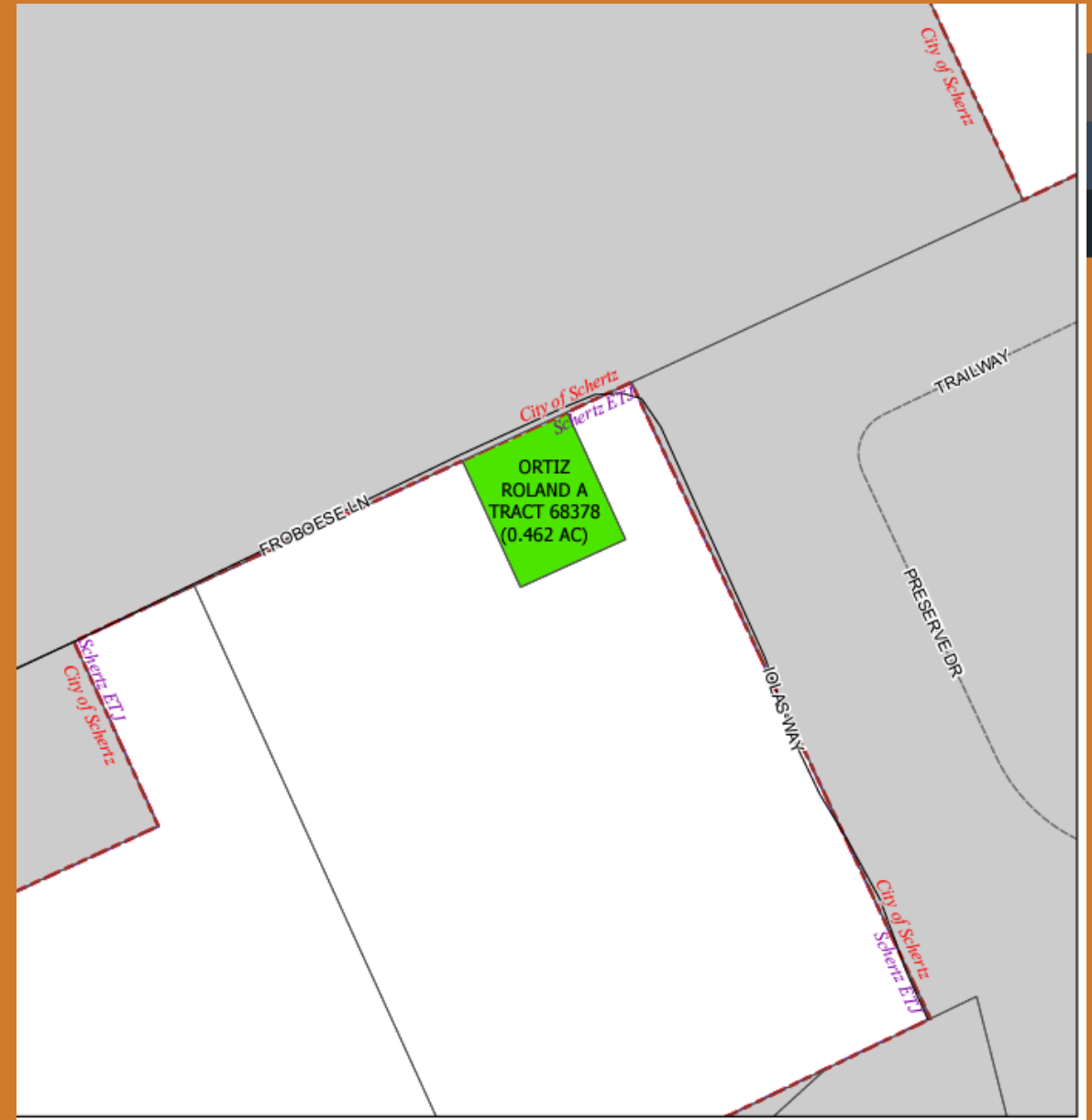


Last Update: April 10, 2024

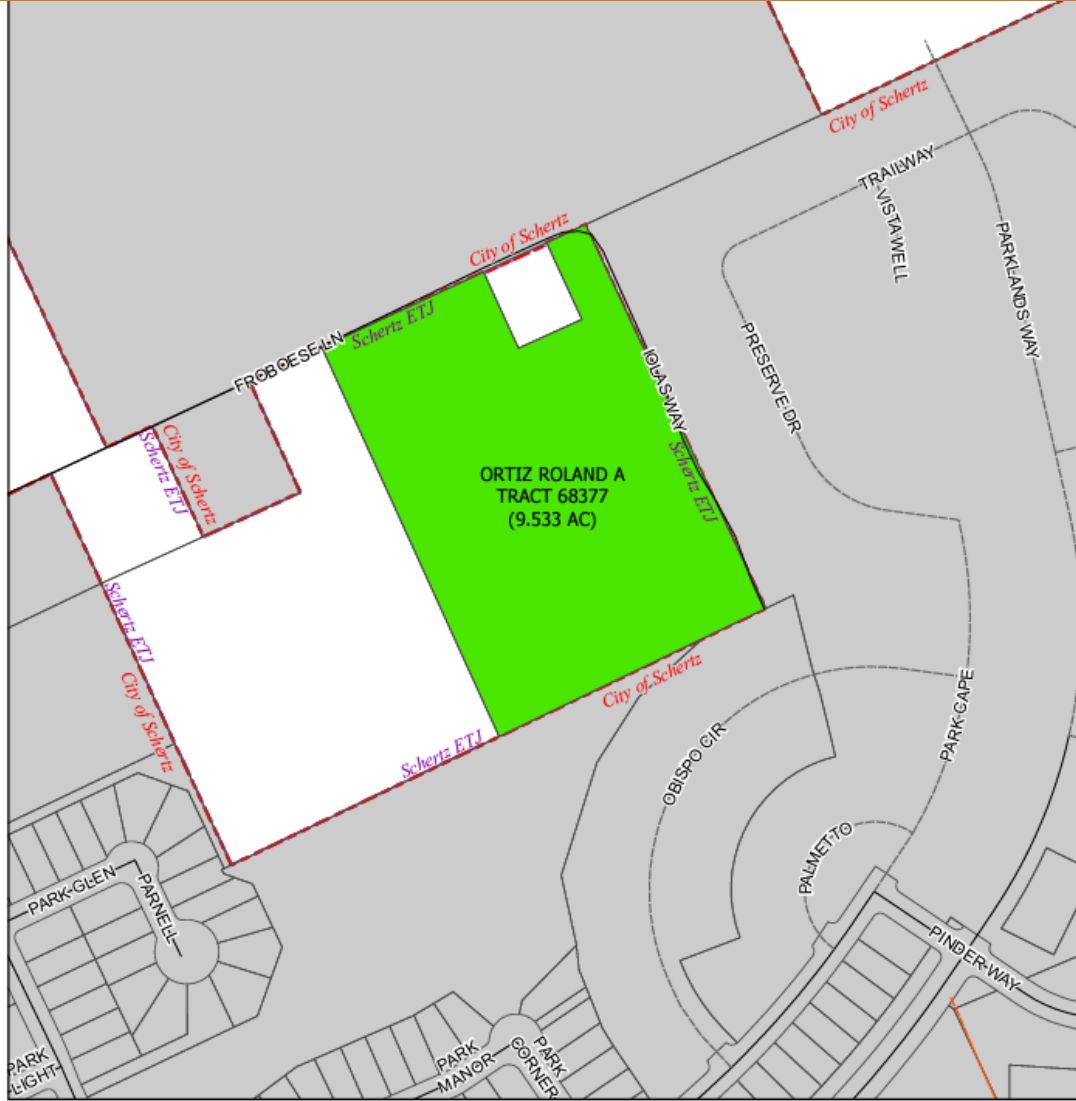
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# Guadalupe County | Ordinance 24-A-54





