

An aerial photograph of a residential neighborhood during the golden hour of sunset. The houses are densely packed, and a prominent water tower in the center has the word 'SCHERTZ' written on its top. The sky is a warm, orange glow, and the overall scene is bathed in a soft, golden light. A blue vertical bar is on the left side of the image.

Annexations-

Comal County and Guadalupe County

EMILY DELGADO | PLANNING MANAGER

SCHERTZ
COMMUNITY. SERVICE. OPPORTUNITY.

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

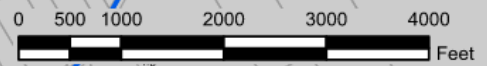
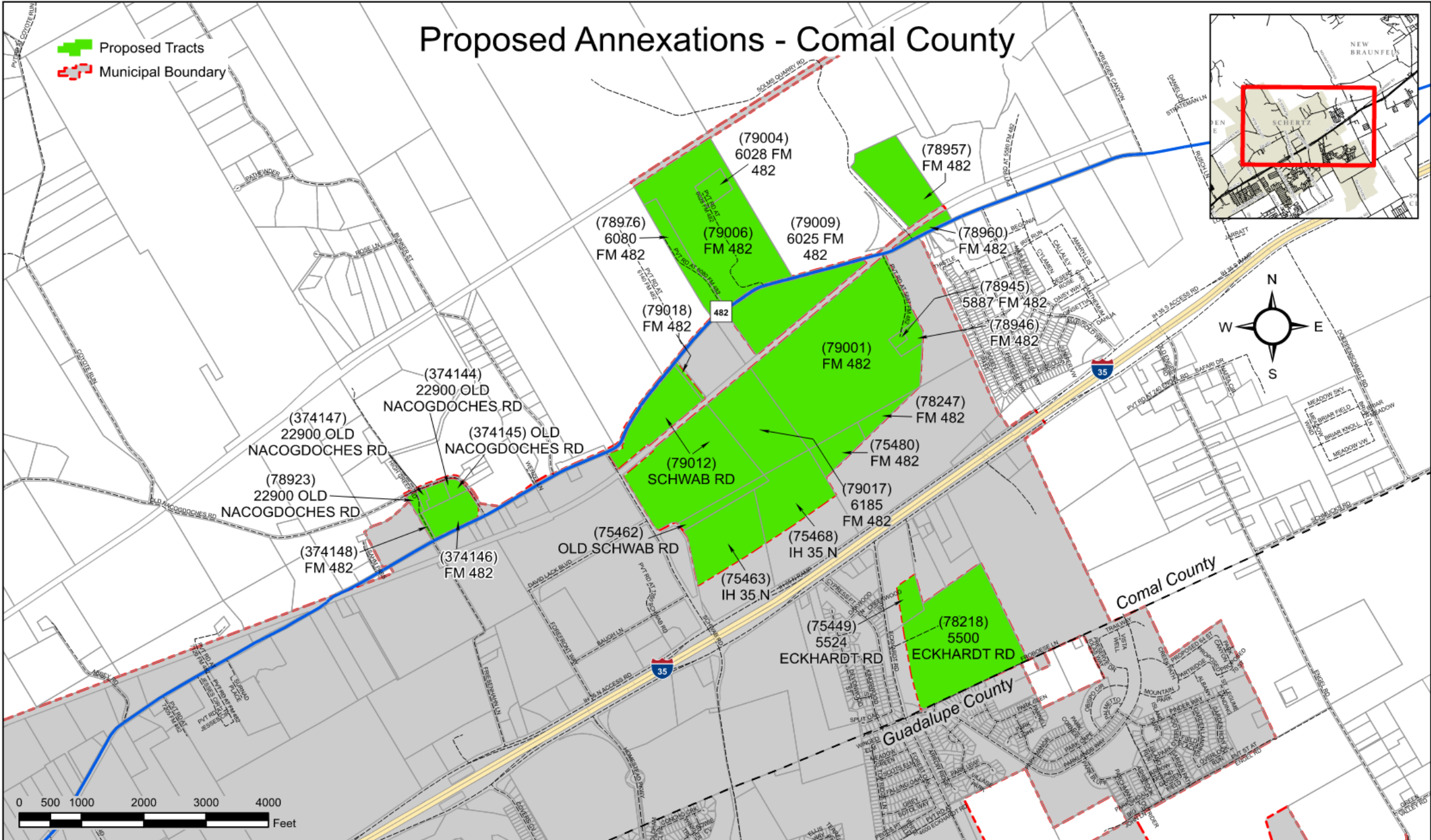
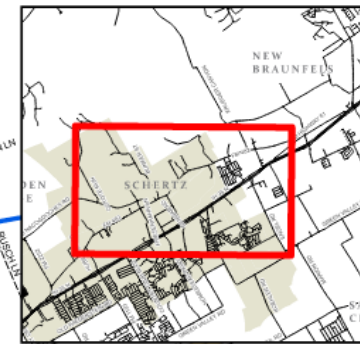
- In 2020 and 2021 the City of Schertz City Council authorized the City Manager and Staff to offer Development Agreement Extensions based on the nationwide and statewide declaration of public health emergency in relation to COVID -19. In addition, the Development Agreement Extensions would allow City 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





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.

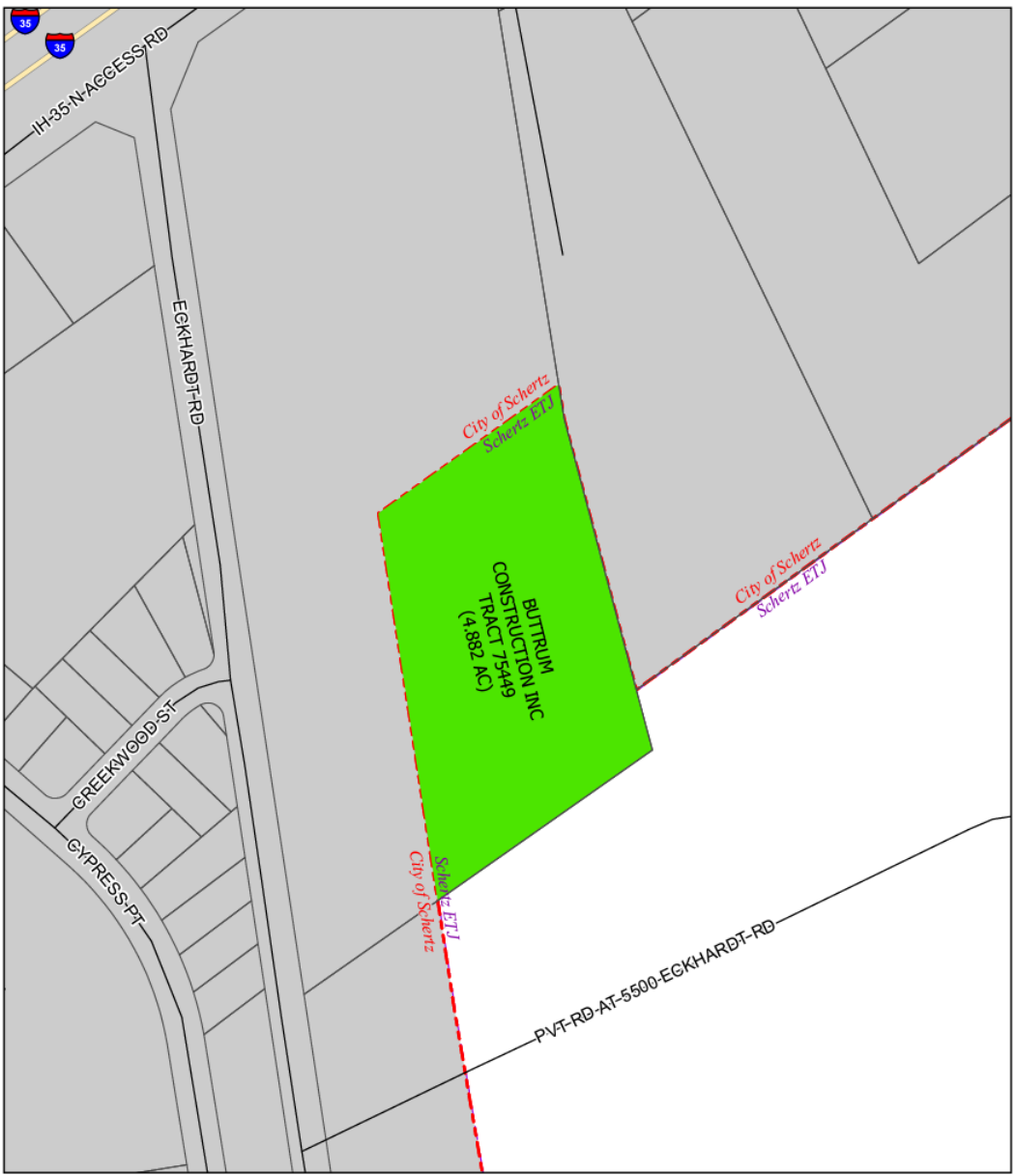


City Council

- City Council conducted individual public hearings on Ordinances 24-A-27 through Ordinance 24-A-65 on June 4, 2024.
- City Council unanimously approved each ordinance, Ordinances 24-A-27 through 24-A-65, at the June 4, 2024 City Council meeting, which can be viewed on YouTube.

COMMENTS AND QUESTIONS

Comal County | Ordinance 24-A-27



SCHERTZ City of Schertz

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- Annexation Parcels
- Schertz Municipal Boundary



Comal County | Ordinance 24-A-28





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City of Schertz

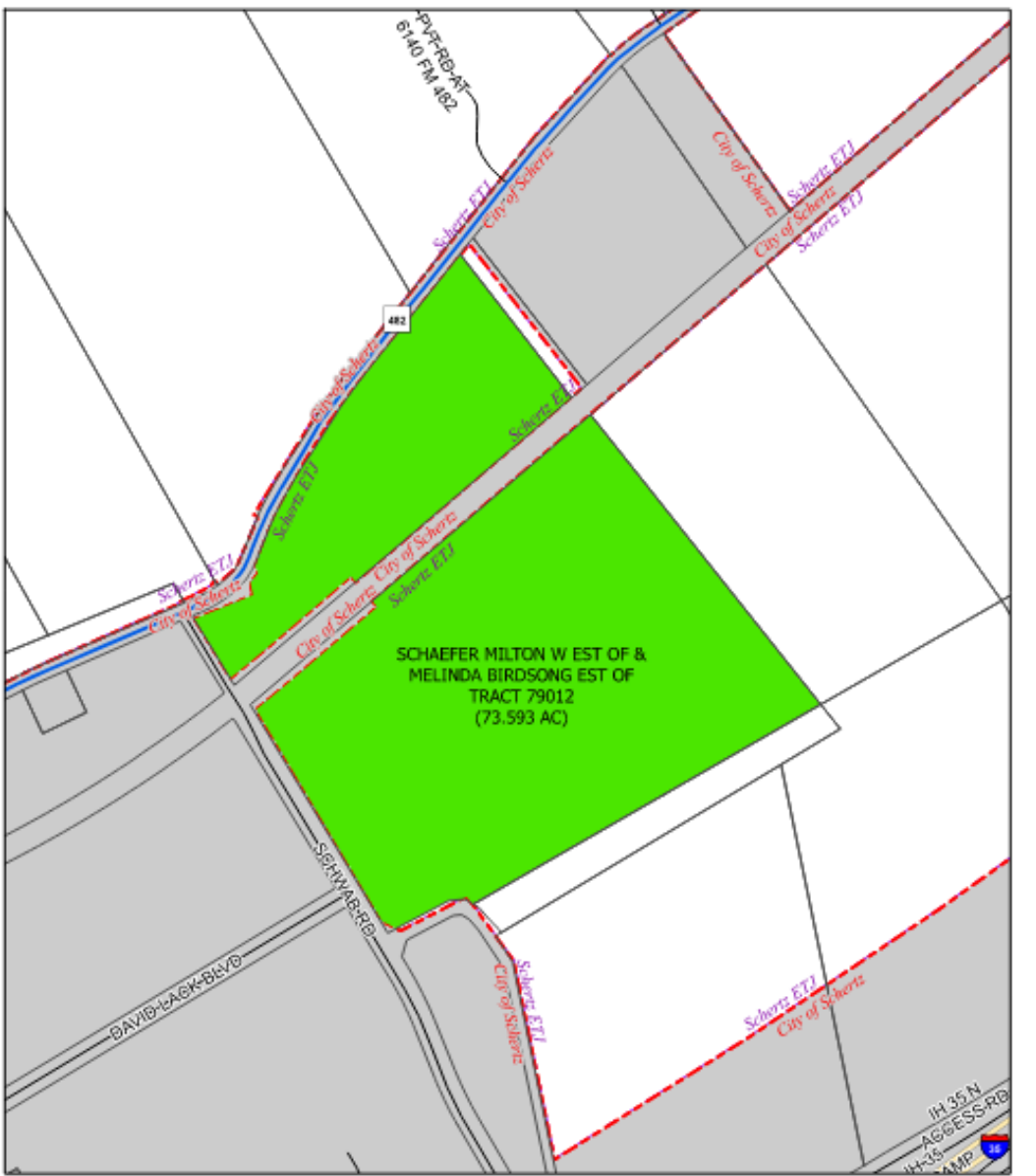
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-  Annexation Parcels
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Comal County | Ordinance 24-A-29



