



**MEETING AGENDA
City Council
REGULAR SESSION CITY COUNCIL
March 4, 2025**

**HAL BALDWIN MUNICIPAL COMPLEX COUNCIL CHAMBERS
1400 SCHERTZ PARKWAY BUILDING #4
SCHERTZ, TEXAS 78154**

**CITY OF SCHERTZ CORE VALUES
Do the right thing
Do the best you can
Treat others the way you want to be treated
Work cooperatively as a team**

**AGENDA
TUESDAY, MARCH 4, 2025 at 6:00 p.m.**

Call to Order

**Opening Prayer and Pledges of Allegiance to the Flags of the United States and State of Texas.
(Councilmember Ben Guerrero)**

Special Announcements

- Hal Baldwin Scholarship

Proclamations

Procurement Month 2025 (Councilmember Guerrero)

311 Recognition Day 2025 (Councilmember Davis)

National Employee Appreciation Day-March 7, 2025 (Mayor Gutierrez)

Employee Introductions

- City Secretary: Mellissa Zipp-Records Management Coordinator
- Engineering: Robert Mickelson-Associate Engineer
- Police: Crosby Gaines-Public Safety Communications Officer; Daniel Hall-Police Officer
- Utility Billing: Frank Gomez-Meter Technician

Presentations

City Events and Announcements

- Announcements of upcoming City Events (B. James/S. Gonzalez)
- Announcements and recognitions by the City Manager (S. Williams)
- Announcements and recognitions by the Mayor (R. Gutierrez)

Hearing of Residents

This time is set aside for any person who wishes to address the City Council. Each person should fill out the speaker's register prior to the meeting. Presentations should be limited to no more than 3 minutes.

All remarks shall be addressed to the Council as a body, and not to any individual member thereof. Any person making personal, impertinent, or slanderous remarks while addressing the Council may be requested to leave the meeting.

All handouts and/or USB devices must be submitted to the City Secretary no later than noon on the Monday preceding the meeting. Handouts will be provided to each Councilmember prior to the start of the meeting by the City Secretary. All USB devices will be vetted by City IT staff to ensure City property is protected from malware.

Discussion by the Council of any item not on the agenda shall be limited to statements of specific factual information given in response to any inquiry, a recitation of existing policy in response to an inquiry, and/or a proposal to place the item on a future agenda. The presiding officer, during the Hearing of Residents portion of the agenda, will call on those persons who have signed up to speak in the order they have registered.

Consent Agenda Items

The Consent Agenda is considered self-explanatory and will be enacted by the Council with one motion. There will be no separate discussion of these items unless they are removed from the Consent Agenda upon the request of the Mayor or a Councilmember.

1. **Minutes** - Approval of the minutes from the Council Meeting on February 18, 2025 (S.Edmondson/S.Courney)

2. **Resolution 25-R-031** - Authorizing an Amendment to Memorandum of Understanding with 502nd Air Base Wing for Law Enforcement Response Assistance and Information Sharing (S.Williams/J.Lowery)
3. **Resolution 25-R-028** - Authorizing the acceptance of a grant award for Bullet-Resistant Shields to be purchased to enhance law enforcement's all-hazard response capabilities (S.Williams/J.Lowery/K.Kallies)

Discussion and Action Items

4. **Resolution 25-R-021** - Authorizing the approval of a Development Agreement with BFR LLC for the approximately 30 acre tract at FM 1518 and Woman Hollering Road (S.Williams/B.James)
5. **Resolution 25-R-005** - Approving a Utility Service Extension Request for the Woman Hollering Townhomes (B.James/K.Woodlee)
6. **Tax Increment ReInvestment Zone Board (TIRZ) Appointments/Reappointments** (Mayor Gutierrez)

Public Hearings

7. **Ordinance 25-S-007**- Conduct a public hearing and consider a request for a Specific Use Permit to allow Automobile Repairs and Service, Major in General Business District (GB), on approximately 0.4 acres of land, more specifically known as a portion of Guadalupe County Property Identification Number 121092, generally located 1,092 feet southwest of the intersection of IH-35 N Access Road and FM 1103, City of Schertz, Guadalupe County, Texas (B.James/L.Wood/D.Marquez)
8. **Ordinance 25-S-008** – Conduct a public hearing and consider a request to rezone approximately 4.3 acres of land from Manufacturing – Light District (M-1) and Single-Family Residential District (R-6) to General Business District (GB) known as Comal County Property Identification Number 75307, also known as 7444 FM 482, City of Schertz, Comal County, Texas (B.James/L.Wood/S.Haas).
9. **Ordinance 25-S-009** - Conduct a public hearing and consider a request for a Specific Use Permit to allow a Nursery, Major on approximately 4.3 acres of land known as Comal County Property Identification Number 75307, also known as 7444 FM 482, City of Schertz, Comal County, Texas (B.James/L.Wood/S.Haas)
10. **Ordinance 25-S-010** - Conduct a public hearing and consider an Amendment to the City of Schertz Comprehensive Plan to incorporate updated Water and Wastewater Master Plans (B.James/K.Woodlee)

Workshop

11. Workshop Discussion and Updates on the 89th Legislative Session (S. Gonzalez/L. Klepper)

Information available in City Council Packets - NO DISCUSSION TO OCCUR

12. Monthly Update - Major Projects In Progress/CIP (B.James/K.Woodlee)

Requests and Announcements

- Requests by Mayor and Councilmembers for updates or information from Staff
- Requests by Mayor and Councilmembers that items or presentations be placed on a future City Council agenda
- City and Community Events attended and to be attended (Council)

Adjournment

CERTIFICATION

I, SHEILA EDMONDSON, CITY SECRETARY OF THE CITY OF SCHERTZ, TEXAS, DO HEREBY CERTIFY THAT THE ABOVE AGENDA WAS PREPARED AND POSTED ON THE OFFICIAL BULLETIN BOARDS ON THIS THE 27TH DAY OF FEBRUARY 2025 AT 12:15 P.M., WHICH IS A PLACE READILY ACCESSIBLE TO THE PUBLIC AT ALL TIMES AND THAT SAID NOTICE WAS POSTED IN ACCORDANCE WITH CHAPTER 551, TEXAS GOVERNMENT CODE.

SHEILA EDMONDSON

I CERTIFY THAT THE ATTACHED NOTICE AND AGENDA OF ITEMS TO BE CONSIDERED BY THE CITY COUNCIL WAS REMOVED BY ME FROM THE OFFICIAL BULLETIN BOARD ON _____ DAY OF _____, 2025.

TITLE: _____

This facility is accessible in accordance with the Americans with Disabilities Act. Handicapped parking spaces are available. If you require special assistance or have a request for sign interpretative services or other services, please call 210-619-1030.

The City Council for the City of Schertz reserves the right to adjourn into closed session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Open Meetings Act.

Closed Sessions Authorized: This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Closed Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

COUNCIL COMMITTEE AND LIAISON ASSIGNMENTS

<p>Mayor Gutierrez Member Audit Committee Investment Advisory Committee Main Street Committee</p> <p>Liaison Board of Adjustments Senior Center Advisory Board-Alternate</p>	<p>Councilmember Davis– Place 1 Member Interview Committee Main Street Committee - Chair TIRZ II Board</p> <p>Liaison Parks & Recreation Advisory Board Schertz Housing Authority Board Transportation Safety Advisory Board</p>
<p>Councilmember Watson-Place 2 Member Audit Committee</p> <p>Liaison Library Advisory Board Senior Center Advisory Board Cibolo Valley Local Government Corporation-Ex-Officio</p>	<p>Councilmember Macaluso – Place 3 Member Interview Committee Hal Baldwin Scholarship Committee</p> <p>Liaison TIRZ II Board Animal Services Advisory Committee</p>
<p>Councilmember Guerrero – Place 4 Member Hal Baldwin Scholarship Committee Investment Advisory Committee</p> <p>Liaison Schertz Historical Preservation Society</p>	<p>Councilmember Westbrook – Place 5 Liaison Schertz-Seguin Local Government Corporation (SSLGC) Planning and Zoning Commission Schertz Historical Preservation Society Cibolo Valley Local Government Corporation (CVLGC)-Alternate</p>
<p>Councilmember Heyward – Place 6 Member Animal Services Advisory Committee Audit Committee Interview Committee-Chair Investment Advisory Committee Main Street Committee</p> <p>Liaison Building and Standards Commission Economic Development Corporation - Alternate Senior Center Advisory Board</p>	<p>Councilmember Brown – Place 7 Member Main Street Committee Schertz-Seguin Local Government Corporation (SSLGC)</p> <p>Liaison Economic Development Corporation</p>

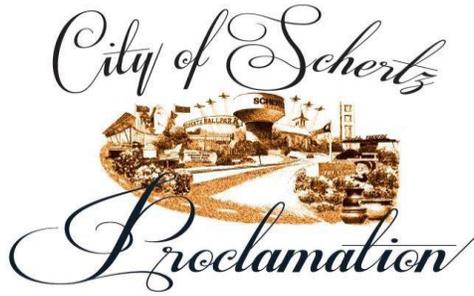
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CITY COUNCIL MEMORANDUM

City Council Meeting: March 04, 2025
Department: City Secretary
Subject: Procurement Month 2025 (Councilmember Guerrero)

Attachments

Procurement Month 2025



National Procurement Month-March 2025

WHEREAS, professional public procurement is crucial for the efficient and effective operation of all governments across the great State of Texas including the City of Schertz; and

WHEREAS, public procurement requires specific knowledge and skills, and the City of Schertz Purchasing Department has a dedicated staff of procurement professionals with more than 30 years combined experience; and

WHEREAS, these procurement professionals dedicate themselves to providing the best value for every taxpayer dollar by providing high-caliber strategic, logistical, and operational support for the City and dedicating themselves to expanding their knowledge, skills, and abilities for the public good; and

WHEREAS, in addition to the purchase of goods and services, public procurement adds value to the organization by performing such functions as executing, implementing, and administering contracts, developing strategic procurement strategies, cultivating working relationships with suppliers and other departments within the organization, and providing Safety and Risk Management Support to City Staff; and

WHEREAS, public procurement has tremendous influence on the economic conditions in the City of Schertz, the State of Texas, and indeed across the United States, with cumulative purchasing power running into the billions of dollars; and

WHEREAS, the National Institute of Governmental Purchasing (NIGP) has designated the month of March as "Procurement Month" to further expand the awareness of the purchasing professional's role to government officials, the general public, business, and corporate leaders; and

NOW, THEREFORE I, RALPH GUTIERREZ, MAYOR OF SCHERTZ, TEXAS, do hereby recognize **March 2025 as Procurement Month**. I encourage all residents of the City of Schertz to recognize and honor the dedication and hard work that the City of Schertz Purchasing Department provides on a daily basis.

IN TESTIMONY WHEREOF, I have signed my name officially and caused the Seal of The City of Schertz to be affixed at Schertz on this the 4th day of March 2025.

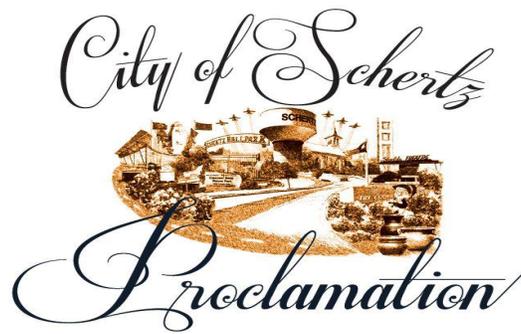
Ralph Gutierrez, Mayor

CITY COUNCIL MEMORANDUM

City Council Meeting: March 04, 2025
Department: City Secretary
Subject: 311 Recognition Day 2025 (Councilmember Davis)

Attachments

311 Appreciation Day



NATIONAL 311 DAY

MARCH 11, 2025

WHEREAS, the 311 Call Center provides citizens with a single point of contact for all non-emergency services that can be reported in person, electronically or by any other means of communication; and

WHEREAS, since the creation of the 911 emergency system, non-emergency calls have slowed operators' response times to true emergencies; and

WHEREAS, in 1996, Baltimore, Maryland adopted the first 311 system as a way to ease pressure on the overburdened 911 system. The new system freed up emergency phone lines and shortened wait times for emergency calls, helping 911 dispatchers get emergency services to folks that need them more quickly, ultimately saving lives; and

WHEREAS, the 311 system also invited the citizens to be the eyes and ears of the city while more closely connecting the public sector to its citizens; and

WHEREAS, the City of Schertz has three 311 Customer Relations Representatives who have a combined total of 29 years' experience.

NOW, THEREFORE, I, Ralph Gutierrez, Mayor of the City of Schertz, Texas
do hereby proclaim,

March 11, 2025, as NATIONAL 311 DAY

I encourage all residents of the City of Schertz to recognize and honor the commitment, dedication, and hard work our 311 Staff provides for the citizens of our great city.

IN TESTIMONY WHEREOF, I have signed my name officially and caused the Seal of the City of Schertz to be affixed on this the 4th of March 2025.

Ralph Gutierrez, Mayor

Agenda No.

CITY COUNCIL MEMORANDUM

City Council Meeting: March 04, 2025

Department: City Secretary

Subject: National Employee Appreciation Day-March 7, 2025 (Mayor Gutierrez)

CITY COUNCIL MEMORANDUM

City Council Meeting: **March 04, 2025**
Department: **City Secretary**
Subject: **Minutes - Approval of the minutes from the Council Meeting on February 18, 2025 (S.Edmondson/S.Courney)**

Attachments

Draft Minutes 02-18-2025

DRAFT

MINUTES REGULAR MEETING February 18, 2025

A Regular Meeting was held by the Schertz City Council of the City of Schertz, Texas, on February 18, 2025, at 6:00 p.m. in the Hal Baldwin Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas. The following members present to-wit:

Present: Mayor Ralph Gutierrez; Mayor Pro-Tem Allison Heyward; Councilmember Michelle Watson; Councilmember Paul Macaluso; Councilmember Benjamin Guerrero; Councilmember Robert Westbrook; Councilmember Tim Brown

Absent: Councilmember Mark Davis

Staff present: City Manager Steve Williams; City Attorney Daniel Santee; Deputy City Manager Brian James; Assistant City Manager Sarah Gonzalez; City Secretary Sheila Edmondson; Deputy City Secretary Sheree Courney

Call to Order

Mayor Gutierrez called the meeting to order at 6:00 p.m.

Opening Prayer and Pledges of Allegiance to the Flags of the United States and State of Texas. (Councilmember Macaluso)

Councilmember Paul Macaluso provided the opening prayer and led the Pledges of Allegiance to the Flags of the United States and State of Texas.

Proclamations

National Engineer's Week-February 16-22, 2025-Engineering Department (Macaluso)

Councilmember Paul Macaluso presented the National Engineer's Week-February 16-22, 2025 Proclamation to City Engineer Kathy Woodlee and Assistant City Engineer John Nowak.

Government Communicators Day-February 21, 2025-Public Affairs (Westbrook)

Councilmember Robert Westbrook presented the Government Communicators Day-February 21, 2025 Proclamation to Public Affairs Director Linda Klepper, Communications Manager Devan Christensen, and Marketing & Communications Specialist Tatum Hearn.

City Events and Announcements

- Announcements of upcoming City Events (B. James/S. Gonzalez)
Deputy City Manager Brian James announced upcoming city events.
- Announcements and recognitions by the City Manager (S. Williams)
City Manager Steve Williams extended kudos to the Schertz Library for receiving the 2024 Achievement of Excellence and Libraries Award from the Texas Municipal Libraries Association, placing them in the top 19% of Public Libraries in the State of Texas.

He congratulated HR Director Jessica Kurz for having earned three certifications - Senior Certified Professional from the Public Sector Human Resources Association, Senior Certified Professional Designation from the Society for Human Resources Management, and Senior Professional from the Human Resources Certification Institute.

He congratulated Public Affairs for the work they did on the State of the Cities video.

- Announcements and recognitions by the Mayor (R. Gutierrez)
No announcements or recognitions were provided by Mayor Gutierrez.

Hearing of Residents

This time is set aside for any person who wishes to address the City Council. Each person should fill out the speaker's register prior to the meeting. Presentations should be limited to no more than 3 minutes.

All remarks shall be addressed to the Council as a body, and not to any individual member thereof. Any person making personal, impertinent, or slanderous remarks while addressing the Council may be requested to leave the meeting.

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Mayor Pro-Term Allison Heyward recognized the following residents:

Dana Eldridge, 2628 Gallant Fox Drive, who spoke in opposition of the temporary sign ordinance. He asked City Council to vote against the ordinance and not have it on a future agenda.

Michele (Micki) Tereletsky, 705 Marilyn Drive, who spoke in opposition of temporary signs.

Consent Agenda Items

The Consent Agenda is considered self-explanatory and will be enacted by the Council with one motion. There will be no separate discussion of these items unless they are removed from the Consent Agenda upon the request of the Mayor or a Councilmember.

1. **Minutes** - Approval of the minutes from the Council Meeting on February 4, 2025 (S.Edmondson/S.Courney)
2. **Resolution 25-R-003** – Authorizing a professional services agreement with Kimley-Horn and Associates, Inc. for the design of the Schertz Forest Roadway and Waterline Improvements Project (B.James/K.Woodlee/J.Nowak)
3. **Resolution 25-R-022** - Authorizing the Schertz Police Department to apply for the FY 2026 Criminal Justice Grant Program (JAG Grant) (J. Lowery/P. Waller)
4. **Resolution 25-R-023** - Authorizing the Schertz Police Department to Purchase and Install Emergency Vehicle Equipment by Farrwest Specialty Vehicles (J. Lowery/P. Waller)
5. **Resolution 25-R-008** - Authorizing the purchase of computer equipment from CDW (B.James/D.Hardin/J.Bluebird)
6. **Resolution 25-R-004** – Authorizing a professional services agreement with Halff Associates, Inc. for the final design of the Lower Seguin Road Reconstruction Project (B.James/K.Woodlee/J.Nowak)
7. **Resolution 25-R-029** - Authorizing an Interlocal Agreement with Guadalupe County for Lease Use of County Facility (S.Williams/J.Lowery)

No items were removed for separate action.

Mayor Gutierrez asked for a motion to approve Consent Agenda Items #1 - #7.

Moved by Councilmember Tim Brown, seconded by Mayor Pro-Tem Allison Heyward

AYE: Mayor Pro-Tem Allison Heyward, Councilmember Michelle Watson, Councilmember Paul Macaluso, Councilmember Benjamin Guerrero, Councilmember Robert Westbrook, Councilmember Tim Brown

Other: Councilmember Mark Davis (ABSENT)

Passed

Discussion and Action Items

8. **Resolution 25-R-027** - Authorizing the Schertz/Seguin Local Government Corporation to issue debt for capital projects
(S.Gonzalez/B.James/A.McBride/L.Busch/J.Walters)

Mayor Gutierrez recognized Finance Director James Walters who introduced Mr. Mark McLiney and Mr. Jack McLiney of SAMCO Capital Markets. Mr. Mark McLiney stated that they were seeking formal action authorizing Schertz Seguin Local Government Corporation to proceed with their borrowing which is planned for March 5th. He stated Seguin is taking action this evening as well. As a reminder, both City Councils must approve before the corporation can move forward.

Mayor Gutierrez opened the floor to Council for discussion.

No discussion occurred.

Moved by Mayor Pro-Tem Allison Heyward, seconded by Councilmember Michelle Watson

AYE: Mayor Pro-Tem Allison Heyward, Councilmember Michelle Watson, Councilmember Paul Macaluso, Councilmember Benjamin Guerrero, Councilmember Robert Westbrook, Councilmember Tim Brown

Other: Councilmember Mark Davis (ABSENT)

Passed

9. **Resolution 25-R-021** - Authorizing the approval of a Development Agreement with BFR LLC for the approximately 30 acre tract at FM 1518 and Woman Hollering Road (S.Williams/B.James)

Item #9 was tabled.

10. **Resolution 25-R-005** - Approving a Utility Service Extension Request for the Woman Hollering Townhomes (B.James/K.Woodlee)

Item #10 was tabled.

11. **Ordinance 25-S-004** - Consider amendments to Part III of the Schertz Code of Ordinances, Unified Development Code (UDC), to Article 11, Section 21.11.6 Prohibited Signs and Section 21.11.17 Temporary Signs (B.James/L.Wood/E.Delgado)

Mayor Gutierrez recognized Planning Manager Emily Delgado who provided background information and proposed amendments to the UDC related to Ordinance 25-S-004. Ms. Delgado stated that at the January 7, 2025, meeting that there was a desire among Council to allow feather flags in some capacity. On February 4, 2025, Staff gave another presentation with a new proposal that would allow feather flags,

which included a concept of a reoccurring event permit. Ultimately, Council motioned to table the item requesting staff bring back more options. Ms. Delgado presented three options for feather flags specifically. Balloon signs will be prohibited. Ms. Delgado stated staff was seeking direction on what should be incorporated into the full UDC Article revision from Council, but requested no formal action be taken at this time. After much Council discussion, Mayor Gutierrez stated a consensus had been reached and instructed Ms. Delgado to move forward in that regard and no other action would be taken by Council at that time.

Mayor Gutierrez further stated Item #11 was postponed.

Workshop

12. Workshop on Schertz PD TCOLE 2024 Racial Profiling Report (S.Williams/J.Lowery)

Mayor Gutierrez recognized Schertz Police Chief Jim Lowery who presented the Schertz Police Department TCOLE 2024 Racial Profiling Report. Council asked questions regarding the report and Schertz Policy and Procedures for Training officers. Chief Lowery responded and added closing remarks.

Information available in City Council Packets - NO DISCUSSION TO OCCUR

Requests and Announcements

- Requests by Mayor and Councilmembers for updates or information from Staff
No requests from Mayor or Councilmembers for updates or information from Staff.
- Requests by Mayor and Councilmembers that items or presentations be placed on a future City Council agenda
No requests from Mayor or Councilmembers for items or presentations to be placed on a future City Council agenda.
- City and Community Events attended and to be attended (Council)
Mayor Pro-Tem Allison Heyward participated in the TML webinar on branding and entrepreneurial city, attended the Trailriders lunch, Staff Valentine Breakfast, NEP luncheon, and The Chamber Luncheon. She complimented the staff on their State of the Cities video.

Councilmember Paul Macaluso attended The Chamber Luncheon.

Councilmember Tim Brown attended The Chamber Luncheon.

Adjournment

Mayor Gutierrez adjourned the meeting at 7:05 p.m.

Ralph Gutierrez, Mayor

ATTEST:

Sheila Edmondson, City Secretary

CITY COUNCIL MEMORANDUM

City Council Meeting: March 04, 2025
Department: Police Department
Subject: Resolution 25-R-031 - Authorizing an Amendment to Memorandum of Understanding with 502nd Air Base Wing for Law Enforcement Response Assistance and Information Sharing (S.Williams/J.Lowery)

BACKGROUND

The City of Schertz entered into a MOU with the 502nd Air Base Wing for Law Enforcement Response Assistance and Information Sharing on February 25, 2022. Due to increased UAS (Unmanned Aircraft System) intrusions at Randolph Air Force Base and Air Forces Northern (AFNORTH) Force Protection Directive 24-002 mandating installation commanders establish MOUs with local law enforcement counter-UAS support by June 1, 2025, there is a need to amend our current MOU.

GOAL

Obtain authorization for the City Manager to execute an addendum to the current MOU between the 502nd Air Base Wing and the Schertz PD addressing counter-UAS cooperation.

COMMUNITY BENEFIT

The proposed addendum clearly defines roles and responsibilities regarding counter-UAS response, enhancing proactive threat mitigation for Randolph AFB and our community.

SUMMARY OF RECOMMENDED ACTION

Authorize City Manager to execute the addendum to Resolution 22-R-20 regarding Law Enforcement Response Assistance and Information sharing between Schertz PD and the 502nd Air Base Wing.

RECOMMENDATION

Approve Resolution 25-R-031.

Attachments

Resolution 25-R-031 with attachments

RESOLUTION NO. 25-R-031

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AUTHORIZING AN AMENDMENT TO A MEMO OF UNDERSTANDING (MOU) BETWEEN THE 502ND AIR BASE WING AND THE SCHERTZ POLICE DEPARTMENT FOR LAW ENFORCEMENT RESPONSE ASSISTANCE AND INFORMATION SHARING.

WHEREAS, the 502nd Air Base Wing and the Schertz Police Department previously entered into a MOU for Law Enforcement Response Assistance and Information Sharing on February 25, 2022; and

WHEREAS, the MOU provides documentation for interoperability supports between the 502nd Air Base Wing and Schertz Police Department to outline response procedures; and

WHEREAS, the City of Schertz and the 502nd Air Base Wing desire to amend the MOU on the terms and conditions contained herein.

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

Section 1. The City Council hereby authorizes the City Manager to amend and extend the Memo of Understanding with the 502nd Air Base Wing (attached hereto as Exhibit A).

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 Resolution for all purposes and are adopted as a part of the judgment and findings of the City Council.

Section 3. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 4. This Resolution 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 Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this Resolution would have been enacted without such invalid provision.

Section 6. It is officially found, determined, and declared that the meeting at which this Resolution 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 Resolution, was given, all as required by Chapter 551, Texas Government Code, as amended.

Section 7. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED AND ADOPTED, this ____ day of _____, 2025.

CITY OF SCHERTZ, TEXAS

Ralph Gutierrez, Mayor

ATTEST:

Sheila Edmondson, City Secretary

EXHIBIT A

(Addendum MOU for Law enforcement Response Assistance and Information Sharing)



DEPARTMENT OF THE AIR FORCE
502D AIR BASE WING
JOINT BASE SAN ANTONIO



26 Feb 25

MEMORANDUM FOR SCHERTZ POLICE DEPARTMENT

FROM: 502 ABW/CC

SUBJECT: Addendum Request to Existing Memorandum of Understanding for Law Enforcement Response Assistance and Information Sharing (Agreement # **FB3089-22056-038**)

1. The 502d Air Base Wing is seeking an addendum to the above referenced Memorandum of Understanding with the Schertz Police Department (SZPD) regarding support with Unmanned Aerial Systems (UAS) response. Title 18 United States Code, Section 795, Photographing and Sketching Defense Installations: It is unlawful to make any photograph, sketch, picture, drawing, map, or graphical representation of vital military installations without base commander approval and whoever violates this section shall be fined or imprisoned not more than one year, or both. Additionally, Title 18, United States Code, Section 796, Use of Aircraft for Photographing Defense Installations; Whoever uses or permits the use of an aircraft or any contrivance used, or designed for navigation or flight in the air, for the purpose of making a photograph, sketch, picture, drawing, map, or graphical representation of vital military or naval installations or equipment, in violation of Section 795 of this title, shall be fined under this title or imprisoned not more than one year, or both.

2. The 502d Air Base Wing is seeking to add the below verbiage into the existing Memorandum of Understanding (Agreement # FB3089-22056-038) to obtain the Schertz Police Department (SZPD) assistance:

(Add) 3.5.11. SZPD agrees to support the 502d Security Forces Group (502 SFG) in their investigation with Unmanned Aerial Systems (UAS) sightings when patrols are available. It may be assumed that some UAS operators will not be within the Federal jurisdictional boundary of the 502 SFG, which necessitates the need for collaboration between agencies to deter, detect, and investigate incidents of this nature. When appropriate, SZPD should undertake enforcement actions to stop unauthorized or unsafe UAS operations near JBSA installations, as stated in Title 18 USC, Section 795 – Photographing and Sketching defense installations, and Title 18 USC, Section 796 – Use of aircraft for photographing defense installations. Refer to paragraph 3.5.1. for intelligence gathering.

3. If agreed, the above paragraph (3.5.11.) will be inserted into the existing MOU upon its annual or triennial review. In the interim, this memorandum will serve as the addendum for all parties upon signatory agreement of the below parties.

4. This addendum memorandum will become effective upon the date after the last party signs.

STEVE WILLIAMS
City Manager, City of Schertz

RANDY P. OAKLAND
Brigadier General, USAF
Commander

Date: _____

Date: _____

Mission ~ Wingman ~ Partners

CITY COUNCIL MEMORANDUM

City Council Meeting: March 04, 2025
Department: Police Department
Subject: Resolution 25-R-028 - Authorizing the acceptance of a grant award for Bullet-Resistant Shields to be purchased to enhance law enforcement's all-hazard response capabilities (S.Williams/J.Lowery/K.Kallies)

BACKGROUND

Ballistic shields provide officers with cover and additional ballistic protection needed during high-risk situations where officers must approach potentially armed subjects. SZPD has limited, or at times, no access to ballistic shields if a high-risk incident occurs within the city, school campuses, or surrounding secondary response areas. SZPD's priority will be to equip supervisors on each shift with a new generation ballistic shield, that provides higher ballistic protection and is much lighter, and that can be immediately and readily available for utilization during critical situations in the community or schools. SZPD applied for this grant in February 2024 (24-R-18).

GOAL

SZPD's goal of this project is to equip uniformed officers with higher ballistic protection that is much lighter with new generation protective ballistic shields.

COMMUNITY BENEFIT

Increases the department's response capabilities while improving officer and community safety by providing funds not currently available in City budget to purchase this much needed safety equipment.

SUMMARY OF RECOMMENDED ACTION

Approval of grant acceptance will allow the purchase process to begin in accordance with Texas Local Government Code and the City of Schertz Purchasing Policy. The amount awarded for the project is \$43,000.00 of which there is a 0% required grant match.

RECOMMENDATION

Approve Resolution 25-R-028.

Attachments

25-R-028

RESOLUTION 25-R-028

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS ACCEPTING A GRANT AWARD FROM THE OFFICE OF THE GOVERNOR (OOG) TO A BULLET-RESISTANT SHIELD GRANT PROGRAM FOR ASSISTANCE TO PURCHASE EQUIPMENT ENHANCING ALL-HAZARDS RESPONSE CAPABILITIES.

WHEREAS, Schertz City Council approved Resolution 24-R-18 on February 20, 2024, authorizing the grant application for the Bullet-Resistant Shield Grant Program that allows eligible entities to file grants to fund projects that address hazards, demonstrate the greatest community benefit including high Benefit Cost Analysis (BCA) and verifiable population directly served or benefiting from the proposed project to include equipping each officer with bullet-resistant shields; and

WHEREAS, this Resolution will repeal and replace Resolution 24-R-18; and

WHEREAS, the City of Schertz has agreed that in the event of loss or misuse of the grant funds, the City of Schertz assures that the grant funds will be returned in full to the Office of the Governor (OOG); and

WHEREAS, Schertz desires to accept the FY25 grant award and use all funds for purposes in compliance with the grant program requirement, and purchase the bullet-resistant shields for the City of Schertz Peace Officers; and

WHEREAS, purchases of materials, supplies, goods, services or equipment made in accordance with Texas Local Government Code Chapter 271, Subchapter F and the City of Schertz Purchasing Policy satisfy the requirement of a local government to seek competitive bids for the purchase of the goods or services;

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

Section 1. The City Council hereby accepts the grant from the Office of the Governor (OOG) and designates Steve Williams, Schertz City Manager, as the Authorized Official to apply for, accept, decline, modify, or cancel the grant application for the Bullet-Resistant Shield Grant Program and all other necessary documents to accept said grant (attached hereto as Exhibit A).

Section 2. James Lowery, Schertz Police Chief, is designated as the Project Director and James Walters, is designated as the Financial Officer for this grant.

Section 3. The amount awarded for the project is \$43,000 of which there is a 0% required grant match.

Section 4. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the City Council.

Section 5. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 6. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 7. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this Resolution would have been enacted without such invalid provision.

Section 8. It is officially found, determined, and declared that the meeting at which this Resolution 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 Resolution, was given, all as required by Chapter 551, Texas Government Code, as amended.

Section 9. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED AND ADOPTED, this _____ day of _____, 2025.

CITY OF SCHERTZ, TEXAS

Mayor, Ralph Gutierrez

ATTEST:

City Secretary, Sheila Edmondson

EXHIBIT A

Statement of Grant Award From Office of Governor



GOVERNOR GREG ABBOTT

Dear Grantee:

Congratulations on your award! To activate your agency's grant, the Authorized Official must log on to eGrants at <https://eGrants.gov.texas.gov> and go to the 'My Home' tab. In the 'Pending Applications' section, locate the application with a 'Current Status' of "Pending AO Acceptance of Award". Click on the grant number and proceed to the 'Accept Award' tab. From this tab, click on the 'Accept' button. Grants must be accepted within 45 calendar days of the date the award was issued.

Be sure to review the Grantee Conditions and Responsibilities Memo for a quick overview of general items every grantee should be aware of. You can also find more detailed information on the eGrants website including helpful resources, links, and tools needed to properly administer Public Safety Office grants. The Guide to Grants, also on the website, contains answers to questions frequently asked by grantees.

If you have any questions regarding this award, feel free to contact your grant manager, whose name is referenced in the Statement of Grant Award or you may always contact our office via the eGrants Help Desk at eGrants@gov.texas.gov.

We look forward to working with you to ensure the success of your program.

A handwritten signature in blue ink that reads "Aimee Snoddy".

Aimee Snoddy
Executive Director
Public Safety Office

CITY COUNCIL MEMORANDUM

City Council Meeting: March 04, 2025
Department: City Secretary
Subject: Resolution 25-R-021 - Authorizing the approval of a Development Agreement with BFR LLC for the approximately 30 acre tract at FM 1518 and Woman Hollering Road (S.Williams/B.James)

BACKGROUND

Staff is recommending City Council authorize a Development Agreement with BFR LLC. The agreement commits the City to providing water and sewer service to their property, an approximately 30 acre tract located at the northeast corner of Woman Hollering Road and FM 1518, that is currently in the City's Extraterritorial Jurisdiction (ETJ) and to limit city water and sewer impact fees to the amount currently being charged. Additionally, it provides that the proposed use of the property, a multi-family complex, be an allowed use. The owner agrees to petition for voluntary annexation once the project has been constructed.

In an effort to keep this item and the request for water and sewer service moving forward, staff has placed this item and agreement on the agenda prior to a full review having been completed by the owner and the City Attorney. As such updates may be provided prior to the meeting.

GOAL

Authorize a Development Agreement to provide for the orderly growth and development of property.

COMMUNITY BENEFIT

Provides for the orderly growth and development of property that allows for the City to better plan for infrastructure needs.

SUMMARY OF RECOMMENDED ACTION

Approval of Resolution 25-R-021 authorizing a Development Agreement with BFR LLC the owner of an approximately 30 acre tract at the corner of FM 1518 and Woman Hollering Road.

RECOMMENDATION

Approval of Resolution 25-R-021.