# Guadalupe County | Ordinance 24-A-55



**SCHERTZ** City of Schertz

Last Update: April 10, 2024

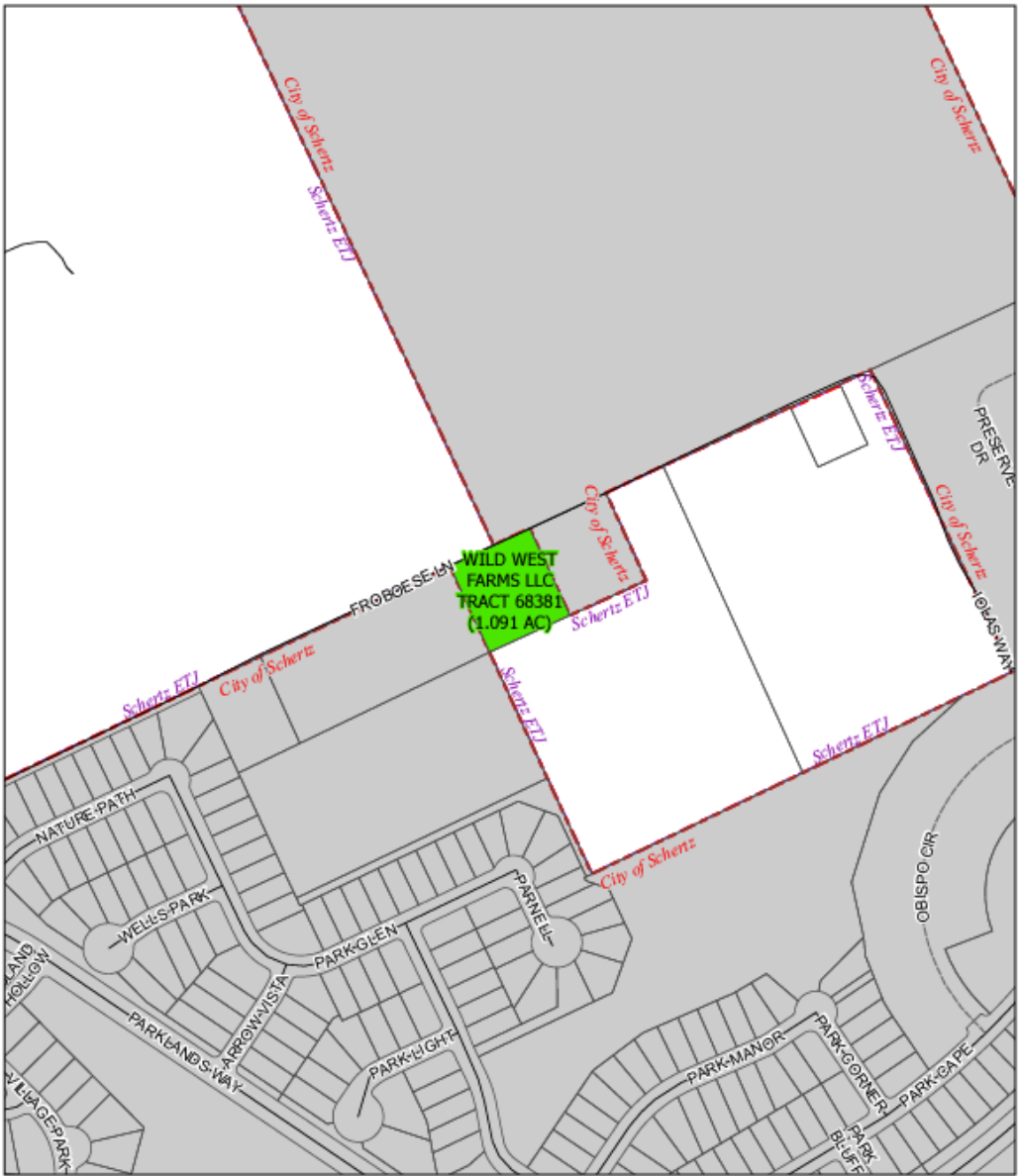
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-  Annexation Parcels
-  Schertz Municipal Boundary