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Annexation Parcels
Schertz Municipal Boundary



0 250 500 1,000 1,500 Feet

Comal County | Ordinance 24-A-30



Comal County | Ordinance 24-A-31





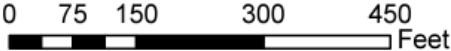
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City of Schertz

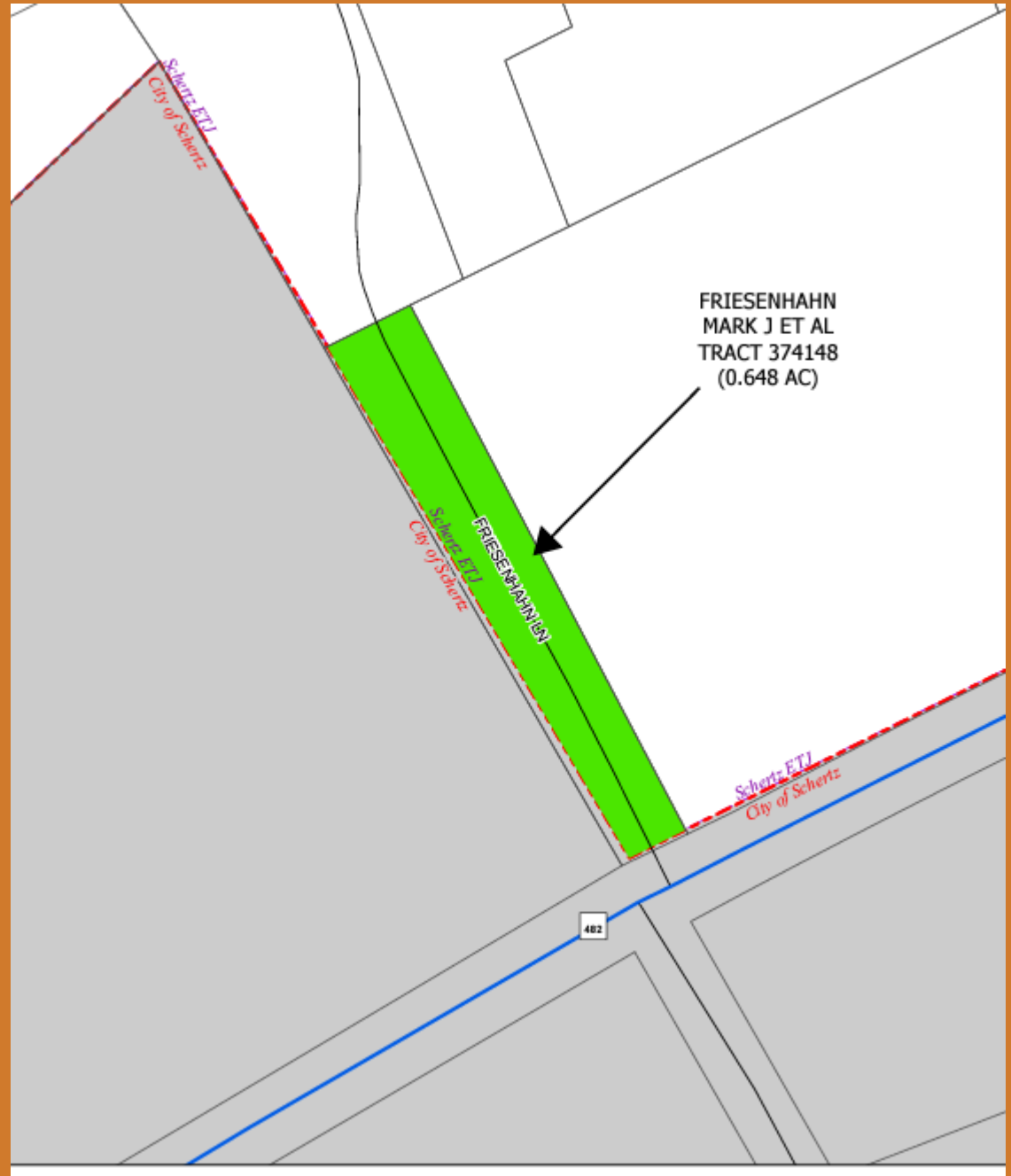
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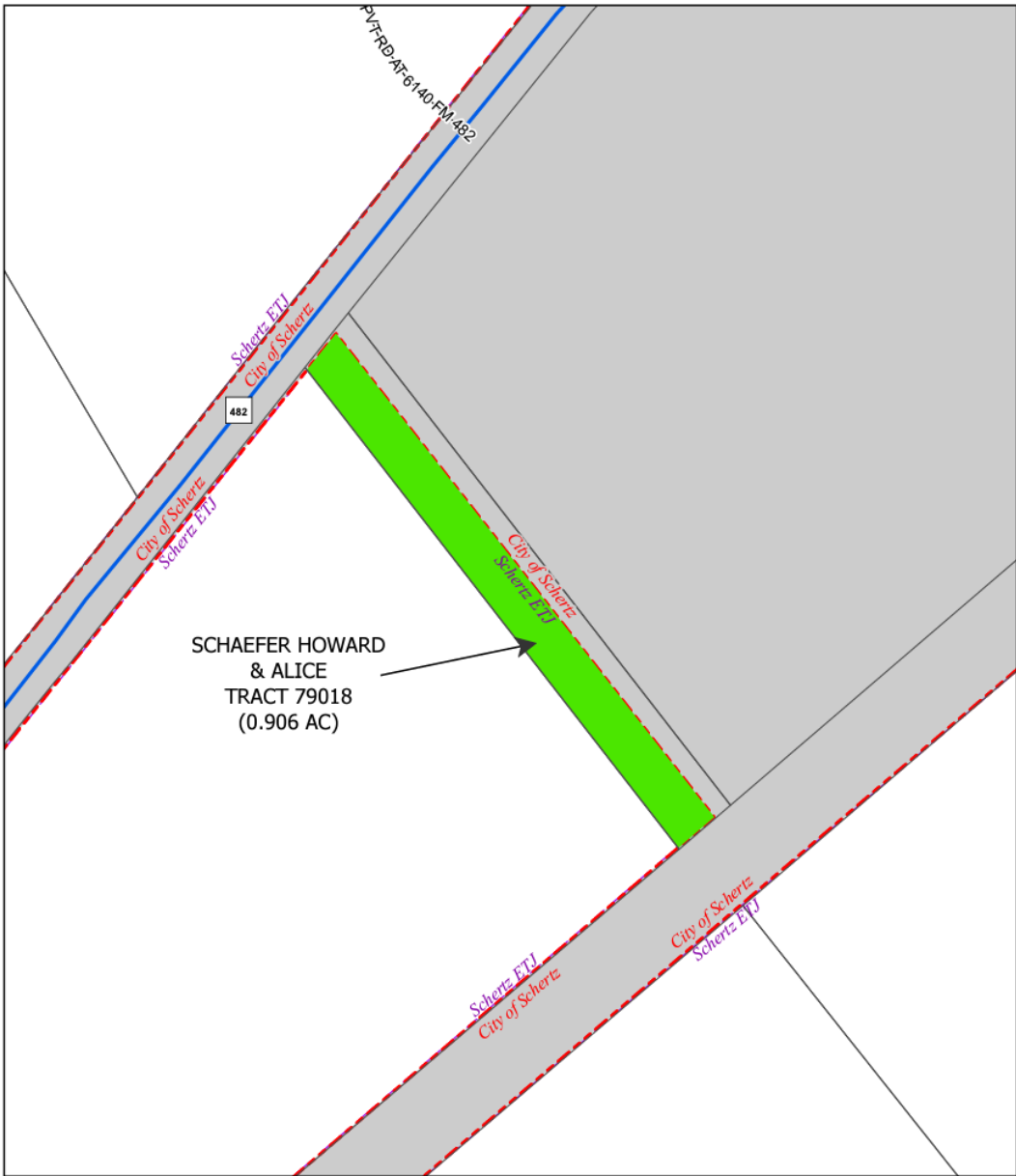
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Comal County | Ordinance 24-A-32





Comal County | Ordinance 24-A-33



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City of Schertz

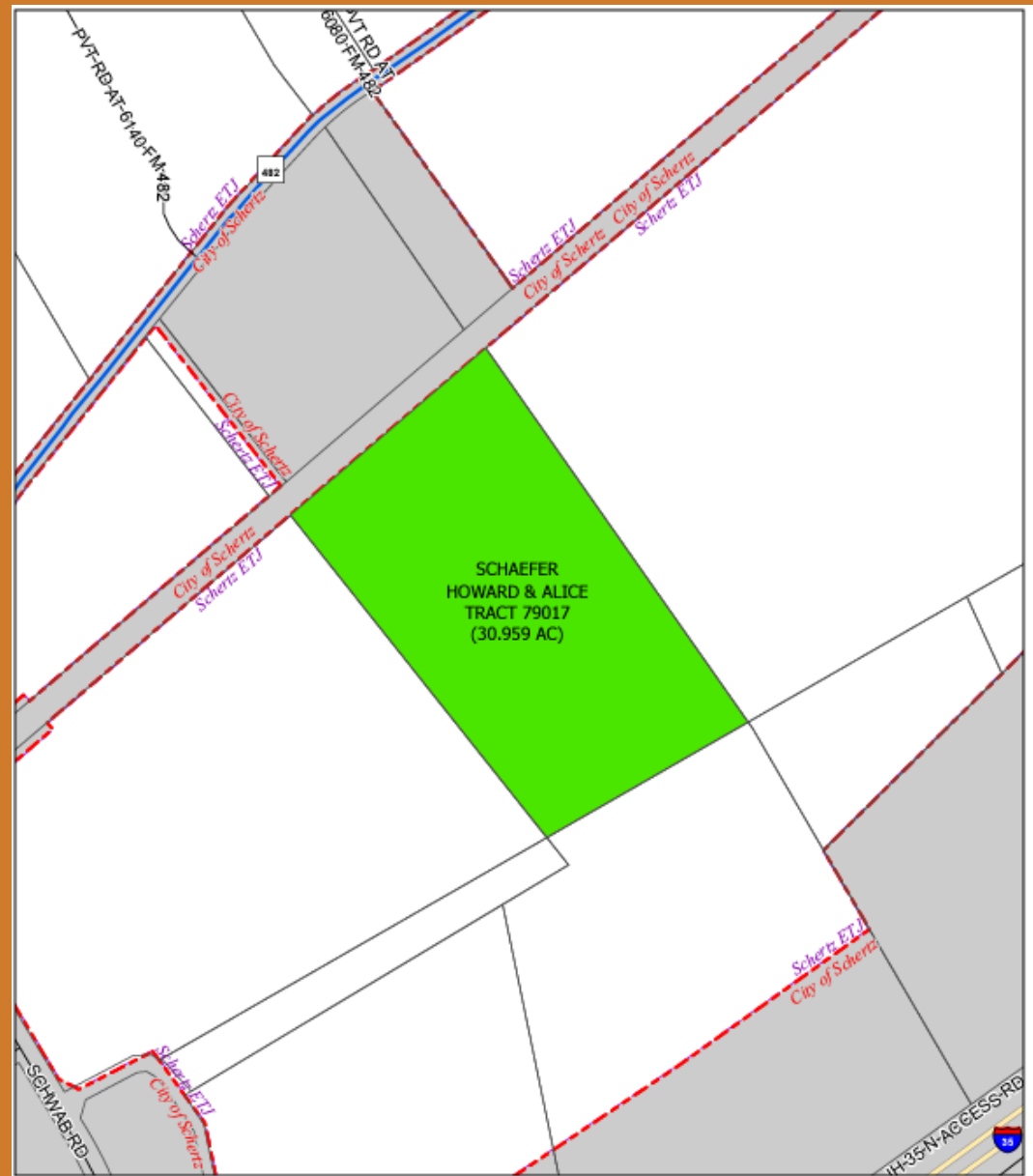
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Last Update: April 11, 2024
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Comal County | Ordinance 24-A-34