Attachments

Resolution 25-R-021 w attachment

RESOLUTION NO. 25-R-021

**A RESOLUTION OF THE CITY COUNCIL OF SCHERTZ, TEXAS
AUTHORIZING THE APPROVAL OF A DEVELOPMENT AGREEMENT
WITH SCHERTZ BFR LLC FOR APPROXIMATELY 30.5 ACRES OF
LAND AND OTHER MATTERS IN CONNECTION THEREWITH**

WHEREAS, the City staff of the City of Schertz (the “City”) has worked with Schertz BFR LLC (“Owner”) to enter into a Development Agreements for approximately 30.5 acres of land located on the east side of FM 1518, approximately 165 feet south of Hollering Vine after recognizing the mutual benefits of doing so; and

WHEREAS, Texas Local Government Code Section 212.172 allows the City to enter into an agreement with an owner of land that is located in the extraterritorial jurisdiction of the municipality; and

WHEREAS, the City staff has recommended that the development agreement for the property be approved.

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

Section 1. The City Council hereby authorizes the City Manager to execute and deliver the Development Agreement with Schertz BFR LLC (Owner) generally per the attached Exhibit A, subject to changes approved by the City Manager and City Attorney.

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 Resolution for all purposes and are adopted as a part of the judgment and findings of the City Council.

Section 3. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 4. This Resolution 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 Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this Resolution would have been enacted without such invalid provision.

Section 6. It is officially found, determined, and declared that the meeting at which this Resolution 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 Resolution, was given, all as required by Chapter 551, Texas Government Code, as amended.

Section 7. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED AND ADOPTED, this ____th day of _____, 2025.

CITY OF SCHERTZ, TEXAS

Ralph Gutierrez, Mayor

ATTEST:

City Secretary, Sheila Edmondson

(CITY SEAL)

Exhibit A
Development Agreement

This **DEVELOPMENT AGREEMENT** (“Agreement”) is entered into effective as of the ____ day of February, 2025 (“Effective Date”), by and between the **CITY OF SCHERTZ**, Texas, a Texas Municipal Corporation (“City”) and **SCHERTZ BFR, LLC, A TEXAS LIMITED LIABILITY COMPANY** (“Owner”). The City and the Owner may be individually referred to herein as “Party” or collectively as the “Parties”.

WHEREAS, Owner owns approximately 30.35 acres (“Property”) located at 12535 Woman Hollering Road, more particularly described and Bexar County Appraisal District Identification Number 1150385, within the Extraterritorial Jurisdiction of the City of Schertz, Bexar County (“County”), Texas, as further described in **Exhibit “A”**, which is attached hereto and incorporated herein for all purposes; and

WHEREAS, the Property is to be developed as a multi-family residential community including associated infrastructure and other public improvements (as further described herein in Section 1.02, the “Project”); and

WHEREAS, the Property is located within the boundaries of the City’s Certificate of Convenience and Necessity (“CCN”) and the Owner is requesting water and sewer service from the City; and

WHEREAS, in exchange for utility service and other commitments outlined in this Agreement, the Owner has agreed to voluntary, full purpose annexation of the Property following completion of the Project, which will thereafter to be included into the City’s corporate limits; and

WHEREAS, necessary police, public safety, and other municipal utility services that the City provides will be provided to the Property for the Project as herein described; and

WHEREAS, the City enters into this Agreement pursuant to the authority granted thereto under the Constitution and general laws of the State of Texas, including (particularly) Article III, Section 52-a of the Texas Constitution, Subchapter G of Chapter 212, and the Authorizing Ordinance; and

WHEREAS, the City Council has found that development of the Property in compliance with this Agreement will serve a public purpose and benefit the City and is in the best interests of the residents of the City; and

WHEREAS, in recognition of the mutual benefits to be derived from the controlled and planned development of the Property, the Owner and City desire to enter into this Agreement to evidence the terms of their mutual agreement; and

WHEREAS, the City of Schertz City Council authorized and approved this Agreement at a regularly scheduled council meeting subject to the Open Meetings Act in compliance with the laws of the State of Texas and the ordinances of the City on February 4, 2025.

NOW THEREFORE, in consideration of the terms and conditions described herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Developer agree as follows:

I. GENERAL TERMS AND CONDITIONS

1.01 Agreement. The Owner and City agree, provided that the City fulfills its obligations under this Agreement, that the Property shall be annexed into the City in accordance with the terms of this Agreement. Additionally, the City agrees to comply with the terms of this Agreement, including providing water and sewer service to the Project.

1.02 Project. The Project shall include multiple residential structures with up to 230 residential units on one platted lot. The Project is intended to include attached and detached units.

1.03 Plat Approval & Building Review. The Parties agree that the Property shall be platted through the County and in accordance with County standards, provided however, water and sewer improvements shall be designed in accordance with City standards as of the Effective Date. Building construction shall be in accordance with County standards.

1.04 Public Infrastructure and Service.

1.04.1 The Property is located within the City's CCNs (CCN Number 10645 and 20271). The City hereby agrees to provide the following as of the Effective Date:

1.04.1.1 Connection to City utilities and confirmation of capacity to serve the Project ("Capacity"). The City agrees to be the retail provider of water and sewer service to the Property on the same terms and rates as other properties within its corporate limits, except as modified by Sections 1.04.1.2 and 1.04.1.3 below.

1.04.1.2 With this Agreement the City agrees to assign and/or allocate up to 230 Land Use Equivalent ("LUEs") in water capacity and service. The Parties agree that the Owner shall pay the City a water impact fee of \$2,934 per LUE regardless of any City increase in impact fee rates.

1.04.1.3 With this Agreement the City agrees to assign and/or allocate 230 LUEs in sewer capacity and service from the Woman Hollering wastewater line, as further described in **Exhibit "B"**. The Parties agree that the Owner shall pay the City a sewer impact fee of \$1,668 per LUE regardless of any City increase in impact fee rates.

1.04.2 Additional Impact Fees/Dedications. The Parties agree that no additional City impact fees other than water and sewer shall be due for the Project. Further, no transportation/roadway impact fees or City mandated road improvements shall be required, and no parkland impact fees or parkland dedication shall be required for the Project. SSLGC and CCMA impact fees will be due at the applicable amounts. Additionally, City tap fees will be due as applicable.

1.04.3 Cost of Improvements. The Owner shall be responsible for the payment of all costs associated with the extension and improvements of the infrastructure required to properly serve the development of the Property and the Project, unless provided otherwise herein. If the City requires the Owner to plan for or construct any infrastructure not required to serve the development of the Property or Project, Owner shall receive credit or payment in accordance with the Code and State law.

1.05 Access. The City acknowledges and agrees that the location and sufficiency of access to the Property and Project is to be determined by Bexar County and TxDOT at the time of platting and permitting of the Project. The City shall not object or require any changes to Property access, whether it be on FM 1518 or Woman Hollering Road and no matter the purpose of said access (primary, secondary, or for emergency purposes).

1.06 Annexation. As consideration for this Agreement, the Owner agrees to full purpose annexation of the Property at the times described herein.

1.06.1 Within twenty-four (24) months of receipt of a final certificate of occupancy (or the equivalent approval from the permitting authority, which is Bexar County), but not earlier than three (3) months following the receipt of a final certificate of occupancy, the Owner shall be deemed to have submitted a petition for full-purpose, voluntary annexation to the City for the Property. A copy of the form of Annexation Petition is attached as **Exhibit "C"**. Concurrent with annexation of the Property, the City, with the Owner's consent, shall initiate a zoning change to establish a zoning district that as closely as possible reflects the terms and conditions of this Agreement. Project completion shall be defined as receipt of a certificate of occupancy for the final residential structure of the Project.

1.07 Zoning. The Owner acknowledges and agrees that the City may zone the Property in a manner consistent with the uses hereunder contemplated, but this Agreement does not constitute a contract for specific zoning. Provided however, the City is permitted pursuant to Texas Local Government Code Section 212.172 to specify the uses and development of the land before and after annexation, and understand and acknowledge the permissibility of the Project. The City agrees that no matter the zoning of the Property, the Project shall be considered conforming with City standards and in the event of any structural damage to all or a portion of the Project, no matter the value or extent of the damage, those structures may be rebuilt. The City will issue City certificates of occupancy for the structures.

1.08 Development Standards. Following annexation, all City of Schertz codes and ordinances in effect on the date of annexation shall govern. In the event of a conflict between this Agreement and the Schertz Unified Development Code ("UDC") or the City's Codes and Ordinances, this Agreement shall control. Provided, however, the City agrees that improvements on the site existing as of Annexation that have received any necessary approvals from the County shall be deemed to be conforming with City requirements.

1.09 Term. The term of this Agreement will commence on the Effective Date and continue for forty-five (45) years thereafter (“Term”), unless sooner terminated under this Agreement.

1.10 Enforcement and Default. If either Party defaults in its obligations under this Agreement, the other Party must, prior to exercising a remedy available to that Party due to the default, give written notice to the defaulting Party, specifying the nature of the alleged default and the manner in which it can be satisfactorily cured, and extend to the defaulting Party at least thirty (30) days from receipt of the notice to cure the default. If the nature of the default is such that it cannot reasonably be cured within the thirty (30) day period, the commencement of the cure within the thirty (30) day period and the diligent prosecution of the cure to completion will be deemed a cure within the cure period.

1.10.1 This Agreement may be enforced by the Owner, including successors and assigns, or the City by any proceeding at law or in equity. Failure to do so shall not be deemed a waiver to enforce the provisions of this Agreement thereafter.

1.11 Remedies for Default. If either Party defaults under this Agreement and fails to cure the default within the applicable cure period, the non-defaulting Party will have all rights and remedies available under this Agreement or applicable law, including the right to institute legal action to cure any default, to enjoin any threatened or attempted violation of this Agreement or to enforce the defaulting Party’s obligations under this Agreement by specific performance or writ of mandamus, or to terminate this Agreement or other enforcement remedies the City may possess under its municipal regulatory authority.

1.11.1 Notwithstanding anything herein to the contrary, no party shall be deemed to be in default hereunder until the passage of ten (10) business days after receipt by such party of notice of default from the other party. Upon the passage of ten (10) business days without cure of the default, such party shall be deemed to have defaulted for purposes of this Agreement.

II. MISCELLANEOUS PROVISIONS

2.01 Covenant Running With the Land. This Agreement shall be recorded in the Official Property Records of Bexar County and shall be a covenant running with the land binding upon all parties having any right, title or interest in the Property or any part thereof, including their heirs, successors and assigns.

2.02 Authority, Applicable Rules and Right to Continue Development.

2.02.1 This Agreement is entered under the statutory authority of Sections 42.042, 43.0672 and 212.172 of the Texas Local Government Code and pursuant to Section 21.4.10 of the UDC. The Parties intend that this Agreement guarantee the continuation of the extraterritorial status of portions of the Land as provided in this Agreement; provide for the uniform review and approval of plats and development plans for the Land; provide exceptions to certain ordinances; and provide other terms and consideration, including the

continuation of land uses and zoning upon annexation of any portion of the Land to the City.

2.02.2 Execution of this agreement, under Section 212.172 of the Texas Local Government Code, constitutes a permit under Chapter 245 of the Texas Local Government Code. In addition, the City acknowledges and agrees that (1) the use and development contemplated in and authorized by this Agreement was planned for the Property more than ninety (90) days prior to the effective date of this Agreement and, therefore, more than ninety (90) days prior to the effective date of annexation of the Property, and (2) the Owner has filed a completed application for the initial authorization with the City prior to the institution of any annexation proceedings related to the Property. As a result of the foregoing sentence, Section 43.002 of the Texas Local Government Code applies to the uses and development of the Property contemplated in and authorized by this Agreement.

2.02.3 In consideration of the Owner agreements hereunder, the City agrees that, during the term of this Agreement, it will not impose or attempt to impose: (a) any moratorium on building or development within the Property, or (b) any land use or development regulation that limits the rate or timing of land use approvals, whether affecting preliminary plans, final plats, site plans, building permits, certificates of occupancy or other necessary approvals, within the Property. No City-imposed moratorium, growth restriction, or other limitation affecting the rate, timing or sequencing of development or construction of all or any part of the Property will apply to the Property if such moratorium, restriction or other limitation conflicts with this Agreement or would have the effect of increasing Owner obligations or decreasing Owner rights and benefits under this Agreement. This Agreement on the part of the City will not apply to temporary moratoriums uniformly imposed throughout the City and ETJ due to an emergency constituting an imminent threat to the public health or safety, provided that the temporary moratorium continues only during the duration of the emergency, or a moratorium authorized by Subchapter E, Chapter 212 of the Texas Local Government Code.

2.02.4 The City has provided Owner with the written disclosures as required by Texas Local Government Code Section 212.172(b-1).

2.03 Entire Agreement; Parties in Interest. This Agreement, together with any exhibits attached hereto, constitutes the entire agreement between Parties with respect to its subject matter, and may not be terminated or amended except by a writing signed by all Parties with authority to sign and dated subsequent to the date hereof. There are no other agreements, oral or written, except as expressly set forth herein.

2.04 Recordation. Pursuant to the requirements of Section 212.172(f), Texas Local Government Code, this Agreement shall be recorded in the official public records of Bexar County, Texas. The terms of this Agreement shall be binding upon: (a) the Parties; (b) the Parties' successors and assigns; (c) the Property; and (d) future Owner of all or any portion of the Property.

2.05 No Oral or Implied Waiver. The Parties may waive any of their respective rights or conditions contained herein or any of the obligations of the other Party hereunder, but unless this

Agreement expressly provides that a condition, right, or obligation is deemed waived, any such waiver will be effective only if in writing and signed by the party waiving such condition, right, or obligation. The failure of either party to insist at any time upon the strict performance of any covenant or agreement in this Agreement or to exercise any right, power, or remedy contained in this Agreement will not be construed as a waiver or a relinquishment thereof for the future.

2.06 No Third-Party Beneficiary. This Agreement is not intended, nor will it be construed, to create any third-party beneficiary rights in any person or entity who is not a Party, unless expressly otherwise provided herein.

2.07 No Personal Liability. None of the members of the City Council, nor any officer, agent, or employee of the City, shall be charged personally by the Owner with any liability, or be held liable to the Owner under any term or provision of this Agreement, or because of execution or attempted execution, or because of any breach or attempted or alleged breach, of this Agreement.

2.08 Governmental Powers. It is understood that by execution of this Agreement, the City does not waive or surrender any of its governmental powers.

2.09 Provisions Severable. If any provision of this Agreement shall be held or deemed to be or shall, in fact, be invalid, inoperative or unenforceable as applied in any particular case in any jurisdiction or jurisdictions, or in all jurisdictions because it conflicts with any provision of any Constitution, statute, rule of public policy, or any other reason, such circumstances shall not have the effect of rendering the provision in question invalid, inoperative or unenforceable in any other case or circumstance, or of rendering any other provision or provisions of this Agreement invalid, inoperative or unenforceable to any extent whatever.

2.10 Exhibits, Headings, and Assumptions. All exhibits attached to this Agreement are incorporated into and made a part of this Agreement for all purposes. The paragraph headings contained in this Agreement are for convenience only and do not enlarge or limit the scope or meaning of the paragraphs. Wherever appropriate, words of the masculine gender may include the feminine or neuter, and the singular may include the plural, and vice-versa. Each of the Parties has been actively and equally involved in the negotiation of this Agreement. Accordingly, the rule of construction that any ambiguities are to be resolved against the drafting Party will not be employed in interpreting this Agreement or its exhibits. This Agreement may be executed in any number of counterparts, each of which will be deemed to be an original, and all of which will together constitute the same instrument. This Agreement will become effective only when one or more counterparts, individually or taken together, bear the signatures of all of the Parties.

2.11 Force Majeure. It is expressly understood and agreed by the Parties to this Agreement that if the performance of any obligations hereunder is delayed by reason of war; civil commotion; acts of God; strike; inclement weather; inability to procure, shortages or unavailability of labor, supplies or materials; governmental action or inaction (unless caused by negligence or omissions of such Party) including any changes to the plans and specifications required as a condition to issuance of any permits or any changes in laws or codes not reasonably foreseeable, and any delay in issuance of necessary permits by any governmental authority having jurisdiction, including unreasonable delays by the City (based on the then-current workload of City department(s)

responsible for undertaking the activity in question) in issuing any permits, consents, or certificates of occupancy or conducting any inspections of or with respect to the Property and any infrastructure related thereto, but excluding delays due to work conditions that violate applicable codes and regulations; fires; explosions; floods; failure of power or utility delays; riot; insurrection; incidence of disease or other illness that reaches outbreak, epidemic, or pandemic proportions or any governmental orders, actions, shut-downs, mandates, restrictions or quarantines, or any quasi-governmental orders, actions, shut-downs, mandates, restrictions or quarantines resulting from any epidemics or pandemics, and any public health emergencies, whether declared by local, state or federal governmental authorities or agencies; any force majeure event or excusable delay under the general contractor's construction contract; or other circumstances which are reasonably beyond the control of the Party obligated or permitted under the terms of this Agreement to do or perform the same, regardless of whether any such circumstance is similar to any of those enumerated or not, the Party so obligated or permitted shall be excused from doing or performing the same during such period of delay, so that the time period applicable to such design or construction requirement and any applicable completion deadline shall be extended for a period of time equal to the period such Party was delayed ("**Force Majeure**"). Notwithstanding the foregoing or anything contained herein to the contrary, in no event shall Force Majeure apply to the payment of any monetary obligations of the City.

2.12 Governing Law and Venue. This Agreement shall be governed by and construed in accordance with the laws of the State. This Agreement is performable in Bexar County. Any legal action or proceeding brought or maintained, directly or indirectly, as a result of this Agreement shall be heard and determined in a court of competent jurisdiction located in Bexar County. In the event that a Party initiates a cause of action in court, the prevailing party shall be entitled to reasonable and necessary attorney's fees and costs of court.

2.13 Notices. All notices, demands and requests required hereunder shall be in writing and shall be deemed to have been properly delivered and received (i) as of the date of delivery to the addresses set forth below if personally delivered or delivered by facsimile machine, with confirmation of delivery (in the event a facsimile is sent after 5:00 p.m. central standard time, it shall be deemed to have been received on the next day), or email (as indicated below); (ii) three (3) business days after deposit in a regularly maintained receptacle for the United States mail, certified mail, return receipt requested and postage prepaid; or (iii) one (1) business day after deposit with Federal Express or comparable overnight delivery system for overnight delivery with all costs prepaid. All notices, demands and requests hereunder shall be addressed as follows:

If to City: City of Schertz
Attn: City Manager
1400 Schertz Pkwy.
Schertz, Texas 78154

With a copy to:

City of Schertz
Attn: City Attorney
1400 Schertz Pkwy.

Schertz, Texas 78154

If to Owner:

Schertz BFR LLC
13449 NW Military Hwy, Suite 108-613
Shavano Park, TX 78231

With a copy to:

Killen, Griffin & Farrimond, PLLC
Ashley Farrimond
10101 Reunion Place Suite 250
San Antonio, Texas 78216

Any party may change the address for notice to it by giving notice of such change in accordance with the provisions of this Section.

SIGNATURE PAGES TO FOLLOW

EXECUTED to this _____ day of _____, 2025.

CITY:

**The City of Schertz,
a Texas Municipal Corporation**

By: _____

Name: _____

Title: _____

**STATE OF TEXAS §
 §
COUNTY OF GUADALUPE §**

This instrument was acknowledged before me on the _____ day of February _____, 2025, by Steve Williams, City Manager of the City of Schertz, on behalf of said City.

Notary Public, State of Texas

OWNER:

**SCHERTZ BFR LLC, A LIMITED LIABILITY
COMPANY**

By: _____

Name: _____

Title: _____

STATE OF TEXAS

§

COUNTY OF BEXAR

§

§

This instrument was acknowledged before me on the ____ day of February, 2025, by _____ who acknowledged that he is authorized to execute this document on behalf of said limited liability company.

Notary Public, State of Texas

**EXHIBIT A
THE PROPERTY**

A 30.48 acre tract of land, being all of a 30.48 acre tract out of the Julian Diaz Survey No. 66, Abstract No. 187, County Block S059, situated in the city of Schertz conveyed to Christa S. Carmack of record in Volume 15302 Page 963 of the Official Public Records of Real Property of Bexar County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a found iron pipe in the northeast right-of-way line of F.M. 1518, an 80 foot right-of-way, for a southwest corner of the 30.48 acre tract land and a northwest corner of Woman Hollering Rd, a private road of record in Volume 7209 Page 545 of the Official Public Records of Real Property of Bexar County, Texas and the tract described herein;

THENCE: N 30° 21' 23" W along and with the northeast right-of-way line of F.M. 1518 and the southwest line of the 30.48 acre tract, a distance of 279.80 feet to a set ½" iron rod

with Blue Plastic Cap Stamped "KFW SURVEYING", for a southwest corner of a 9.47 acre tract conveyed to Philip E. & Susan R. Jacobson of record in Volume 7021 Page 731 of the Official Public Records of Real Property of Bexar County, Texas and the northwest corner of the tract described herein;

THENCE: Along and with the common line of the 9.47 acre tract and the 30.48 acre tract, the following calls and distances:

1. N 59° 21' 39" E, a distance of 1098.84 feet to a found iron pipe, for the southeast corner of the 9.47 acre tract and for an interior corner of the tract described herein, and
2. N 01°07'21" W, a distance of 187.20 feet to a found iron pipe, for the southwest corner of a 4.56 acre tract conveyed to Raymond B. & Catherine Torgerson of record in Volume 6038 Page 1704 of the Official Public Records of Real Property of Bexar County, Texas and the northwest corner of the tract described herein;

THENCE: N 88° 45' 39" E along and with the common line of the 4.56 acre tract and the 30.48 acre tract, a distance of 801.30 feet to a set ½" iron rod with Blue Plastic Cap Stamped "KFW SURVEYING" in the west easement line of Quailwood Run, a 60 foot private road of record in Volume 7069 Page 298 of the Official Public Records of Real Property of Bexar County, Texas for the southeast corner of the 4.56 acre tract and the northeast corner of the tract described herein;

THENCE: Along and with the common line of Quailwood Run and the 30.48 acre tract, the following calls and distances:

1. S 01° 11' 21" E, a distance of 1012.40 feet to a set ½" iron rod with Blue Plastic Cap Stamped "KFW SURVEYING", for an angle point of the tract described herein, and
2. S 12° 59' 39" W, a distance of 182.50 feet to a set ½" iron rod with Blue Plastic Cap Stamped "KFW SURVEYING" in the north easement line of Woman Hollering Road, for the southeast corner of the tract described herein;

THENCE: Along and with the common line of Woman Hollering Road and the 30.48 acre tract, the following calls and distances:

1. N 77° 04' 21" W, a distance of 1192.10 feet to a found ½" iron rod, for an interior corner of the tract described herein, and
2. S 78° 51' 39" W, a distance of 427.62 feet to the POINT OF BEGINNING and containing 30.48 of an acre or 1,327,578 square feet more or less, in the City of Schertz, Bexar County, Texas, and being described in accordance with a survey prepared by KFW Surveying.

EXHIBIT B
WOMAN HOLLARING IMPROVEMENTS

**EXHIBIT C
ANNEXATION PETITION**

Annexation Petition

PETITION FOR ANNEXATION OF LAND INTO THE CITY OF SCHERTZ
TO THE HONORABLE CITY COUNCIL, CITY OF SCHERTZ, TEXAS:

I or we, _____, owner(s) of the land described below by metes and bounds and, being contiguous and adjacent land and territory to the present corporate limits of the City of Schertz, Texas, hereby request annexation of the described land into the City of Schertz. I (we) understand that the request does not necessarily mean that the land will be annexed, but that the City will consider the request based upon requests received from other landowners and an evaluation of services to be provided.

Name: _____

Address: _____

City/State/Zip: _____

***{INSERT LEGAL DESCRIPTION AND/OR ATTACH PLAT & METES AND BOUNDS
DESCRIPTION}***

Wherefore, petitioners respectfully request that the hereinabove described land be forthwith incorporated into and become a part of the territory of the municipal corporation of the City of Schertz.

Respectfully Submitted,

[NAME OF LANDOWNER]

By: _____
[NAME, TITLE]

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared _____ as _____ of petitioner _____, who having knowledge of the facts contained herein acknowledged to me that he executed the same for the purposes and consideration therein expressed, on this _____ day of _____, 2024.

Notary Public

CITY COUNCIL MEMORANDUM

City Council Meeting: March 04, 2025
Department: City Secretary
Subject: Resolution 25-R-005 - Approving a Utility Service Extension Request for the Woman Hollering Townhomes (B.James/K.Woodlee)

BACKGROUND

When a property within the City Limits of the City of Schertz is proposed for development and is within the City's area of Certificate of Convenience and Necessity (CCN), the connection to the City's water and/or wastewater utilities is reviewed and processed through established procedures of the platting process. In the past, when a property outside the City Limits was proposed for development and there was a need for City water and/or wastewater service, it was required that the property be annexed into the City. Subsequent to annexation, the platting process would take place. The City cannot require annexation as a condition to provide utility services to a property within its CCN. As a result the UDC was amended via Ordinance 24-S-14 to instead require that the developer submit a request for Utility Service Extension. According to the UDC, authority to approve the request lies with City Council. Once approved, the developer may submit for permits to construct the necessary improvements in order to be served by the City's utility infrastructure.

The proposed development is approximately 30.48 acres situated along FM 1518 on the north side of its intersection with Woman Hollering Road (12535 Woman Hollering Road). The developer proposes to construct **a multifamily or townhome development** with up to 230 living unit equivalents (LUEs) and desires to connect to public water and wastewater systems. Staff has evaluated the request based on existing water and wastewater facilities, flows expected to be generated by the proposed development, and the projection of other future flows from the vicinity. Adequate capacity in both the water distribution system and the wastewater collection system currently exists to serve the development. The following criteria should be considered for final action determination.

1. Whether the proposed development to be served by the extension is consistent with the Comprehensive Land Plan.
The property lies within areas designated as Complete Neighborhood and Local Corridor. A mixture of housing types and multifamily developments are identified as appropriate in those areas.
2. Whether the extension is proposed to be constructed in accordance with all applicable City ordinances, resolutions, regulations, and standards.
The utility extensions and connections will be constructed in accordance with applicable City standards.
3. Whether it is feasible to annex the property, and any intervening property which is needed for utility rights-of-way, into the City.
If requested by the property owner, the property could be annexed into the City. No additional rights-of-way across the property are currently identified as being needed. It is also of note that the property owner proposes to enter into an agreement for annexation after certain milestones occur.
4. Whether the utility extension would compromise the City's ability to timely provide adequate

water or wastewater facilities to property inside the City.

The proposed extensions are not expected to compromise the City's ability to provide timely and adequate water or wastewater facilities to property inside the City Limits.

5. Whether the utility extension will lead to premature development that cannot be served efficiently and timely by roadway, drainage, or park facilities.

The proposed extensions will not lead to premature development that cannot be served by existing roadway, drainage, or park facilities.

6. Whether the utility extension is financially feasible given the proposed means of financing the extension.

The proposed extensions will be paid for by the developer.

7. Whether the utility extension will lead to significant degradation of water quality or other environmental resources, either from construction of the water or wastewater improvements, development of the property owner's land, or development of other land that may be served through the extended facilities.

The proposed extensions are not expected to lead to significant degradation of environmental resources.

8. Whether the property owner proposes to extend wastewater facilities without utilizing City water facilities.

The property owner proposes to extend and be served by both City wastewater and City water facilities.

9. The extent to which the proposed agreement promotes the health, safety, or general welfare of the City and the safe, orderly, efficient and healthful development of the City.

By following City standards and extending utilities to provide for future extension beyond the proposed development, the extensions and proposed development of the property will allow for orderly development and is not expected to jeopardize the safe, efficient, and healthful development of the City. A development agreement is also being proposed to include annexation of the property after certain milestones of development have been met.

In conjunction with this item, staff has worked with the property owner on a Development Agreement, Resolution 25-R-021.

GOAL

The goal of the resolution is the approval of the water and wastewater Utility Extension Request for the proposed development known as the Woman Hollering Townhomes.

COMMUNITY BENEFIT

By allowing the extension of public utilities to the proposed Woman Hollering Townhome development, a short extension of the sanitary sewer main will be constructed to provide a connection point for several parcels within the City's CCN and the City Limits. Also, without approval of the service extension request, the property might still be developed, although at a lower density but with on-site septic facilities which are not desirable if public facilities are nearby and accessible. The property owner has also agreed to be annexed into the City Limits once certain development steps are completed.

SUMMARY OF RECOMMENDED ACTION

Staff recommends that Council approve the request for Utility Service Extension for City of Schertz Public Water and Wastewater infrastructure to the proposed Woman Hollering Townhomes project along with the proposed development agreement with the property owner.

RECOMMENDATION

Approve Resolution 25-R-005.

Attachments

Resolution 25-R-005

Vicinity Map

Utility Service Extension Request

RESOLUTION NO. 25-R-005

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS, APPROVING A UTILITY SERVICE EXTENSION REQUEST FOR WATER AND WASTEWATER UTILITIES TO THE PROJECT KNOWN AS THE WOMAN HOLLERING TOWNHOMES

WHEREAS, the City of Schertz (the “City”) provides retail water and wastewater service under Certificates of Convenience and Necessity (CCNs) issued by the Public Utility Commission of Texas (PUC) to certain areas in Bexar County; and

WHEREAS, the property on the north side of the intersection of Woman Hollering Road and FM 1518 is outside the City Limits of the City but within the City’s water and wastewater CCNs; and

WHEREAS, the developer of the property on the north side of the intersection of Woman Hollering Road and FM 1518 (12535 Woman Hollering Road) proposes a project known as the Woman Hollering Townhomes and has submitted a Utility Service Extension Request to be served by City water and wastewater without being annexed into the City; and

WHEREAS, the City Council has determined that the criteria for approval of the Utility Service Extension Request as set forth in Unified Development Code (UDC) Section 21.4.11 are being met.

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

Section 1. The City Council hereby approves the Utility Service Extension Request for the project known as the Woman Hollering Townhomes thereby allowing the submittal of applications for, construction of, and connection to City water and wastewater utilities for up to 230 living unit equivalents (LUEs).

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 Resolution for all purposes and are adopted as a part of the judgment and findings of the City Council.

Section 3. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 4. This Resolution 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 Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this Resolution would have been enacted without such invalid provision.

Section 6. It is officially found, determined, and declared that the meeting at which this Resolution 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 Resolution, was given, all as required by Chapter 551, Texas Government Code, as amended.

Section 7. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED AND ADOPTED, this ___ day of _____, 2025.

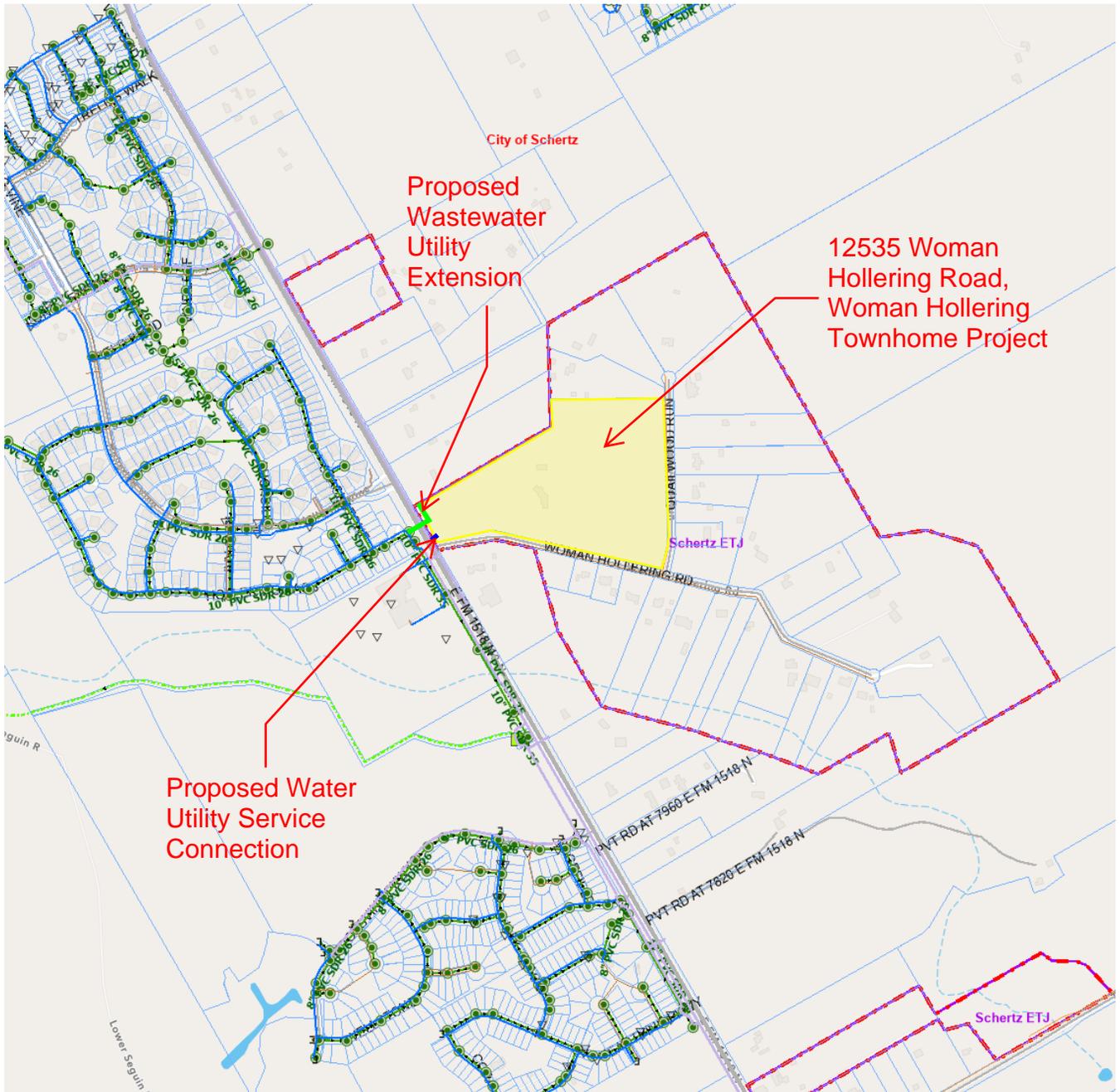
CITY OF SCHERTZ, TEXAS

Ralph Gutierrez, Mayor

ATTEST:

Sheila Edmondson, City Secretary

(CITY SEAL)



**RESOLUTION 25-R-005
UTILITY SERVICE EXTENSION REQUEST (WATER AND
WASTEWATER) FOR WOMAN HOLLERING TOWNHOMES**



CIVIL ENGINEERING ★ DEVELOPMENT CONSULTING ★ PROJECT MANAGEMENT

May 21st, 2024

City of Schertz
Attn: Kathryn Woodlee
City Engineer
11 Commercial Place
Schertz, TX 78154

Re: Woman Hollering Townhomes – Service Extension Request (SER)

Ms. Woodlee,

The Woman Hollering project is located in a 30.48-acre tract at 12535 Woman Hollering Road, in the Extraterritorial Jurisdiction of the City of Schertz, Texas. The property is located west of FM 1518 and north of Woman Hollering Road, a private roadway owned by a third-party individual in the Tom Williams subdivision. The subject tract used to have an existing single-family home that was recently demolished. The property is currently vacant/undeveloped and is proposed to be developed with up to 230 residential units, which could be townhomes or apartments with a proposed clubhouse, which would equal but not exceed 230 LUEs. No subdivision of the land is being proposed; the City of Schertz issued a “Certificate of Determination” in March 13, 2023 acknowledging that the City will not require platting given that the property is located in the ETJ.

