

An aerial photograph of a suburban neighborhood during the golden hour of sunset. The scene is dominated by rows of houses with light-colored roofs and walls. In the center-right, a prominent water tower stands out, with the word 'SCHERTZ' written on its upper section. The sky is a warm, hazy orange, and the overall lighting is soft and directional, coming from the right. A blue vertical bar is visible on the far left edge of the image.

Annexations- Bexar 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.

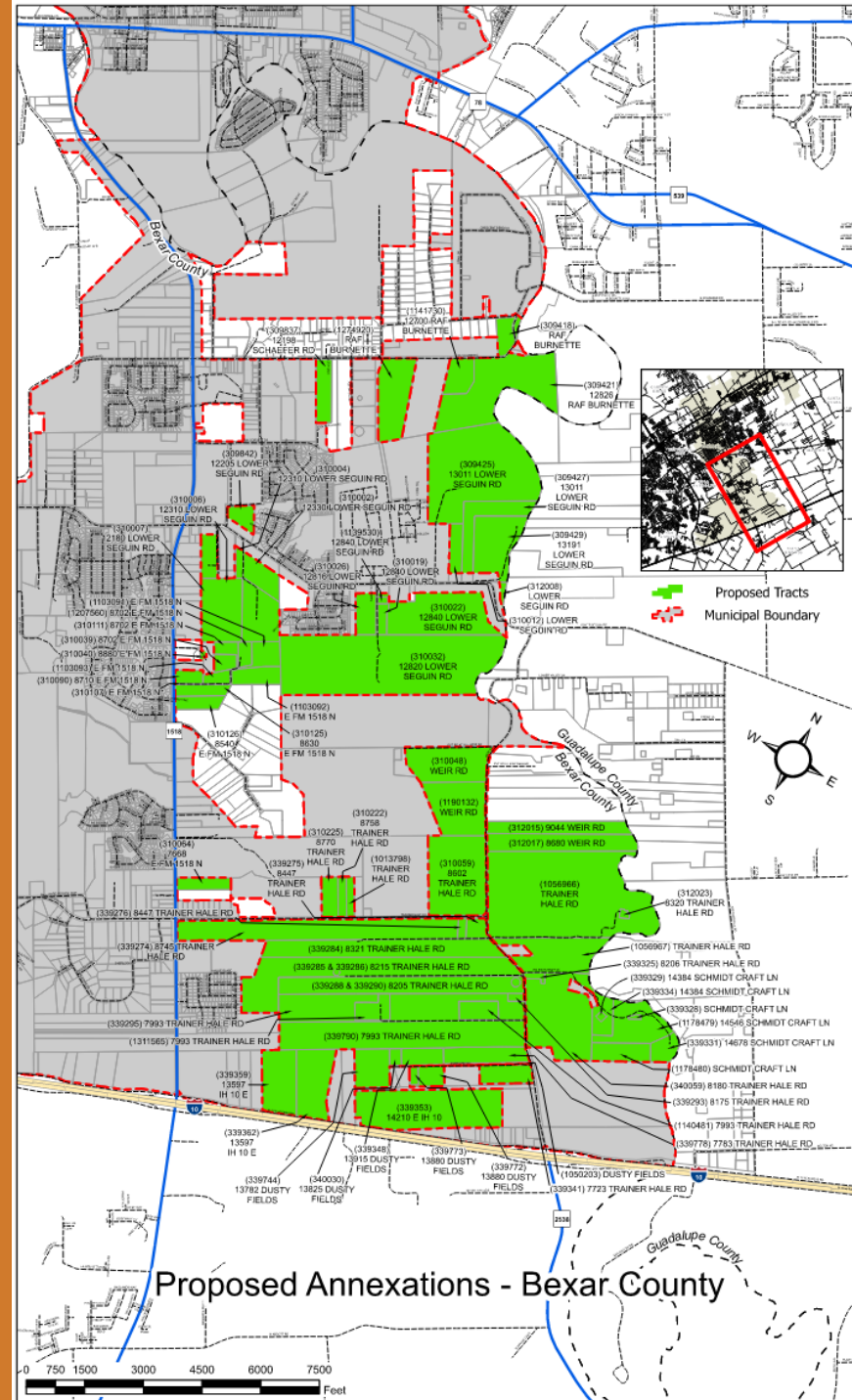
In 2010 and 2011 the City of Schertz entered into Delayed Annexation Development Agreements with property owners based on Texas Local Government Code Section 43.016. Per the agreements that were signed and executed specifically Section 5. Term; Annexation at End of Term stipulates that ten (10) years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

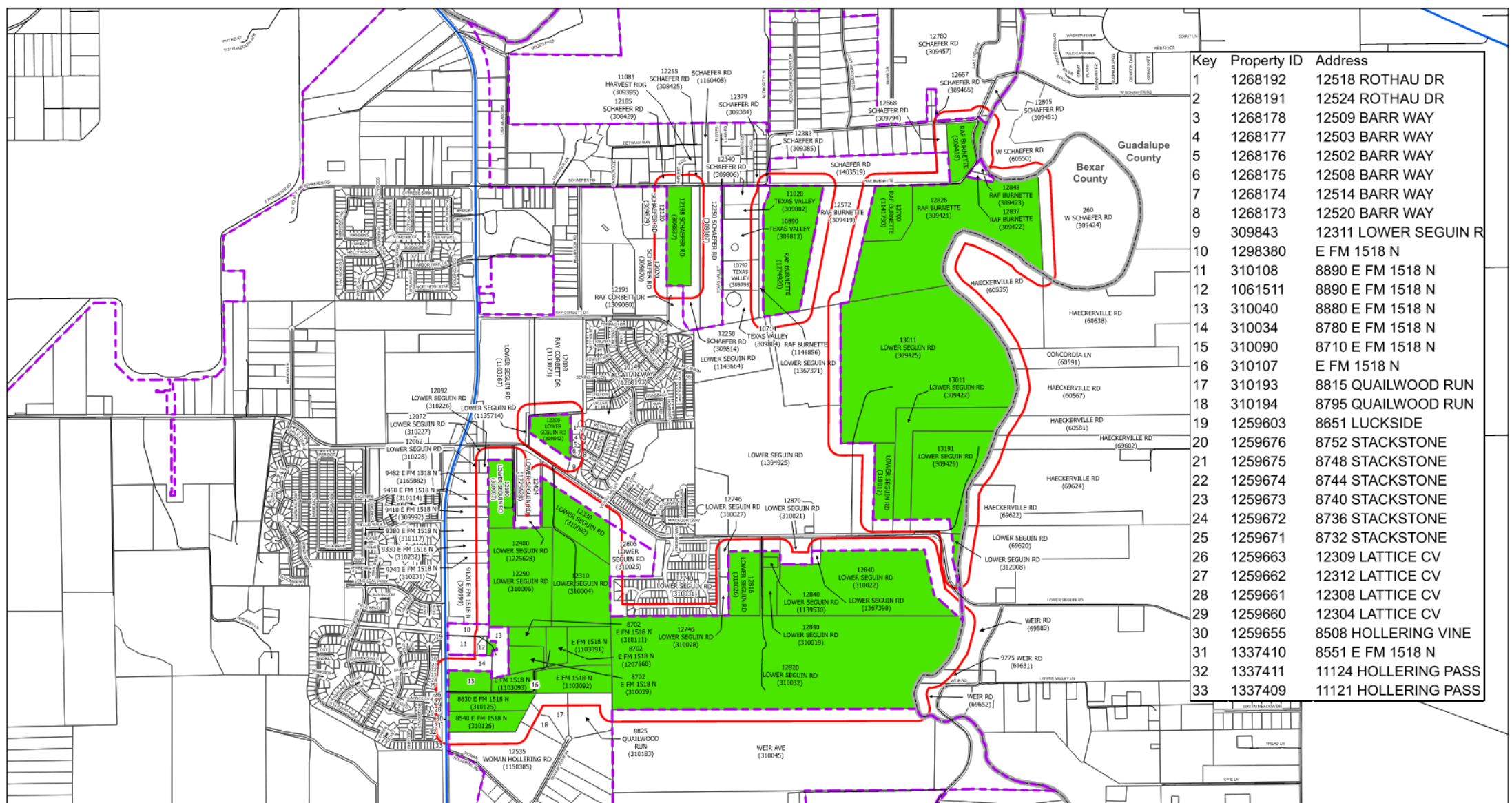
Background Continued

- 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-42 approved by City Council on April 16, 2024 accepted petitions for voluntary annexation of 74 properties, approximately 2,200 acres within Bexar County. The following Ordinances 24-A-66 through 24-A-139 if approved, would annex 74 properties within Bexar County.
- The Planning and Zoning Commission held public hearings for the associated zoning for the subject properties on May 8, 2024 and on May 15, 2024 for Bexar County Property ID 339359. The Planning and Zoning Commission meetings 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 Bexar County. A public hearing notice was mailed to SCUC 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 Bexar 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.





Key	Property ID	Address
1	1268192	12518 ROTHAU DR
2	1268191	12524 ROTHAU DR
3	1268178	12509 BARR WAY
4	1268177	12503 BARR WAY
5	1268176	12502 BARR WAY
6	1268175	12508 BARR WAY
7	1268174	12514 BARR WAY
8	1268173	12520 BARR WAY
9	309843	12311 LOWER SEGUIN RD
10	1298380	E FM 1518 N
11	310108	8890 E FM 1518 N
12	1061511	8890 E FM 1518 N
13	310040	8880 E FM 1518 N
14	310034	8780 E FM 1518 N
15	310090	8710 E FM 1518 N
16	310107	E FM 1518 N
17	310193	8815 QUAILWOOD RUN
18	310194	8795 QUAILWOOD RUN
19	1259603	8651 LUCKSIDE
20	1259676	8752 STACKSTONE
21	1259675	8748 STACKSTONE
22	1259674	8744 STACKSTONE
23	1259673	8740 STACKSTONE
24	1259672	8736 STACKSTONE
25	1259671	8732 STACKSTONE
26	1259663	12309 LATTICE CV
27	1259662	12312 LATTICE CV
28	1259661	12308 LATTICE CV
29	1259660	12304 LATTICE CV
30	1259655	8508 HOLLERING VINE
31	1337410	8551 E FM 1518 N
32	1337411	11124 HOLLERING PASS
33	1337409	11121 HOLLERING PASS



Last update: April 9, 2024

City of Schertz, GIS Specialist: Bill Gardner, bgardner@schertz.com (210) 619-1185

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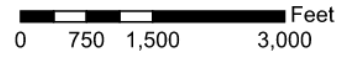
City of Schertz

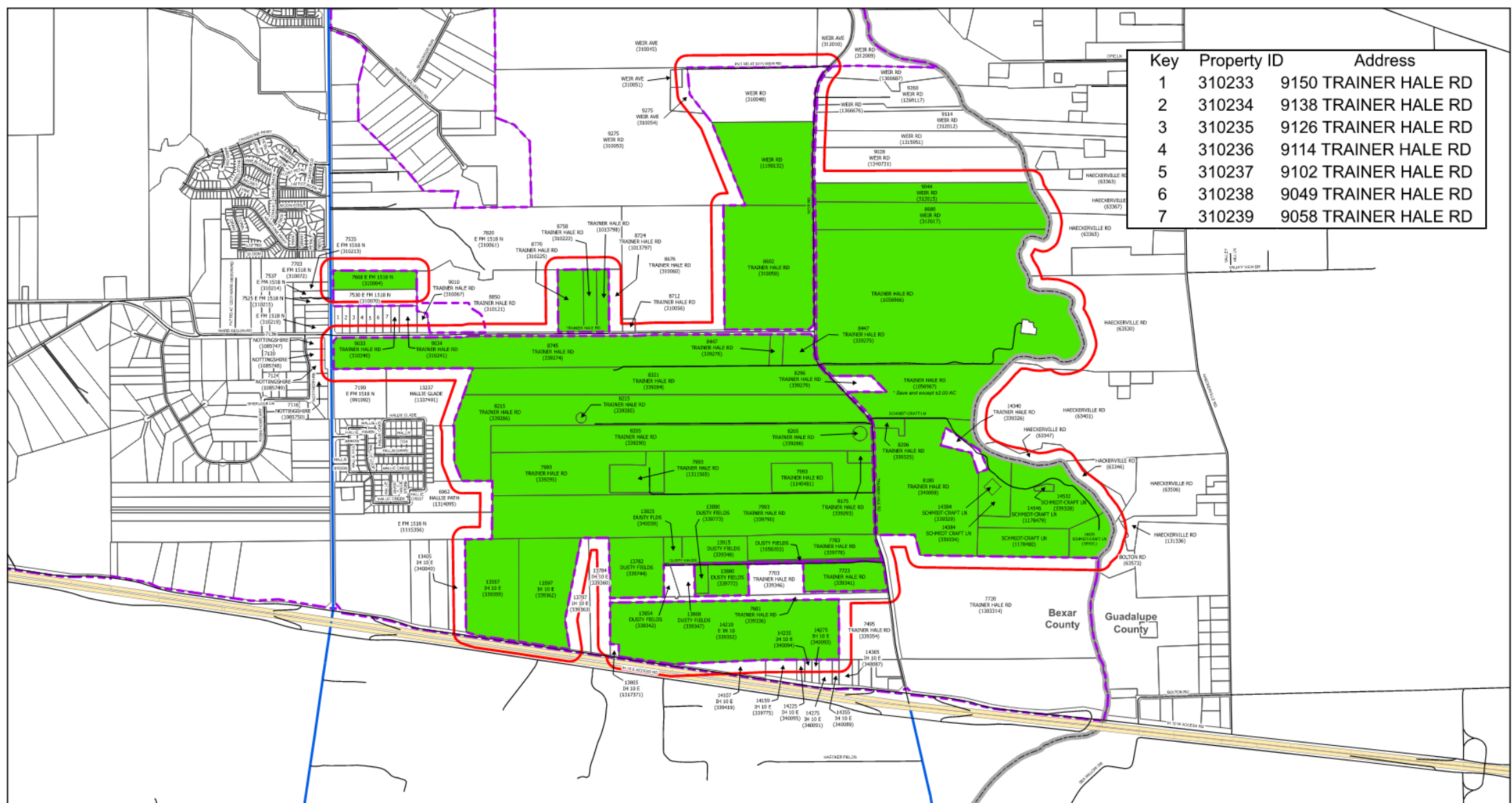
2024 Annexations

Bexar County

Northern Section

- 200' Buffer
- Municipal Boundary
- Parcels
- Annexation Parcels





Key	Property ID	Address
1	310233	9150 TRAINER HALE RD
2	310234	9138 TRAINER HALE RD
3	310235	9126 TRAINER HALE RD
4	310236	9114 TRAINER HALE RD
5	310237	9102 TRAINER HALE RD
6	310238	9049 TRAINER HALE RD
7	310239	9058 TRAINER HALE RD



Last update: May 23, 2024

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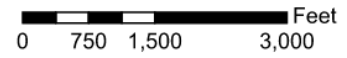
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City of Schertz

2024 Annexations

Bexar County Southern Section

- 200' Buffer
- Municipal Boundary
- Parcels
- Annexation Parcels





Recommendation

Staff recommends approval of Ordinances 24-A-66 through 24-A-139, for voluntary annexation for approximately 2,200 acres within Bexar County.



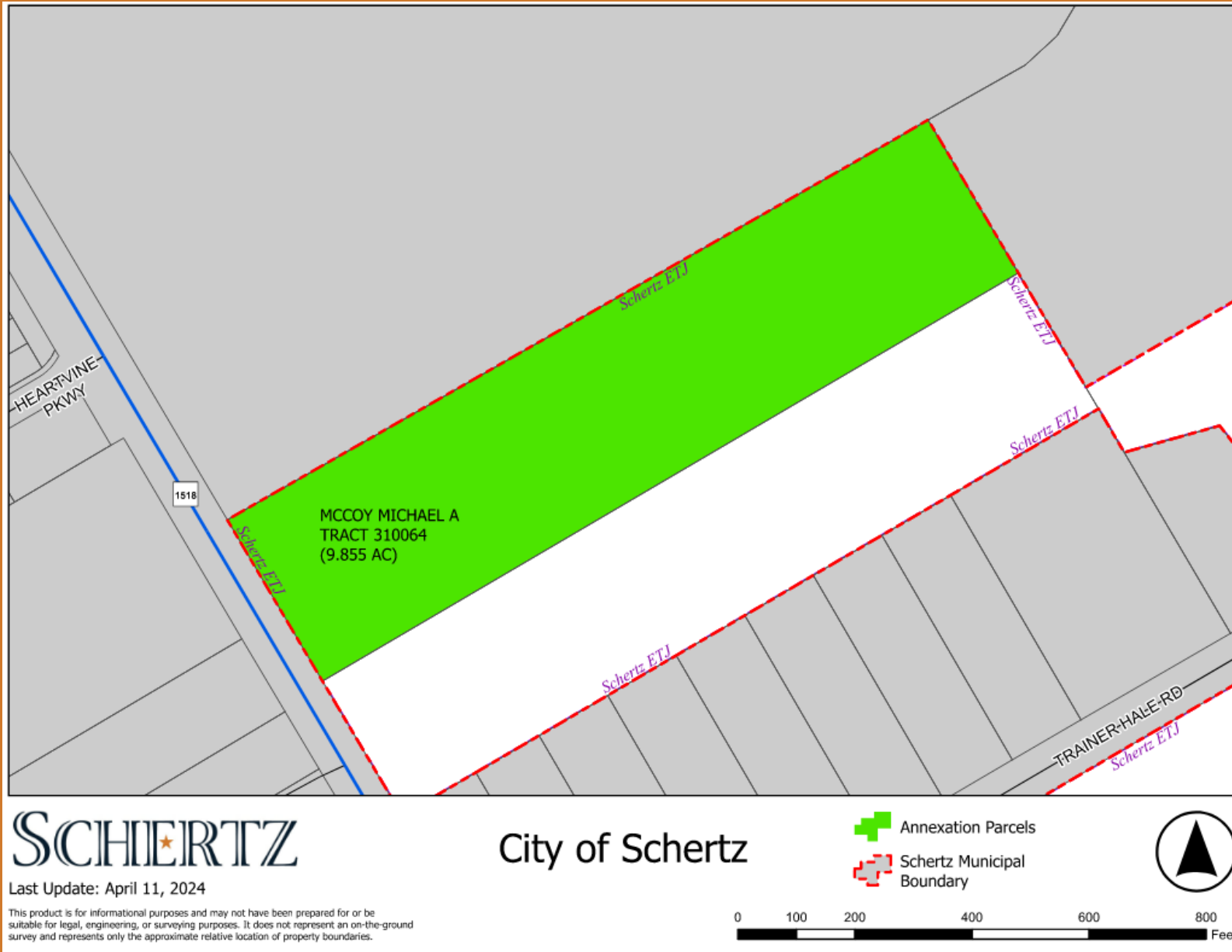
City Council

- City Council conducted individual public hearings on Ordinances 24-A-66 through Ordinance 24-A-139 on June 4, 2024.
- City Council unanimously approved each ordinance, Ordinances 24-A-66 through 24-A-139, at the June 4, 2024 City Council meeting, which can be viewed on YouTube.

