

ORDINANCE NO. 25-S-001

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS TO REZONE APPROXIMATELY 26 ACRES OF LAND FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (R-2) TO SINGLE-FAMILY RESIDENTIAL DISTRICT (R-6), KNOWN AS A PORTION OF GUADALUPE COUNTY PROPERTY IDENTIFICATION NUMBER 64640, GENERALLY LOCATED 78 FEET SOUTH OF THE INTERSECTION OF SAVANNAH DRIVE AND IRISH CREEK ROAD, CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS.

WHEREAS, an application for a request to rezone approximately 26 acres of land from Single-Family Residential District (R-2) to Single-Family Residential District (R-6), a portion of Guadalupe County property identification number 64640, located approximately 78 feet South of the intersection of Savannah Drive and Irish Creek Road, more specifically described in the Exhibit A and Exhibit B attached herein (herein, the “Property”) has been filed with the City; and

WHEREAS, the City’s Unified Development Code Section 21.5.4.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 zoning (the “Criteria”); and

WHEREAS, on December 4, 2024, the Planning and Zoning Commission conducted a public hearing and, after considering the Criteria, made a recommendation to City Council to approve the requested zoning; and

WHEREAS, on January 7, 2025, the City Council conducted a public hearing and after considering the Criteria and recommendation by the Planning and Zoning Commission, determined that the requested zoning be approved as provided for herein.

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

Section 1. The Property as shown and more particularly described in the attached Exhibit A and Exhibit B, is hereby zoned to Single-Family Residential District (R-6).

Section 2. The Official Zoning Map of the City of Schertz, described and referred to in Article 2 of the Unified Development Code, shall be revised to reflect the above amendment.

Section 3. 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 4. 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and codes, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters resolved herein.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 5. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 6. 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 7. 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 8. This Ordinance shall be effective upon the date of final adoption hereof and any publication required by law.

Section 9. 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, APPROVED and ADOPTED on this ____ day of _____ 2025.

CITY OF SCHERTZ, TEXAS

Ralph Gutierrez, Mayor

ATTEST:

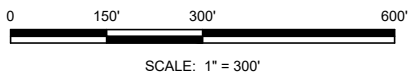
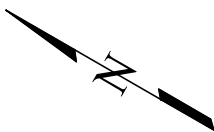
Sheila Edmondson, City Secretary

(city seal)

Exhibit "A"

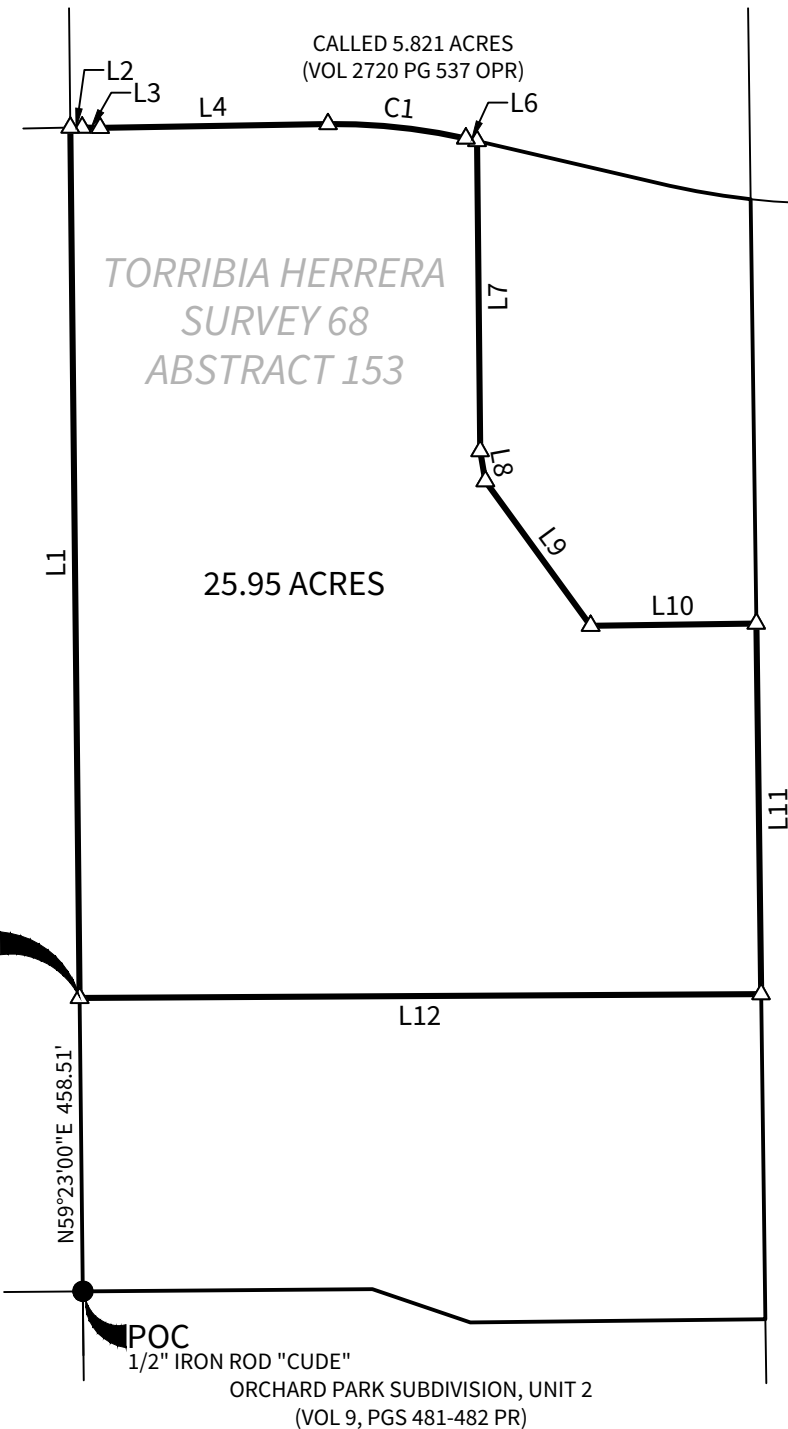
Property Description: Legal Metes and Bounds