This letter is being submitted to serve as the Service Extension Request (SER) for water (domestic, irrigation and fire flow) and wastewater services for this project. Per previous discussions with City staff, no water line extension will be required along Woman Hollering Road, a private dead-end road, where an existing 4” water line is already in place serving the properties in the cul-de-sac, and where no additional development is feasible due to the nature of the lot and street layout. A water meter is proposed to connect to the existing City of Schertz 12” water line on the west side of FM 1518 to serve the proposed Woman Hollering development; the proposed water meter size will be determined with site plan design when fixture unit counts become available. For wastewater service, an 8” wastewater line is proposed to be extended along the property’s frontage on the west side of FM 1518 and connect to the existing City of Schertz wastewater system on the east side of FM 1518. Per the wastewater analysis performed, the proposed 8” line will have adequate capacity to handle the 230 LUEs and estimated I&I (16,100 gpd) for the Woman Hollering development. An exhibit showing the proposed wastewater line extension and water meter is included with this submittal.

A “Will Serve Letter” was issued by the City of Schertz on December 6th, 2022, confirming the City’s availability to provide water and wastewater services for the Woman Hollering project. This SER is being submitted as the next step in the development process to show the proposed public improvements and confirm that water and wastewater capacity will be reserved in the City’s public utility systems for the requested 230 LUEs that are anticipated for the project.

Should there be any questions or comments, please do not hesitate to contact me via email at claudiam@malonewheeler.com or by phone at 512-618-0437. Thank you for your efforts on this project.



Sincerely,
Malone Wheeler, Inc.

Claudia Morlotti, E.I.T.
Assistant Project Manager

CITY COUNCIL MEMORANDUM

City Council Meeting: March 04, 2025
Department: City Secretary
Subject: Tax Increment ReInvestment Zone Board
(TIRZ) Appointments/Reappointments (Mayor Gutierrez)

BACKGROUND

Tax Increment Reinvestment Zones (TIRZs) are special zones created by City Council to attract new investment in an area. These zones help finance costs of redevelopment and promote growth in areas that would otherwise not attract sufficient market development in a timely manner.

The City of Schertz Tax Increment Reinvestment Zone (TIRZ) Board consists of nine Board Members. Five of the nine board members have terms that will expire on March 31, 2025.

Mr. Michael Dahle and Ms. Jill Whittaker, who are currently serving on the TIRZ Board, are not seeking reappointment.

Mr Clark McChesney, Jr.. has submitted a volunteer application and would like to be considered for reappointment.

The City Council has historically appointed members to the TIRZ Board via resolution.

*Currently, Councilmember Paul Macaluso is the TIRZ Board Council Liaison.

Attachments

TIRZ Roster-current

**REINVESTMENT ZONE NUMBER TWO,
CITY OF SCHERTZ, TEXAS**

BOARD OF DIRECTORS
2024-2025

<u>NAME</u>	<u>APPOINTED</u>	<u>TERM ENDS</u>
Michael Dahle (C)	Schertz	March 31, 2025- not seeking reappointment
Mark Davis (VC)	Schertz	March 31, 2025
Clark McChesney, Jr.	Schertz	March 31,2025-submitted volunteer application for reappointment
Jill Whittaker	Schertz	March 31,2025 – not seeking reappointment
Gary Inmon	Schertz	March 31, 2025
Bradford Pittenger	Schertz	March 31, 2025
Manuel Leal (Bexar County Manager) Government Relations Office 101 W. Nueva, Suite 1029 San Antonio, TX 78205	Member	01-31-2026
Tommy Calvert (Bexar County Member) Commission Precinct 4, Bexar County 101 W. Nueva, Suite 1029 San Antonio, TX 78205	Member	01-31-2026
Rick Trefzer (Deputy General Manager) 100 E. Guenther St. San Antonio, TX 78204	SARA	

Vacant **Legislative Member**

Vacant **Legislative Member**

CITY COUNCIL MEMORANDUM

City Council Meeting: March 04, 2025

Department: Planning & Community Development

Subject: Ordinance 25-S-007- Conduct a public hearing and consider a request for a Specific Use Permit to allow Automobile Repairs and Service, Major in General Business District (GB), on approximately 0.4 acres of land, more specifically known as a portion of Guadalupe County Property Identification Number 121092, generally located 1,092 feet southwest of the intersection of IH-35 N Access Road and FM 1103, City of Schertz, Guadalupe County, Texas (B.James/L.Wood/D.Marquez)

BACKGROUND

The applicant is requesting a Specific Use Permit to allow Automobile Repairs and Service, Major in General Business District (GB) on approximately 0.4 acres of land. The proposed use is currently operating at the Rancho Vista Campground located at FM 1103 and the applicant would like to come into full compliance and take the necessary steps to obtain a certificate of occupancy. As per UDC Article 16, Automobile Repair and Service, Major is defined as general repairs or reconditioning of engines, air-conditioning systems, and transmissions for motor vehicles; wrecker or towing service with on-site storage of vehicles; collision services including body, frame, or fender straightening or repair; customizing; painting; vehicle steam cleaning; tire retreading; muffler services; upholstery shop; insurance estimations with on-site storage; undercoating and rust proofing, and other similar uses.

On January 22, 2025, eighteen (18) public hearing notices were mailed to the surrounding properties within a 200-foot notification boundary of the subject property. At the time of the staff report, zero (0) responses in favor, zero (0) responses neutral, and two (2) responses in opposition have been received. A public hearing notice was published in the "San Antonio Express" on February 12, 2025. Additionally, one (1) sign was placed on the subject property by the applicant. The Planning and Zoning Commission held a public hearing for the item on February 5, 2025. The City of Schertz Fire, EMS, and Police Departments have been notified of the proposed zone change and did not provide objections.

The subject property was annexed into the City of Schertz in 1988 with Ordinance 88-A-22. The Rancho Vista Campground Plat was recorded in 1986 with the county. The Rancho Vista Campground was established in 1986 per the plat and has been in operation since at least 1995, per aerial images available online. The metal building that the applicant occupies for Alamo Food Trailers has been on the subject property since at least 1995. The existing Schertz RV Park is a legal nonconforming use. At the time of annexation, the property was designated as Pre-Development District (PRE). The property is currently zoned as General Business District (GB), which does not allow for a Recreational Vehicle Park or Storage. Per the Comprehensive Plan, FM 1103, and adjacent uses and zoning, the existing General Business District is appropriate for the area.

Alamo Food Trailers is requesting to occupy a portion of the General Business District (GB) zoned property with a Specific Use Permit to allow Automobile Repair and Service, Major. The current business, Alamo Food Trailers, was discovered to be operating at Schertz RV Park and Storage when a code enforcement case was opened at the RV Park for not having a certificate of occupancy in June 2023. The RV Park applied for a Certificate of Occupancy in August 2023 and since then has received a Certificate of Occupancy. The applicant claims the business has been in operation for a year at the subject location and that the building was empty before their occupation. Alamo Food Trailers is an illegal business without a certificate of occupancy.

The applicant submitted a Certificate of Occupancy permit for Alamo Food Trailers on February 21, 2024. On March 6, 2024, they were notified during the review of the application that their proposed use was not allowed at the subject location with the existing zoning of the General Business District. The Specific Use Permit application was initially submitted on October 29, 2024. The application was deemed complete, reviewed by all departments, and ready for a Planning and Zoning Commission Hearing on December 30, 2024.

GOAL

The applicant is requesting a Specific Use Permit on approximately 0.4 acres of land to allow Automobile Repairs and Service, Major in General Business District (GB). As per the letter of intent, Alamo Food Trailers, the proposed business offers services that include custom design and construction, repair, and renovation of food trailers with the capacity to perform electrical, structural, and fabrication work.

COMMUNITY BENEFIT

It is the City's desire to promote safe, orderly, efficient development and ensure compliance with the City's vision of future growth.

SUMMARY OF RECOMMENDED ACTION

When evaluating Specific Use Permits, Staff uses the criteria listed in UDC Section 21.5.11.D. The criteria are listed below:

1. The proposed use at the specified location is consistent with the policies of the adopted Comprehensive Land Plan, or any other applicable adopted plans. The proposed Specific Use Permit is consistent with the policies of the Comprehensive Land Plan. The subject property is designated as Local Corridor in the Comprehensive Land Use Plan- Future Land Use Map. Local Corridor is described as areas with locally oriented commercial and entertainment situated along medium to high-volume collector roads with neighborhoods at the perimeter. When considering zone changes in Local Corridor, the scale and intensity of the uses allowed within the proposed zoning shall be of scale and intensity that is compatible with the surrounding residential neighborhoods. The proposed Specific

Use Permit is consistent with the policies of the Comprehensive Plan as it meets the scale and intensity of the immediately surrounding area. The subject property is located along FM 1103, which is a Principal Arterial. To the north of the subject property is an existing Recreational Vehicle Park and to the South is a property with an approved Specific Use Permit to allow Automobile Repairs, Major in General Business District (GB).

2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.

General Business District (GB) is intended for non-residential uses which offer a wide variety of retail and service establishments that are generally oriented toward serving the overall needs of the entire community and that are located on appropriately designed principal transportation corridors. The proposed Specific Use Permit to allow Automobile Repairs and Service, Major is located along FM 1103, which is a major transportation corridor. Additional screening requirements will be required along the property line that is adjacent to residential zoning and uses.

		Minimum Lot Size Dimensions			Minimum Yard Setbacks					Miscellaneous Lot Requirements	
Code	Zoning District	Area Sq.Ft.	Width Ft.	Depth Ft.	Front Ft.	Rear Adjacent to non-Residential	Rear Adjacent to Residential	Side Adjacent to Non-Residential	Side Adjacent to Residential	Maximum Height	Maximum Impervious Coverage
GB	General Business	10,000	100	100	25	0	25	0	25	120	80%

3. The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods.

The proposed Specific Use Permit to allow Automobile Repairs and Service, Major, is compatible with the adjacent developments in the area as similar uses are operating along FM 1103. To the north of the subject property is an existing and operating Recreational Vehicle Park. To the south of the subject property, there is an existing and approved Specific Use Permit to allow Automobile Repairs, Major for the operating Total True Automotive FM1103.

4. The proposed use will not adversely affect the overall health, safety, or general welfare of the City. The proposed use will not adversely affect the health, safety, or general welfare of the City.

The Specific Use Permit is the first step for Alamo Food Trailers to come into compliance. If the Specific Use Permit is approved, the applicant will still need to submit and apply for the subsequent development applications to receive a certificate of occupancy. The subject property will need to meet all site design requirements and building code requirements. This includes but is not limited to the additional screening required adjacent to residential zoning and uses, asphalt or concrete parking, and meeting all building code standards. Additionally, the entrance for the subject property is located along FM 1103. The subject property is located along FM 1103, which is a TXDOT road. FM 1103 is identified as a Principal Arterial in the Master Thoroughfare Plan with 120 to 130 feet of right-of-way.

5. Whether other factors are deemed relevant and important in the consideration of the Specific Use Permit.

The Planning and Zoning Commission and City Council have not provided additional criteria for consideration of the Specific Use Permit. Alamo Food Trailers is a business that exists at the subject location, but an approved Specific Use Permit to allow Automobile Repairs and Service, Major is the first step in the process towards full compliance. The applicant would still need to submit the required development applications which include, but are not limited to site plan applications and building permit applications to obtain a certificate of occupancy.

RECOMMENDATION

Staff Recommendation:

Staff recommends approval of the requested Specific Use Permit to allow Automobile Repair and Service, Major in General Business District (GB), conditioned upon the following:

1. Prior to a Certificate of Occupancy being issued, the site will need to be brought into full compliance with the UDC Site Design requirements including but not limited to screening adjacent to residential zoning and uses and parking requirements.
2. A building permit is approved within (2) years of the adoption of the Specific Use Permit Ordinance in accordance with Unified Development Code Article 5, Section 21.5.11.F Expiration of Specific Use Permit.

Planning and Zoning Commission Recommendation:

The Planning and Zoning Commission met on February 5, 2025, and made a recommendation of approval with conditions as presented by Staff, to City Council with a unanimous vote.

Attachments

- Ordinance 25-S-007 With Attachments
- Aerial Exhibit
- Notification Map
- Public Hearing Responses
- City Council Presentation Slides

ORDINANCE 25-S-007

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS TO APPROVE A SPECIFIC USE PERMIT TO ALLOW FOR AUTOMOBILE REPAIRS AND SERVICE, MAJOR ON APPROXIMATELY 0.4 ACRES OF LAND KNOWN AS A PORTION OF GUADALUPE COUNTY PROPERTY IDENTIFICATION NUMBER 121092, GENERALLY LOCATED 1,092 FEET SOUTHWEST OF THE INTERSECTION OF IH 35 N ACCESS ROAD AND FM 1103, CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS.

WHEREAS, an application for a Specific Use Permit request to allow Automobile Repairs and Service, Major on approximately 0.4 acres of land known as a portion of Guadalupe County property identification number 121092, located approximately 1,092 feet Southwest of the intersection of IH 35 N Access Road and FM 1103 more specifically described in the Exhibit A attached herein (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 February 5, 2025, the Planning and Zoning Commission conducted a public hearing and, after considering the Criteria, made a recommendation to City Council to approve the requested specific use permit for Automobile Repairs and Service, Major; and

WHEREAS, on March 4, 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 specific use permit for Automobile Repairs and Service, Major 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 a portion of Guadalupe Property Identification Number 121092, more particularly described in the attached Exhibit A, is hereby approved to allow Automobile Repairs and Service, Major conditioned upon the following occurring:

- a) Prior to a Certificate of Occupancy being issued, the site will need to be brought into full compliance with the UDC Site Design requirements including but not limited to screening adjacent to residential zoning and uses and parking.
- b) A building permit is approved within (2) years of the adoption of the Specific Use Permit Ordinance in accordance with Unified Development Code Article 5, Section 21.5.11.F Expiration of Specific Use Permit.

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 and APPROVED on this ____ day of _____ 2025.

CITY OF SCHERTZ, TEXAS

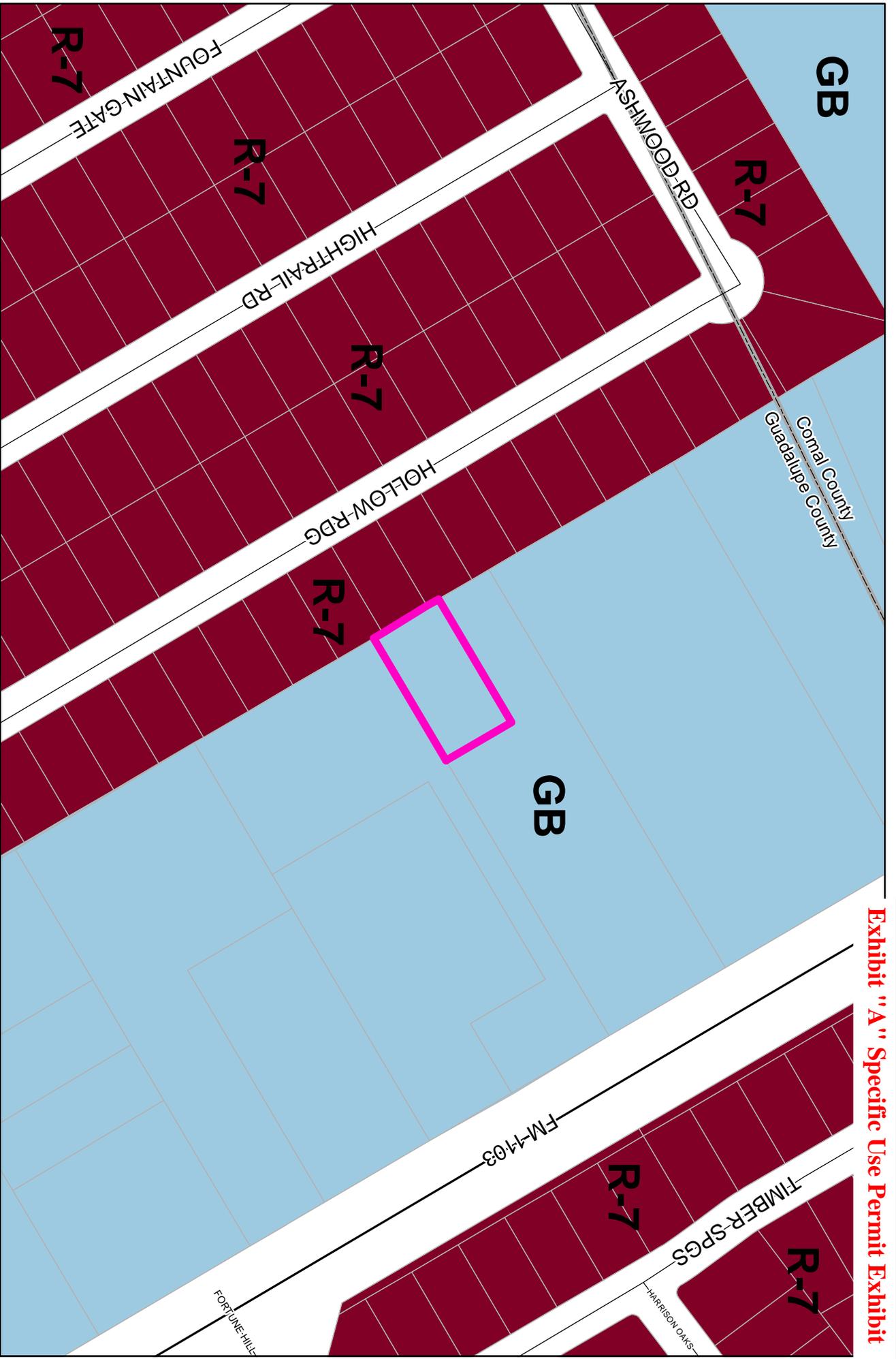
Ralph Gutierrez, Mayor

ATTEST:

Sheila Edmondson, City Secretary

Exhibit "A"
Specific Use Permit Exhibit

Exhibit "A" Specific Use Permit Exhibit



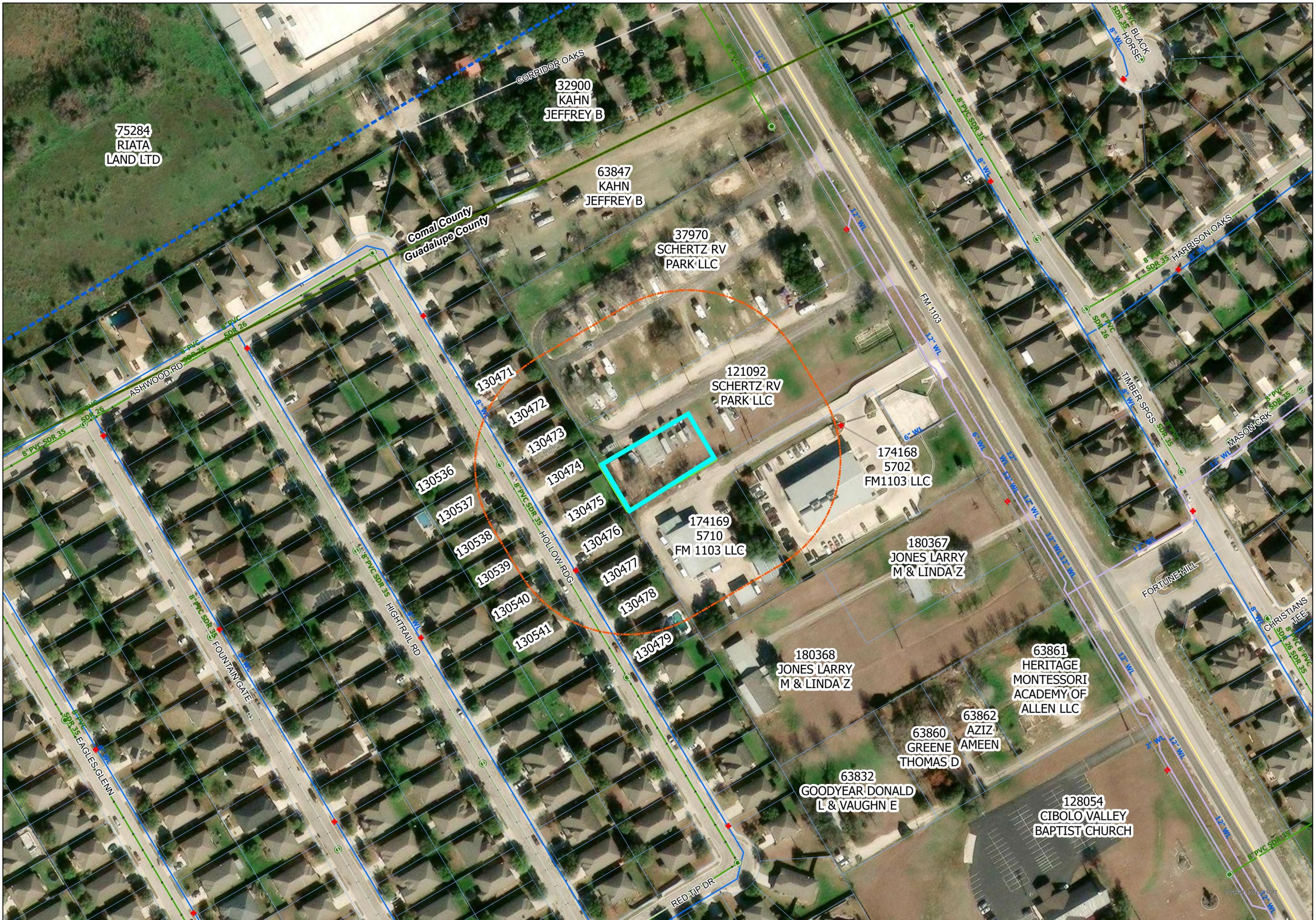
SCHIERITZ
COMMUNITY * SERVICE * OPPORTUNITY

Last Update: December 30, 2024
City of Schertz | gis@schertz.com
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.

ALAMO FOOD TRAILERS

Proposed Special Use
Automobile Repairs & Service, Major





75284
RIATA
LAND LTD

32900
KAHN
JEFFREY B

63847
KAHN
JEFFREY B

Comal County
Guadalupe County

37970
SCHERTZ RV
PARK LLC

121092
SCHERTZ RV
PARK LLC

174168
5702
FM1103 LLC

174169
5710
FM 1103 LLC

180367
JONES LARRY
M & LINDA Z

180368
JONES LARRY
M & LINDA Z

63861
HERITAGE
MONTESSORI
ACADEMY OF
ALLEN LLC

63862
AZIZ
AMEEN
63860
GREENE
THOMAS D

63832
GOODYEAR DONALD
L & VAUGHN E

128054
CIBOLO VALLEY
BAPTIST CHURCH

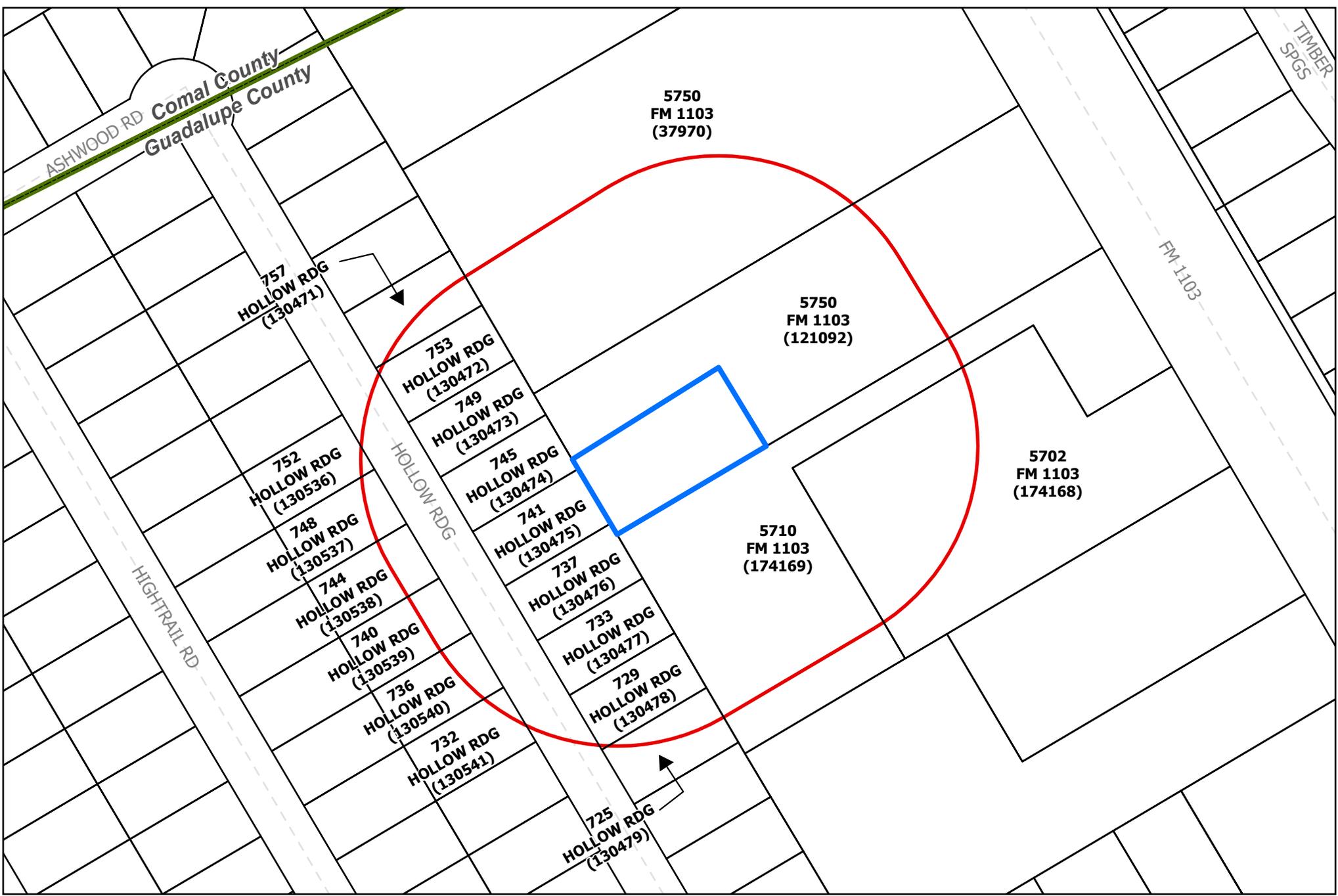


SCHERTZ
COMMUNITY * SERVICE * OPPORTUNITY

Specific Use Permit for
Alamo Food Trailers
PLSPU20240273

- | | | | | | | | | | |
|--|--|--|---|---|---|--|--|--|---|
| <ul style="list-style-type: none"> County Boundaries Schertz Municipal Boundary ETJ Project Boundary | <ul style="list-style-type: none"> Highways Major Roads Minor Roads Freeway Principal Arterial | <ul style="list-style-type: none"> Planned Principal Arterial Planned Secondary Arterial Secondary Rural Arterial Planned Secondary Rural Arterial | <ul style="list-style-type: none"> Residential Collector Planned Residential Collector Planned Commercial Collector B Commercial Collector A Planned Commercial Collector A | <ul style="list-style-type: none"> 1" 2" 3" 4" 6" | <ul style="list-style-type: none"> 8" 10" 12" 16" 18" | <ul style="list-style-type: none"> 20" 24" 30" 36" Unknown | <ul style="list-style-type: none"> Hydrant Manholes CCMA Lift Station Private Lift Station | <ul style="list-style-type: none"> Schertz Lift Station CCMA Treatment Plant Schertz Treatment Plant | <ul style="list-style-type: none"> Sewer Main Schertz Gravity Schertz Pressure Neighboring Gravity Private Pressure |
|--|--|--|---|---|---|--|--|--|---|

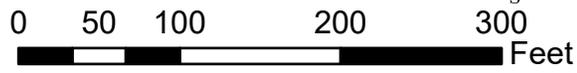




City of Schertz
Special Use Permit for
Alamo Food Trailers
(PLSPU20240273)

Project Boundary
 200' Buffer

Parcels
 County Boundaries



NOTICE OF PUBLIC HEARING

January 22, 2025

To whom it may concern,

The City of Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, February 5th, 2025 at 6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and act upon the following item:

PLSPU20240273 - Hold a public hearing and make a recommendation on a Specific Use Permit request to allow Automobile Repairs and Service, Major in General Business District (GB), on approximately 0.4 acres of land, more specifically known as a portion of Guadalupe County Property Identification Number 121092, generally located 1,092 feet southwest of the intersection of IH 35 N Access Road and FM 1103, City of Schertz, Guadalupe County, Texas.

The Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. You may return the reply form below by mail or personal delivery to Daisy Marquez, Planner at 1400 Schertz Parkway, Bldg. 1, Schertz, Texas 78154, or by e-mail planning@schertz.com. If you have any questions, please feel free to call Daisy Marquez, Planner directly at (210) 619-1782.

Sincerely,

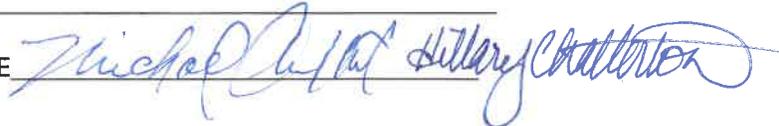


Daisy Marquez
Planner

Reply Form:

I am: in favor of opposed to neutral to the request for **PLSPU20240273**

COMMENTS: _____

NAME: Michael + Hillary Chatterton SIGNATURE 
(PLEASE PRINT)

STREET ADDRESS: 740 Hollow Ridge, Schertz, TX 78108

DATE: 1/26/25

I am: in favor of opposed to neutral to the request for PLSPU20240273

Reply Form:

COMMENTS:

NAME: Marilyn L. May SIGNATURE Marilyn L. May
(PLEASE PRINT)

STREET ADDRESS: 753 Willow Rdg, Schertz, TX 78108

DATE: 1-25-25

Ordinance 25-S-007

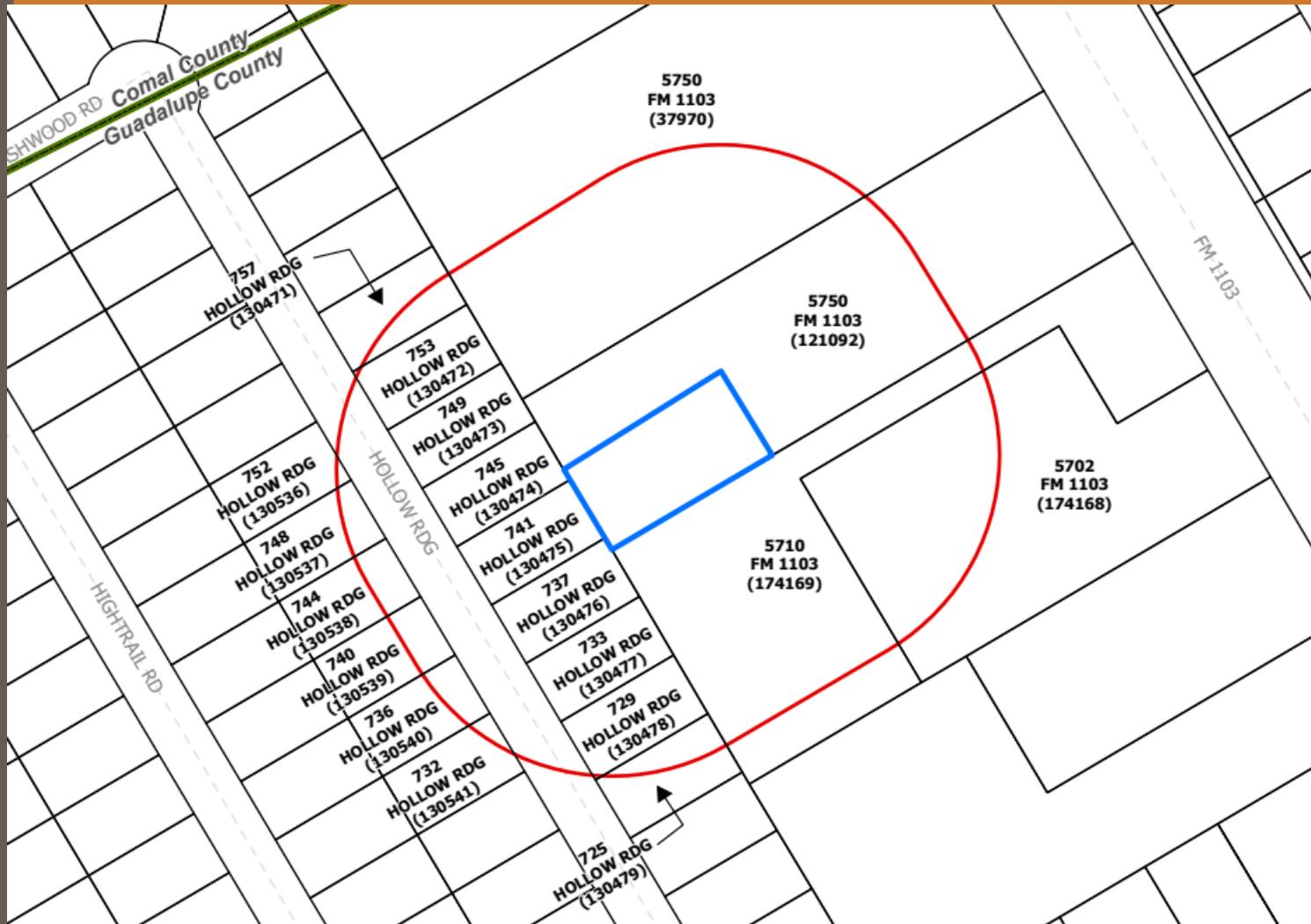
SUP to allow Automobile Repair and Service, Major on FM 1103

Daisy Marquez | Planner



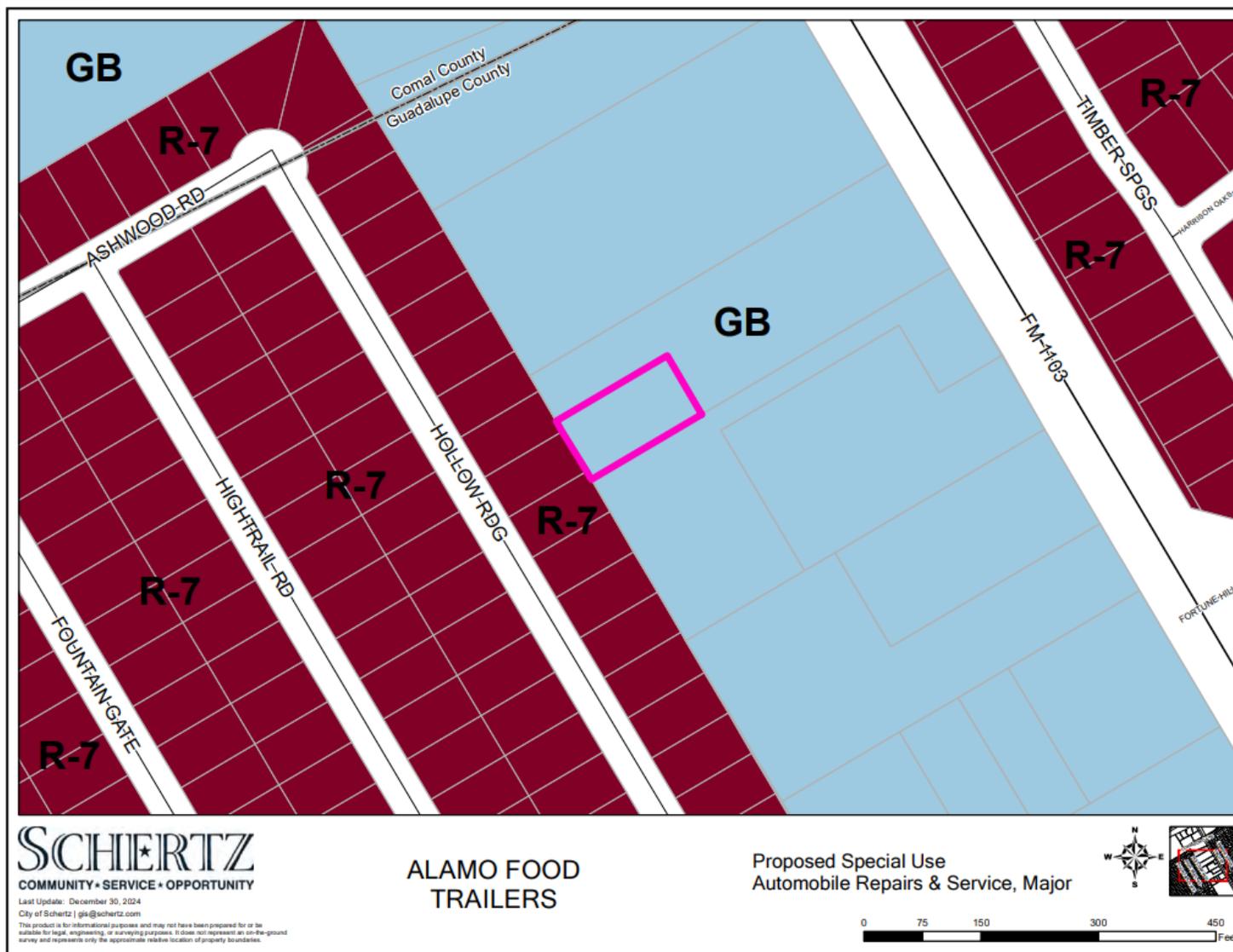
	Zoning	Use
Subject Property	General Business District (GB)	Automobile Repairs and Service, Major
North	General Business District (GB)	RV Park
South	General Business District (GB) with approved SUP to allow Automobile Repair, Major	Total True Automotive & Alamo Hanger Supply
East	Right-of-Way	FM 1103 (Principal Arterial)
West	Single-Family Residential District (R-6)	Single-Family Residences (Riata Subdivision)

- **Approximately 0.4 acres**
- **Guadalupe ID: 121092**



- 18 public notices were sent on 1.22.25
- Responses
 - (0) in favor
 - (0) Neutral
 - (2) in Opposition
- Notice published in the “San Antonio Express” February 12, 2025
- Notice Sign

Background



Automobile Repairs and Service, Major:

- General repairs or reconditioning of engines
- Air-conditioning systems
- Transmissions for motor vehicles
- Wrecker or towing service with on-site storage of vehicles
- Collision services including body, frame, or fender straightening or repair
- Customizing and Painting
- Vehicle steam cleaning
- Tire retreading
- Muffler services
- Upholstery shop
- Insurance estimations with on-site storage;
- Undercoating and rust proofing, and other similar uses

Letter of Intent:

Custom design and construction, repair, and renovation of food trailers with the capacity to perform electrical, structural, and fabrication work

Background

Rancho Vista Campground

Annexed in 1988 With Ordinance 88-A-22 designated as PRE

Platted in 1986 as Rancho Vista Campground

Operating since at least 1995 per aerial images

The property is currently zoned General Business District (GB).

