

# RESOLUTION 24-R-131

Accepting a Petition of Annexation- Approximately 3.014- acres, a portion of Comal County Property Identification Number 79004

EMILY DELGADO | PLANNING MANAGER

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# Background

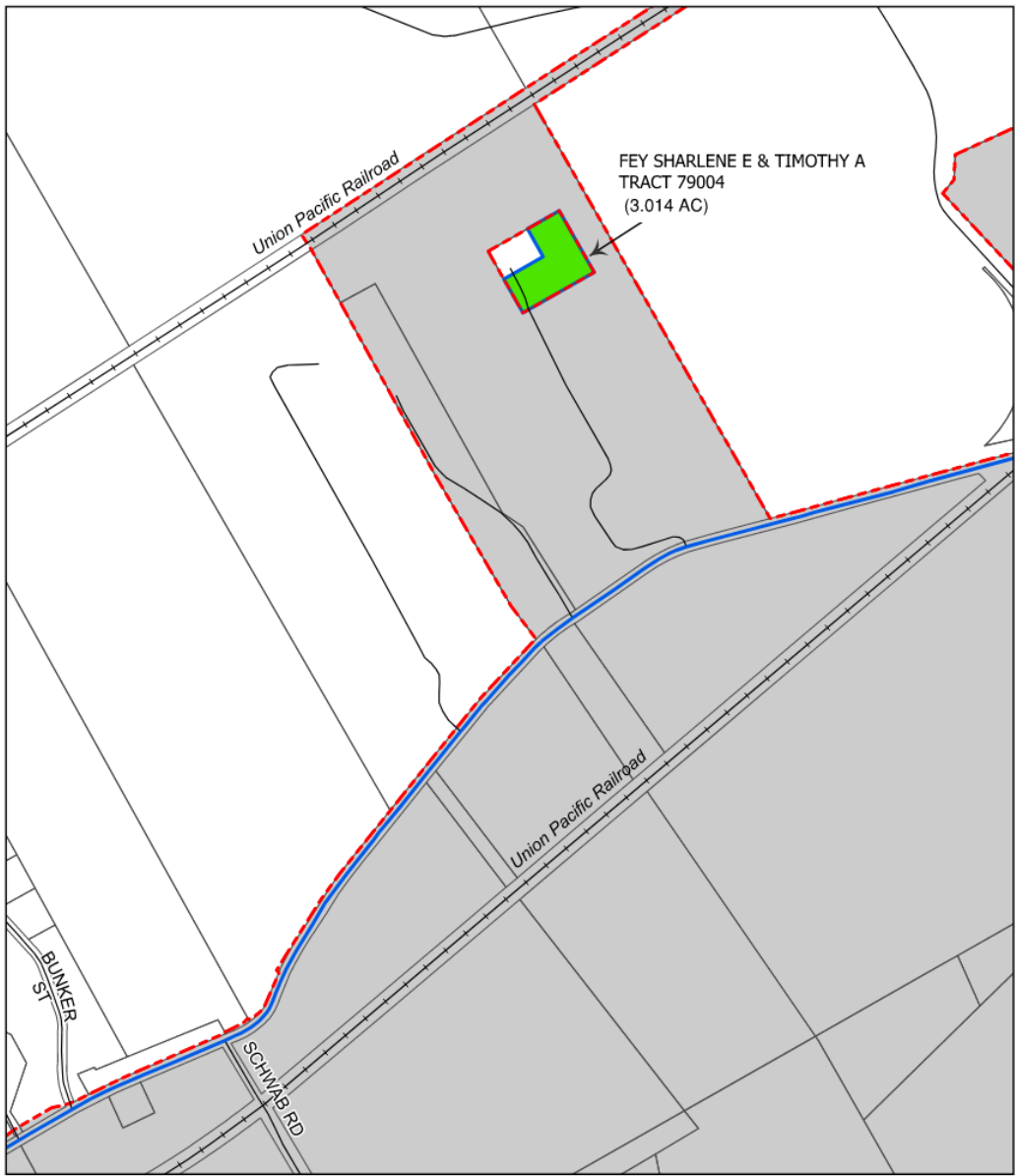
- In July of 2024 the City of Schertz City Council approved ordinances to annex over 3,107 acres into the City of Schertz based on expiring Delayed Annexation Development Agreement.
- As part of that process, Comal County Property Identification numbers 79004, 79006, and 79009 owned by Timothy A. Fey and Sharlene E. Fey were scheduled to be annexed and zoned.
- However, as part of that annexation effort, City Council approved Resolution 24-R-81 which authorized the approval of a Development Agreement with Timothy A. Fey and Sharlene E. Fey. The Fey's own approximately 100.535 acres of property, of which approximately 1 acre is utilized as their homestead and the remainder is used for agricultural purposes.
- As part of the agreement, the property owner authorized the annexation of the agricultural land, while the residential land was to remain in the ETJ. Based on the agreements terms, on July 16, 2024 in addition to approving resolution 24-R-81, City Council also approved Ordinance 24-A-49 and 24-A-50 which annexed Comal County Property IDs 79006, and 79009, or the agricultural tracts.

# Background

- However, Comal County Property Identification Number 79004 is only partially utilized for residential. Per the agreement and discussion with the property owner only 1-acre of the approximately 4.0-acre tract is utilized for residential, while the remaining 3.014-acres is used for agricultural purposes.
- Based on the conditions of the agreement, due to the 3.014- acres not being used for residential purposes, the City is proceeding forward with annexation of the agricultural portion of Comal County Property ID 79004.

