

**ORDINANCE NO. 24-S-160**

**AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS TO APPROVE A SPECIFIC USE PERMIT TO ALLOW FOR THE PLACEMENT OF A MANUFACTURED/ MOBILE HOME ON APPROXIMATELY 2 ACRES OF LAND, KNOWN AS 6759 PFEIL ROAD, SCHERTZ, BEXAR COUNTY, TEXAS, ALSO KNOWN AS BEXAR COUNTY PROPERTY IDENTIFICATION NUMBER 1296079.**

**WHEREAS**, an application for a Specific Use Permit to allow the placement of a Manufactured/ Mobile Home on approximately 2 acres of land, known as 6759 Pfeil Road, also known as Bexar County Property ID 1296079, more specifically described in the Exhibit A attached (herein, the “Property”) has been filed with the City; and

**WHEREAS**, the City’s Unified Development Code Section 21.5.11. 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 specific use permit (the “Criteria”); and

**WHEREAS**, on October 2, 2024, the Planning and Zoning Commission conducted a public hearing and, after considering the Criteria, made a recommendation to City Council to approve the Specific Use Permit for Automobile Sales; and

**WHEREAS**, on November 12, 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 Specific Use Permit be approved as provided for herein.

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

Section 1. A Specific Use Permit for Bexar County Property ID 1296079, more particularly described in the attached Exhibit A, is hereby approved to allow the placement of a Manufactured/ Mobile Home on the subject property with the following conditions:

1. A building permit is approved within two (2) years after the approval of the SUP.

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and codes, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters resolved herein.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

Section 8. 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

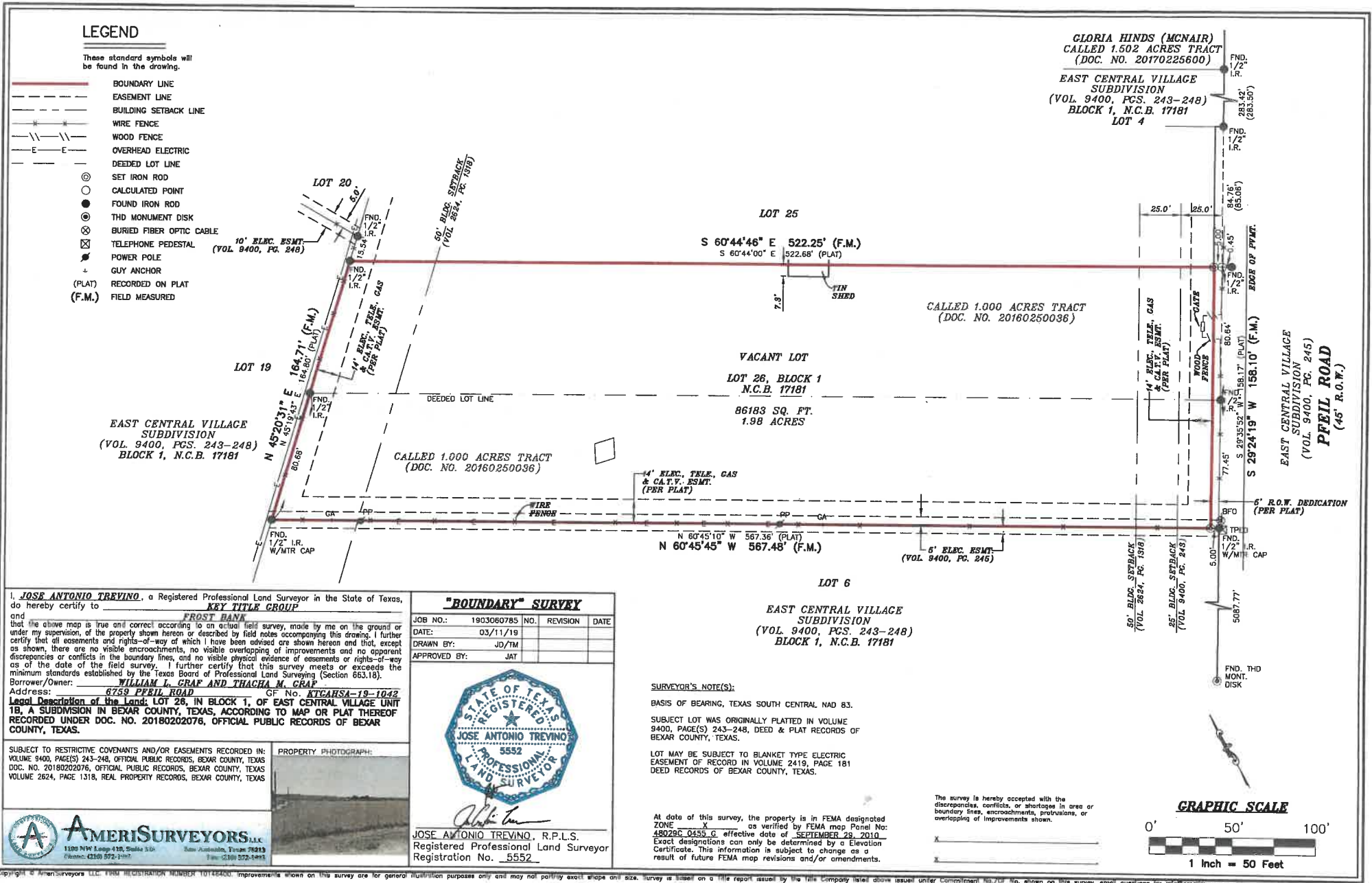
ATTEST:

\_\_\_\_\_  
Sheila Edmondson, City Secretary

(city seal)

Exhibit "A"  
Property Depiction: Metes and Bounds

# Exhibit "A" Property Depiction: Metes and Bounds



### LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- - - EASEMENT LINE
- - - BUILDING SETBACK LINE
- WIRE FENCE
- ||| WOOD FENCE
- - - OVERHEAD ELECTRIC
- - - DEEDED LOT LINE
- ⊙ SET IRON ROD
- CALCULATED POINT
- FOUND IRON ROD
- ⊗ THD MONUMENT DISK
- ⊗ BURIED FIBER OPTIC CABLE
- ⊗ TELEPHONE PEDESTAL
- ⊗ POWER POLE
- ⊗ GUY ANCHOR
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED

I, **JOSE ANTONIO TREVINO**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to

and **KEY TITLE GROUP**  
**FROST BANK**  
 that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).  
 Borrower/Owner: **WILLIAM L. GRAF AND THACHA M. GRAF**  
 Address: **8759 PFEIL ROAD** OF No. **KTCARSA-19-1042**

**Legal Description of the Land:** LOT 26, IN BLOCK 1, OF EAST CENTRAL VILLAGE UNIT 1B, A SUBDIVISION IN BEXAR COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED UNDER DOC. NO. 20180202076, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 9400, PAGE(S) 243-248, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS DOC. NO. 20180202076, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS VOLUME 2624, PAGE 1318, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS

PROPERTY PHOTOGRAPH:

"BOUNDARY" SURVEY			
JOB NO.:	1903060785	NO.	REVISION
DATE:	03/11/19		
DRAWN BY:	JD/TM		
APPROVED BY:	JAT		



**JOSE ANTONIO TREVINO, R.P.L.S.**  
 Registered Professional Land Surveyor  
 Registration No. 5552

**SURVEYOR'S NOTE(S):**  
 BASIS OF BEARING, TEXAS SOUTH CENTRAL NAD 83.  
 SUBJECT LOT WAS ORIGINALLY PLATTED IN VOLUME 9400, PAGE(S) 243-248, DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS.  
 LOT MAY BE SUBJECT TO BLANKET TYPE ELECTRIC EASEMENT OF RECORD IN VOLUME 2419, PAGE 181 DEED RECORDS OF BEXAR COUNTY, TEXAS.

At date of this survey, the property is in FEMA designated ZONE **X** as verified by FEMA map Panel No. **48028C 0453 G** effective date of **SEPTEMBER 29, 2010**. Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.