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Comal County | Ordinance 24-A-35





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City of Schertz

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-  Annexation Parcels
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Comal County | Ordinance 24-A-36



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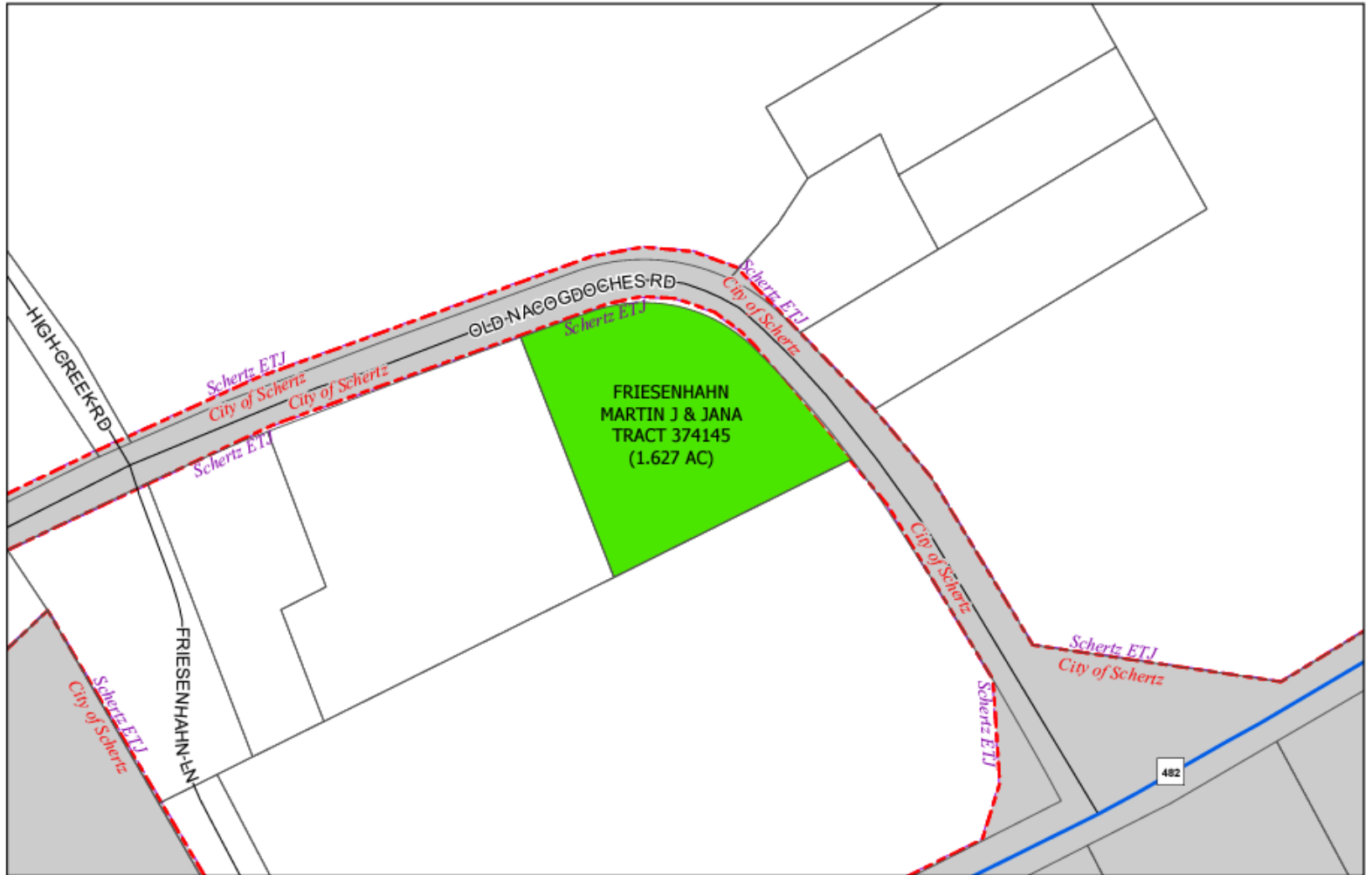
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City of Schertz

- Annexation Parcels
- Schertz Municipal Boundary



Comal County | Ordinance 24-A-37



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City of Schertz

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- Annexation Parcels
- Schertz Municipal Boundary



Comal County | Ordinance 24-A-38





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City of Schertz

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-  Annexation Parcels
-  Schertz Municipal Boundary



Comal County | Ordinance 24-A-39





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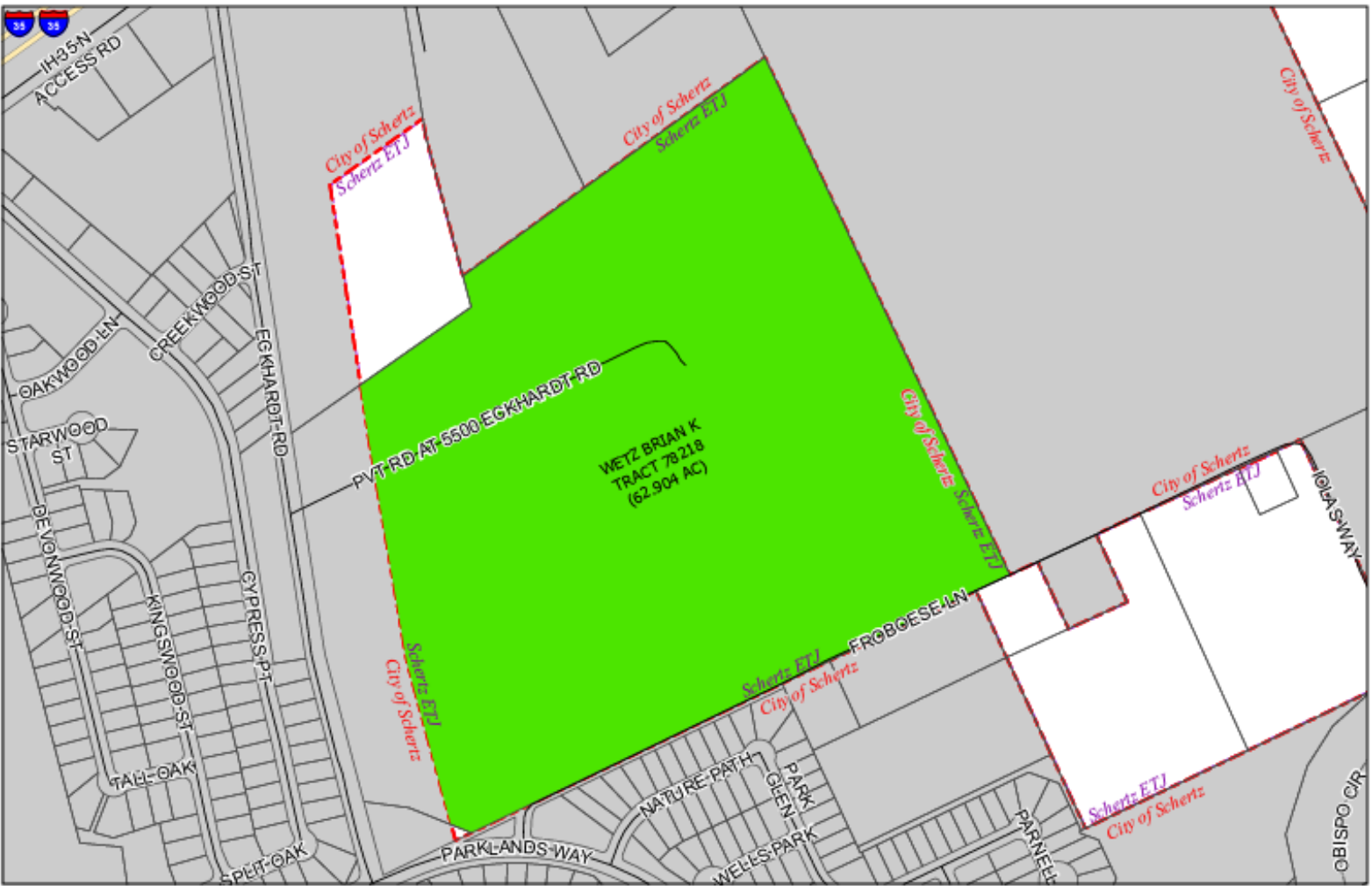
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City of Schertz

-  Annexation Parcels
-  Schertz Municipal Boundary



Comal County | Ordinance 24-A-40



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City of Schertz

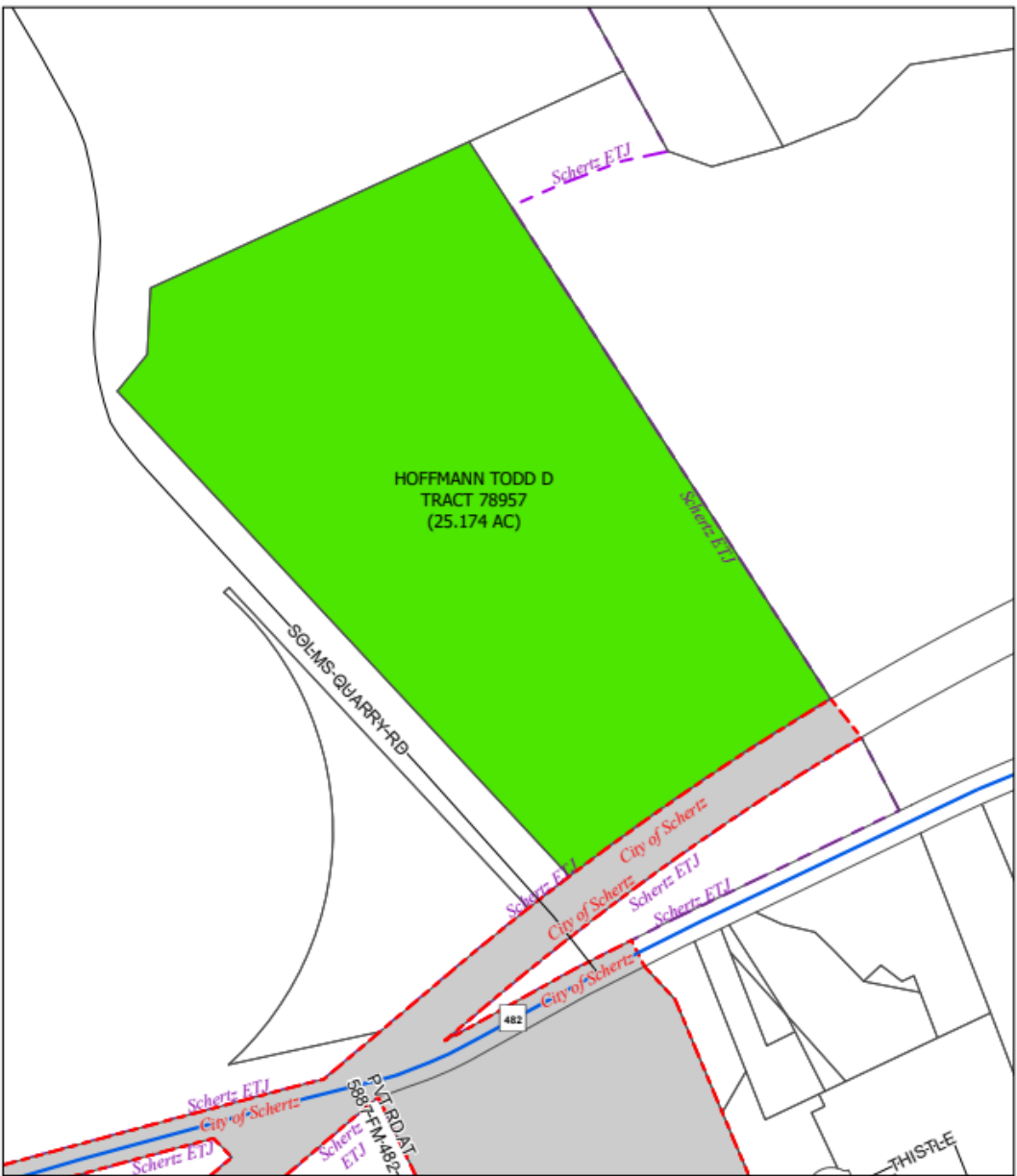
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- Annexation Parcels
- Schertz Municipal Boundary