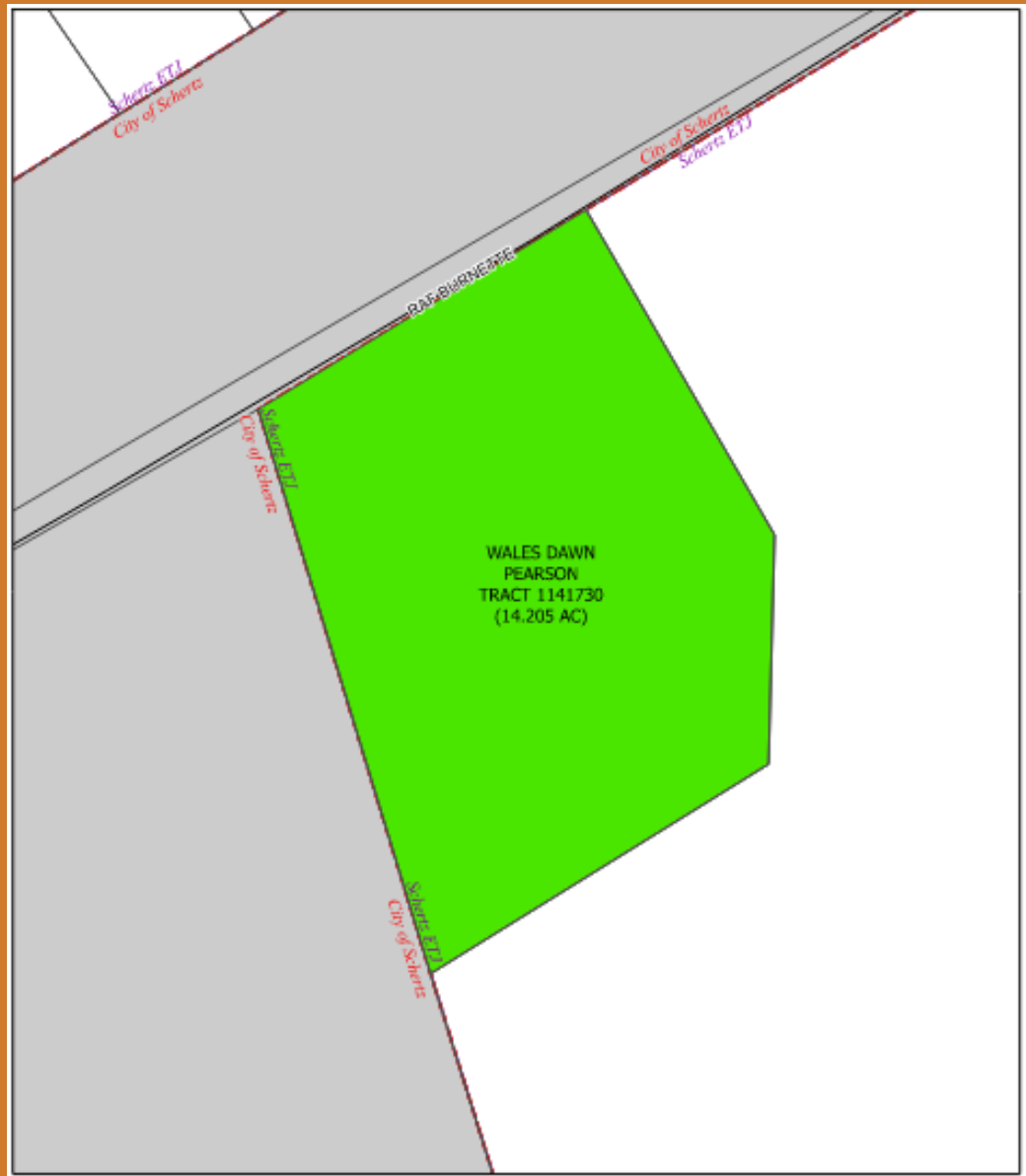
COMMENTS AND QUESTIONS

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Ordinance 24-A-66



Ordinance 24-A-67



SCHERTZ City of Schertz

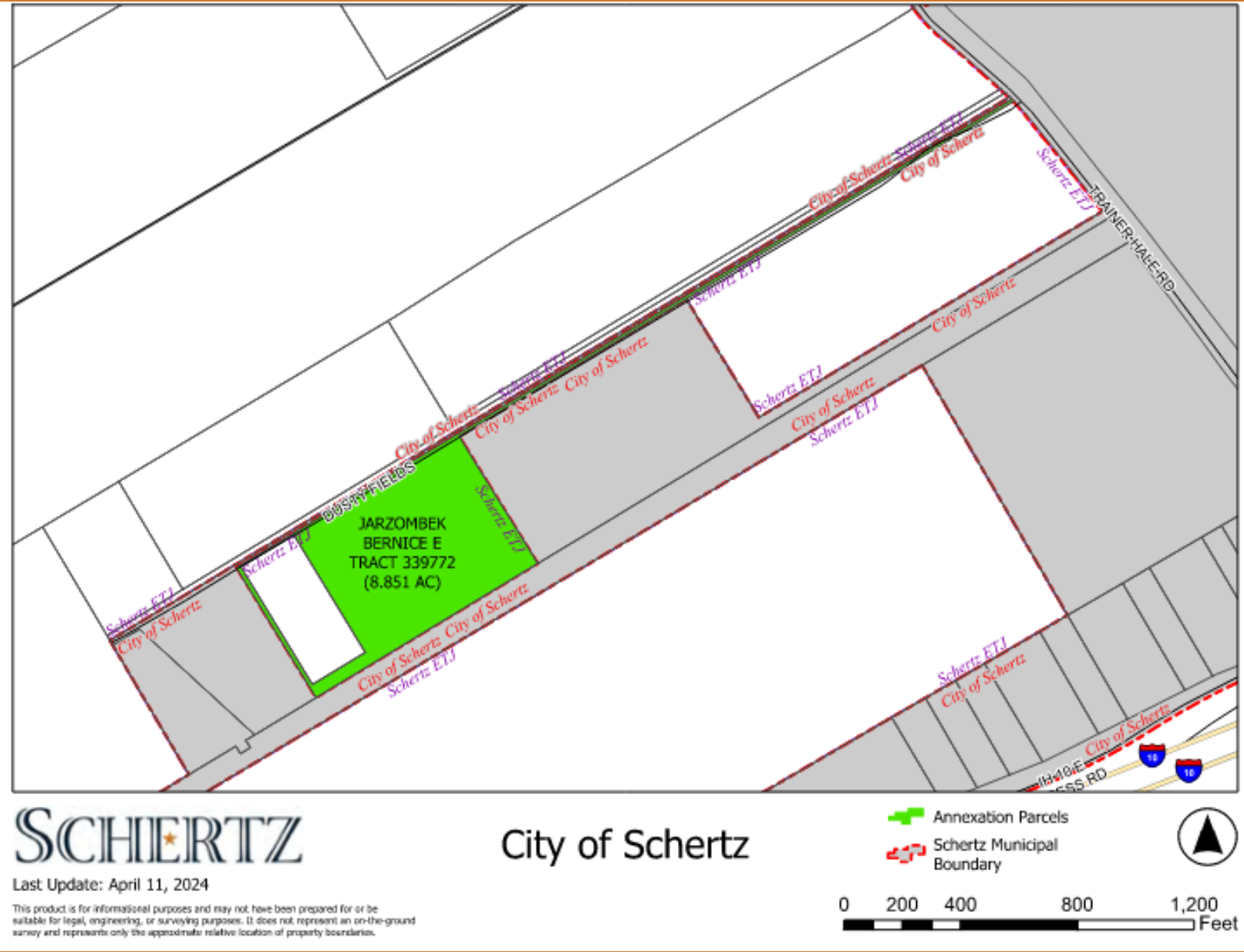
Last Update: April 11, 2024

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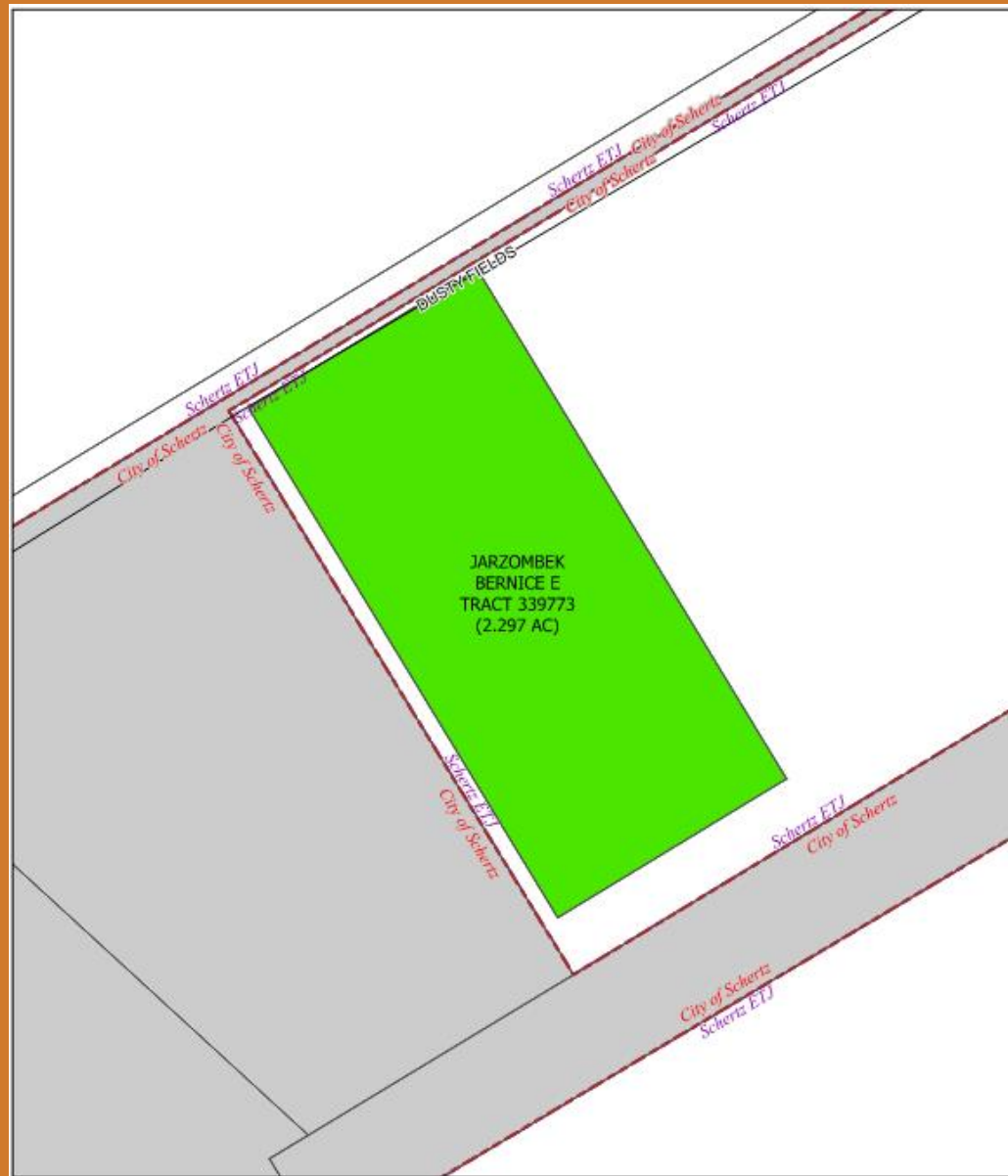
Annexation Parcels
Schertz Municipal Boundary



Ordinance 24-A-68



Ordinance 24-A-69



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City of Schertz

Annexation Parcels
Schertz Municipal Boundary



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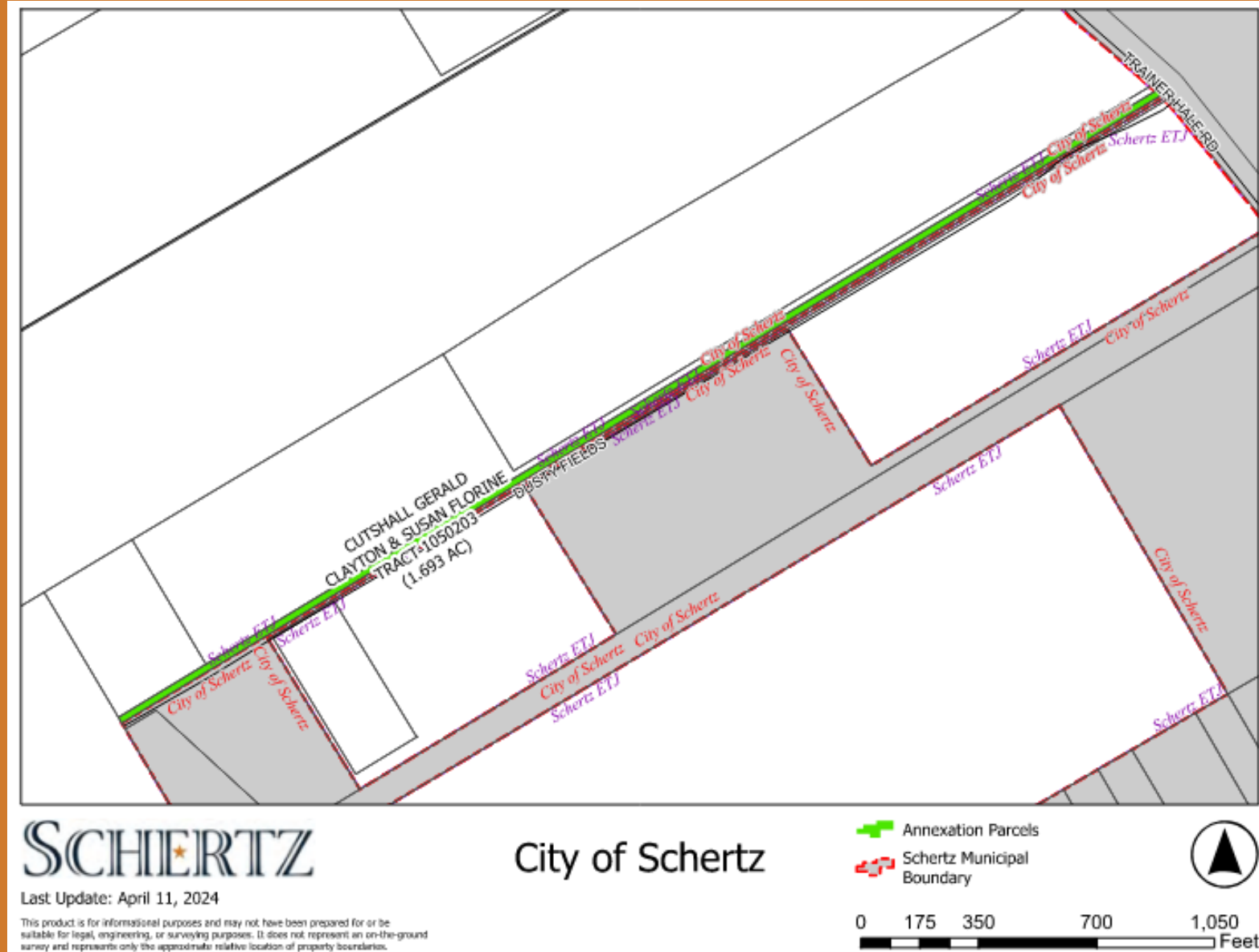
Ordinance 24-A-70



Ordinance 24-A-71



Ordinance 24-A-72



Ordinance 24-A-73



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City of Schertz

- Annexation Parcels
- Schertz Municipal Boundary

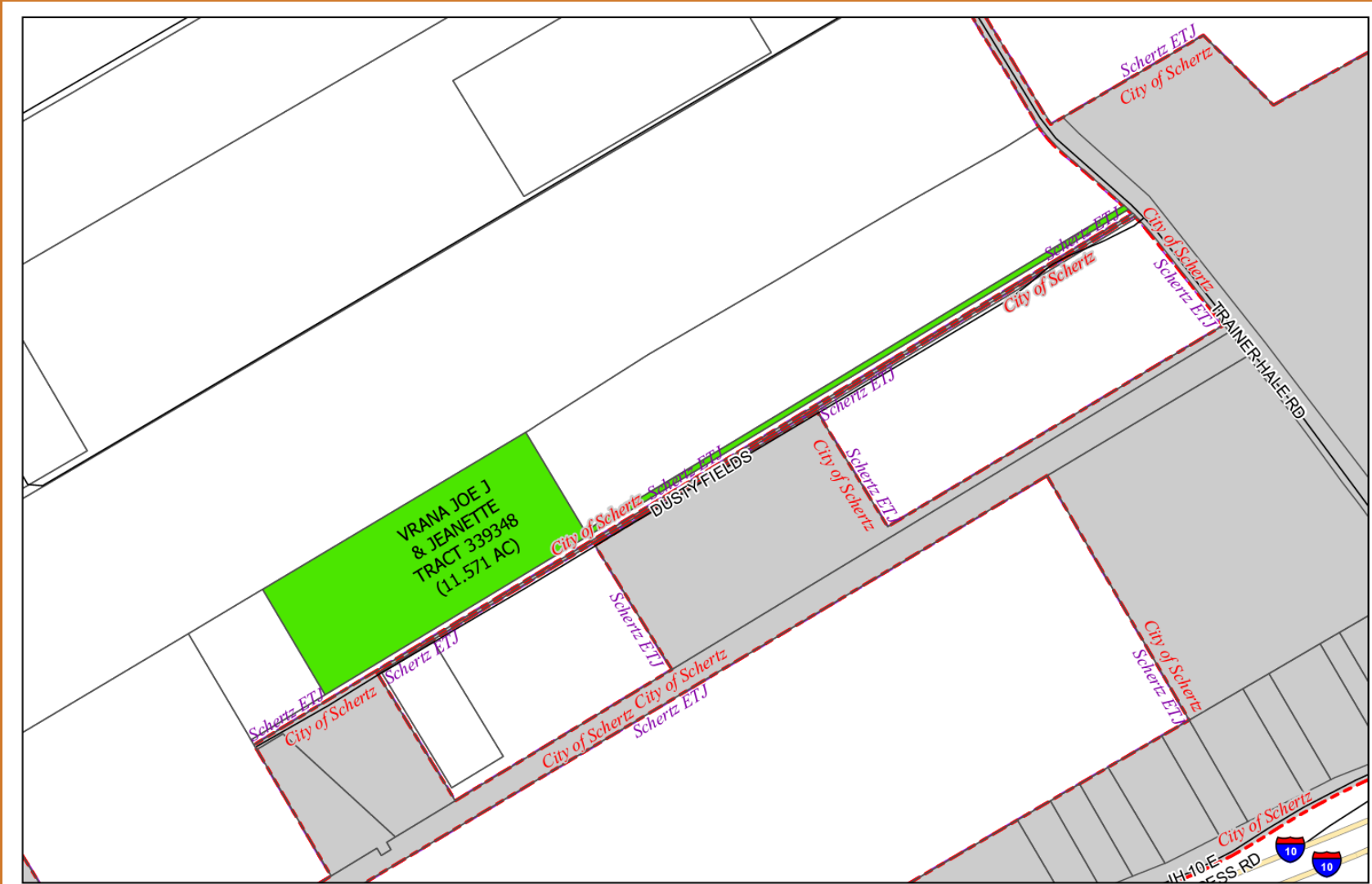


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Ordinance 24-A-74





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-  Annexation Parcels
-  Schertz Municipal Boundary



Ordinance 24-A-75



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City of Schertz

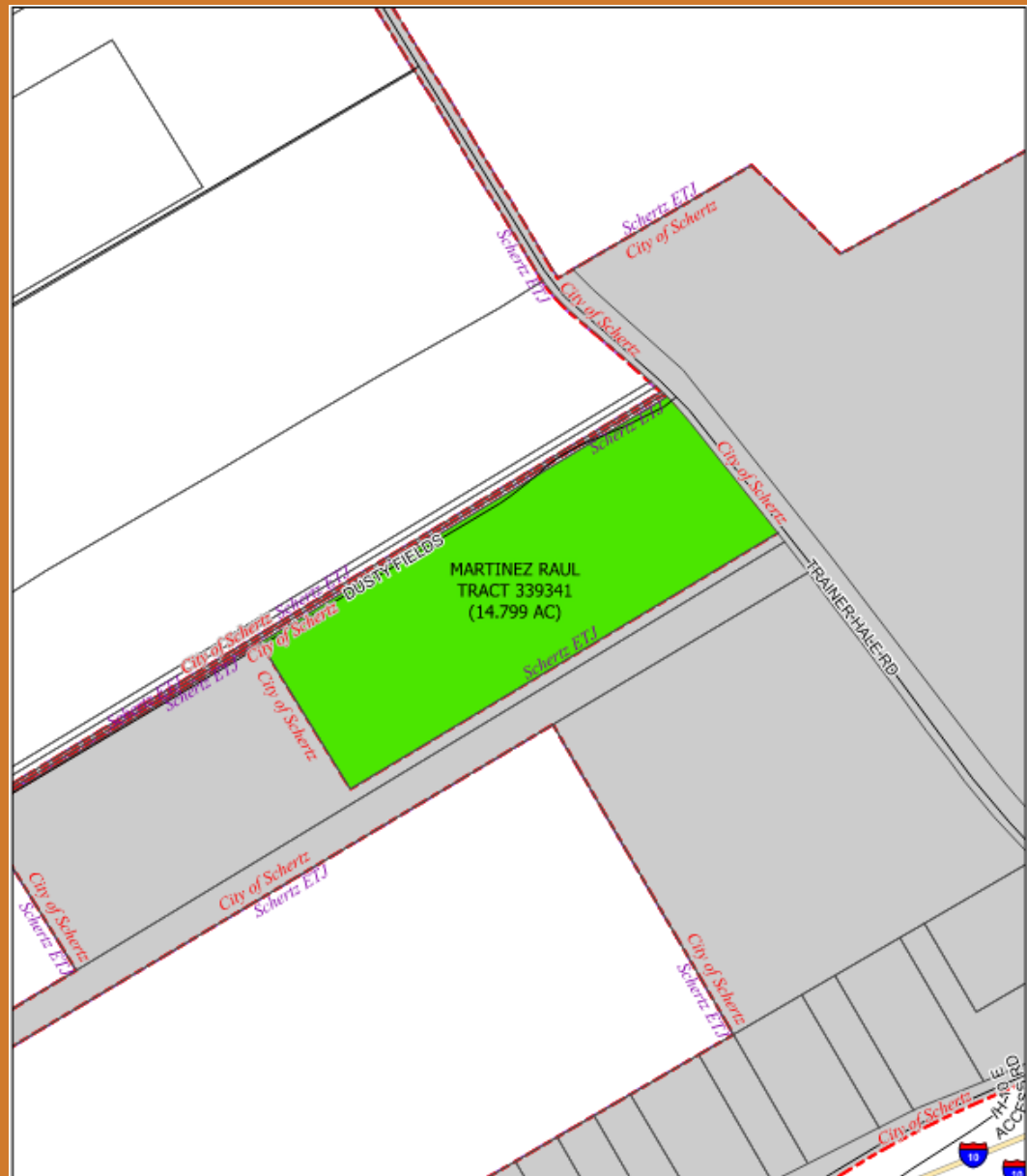
- Annexation Parcels
- Schertz Municipal Boundary



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Ordinance 24-A-76



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- Annexation Parcels
- Schertz Municipal Boundary



Ordinance 24-A-77





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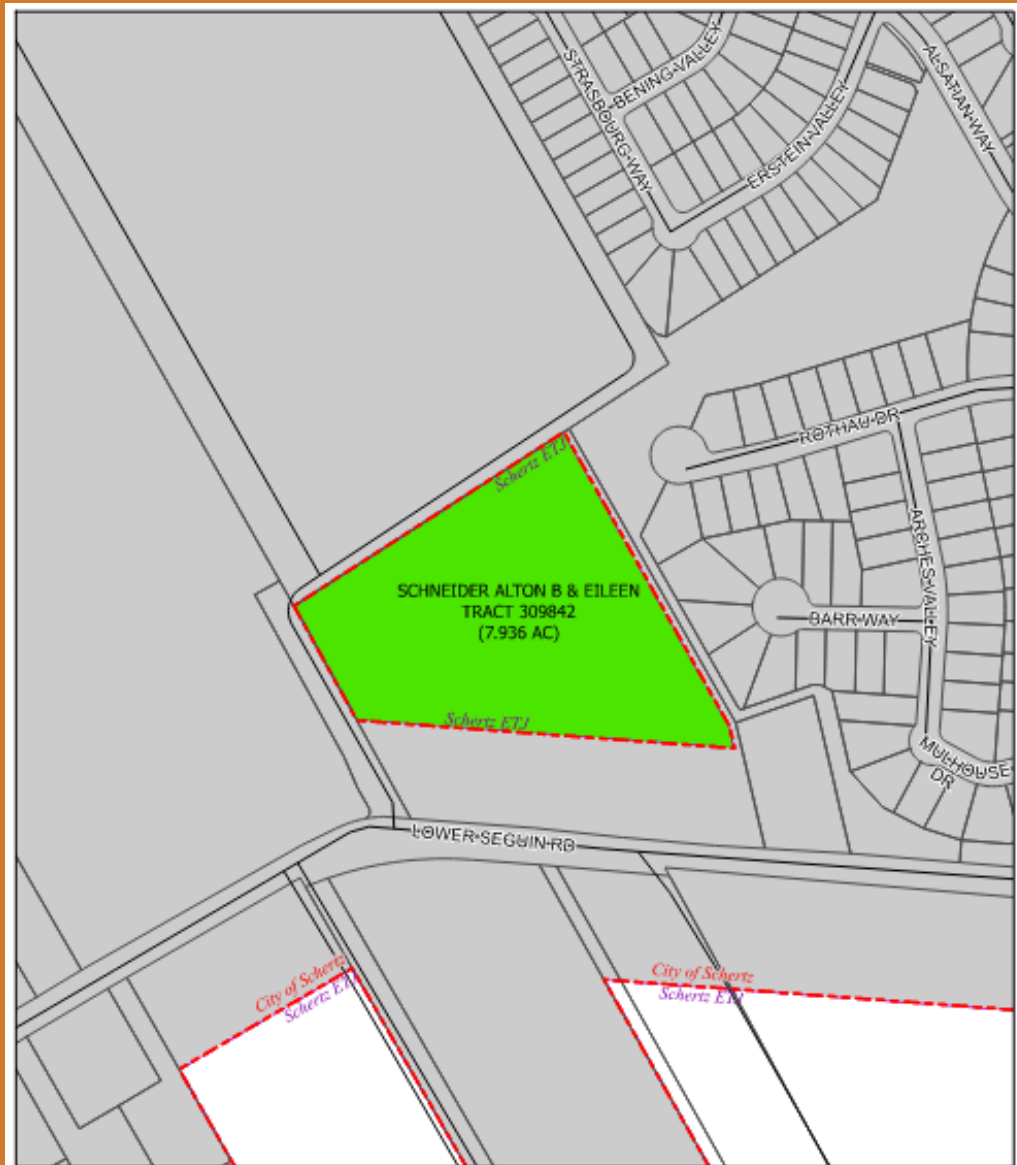
-  Annexation Parcels
-  Schertz Municipal Boundary