Exhibit "A" Property Description: Legal Metes and Bounds



LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N59°23'00"E	1,359.66'
L2	S30°59'13"E	18.59'
L3	S28°07'29"E	28.02'
L4	S30°59'13"E	356.03'
L6	S16°55'09"E	17.95'
L7	S59°25'39"W	484.55'
L8	S50°13'53"W	47.86'
L9	S23°55'58"W	279.45'
L10	S30°45'28"E	258.65'
L11	S59°15'07"W	578.66'
L12	N30°19'20"W	1,064.40'

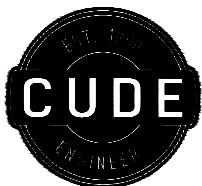
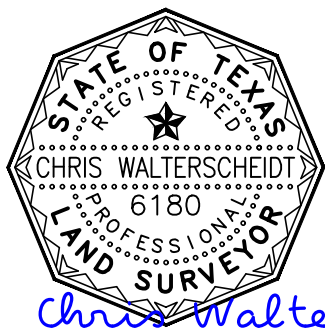
CURVE TABLE					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD DIST.
C1	900.81'	13°48'02"	216.97'	S24°05'12"E	216.45'



THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

NOTES:

1. BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 (2011), ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES USING A COMBINED SCALE FACTOR OF 1.00016.
2. SETBACKS OR EASEMENTS PER RESTRICTIONS OR ZONING MAY EXIST.



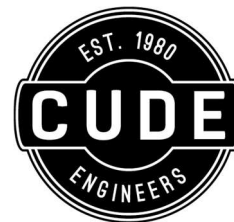
CUDE ENGINEERS
 4122 POND HILL RD. • SUITE 101
 SAN ANTONIO, TEXAS 78231
 T:210.681.2951 • F:210.523.7112
 WWW.CUDEENGINEERS.COM
 TBPELS FIRM #10048500
 TBPE FIRM #455

EXHIBIT OF

25.95 ACRES OF LAND SITUATED IN THE TORRIBIA HERRERA SURVEY NO. 68, ABSTRACT NO. 153, GUADALUPE COUNTY, TEXAS, BEING THE REMAINDER OF A CALLED 28.127 ACRE TRACT AND A CALLED 66.335 ACRE TRACT DESCRIBED IN VOLUME 2419, PAGE 211, OFFICIAL RECORDS OF GUADALUPE COUNTY, TEXAS

REPRODUCTION OF THE ORIGINAL SIGNED AND SEALED PLAN AND/OR ELECTRONIC MEDIA MAY HAVE BEEN INADVERTENTLY ALTERED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE SCALE OF THE DOCUMENT AND CONTACTING CUDE ENGINEERS TO VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION.