Comal County | Ordinance 24-A-41



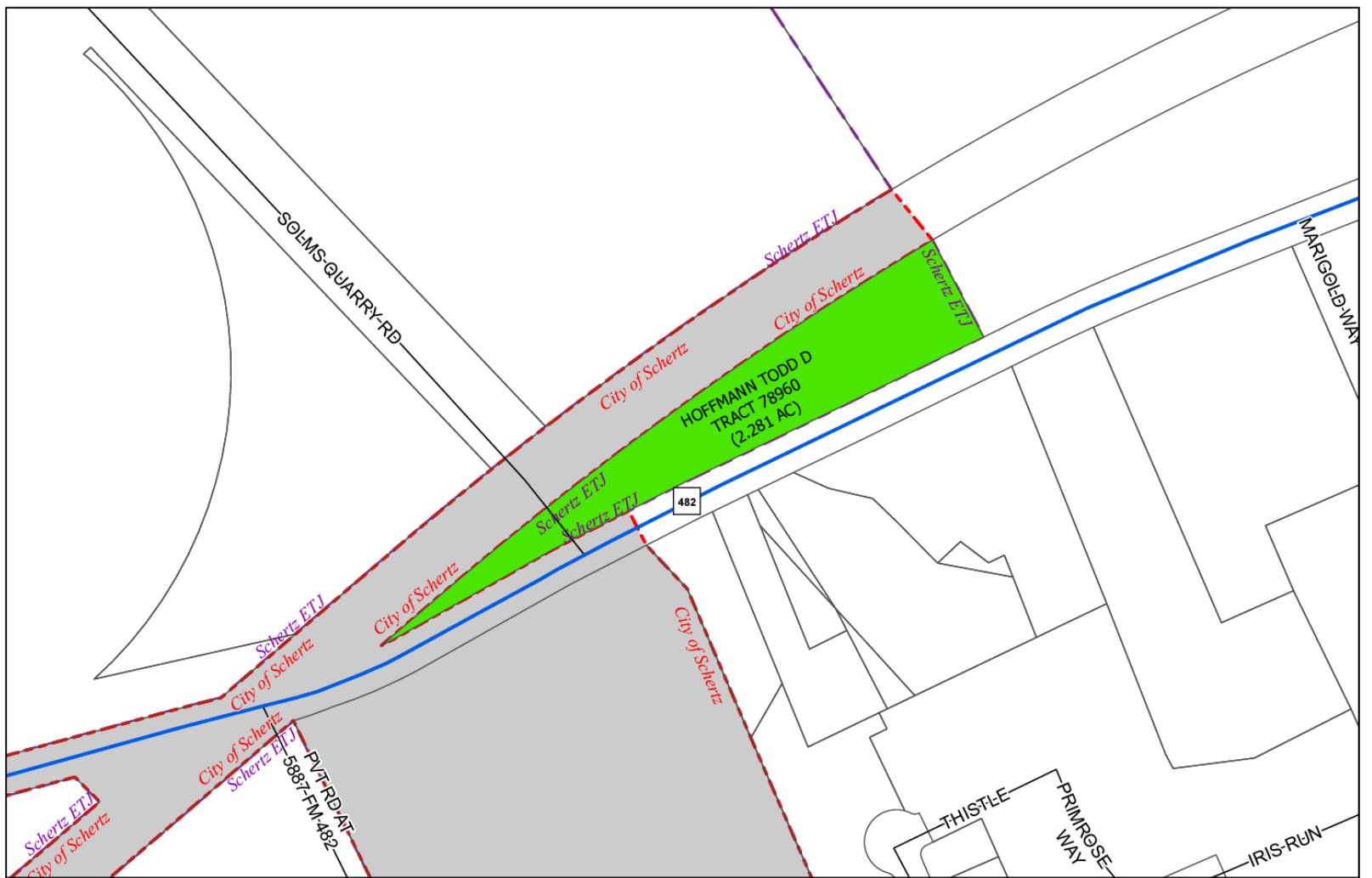
SCHERTZ City of Schertz

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- Annexation Parcels
- Schertz Municipal Boundary

0 100 200 400 600 800 Feet

Comal County | Ordinance 24-A-42







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City of Schertz

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-  Annexation Parcels
-  Schertz Municipal Boundary

0 100 200 400 600 Feet

Comal County | Ordinance 24-A-43



SCHERTZ City of Schertz

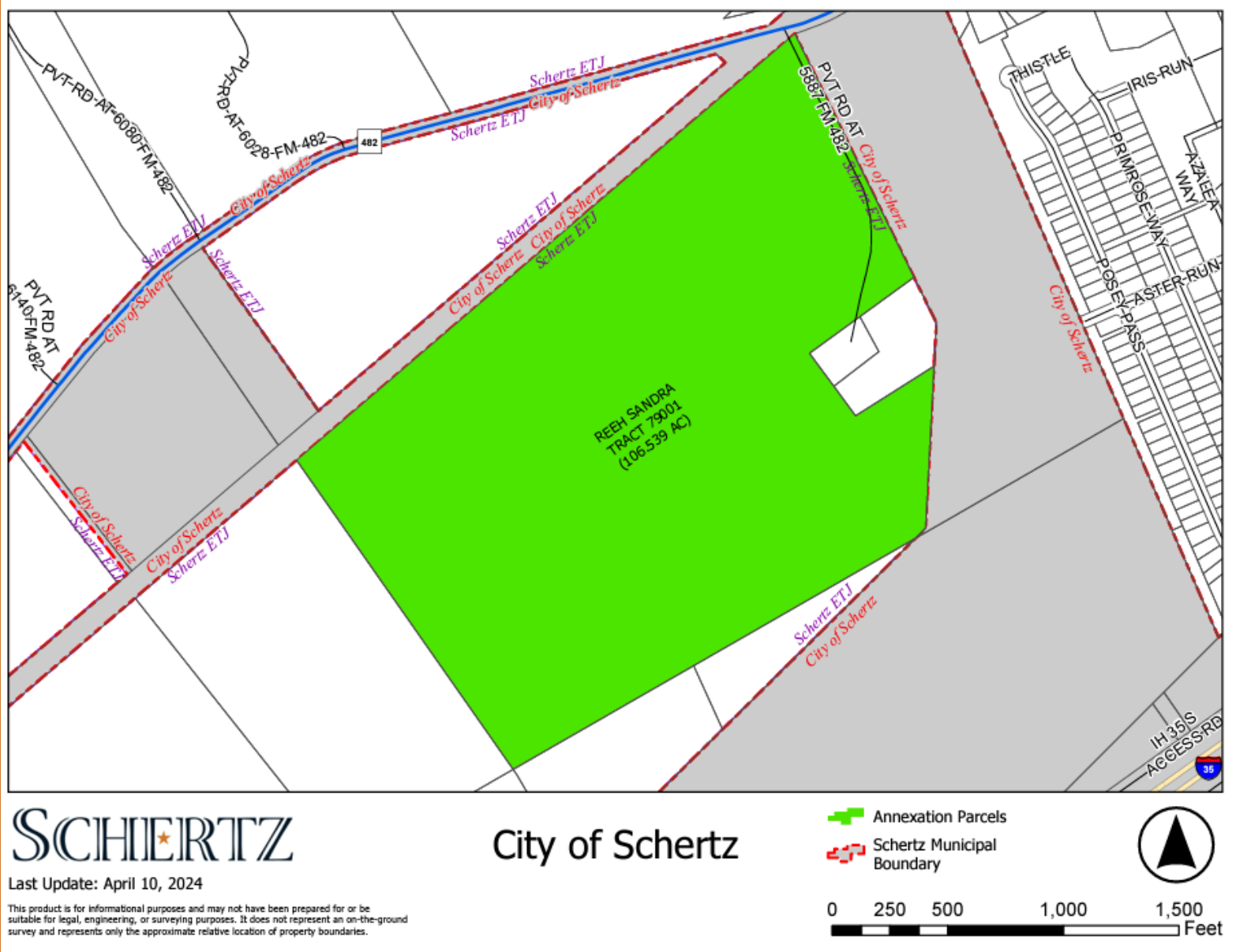
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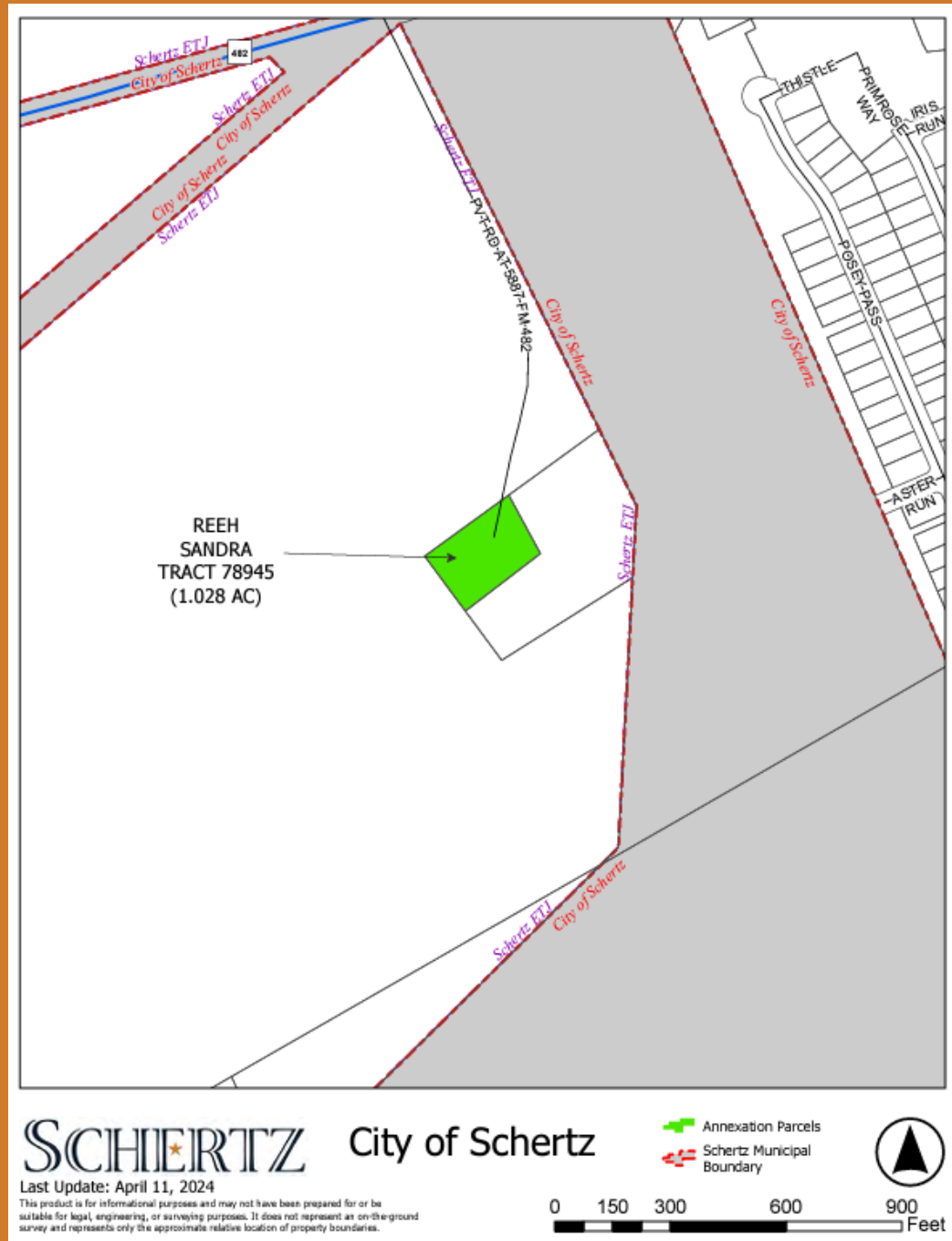
- Annexation Parcels
- Schertz Municipal Boundary