Ordinance 24-A-79



Ordinance 24-A-80



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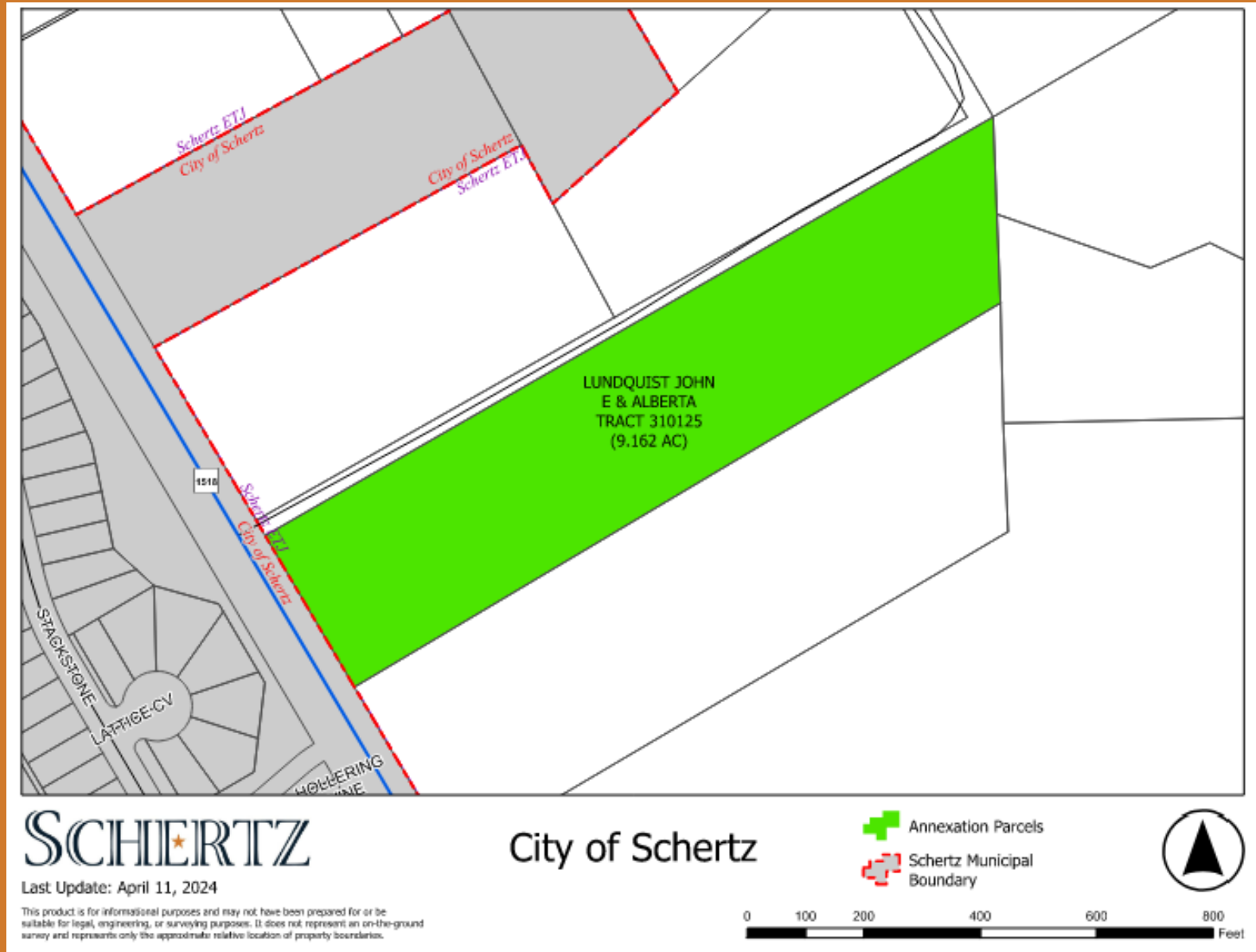
Last Update: April 8, 2024

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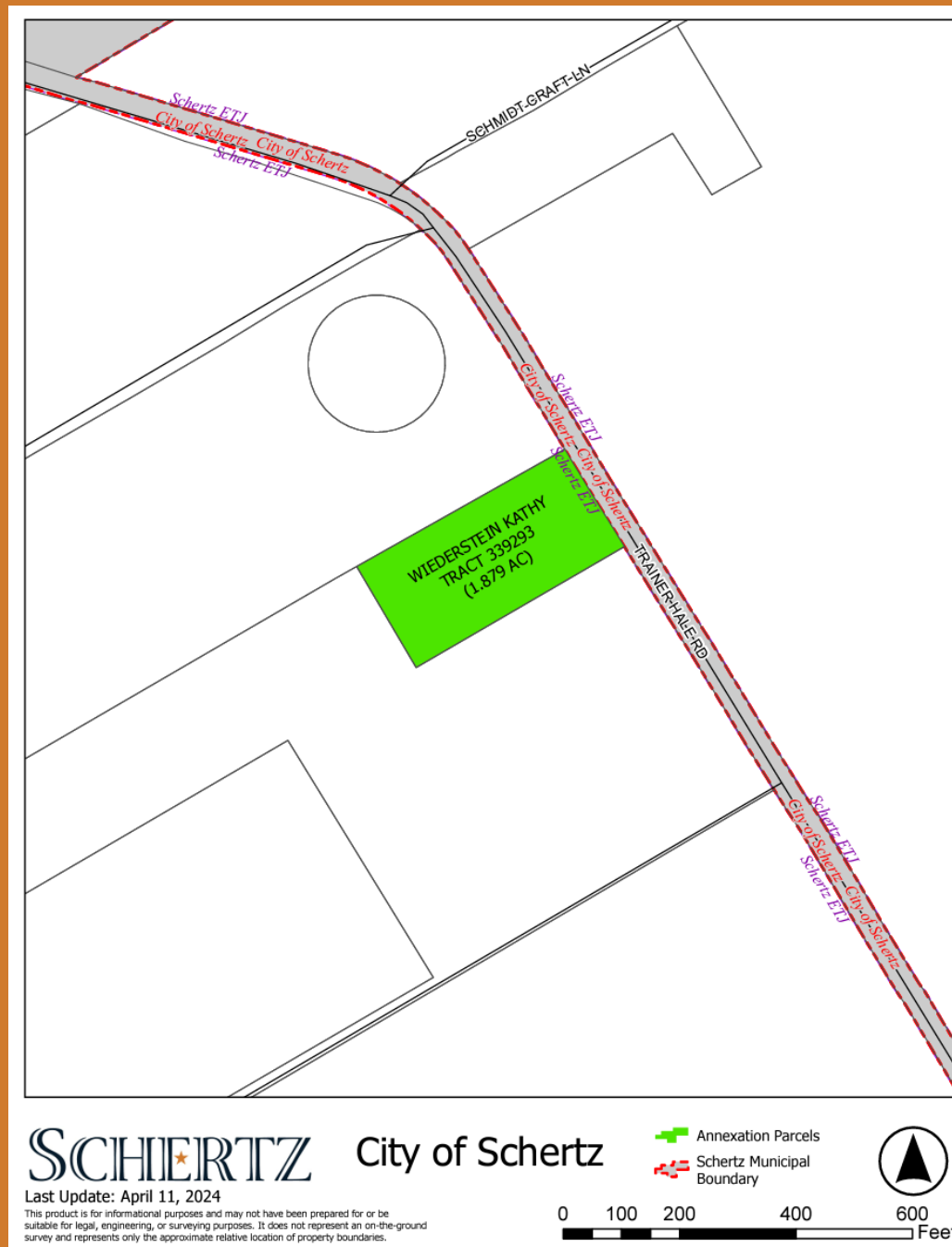
- Annexation Parcels
- Schertz Municipal Boundary



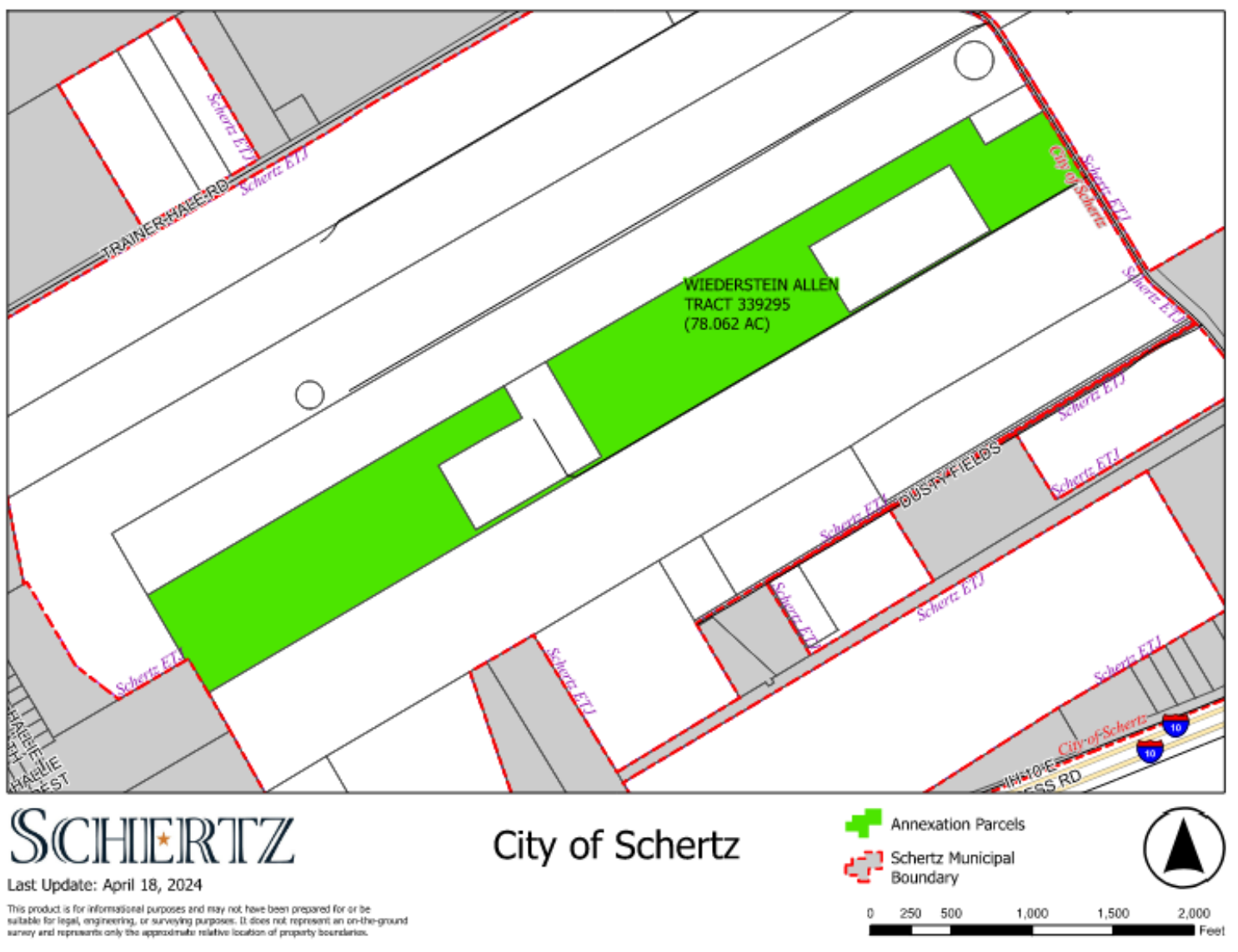
Ordinance 24-A-81



Ordinance 24-A-82



Ordinance 24-A-83



Ordinance 24-A-84



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City of Schertz

- Annexation Parcels
- Schertz Municipal Boundary

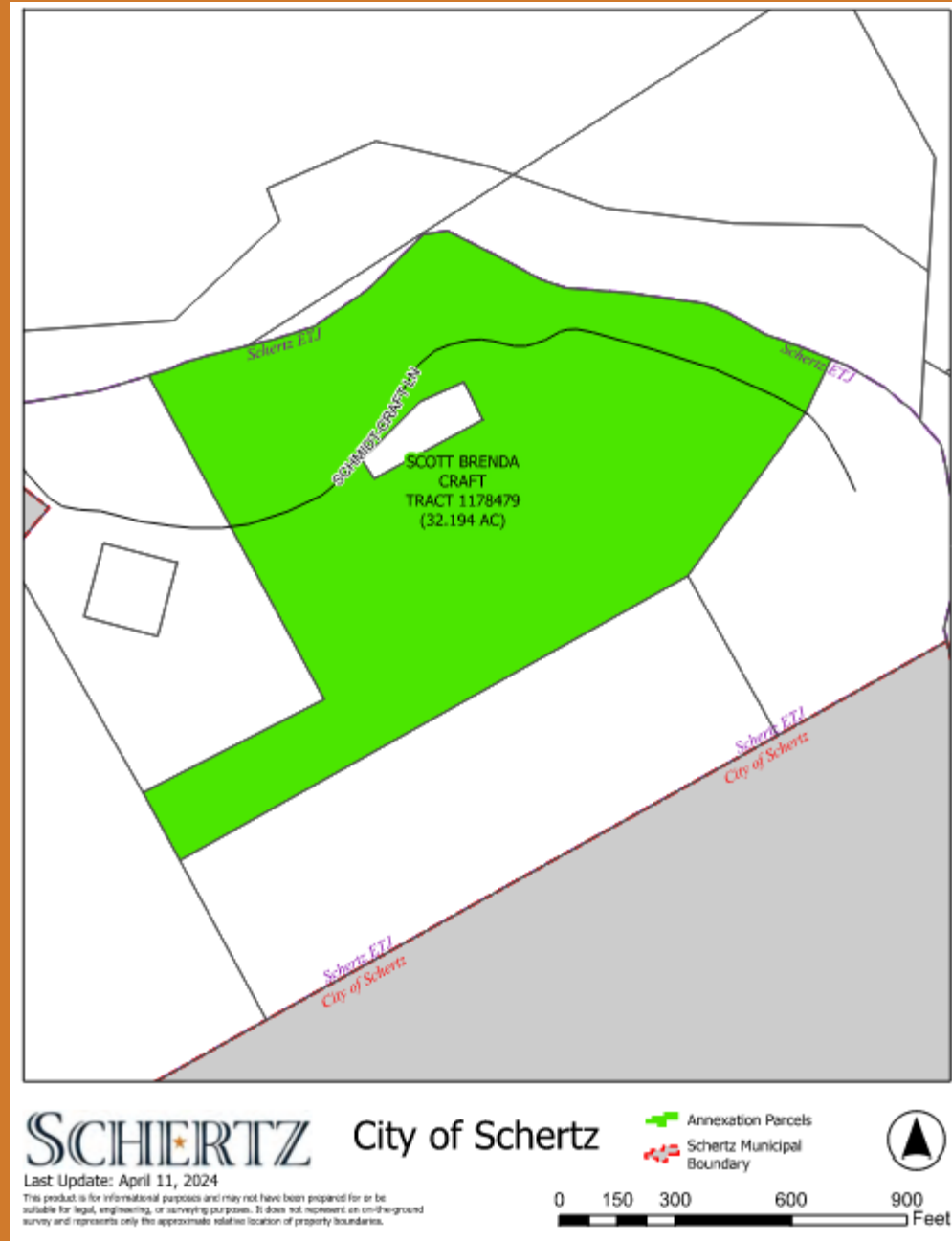


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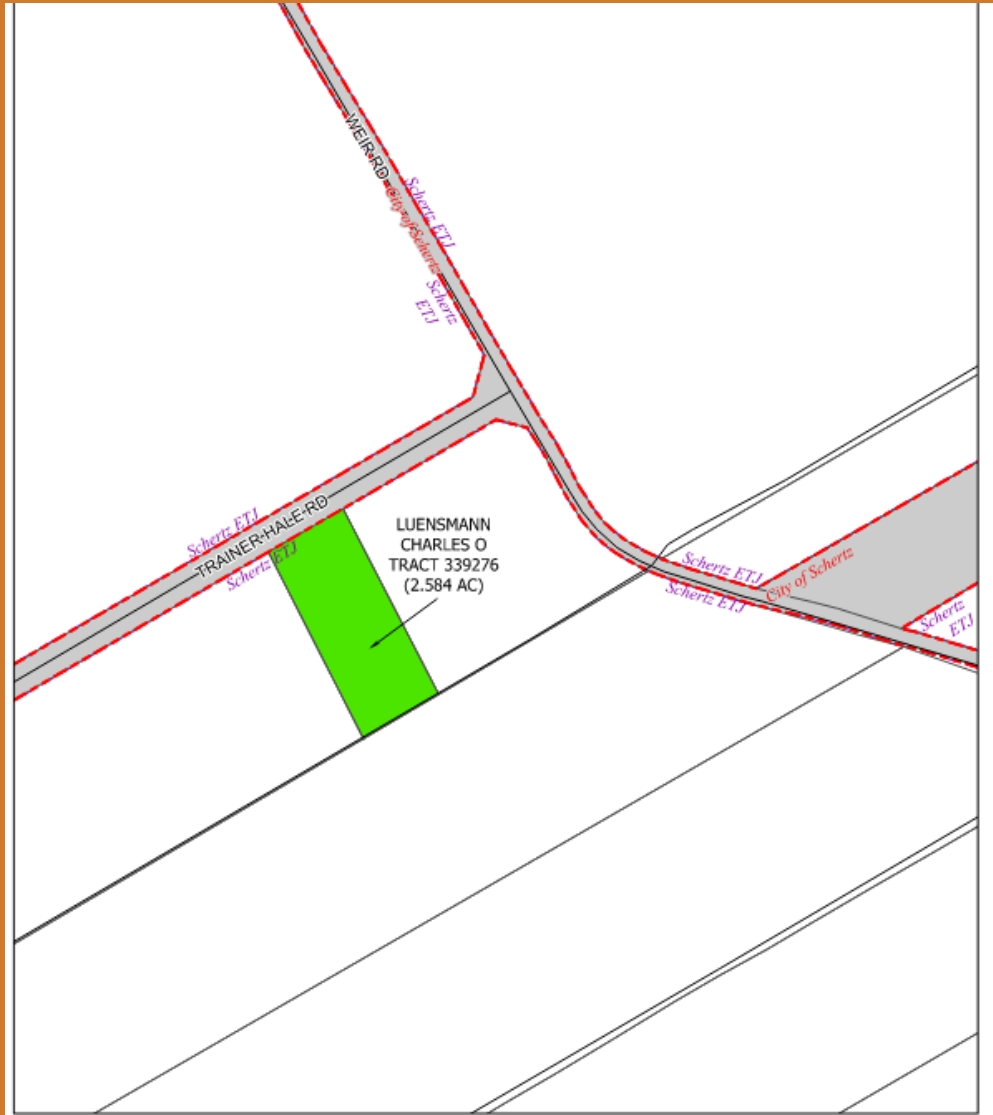
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Ordinance 24-A-85



Ordinance 24-A-86



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City of Schertz

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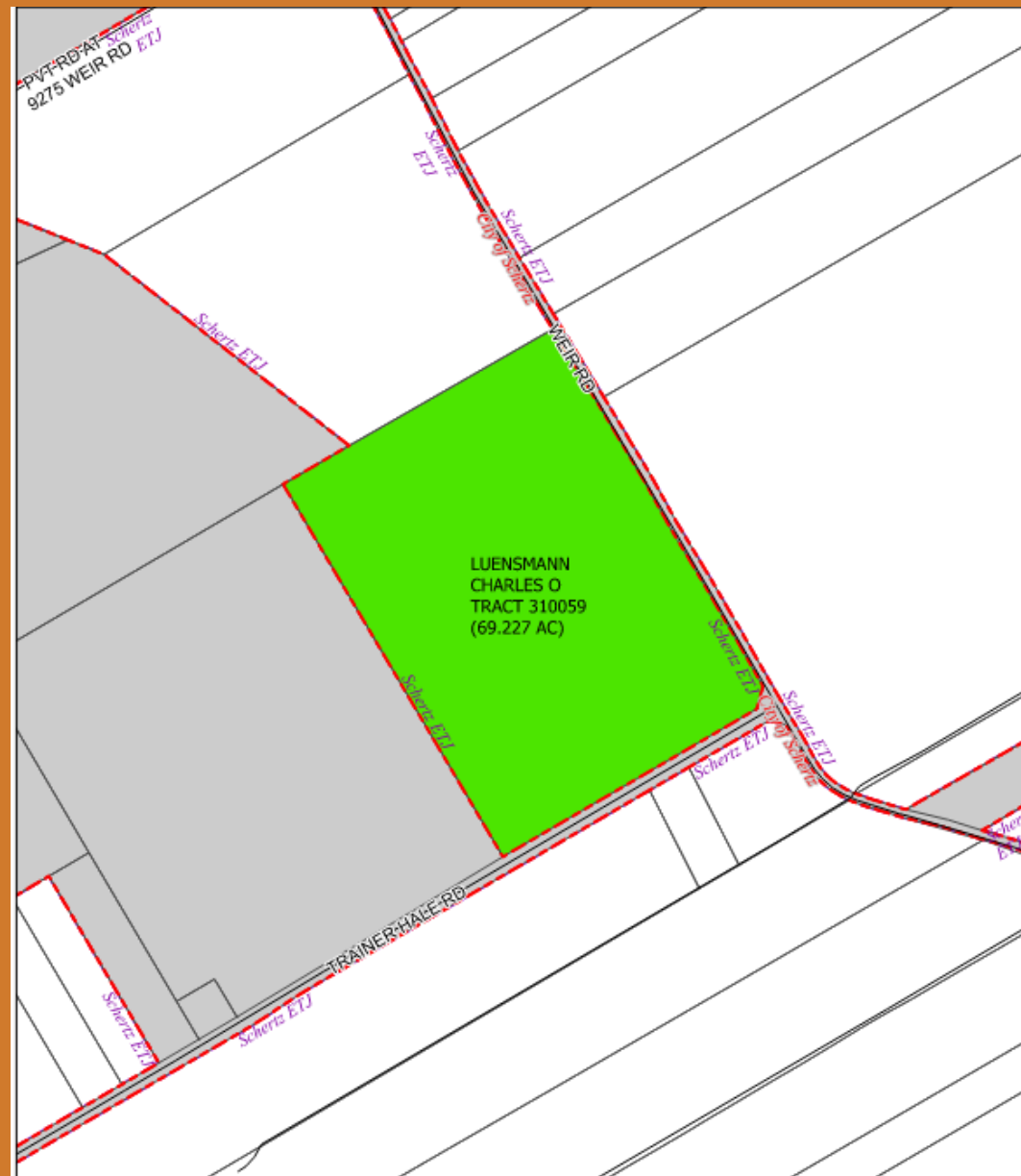
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-  Annexation Parcels
-  Schertz Municipal Boundary



0 50 100 200 300 400
Foot

Ordinance 24-A-87



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-  Annexation Parcels
-  Schertz Municipal Boundary