Code Enforcement Case

June 2023

Certificate of Occupancy Application

August 2023

Received a Certificate of Occupancy For RV Park

RV Park is a legal nonconforming use

Alamo Food Trailers

Code Enforcement Case

June 2023

Certificate of Occupancy

Application for Alamo Food Trailers
February 2024

Illegal use and operations without a Certificate of Occupancy

Specific Use Permit Application

Deemed Complete, reviewed by all departments, and ready for Planning and Zoning Commission
December 30 2024

Background



1995 Aerial Image

Background



2008 Aerial Image



2008 Street Image

Background

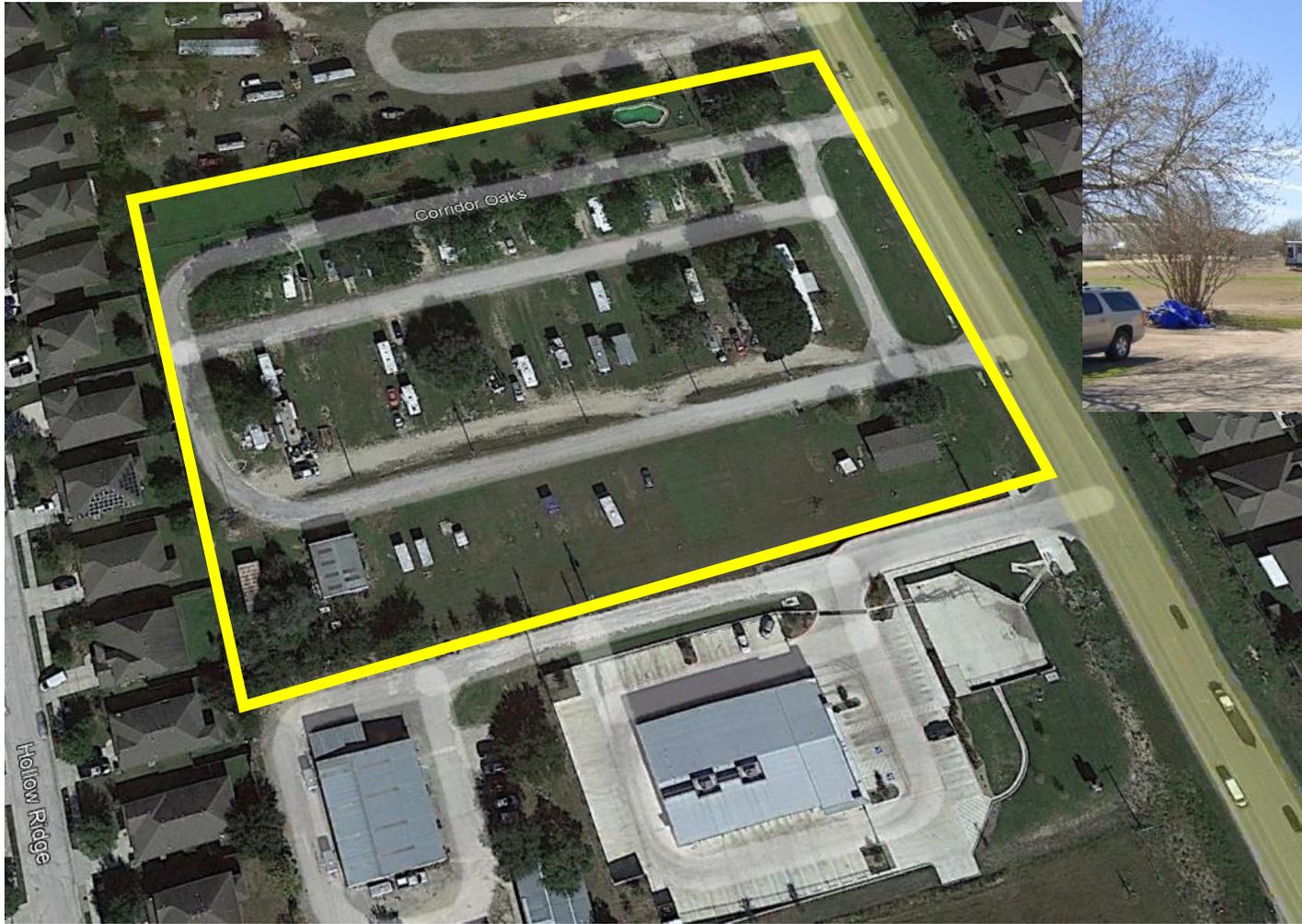


2010 Aerial Image



2011 Street Image

Background



2021 Aerial Image



2021 Street Image

UDC SECTION 21.5.11.D Criteria for Approval

1. The proposed use is consistent with the policies of the adopted Comprehensive Land Plan, or any other applicable plans.

Local Corridor

- Locally Oriented Commercial
- Medium to High Volume Collector Roads
- Neighborhoods at the Perimeter
- Scale and Intensity Compatible with Surrounding Neighborhood

SUP to allow Automobile Repairs and Service, Major is Compatible

- FM 1103
 - Principal Arterial
 - Only Access Point
- Approved SUP to allow Automobile Repair and Service, Major to the South



UDC SECTION 21.5.11.D Criteria for Approval

2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations

General Business District (GB) Dimensional Requirements

Minimum Lot Size Dimensions			Minimum Yard Setbacks			Misc.	
Area Sq.Ft.	Width Ft.	Depth Ft.	Front Adj to 1103	Rear	Side	Maximum Height	Maximum Impervious Coverage
10,000	100	100	50'	-25' adj to res -0' adj to non-res	-25' adj to res -0' adj to non-res	120 ft	80%

General Business District (GB)

- Serve overall needs of community
- Along principal transportation corridors

Additional Screening Adjacent to Residential

- Masonry wall
- 20 foot landscape buffer
- 1 tree every 30 linear feet

UDC SECTION 21.5.11.D Criteria for Approval

3. The proposed use is compatible with the general purpose and intent of the applicable zoning district regulations;



UDC SECTION 21.5.11.D Criteria for Approval

4. The proposed use will not adversely affect the overall health, safety or general welfare of the City;

- Approved SUP is the first step for the applicant to come into compliance.
- Development Applications are still required.
- Must meet all site design requirements and building code standards.

UDC SECTION 21.5.11.D Criteria for Approval

5. Whether other factors are deemed relevant and important in the consideration of the amendment.

The Planning and Zoning Commission and City Council have not provided additional criteria for the proposed zone change.

Alamo Food Trailers is a business that exists at the subject location, but an approved Specific Use Permit to allow Automobile Repairs and Service, Major is the first step in the process towards full compliance.

Staff Recommendation:

Staff recommends approval of the requested Specific Use Permit to allow Automobile Repair and Service, Major in General Business District (GB), conditioned upon the following:

- 1.** Prior to a Certificate of Occupancy being issued, the site will need to be brought into full compliance with the UDC site design requirements including but not limited to screening adjacent to residential and parking requirements.
- 2.** A building permit is approved within (2) years of the adoption of the Specific Use Permit Ordinance in accordance with Unified Development Code Article 5, Section 21.5.11.F Expiration of Specific Use Permit.

Planning and Zoning Commission:

The Planning and Zoning Commission met on February 5, 2025, and made a recommendation of approval with conditions as presented by Staff, to City Council with a unanimous vote.

CITY COUNCIL MEMORANDUM

City Council Meeting: March 04, 2025

Department: Planning & Community Development

Subject: Ordinance 25-S-008 – Conduct a public hearing and consider a request to rezone approximately 4.3 acres of land from Manufacturing – Light District (M-1) and Single-Family Residential District (R-6) to General Business District (GB) known as Comal County Property Identification Number 75307, also known as 7444 FM 482, City of Schertz, Comal County, Texas (B.James/L.Wood/S.Haas).

BACKGROUND

The applicant is requesting to rezone approximately 4.3 acres of land from Manufacturing - Light District (M-1) and Single Family Residential District (R-6) to General Business District (GB).

This property was recently rezoned with Ord. 24-S-145. The timeline of which can be seen below:

- On July 3rd, 2024, the Planning and Zoning Commission held a public hearing and recommended approval with a 6-0 vote.
- On August 6, 2024, the Schertz City Council held a public hearing and voted to approve the request with a 6-0 vote.
- On August 20, 2024 the Schertz City Council adopted Ord. 24-S-145 on the second reading.

The reason for the initial rezone request with Ord. 24-S-145 was that the subject property had a permitted business that operates on the property with a non-conforming use of a residence as well. Both of which the current property owner owned. At the time, the applicant's intent was to build a larger home on the property but also keep the existing business. In order to accomplish this, the applicant had to zone change portions of the property to allow both residential uses, and allow for the existing business to continue as well.

The same applicant has applied for another rezone request. Per the applicant Letter of Intent, the applicant wishes to sell the property and has a potential buyer contingent on the zone change approval. This zone change request is for General Business District (GB). The potential buyer is a landscaping company that would like to open a Nursery, Major on the site. This will require a subsequent Specific Use Permit application.

On January 23, 2025, six (6) public hearing notices were mailed to the surrounding property owners within a 200-foot boundary of the subject property. At the time of the staff report, zero (0) responses in favor, zero (0) responses neutral, and zero (0) responses in opposition have been received.

On February 12, 2025, a public hearing notice was published in the "San Antonio Express". Additionally, one (1) sign was placed on the property.

Subject Property:

	Zoning	Land Use
Existing	Manufacturing - Light District (M-1) and Single Family Residential District (R-6)	Paving Business and Residence
Proposed	General Business District (GB)	Nursery, Major with SUP

Adjacent Properties:

	Zoning	Land Use

North	Manufacturing - Light (M-1)	Residential
South	Right of Way	FM 482
East	Manufacturing - Light (M-1)	Residential
West	Manufacturing - Light (M-1)	Residential

GOAL

The applicant is requesting to rezone approximately 4.3 acres of land from Manufacturing - Light District (M-1) and Single Family Residential District (R-6) to General Business District (GB). Below are the dimensional and design requirements for both the proposed district and the existing districts.

<i>Table 21.5.7.A. Dimensional Requirements</i>											
		Minimum Lot Size Dimensions (Ft)			Minimum Yard Setbacks (Ft)			Misc. Lot Requirements			
	<i>Code</i>	<i>Zoning District</i>	<i>Area Sq ft</i>	<i>Width</i>	<i>Depth</i>	<i>Front</i>	<i>Side</i>	<i>Rear</i>	<i>Min. Off-Street Parking</i>	<i>Maximum Height</i>	<i>Max Imperv Cover</i>
Proposed	GB	General Business District	10,000	100	100	25	0,25(r)	0,25(r)	Sec. 21.10.4	120	80%
Existing	R-6	Single Family Residential	7,200	60	120	25	10	20	2	35	50%
Existing	M-1	Manufacturing Light	10,000	100	100	25	0,25(r)	0,50(r)	Sec. 21.10.4	120	80%

COMMUNITY BENEFIT

It is the City’s desire to promote safe, orderly, efficient development and ensure compliance with the City’s vision of future growth.

SUMMARY OF RECOMMENDED ACTION

When evaluating Zone Change applications, staff uses the Criteria for Approval located in UDC Section 21.5.4.D.

1. Whether the proposed zoning change implements the policies of the adopted Comprehensive Land Plan, or any other applicable adopted plans;

The Comprehensive Plan designates this area as Mixed-Use Center, which is intended to integrate residential, commercial, and often entertainment spaces nearby, typically along significant transportation corridors. The rationale for designating this area Mixed-Use Center comes from the previous Comprehensive Plan, which had a similar designation further to the west that was intended to be a "new town center". This was a goal based on the potential that the IH 35 corridor became more consolidated and integrated with passenger rail connections. While passenger rail is still a real possibility, it has been slow to take hold, and the properties that were once this designation have now started to develop as industrial/warehouse uses.

When the Comprehensive Plan update was underway, decision makers in the city saw the value of this vision and wished to continue this plan but in areas of Schertz further to the East, where the subject property is located. The area is mostly zoned Manufacturing - Light District (M-1), and while it does have some current industrial uses, most properties are either undeveloped or rural residences. The goal to create a Mixed-Use Center should be to encourage denser residential development and complementary commercial businesses. Rezoning this

property to General Business District (GB) would more closely align with the intent of the Mixed Use Center designation.

2. Whether the proposed zoning change promotes the health, safety, and general welfare of the City.

The surrounding area consists of open space, residences, Danville Middle School, and property to the west zoned Apartment / Multifamily District (R-4). While this area is zoned for industrial uses, it is evolving to function more like a neighborhood. Also, it should be noted that the property abuts FM 482, which is classified in the Master Thoroughfare Plan as a "principal arterial". As part of promoting the health, safety, and general welfare of the city, it is important to mitigate the impact that zoning districts and adjacent land uses have on each other. The current split zoning of the property was approved as Ord. 24-S-145. This was an effort to help the current property owners come into compliance as they were previously non-conforming. However, the property owners' intent has since changed, and now they wish to sell. By making the entire property one consistent zoning designation helps align with the explicit goal of UDC goal to "minimize the conflicts among the uses of land and buildings".

The Unified Development Code defines General Business District (GB) as "intended to provide suitable areas for the development of non-residential uses which offer a wide variety of retail and service establishments that are generally oriented toward serving the overall needs of the entire community. These businesses are usually located on appropriately designed and attractively landscaped sites and along principal transportation corridors".

The proposed zone change aligns closely with the purpose and intent of the Unified Development Code, thus promoting the health, safety, and general welfare of the city.

3. Whether the uses permitted by the proposed change will be consistent and appropriate with existing uses in the immediate area;

The permitted uses within General Business District (GB) are as follows:

General Business District (GB) Permitted Uses	
Permitted by Right	Permitted with a Specific Use Permit
<ul style="list-style-type: none"> ● Alcohol Package Sales ● Antique Shop ● Appliances, Furniture and Home Furnishings Store ● Art Gallery/Library/Museum ● Assisted Care or Living Facility ● Automobile Parking Structure/Garage ● Automobile Parts Sales ● Automobile Repairs & Service, Minor ● Bakery ● Bank, Saving and Loan, Credit Union ● Beauty Salon/Barber Shop ● Bed and Breakfast Inn ● Book Store ● Building Material and Hardware Sales ● Car Wash, Automated ● Car Wash, Self Serve ● Church, Temple, Synagogue, Mosque, or Other Place of Worship ● Civic/Convention Center ● College, University, Trade, or Private Boarding School ● Commercial Amusement, Indoor ● Community Center ● Convenience Store w/o Gas Pumps ● Dance Hall/Night Club 	<ul style="list-style-type: none"> ● Airport, Heliport or Landing Field ● Antenna and/or Antenna Support Structure, Commercial ● Athletic Stadium, Private ● Automobile Repairs & Service, Major ● Cabinet or Upholstery Shop ● Commercial Amusement, Outdoor ● Convenience Store w/ Gas Pumps ● Dry Cleaning, Major ● Flea Market, Outside ● Gasoline Station/Fuel Pumps ● Mixed-Use Self-Storage ● Nursery, Major ● Railroad/Bus Passenger Station ● Rehabilitation Care Facility ● Storage or Wholesale Warehouse ● Truck Terminal ● Veterinarian Clinic/Kennel, Outdoor ● New and Unlisted Uses

- Day Care Center
- Department Store
- Dry Cleaning, Minor
- Family or Group Home
- Farmers Market
- Flea Market, Inside
- Florist
- Fraternity, Sorority, Civic Club or Lodge
- Furniture Sales
- Golf Course and/or Country Club
- Governmental Facilities
- Gymnastics/Dance Studio
- Health/Fitness Center
- Heavy Equipment Sales, Service or Rental
- Home Improvement Center
- Hospital
- Hotel/Motel
- Household Appliance Service and Repair
- Laundromat
- Livestock
- Locksmith/Security System Company
- Medical, Dental or Professional Office/Clinic
- Mortuary/Funeral Home
- Municipal Uses Operated by the City of Schertz
- Museum
- Nursery, Minor
- Office Showroom
- Packaging/Mailing Store
- Pawn Shop
- Pet Store
- Pharmacy
- Post Office
- Print Shop, Minor
- Private Club
- Recycling Collection Point
- Restaurant, Drive-In
- Restaurant or Cafeteria
- Retail Stores and Shops
- School, Public or Private
- Tavern
- Taxidermist
- Theater, Outdoor
- Theater, Indoor
- Tool Rental
- Trailer/Manufactured Homes Sales
- Veterinarian Clinic/Kennel, Indoor

General Business Districts (GB) are found in a variety of areas around Schertz, even abutting residential developments, as this district's uses are of a level of intensity that is considered appropriate abutting residential. In the subject property's immediate area are schools, residences, or open space. The proposed zone change and the uses within are consistent with what the current uses are in the vicinity.

4. Whether other factors are deemed relevant and important in the consideration of the amendment.
Schertz Fire, EMS, and Police have been notified of the zone change requests and have provided no objection.

RECOMMENDATION

The proposed zone change aligns with the Comprehensive Plan, is consistent with the surrounding land uses, and promotes the health, safety, and general welfare of the city. Therefore, staff is recommending approval Ord. 25-S-008.

The Planning and Zoning Commission held a public hearing on February 5, 2025 and made a recommendation of approval with a 7-0 vote.

Attachments

Ord. 25-S-008 with Exhibits

Aerial Exhibit

Public Hearing Notice Map

Zoning Exhibit

City Council Presentation Slides

ORDINANCE 25-S-008

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS TO REZONE APPROXIMATELY 4.3 ACRES OF LAND FROM MANUFACTURING – LIGHT DISTRICT (M-1) AND SINGLE-FAMILY RESIDENTIAL DISTRICT (R-6) TO GENERAL BUSINESS DISTRICT (GB), KNOWN AS COMAL COUNTY PROPERTY IDENTIFICATION NUMBER 75307, ALSO KNOWN AS 7444 FM 482, CITY OF SCHERTZ, COMAL COUNTY, TEXAS.

WHEREAS, an application for a request to rezone approximately 4.3 acres of land from Manufacturing – Light District (M-1) and Single-Family Residential District (R-6) to General Business District (GB), known as Comal County Property Identification Number 75307, also known as 7444 FM 482, 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 February 5, 2025, 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 March 4, 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 General Business District (GB)

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 and ADOPTED, this ____ day of _____ 2025.

CITY OF SCHERTZ, TEXAS

Ralph Gutierrez, Mayor

ATTEST:

Sheree Courney, Deputy City Secretary

Exhibit "A"

Metes & Bounds

METES AND BOUNDS

Being 4.328 acres, more or less, out of the Rafael Garza Survey No. 98, Abstract 175, Comal County, Texas, and being that same tract described in Warranty Deed with Vendor's Lien recorded in Document No. 201506023730, Official Public Records of Comal County, Texas, said 4.328 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the northeast corner of this 4.328 acres, same being the South corner of the Mark Jenschke 0.721 acres (Conveyed in Document No. 202306006590, Described in Document No. 202106028090) and on the northwest Right-of-Way of F.M. 482, same also being the **POINT OF BEGINNING**;

THENCE along the northwest Right-of-Way of said F.M. 482 the following courses and distances:

South 29 degrees 16 minutes 21 seconds West (called South 29 degrees 43 minutes 43 seconds West), a distance of 468.13 feet to a 1/2 inch iron rod capped WALS set for an exterior corner of this 4.328 acres;

North 61 degrees 01 minutes 22 seconds West (called North 60 degrees 34 minutes 00 seconds West), a distance 92.30 feet to a 1/2 inch iron rod capped WALS set for an interior corner of this 4.328 acres;

South 28 degrees 58 minutes 38 seconds West (called South 29 degrees 26 minutes 00 seconds West), a distance of 50.00 feet to a 1/2 inch iron rod capped WALS set for an interior corner of this 4.328 acres;

South 16 degrees 01 minutes 22 seconds East (called South 15 minutes 34 minutes 00 seconds East), a distance of 106.70 feet to a 1/2 inch iron rod capped WALS set for an exterior corner of this 4.328 acres;

South 28 degrees 58 minutes 38 seconds West (called South 29 degrees 26 minutes 00 seconds West), a distance of 33.37 feet (called 33.49 feet) to a 1/2 inch iron rod capped WALS set for the South corner of this 4.328 acres, same being an exterior corner of the Hollis Lee Wooldridge, et ux 12.00 acres (Volume 985, Page 240);

THENCE along the lines common to this 4.328 acres and said Wooldridge 12.00 acres the following courses and distances:

North 30 degrees 27 minutes 12 seconds West (called North 29 degrees 59 minutes 50 seconds West), a distance of 512.43 feet (called 512.46 feet) to a 1/2 inch iron rod found for the West corner of this 4.328 acres, same being an interior corner of said Wooldridge 12.00 acres;

North 59 degrees 03 minutes 46 seconds East (called North 59 degrees 31 minutes 08 seconds East), a distance of 483.39 feet (called 483.32 feet) to a 1/2 inch iron rod found for the North corner of this 4.328 acres, same being on a southeast line of the Lorad Trust 5-06-2022 10.00 acres (Document No. 202206023724) and for the West corner of said Jenschke 0.721 acres;

THENCE along the line common to this 4.328 acres and said Jenschke 0.721 acres, South 47 degrees 37 minutes 48 seconds East (called South 47 degrees 13 minutes 15 seconds East), a distance of 224.25 feet (called 224.27 feet) to the **POINT OF BEGINNING**, and containing 4.328 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings shown herein are based on actual GPS observations, Texas State Plane Coordinates, South Central Zone, Grid.



Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
August 11, 2022



Exhibit "B"

Zoning Exhibit

CURRENT

Exhibit "B" : Zoning Exhibit



PROPOSED



PROPOSED ZONING CHANGE

COMAL COUNTY
PARCEL ID:
75307

Classification

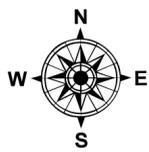
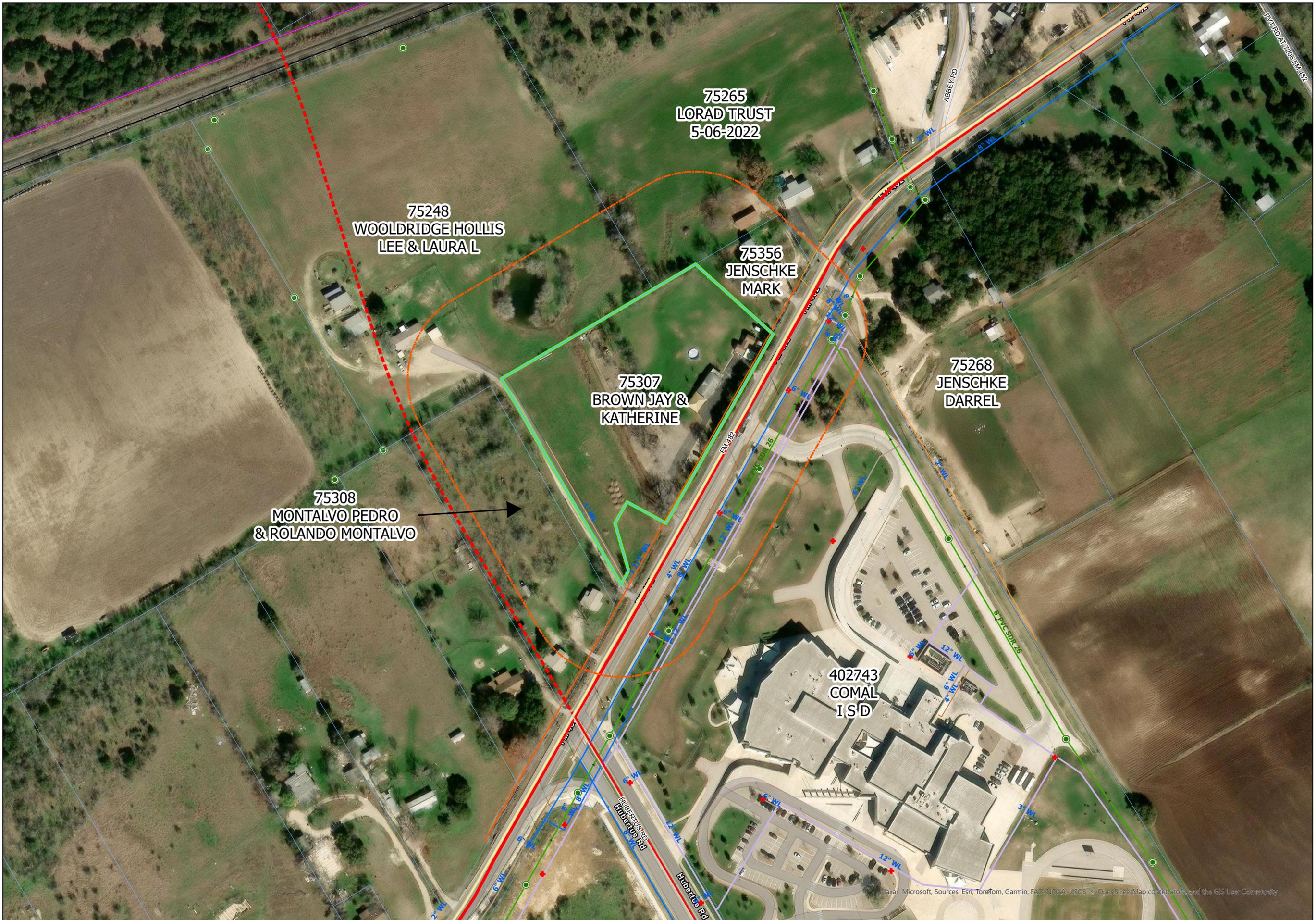
- (PRE) Pre-Development
- (PDD) Planned Development
- (PUB) Public Use
- (R-A) Single-family Residential/Agricultural
- (R-1) Single-Family Residential
- (R-2) Single-Family Residential
- (R-3) Two-Family Residential
- (R-4) Apartment/Multi-Family Residential
- (R-5) Middle Density District
- (R-6) Single-family 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) General Business
- (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: January 15th, 2025
City of Schertz, GIS Specialist: Alexa Venezia, avenezia@schertz.com (210) 619-1174

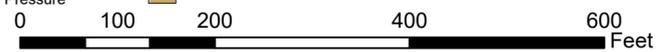
The City of Schertz provides this Geographic Information System product "as is" without any express or implied warranty of any kind including but not limited to the implied warranties of merchantability and fitness for a particular purpose. In no event shall The City of Schertz be liable for any special, indirect, or consequential damages or any damages whatsoever arising out of or in connection with the use of or performance of these materials. Information published in this product could include technical inaccuracies or typographical errors. Periodical changes may be added to the information herein. The City of Schertz may make improvements and/or changes in the product(s) described herein at any time.