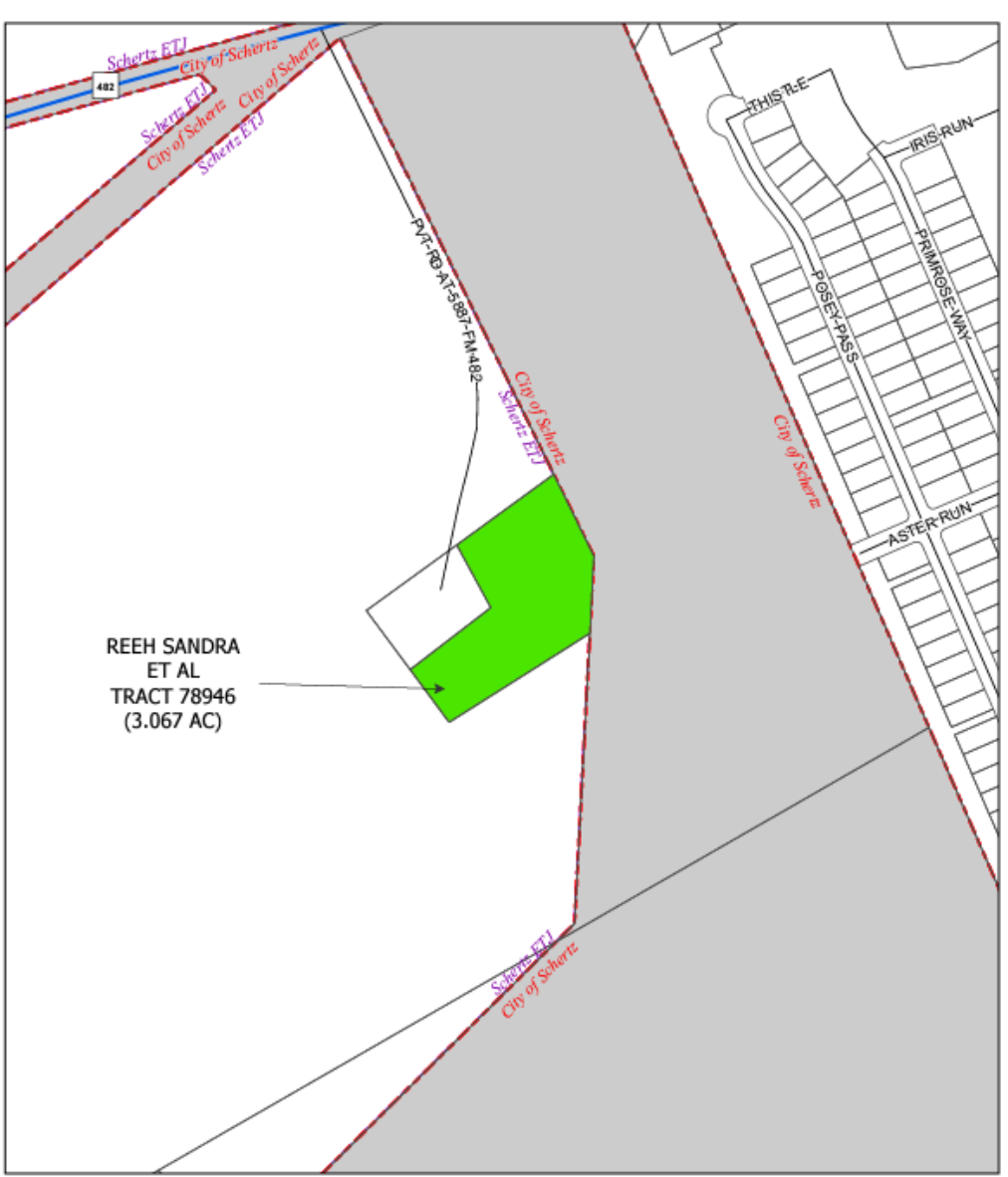
Comal County | Ordinance 24-A-44



Comal County | Ordinance 24-A-45



Comal County | Ordinance 24-A-46



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SCHERTZ City of Schertz

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- Annexation Parcels
- Schertz Municipal Boundary

0 150 300 600 900 Feet



Comal County | Ordinance 24-A-47





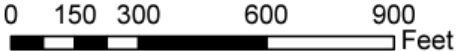
SCHERTZ

City of Schertz

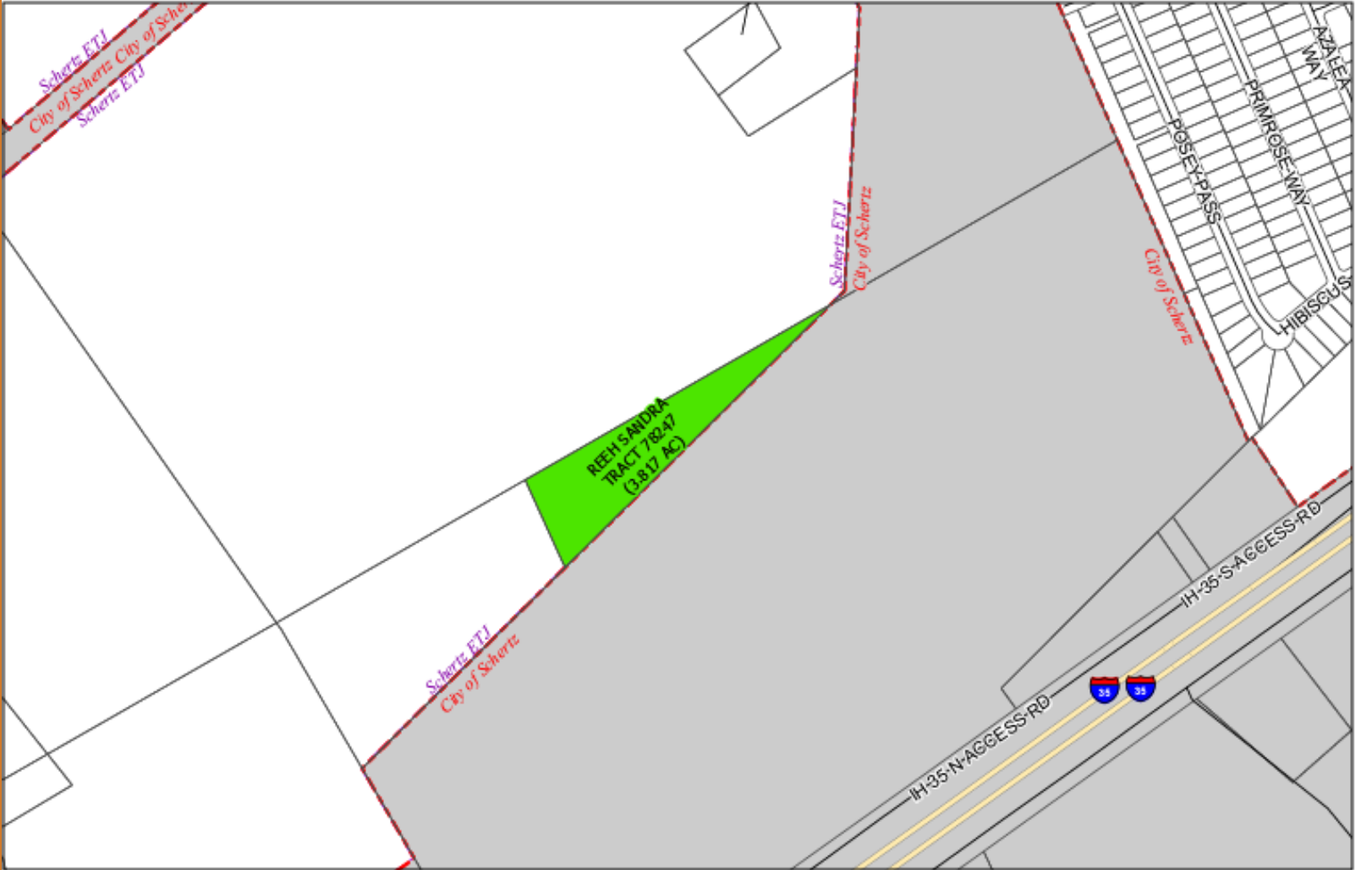
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-  Annexation Parcels
-  Schertz Municipal Boundary



Comal County | Ordinance 24-A-48



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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





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-  Schertz Municipal Boundary



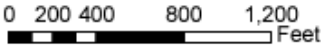
Comal County | Ordinance 24-A-50



SCHERTZ City of Schertz

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- Annexation Parcels
- Schertz Municipal Boundary