0500000000400
Feet

Ordinance 24-A-88



SCHERTZ City of Schertz

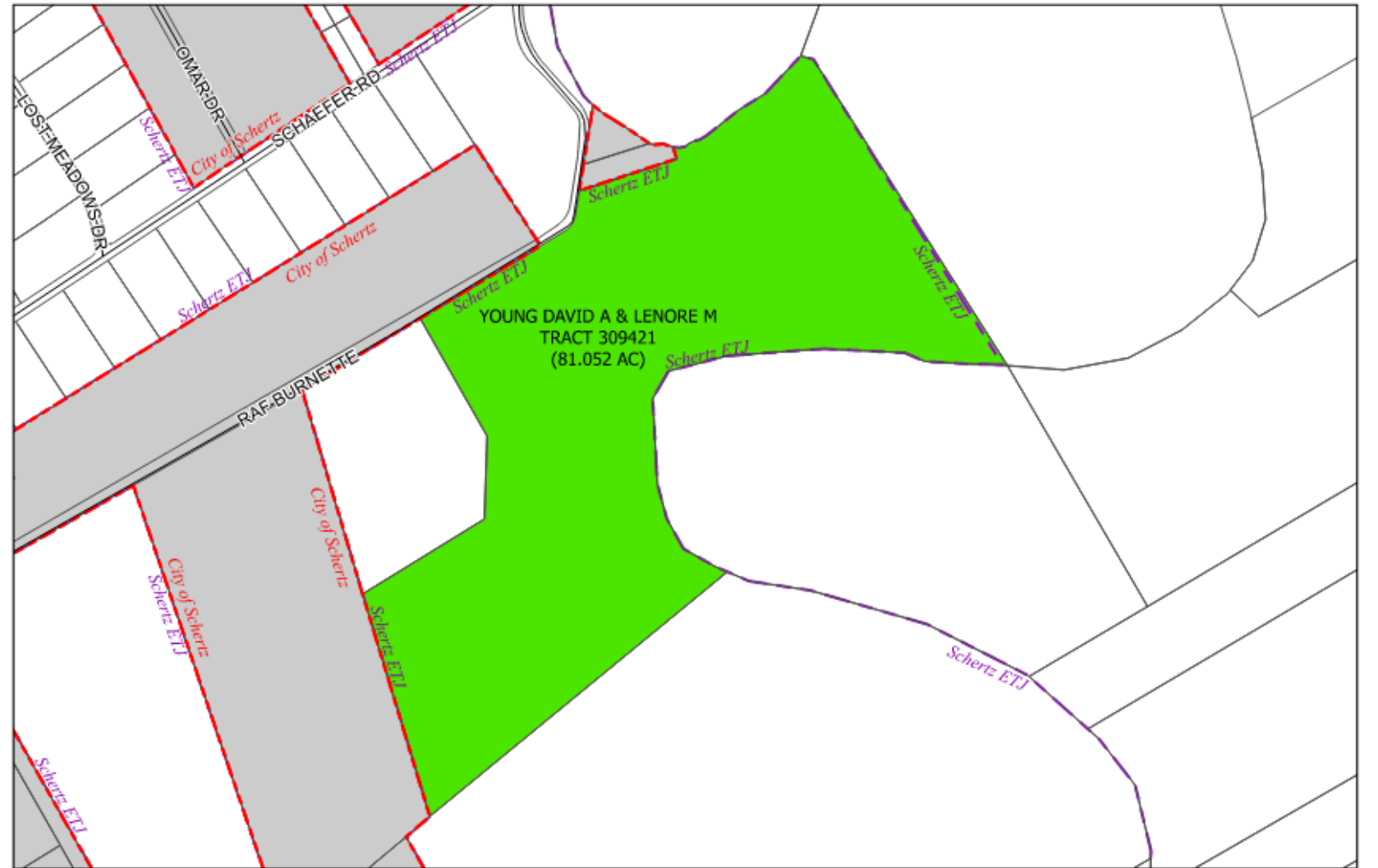
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Annexation Parcels
Schertz Municipal Boundary



Ordinance 24-A-89



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City of Schertz

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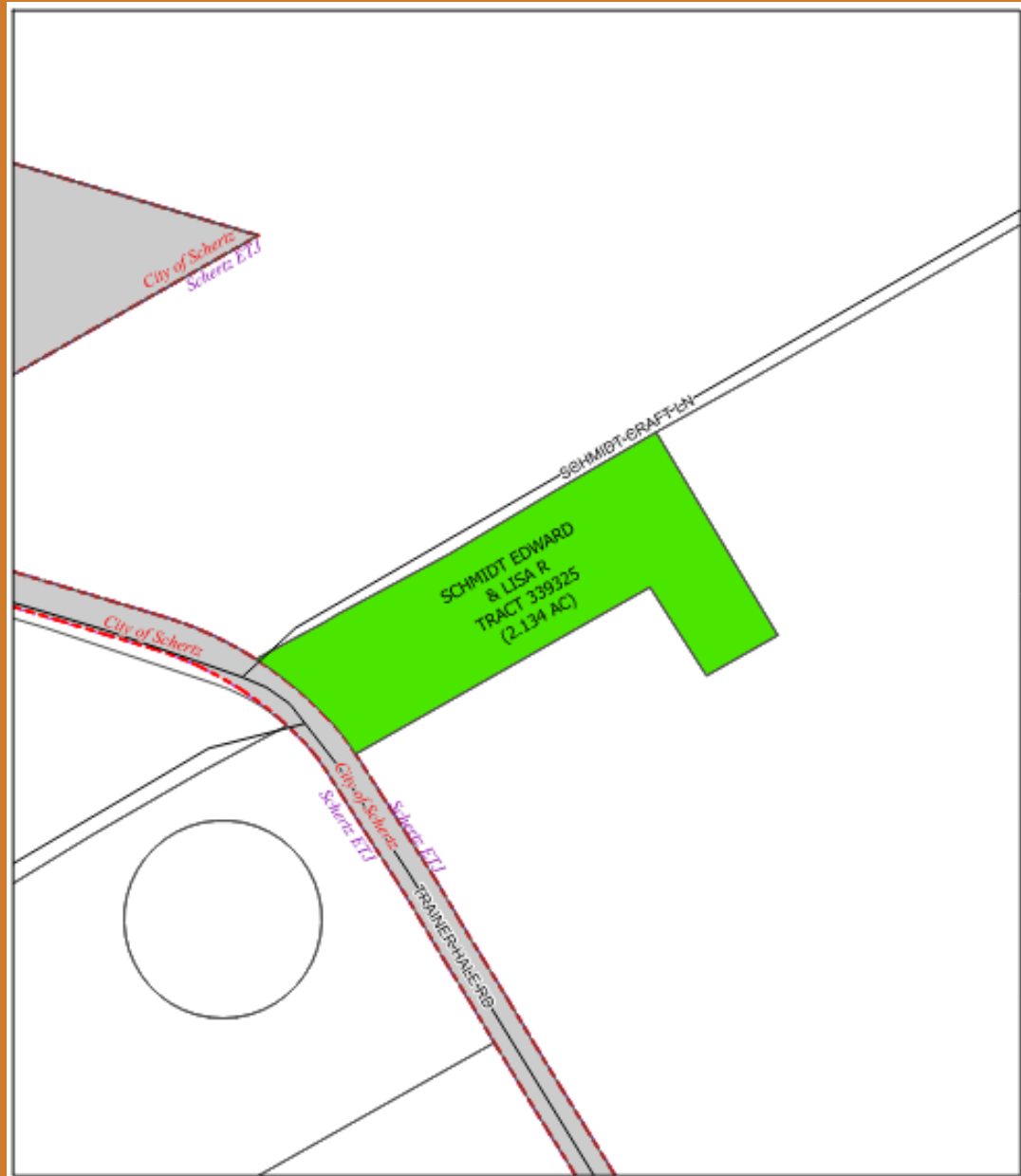
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- Annexation Parcels
- Schertz Municipal Boundary



0 200 400 800 1,200 1,600 Feet

Ordinance 24-A-90



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Annexation Parcels
Schertz Municipal Boundary

0 75 150 300 450 Feet



Ordinance 24-A-92



SCHERTZ City of Schertz

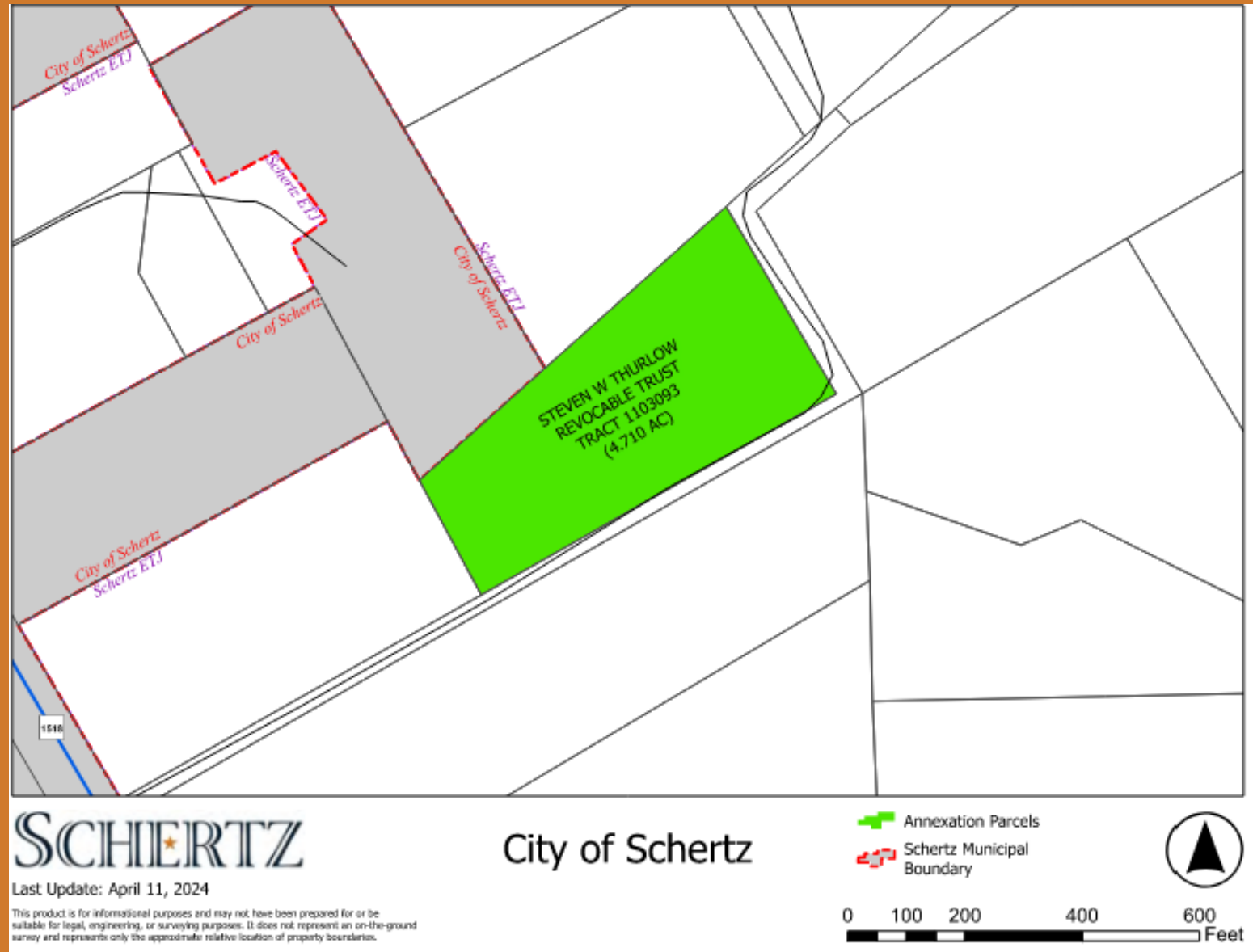
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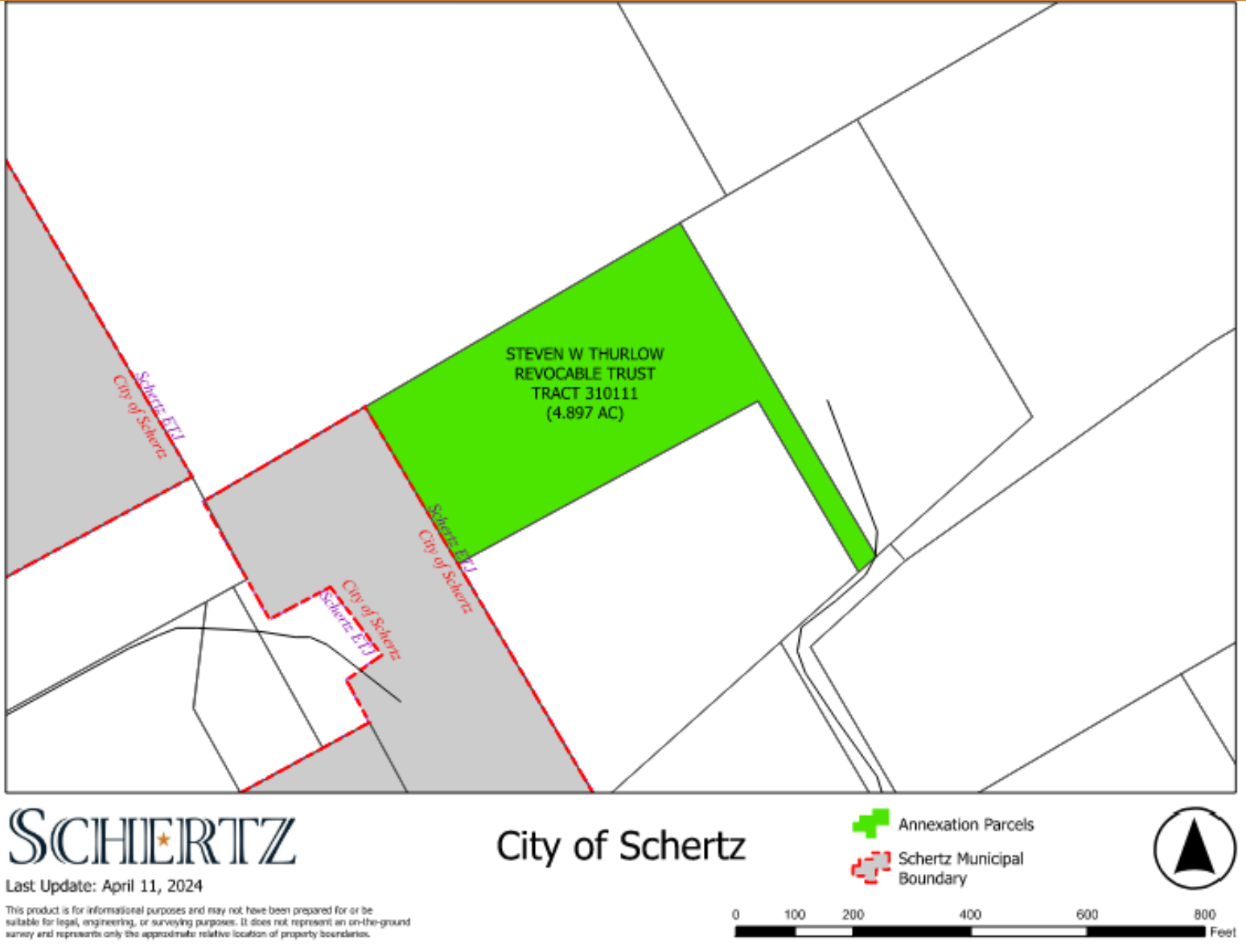
- Annexation Parcels
- Schertz Municipal Boundary

0 100 200 400 600 800 Feet

Ordinance 24-A-93



Ordinance 24-A-94



Ordinance 24-A-95



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City of Schertz

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-  Annexation Parcels
-  Schertz Municipal Boundary



Ordinance 24-A-96



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City of Schertz

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-  Annexation Parcels
-  Schertz Municipal Boundary

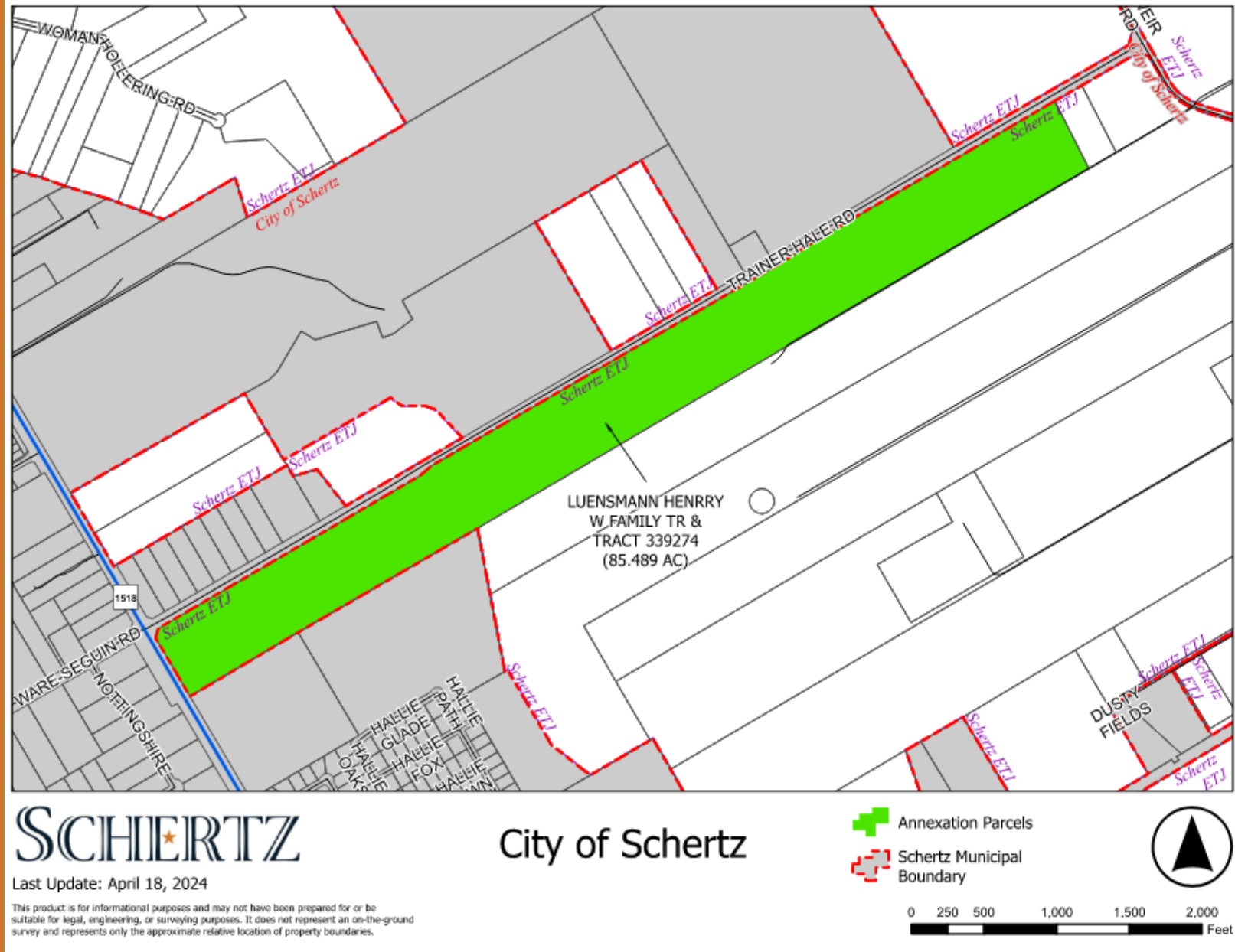


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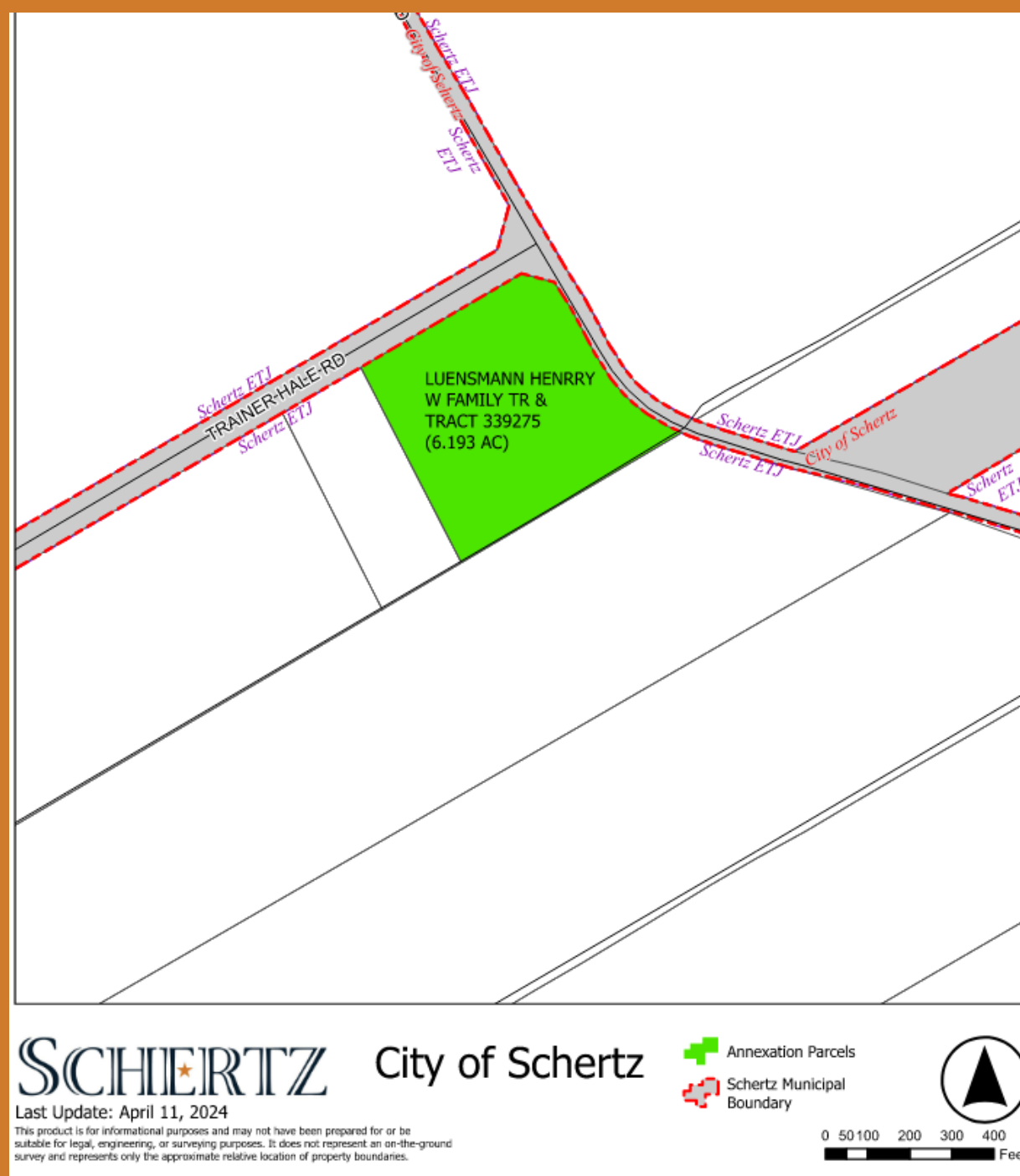
Ordinance 24-A-97



Ordinance 24-A-98



Ordinance 24-A-99





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City of Schertz

Last Update: April 11, 2024

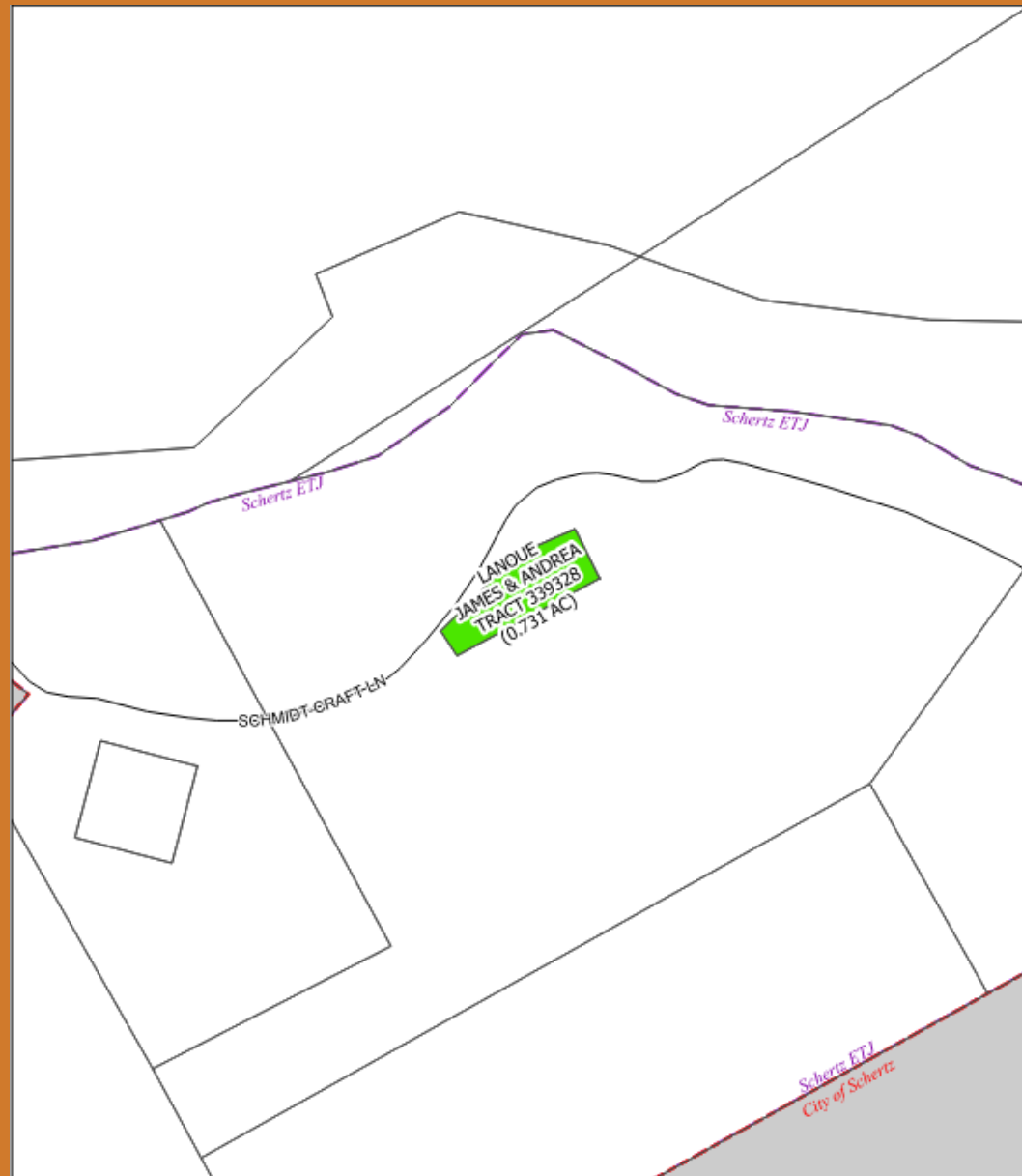
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-  Annexation Parcels
-  Schertz Municipal Boundary