SCHIERTZ
COMMUNITY • SERVICE • OPPORTUNITY

PARCEL ID:
75307
PLSPU20240323

<ul style="list-style-type: none"> Highways Major Roads Minor Roads 	<ul style="list-style-type: none"> Freeway Principal Arterial Planned Principal Arterial Secondary Arterial Planned Secondary Arterial Secondary Rural Arterial 	<ul style="list-style-type: none"> Planned Secondary Rural Arterial Residential Collector Planned Residential Collector Planned Commercial Collector B Commercial Collector A Planned Commercial Collector A 	<ul style="list-style-type: none"> 1" 2" 3" 4" 6" 	<ul style="list-style-type: none"> 8" 10" 12" 16" 18" 	<ul style="list-style-type: none"> 20" 24" 30" 36" Unknown 	<ul style="list-style-type: none"> Schertz Gravity Schertz Pressure Neighboring Gravity Private Pressure 	<ul style="list-style-type: none"> Hydrant Manholes CCMA Lift Station Private Lift Station 	<ul style="list-style-type: none"> Schertz Lift Station CCMA Treatment Plant Schertz Treatment Plant 	<ul style="list-style-type: none"> County Boundaries Schertz Municipal Boundary ETJ
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City of Schertz

PARCEL ID:
75307



Project Boundary



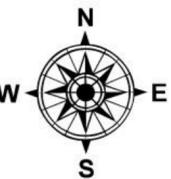
City Limits



Schertz ETJ
Boundary



200' Buffer



CURRENT



PROPOSED

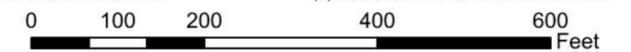


PROPOSED ZONING CHANGE

COMAL COUNTY
PARCEL ID:
75307

Classification

- | | |
|--|--|
| (R-4) Apartment/Multi-Family Residential | (GB) General Business |
| (PRE) Pre-Development | (GB-2) General Business II |
| (PDD) Planned Development | (NS) Neighborhood Services |
| (PUB) Public Use | (OP) Office and Professional |
| (R-A) Single-family Residential/Agricultural | (MSMU) Main Street Mixed Use |
| (R-1) Single-Family Residential | (MSMU-ND) Main Street Mixed Use New Development |
| (R-2) Single-Family Residential | (M-1) Manufacturing (Light) |
| (R-3) Two-Family Residential | (M-2) Manufacturing (Heavy) |
| (R-5) Middle Density District | (DVL) Development Agreement (Delayed Annexation) |
| (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 | |



SCHERTZ
COMMUNITY • SERVICE • OPPORTUNITY

Last update: January 15th, 2025
City of Schertz, GIS Specialist: Alexa Venezia, avenezia@schertz.com (210) 619-1174

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Ord. 25-S-008

Zone Change from Manufacturing - Light District (M-1) and Single Family Residential (R-6) to General Business (GB)

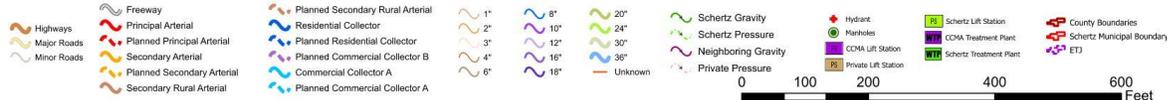
Samuel Haas | Senior Planner

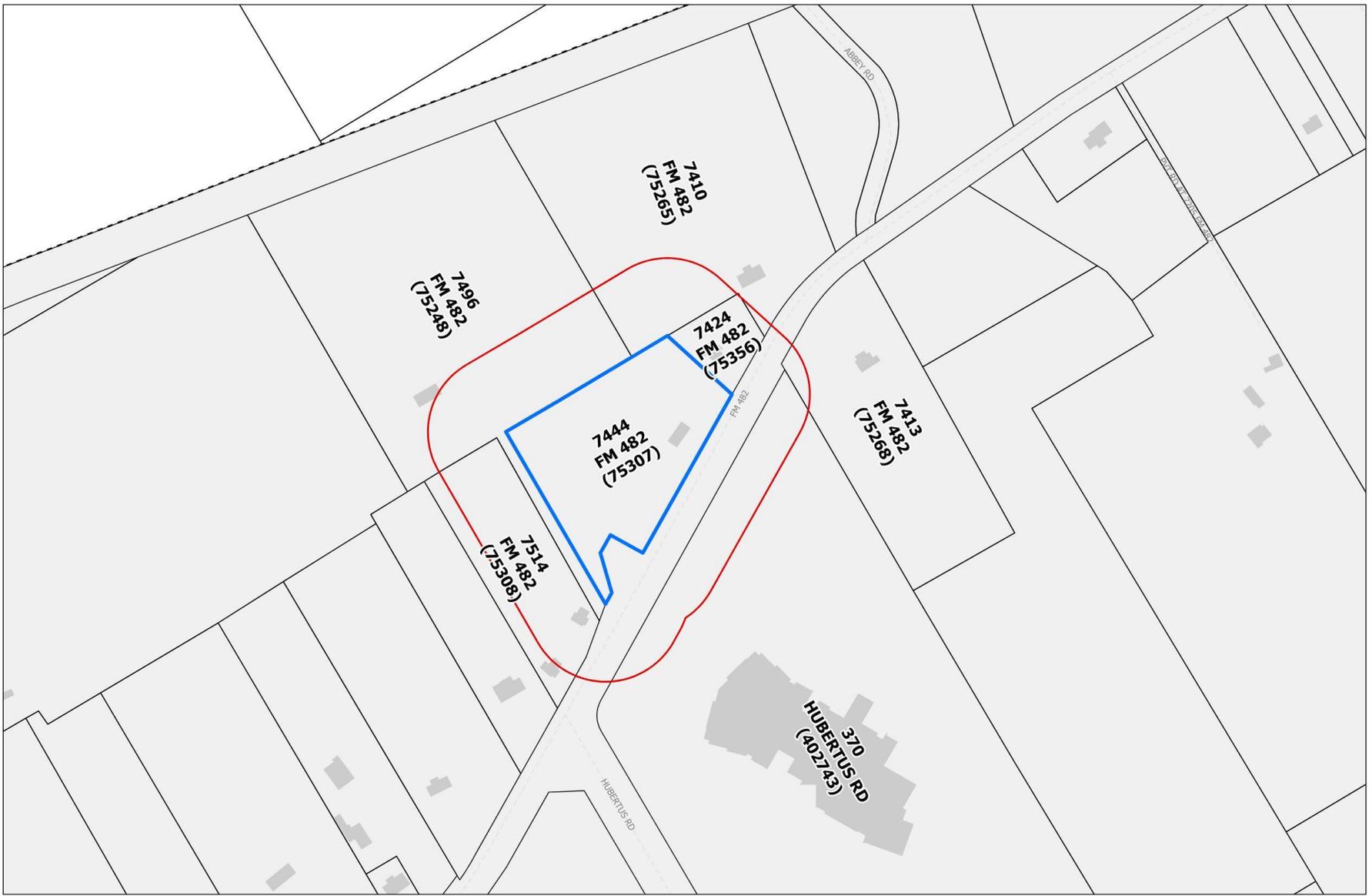
Approx. 4.3 Acres

Comal PID: 75307

7444 FM 482

Existing: Residential &
Existing Business





- January 23, 2025, a total of 6 Public Hearing Notices were sent out.
- Responses Received:
0 – Opposition,
0-In Favor
0-Neutral
- 1 sign was posted on the property.
- A noticed was published in the SA Express on February 12, 2025



- Existing Zoning:
Manufacturing – Light District (M-1) & Single Family Residential (R-6)
- Proposed Zoning:
General Business District (GB)

SCHIERTZ
COMMUNITY • SERVICE • OPPORTUNITY

Last update: January 15th, 2025
City of Schertz, GIS Specialist: Alesia Venesia, avenesia@schertz.com (210) 619-1174

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PROPOSED ZONING CHANGE

**COMAL COUNTY
PARCEL ID:
75307**

Classification	
	(PND) Pre-Development
	(PDD) Planned Development
	(PUB) Public Use
	(R-4) Single-Family Residential/Agricultural
	(R-1) Single-Family Residential
	(R-2) Single-Family Residential
	(R-3) Two-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) General Business
	(GB-2) General Business II
	(NS) Neighborhood Residential
	(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)
	(DA) Development Agreement (Delayed Annexation)



SCHIERTZ
COMMUNITY. SERVICE. OPPORTUNITY.

Background

- Recently Rezoned on August 20, 2024 as Ord. 24-S-145
 - Prior to this, property had a non-conforming residence and existing business.
 - Applicant originally wanted to build a larger home, now intends to sell
- Potential buyer is a landscaping company that would like to open a Nursery, Major on the site.
 - Requires a subsequent Specific Use Permit application

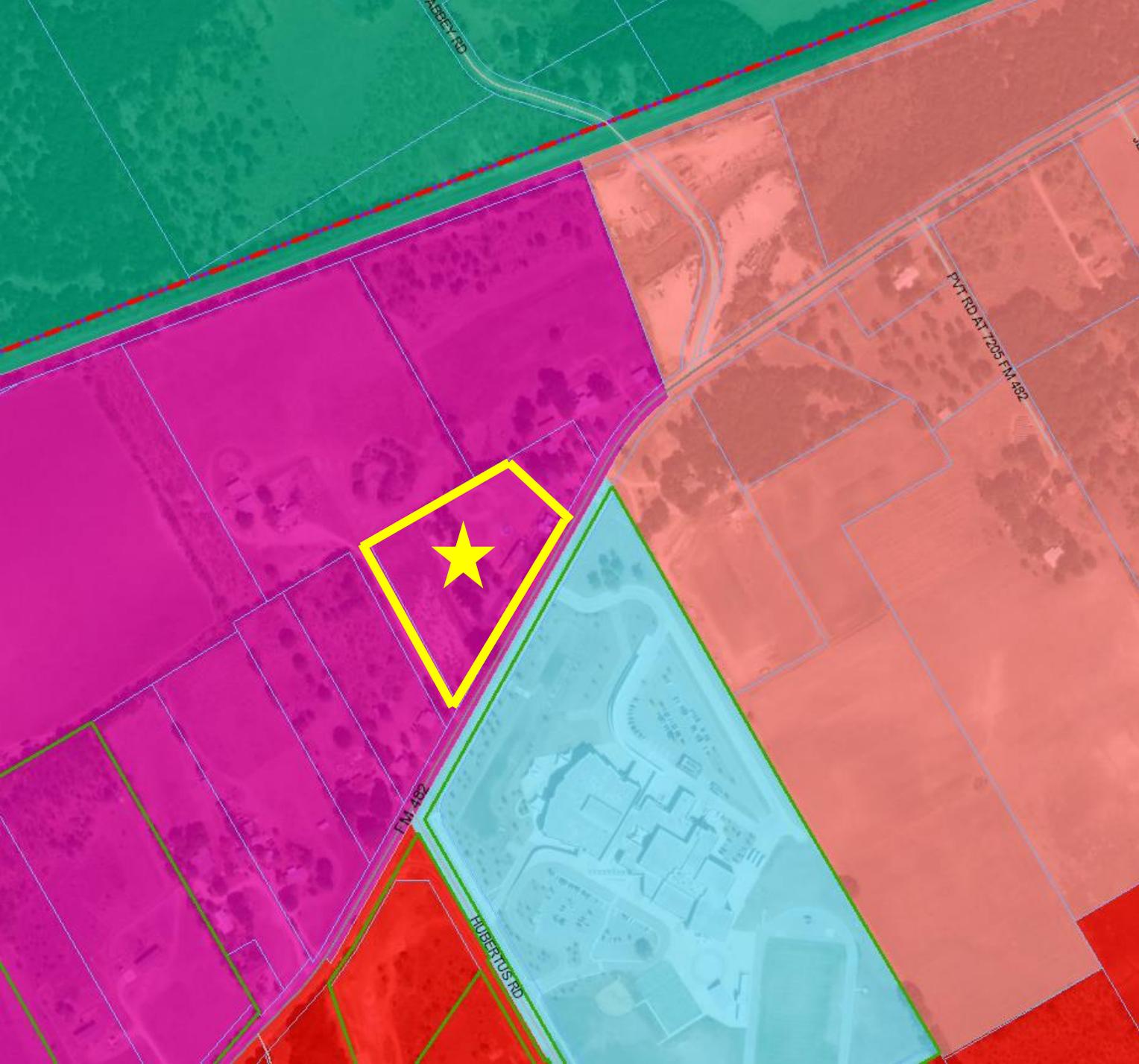
**Table 21.5.7.A.
Dimensional Requirements**

			Minimum Lot Size Dimensions (Ft)			Minimum Yard Setbacks (Ft)			Misc. Lot Requirements		
			<i>Code</i>	<i>Zoning District</i>	<i>Area Sq ft</i>	<i>Width</i>	<i>Depth</i>	<i>Front</i>	<i>Side</i>	<i>Rear</i>	<i>Min. Off-Street Parking</i>
Proposed	GB	General Business District	10,000	100	100	25	0,25(r)	0,25(r)	Sec. 21.10.4	120	80%
Existing	R-6	Single Family Residential	7,200	60	120	25	10	20	2	35	50%
Existing	M-1	Manufacturing Light	10,000	100	100	25	0,25(r)	0,50(r)	Sec. 21.10.4	120	80%

UDC SECTION 21.5.4.D Criteria for Approval

1. Whether the proposed zoning change implements the policies of the adopted Comprehensive Land Plan, or any other applicable adopted plans.

- The Comprehensive Plan designates this area as Mixed-Use Center
- Intended to integrate residential, commercial, and often entertainment spaces nearby, typically along significant transportation corridors.
- Proposed zone change aligns with Comprehensive Plan



	Regional Corridor		Local Corridor
	Mixed Use Center		Development Deferment
	Rural Living		Industrial
	Complete Neighborhood		Public Use

UDC SECTION 21.5.4.D Criteria for Approval

2. Whether the proposed zoning change promotes the health, safety, and general welfare of the City

The City should encourage development compatible with surrounding uses

- The surrounding area consists of open space, residences, Danville Middle School, and properties zoned Apartment/Multi-Family District (R-4) and General Business District (GB).
- While this area is zoned for industrial uses, it is evolving to function more like a neighborhood.
- Consistent zoning also helps minimize the conflicts among uses
 - Split zoning of a property vs single zoning district



UDC SECTION 21.5.4.D Criteria for Approval

3. Whether the uses permitted by the proposed change will be consistent and appropriate with existing uses in the immediate area;

- The immediate area being
 - a school, residences, rural/open space

Examples of Permitted Uses (UDC 21.5.8)	
Permitted by Right	Specific Use Permit
Appliances, Furniture and Home Furnishings Store Automobile Parts Sales Bakery Bank, Saving and Loan, Credit Union Book Store Farmers Market Health/Fitness Center Pet Store Restaurant Tavern	Art Gallery/Library/Museum Athletic Stadium Cabinet or Upholstery Convenience Store w/ Gas Pumps Flea Market Mixed-Use Self Storage Nursery, Major Vet

- Proposed zone change has uses that align with what the current uses are in the vicinity.

UDC SECTION 21.5.4.D Criteria for Approval

4. Whether other factors are deemed relevant and important in the consideration of the amendment;

- Schertz Fire, EMS, and Police have been notified of the zone change requests and have provided no objection.

Recommendation

Staff Recommendation

- The proposed zone change to General Business District (GB) aligns with the Comprehensive Land Plan
- Is consistent with surrounding land uses.
- Staff recommends approval of Ord. 25-S-008.
- The Planning and Zoning Commission held a public hearing on February 5, 2025, and made a recommendation of approval with a 7-0 vote.

CITY COUNCIL MEMORANDUM

City Council Meeting: March 04, 2025
Department: Planning & Community Development
Subject: Ordinance 25-S-009 - Conduct a public hearing and consider a request for a Specific Use Permit to allow a Nursery, Major on approximately 4.3 acres of land known as Comal County Property Identification Number 75307, also known as 7444 FM 482, City of Schertz, Comal County, Texas (B.James/L.Wood/S.Haas)

BACKGROUND

The applicant is the property owner who is requesting a Specific Use Permit for the property on behalf of a potential buyer. The buyer is a landscaping supply company that would like to open a Nursery, Major on the site.

On January 23, 2025, six (6) public hearing notices were mailed to the surrounding property owners within a 200-foot boundary of the subject property. At the time of the staff report, zero (0) responses in favor, zero (0) responses neutral, and zero (0) responses in opposition have been received.

On February 12, 2025, a public hearing notice was published in the "San Antonio Express". Additionally, one (1) sign was placed on the property.

Subject Property:

	Zoning	Land Use
Existing	Manufacturing - Light District (M-1) and Single Family Residential District (R-6)	Paving Business and Residence
Proposed	General Business District (GB)	Nursery, Major with SUP

Adjacent Properties:

	Zoning	Land Use
North	Manufacturing - Light (M-1)	Residential
South	Right of Way	FM 482
East	Manufacturing - Light (M-1)	Residential
West	Manufacturing - Light (M-1)	Residential

GOAL

The applicant is the property owner who is requesting a Specific Use Permit for the property on behalf of a potential buyer. The buyer is a landscaping supply company that would like to open a Nursery, Major on the site.

Unified Development Code (UDC) Article 16 - Definitions defines Nursery, Major as:

"Nursery, Major: An establishment for the cultivation and propagation, display, storage, and sale (retail and wholesale) of large plants, shrubs, trees, and other materials used in indoor and outdoor plantings; and the contracting for installation and/or maintenance of landscape material as an accessory use. Outdoor display and storage is permitted"

Staff is recommending a condition be placed on the Specific Use Permit per UDC Section 21.5.11.E which grants the ability to apply *"conditions and modifications may include but are not limited to limitation of building size or height, increased open space, limitations on impervious surfaces, enhanced loading and parking requirements, additional landscaping, curbing, sidewalk, vehicular access and parking improvements, placement or orientation of buildings and entryways, buffer yards, landscaping and screening, signage restrictions and design, maintenance of buildings and outdoor areas, duration of the permit, hours of operation, and requiring a site layout."*

Staff recommends waiving the 8-foot masonry wall requirement for commercial properties abutting residential zoning or uses per UDC section 21.9.7.D.14.b.ii This will be conditioned upon greater landscaping. The intent of the 8-foot masonry wall is to screen residential uses from more intense commercial uses as there may be potential conflicts. However, the activities of a Nursery, Major are less intense than other commercial uses such as a warehouse or a gas station, and the subject property is surrounded by rural properties. The 8-foot masonry fence requirement does not seem appropriate for this specific proposal. Additionally, the applicant has indicated that the neighboring property owners do not want an 8-foot masonry fence near their property line, although staff have been provided no written evidence of this.

COMMUNITY BENEFIT

It is the City's desire to promote safe, orderly, efficient development and ensure compliance with the City's vision of future growth.

SUMMARY OF RECOMMENDED ACTION

When evaluating specific use permit requests, staff considers the criteria listed in UDC Section 21.5.11.D. The criteria are listed below.

1. The proposed use at the specified location is consistent with the policies of the adopted Comprehensive Land Plan, or any other applicable adopted plans.

The Comprehensive Plan designates this area as Mixed-Use Center, which is intended to integrate residential, commercial, and often entertainment spaces nearby, typically along significant transportation corridors. The specific use of Nursery, Major is consistent with the desired commercial portions of the Mixed-Use Center.

2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.

The Unified Development Code defines General Business District (GB) as "intended to provide suitable areas for the development of non-residential uses which offer a wide variety of retail and service establishments that are generally oriented toward serving the overall needs of the entire community. These businesses are usually located on appropriately designed and attractively landscaped sites and along principal transportation corridors".

Nursery, Major meets the intended use of the General Business District (GB) by offering that "retail and service" desired. Additionally, the property abuts FM 482, which is classified in the Master Thoroughfare Plan as a "principal arterial".

3. The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods.

The surrounding area consists of open space, residences, Danville Middle School, a property to the west zoned Apartment / Multifamily District (R-4), and further to the west is Casa Verde Farms, similar to this proposed use. The rural-neighborhood character of the surrounding area, plus the presence of other nursery-like activities is consistent with this proposal of a Nursery, Major.

4. The proposed use will not adversely affect the overall health, safety, or general welfare of the City.

The specific use permit requirement for Nursery, Major in General Business District (GB) implies that there may be activities related to the use that require heightened scrutiny. This could be things such as the use of heavy machinery or potential land disturbance activities. However, there are similar uses in other parts of

Schertz that directly abut dense residential subdivisions. This indicates that there is nothing inherently adverse about nursery uses. Additionally, Article 9 of the UDC is in place to help mitigate any potential conflicts. Finally, given the location of the subject property being in largely rural surroundings, the impacts of such uses are lower in this area, thus not affecting the overall health, safety, or general welfare of the City.

5. Whether other factors are deemed relevant and important in the consideration of the Specific Use Permit.

Schertz Fire, EMS, and Police have been notified of the zone change requests and have provided no objection.

RECOMMENDATION

The proposed Specific Use Permit is consistent with the Comprehensive Plan, meets the intent of the Zoning District, is consistent with the surrounding area, and does not adversely affect the overall health, safety, and general welfare of the city.

Therefore, Staff recommends approval of Ord. 25-S-009, the Specific Use Permit to allow Nursery, Major at the subject property, conditioned upon the following:

1. A building permit is approved within two (2) years of the adoption of the SUP ordinance in accordance with Unified Development Code Article 5, Section 21.5.11.F Expiration of Specific Use Permit.
2. The applicant is not required to build an 8-foot masonry wall as required per Unified Development Code Section 21.9.7.D.14.b.ii provided the applicant increases the landscaping in the 20-foot buffer surrounding the property.

The Planning and Zoning Commission held a public hearing on February 5, 2025 and made a recommendation of approval with conditions with a 7-0 vote.

Attachments

Ord. 25-S-009 with Exhibits

Aerial Exhibit

Public Hearing Notice Map

Letter of Intent

City Council Presentation Slides

ORDINANCE 25-S-009

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS TO APPROVE A SPECIFIC USE PERMIT TO ALLOW FOR A NURSERY, MAJOR ON APPROXIMATELY 4.3 ACRES OF LAND KNOWN AS COMAL COUNTY PROPERTY IDENTIFICATION NUMBER 75307, ALSO KNOWN AS 7444 FM 482, CITY OF SCHERTZ, COMAL COUNTY, TEXAS

WHEREAS, an application for a Specific Use Permit to allow for an operation of a Nursery, Major located at 7444 FM 482, known as Comal County Property Identification Number 75307, more specifically described in the Exhibit A 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 February 5, 2025, the Planning and Zoning Commission conducted a public hearing and, after considering the Criteria, made a recommendation to City Council to approve the requested Specific Use Permit with conditions; and

WHEREAS, on March 4, 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, is hereby approved to allow a Nursery, Major conditioned upon the following occurring:

- a) A building permit is approved within two years of the adoption of the Specific Use Permit Ordinance
- b) The applicant is not required to build an 8-foot masonry wall as required per Unified Development Code Section 21.9.7.D.14.b.ii provided the applicant increases the landscaping in the 20-foot buffer surrounding the property.

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 and ADOPTED, this ____ day of _____ 2025.

CITY OF SCHERTZ, TEXAS

Ralph Gutierrez, Mayor

ATTEST:

Sheree Courney, Deputy City Secretary

Exhibit "A"

Metes and Bounds
&
Survey

METES AND BOUNDS

Being 4.328 acres, more or less, out of the Rafael Garza Survey No. 98, Abstract 175, Comal County, Texas, and being that same tract described in Warranty Deed with Vendor's Lien recorded in Document No. 201506023730, Official Public Records of Comal County, Texas, said 4.328 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the northeast corner of this 4.328 acres, same being the South corner of the Mark Jenschke 0.721 acres (Conveyed in Document No. 202306006590, Described in Document No. 202106028090) and on the northwest Right-of-Way of F.M. 482, same also being the **POINT OF BEGINNING**;

THENCE along the northwest Right-of-Way of said F.M. 482 the following courses and distances:

South 29 degrees 16 minutes 21 seconds West (called South 29 degrees 43 minutes 43 seconds West), a distance of 468.13 feet to a 1/2 inch iron rod capped WALS set for an exterior corner of this 4.328 acres;

North 61 degrees 01 minutes 22 seconds West (called North 60 degrees 34 minutes 00 seconds West), a distance 92.30 feet to a 1/2 inch iron rod capped WALS set for an interior corner of this 4.328 acres;

South 28 degrees 58 minutes 38 seconds West (called South 29 degrees 26 minutes 00 seconds West), a distance of 50.00 feet to a 1/2 inch iron rod capped WALS set for an interior corner of this 4.328 acres;

South 16 degrees 01 minutes 22 seconds East (called South 15 minutes 34 minutes 00 seconds East), a distance of 106.70 feet to a 1/2 inch iron rod capped WALS set for an exterior corner of this 4.328 acres;

South 28 degrees 58 minutes 38 seconds West (called South 29 degrees 26 minutes 00 seconds West), a distance of 33.37 feet (called 33.49 feet) to a 1/2 inch iron rod capped WALS set for the South corner of this 4.328 acres, same being an exterior corner of the Hollis Lee Wooldridge, et ux 12.00 acres (Volume 985, Page 240);

THENCE along the lines common to this 4.328 acres and said Wooldridge 12.00 acres the following courses and distances:

North 30 degrees 27 minutes 12 seconds West (called North 29 degrees 59 minutes 50 seconds West), a distance of 512.43 feet (called 512.46 feet) to a 1/2 inch iron rod found for the West corner of this 4.328 acres, same being an interior corner of said Wooldridge 12.00 acres;

North 59 degrees 03 minutes 46 seconds East (called North 59 degrees 31 minutes 08 seconds East), a distance of 483.39 feet (called 483.32 feet) to a 1/2 inch iron rod found for the North corner of this 4.328 acres, same being on a southeast line of the Lorad Trust 5-06-2022 10.00 acres (Document No. 202206023724) and for the West corner of said Jenschke 0.721 acres;

THENCE along the line common to this 4.328 acres and said Jenschke 0.721 acres, South 47 degrees 37 minutes 48 seconds East (called South 47 degrees 13 minutes 15 seconds East), a distance of 224.25 feet (called 224.27 feet) to the **POINT OF BEGINNING**, and containing 4.328 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings shown herein are based on actual GPS observations, Texas State Plane Coordinates, South Central Zone, Grid.

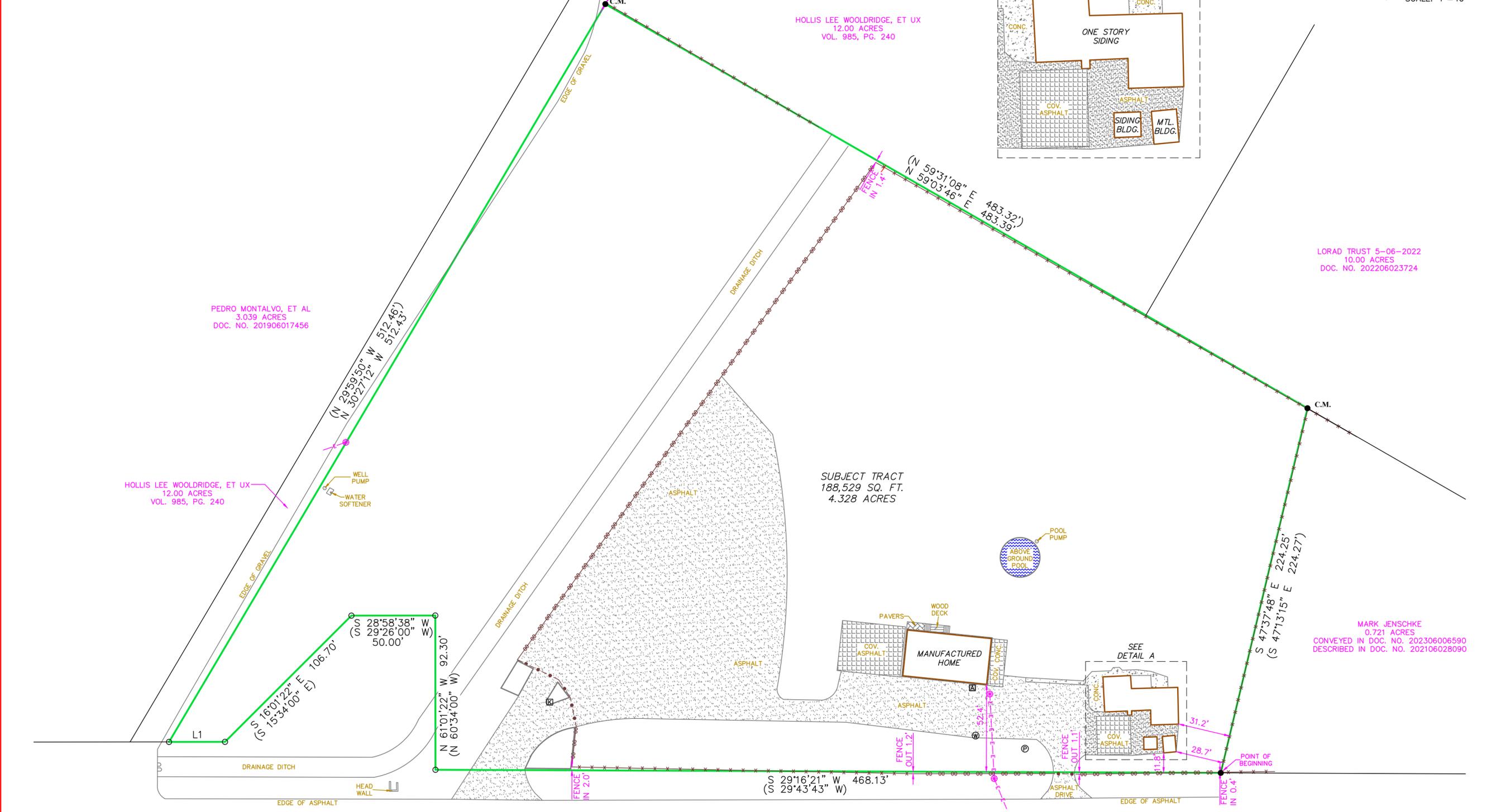
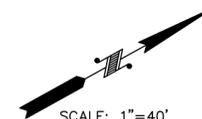


Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
August 11, 2022



FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48091E, Panel No. 0440 E, which is Dated 9/27/2009. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X-1. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <https://msc.fema.gov/portal>.

LINE BEARING	DISTANCE
L1 S 28°58'38" W (S 29°26'00" W)	33.37' (33.49')



FM 482
(VARIABLE WIDTH R.O.W.)

ACCEPTED BY: _____

FIRM REGISTRATION NO. 1011700

Westar Alamo
LAND SURVEYORS, L.L.C.
P.O. BOX 1645 BOERNE, TEXAS 78006
PHONE (210) 372-9500 FAX (210) 372-9999

- LEGEND**
- SET MARK NAIL
 - SET 1/2" IRON ROD CAPPED WALLS
 - FOUND 1/2" IRON ROD
 - RECORD INFORMATION
 - B.S. — BUILDING SETBACK
 - CONTROLLING MONUMENT
 - WATER METER
 - PROPANE
 - KEYPAD
 - A/C PAD
 - POWER POLE
 - OVERHEAD ELECTRIC
 - WIRE FENCE
 - CHAIN LINK FENCE
 - METAL FENCE
- DWG: CS RVD: MJE

Property Address:
7444 FM 482

Property Description:
Being 4.328 acres, more or less, out of the Rafael Garza Survey No. 98, Abstract 175, Comal County, Texas, and being that same tract described in Warranty Deed with Vendor's Lien recorded in Document No. 201506023730, Official Public Records of Comal County, Texas, said 4.328 acres being more particularly described by metes and bounds attached hereto.

Owner:
T.B.D.



NOTE:
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

NOTE:
PRIOR SURVEY (WESTAR JOB NO. 123287) WAS USED FOR REFERENCE.

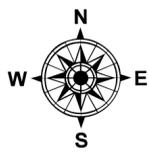
NOTE:
BEARINGS SHOWN HEREON ARE BASED ON ACTUAL GPS OBSERVATIONS, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, GRID.

NOTE:
THE SIGNING SURVEYOR WAS NOT PROVIDED A CURRENT TITLE COMMITMENT AND THERE MAY BE EASEMENTS, RIGHTS OF WAY OR OTHER INSTRUMENTS OF RECORD WHICH MAY AFFECT THIS PROPERTY WHICH ARE NOT SHOWN ON THE FACE OF THIS SURVEY.

DATE: 1/5/2024

I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, certify that the above plot represents an actual survey made on the ground under my supervision, and that my professional opinion is that there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, except as may appear herein, to the best of my knowledge and belief.

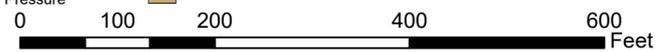
Mark J. Ewald
MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095



SCHIERTZ
COMMUNITY • SERVICE • OPPORTUNITY

PARCEL ID:
75307
PLSPU20240323

<ul style="list-style-type: none"> Highways Major Roads Minor Roads 	<ul style="list-style-type: none"> Freeway Principal Arterial Planned Principal Arterial Secondary Arterial Planned Secondary Arterial Secondary Rural Arterial 	<ul style="list-style-type: none"> Planned Secondary Rural Arterial Residential Collector Planned Residential Collector Planned Commercial Collector B Commercial Collector A Planned Commercial Collector A 	<ul style="list-style-type: none"> 1" 2" 3" 4" 6" 	<ul style="list-style-type: none"> 8" 10" 12" 16" 18" 	<ul style="list-style-type: none"> 20" 24" 30" 36" Unknown 	<ul style="list-style-type: none"> Schertz Gravity Schertz Pressure Neighboring Gravity Private Pressure 	<ul style="list-style-type: none"> Hydrant Manholes CCMA Lift Station Private Lift Station 	<ul style="list-style-type: none"> Schertz Lift Station CCMA Treatment Plant Schertz Treatment Plant 	<ul style="list-style-type: none"> County Boundaries Schertz Municipal Boundary ETJ
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City of Schertz

PARCEL ID:
75307



Project Boundary



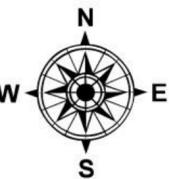
City Limits



Schertz ETJ
Boundary



200' Buffer





DECEMBER 13, 2024

Re: Summary of Business Operations

To Whom it May Concern;

This letter is to summarize the business operations of Leaf Landscape Supply, Inc., a plant nursery company serving the wholesale landscape trade and retail gardening enthusiasts, as it pertains to the purchase of land at 7444 FM 482, New Braunfels, TX. 78132.

Regards,

Brad Seever

**Brad Seever
Principal / COO**

Ord. 25-S-009

Specific Use Permit for Nursery, Major at 7444 FM 482

Samuel Haas | Senior Planner



Approx. 4.3 Acres

Comal PID: 75307

7444 FM 482

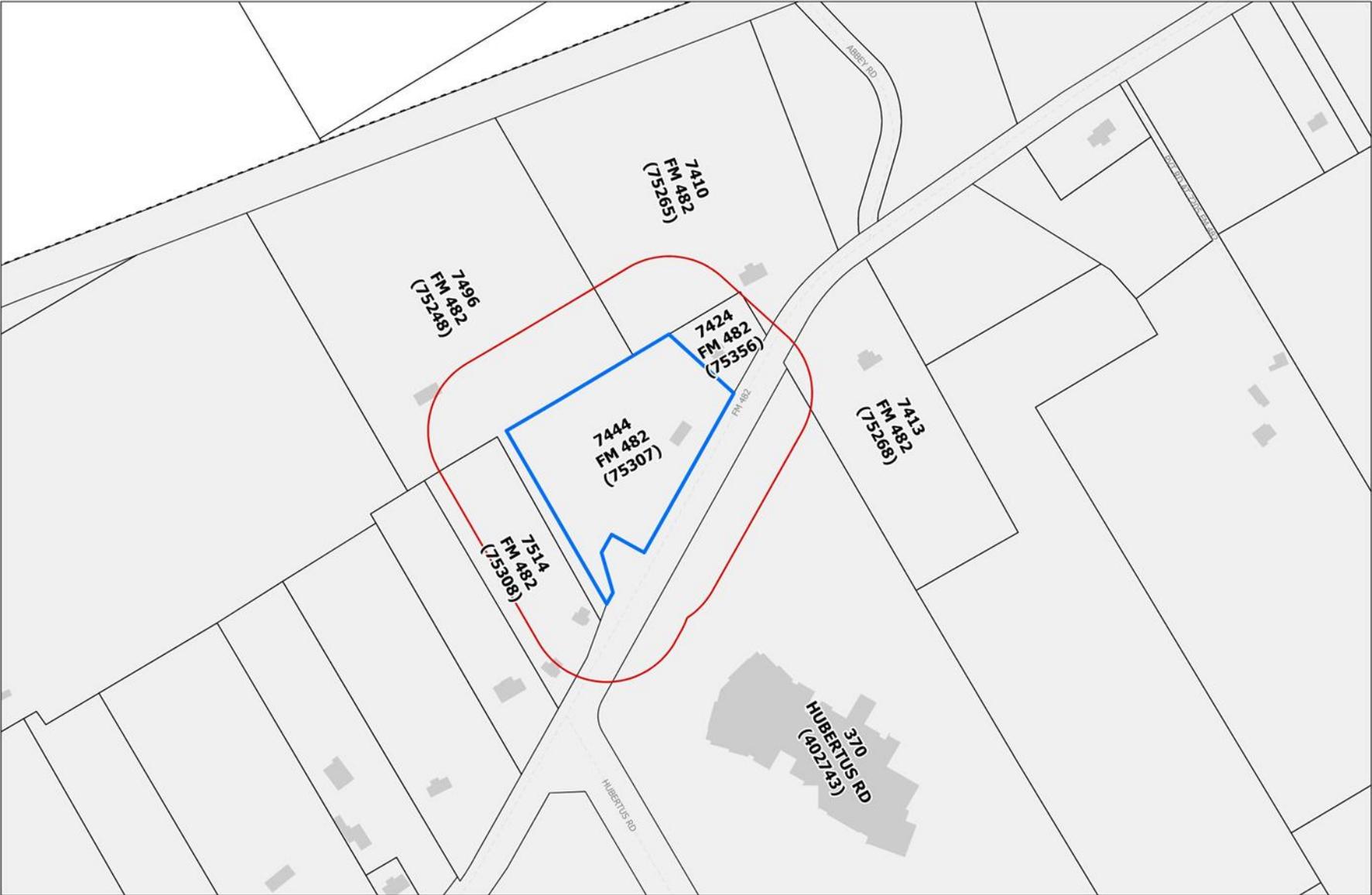
Existing: Residential &
Existing Business



PARCEL ID:
75307
PLSPU20240323



- January 23, 2025, a total of 6 Public Hearing Notices were sent out.
- Responses Received:
 - 0 – Opposition,
 - 0-In Favor
 - 0-Neutral
- 1 sign was posted on the property.
- Noticed was published in the SA Express on February 12, 2025



Background

- The applicant is the property owner who is requesting a Specific Use Permit for the property on behalf of a potential buyer
- The buyer is a landscaping supply company that would like to open a Nursery, Major on the site.