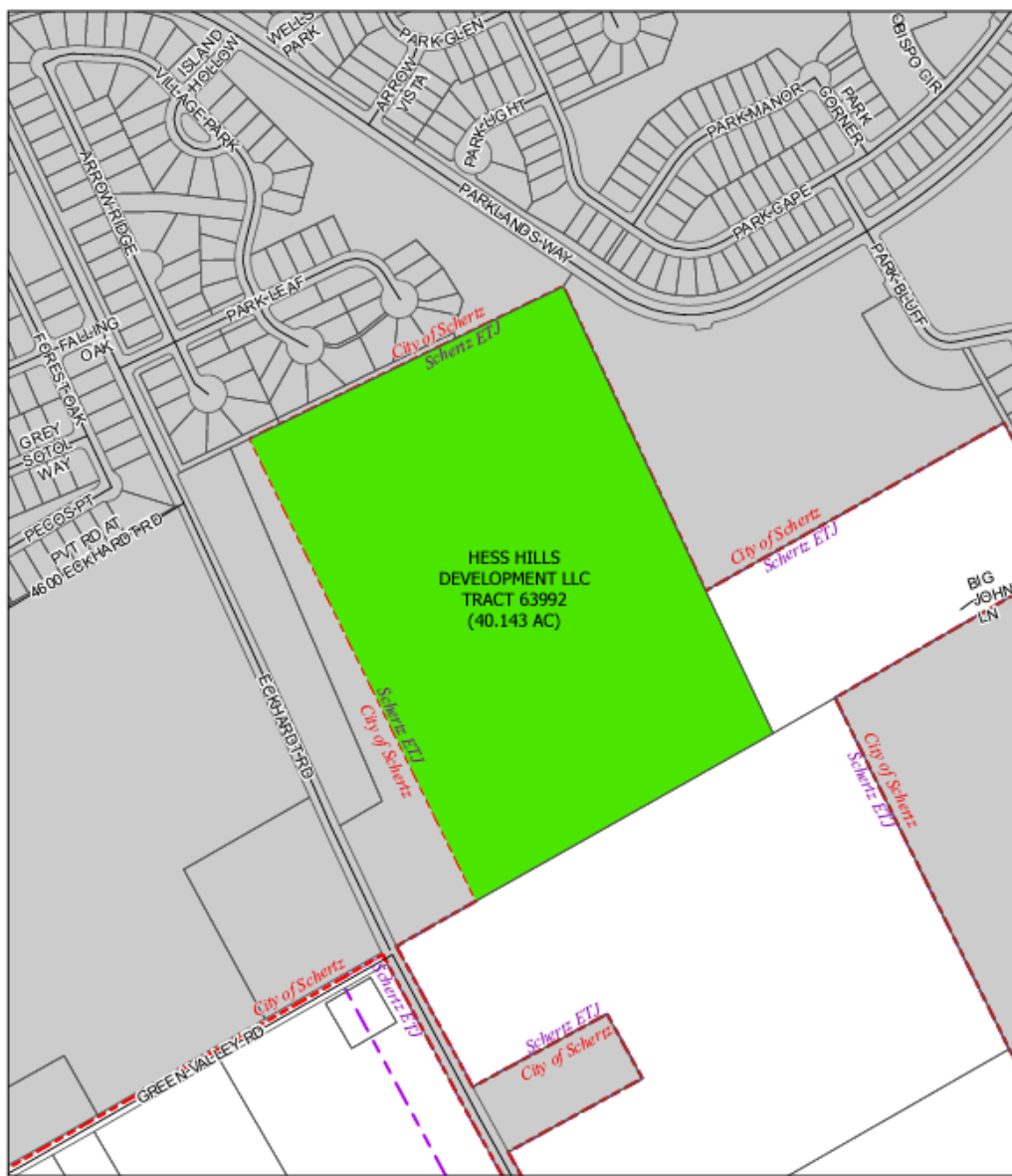
Comal County | Ordinance 24-A-51



Guadalupe County

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

Guadalupe County | Ordinance 24-A-52



SCHERTZ City of Schertz

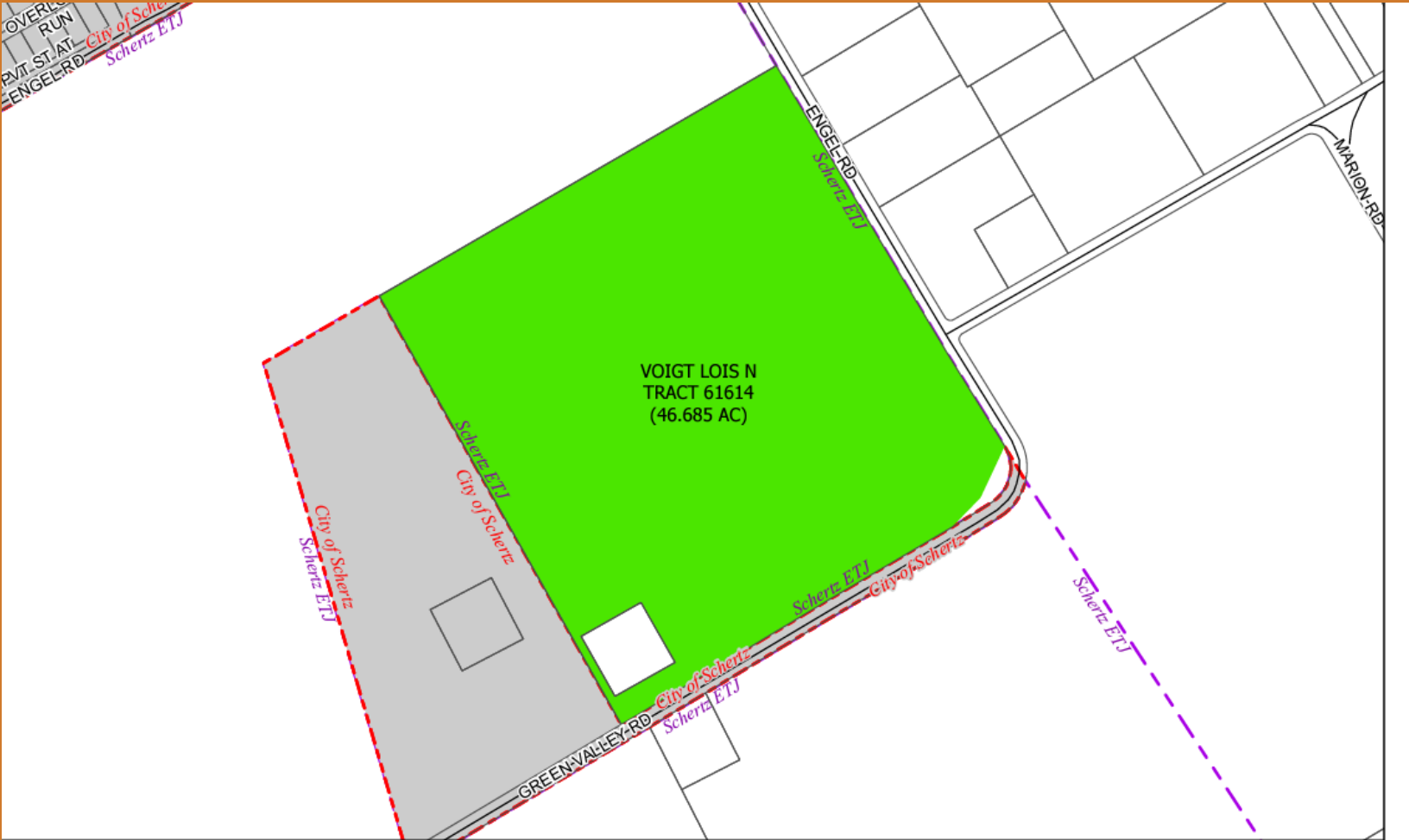
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- Annexation Parcels
- Schertz Municipal Boundary





Guadalupe County | Ordinance 24-A-53



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City of Schertz

-  Annexation Parcels
-  Schertz Municipal Boundary

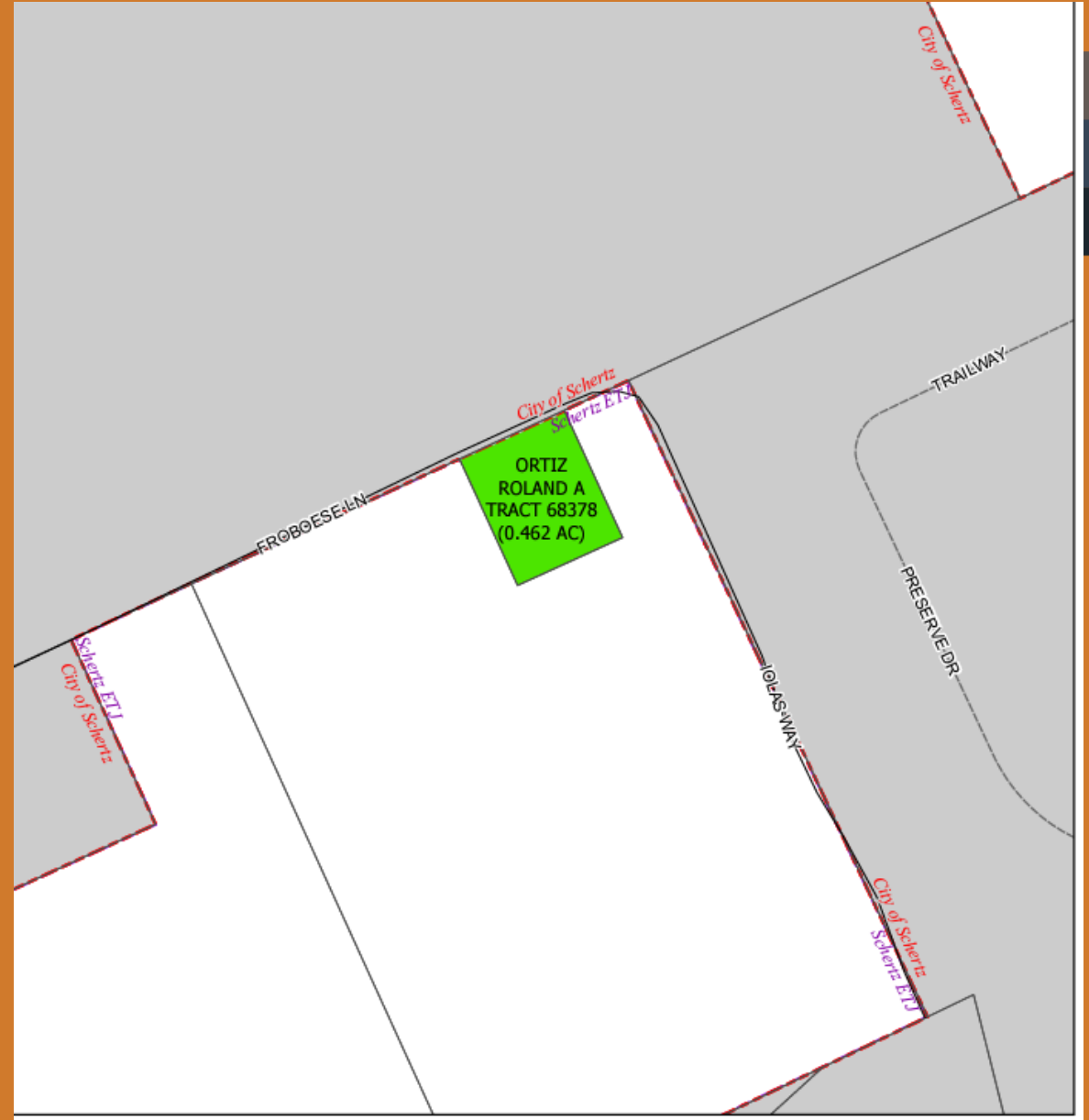


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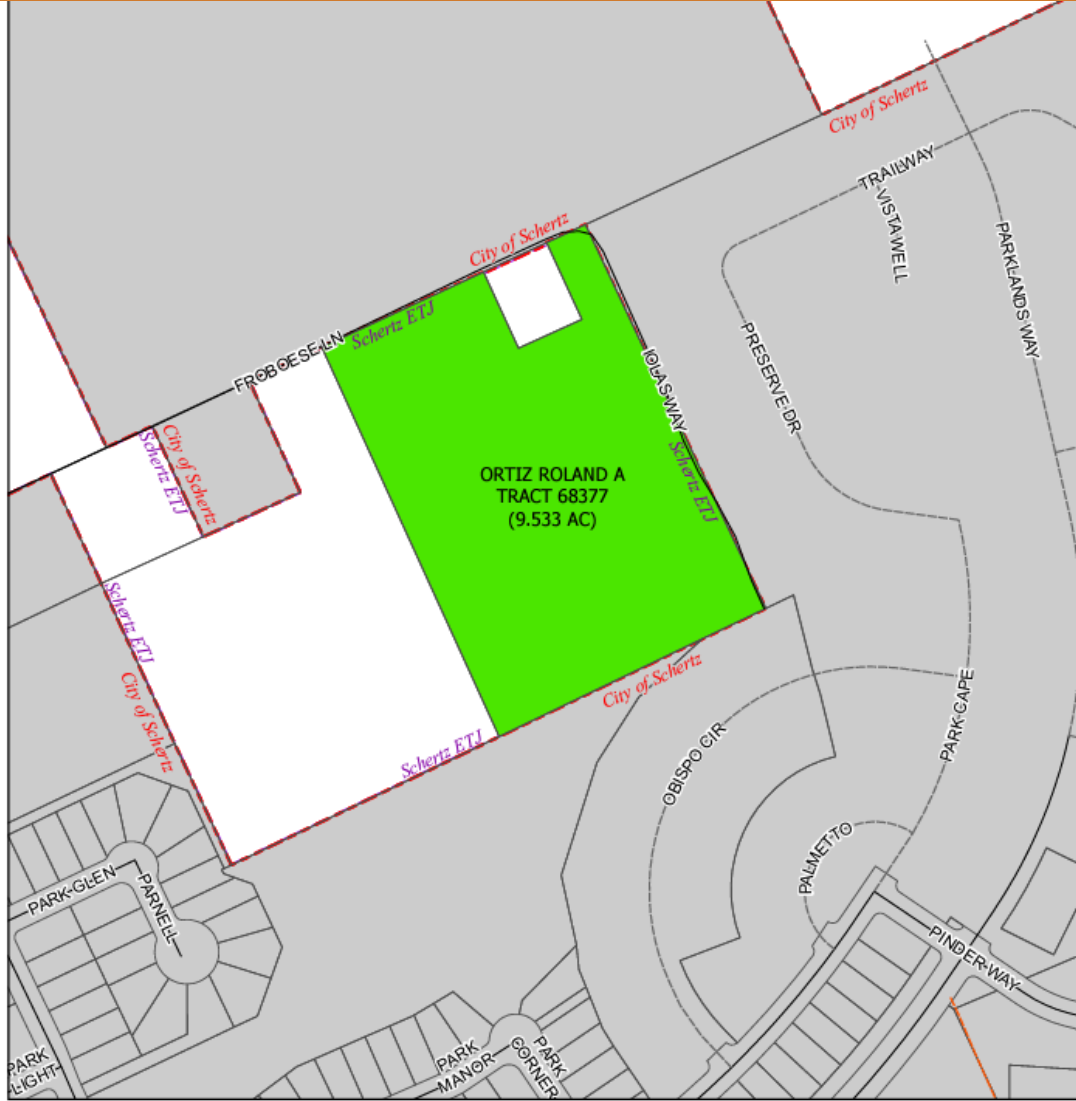
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Guadalupe County | Ordinance 24-A-54