0 50 100 200 300 400
Feet

Ordinance 24-A-100



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City of Schertz

-  Annexation Parcels
-  Schertz Municipal Boundary

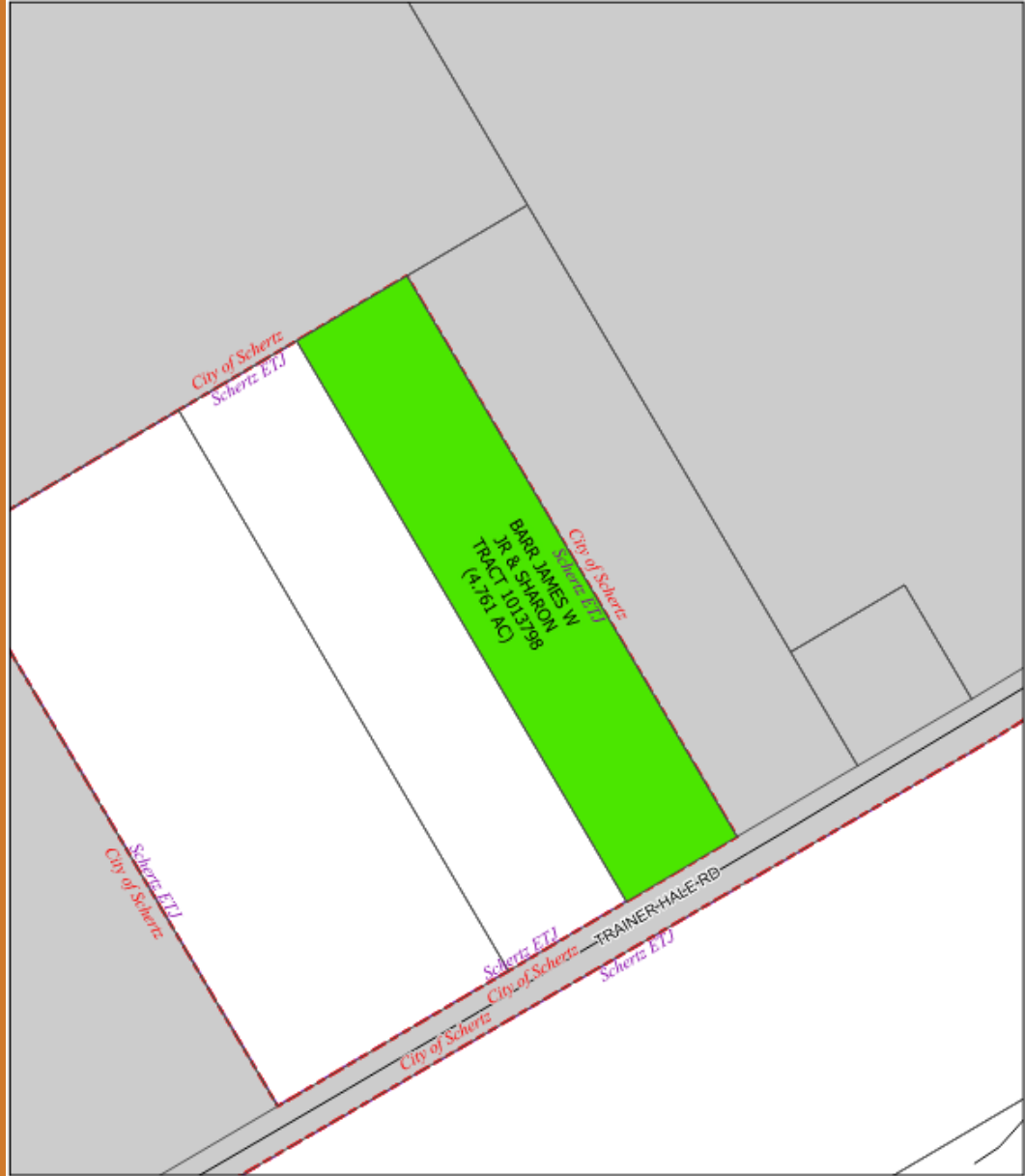


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Ordinance 24-A-101



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City of Schertz

-  Annexation Parcels
-  Schertz Municipal Boundary



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Ordinance 24-A-102



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- Annexation Parcels
- Schertz Municipal Boundary

0 50 100 200 300 400 Feet

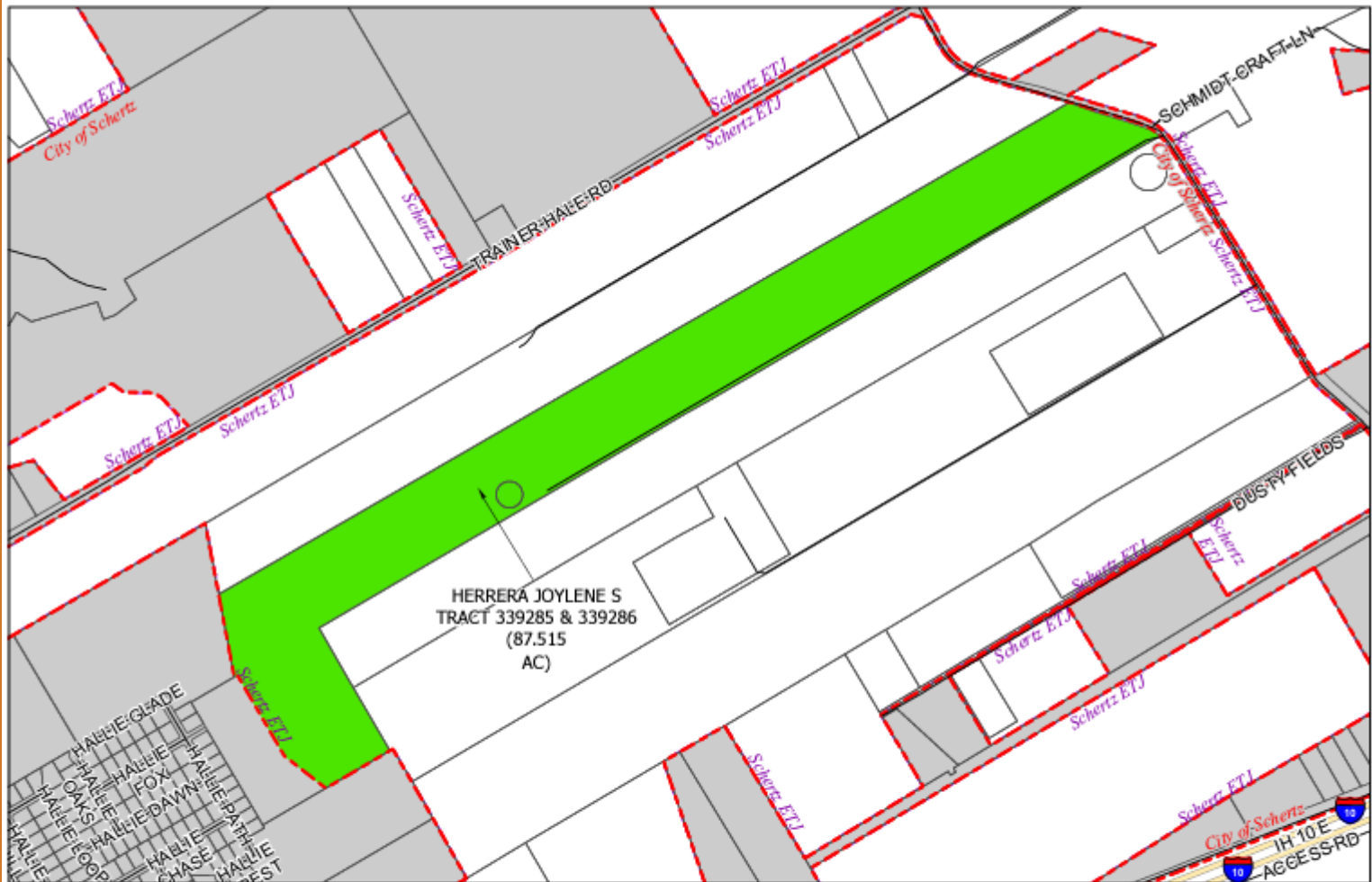
Ordinance 24-A-103



Ordinance 24-A-104





Ordinance 24-A-105



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City of Schertz

-  Annexation Parcels
-  Schertz Municipal Boundary

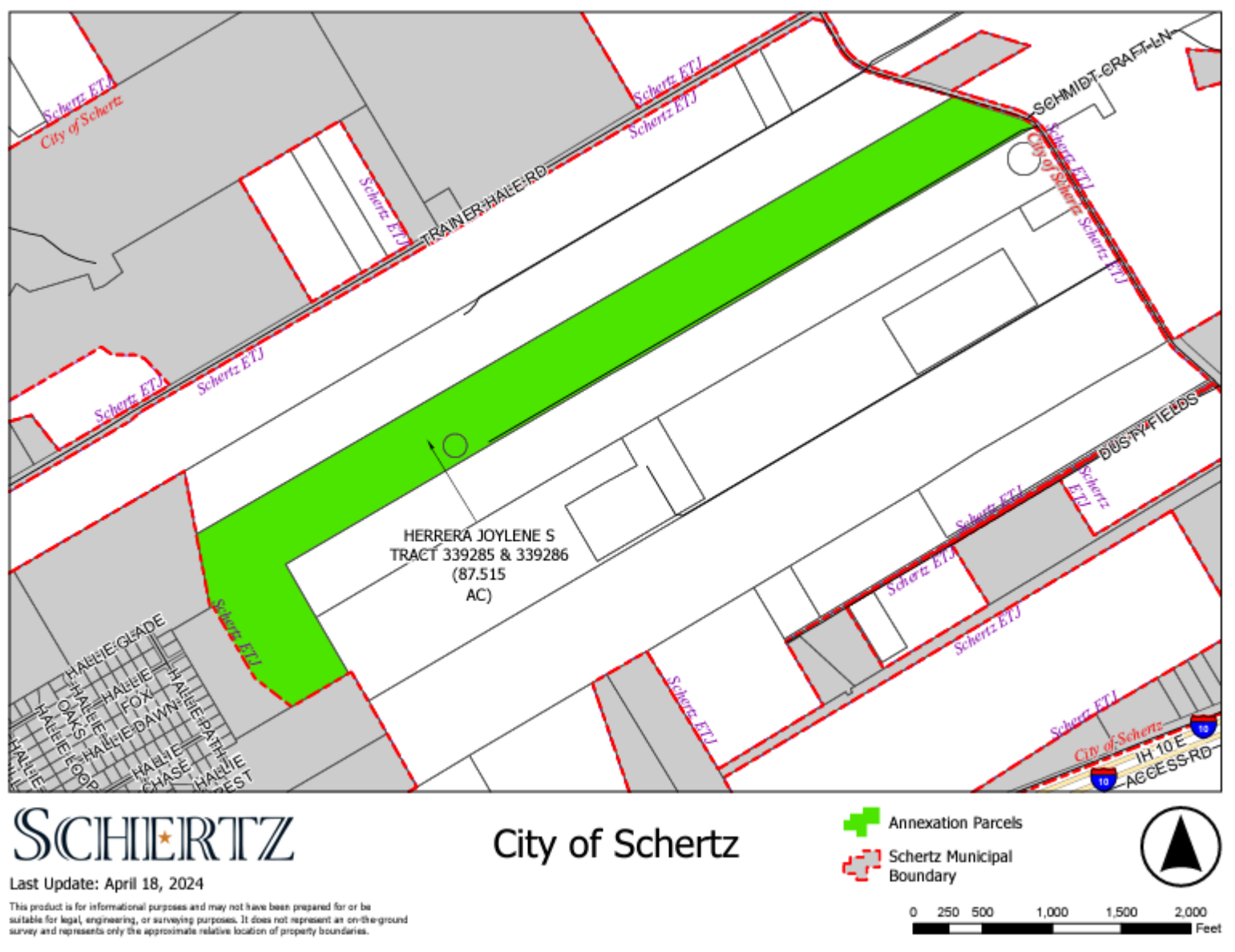


Last Update: April 18, 2024

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Ordinance 24-A-106



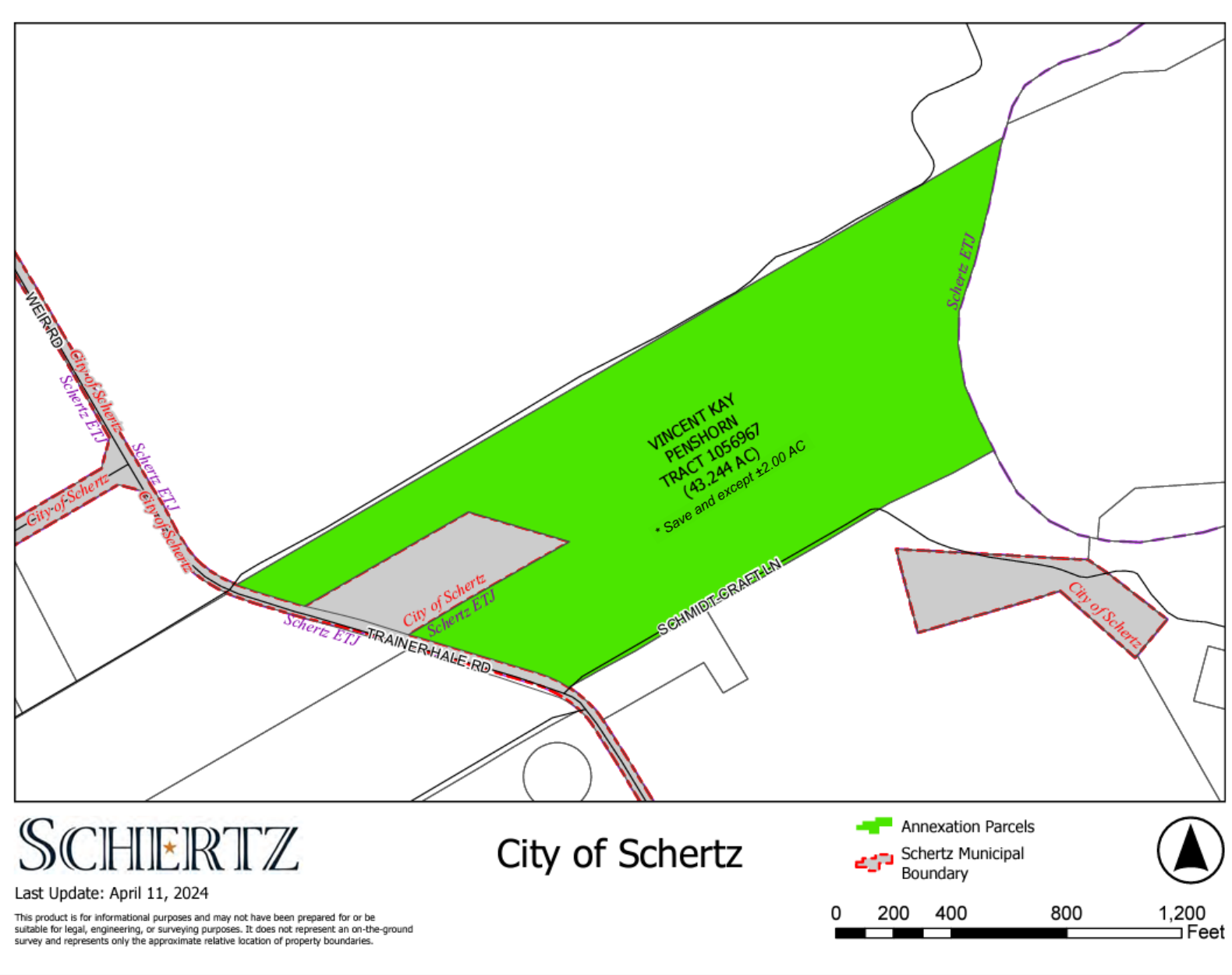
Ordinance 24-A-107



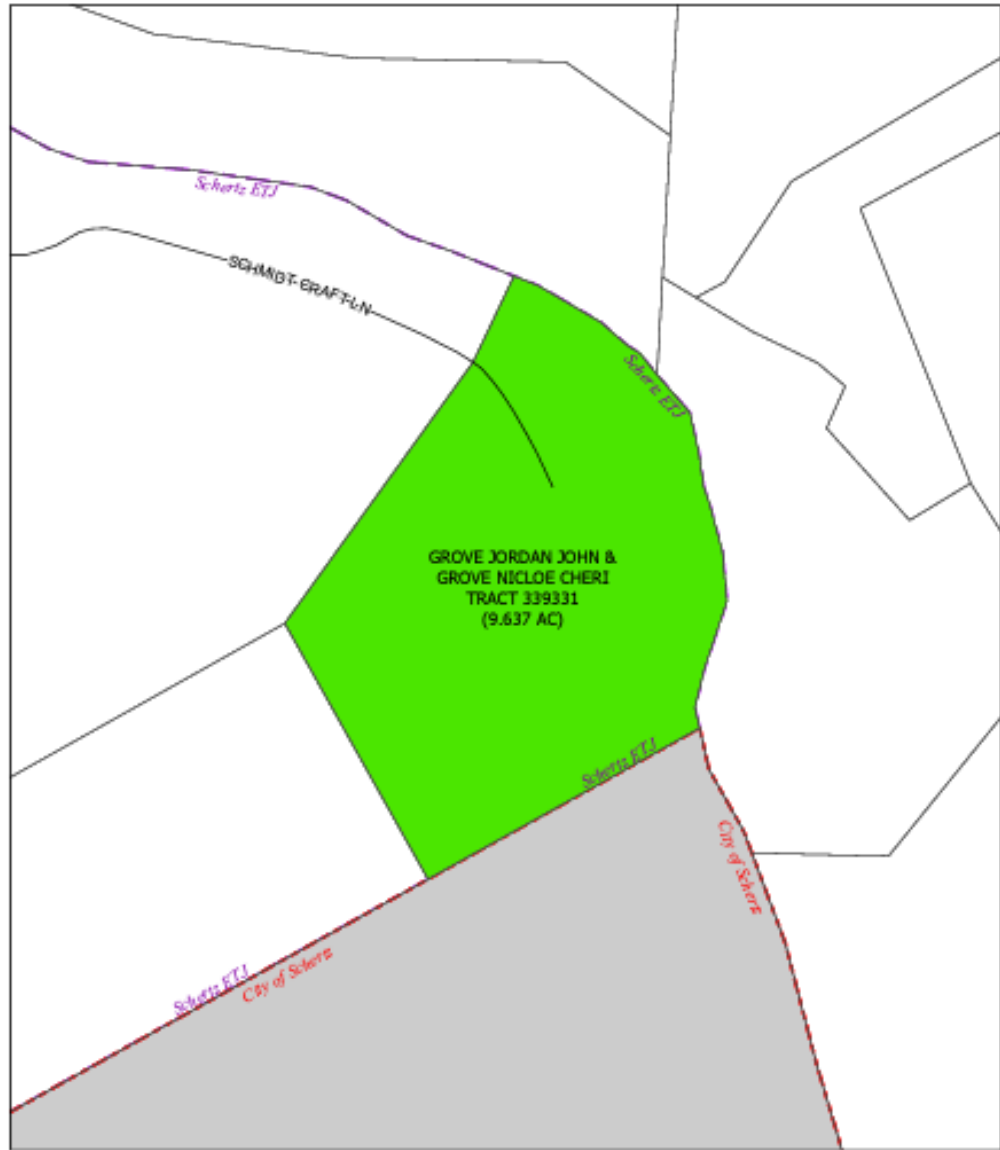
Ordinance 24-A-108



Ordinance 24-A-109



Ordinance 24-A-110



SCHERTZ

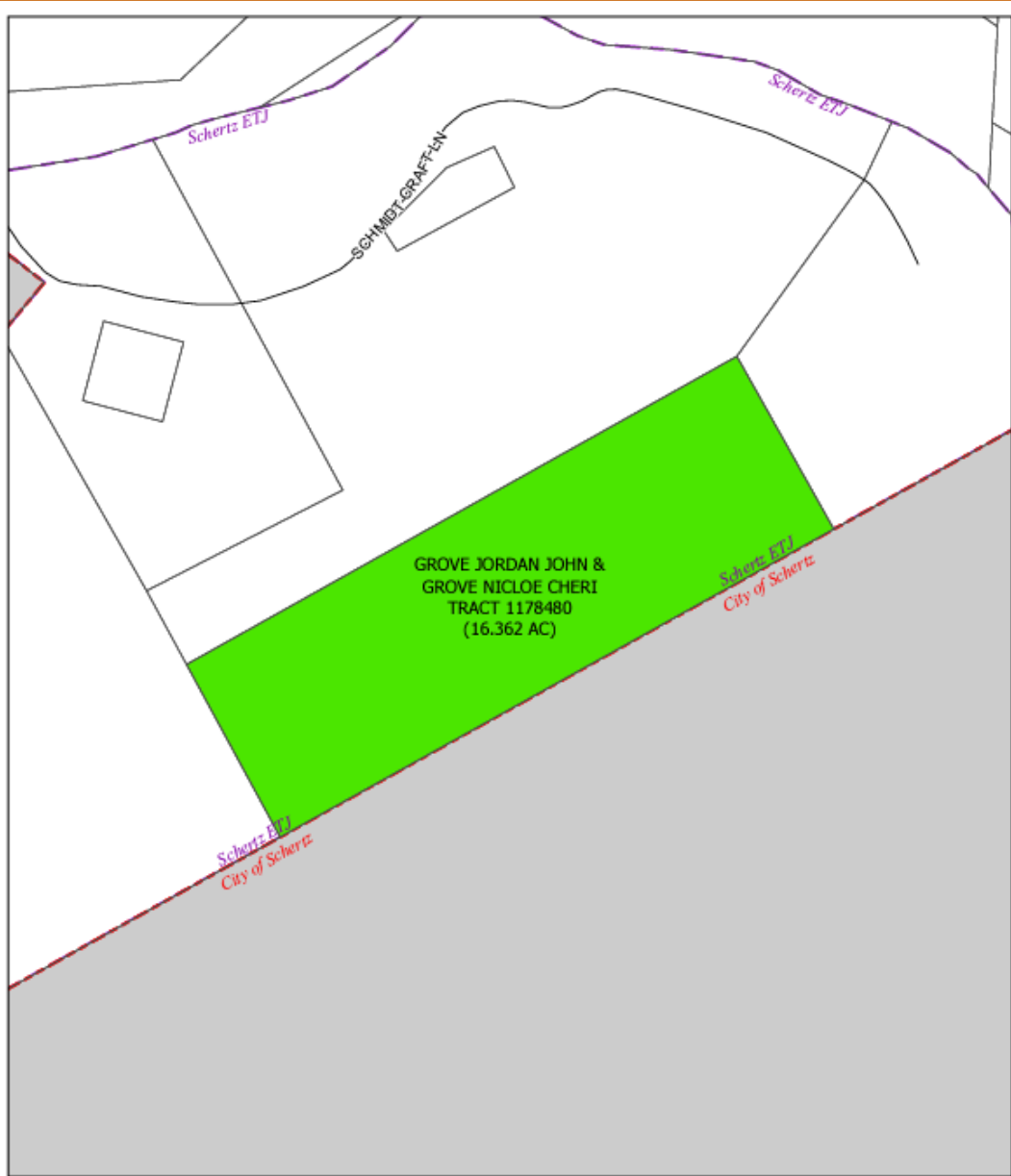
City of Schertz

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Annexation Parcels
Schertz Municipal Boundary