Background

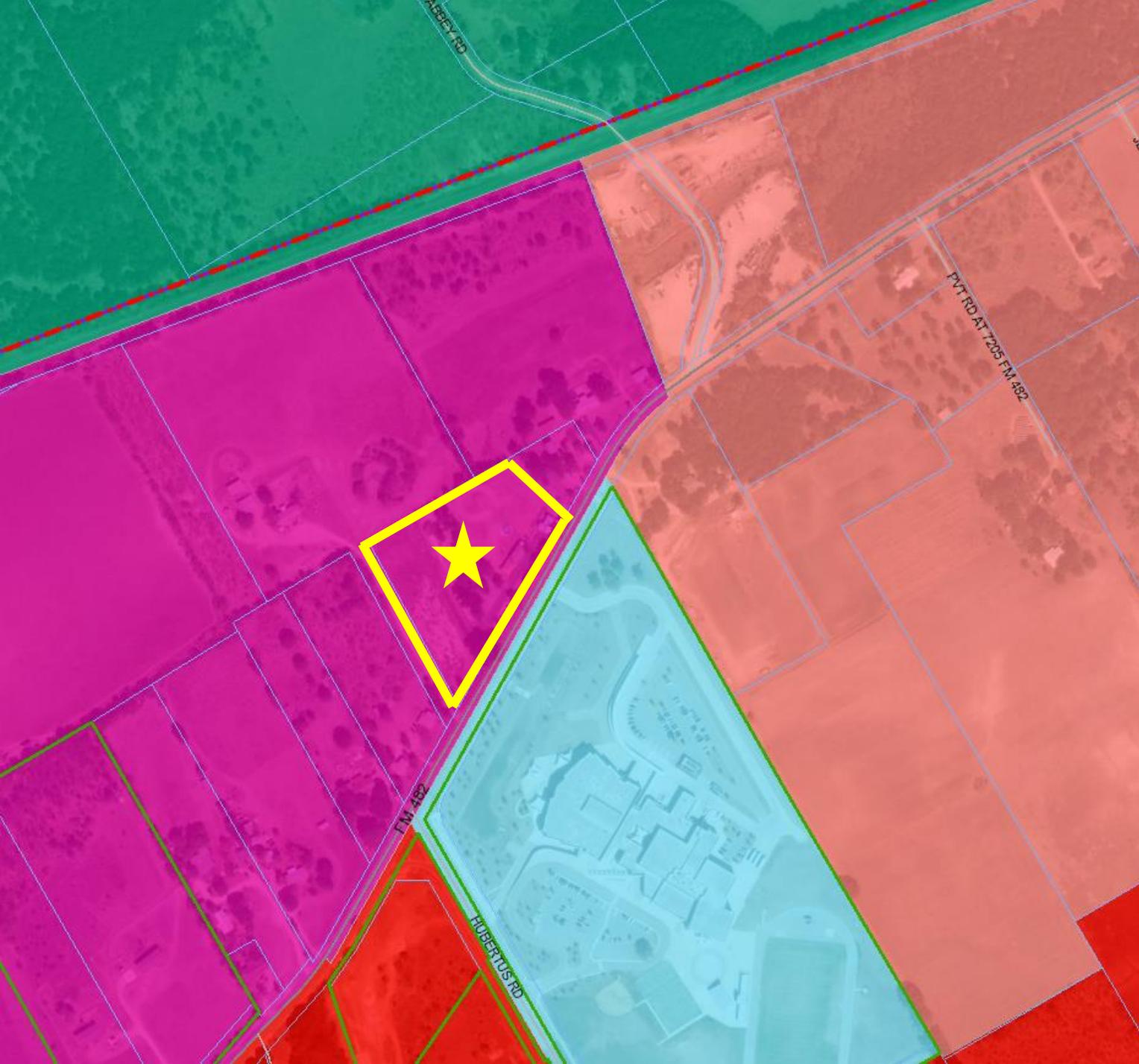
Unified Development Code (UDC) Article 16 - Definitions defines Nursery, Major as:

"Nursery, Major: An establishment for the cultivation and propagation, display, storage, and sale (retail and wholesale) of large plants, shrubs, trees, and other materials used in indoor and outdoor plantings; and the contracting for installation and/or maintenance of landscape material as an accessory use. Outdoor display and storage is permitted"

UDC SECTION 21.5.11.D Criteria for Approval

1. The proposed use at the specified location is consistent with the policies of the adopted Comprehensive Land Plan, or any other applicable adopted plans.

- The Comprehensive Plan designates this area as Mixed-Use Center
- Intended to integrate residential, commercial, and often entertainment spaces nearby, typically along significant transportation corridors.
- The specific use of Nursery, Major is consistent with the desired commercial portions of the Mixed-Use Center.



	Regional Corridor		Local Corridor
	Mixed Use Center		Development Deferment
	Rural Living		Industrial
	Complete Neighborhood		Public Use

UDC SECTION 21.5.11.D Criteria for Approval

2. The proposed use is consistent with the general purpose and intent of the applicable zoning district Regulations

UDC defines General Business District (GB) as:

- “intended to provide suitable areas for the development of non-residential uses”
- “offer a wide variety of retail and service establishments”
- “businesses are usually located...along principal transportation corridor”

Nursery, Major meets the intended use of the General Business District (GB)

FM 482 is classified in the Master Thoroughfare Plan as a "principal arterial"

UDC SECTION 21.5.11.D Criteria for Approval

3. The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods;

- Adjacent developments and neighborhoods consist of
 - a school, residences, rural/open space
- Casa Verde Farms, a similar use, is .5 miles to the south-west on FM 482.
- Due to these factors, the proposed use is compatible

UDC SECTION 21.5.11.D Criteria for Approval

4. The proposed use will not adversely affect the overall health, safety, or general welfare of the City;

- Similar uses in other parts of Schertz indicates no inherent adverse affects.
- Location of subject property is largely rural/open space.
 - Impacts of proposed use minimized
- Article 9 in place to help mitigate any potential conflicts.

UDC SECTION 21.5.11.D Criteria for Approval

5. Whether other factors are deemed relevant and important in the consideration of the Specific Use Permit;

- Schertz Fire, EMS, and Police have been notified of the zone change requests and have provided no objection.

Recommendation

Staff Recommendation

The proposed Specific Use Permit:

- Consistent with the Comprehensive Plan
- Meets the intent of the Zoning District
- Consistent with the surrounding area
- Does not adversely affect the overall health, safety, and general welfare of the city

Therefore, Staff recommends approval of Ord. 25-S-009 conditioned on the following:

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

ordinance

2. The applicant is not required to build an 8-foot masonry wall as required per Unified Development Code Section 21.9.7.D.14.b.ii provided the applicant increases the landscaping in the 20-foot buffer surrounding the property.



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PARCEL ID:
75307
PLSPU20240323

- | | | | | | | | | | |
|------------|----------------------------|----------------------------------|----|-----|---------|---------------------|----------------------|-------------------------|----------------------------|
| Highway | Freeway | Planned Secondary Rural Arterial | 1" | 8" | 20" | Schertz Gravity | Hydrant | Schertz Lift Station | County Boundaries |
| Major Road | Principal Arterial | Residential Collector | 2" | 10" | 24" | Schertz Pressure | Manhole | CCMA Treatment Plant | Schertz Municipal Boundary |
| Minor Road | Planned Principal Arterial | Planned Residential Collector | 3" | 12" | 30" | Neighboring Gravity | CCMA Lift Station | Schertz Treatment Plant | ETI |
| | Secondary Arterial | Planned Commercial Collector B | 4" | 16" | 36" | Private Pressure | Private Lift Station | | |
| | Planned Secondary Arterial | Commercial Collector A | 6" | 18" | Unknown | | | | |
| | Secondary Rural Arterial | Planned Commercial Collector A | | | | | | | |

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CITY COUNCIL MEMORANDUM

City Council Meeting: March 04, 2025
Department: Engineering
Subject: Ordinance 25-S-010 - Conduct a public hearing and consider an Amendment to the City of Schertz Comprehensive Plan to incorporate updated Water and Wastewater Master Plans (B.James/K.Woodlee)

BACKGROUND

Necessary tools to guide the planning, development, and financing of water and wastewater facilities in the City of Schertz are up-to-date master plans for those utilities. A master plan is built starting with a comprehensive assessment of the current state of a utility - in this case water and wastewater - with respect to its function and capacity. Development of the master plans includes creation of models of existing facilities, evaluation of anticipated growth, and the identification of projects needed to expand and improve the systems and operations thereof. The resulting master plans then act as guides for implementation of the needed improvements.

The City is currently undertaking the process of updating its water and wastewater impact fees and, as part of that process, updated water and wastewater master plans have been developed and are attached along with a report supporting their development.

A public hearing was held by the City of Schertz Planning and Zoning Commission on January 22, 2025. The Commission voted unanimously to recommend approval of the updated Water and Wastewater Master Plans to City Council.

GOAL

The goal of this agenda item is to have City Council consider and adopt the updated Water and Wastewater Master Plans which will be supplemental to the City's Comprehensive Land Use Plan.

COMMUNITY BENEFIT

It is the City's desire to promote safe, orderly, efficient development and ensure compliance with the City's vision of future growth. Identification and execution of water and wastewater projects for expansion and/or improvements needed to support expected growth and continued reliable utility service for customers within the City's service areas is critical to the well-being of the community. The Master Plans are important guides for that effort.

SUMMARY OF RECOMMENDED ACTION

Staff recommends that City Council approve and adopt the proposed amendment to the Comprehensive Plan to incorporate the updated Water and Wastewater Master Plans.

RECOMMENDATION

Approve Ordinance 25-S-010.

Attachments

Ordinance 25-S-010

Wa-WW Master Plans Presentation

ORDINANCE 25-S-010

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS, ADOPTING UPDATED WATER AND WASTEWATER MASTER PLANS AS SUPPLEMENTS TO THE COMPREHENSIVE LAND USE PLAN, REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT WITH THIS ORDINANCE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Schertz, Texas, (the “City”) has determined that there is a need for updates to the City’s Master Plans for Water and Wastewater infrastructure; and

WHEREAS, the City Staff worked with a consultant to develop updated Master Plans that address anticipated growth and operational needs of the City in its service areas; and

WHEREAS, the Planning and Zoning Commission of the City conducted a public hearing and, after considering the report and presentation, made a recommendation of approval of the proposed updated Water and Wastewater Master Plans; and

WHEREAS, the City Council has been presented with the background report and proposed updated plans which are set forth on Exhibits A and B attached hereto and determined that it is in the best interest of the City to adopt the plans as presented; and

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

Section 1. The City hereby adopts the updated Water and Wastewater Master Plans as set forth on Exhibits A and B to this Ordinance. The plans as adopted will be considered supplemental to the City’s Comprehensive Land Use Plan.

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.

PASSED AND APPROVED on the _____ day of _____, 2025.

CITY OF SCHERTZ, TEXAS

Ralph Gutierrez, Mayor

ATTEST:

Sheila Edmondson, City Secretary



City of Schertz 2024 Water & Wastewater Master Plan & CIP

Prepared By: Lockwood, Andrews, and Newnam Inc.
215 Mary Avenue, Suite 309
Waco, Texas 76701
254-753-9585

January 2025



TBPE Firm No. 2614



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1. EXECUTIVE SUMMARY

The City of Schertz (City) contracted Lockwood, Andrews, and Newnam Inc. (LAN) to analyze and update the Water and Wastewater Master Plan & Capital Improvements Plan (CIP). The goal of this update is to provide a strategic framework for the City’s growth, development, and infrastructure enhancements over the next 30 years, ensuring that future investments align with the community’s long-term vision and needs.

A master plan serves as the City’s guiding document for land use, zoning, utilities, public services, and economic development. This document specifically focuses on water and wastewater utility improvements that are required due to growth and various system needs.

As part of this update, land use assumptions were developed based on past data from the City and Alamo Area Metropolitan Planning Organization (AAMPO) Traffic Analysis Zone (TAZ) demographic databases. These assumptions then indicated where areas of residential and commercial growth are likely to occur as well as the projected increase in those areas as shown in the tables below. This data was applied to the hydraulic water and wastewater models which are discussed later in this report.

Population Projections

Population Projections (Cumulative) ⁽¹⁾	Historical	5-Year	10-Year	15-Year	20-Year	25-Year	30-year
	2020	2025	2030	2035	2040	2045	2050
Compound Annual Growth Rate	-	1.8%	2.0%	2.0%	1.9%	1.9%	1.8%
Population	45,719	49,985	55,187	60,933	66,946	73,553	80,416
Total Increase	(+)	4,266	5,202	5,745	6,013	6,607	6,863

Employment & Commercial Property Projections

Employment Projections (Cumulative)	Historical ⁽¹⁾	5-Year	10-Year	15-Year	20-Year	25-Year	30-year
	2020	2025	2030	2035	2040	2045	2050
Compound Annual Growth Rate⁽²⁾	-	0.8%	0.8%	3.0%	2.4%	2.2%	2.2%
Persons Employed	21,437	22,363	23,288	24,213	27,305	30,397	33,839
Commercial Parcels	313	327	340	394	445	495	551
Total Increase in Commercial Parcels	(+)	14	14	54	50	50	56

After developing the land use assumptions and identifying areas of growth, the existing water and wastewater systems were analyzed. The analysis for the water system model focused on meeting the Texas Commission for Environmental Quality’s (TCEQ) requirements for system storage capacity, supply, service capacity, and minimum pressure requirements for public water systems. For the wastewater system model evaluation, emphasis was placed on identifying sanitary sewer overflows at manholes and surcharged gravity mains.

From the analysis of the systems and the growth identified from the land use assumptions, projects were proposed in the Capital Improvements Plan (CIP). The CIP typically spans a 5- to

2024 Water & Wastewater Master Plan & CIP

10-year horizon with longer term projections for major capital projects. These improvements are crucial for maintaining and enhancing the city's infrastructure to accommodate growth and improve the existing system.

High level estimates of probable cost for each CIP project were developed based on four industry standard price sources. For the 2030 and 2050 projects, inflation rates were calculated and applied in order to capture the increase in construction costs. These project costs help the City determine how much funding is required and determine if additional funding sources need to be identified.

The updated master plan and CIP provide a comprehensive, actionable roadmap for the City's growth and development, aligning infrastructure investments with community priorities and long-term goals. By adopting these plans, the City can continue to maintain and develop a reliable water and wastewater system for both the intermediate and future demands.

INTERIM REVIEW ONLY

Not to be used for construction, bidding, permit or regulatory approval purposes. This document is released for the purpose of interim review under the authority of:

LEE B. HAMM

Engineer

106029

Registration Number

JANUARY 2025

Date

Lockwood, Andrews & Newnam, Inc.
Texas Registered Engineering Firm F-2614

2. LAND USE ASSUMPTIONS

Land use assumptions are required to be periodically updated in accordance with TLGC Section 395.052. These assumptions form the basis for analyzing existing and future water and wastewater needs based on growth projections. This section describes how LAN performed a land use assessment, developed growth projections, and applied this data to the hydraulic water and wastewater models which are discussed later in this report.

2.1 Data Review & Methodology

2.1.1 City Provided Data

Data and resources necessary for LAN to assess current and future land uses, development projections, and Water and Wastewater service networks were provided by the City. Sources available up to December 31, 2021 were incorporated in the land use assumptions for this master plan effort. The plan was modified based on residential subdivision development information received from the City on April 8th, 2022. This includes the following:

- GIS Shapefiles
 - Received by LAN in the December 2019 data package from the City
 - Shapefiles in this data package included:
 - Comprehensive Land Use
 - Zoning Ordinances
 - Water and Wastewater infrastructure
 - CCN Service Areas
 - Municipal Boundaries
 - Customer Meters
 - Subdivision Land Use Statistics
- Residential Land Use Forecasts
 - Microsoft excel spreadsheet received by LAN in April 2020 from the City's Director of Planning and Community Development.
- 2018 City of Schertz Comprehensive Land Use Plan Map
- 2017 Roadway Impact Fee Land Use Assumption Report by Freese and Nichols, Inc.

2.1.2 AAMPO TAZ Data

Alamo Area Metropolitan Planning Organization (AAMPO) Traffic Analysis Zone (TAZ) demographic databases were used to determine the City's growth projections. TAZs are the geographic units used to inventory existing and future demographic data required for modeling purposes. TAZ data included 2020, 2025, 2035, and 2045 population, number of households, average household size, and employment inventories for the study area. Databases were downloaded from the AAMPO website in the form of GIS shapefiles and concentrated to correctly reflect the City's extent.

It should be noted that TAZ demographic data from 2020 was provided to LAN separately from the 2025-2045 projected demographic data. Because the 2020 data package was a direct result from the official 2020 Census and the projected data was calculated by AAMPO before 2020, LAN identified discrepancies in growth rates between the years 2020 and 2030 for population and employment. For the purpose of this Land Use Assessment, population and employment data between the years 2020 and 2030 was interpolated to reflect consistent growth rate throughout the

planning period. LAN has communicated with AAMPO about the data discrepancies and will update all projections accordingly for future system modeling.

At the request of City staff, the projected growth rate for each 5-year period was increased by 0.1% to be conservative. These adjusted population numbers are presented in subsequent sections.

2.1.3 Planning Period

This Comprehensive Land Use Assessment utilizes a 30-year planning period from 2020 to 2050. Because the AAMPO TAZ demographic data is limited to the year 2045, demographics were projected to 2050 by assuming the same compound annual growth rate (CAGR) established in 2045.

2.2 Summary of Comprehensive Land Use and Future Development Assumptions

2.2.1 2017 Roadway Impact Fee Land Use Assumptions by Freese and Nichols, Inc.

The 2017 Roadway Impact Fee Land Use Assumptions Report identified land use assumptions and recommendations for the City over a 10-year planning period ending in 2027. Upon completion of this 2021 Comprehensive Land Use Assessment, LAN has identified that the following assumptions from the 2017 Report will remain true for the 30-year planning period ending in 2050:

- Territories south of Randolph Air Force Base are impacted by restrictions based on Air Impact Compatible Use Zones (shown on the City's Comprehensive Land Use Plan Map as Attachment 1). Restrictions include limits on residential development densities.
- Continued commercial and residential development pressure in the North from New Braunfels will impact growth around the City.

2.2.2 Assumptions Made by LAN

A series of assumptions in relation to the City's land use and future development have been made by LAN after completing this Land Use Assessment. The following assumptions were made to initiate updates to the water master plan and CIP:

- Land uses identified in the 2018 Comprehensive Land Use Plan Map were modified based on updated residential subdivision development information received from the City on April 8th, 2022. It is assumed that these developments will remain in place for the 30-year planning period. The names and location of these updated developments are labeled on Appendix 5 and Appendix 6.
- Land use data available up to April 8th, 2022 were incorporated in the land use assumptions for this master plan effort.
- New growth throughout the 30-year planning period will expand away from the City center, where the highest densities of development currently exist.
- Continued development pressure in the North along the IH-35 corridor and from New Braunfels will result in future residential and commercial development at higher densities throughout the north, than in the south.
- Territories under delayed annexation agreements with the City will be annexed by 2025. The annexation of these territories will expand municipal boundaries.
- Regions within Municipal Boundaries that do not currently lie within City water or wastewater Certificates of Convenience and Necessity (CCN)s identified by the Public Utilities

Commission (PUC) are serviced by other authorities and will remain so throughout the 30-year planning period.

- The existing water and wastewater CCNs will remain in place for the 30-year planning period.

2.3 Land Use and Growth Projections

2.3.1 2018 Comprehensive Land Use Plan

The City's Comprehensive Land Use Plan Map is included in this report as Appendix 1 and serves as a provisional guideline for future development across the City. The land uses identified in the 2018 map provide a framework that will be reflected by the City's future development decisions. The exception is the area south of Schaeffer Rd and east of FM 1518. Recent land use plan amendments in this area include zoning changes based on data available up to October 1st, 2022.

2.3.2 Zoning

The City's existing zoning ordinances are included in this report as Appendix 2. The existing zoning ordinances were published in 2019 and serve as a means for which the 2018 Comprehensive Future Land Use Plan will be implemented. Based on land use data available up to October 1st, 2022 (including residential subdivision development information received from the City), the 2019 zoning designations were updated. It is assumed for the purposes of this study, that the zoning identified in Attachment 2 will remain in place for the 30-year planning period ending in 2050 apart from areas south of Schaeffer Rd and east of FM 1518 and areas just north of Trainer Hale Rd which are already approved for rezoning as of May 26, 2022. All existing and future subdivisions are shown in Appendix 5 & 6.

2.3.3 Delayed Annexation Agreements

Zoning ordinances were used to locate territories around the City under delayed annexation agreements. Territories under delayed annexation agreements currently exist within zones of Extra Territorial Jurisdiction (ETJ), which constrain the City's growth. These territories are primarily located throughout the Northeast corner of the City extending toward New Braunfels and in the Southeast between FM 1518 and IH-10.

2.3.3.1 Annexation Schedule

The City's Director of Planning and Community Development provided LAN with timelines for completing existing annexation agreements. The City Plans for the existing annexations to be completed by 2025.

2.3.3.2 Supported Land Uses of Territories to be Annexed

Table 1 summarizes the supported land uses of the territories under delayed annexation agreements. The annexation data provided to LAN was geographically categorized between the north and south. The location of the areas under a delayed annexation agreement is illustrated in Appendix 2 and the supported land uses for future development of these area is presented in Appendix 9 & 10.

Table 1: Land Use of Territories Under Delayed Annexation Agreements

Delayed Annexation Agreements: Parcel Land Use	Supported Land Uses ⁽¹⁾	Total Parcels	Total Acreage	Single-Family Residential Lots Allowed	Commercial Parcels
North Schertz	Commercial, Single-Family Residential	43	1,037	822	2
South Schertz	Commercial, Single-Family Residential	86	3,110	2,000	5

⁽¹⁾For the purpose of this assessment, single-family residential land use includes Agricultural Conservation, Traditional Neighborhood Development (TND), Transit Oriented Development (TOD), and Estate Neighborhood

2.3.4 Population Projections

Table 2 uses AAMPO TAZ demographic data to summarize population projections over the 30-year planning period ending in 2050. Combining these projections with development anticipated as of October 1st, 2022, Projections suggest that population is expected to steadily increase throughout the 30-year planning period at an average compound annual growth rate (CAGR) of 1.%. Appendix 3 presents 2020 (historical) and 2050 (projected) population distribution across the City, reflecting the population increase provided in Table 2.

Table 2: Population Projections

Population Projections (Cumulative) ⁽¹⁾	Historical	5-Year	10-Year	15-Year	20-Year	25-Year	30-year
	2020	2025	2030	2035	2040	2045	2050
Compound Annual Growth Rate	-	1.8%	2.0%	2.0%	1.9%	1.9%	1.8%
Population	45,719	49,985	55,187	60,933	66,946	73,553	80,416
Total Increase	(+)	4,266	5,202	5,745	6,013	6,607	6,863

⁽¹⁾Total population accounts for areas of existing Extra Territorial Jurisdiction (ETJ) for which growth is constrained

2.3.5 Residential Land Use

Table 3 uses AAMPO TAZ demographic data to summarize projections for the total number of households over the 30-year planning period. Future residential development across the City is expected to reflect population growth and increased traffic along IH-35. The number of households is expected to increase throughout the 30-year planning period at an average CAGR of 2.2%. 2020 (historical) and 2050 (projected) residential housing distribution across the City are shown in Appendix 4. Because AAMPO TAZ data does not categorize residence type, the housing projections include both single-family and multi-family residences.

Table 3: Housing Projections

Housing Projections (Cumulative)	Historical	5-Year	10-Year	15-Year	20-Year	25-Year	30-year
	2020	2025	2030	2035	2040	2045	2050
Compound Annual Growth Rate⁽¹⁾⁽²⁾	-	3.2%	2.4%	2.2%	2.1%	2.0%	2.0%
Households	15,441	18,034	20,305	22,640	25,120	27,735	30,742
Total Increase	(+)	2,593	2,271	2,335	2,480	2,615	2,737

⁽¹⁾Total number of households accounts for all categories of residential housing units throughout the City

⁽²⁾Total number of households accounts for all residential housing units located within areas of existing Extra Territorial Jurisdiction (ETJ) for which growth is constrained

The City’s Director of Planning and Community Development provided LAN with maximum build-out estimates for existing and planned single-family and multi-family residential developments throughout the City. Appendix 5 & 6 shows the location and density of these subdivisions in comparison to the Wastewater and Water Certificates of Convenience and Necessity (CCNs) service areas. Appendix 5 & 6 serves as an exhibit of where the City is allowed to provide services and where their population may be distributed. Table 4 summarizes the maximum build-out estimates. According to this data, approximately 90% of the existing and planned residential developments are single-family residential.

Table 4: Maximum Build-Out Estimates

Residential Type Land Use Statistics	Single-Family	Multi-Family
Number of Households Expected at Maximum Build-Out for Existing and Planned Subdivisions⁽²⁾	20,102	3,339

⁽²⁾Total number of households includes subdivisions in areas of existing ETJ for which growth is constrained

2.3.5.1 Single-Family Residential Development

The Comprehensive Land Use Plan indicates that single-family is the primary type of residential land use throughout the City. Over the 30-year planning period, development pressure along IH-35 and from New Braunfels will impact the distribution of residences across the City. Single-family housing density is expected to be higher in the north throughout this corridor. However, in the southern portion of the City, west of FM 1518, residential development will primarily consist of lower density rural and estate style subdivisions. It is anticipated that additional single-family development will occur east of FM 1518 based on recent requested and authorized zoning changes.

2.3.5.2 Multi-Family Residential Development

Currently, multi-family residential establishments are located centrally in the City and account for a small percentage of the City’s residential type land uses. While the number single-family residences will continue to dominate over the 30-year planning period, data provided by the City’s Director of Planning and Community Development notes a few new multi-family residential subdivisions have been planned. These developments are primarily located in the northeast between IH-35 and the Schertz City Limits, with one in the southern portion of the City. The location and density of these three developments are included in Appendix 5 & 6.

2.3.5.3 Average Household Size

Table 5 uses AAMPO TAZ demographic data to summarize the average number of persons per household over the 30-year planning period. Because AAMPO TAZ data did not categorize residence type, household size accounts for both single-family and multi-family residences. Table 5 indicates the average household size will remain close to three persons over the 30-year planning period.

Table 5: Household Size Projections

Average Household Size	Historical	5-Year	10-Year	15-Year	20-Year	25-Year	30-Year
	2020	2025	2030	2035	2040	2045	2050
Persons⁽¹⁾⁽²⁾	3.0	2.8	2.7	2.7	2.7	2.7	2.6

⁽¹⁾All categories of residential housing throughout the City are accounted for

⁽²⁾Total number of households includes subdivisions in areas of existing ETJ for which growth is constrained

2.3.6 Commercial Land Use

The Comprehensive Land Use Plan implies that commercial type land uses will continue to exist primarily along major thoroughfares in the north surrounding IH-35, in the south surrounding IH-10, and centrally surrounding FM 3009. The number and location of existing and planned commercial-type parcels were provided by the City in the form of a GIS Shapefile, shown in Appendix 7 & 8. These exhibits show the Wastewater and Water CCN service areas, respectively, to compare where the City is allowed to provide service to where they can expect commercial development. It was determined that AAMPO TAZ data for the number of persons employed throughout the City could reflect the number of commercial-type establishments. The CAGR for employment was used to project the number of commercial establishments over the 30-year planning period. Table 6 summarizes the employment projections, CAGR, and anticipated number of commercial establishments. Increased traffic and population among the IH-35 corridor could result in a higher demand for commercial property development in the North.

Table 6: Employment & Commercial Property Projections

Employment Projections (Cumulative)	Historical ⁽¹⁾	5-Year	10-Year	15-Year	20-Year	25-Year	30-year
	2020	2025	2030	2035	2040	2045	2050
Compound Annual Growth Rate⁽²⁾	-	0.8%	0.8%	3.0%	2.4%	2.2%	2.2%
Persons Employed	21,437	22,363	23,288	24,213	27,305	30,397	33,839
Commercial Parcels	313	327	340	394	445	495	551
Total Increase in Commercial Parcels	(+)	14	14	54	50	50	56

⁽¹⁾Employment and commercial projections include areas of existing Extra Territorial Jurisdiction (ETJ), for which growth is constrained

2.4 CCNs Service Area Updates

The City’s existing Water and Wastewater certificates of convenience and necessity (CCNs) identified by the Public Utility Commission (PUC) were reviewed to identify areas the City is currently serving as well as resolve where the City may be servicing outside their PUC identified CCN boundaries.

Per correspondence on August 11, 2021, it was decided that the current water and wastewater CCN service areas would remain unchanged for the 30-year planning period. This conservative approach would allow the City to monitor potential CCN changes as development occurs and to adapt using the 5-year impact fee cycle in lieu of wholesale CCN change assumptions for the next 30 years.

The City is aware that some regions within their municipal City Limits currently exist outside their water and wastewater CCN service areas and will remain under the service of their existing providers throughout the 30-year planning period. Likewise, regions annexed into the City during the 30-year planning period will not be added to the City’s water and wastewater CCN service areas if they are not currently located within the service areas. The existing water and wastewater CCN service areas can be seen in Appendix 9 & 10. These exhibits present the land use categories used in the development of population projection allocations, calculations of future demands, and wastewater loading development.

2.5 Future System Modeling

To develop future conditions for water and wastewater system modeling the existing system models will be modified to reflect the assumptions made in this report. Assumptions and projections made for City growth, land uses, and development are used to establish and allocate future demands and supply requirements for the required planning period. In general, the expansion of Municipal Boundaries throughout the planning period will result in City-wide growth and the extension of water and wastewater service networks. Projected residential and commercial development throughout the planning period will produce increased water and wastewater flows.

3. WATER SYSTEM EVALUATION & CIP

3.1 Modeling & Evaluating the Existing Water System

This section provides an overview of the existing system model evaluation and the assessment of the results against the TCEQ requirements for system storage capacity, supply, service capacity, and minimum pressure requirements for public water systems.

3.1.1 Updates to Existing System Model

LAN built a hydraulic model of the City’s existing water distribution system in Bentley’s WaterGEMS software using data provided by the City. The model and the Technical Memo with model build details and preliminary model verification results for the existing system were presented to the City at a review meeting on September 10, 2020.

After the existing water system review meeting on September 10, 2020, the following items were updated in the hydraulic model to better reflect existing conditions:

- Wholesale Customer Demands
- Residential Water Usage Patterns
- Live Oak Pressure Reducing Valve Settings
- Removal of Waterlines Not in Service

3.1.1.1 Wholesale Customer Demands

Meter usage data from the City of Selma and City of Cibolo was provided to LAN by the City and were used to identify average and peak day demands at the wholesale customers’ meters. Average day demands and peak day demands were input into the existing system model at each customer meter location and are summarized in Table 7 and Table 8, respectively.

Table 7: Average Day Wholesale Customer Meter Demands

City of Selma		
EST	360	gpm
GST	70	gpm
City of Cibolo		
Mesa	10	gpm
Ripps-Kreusler	6	gpm
Cibolo Crossing	8	gpm

Table 8: Peak Day Wholesale Customer Meter Demands

City of Selma		
EST	610	gpm
GST	330	gpm
City of Cibolo		
Mesa	20	gpm
Ripps-Kreusler	14	gpm
Cibolo Crossing	14	gpm

3.1.1.2 Residential Water Usage Patterns

During the review of the existing system model with the City, it was noted that the residential water usage patterns did not reflect the observed peak hour usage for the Schertz water system. With only monthly flow monitoring data available from the City, updated representative average day and peak day water usage patterns for residential customers was developed using an American Water Works Association report.

The updated water usage patterns were developed using the 1993 American Water Works Association (AWWA) Residential Water Use Patterns report using data. The City of Norman, Oklahoma was selected to best represent residential water use patterns for the City of Schertz because of similarities in annual precipitation, average seasonal temperatures, and land use. The AWWA report provided separate usage pattern for both single and multi-family land use types and these patterns were used to update the residential and apartment demands in the existing system model.

The average day water usage patterns for Single-Family and Multi-Family use were developed using the Norman info provided in the 1993 report. The average to peak multipliers, used to develop the peak day water usage patterns for Single-Family and Multi-Family use, were calculated using the 36 months of billing data provided to LAN by the City. These average to peak multipliers are:

- Single-Family = 3.2
- Multi-Family = 2.6

The Single-Family and Multi-Family average day and peak day diurnal curves used in the existing system model are illustrated in Figure 1 and Figure 2, respectively.