# Guadalupe County | Ordinance 24-A-57



**SCHERTZ** City of Schertz

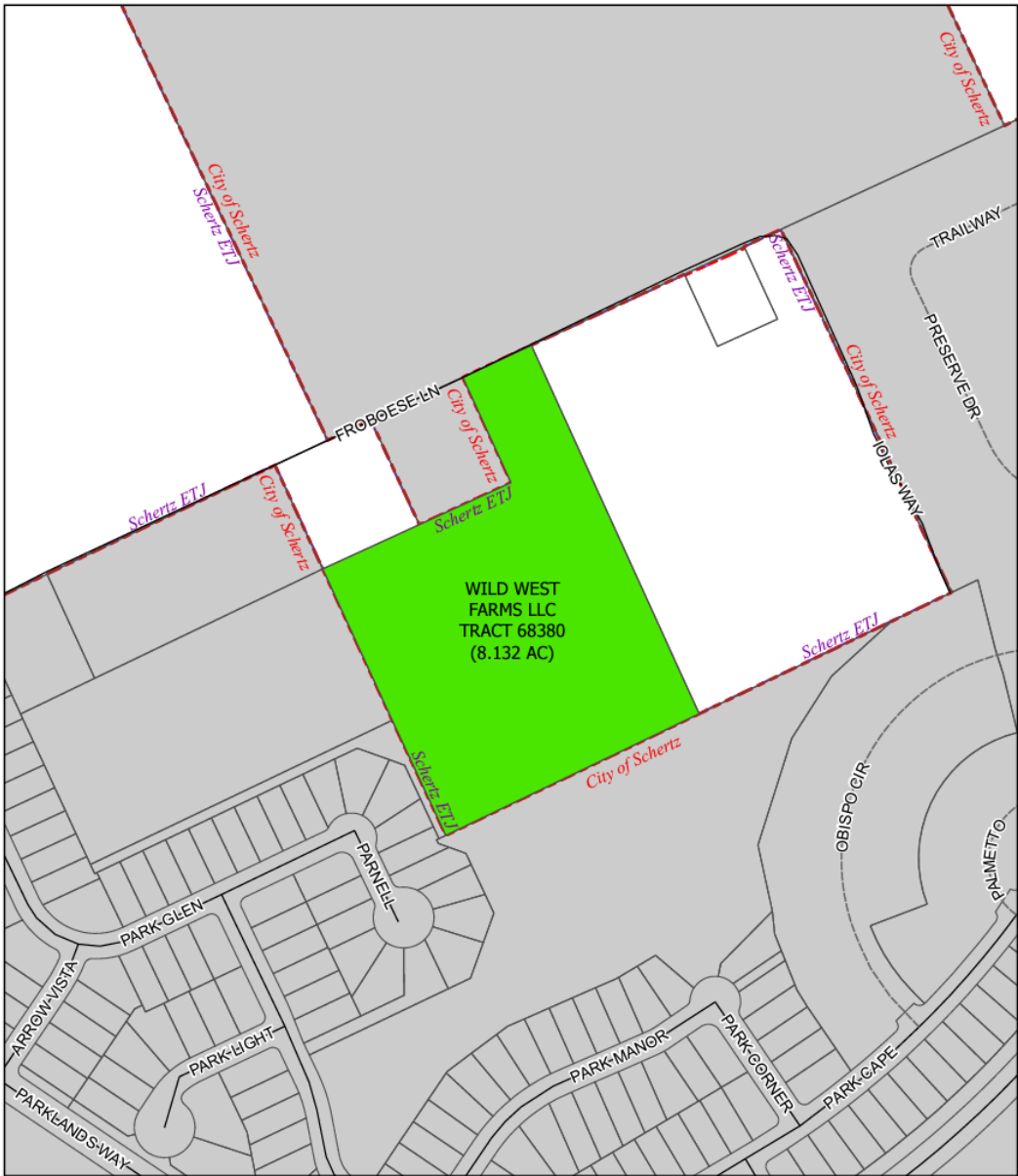
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- Annexation Parcels
- Schertz Municipal Boundary