P:\04406\000\0-Survey\Drawings\EX-04406.000 - 26.88AC - ZONING.dwg, 2024/10/22 10:38am cwalterscheidt



**LEGAL DESCRIPTION
25.95 ACRES OF LAND**

25.95 ACRES OF LAND SITUATED IN THE TORRIBIA HERRERA SURVEY NO. 68, ABSTRACT NO. 153, GUADALUPE COUNTY, TEXAS, BEING THE REMAINDER OF A CALLED 28.127 ACRE TRACT AND A CALLED 66.335 ACRE TRACT DESCRIBED IN VOLUME 2419, PAGE 211, OFFICIAL RECORDS OF GUADALUPE COUNTY, TEXAS; SAID 25.95 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, AT A 1/2 INCH IRON ROD WITH CAP MARKED "CUDE" FOUND FOR THE NORTH CORNER OF A THE ORCHARD PARK SUBDIVISION UNIT 2 RECORDED IN VOLUME 9, PAGES 481-482, MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS;

THENCE, N 59°23'00" E, ALONG AND WITH THE SOUTHWEST LINE OF SAID REMAINDER TRACT, A DISTANCE OF 458.51 FEET TO THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT, FOR THE SOUTH CORNER OF THIS TRACT;

THENCE, N 59°23'00" E, CONTINUING ALONG AND WITH THE SOUTHWEST LINE OF SAID REMAINDER TRACT, A DISTANCE OF 1,359.66 FEET TO A POINT, THE SOUTH CORNER OF THAT CALLED 5.821 ACRE TRACT RECORDED IN VOLUME 2720, PAGE 537 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS;

THENCE, ALONG AND WITH THE SOUTHEAST LINES OF SAID 5.821 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES:

- 1) S 30°59'13" E, A DISTANCE OF 18.59 FEET TO A POINT;
- 2) S 28°07'29" E, A DISTANCE OF 28.02 FEET TO A POINT;
- 3) S 30°59'13" E, A DISTANCE OF 356.03 FEET TO A POINT;
- 4) SOUTHEASTERLY, ALONG A TANGENT CURVE TO THE RIGHT, WITH A RADIUS OF 900.81 FEET, A CENTRAL ANGLE OF 13°48'02", AN ARC LENGTH OF 216.97 FEET, AND A CHORD BEARING AND DISTANCE OF S 24°05'12" E, 216.45 FEET, TO A POINT;
- 5) S 16°55'09" E, A DISTANCE OF 17.95 FEET TO A POINT;

THENCE, OVER AND ACROSS SAID REMAINDER TRACT, THE FOLLOWING FOUR (4) COURSES:

- 1) S 59°25'39" W, A DISTANCE OF 484.55 FEET TO A POINT;
- 2) S 50°13'53" W, A DISTANCE OF 47.86 FEET TO A POINT;
- 3) S 23°55'58" W, A DISTANCE OF 279.45 FEET TO A POINT;
- 4) S 30°45'28" E, A DISTANCE OF 258.65 FEET TO A POINT TO A POINT ON THE NORTHWEST LINE OF SAID REMAINDER TRACT;

THENCE, S 59°15'07" W, ALONG AND WITH THE NORTHWEST LINE OF SAID REMAINDER TRACT, A DISTANCE OF 578.66 FEET TO A POINT;

THENCE, N 30°47'11" W, OVER AND ACROSS SAID REMAINDER TRACT, A DISTANCE OF 1,064.40 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 25.95 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 (2011). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES USING A SCALE FACTOR OF 1.00016.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