Figure 1: Average & Peak Day Diurnal Patterns for Single-Family Residential Meters

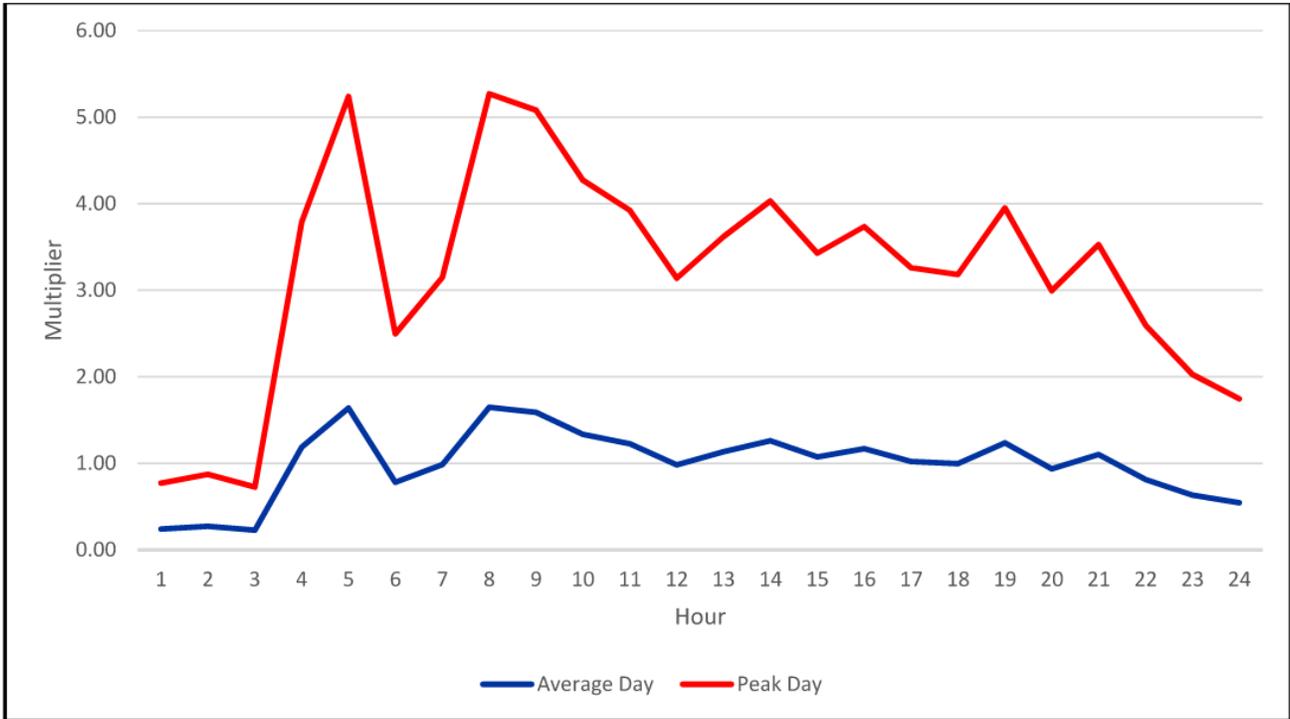
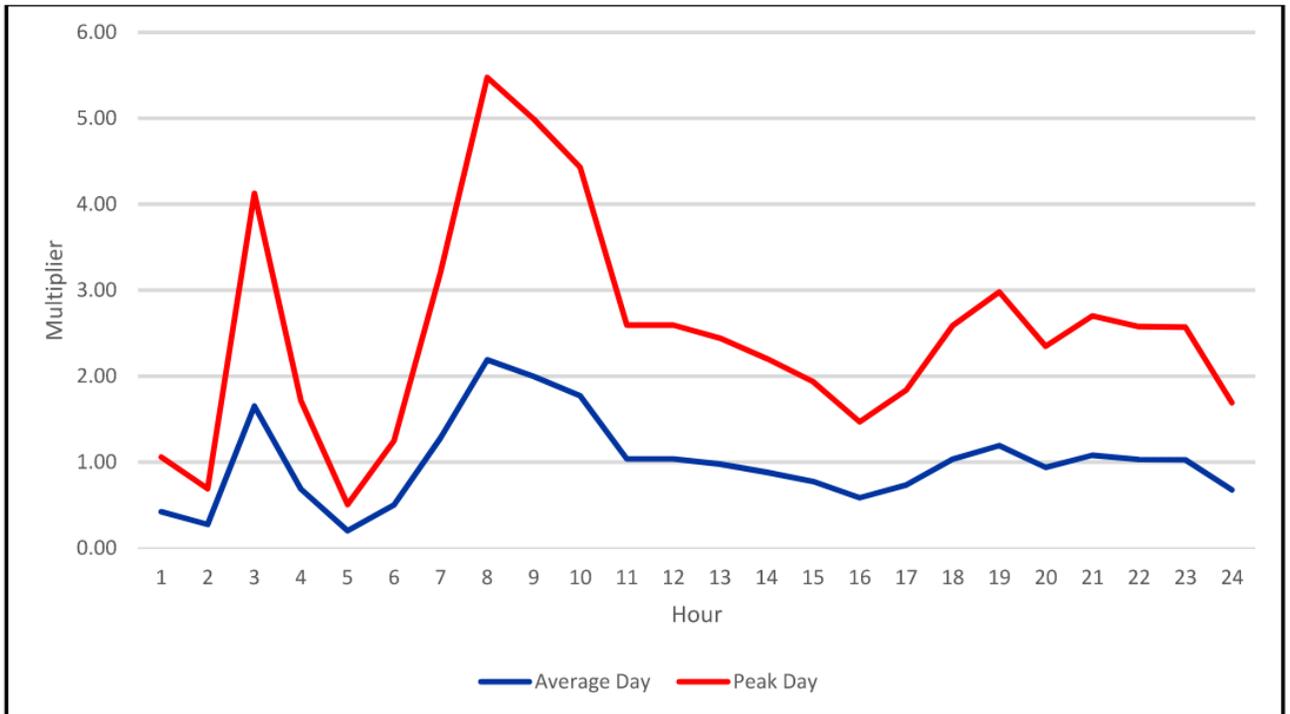


Figure 2: Average & Peak Day Diurnal Patterns for Multi-Family Residential Meters

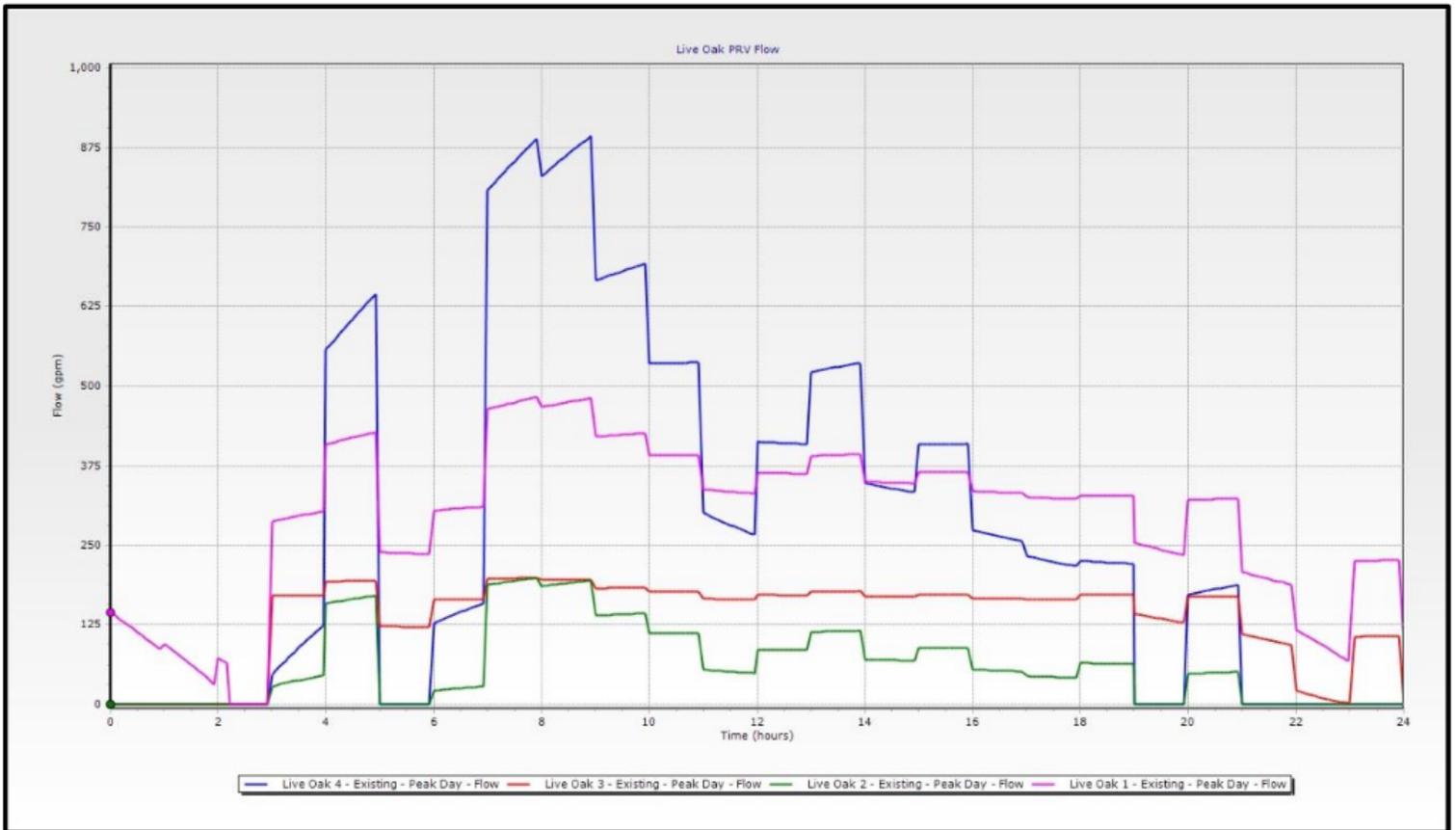


3.1.1.3 Live Oak Pressure Reducing Valve Settings

Comments provided by the City describe that the PRVs separating the Live Oak and I-35 pressure planes do not open under typical average day conditions but do open under peak day conditions. The City indicated that under peak day conditions these valves open around 4:30 am and stay open until around midnight. To simulate these conditions, the assumption was made that, all PRVs were given the same pressure setting.

On the Live Oak side of the pressure plane boundary, under peak day conditions, and with all the valves closed, observed pressures at the PRVs averaged 67-psi. Therefore, a pressure setting of 67-psi was tested in the model to see if the PRVs would open during the simulation in the window of time provided by the City. The PRV located near the corner of Mare Way and Schertz Parkway is at a lower elevation of 713-ft (approximately 14 feet lower than the other PRVs). It was assumed that it was unlikely to open in tandem with the other four PRVs on this pressure plane boundary. The results showed all PRVs were open during a window of time similar to the one provided by the City, except the PRV located near the corner of Mare Way and Schertz Parkway as assumed. Flow through the four PRVs that opened throughout a 24-hour EPS peak day scenario at a pressure setting of 67-psi is shown in Figure 3. The PRVs shown in Figure 3 are primarily open between 4:30 am and midnight. The PRV located near the corner of Mare Way and Schertz Parkway was not shown because it did not open at any time during the 24-hour EPS peak day scenario.

Figure 3: Live Oak PRV Flows



3.1.1.4 Removal of Waterlines Not in Service

The waterlines shown in Figure 4 were removed from the existing system model. While the lines are planned, the City reported that these waterline segments designated as “Active” in the waterline shapefile, were not yet in service. They will be included in the future conditions model.

Figure 4: Extent of Waterline Segment Removed from Existing System Model



3.1.2 Public Water System Evaluation Criteria

To evaluate the City’s existing system model, criteria were developed in accordance with Texas Commission on Environmental Quality (TCEQ) Public Drinking Water Rules and Regulations for Public Water Systems found in the Texas Administrative Code (TAC) Chapter 290.D. The TCEQ Rules and Regulations provide minimum capacity requirements for public water systems. The rules and regulations effective January 3, 2019 are applied in this analysis.

Several of the evaluation criteria are calculated based on the number of connections in the existing system model. The City of Schertz reports 16,434 connections in the existing water system as of December 15, 2020.

The City operates their existing water system as three pressure planes, Scenic Hills, I-35, and Live Oak. For the purposes of this evaluation the system will be assessed as one contiguous network because of the interactions between the existing pressure planes.

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Extended period simulations were performed using Bentley’s WaterGEMS software which provided the tools and results necessary to assess the existing system model according to the TCEQ criteria for the following:

- 24-hour Average Day Flow (ADF)
- 24-hour Peak Day Flow (PDF)
- 48-hour Peak Daily Plus Fire Flow Analysis

The key criteria for the City’s existing system are summarized in Table 9. Detailed results for the evaluation criteria are discussed in the order as they appear in Table 9 throughout this section.

Table 9: TAC Criteria for the Evaluation of the City’s Existing System

Category	Memo Section	Rule	Description	Results
System Storage and Supply	3.2.1	<u>290.45.a</u> & <u>290.45.f</u>	Sources of water supply can supply maximum daily demands during extended peak usage.	Field Verification Needed
	3.2.2	<u>290.45.e.3</u> & <u>290.45.e.1</u>	Minimum water system capacity requirements shall be determined by calculating the requirements based upon the number of retail customer service connections of that wholesale water supplier, if any, fire flow capacities, if required by §290.46(x) and (y) of this title and adding that amount to the maximum amount of water obligated or pledged under all wholesale contracts. Wholesalers must provide enough service pumping capacity to meet or exceed combined maximum daily commitments specified in obligations.	Field Verification Needed
	3.2.3	<u>290.45.b.1.D.i-iii</u>	System must have a minimum total storage capacity of 200 gpm gallons per connection.	Meets Minimum Criteria
	3.2.4	<u>290.45.b.1.D.iv</u>	System must have a minimum total elevated storage capacity of 100 gallons per connection.	Meets Minimum Criteria
System Service Capacity	3.2.5	<u>290.45.b.1.D.iii</u> & <u>290.45.b.1.D.i</u>	System must have a minimum total pump/well capacity of 0.6 gpm per connection.	Meets Minimum Criteria
System Minimum Pressure Requirements	3.2.6	<u>290.44.d</u>	System must maintain a minimum pressure of 35-psi under normal conditions.	Field Verification Needed
	3.2.7	<u>290.44.d</u>	System must maintain a minimum pressure of 20-psi under combined fire and drinking water flow conditions.	Field Verification Needed

3.1.2.1 Supply & Storage

TAC 290.45.a

“Sources of supply, both ground and surface, shall have a safe yield capable of supplying the maximum daily demands of the distribution system during extended periods of peak usage and critical hydrologic conditions. The pipelines and pumping capacities to treatment plants or distribution systems shall be adequate for such water delivery. Minimum capacities required are specified in §290.45 (relating to Minimum Water System Capacity Requirements).”

A 24-hour extended period simulation (EPS) scenario, beginning at midnight, was run for the existing system under peak day conditions. Over the 24-hour simulation, it was observed that both the I-35 elevated storage tank (EST) and the Live Oak ground storage tank (GST) water supply did not recover to at least the same percent full as it was set to at the beginning of the simulation. Figure 5 shows the I-35 EST and Live Oak GST capacities over the 24-hour simulation.

In Figure 5, the I-35 EST begins the simulation at 98% capacity and ends the simulation at 20% capacity. Likewise, the Live Oak GST begins the simulation at 83% capacity and ends the simulation at 56% capacity. Because the tanks did not recover by the end of the 24-hour simulation, the run time was lengthened to 48-hours to assess if the tanks recovered by peak hour (5:00 am) and if the decline in tank level continued throughout the second day. Figure 6 shows that neither tank recovers and the Live Oak GST almost drains completely by hour 48. The observed results indicate that the existing system model's water supply would be incapable of supplying peak day demands for an extended period as stated in TAC 290.45.a. The City did not indicate that they have issues filling the Live Oak EST or GST as severely as seen in the existing system model. A meeting was held to discuss this issue, and additional information about the system and SCADA was provided to LAN. With this information, the model was re-calibrated, and the results more closely reflected what the Live Oak EST and GST were experiencing.

Figure 5: Live Oak GST & I-35 EST Percent Full Over 24 Hours

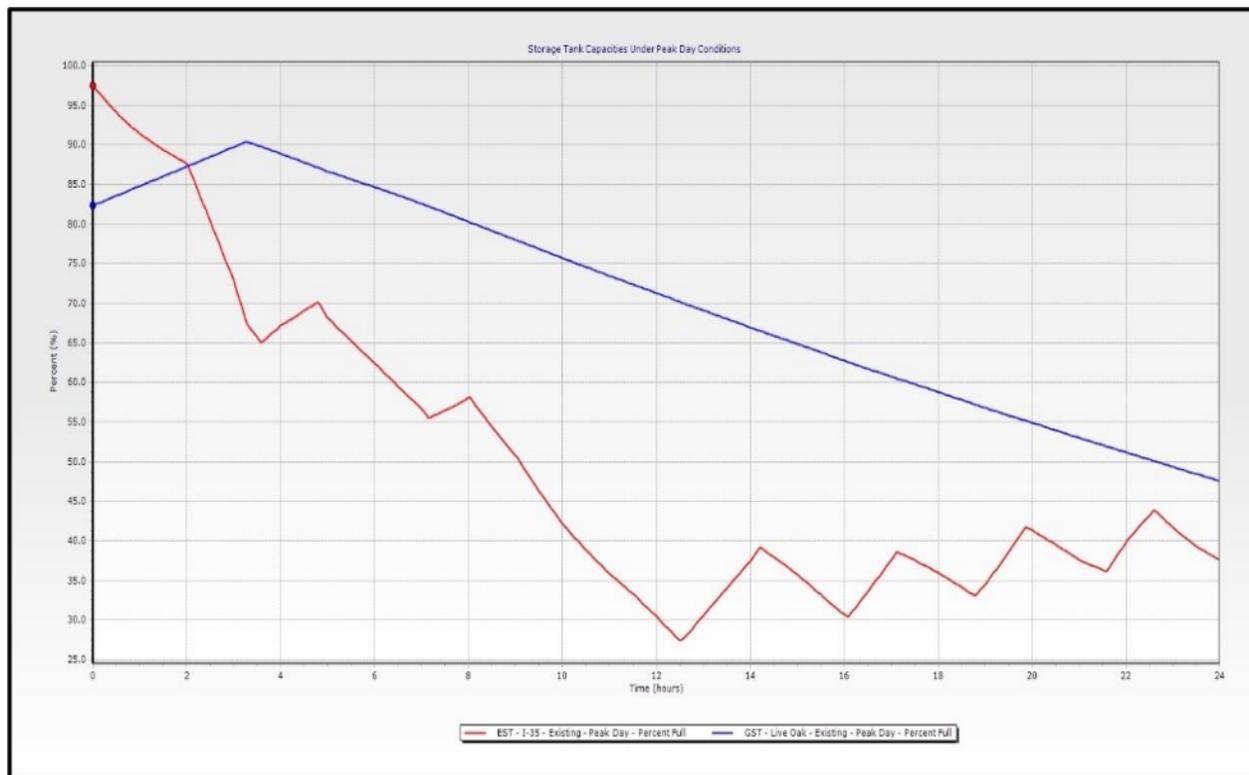


Figure 6: Live Oak GST & I-35 EST Percent Full Over 48 Hours



3.1.2.2 Wholesale Supplier Requirements

TAC 290.45.e

“The following requirements apply to systems which supply wholesale treated water to other public water supplies: Wholesalers must provide enough production, treatment, and service pumping capacity to meet or exceed the combined maximum daily commitments specified in their various obligations.”

“... minimum water system capacity requirements shall be determined by calculating the requirements based upon the number of retail customer service connections of that wholesale water supplier, if any, fire flow capacities required by chapter 290.46, and adding that amount to the maximum amount of water obligated or pledged under all wholesale contracts, if required.”

The minimum required water supply is of 0.6 gpm per connections. For Schertz’s 16,434 connections this minimum water supply is approximately 9,860 gpm. The combination of water supplies is 10,400 gpm as shown in Table 10.

- Schertz-Seguin Local Government Corporation (SSLGC) is the main supply of water to the existing system. Based on monthly flow monitoring data provided by the City, the maximum daily supply (under peak day conditions) for Schertz from SSLGC is approximately 6,800 gpm.
- Schertz Wells - There are two Schertz wells which can supply up to 1,800 gpm each. The wells supply water directly to the Nacogdoches EST under peak day conditions.

Table 10 summarizes the system’s maximum supply which **meets the minimum required capacity** for existing conditions.

Table 10: Well Capacities

Water Supply	Capacity
SSLGC	6,800 gpm
Nacogdoches 1	1,800 gpm
Nacogdoches 2	1,800 gpm
Total Peak Day Supply	10,400 gpm

The City of Schertz provides water to two wholesale customers, the City of Cibolo and the City of Selma. The wholesale contracts with Cibolo and Selma do not specify maximum daily commitments.

- Cibolo - from their wholesale water contracts with the City of Cibolo, the City of Schertz is to supply a combined total of 750 acre-feet of potable water per year, this includes 350 acre-feet of potable water per year designated to the Keli Heights Subdivision. 750 acre-feet per year is approximately 465 gpm.
- Selma - from their wholesale water contract with the City of Selma, the City of Schertz is to supply a total of 800 acre-feet of potable water per year. 800 acre-feet per year is approximately 496 gpm.

Table 11 summarizes contracted commitments to wholesale customers.

Table 11: Wholesale Water Commitments

Wholesale Customer	Commitment (acre-feet/year)	Commitment (gpm)
City of Cibolo	750	465
City of Selma	800	496

Under peak day conditions, the existing water system’s current available supply of 10,400 gpm (from Table 10) cannot meet the minimum required supply to the City (9,860 gpm) and its wholesale customers (961 gpm, from Table 11) which totals 10,821 gpm.

3.1.2.3 Total Storage Capacity

TAC 290.45.b

“For more than 250 connections, the system must have a total storage capacity of at least 200 gallons per connection.”

The minimum required storage capacity, at 200 gallons per connection, for the existing water system is 3,286,800 gallons. There are eight storage tanks within the existing water system: four elevated storage tanks and four ground storage tanks. The combined total capacity of the storage tanks is 8,500,000 gallons, meeting the minimum storage capacity requirement. Table 12 summarizes storage tank capacities.

Table 12: Storage Tank Capacities

Tank	Capacity Gallons
Northcliffe EST	1,000,000
Nacogdoches EST	500,000
Live Oak EST	1,500,000
I-35 EST	1,000,000
Deer Haven GST	1,500,000
Live Oak GST	1,500,000
Ware Seguin GST	500,000
Northcliffe GST	1,000,000
Total Storage Capacity	8,500,000

3.1.2.4 Elevated Storage Tank Capacity

TAC 290.45.b

“For more than 250 connections, the system must meet the following requirements: Have an elevated storage tank capacity of 100 gallons per connection or a pressure tank capacity of 20 gallons per connection. An elevated storage capacity of 100 gallons per connection is required for systems with more than 2,500 connections.”

Based upon the number of connections in the existing water system, the minimum required EST capacity, at 100 gallons per connection, is 1,643,400 gallons. There are four ESTs within

the existing water system with a combined storage capacity of 4,000,000 gallons, meeting the minimum required EST capacity. Table 13 summarizes the existing water system elevated storage tank maximum capacities.

Table 13: Elevated Storage Tank Capacities

Tank	Capacity (Gallons)
Northcliffe EST	1,000,000
Nacogdoches EST	500,000
Live Oak EST	1,500,000
I-35 EST	1,000,000
Total Elevated Storage Capacity	4,000,000

3.1.2.5 Pumping Capacity

TAC 290.45.b

“For systems which provide an elevated storage capacity of 200 gallons per connection, two service pumps with a minimum combined capacity of 0.6 gpm per connection are required at each pump station or pressure plane. If only wells and elevated storage are provided, service pumps are not required.”

Based upon the number of connections in the existing water system, the minimum required elevated storage capacity of 200 gallons per connection is 3,286,800 gallons. Schertz currently has 4,000,000 gallons of elevated storage within their system. Therefore, the minimum pumping capacity for the City is 0.6 gpm per connection based on the requirements.

The minimum required combined pumping capacity for the existing water system, at 0.6 gpm per connection, is 9,860 gpm. There are four pump stations within the existing water system housing a total of 13 pumps. Table 14 summarizes the capacities of the 13 existing water system pumps. The maximum total pumping capacity of the pumps is 23,600 gpm, meeting the minimum required capacity. The firm pump capacity (with the largest pump out of service is 20,800 gpm which also meets the minimum capacity.

Table 14: Pump Capacities

Location	Pump Details
Northcliffe 1	2,100 gpm, 232 TDH
Northcliffe 2	2,100 gpm, 232 TDH
Live Oak - HS4	2,800 gpm, 299 TDH <i>Goulds</i>
Live Oak - HS3	2,800 gpm, 295 TDH <i>Fairbanks Morse</i>
Live Oak - HS2	2,400 gpm, 295 TDH <i>Fairbanks Morse</i>
Live Oak - HS1	2,400 gpm, 295 TDH <i>Fairbanks Morse</i>
Live Oak - LS3	2,200 gpm, 145 TDH <i>Goulds</i>
Live Oak - LS2	LS - 2,200 gpm, 145 TDH
Live Oak - LS1	LS - 2,200 gpm, 145 TDH
Ware Seguin 2	600 gpm, 123 TDH
Ware Seguin 1	600 gpm, 123 TDH
Deer Haven 1	600 gpm, 172 TDH
Deer Haven 2	600 gpm, 172 TDH
Maximum Pumping Capacity	23,600 gpm

3.1.2.6 System Minimum Pressures

TAC 290.44.d

“... capable of providing a minimum pressure of at least 35-psi at all points within the distribution network”

In coordination with the City, LAN made assumptions about the existing water system for the hydraulic model where data was limited. While the model indicates operations concerns in the water system, these should be field verified by the City. The existing system under peak day and average day conditions was evaluated in the model using a 24-hour EPS to observe system wide minimum pressures. The TCEQ required minimum pressure of 35-psi at all points within the distribution network applies to normal operating conditions (e.g. no fire flow or line breaks) and is used as the benchmark for assessing the observed pressures for peak day and average day conditions in the existing system model.

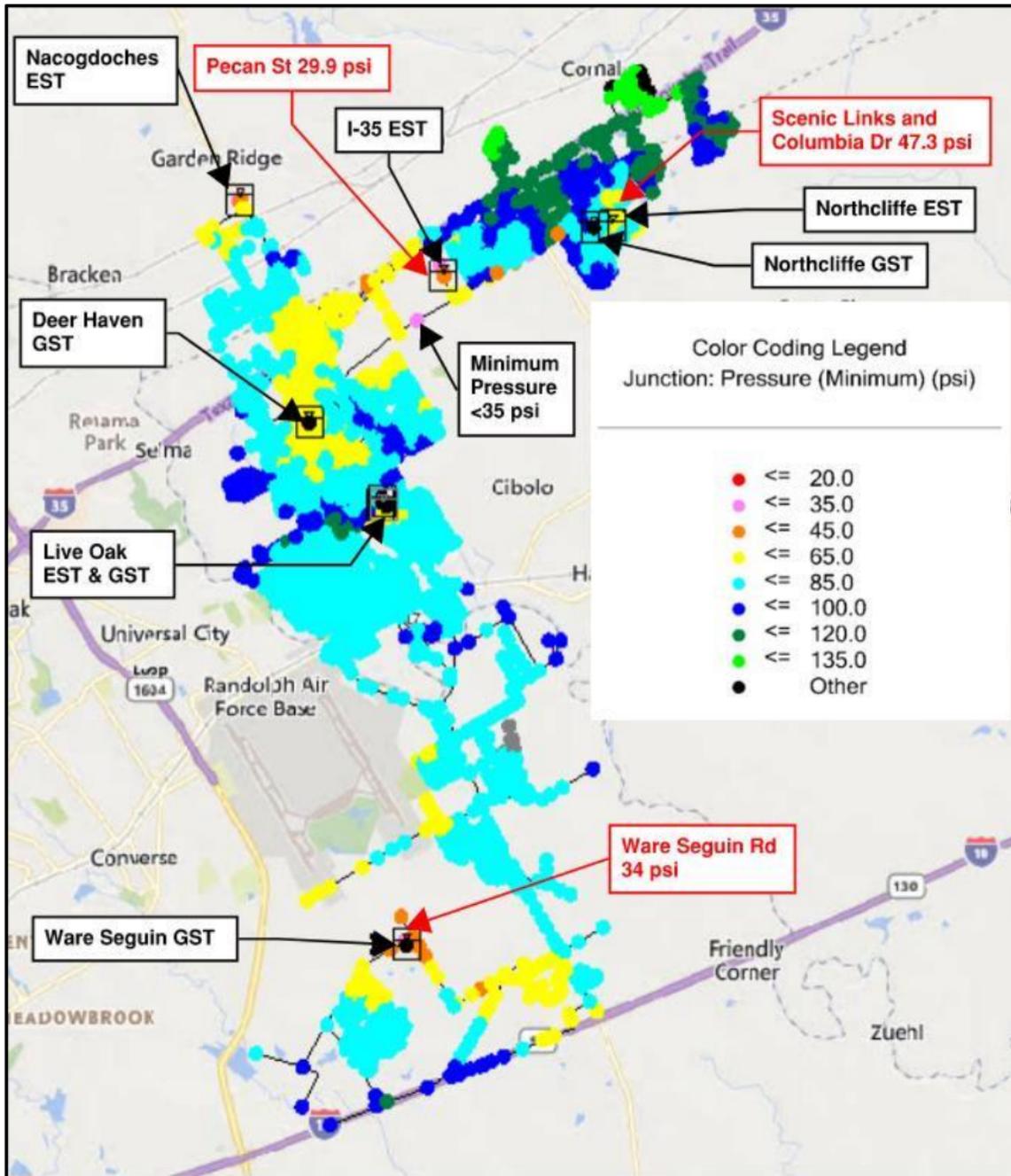
Average Day Conditions

Without detailed pressure readings across the service area, the existing system model can be used to approximate a system pressure. While the majority of the system does meet the minimum 35-psi, the results from the existing system model indicate pressure concerns under average day conditions in some areas. Observed minimum system pressures under average day conditions are summarized in Table 15. Figure 7 illustrates the observed minimum system pressures across the existing system model under average day conditions.

Table 15: Average Day Minimum Pressures Observed in Each Pressure Plane

Pressure Plane	Min. Pressure (psi)	Location	Time Step
Scenic Hills	47	Scenic Links and Columbia Dr	4 am
I-35	30	Pecan St, East of I-35 EST	12 pm
Live Oak	34	Near Ware Seguin Plant	11 pm

Figure 7: Average Day Conditions Minimum Pressures



While minimum pressures in the existing system model indicated flows approximately 1-psi below the minimum required pressure of 35-psi at the intersection of Ware Seguin Road and the Ware Seguin Plant and at high elevations adjacent to the I-35 EST, the pressures were significantly above the emergency operations threshold of 20-psi. This is a small deviation and indicates additional data collection, and analysis should be conducted by the City for verification of operations.

The Ware Seguin Plant low pressures occur near the end of the model day and could be related to the storage/capacity issues referenced above. The I-35 EST area low pressures occur near mid-day and could be related to demand patterns used in place of detailed Schertz demand data.

Peak Day Conditions

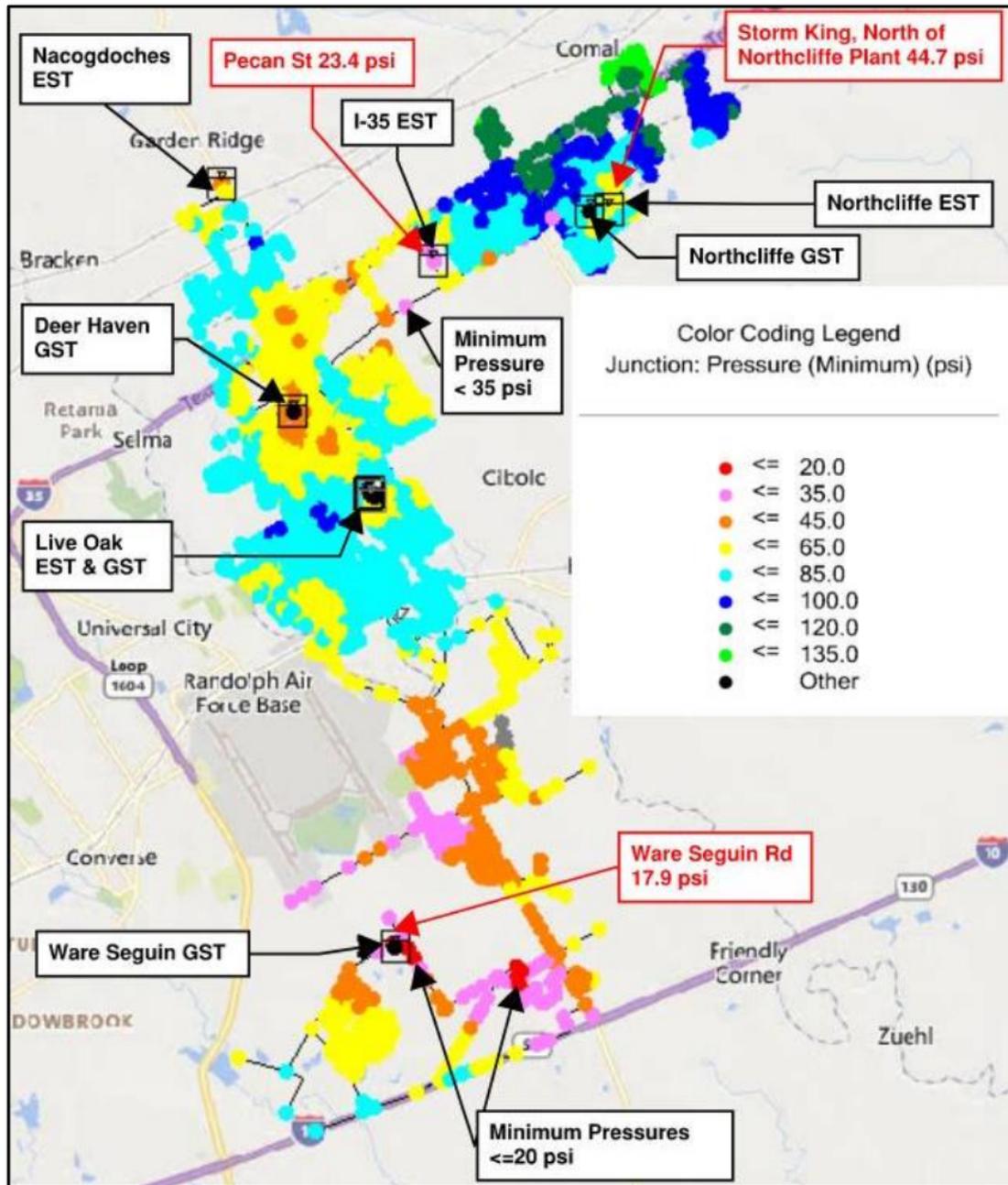
Under peak day conditions, the majority of the system does meet the minimum 35-psi. This is illustrated on Figure 8 which summarizes the observed minimum system pressures across the existing water system under peak day demand conditions. However, there were locations in the existing system model where pressures below the minimum requirement were observed, along Ware Seguin Road and near the I-35 EST at Pecan Street. The I-35 EST area low pressures occur near mid-day and could be related to demand patterns used in place of detailed Schertz demand data. These locations are noted on Figure 8.

Pressures were below the required 35-psi minimum, as well as the below the 20-psi emergency operations minimum along Ware Seguin Road and surrounding the Ware Seguin Plant. There are two factors driving the low pressure at this location, first its elevation is higher than the surrounding area by approximately 40-ft and, second, at 5 am when this low pressure occurs, the peak residential demand overlaps with irrigation demand from the HOA meters in the residential subdivisions immediately to the northeast and southwest. These low-pressure results indicate additional data collection, and analysis should be prioritized. Observed minimum system pressures under peak day conditions are summarized in Table 16.

Table 16: Peak Day Minimum Pressures Observed in Each Pressure Plane

Pressure Plane	Min. Pressure (psi)	Location	Time Step
Scenic Hills	45	Storm King, North of Northcliffe Plant	7 am
I-35	23	Pecan St, East of I-35 EST	12 pm
Live Oak	18	Near Ware Seguin Plant	5 am

Figure 8: Peak Day Conditions Minimum Pressures



3.1.2.7 Fire Flows

TAC 290.44.d.