Guadalupe County | Ordinance 24-A-55



SCHERTZ City of Schertz

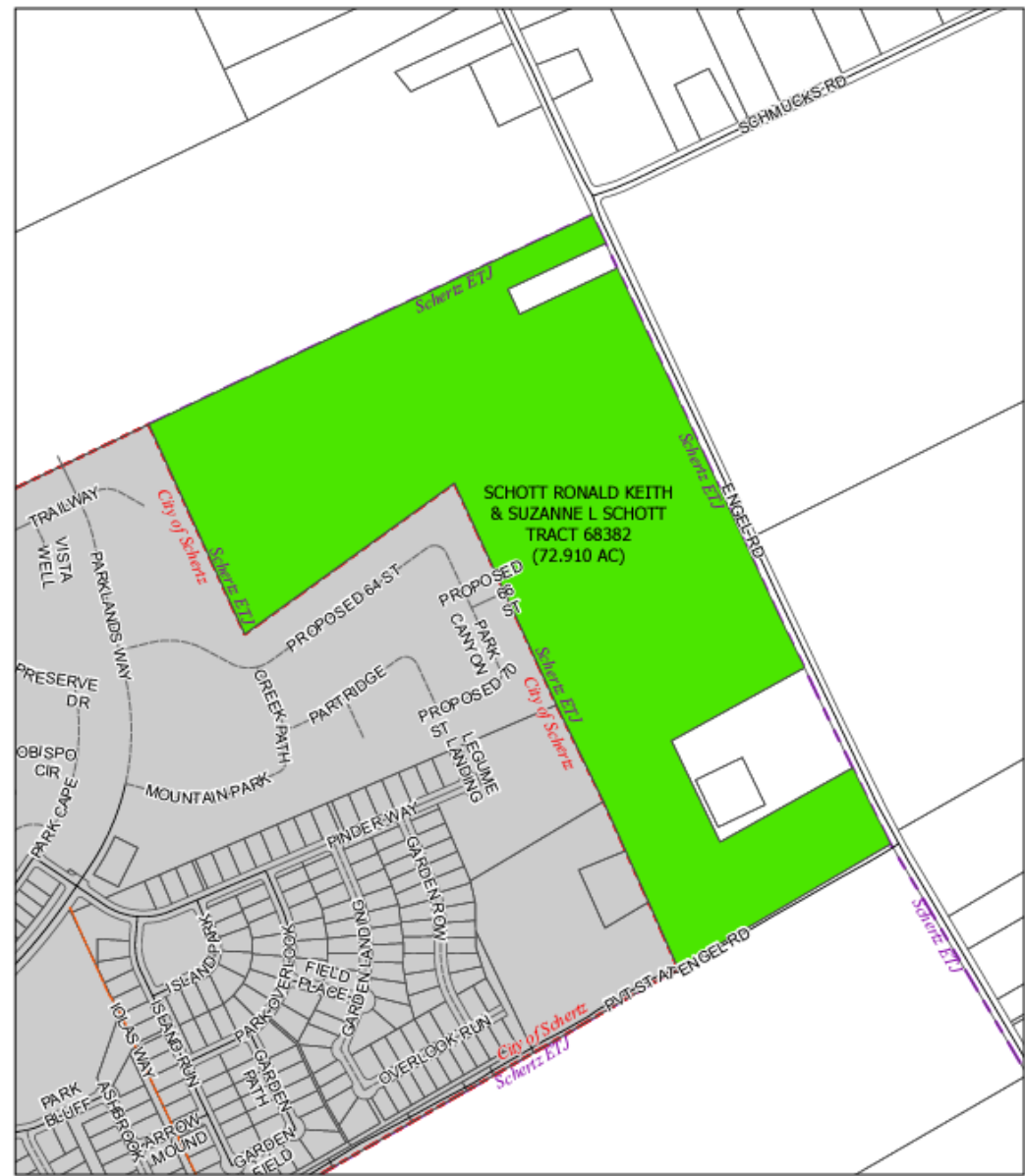
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Guadalupe County | Ordinance 24-A-56

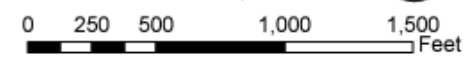


SCHERTZ City of Schertz

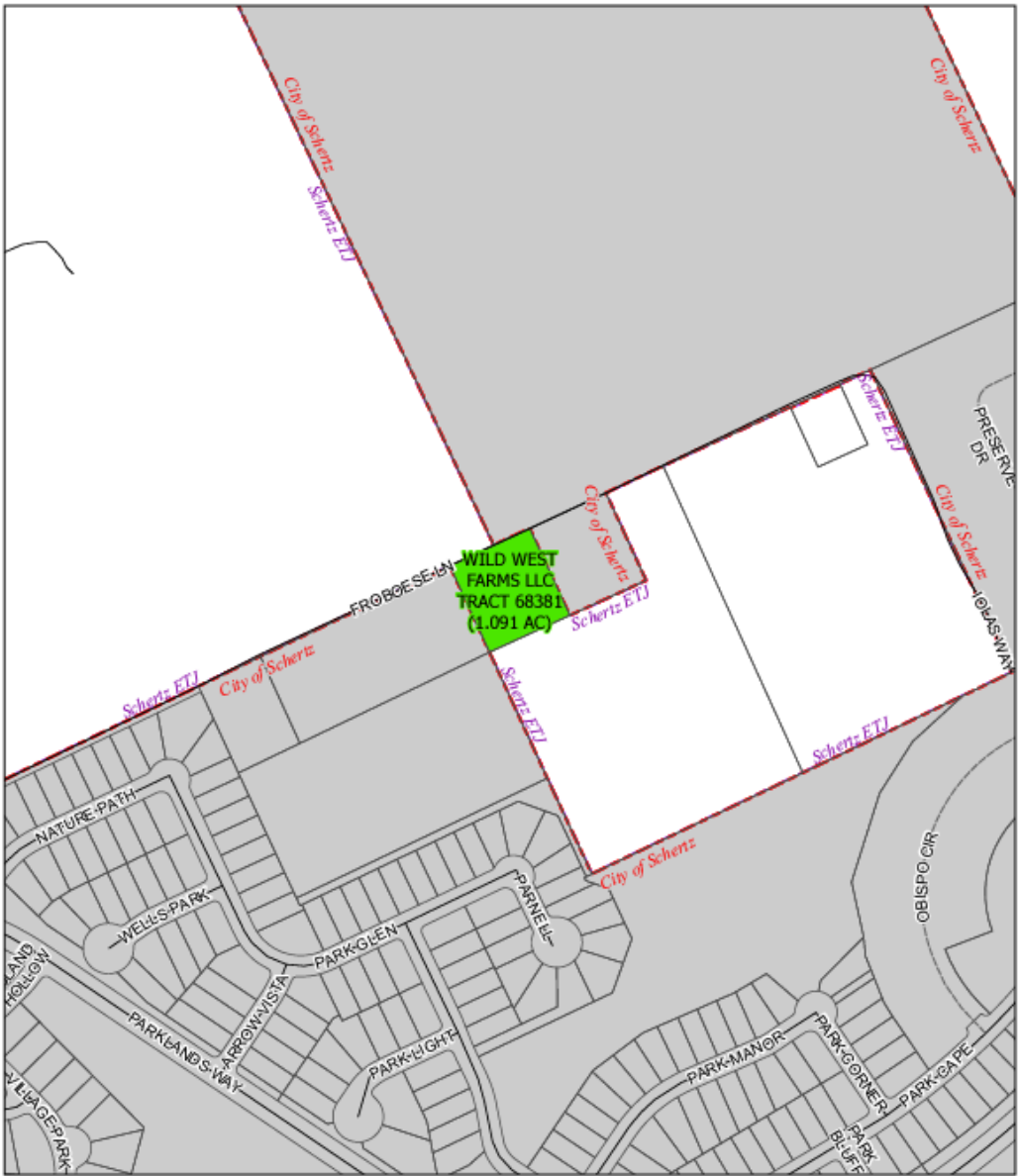
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Annexation Parcels
Schertz Municipal Boundary



Guadalupe County | Ordinance 24-A-57



SCHERTZ City of Schertz

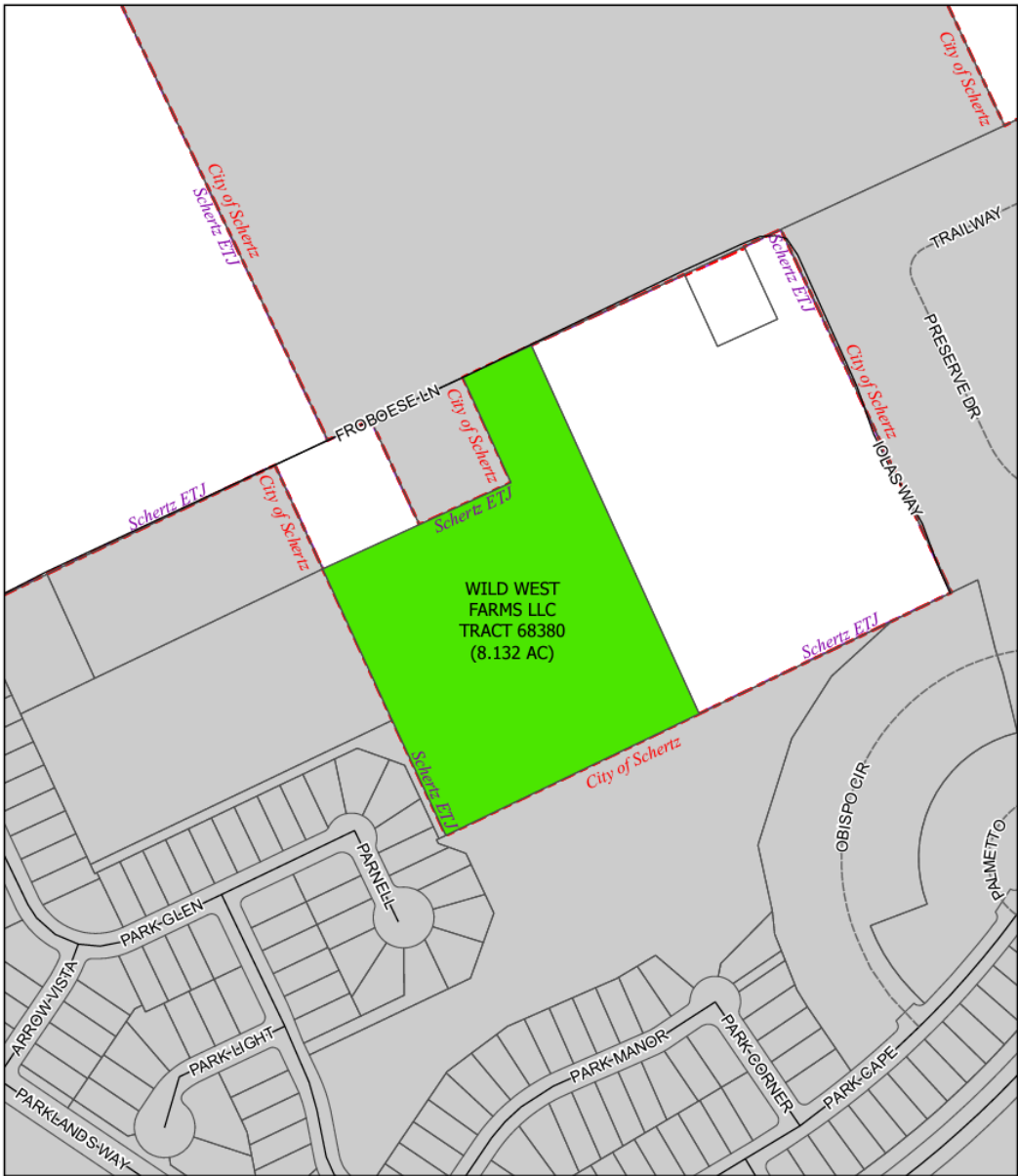
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Guadalupe County | Ordinance 24-A-58