# Annexation Process and Tentative Calendar

- Resolution 24-R-131 is the first City Council step in the annexation process for the approximately 3.014 acres, a portion of Comal County Property ID 79004. Upon City Council accepting Resolution 24-R-131, the petition for voluntary annexation, the process to annex and zone the property would begin.
- The adoption of resolution 24-R-131 does not annex the subject property, but allows City Council to annex the property by ordinance in the future. An ordinance for annexation of the subject property must be approved by City Council to annex the property, which is tentatively scheduled for the December 3, 2024, City Council meeting.
- The annexation ordinance will be accompanied by service agreement to meet the requirements of UDC Section 21.4.8 and LGC § 43.0672. The zoning application to accompany the annexation is tentatively scheduled for the November 6, 2024 Planning and Zoning Commission meeting.



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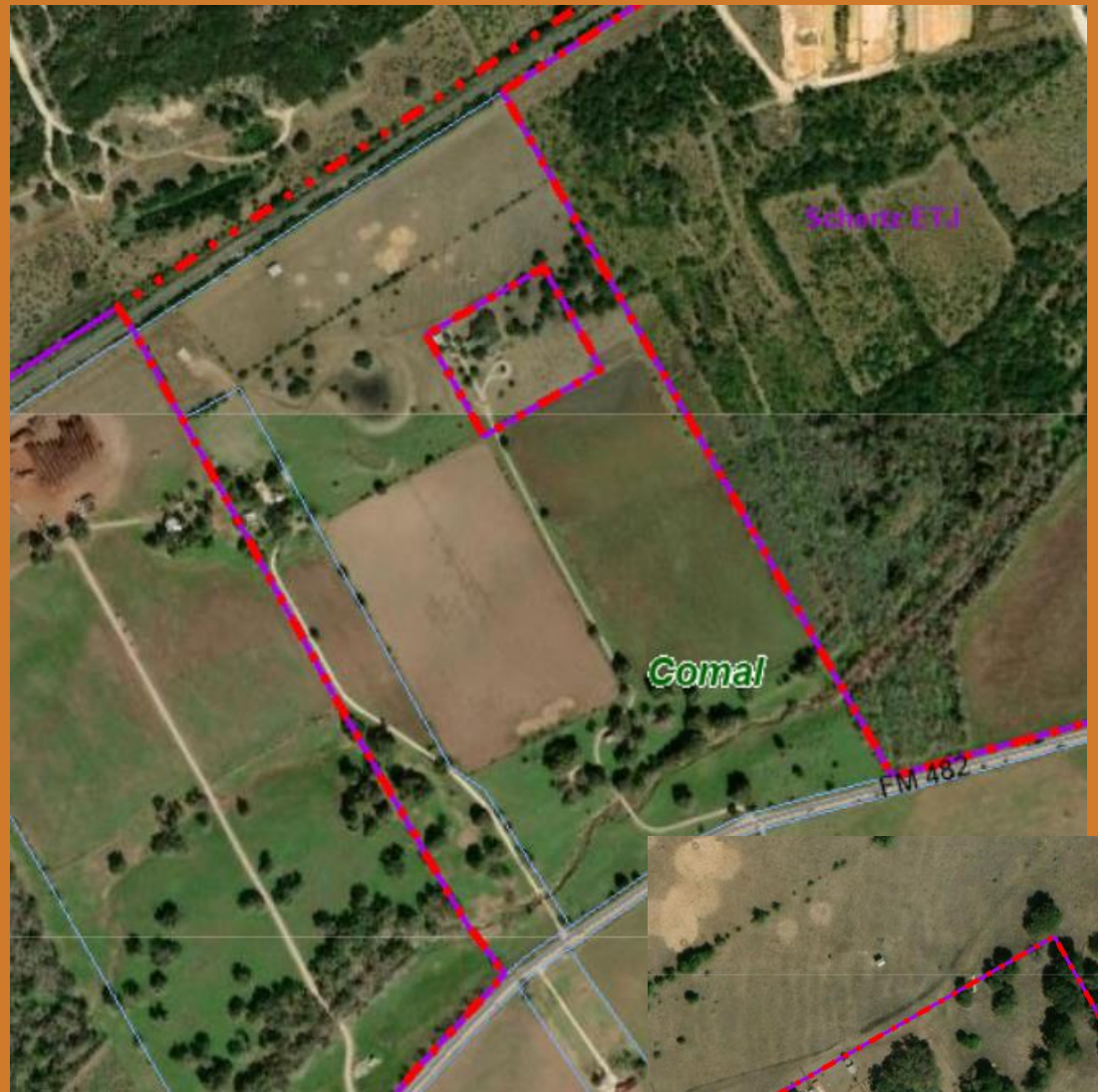
Last Update: September 27, 2024

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

-  Parcel Boundaries
-  Schertz Municipal Boundary



0 100 200 300 400 500 600 700 800 Feet





# Recommendation

Staff recommends approval of Resolution 24-R-131, accepting a petition for voluntary annexation for approximately 3.014-acres within Comal County, more specifically known as a portion of Comal County Property Identification Number 79004.

# COMMENTS AND QUESTIONS

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