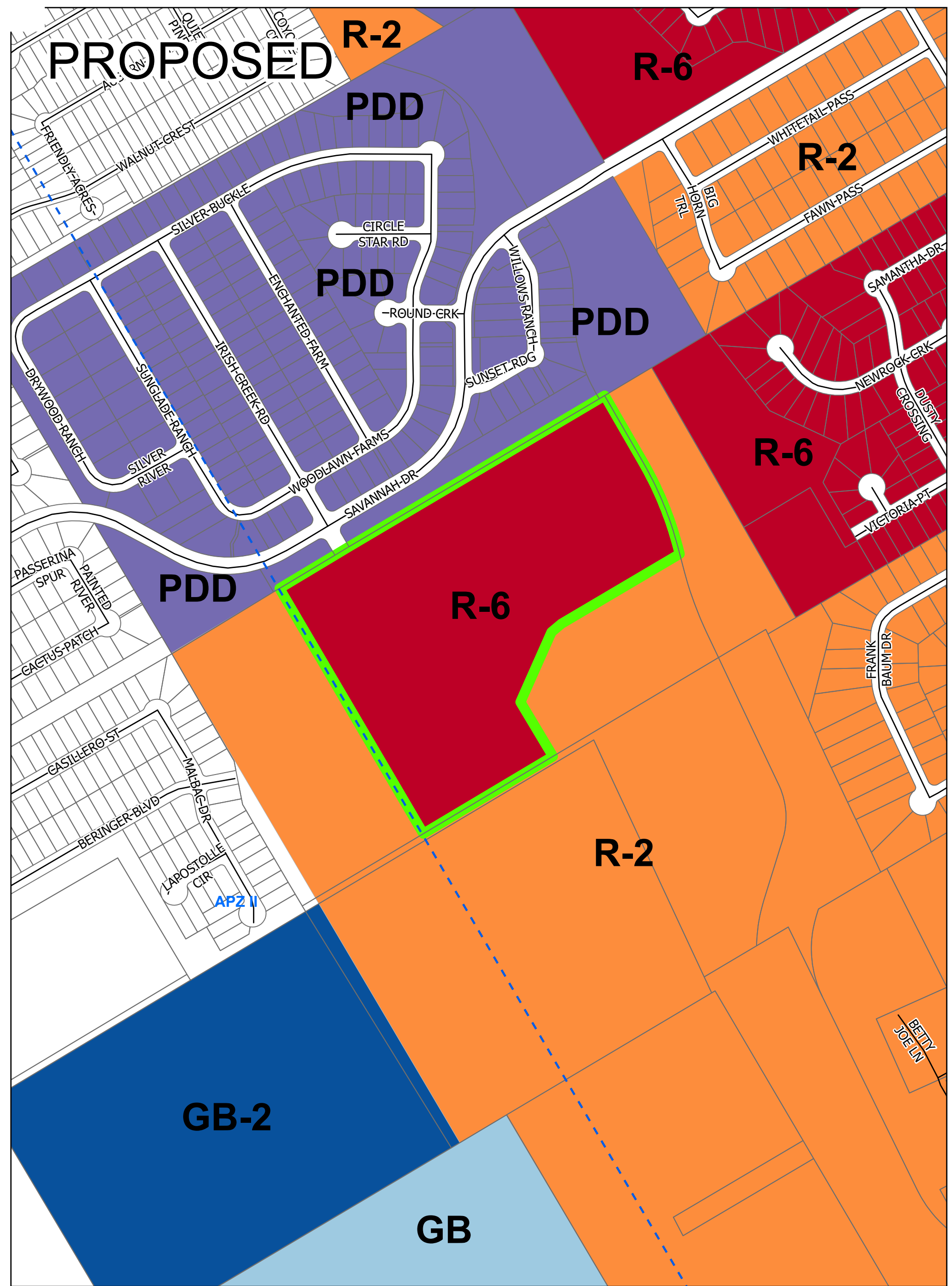
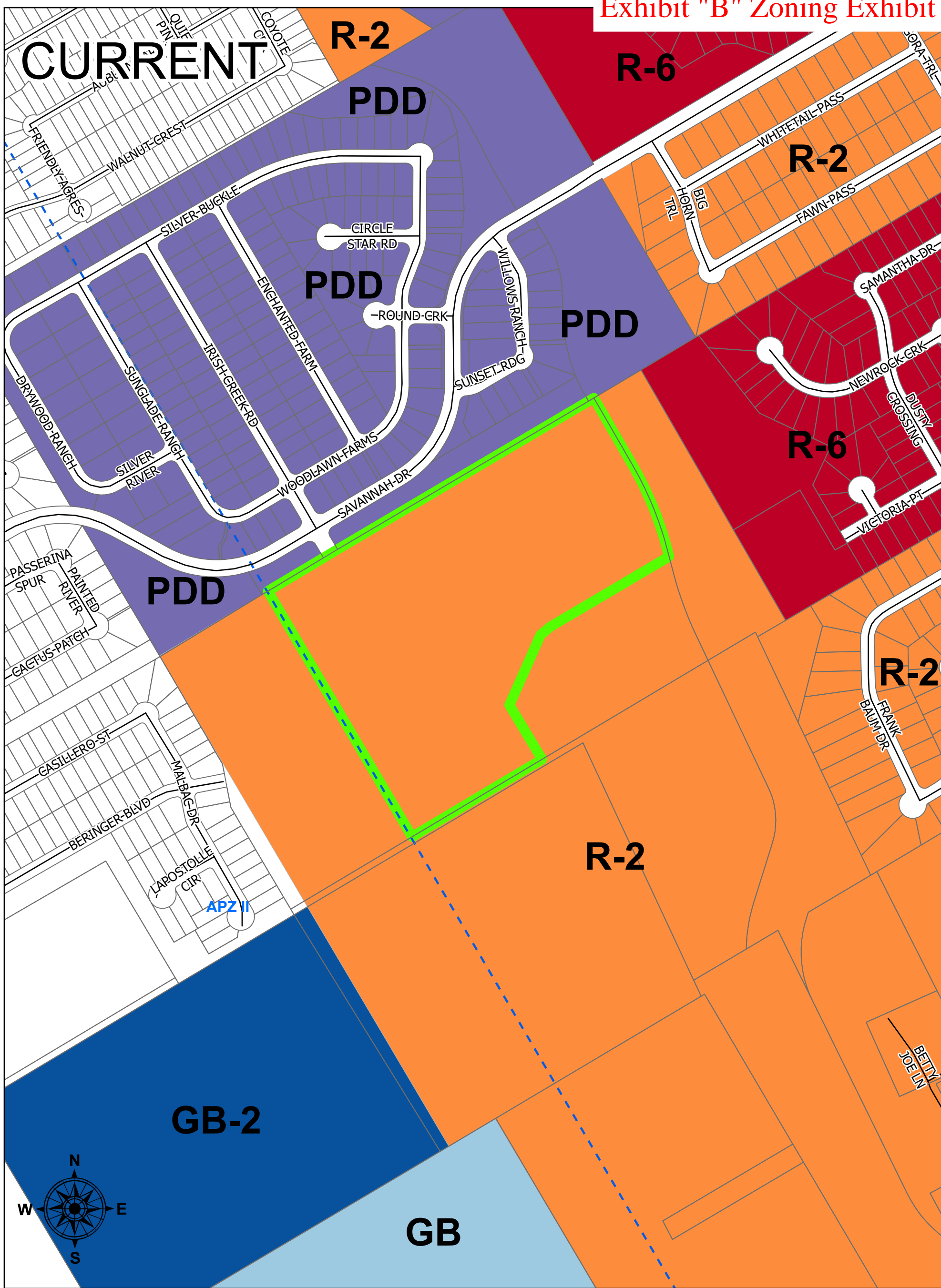
Chris Walterscheid 10/22/2024