Ordinance 24-A-111



SCHERTZ

City of Schertz

-  Annexation Parcels
-  Schertz Municipal Boundary

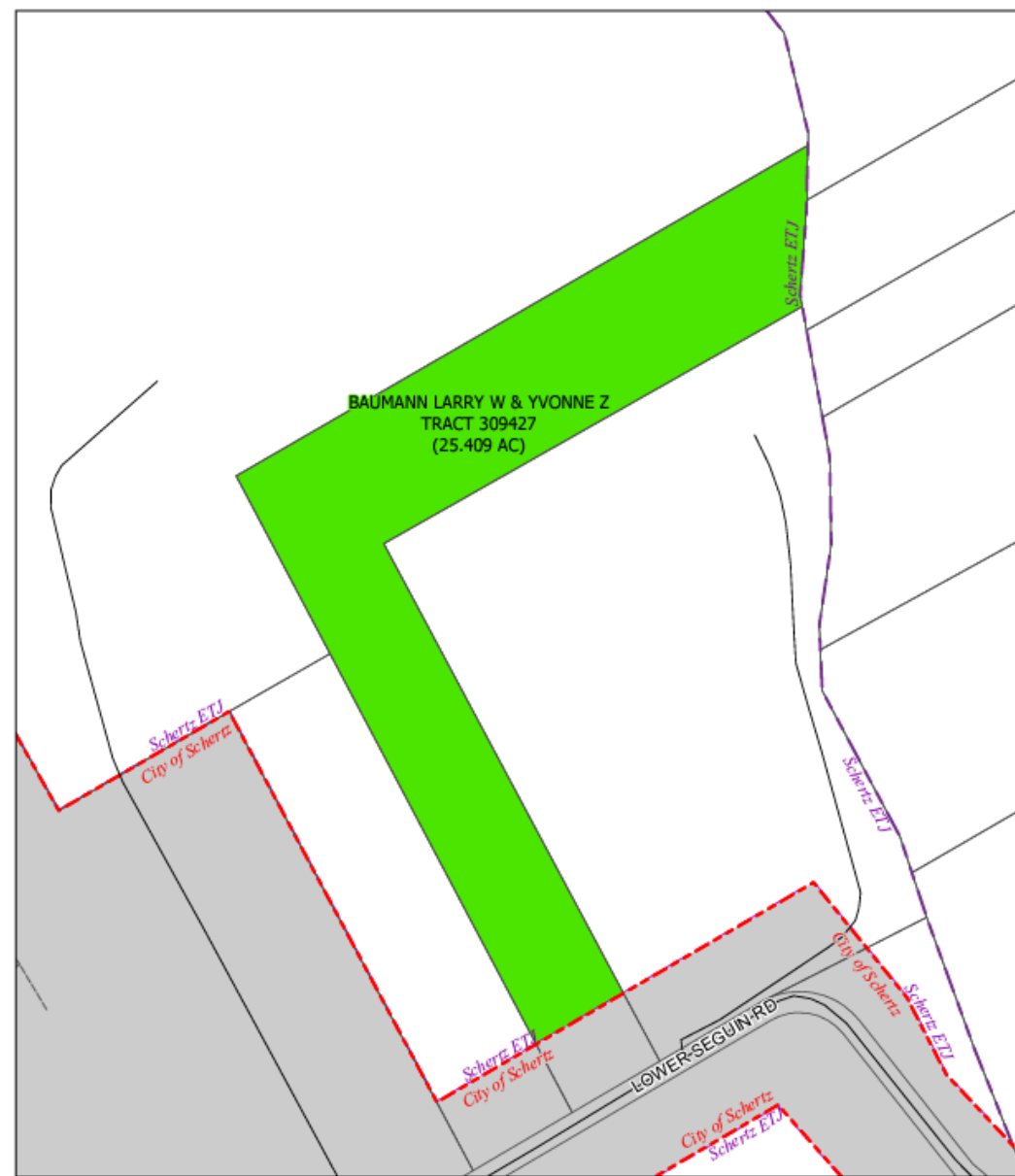


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Ordinance 24-A-112



SCHERTZ City of Schertz

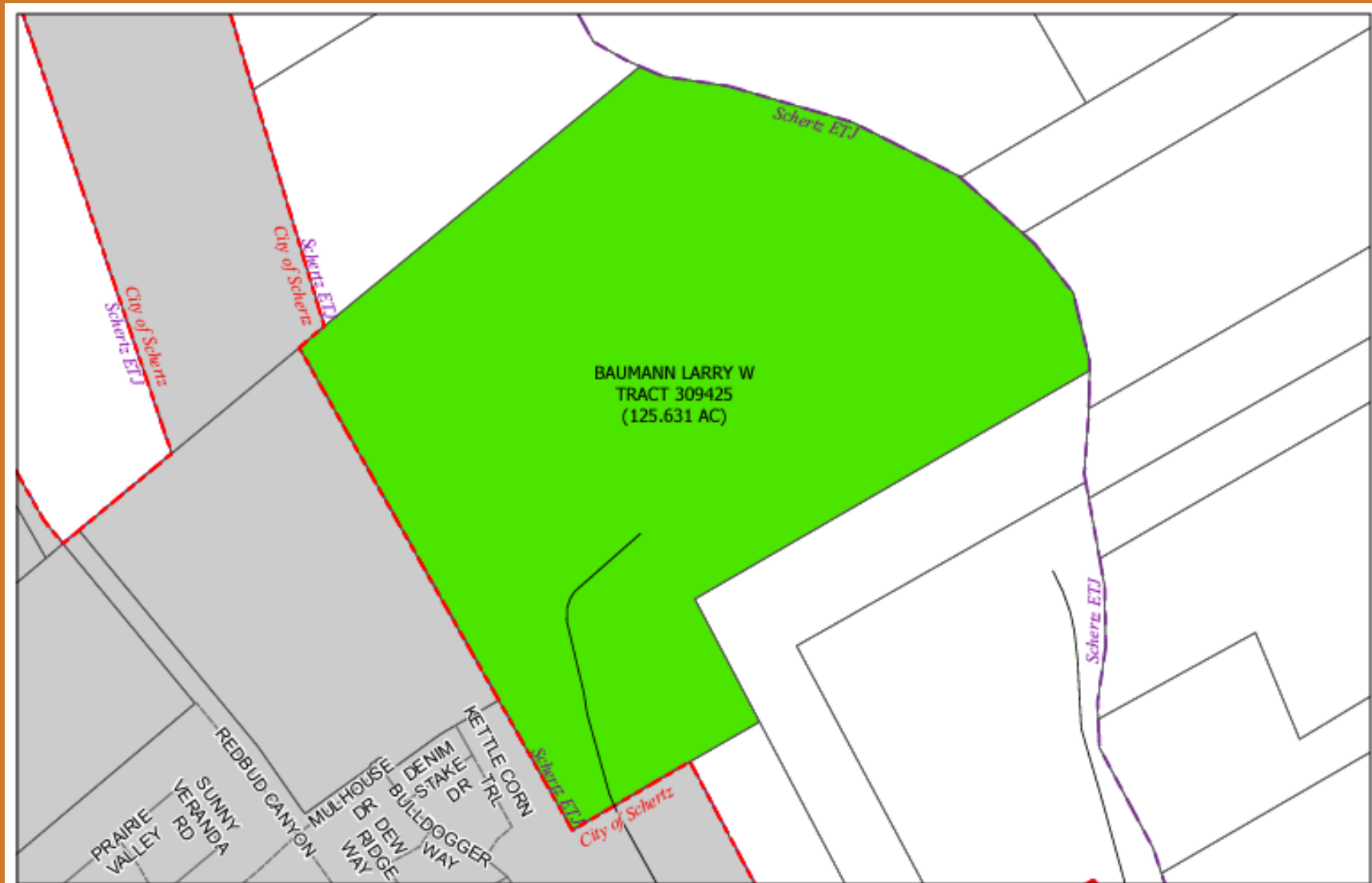
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- Annexation Parcels
- Schertz Municipal Boundary



Ordinance 24-A-113



City of Schertz

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- Annexation Parcels
- Schertz Municipal Boundary



Ordinance 24-A-114



SCHERTZ City of Schertz

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- Annexation Parcels
- Schertz Municipal Boundary



0 100 200 400 600 800 Feet

Ordinance 24-A-115

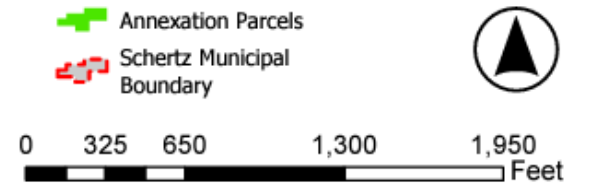


SCHERTZ

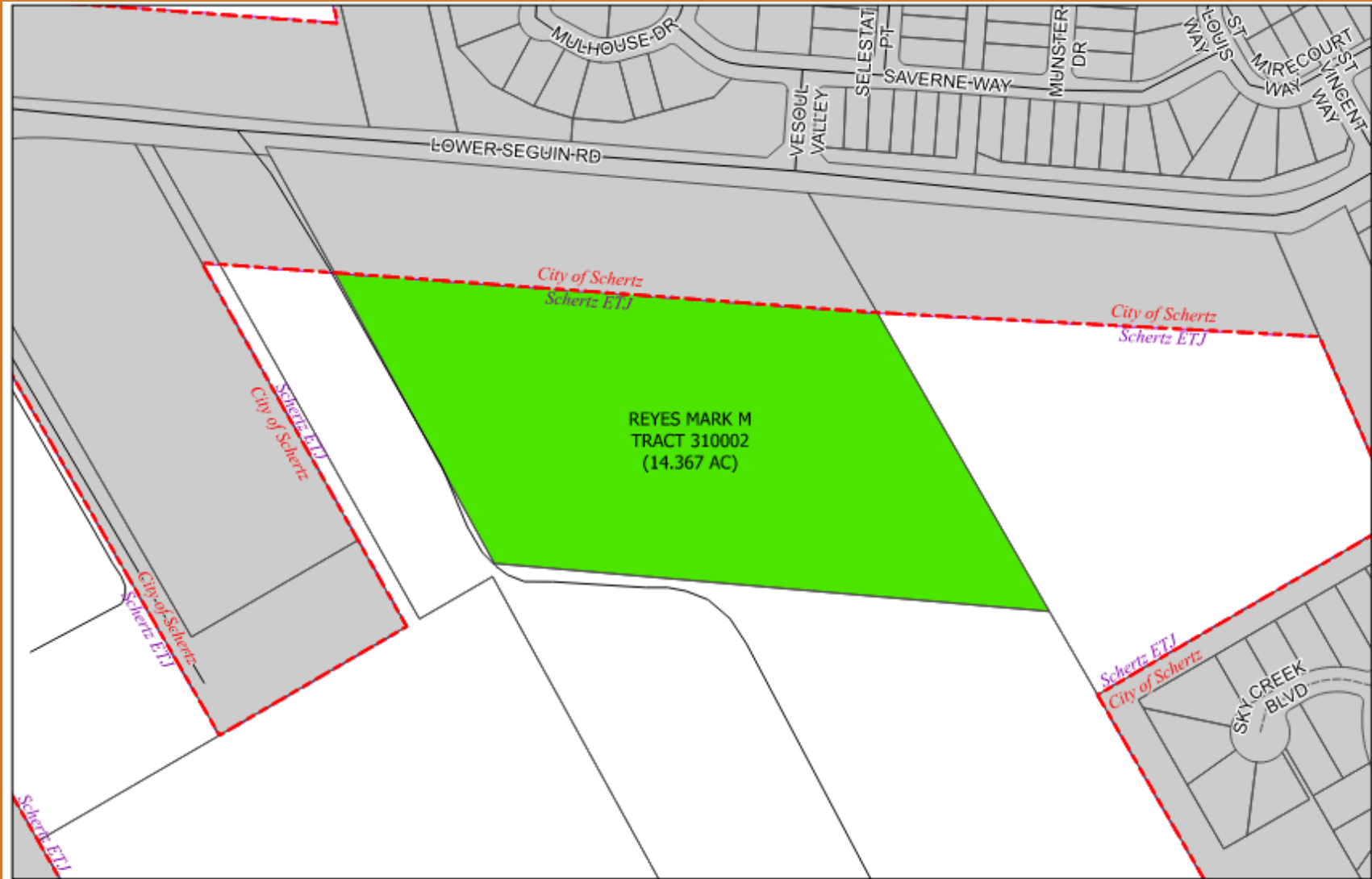
City of Schertz

Last Update: April 11, 2024

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Ordinance 24-A-116





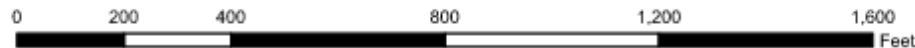
SCHERTZ

Last Update: April 9, 2024

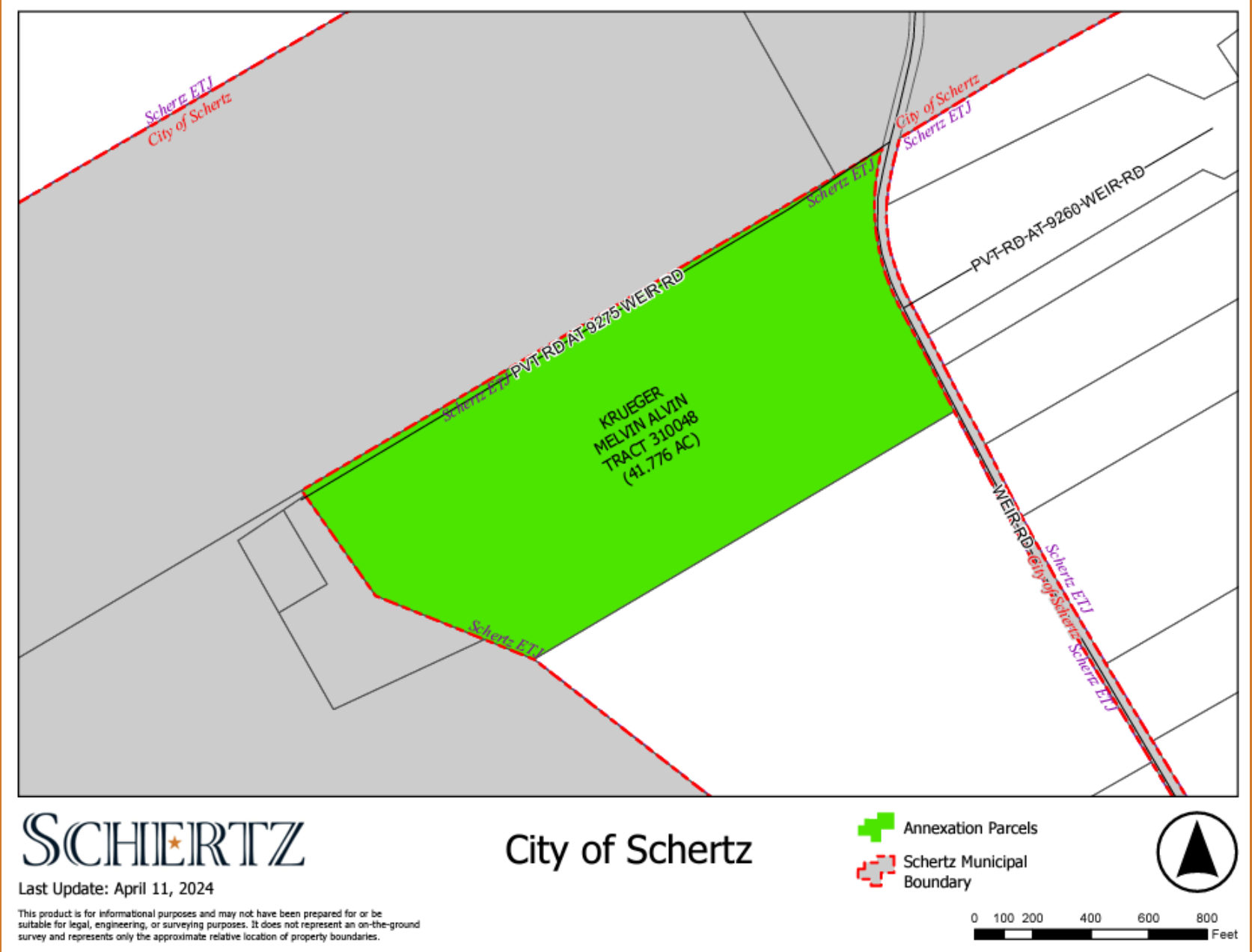
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City of Schertz

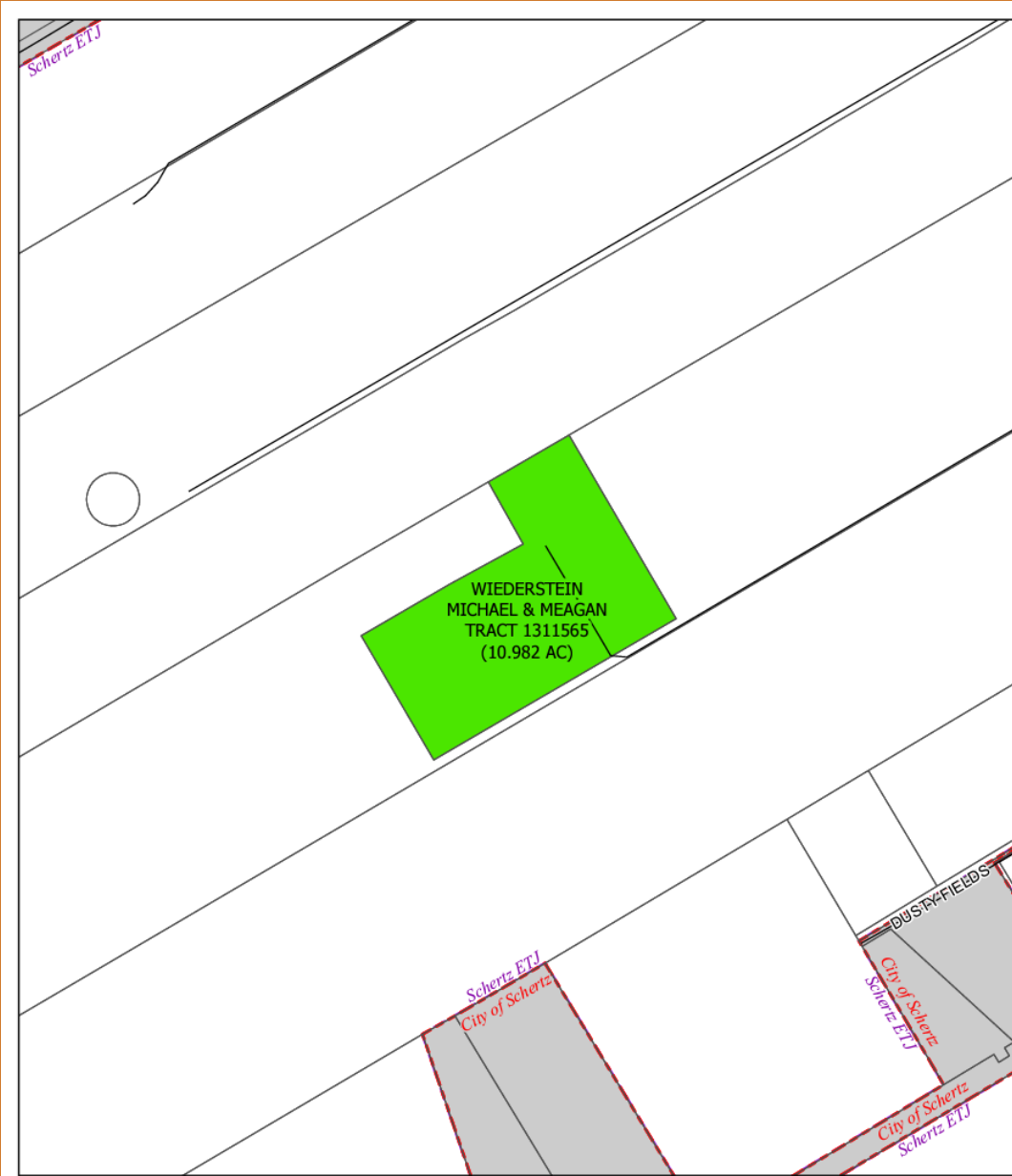
-  Annexation Parcels
-  Schertz Municipal Boundary