# Guadalupe County | Ordinance 24-A-58



**SCHERTZ** City of Schertz

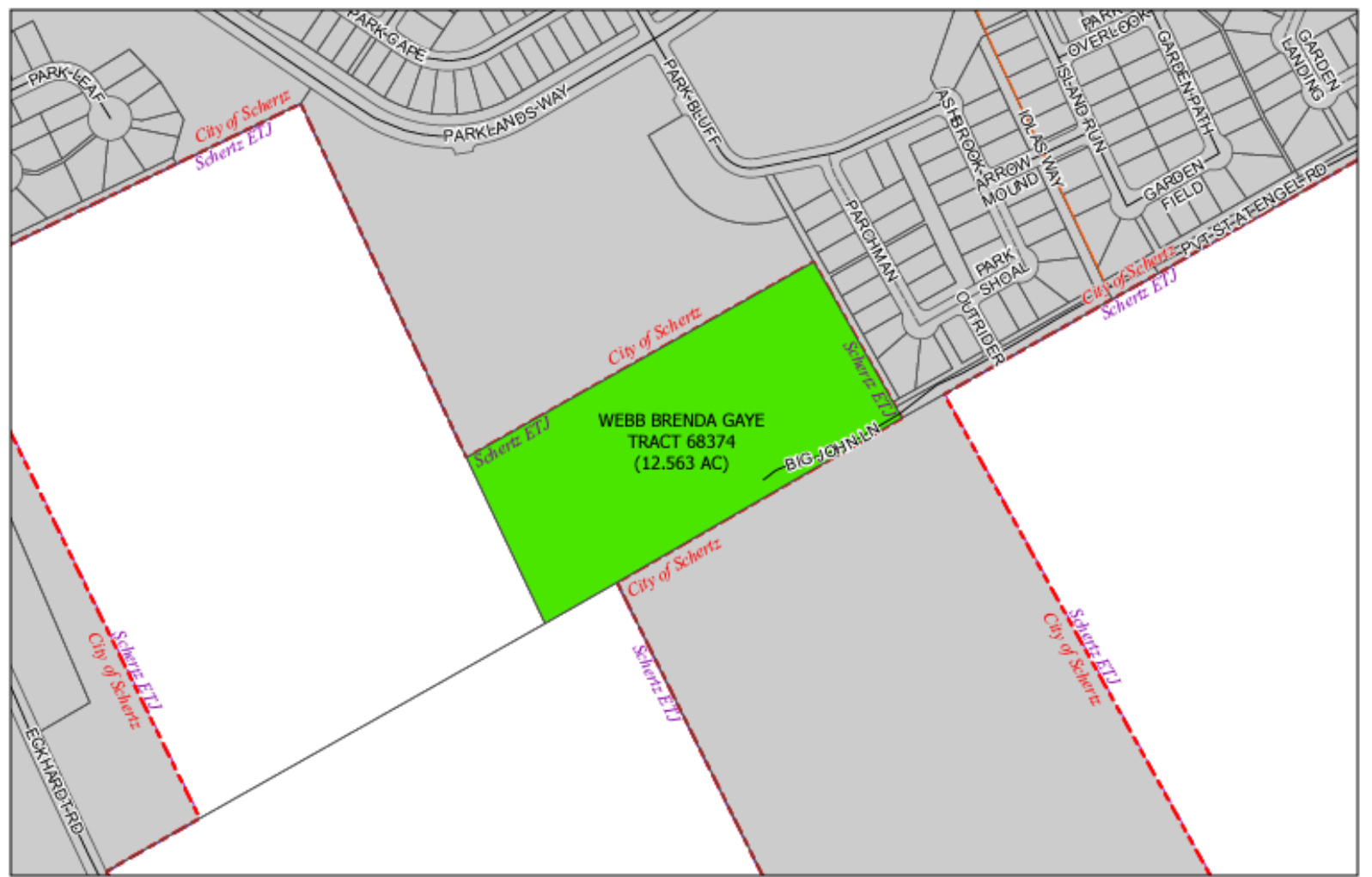
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Annexation Parcels  
Schertz Municipal Boundary