CHRIS WALTERSCHEIDT
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6180
CUDE ENGINEERS
4122 POND HILL ROAD, SUITE 101
SAN ANTONIO, TEXAS 78231
TBPELS FIRM NO. 10048500
TBPE FIRM NO. 455
JOB NO. 04406.000



Exhibit "B"
Zoning Exhibit

Exhibit "B" Zoning Exhibit

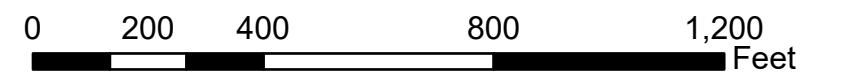


PROPOSED ZONING CHANGE

GUADALUPE COUNTY
 PARCEL ID:
64640

Classification

- (PRE) Pre-Development
- (PDD) Planned Development
- (PUB) Public Use
- (R-A) Single-family Residential/Agricultural
- (R-1) Single-Family Residential
- (R-2) Single-Family Residential
- (R-3) Two-Family Residential
- (R-4) Apartment/Multi-Family Residential
- (R-6) Single-family Residential
- (R-7) Single-family Residential
- (AD) Agricultural District
- (GH) Garden Home/Single-Family Residential (Zero Lot Line)
- (TH) Townhome
- (MHS) Manufactured Home Subdivision
- (MHP) Manufactured Home Parks
- (GB-2) General Business II
- (NS) Neighborhood Services
- (OP) Office and Professional
- (MSMU) Main Street Mixed Use
- (MSMU-ND) Main Street Mixed Use New Development
- (M-1) Manufacturing (Light)
- (M-2) Manufacturing (Heavy)
- (DVL) Development Agreement (Delayed Annexation)



SCHERTZ
 COMMUNITY * SERVICE * OPPORTUNITY

Last update: November 4th, 2024
 City of Schertz, GIS Specialist: Alexa Venezia, avenezia@schertz.com (210) 619-1174

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