Ordinance 24-A-117





Ordinance 24-A-118



SCHERTZ

City of Schertz

-  Annexation Parcels
-  Schertz Municipal Boundary



Last Update: April 11, 2024

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Ordinance 24-A-119




SCHERTZ

Last Update: April 10, 2024

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City of Schertz

-  Annexation Parcels
-  Schertz Municipal Boundary



0 100 200 400 600 800 Feet

Ordinance 24-A-120



SCHERTZ

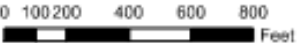
City of Schertz

-  Annexation Parcels
-  Schertz Municipal Boundary

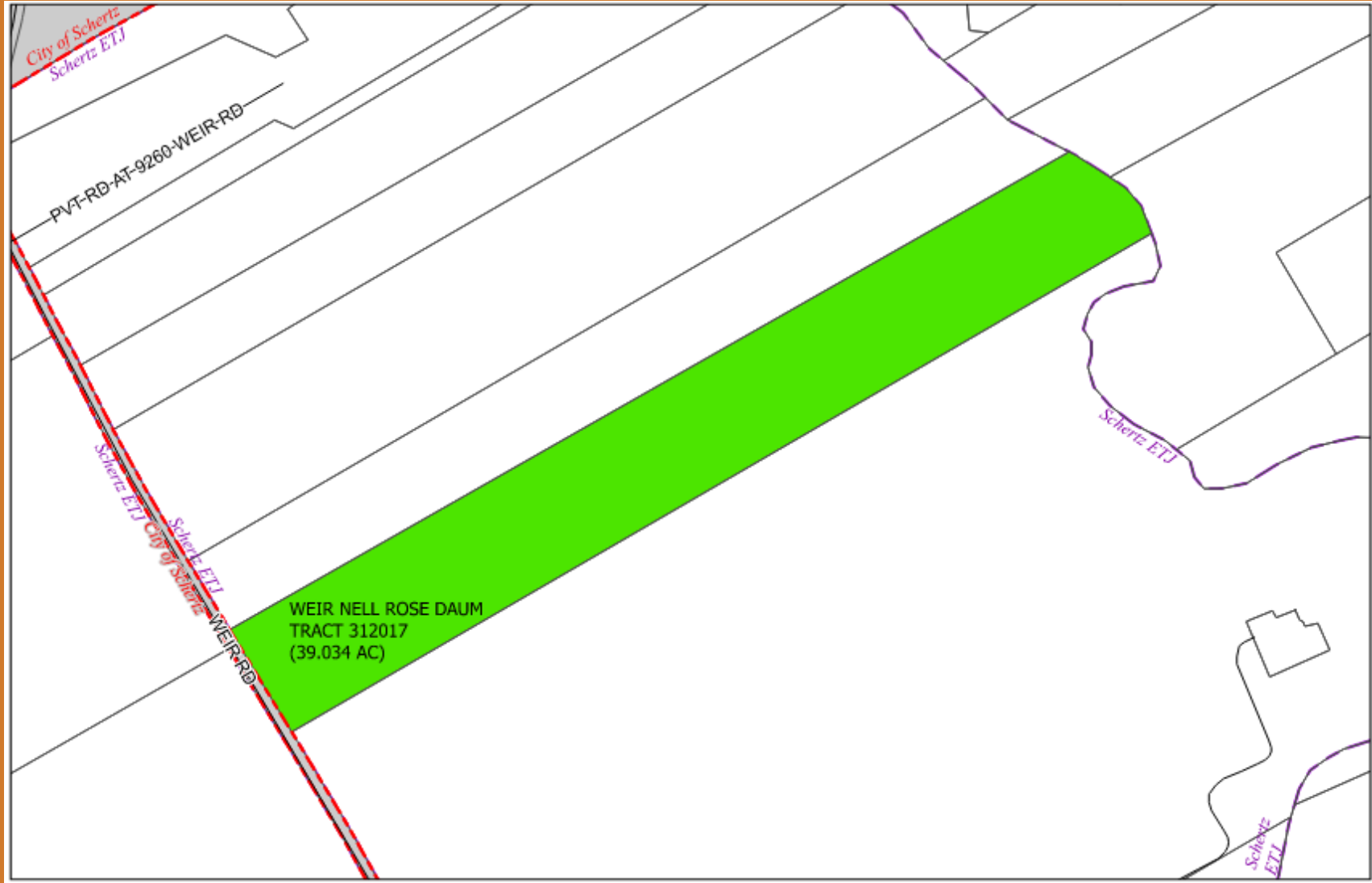


Last Update: April 11, 2024

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Ordinance 24-A-121



SCHERTZ

City of Schertz

-  Annexation Parcels
-  Schertz Municipal Boundary

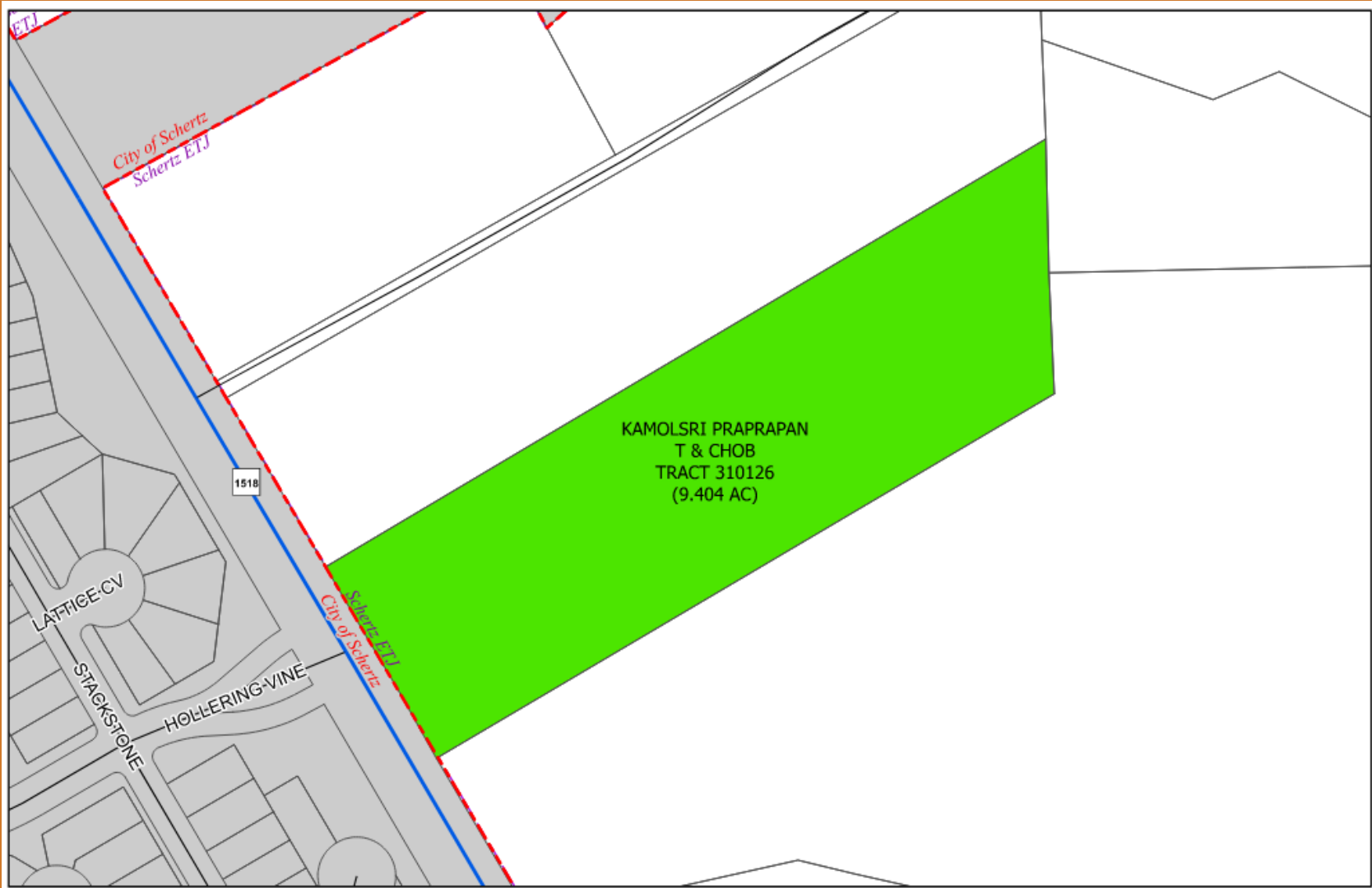


Last Update: April 11, 2024

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Ordinance 24-A-122



SCHERTZ

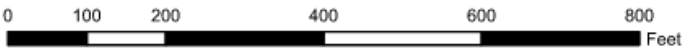
City of Schertz

-  Annexation Parcels
-  Schertz Municipal Boundary

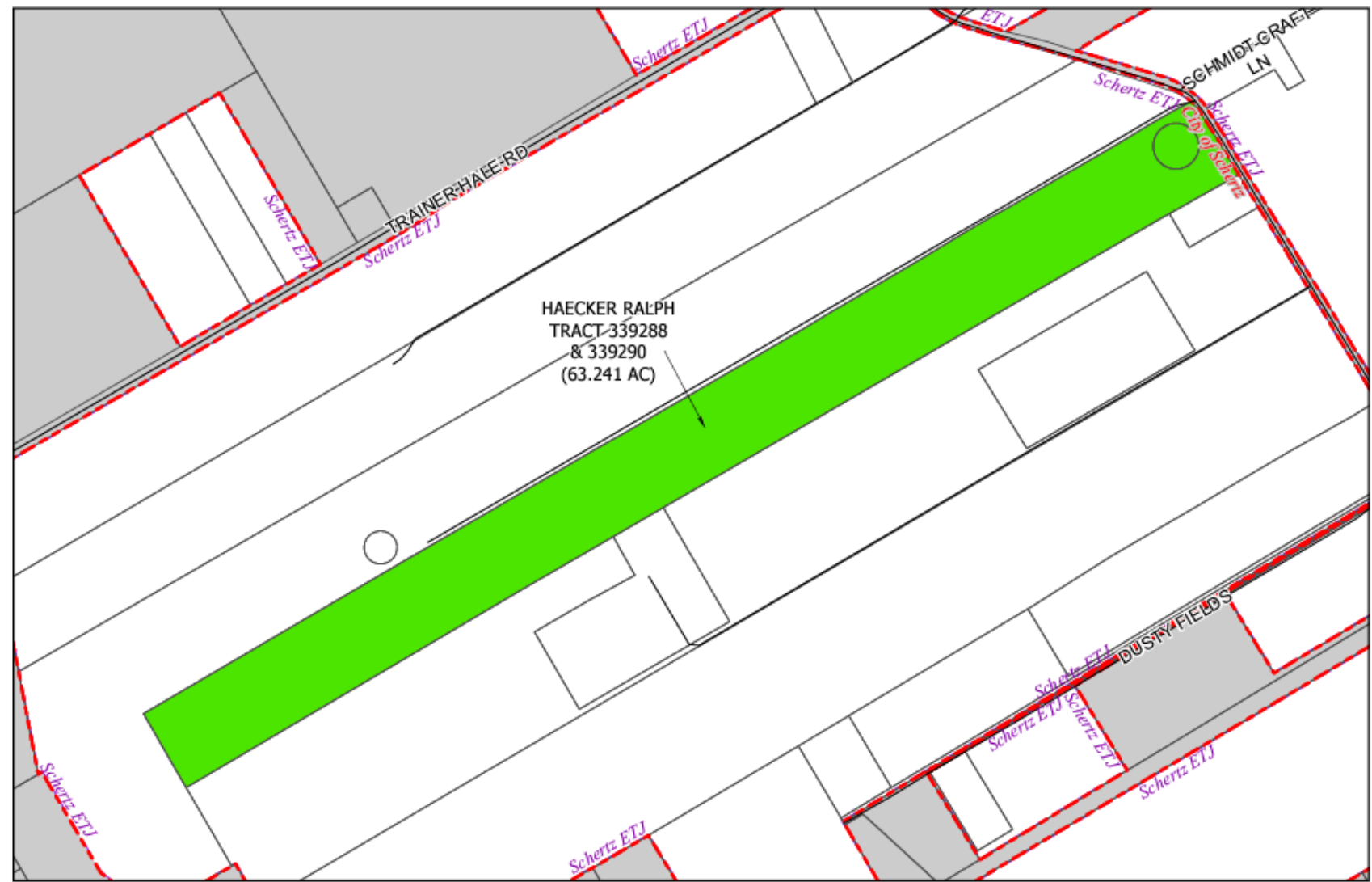


Last Update: April 11, 2024

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Ordinance 24-A-123





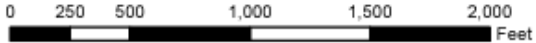
SCHERTZ

City of Schertz

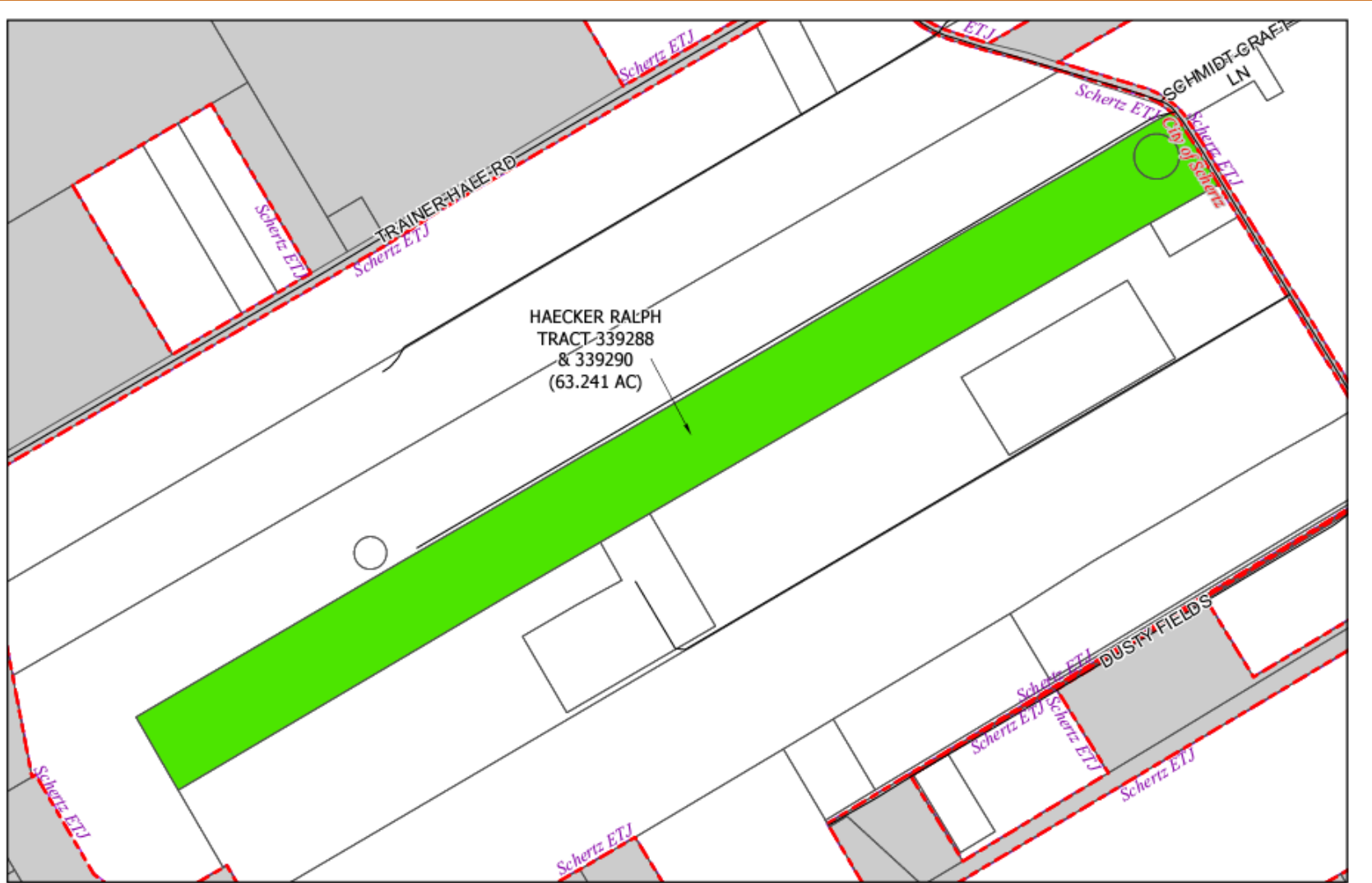
Last Update: April 18, 2024

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-  Annexation Parcels
-  Schertz Municipal Boundary



Ordinance 24-A-124





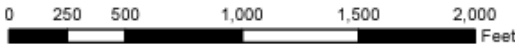
SCHERTZ

Last Update: April 18, 2024

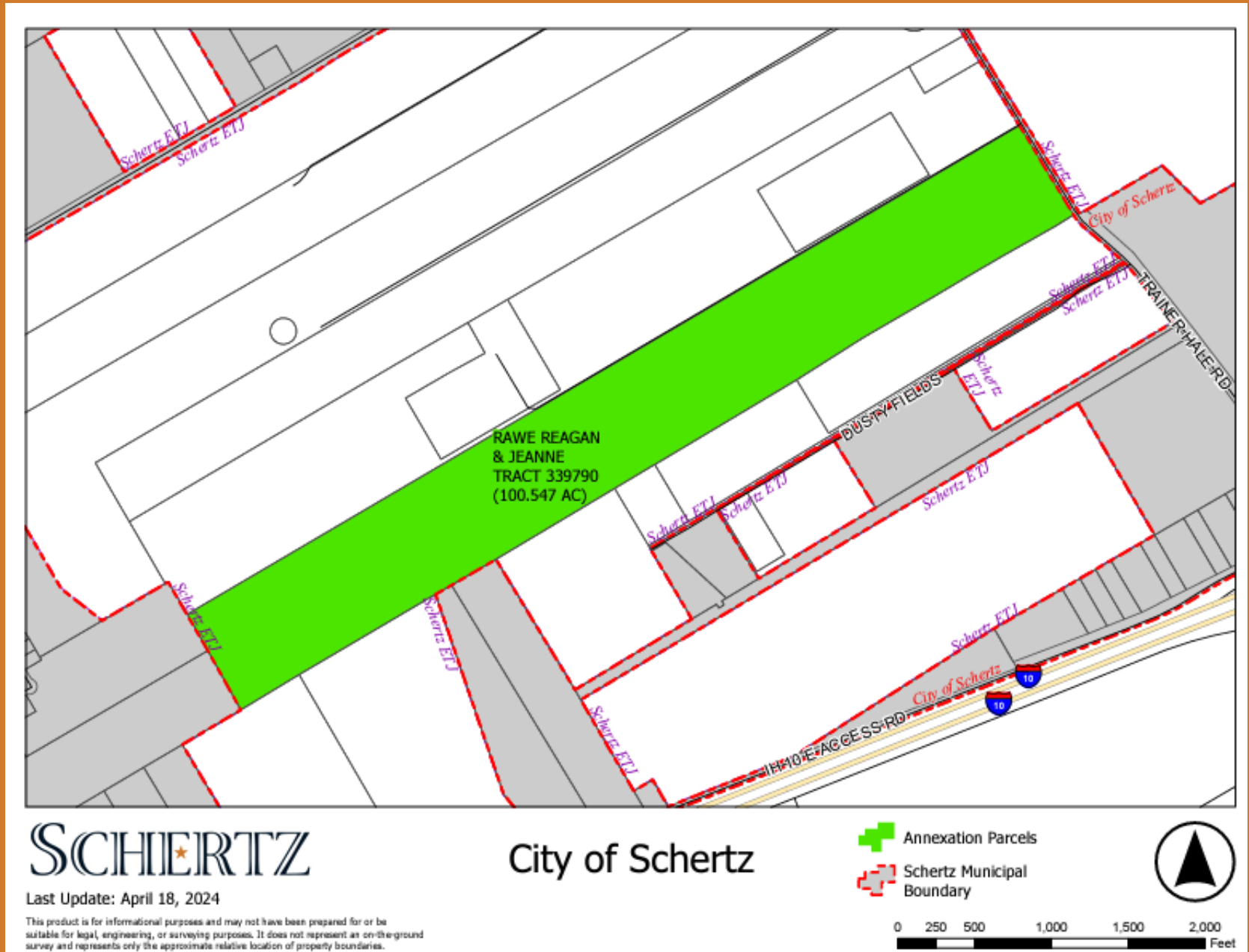
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City of Schertz

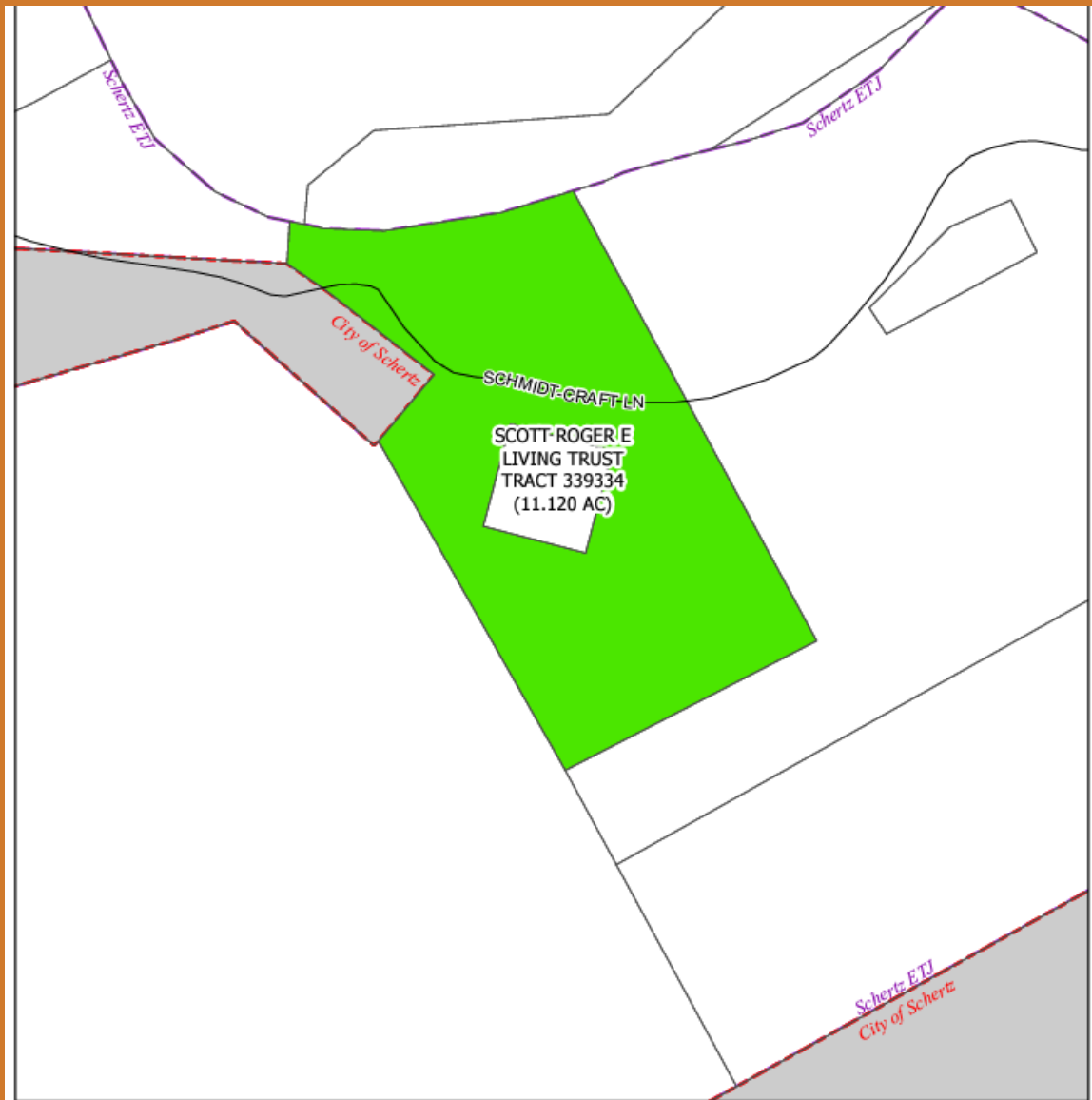
-  Annexation Parcels
-  Schertz Municipal Boundary