SCHERTZ City of Schertz

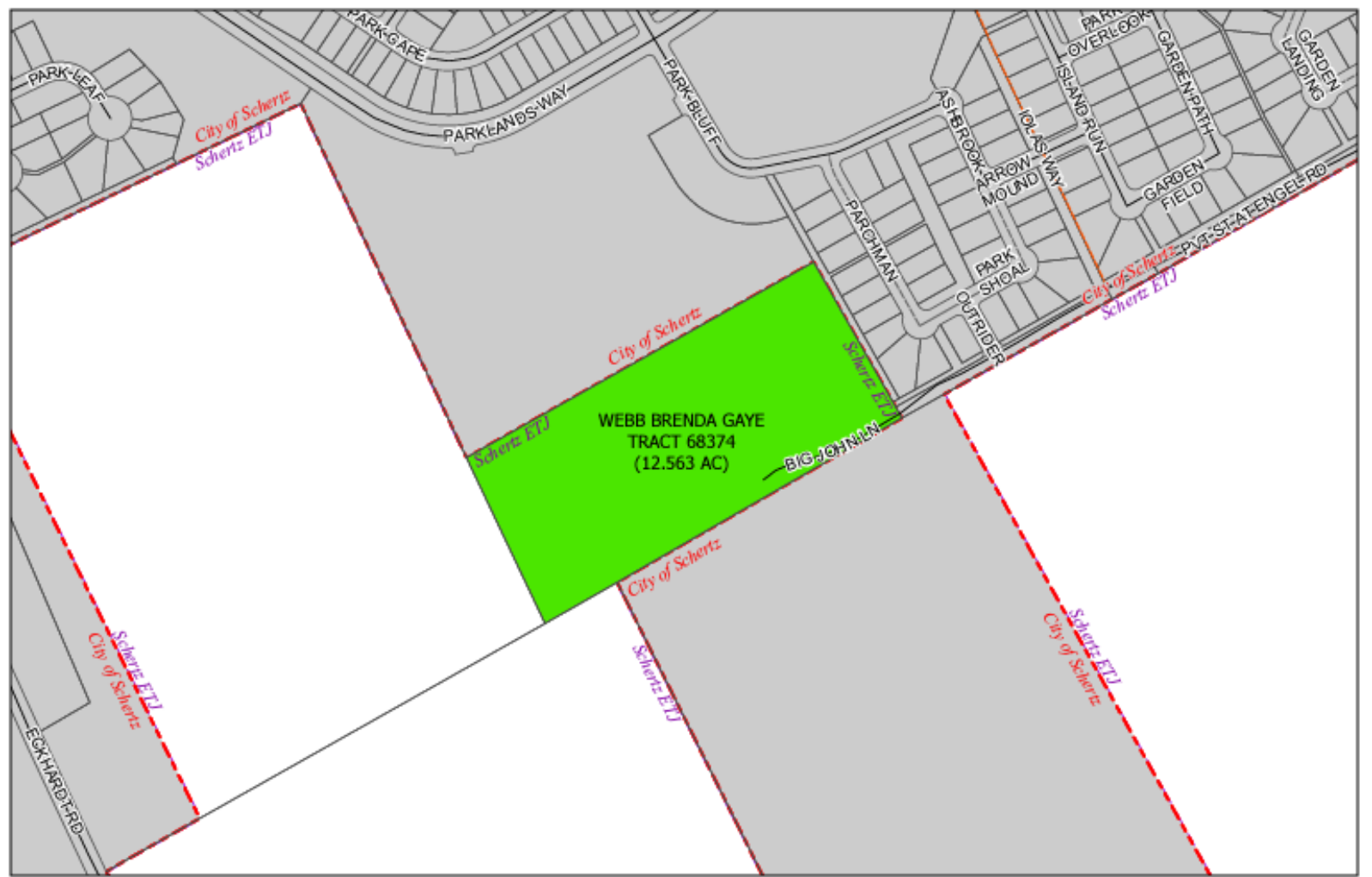
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Annexation Parcels
Schertz Municipal Boundary



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





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City of Schertz

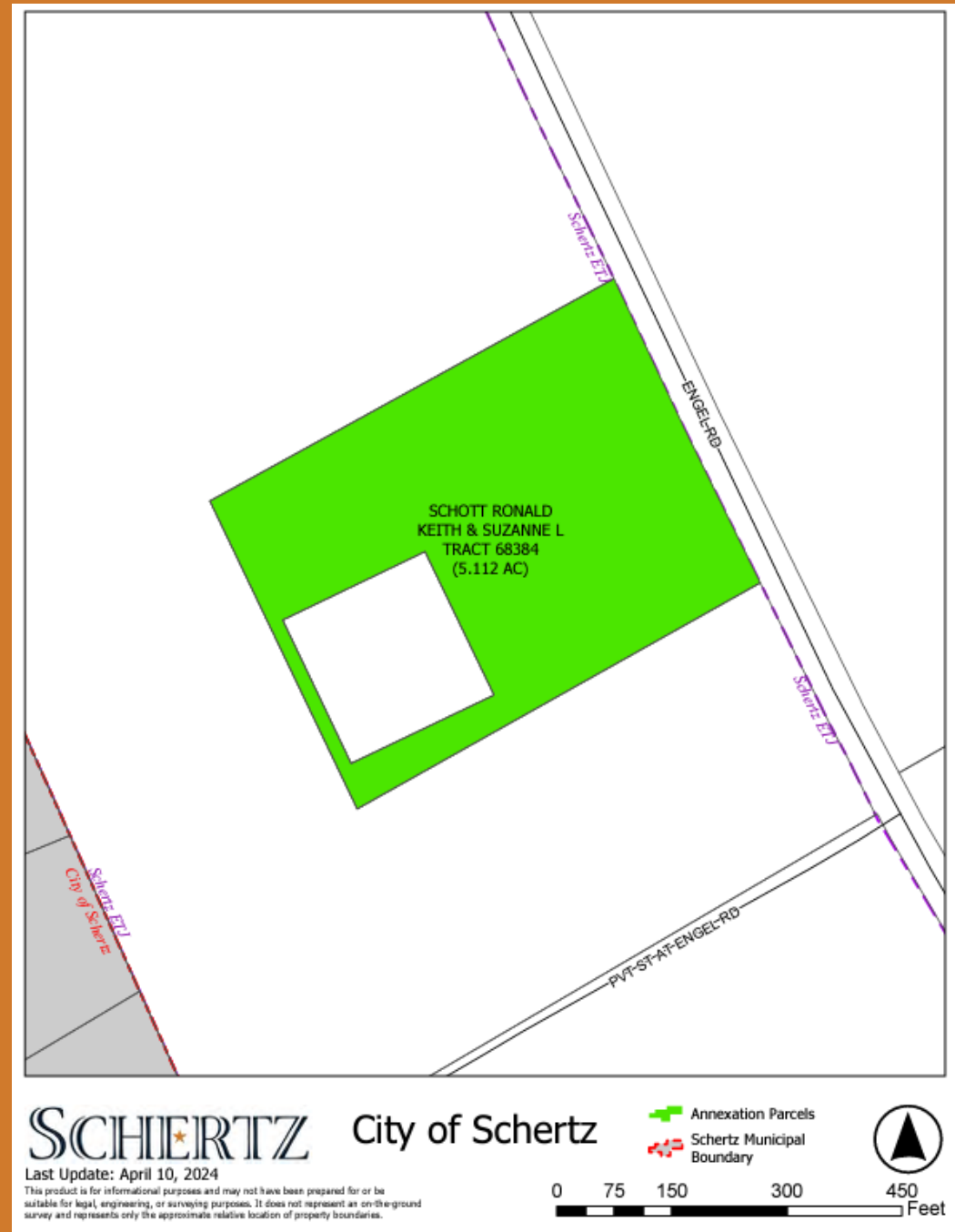
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Guadalupe County | Ordinance 24-A-61





Guadalupe County | Ordinance 24-A-62



SCHERTZ City of Schertz

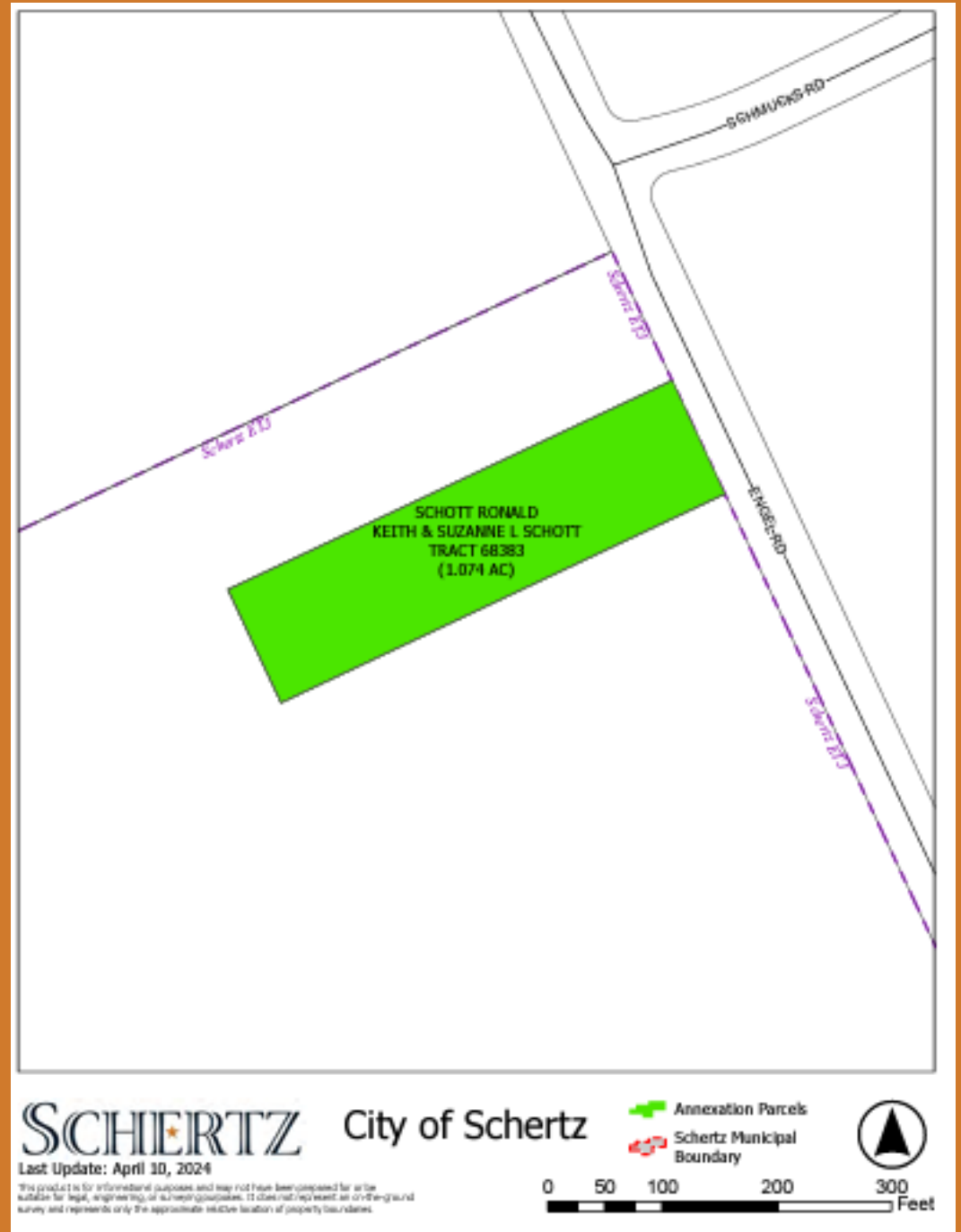
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Guadalupe County | Ordinance 24-A-63





Guadalupe County | Ordinance 24-A-65



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