# Guadalupe County | Ordinance 24-A-59





**SCHERTZ**

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City of Schertz

-  Annexation Parcels
-  Schertz Municipal Boundary



# Guadalupe County | Ordinance 24-A-60





**SCHERTZ**

City of Schertz

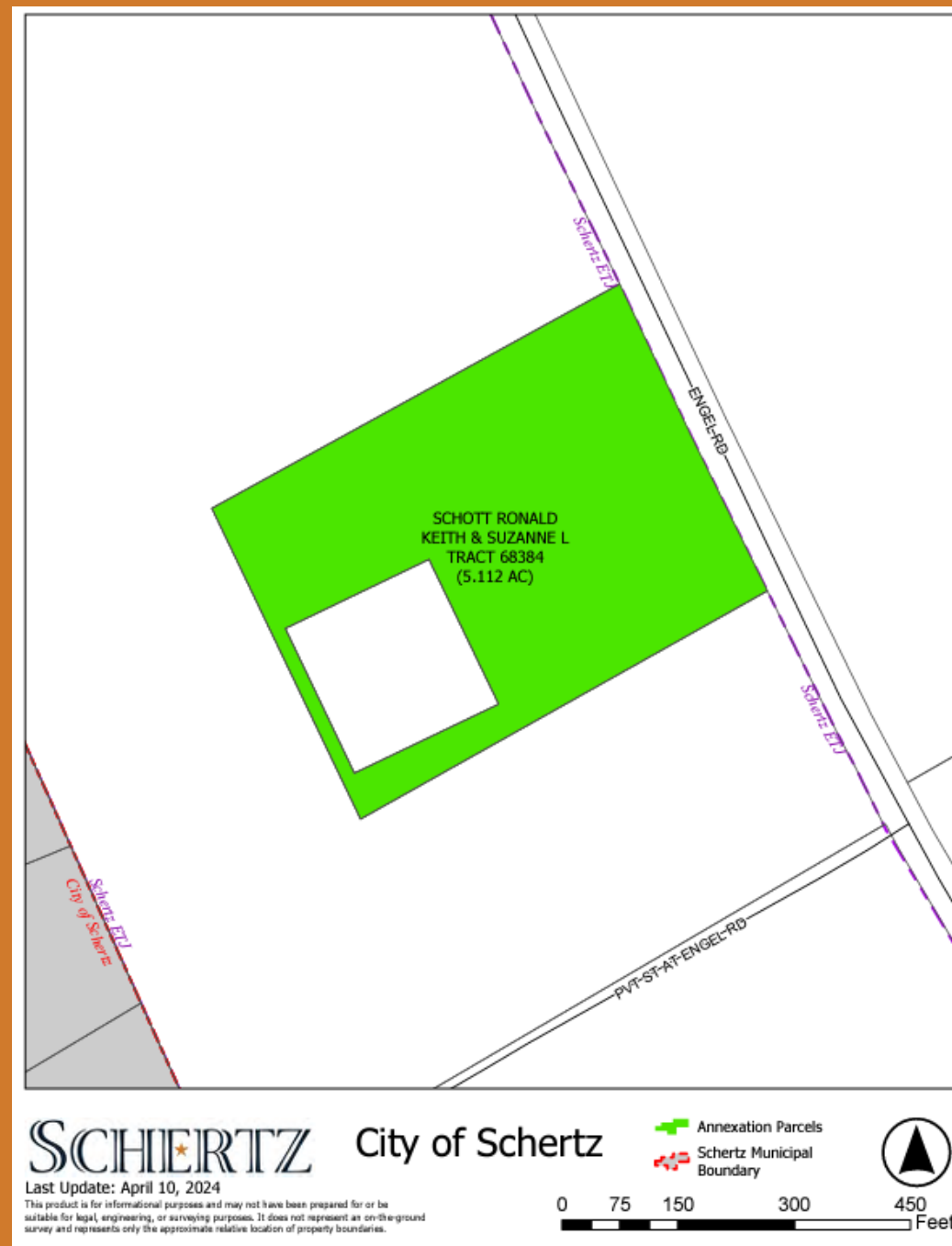
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-  Schertz Municipal Boundary



# Guadalupe County | Ordinance 24-A-61





# Guadalupe County | Ordinance 24-A-62



**SCHERTZ** City of Schertz

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-  Schertz Municipal Boundary



# Guadalupe County | Ordinance 24-A-63



**SCHERTZ**

City of Schertz

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 Annexation Parcels  
 Schertz Municipal Boundary





0 50 100 200 300 Feet

# Guadalupe County | Ordinance 24-A-64



**SCHERTZ**

City of Schertz

-  Annexation Parcels
-  Schertz Municipal Boundary



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# Guadalupe County | Ordinance 24-A-65





**SCHERTZ**

City of Schertz

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