Ordinance 24-A-125



Ordinance 24-A-126



SCHERTZ

City of Schertz

Last Update: April 11, 2024

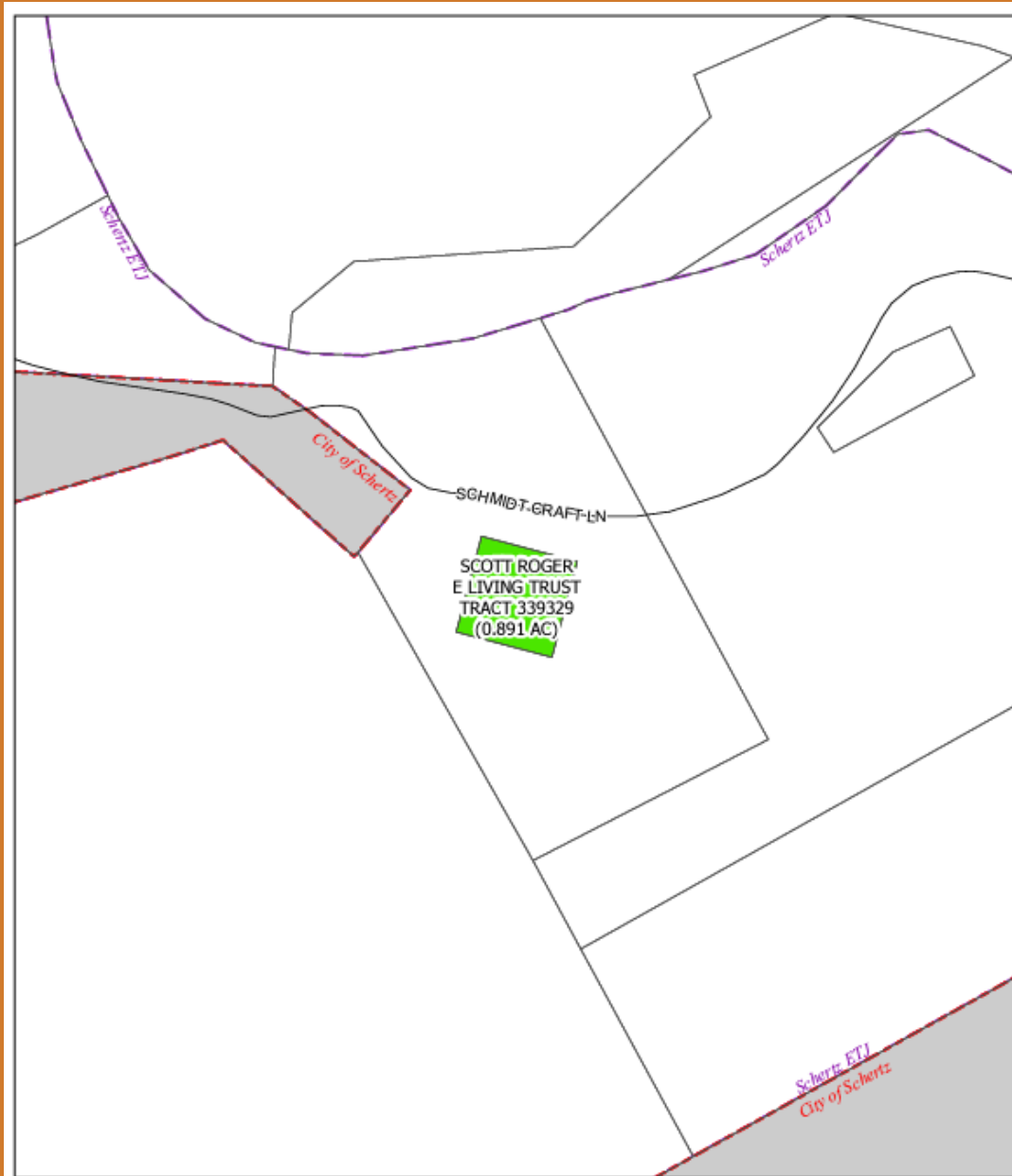
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- Annexation Parcels
- Schertz Municipal Boundary





0 125 250 500 750 Feet

Ordinance 24-A-127



SCHERTZ

City of Schertz

-  Annexation Parcels
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Ordinance 24-A-128



SCHERTZ

City of Schertz

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-  Schertz Municipal Boundary



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Ordinance 24-A-129



SCHERTZ

City of Schertz

- Annexation Parcels
- Schertz Municipal Boundary

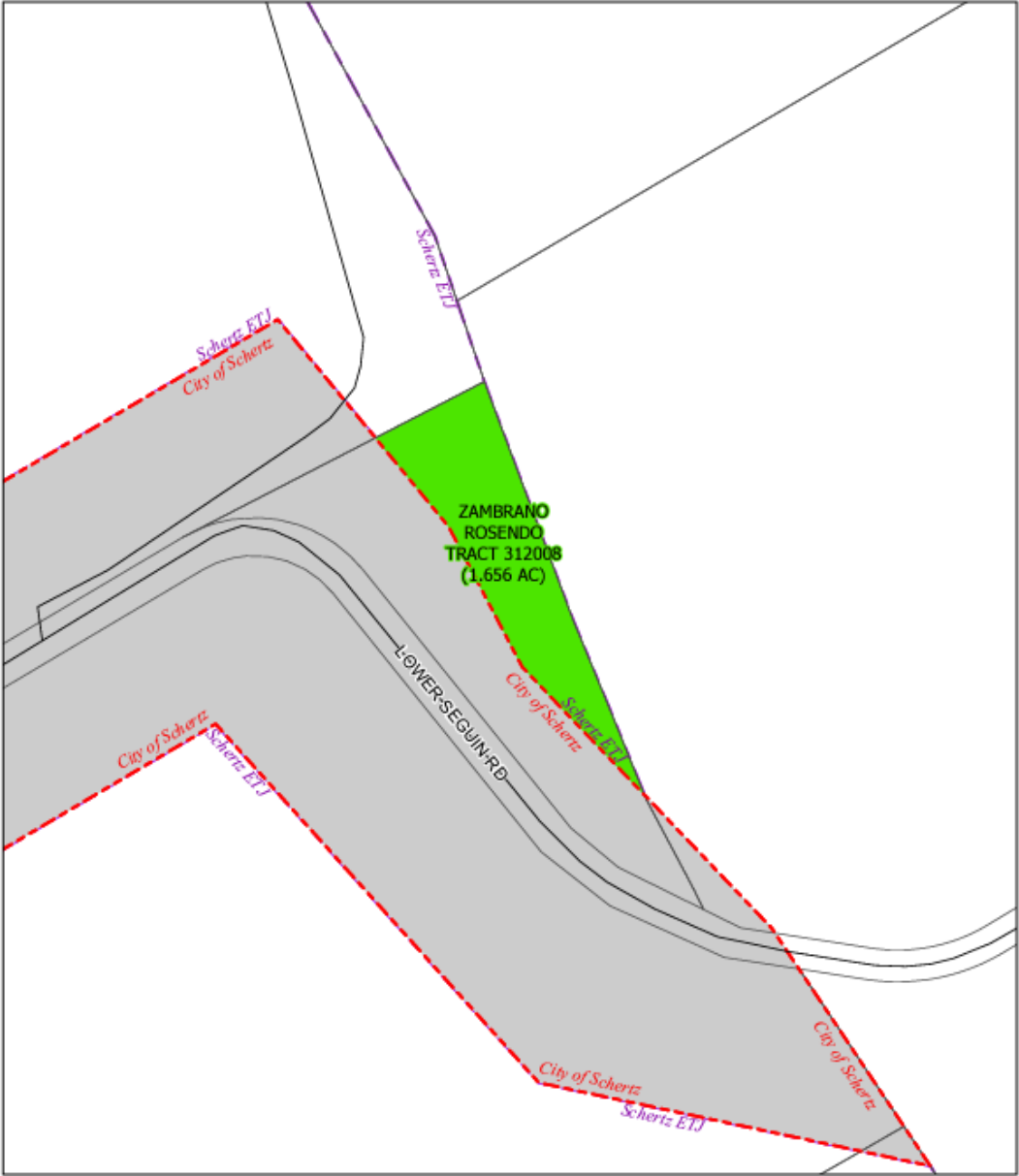


Last Update: April 9, 2024

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Ordinance 24-A-130



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City of Schertz

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- Annexation Parcels
- Schertz Municipal Boundary



Ordinance 24-A-131



SCHERTZ City of Schertz

Last Update: April 8, 2024

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- Annexation Parcels
- Schertz Municipal Boundary



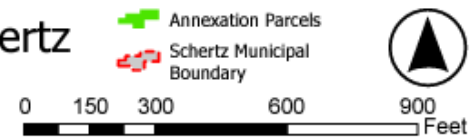
Ordinance 24-A-132



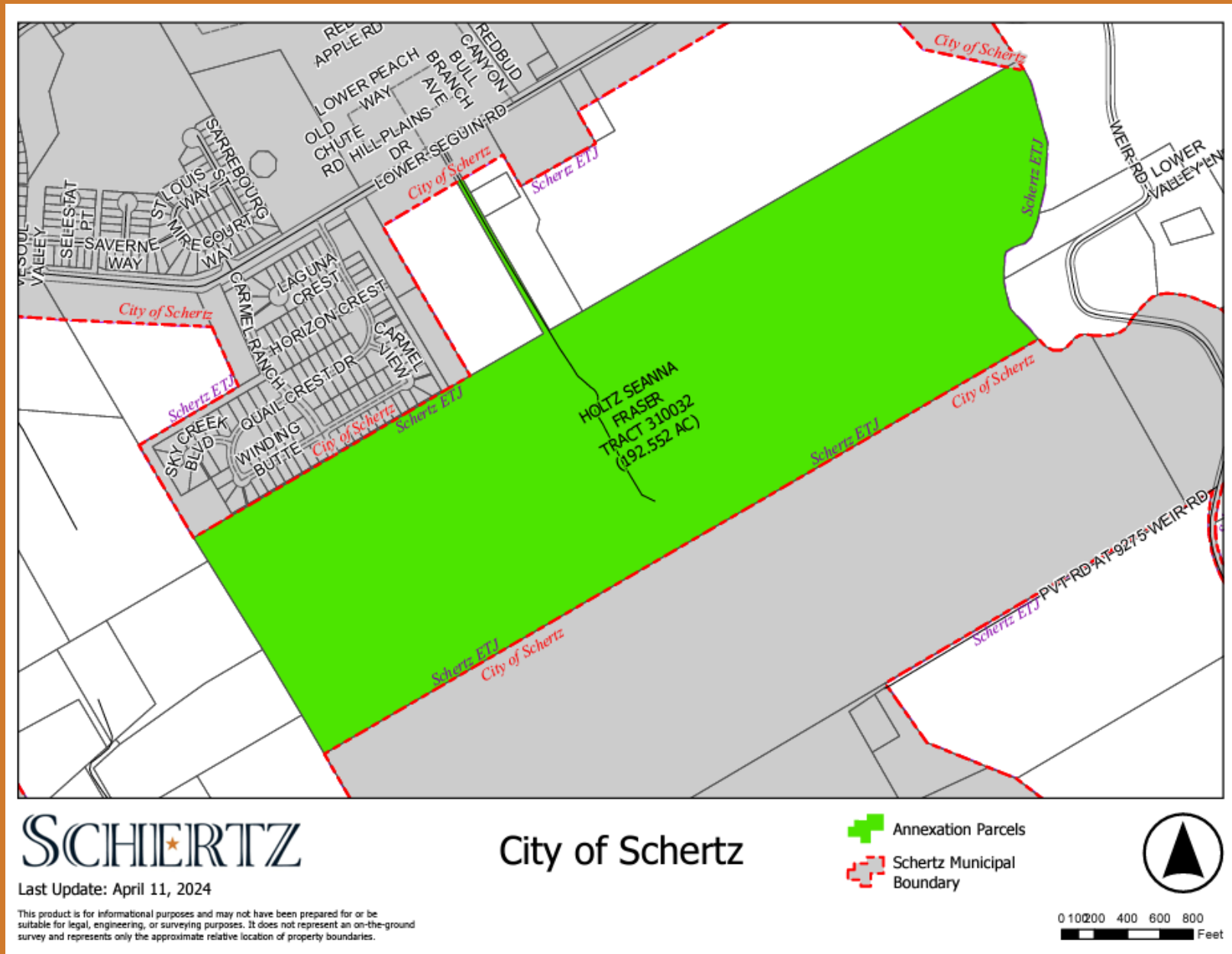
SCHERTZ City of Schertz

Last Update: April 11, 2024
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- Annexation Parcels
- Schertz Municipal Boundary



Ordinance 24-A-133





Ordinance 24-A-134



SCHERTZ

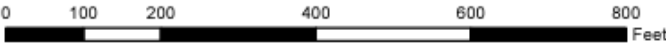
City of Schertz

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Last Update: April 11, 2024

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Ordinance 24-A-135




SCHERTZ

Last Update: April 11, 2024

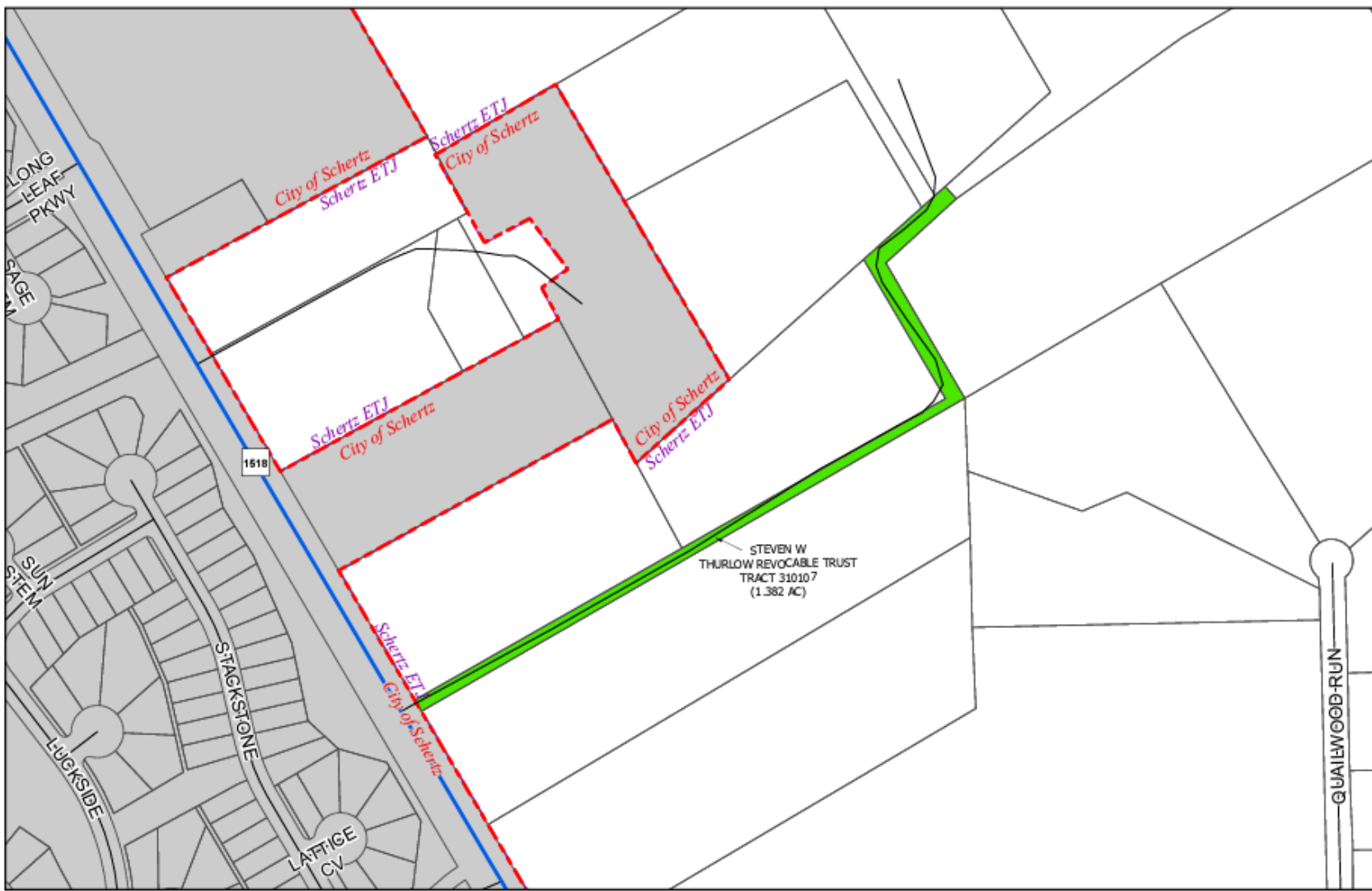
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City of Schertz

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Ordinance 24-A-136





SCHERTZ

City of Schertz

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-  Schertz Municipal Boundary



Ordinance 24-A-137





SCHERTZ

City of Schertz

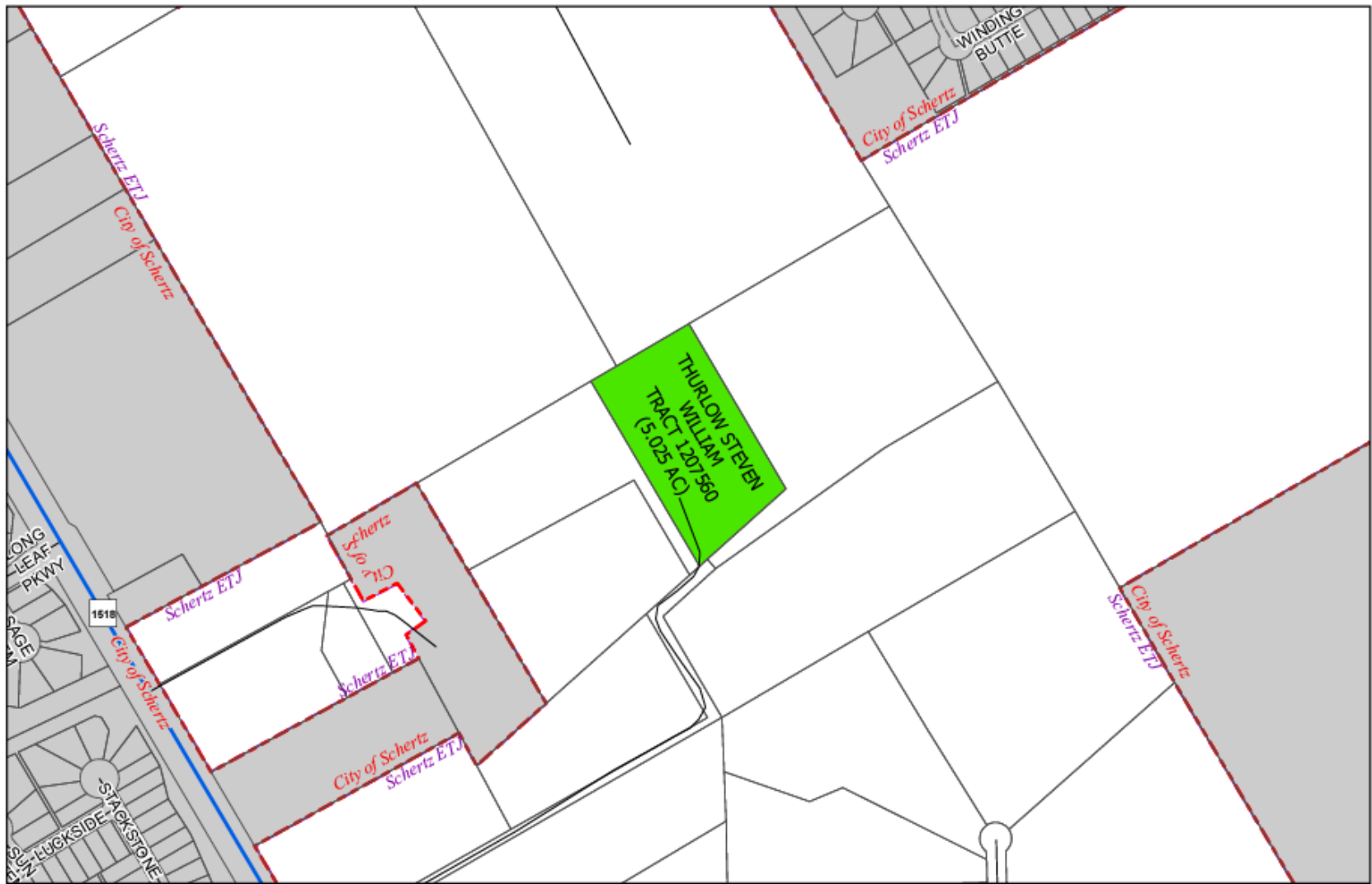
Last Update: April 11, 2024

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-  Schertz Municipal Boundary



Ordinance 24-A-138





SCHERTZ

City of Schertz

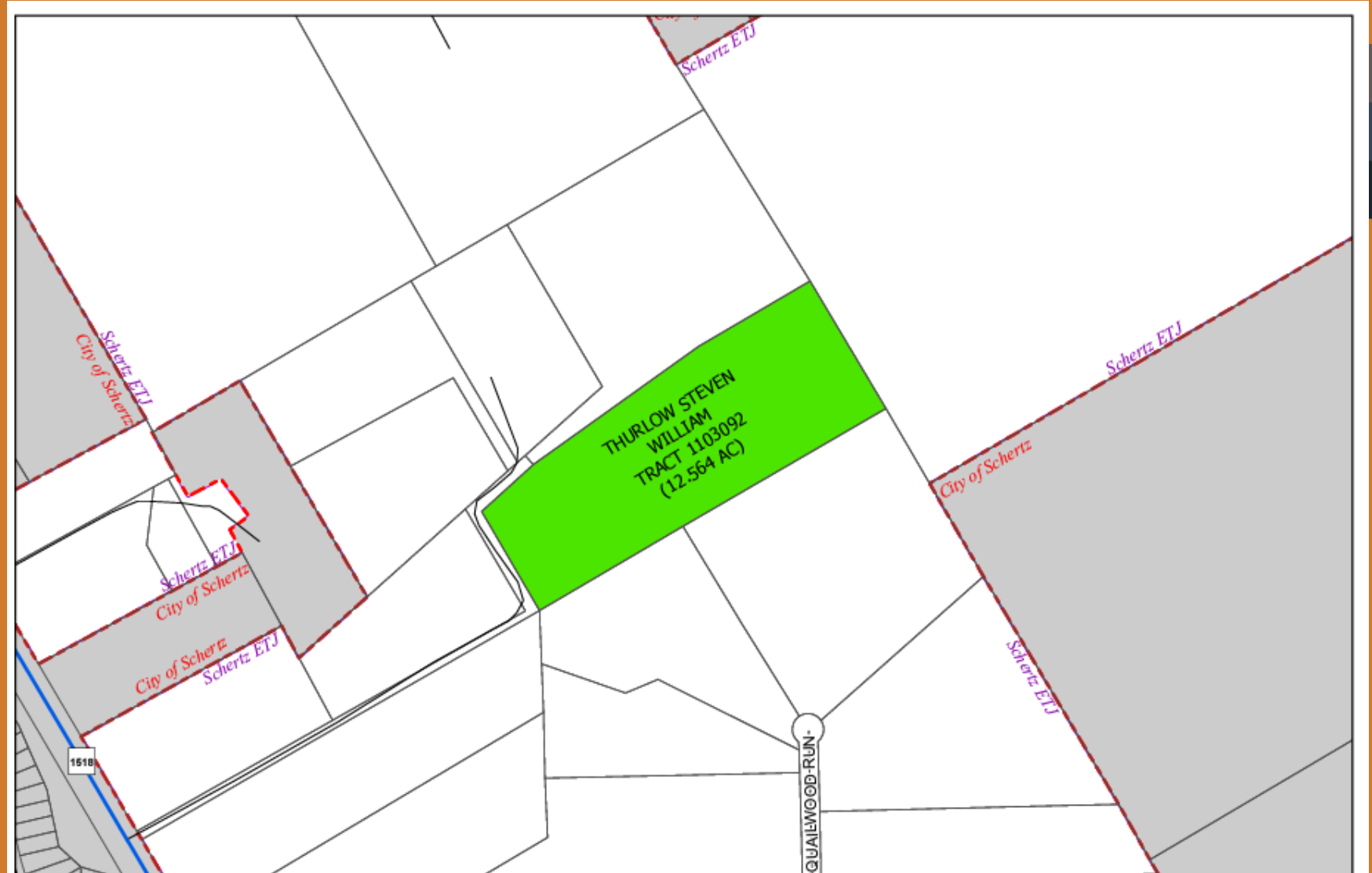
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Ordinance 24-A-139





SCHERTZ

City of Schertz

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