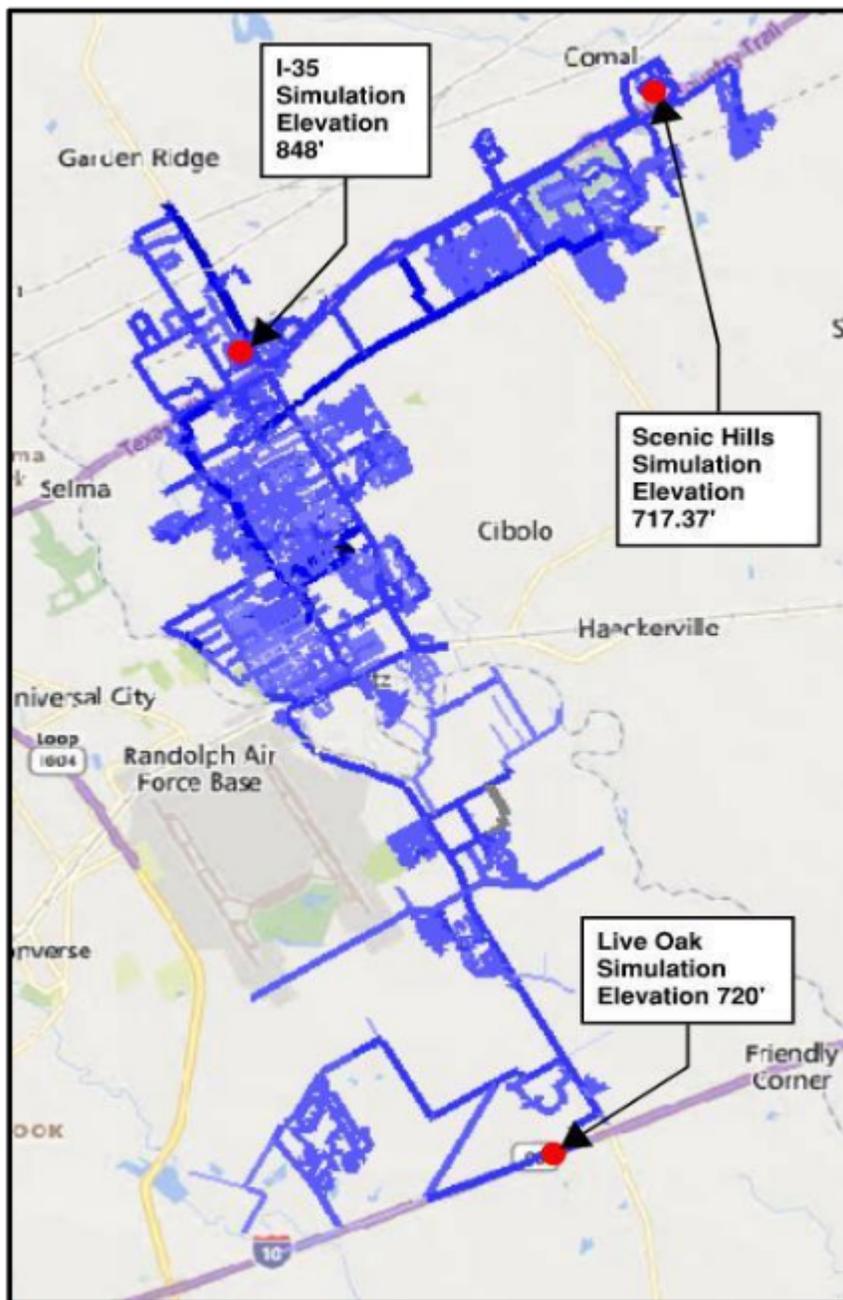
“When the system is intended to provide firefighting capability, it must also be designed to maintain a minimum pressure of 20-psi under combined fire and drinking water flow conditions.”

For conservative modeling purposes, the existing water system was evaluated for three separate peak day plus fire flow scenarios (one in each pressure plane) to observe any potential interaction between the pressure planes. Fire Flow simulations were run at a commercial meter selected to provide “worst case” scenarios within each pressure plane. These specific locations for fire flows

in each pressure plane were selected because its commercial meter was at a higher elevation than other commercial meter locations in the pressure plane and were not close in proximity to an elevated storage tank or pump station. A representative Fire Flow demand of 3,500 gpm was placed at the selected meter during the corresponding simulation. Simulating worst case scenario fire flow conditions for each pressure plane provides an analysis of how the pressure planes interact while under critical conditions.

The selected locations for each simulation are shown in Figure 9. Fire Flow simulations were set to occur from 7 am to 10 am under peak day conditions. This creates a “worst case” condition where the fire flow occurs during peak hour.

Figure 9: Fire Flow Simulation Locations



City of Schertz, Texas

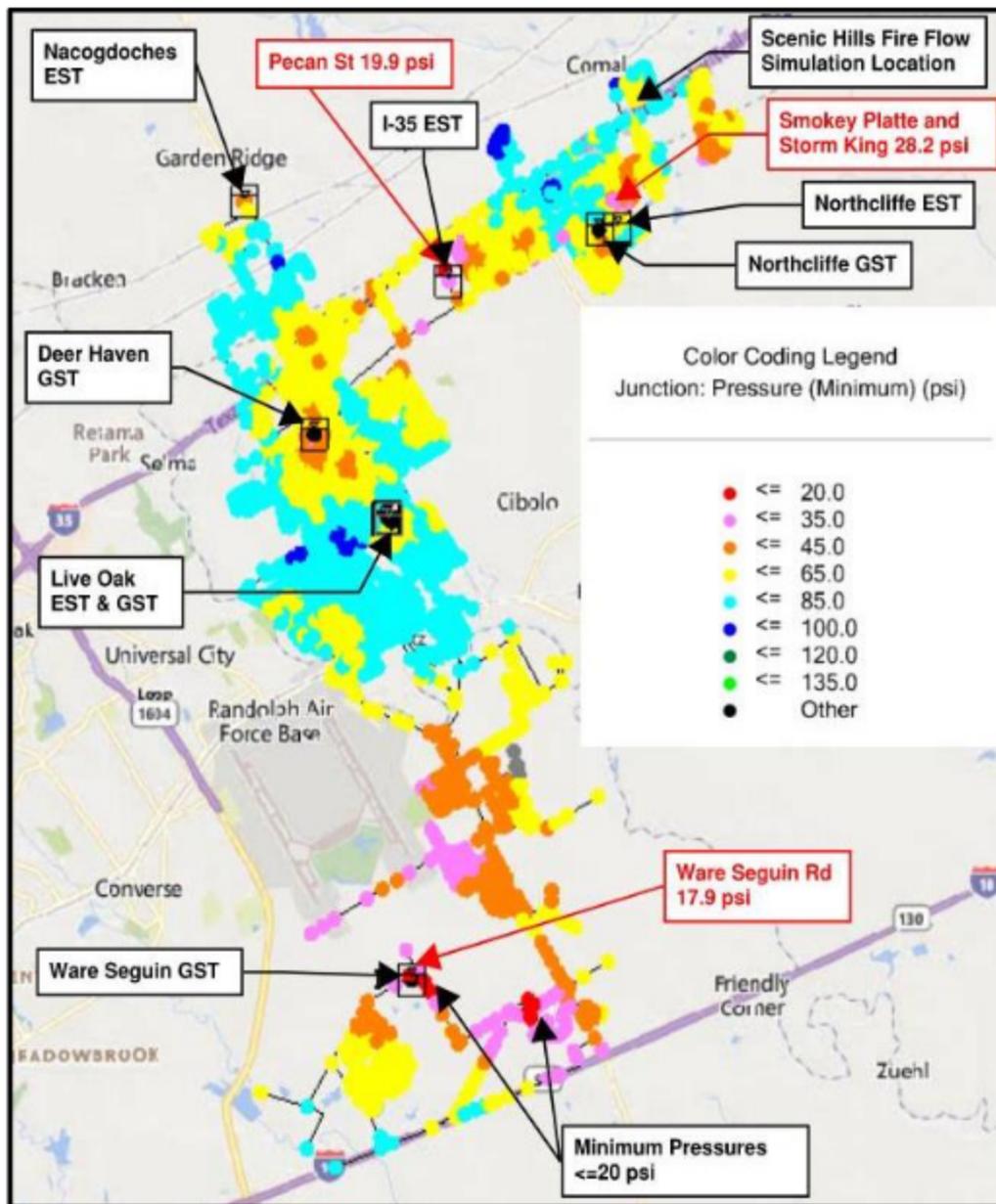
The Scenic Hills Fire Flow simulation was placed off I-35 at a commercial meter south of Baugh Lane. For the Scenic Hills Peak Day plus Fire Flow simulation, the majority of the system does meet the minimum 20-psi. However, there were locations in the existing system model where pressures below the minimum requirement were observed. The observed system minimum pressures fell below the minimum required pressure of 20-psi at high elevations along Ware Seguin Road, surrounding the Ware Seguin Plant, and at high elevations adjacent to the I-35 EST. These locations are noted on Figure 10 which summarizes the observed minimum system pressures across the existing system model under Peak Day plus Fire Flow conditions. This minimum pressure is a small deviation and systematically observed through non-fire flow conditions. It indicates additional data collection, and analysis is needed.

Observed minimum system pressures for the Scenic Hills Peak Day plus Fire Flow simulation are summarized in Table 17.

Table 17: Peak Day Plus Fire Flow Scenic Hills Simulation

Pressure Plane	Min. Pressure (psi)	Location	Time Step
Scenic Hills	28	Smokey Platte and Storm King	7 am
I-35	20	Pecan St, East of I-35 EST	5 pm
Live Oak	18	Near Ware Seguin Plant	5 am

Figure 10: Scenic Hills Fire Flow Simulation

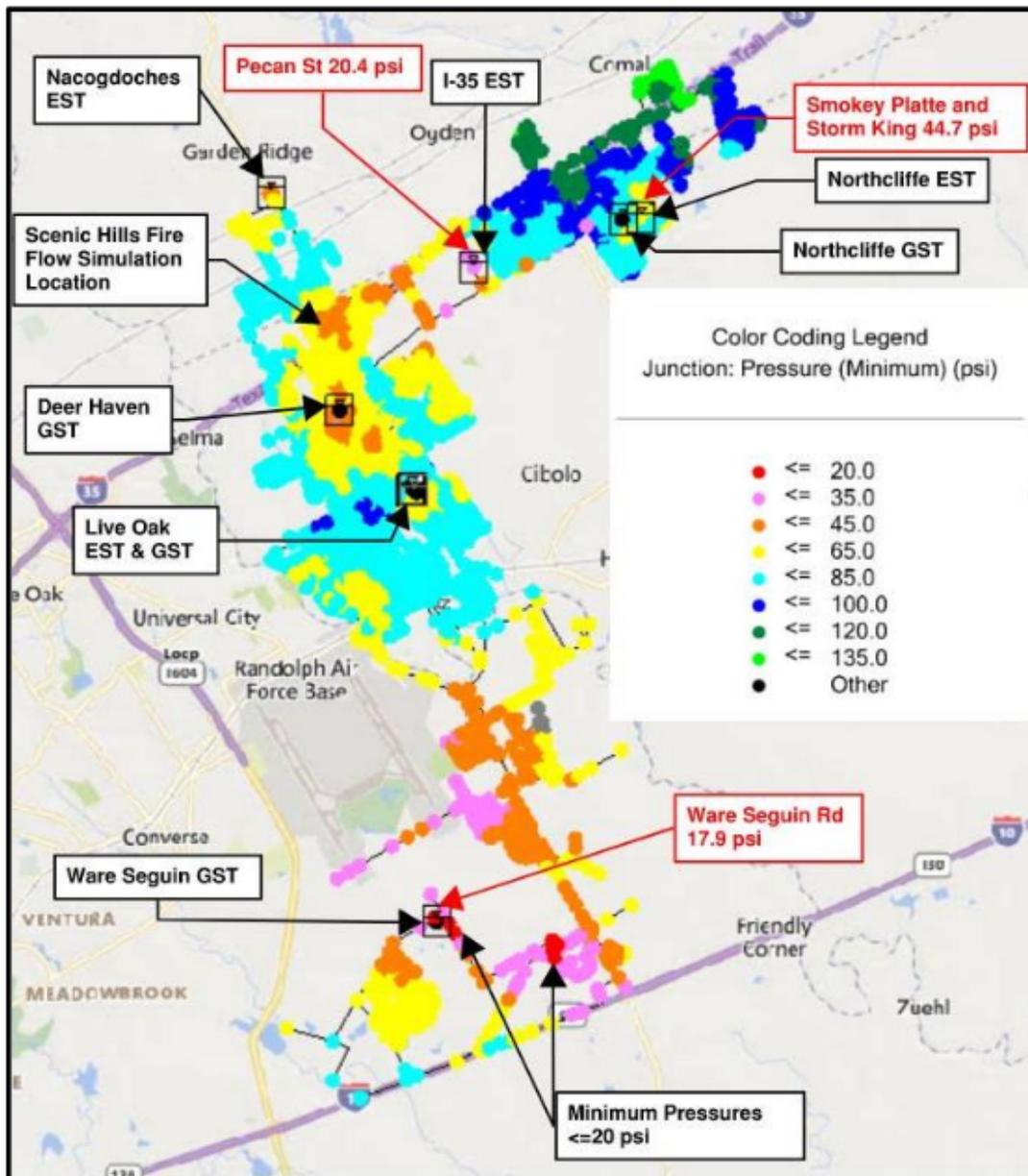


The I-35 Fire Flow simulation was placed near the intersection of I-35 and FM 3009 at a commercial meter adjacent to Corridor Parkway. For the I-35 Peak Day plus Fire Flow simulation, the majority of the system does meet the minimum 20-psi. However, there were locations in the existing system model where pressures below the minimum requirement were observed. The observed system minimum pressures fell below the minimum required pressure of 20-psi at high elevations along Ware Seguin Road and surrounding the Ware Seguin Plant. These locations are noted on Figure 11 which summarizes the observed minimum system pressures across the existing system model under Peak Day plus Fire Flow conditions. This minimum pressure is a small deviation and systematically observed through non-fire flow conditions. It indicates additional data collection, and analysis is needed. Observed minimum system pressures for the I-35 Peak Day plus Fire Flow simulation are summarized in Table 18.

Table 18: Peak Day Plus Fire Flow I-35 Simulation

Pressure Plane	Min. Pressure (psi)	Location	Time Step
Scenic Hills	45	Storm King and Smokey Platte, North of Northcliffe	7 am
I-35	20	Pecan St, East of I-35 EST	1 pm
Live Oak	18	Near Ware Seguin Plant	5 am

Figure 11: I-35 Fire Flow Simulation

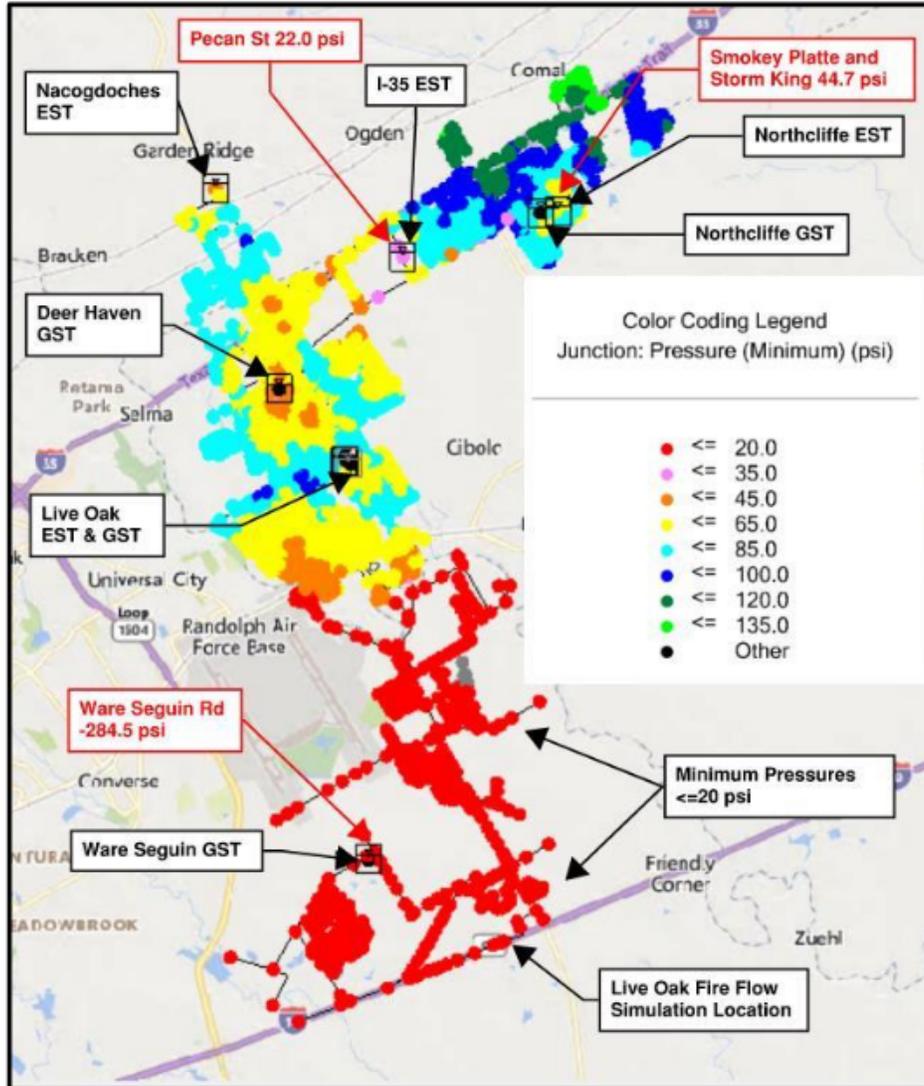


The Live Oak Fire Flow simulation was located at a commercial meter approximately 0.6 miles west of the intersection of I-10 and FM 1518. For the Live Oak Peak Day plus Fire Flow simulation, the majority of the I-35 and Scenic Hills Pressure Planes do meet the minimum 20-psi. However, the observed system minimum pressures fell below the minimum required pressure of 20-psi across the majority of the Live Oak Pressure Plane south of FM 78. These locations are noted on Figure 12 which summarizes the observed minimum system pressures across the existing system model under Peak Day plus Fire Flow conditions. These results indicate additional data collection, and analysis is needed. Observed minimum system pressures for the I-35 Peak Day plus Fire Flow simulation are summarized in Table 19.

Table 19: Peak Day Plus Fire Flow Live Oak Simulation

Pressure Plane	Min. Pressure (psi)	Location	Time Step
Scenic Hills	45	Storm King and Smokey Platte, North of Northcliffe	7 am
I-35	22	Old Wiederstein Rd, Southwest of I-35 EST	1 pm
Live Oak	Negative Pressures	Near Ware Seguin Plant	8 am

Figure 12: Live Oak Fire Flow Simulation



3.1.3 Recommendations

For the TAC Criteria where the model did not demonstrate that the minimum criteria was met, it is recommended that the City take steps to verify the behavior of the water system in the field. This section presents the steps the City can take to verify the model observations.

3.1.3.1 System Storage & Supply

Although the system meets the minimum total storage capacity, the existing system model results indicated that the system cannot supply peak day demands for an extended period of time. It is recommended that the City perform pressure and flow monitoring at all pump stations and ESTs concurrently for two weeks during a peak day period (e.g., Mid-August) to verify behavior of the water system under these conditions.

It is LAN’s understanding that a second supply connection from the SSLGC will be connected to the proposed Corbett EST (located near the east dead end of Ray Corbett Dr.). This additional supply location and EST will be assessed in the Future System Evaluation effort. These future

conditions results will be considered when developing the final recommendations for storage and supply of the City's water system.

3.1.3.2 System Minimum Pressure Requirements

Because pressures below the minimum requirements for the average day, peak day, and peak day plus fire scenarios were observed in the existing system model, it is recommended that the City perform pressure monitoring at the locations where these low pressures were observed at the same time that the peak day period flow and pressure monitoring at the pump stations and ESTs is being performed.

It is recommended that the data recording equipment used be set to record pressure and flow readings at least every 15-minutes.

3.1.4 Summary

The results from this existing system evaluation were used to develop preliminary infrastructure and operational recommendations for near-term and future system improvements. These recommendations, in conjunction with currently planned improvements, are assessed in the future system evaluation and used in the development of the Capital Improvements Plan. Preliminary recommendation alternatives under consideration are (but not limited to):

- Increase in water supply
- Increased pumping capacity
- Increased storage capacity
- Changes to pump operating pressure controls or schedules

3.2 Future Water System Evaluation & CIP

The following information, criteria, and constraints were used to identify and develop proposed water system improvement projects.

- City direction for projects already in planning, design, and construction
- Minimum pipe size of 8-inches
- Minimum normal system pressure of 45 psi

3.2.1 Near Term System Evaluation

Before proceeding to model future scenarios, the system was analyzed to identify improvements needed to solve present day system issues. This analysis is referred to as 'near-term' system improvements and accounts for projects which are currently under design or construction and other projects identified in the analysis to resolve existing system deficiencies.

The near-term system water model was developed based on the existing conditions model previously developed. Projects which are currently in various stages of design and construction were provided by the City and implemented into the model. After implementing City-identified projects the model was run in average day, peak day, and fire flow conditions to identify additional improvements needed.

3.2.1.1 Fire Flow Analysis

Fire flow analysis of the existing system was performed in the development of the “Existing Water System Model Evaluation” memo published January 2021. Projects to resolve fire flow deficiencies in the existing system were identified in the near-term system evaluation and are included in the recommended Near-Term CIPs and proposed Pipe Replacement Program.

3.2.1.2 Pipe Replacement Program

In addition to the recommended CIPs identified in the model evaluation, the City also desires to replace undersized (≤ 6 ") and asbestos-cement (AC) distribution pipes within their system. The undersized distribution pipes are unable to provide fire flow and reduce the system capacity. Undersized pipes are recommended to be upsized to 8" PVC, and the AC pipes greater than or equal to 8" should be replaced with PVC pipes of the same size. Based on the pipe attributes in the hydraulic model, there are approximately 280,460 LF of AC pipe in the system and an additional 175,380 LF of undersized pipe in the system. These pipe replacement programs can be established with a goal to replace a certain amount of pipe per year. A 20-year program would include an average replacement rate of 22,800 LF per year.

3.2.1.3 Near Term CIP Projects

Recommended near-term CIPs are listed in Table 20 and illustrated in Appendix 11.

Table 20: Near Term Water CIP Project Summary

CIP Number	Description	Notes
System Improvement Projects		
NT-W1	Bubbling Springs 6" WL Replacement	City identified maintenance project.
NT-W2	Corbett Pump Station & 3.0 MG GST	Per “Corbett 3.0 MG GST Project” Preliminary Engineering Report (2021), currently underway.
NT-W3	Ware Seguin Pump Station Operational Improvement	Potentially zero cost project to improve pump station performance in this service area.
NT-W4	12" from Ware Seguin to Lower Seguin	Currently underway.
NT-W5	Fred Couples to Schwab	Complete.
NT-W6	Schwab to Eckhardt	Currently in design.
NT-W7	Graytown to Pfeil	Currently underway.
NT-W8	FM 78 Water Line Replacement	Needed for fire flow.
NT-W9	Moonlight Meadow Dr & Lost Meadow Dr WL Replacement	Needed for fire flow.
NT-W10	Robinhood Way WL Replacement	Needed for fire flow.
NT-W11	Undersized Pipe Replacement Program	Replacement of pipes ≤ 6 ".
NT-W12	Asbestos Cement Pipe Replacement Program	Replacement of AC pipes.

3.2.2 2030 System Evaluation

The 2030 planning scenario is the first future scenario that was modeled. To develop the 2030 model, the near-term model was updated to include the water demands associated with 2030 project land use. The City identified projects that were not needed until 2030 were implemented in the 2030 model and additional projects were identified to meet the 2030 system needs. The model was run in average day, peak day, and fire flow conditions to identify additional improvements needed. A TCEQ capacity analysis was completed to confirm the system would meet TCEQ criteria with the recommended 2030 projects implemented.

3.2.2.1 TCEQ capacity Analysis

An evaluation of the City's system was performed to determine if the system met the Texas Commission on Environmental Quality's (TCEQ's) minimum pumpage and storage requirements as outlined in Chapter §290.45 of the Texas Administrative Code. A summary of the applicable TCEQ minimum requirements is included below. TCEQ's requirements are based on the raw number of connections, which have been approximated based on the number of connections in the model and City GIS data.

TCEQ Minimum Requirements:

1. Well Pump Capacity: Two (2) or more wells having a total capacity of 0.6 GPM per connection.
2. Elevated Storage Capacity: Elevated storage capacity of 100 gallons per connection.
3. Elevated Storage Credit: If elevated storage capacity of 200 gallons per connection is provided, reduced service pumping requirements can be applied as discussed below.
4. Pressure Tank Capacity: For future systems, if elevated storage is not provided, a pressure tank capacity of 20 gallons per connection is required.
5. Total Storage Capacity (elevated and ground storage): Total storage capacity of 200 gallons per connection, inclusive of the 100-gallon minimum requirement listed above.
6. Service Pump Capacity:
 - 6.1 A minimum of two (2) pumps with a combined capacity of 2.0 GPM per connection, except for systems meeting one of the two requirements below.
 - 6.1.1 For systems that meet the elevated storage credit requirement listed above, a minimum of two (2) pumps with a combined capacity of 0.6 GPM per connection are required for each pump station or pressure plane.
 - 6.1.2 If only wells and elevated storage are provided, service pumps are not required.

The City's existing system is divided into three (3) pressure planes – IH-35, Scenic Hills, and Live Oak. For the TCEQ Capacity Analysis, IH-35 and Scenic Hills pressure planes have been grouped together as they receive water from the same supply point. The 2030 system meets all TCEQ capacity requirements. The number of projected connections for each pressure plane based on current number of connections and projected growth in the system is provided in Table 21, and TCEQ capacity results are summarized in Table 22 and Table 23.

Table 21: Projected 2030 Number of Connections per Pressure Plane

Pressure Plane	Existing Number of Connections	2030 Number of Connections
IH-35 + Scenic Hills	9,913	11,966
Live Oak	6,118	7,385
Total	16,031	19,351

Note: The capacity analysis in Table 22 and Table 23 below assume that all near-term and recommended 2030 projects are complete and in-service.

Table 22: 2030 TCEQ Capacity Analysis for IH-35 & Scenic Hills Pressure Planes

	IH-35 + Scenic Hills Plane Evaluation				
	TCEQ Requirements			System Check	
Total Supply Capacity [gpm]	0.6	gpm/conn	7,180	8,100	MEETS TCEQ REQUIREMENTS
Elevated Storage Capacity [gal]	100	gal/conn	1,196,000	3,500,000	MEETS TCEQ REQUIREMENTS
Elevated Storage Credit [gal]	200	gal/conn	2,393,200	3,500,000	MEETS TCEQ REQUIREMENTS
Total Storage Capacity [gal]	200	gal/conn	2,393,200	13,500,000	MEETS TCEQ REQUIREMENTS
Service Pump Capacity [gpm]	0.6	gpm/conn	7,180	11,600	MEETS TCEQ REQUIREMENTS

Table 23: 2030 TCEQ Capacity Analysis for Live Oak Pressure Plane

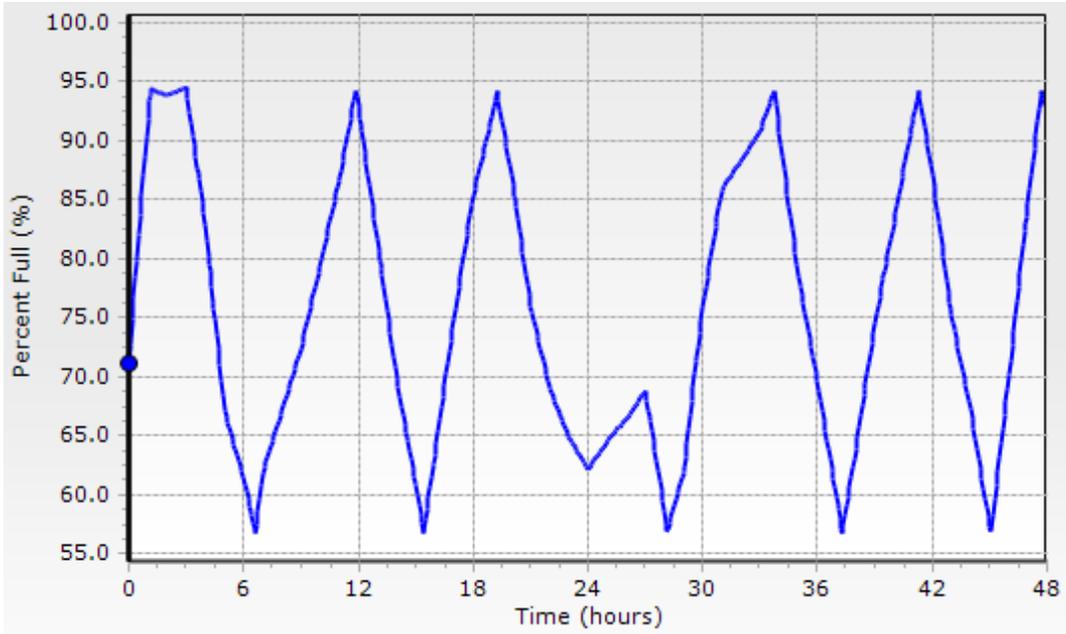
	Live Oak Pressure Plane Evaluation				
	TCEQ Requirements			System Check	
Total Supply Capacity [gpm]	0.6	gpm/conn	4,431	8,855	MEETS TCEQ REQUIREMENTS
Elevated Storage Capacity [gal]	100	gal/conn	738,500	2,500,000	MEETS TCEQ REQUIREMENTS
Elevated Storage Credit [gal]	200	gal/conn	1,477,000	2,500,000	MEETS TCEQ REQUIREMENTS
Total Storage Capacity [gal]	200	gal/conn	1,477,000	7,500,000	MEETS TCEQ REQUIREMENTS
Service Pump Capacity [GPM]	0.6	gpm/conn	4,431	12,600	MEETS TCEQ REQUIREMENTS

3.2.2.2 System Storage

The City’s system includes five (5) elevated storage tanks (ESTs). Tank levels through the 2030 peak day scenario are illustrated in the following figures.

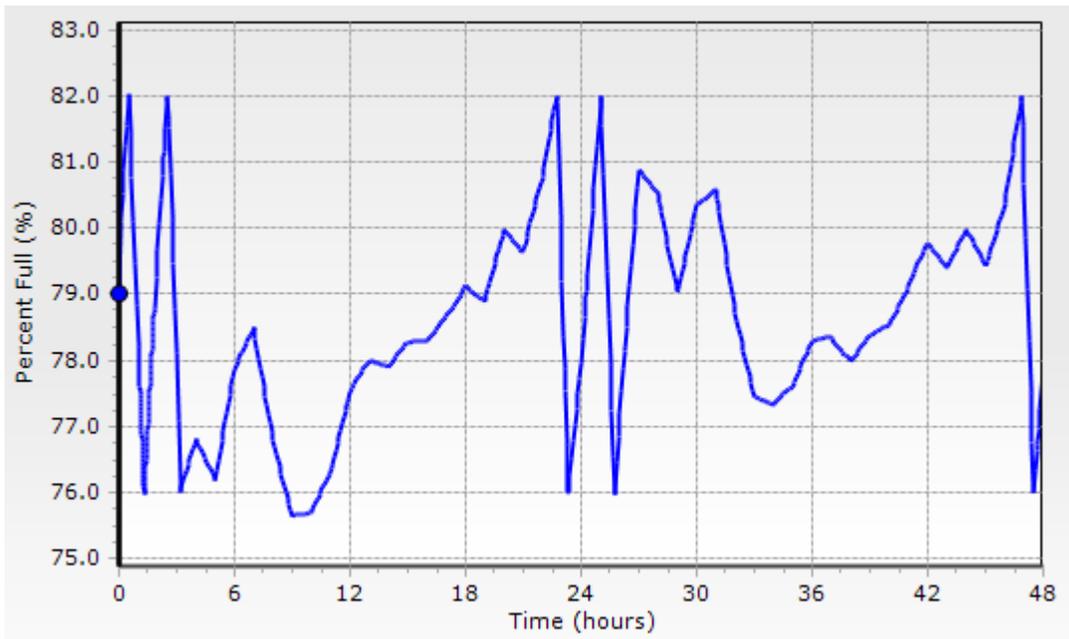
The Corbett EST is filled by the new Corbett pump station and is able to easily fill when the pump station is running. The lower water level can easily be manipulated based on the pump controls.

Figure 13: 2030 Peak Day Corbett EST Levels



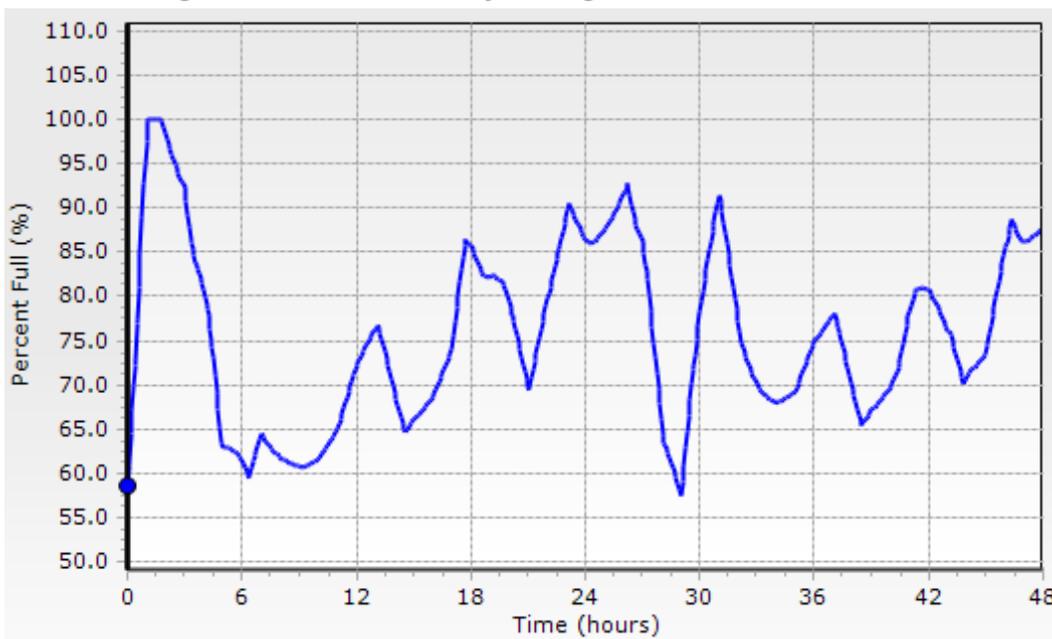
The Live Oak EST drains slightly during peak demand times of the day but is able to recover.

Figure 14: 2030 Peak Day Live Oak EST Levels



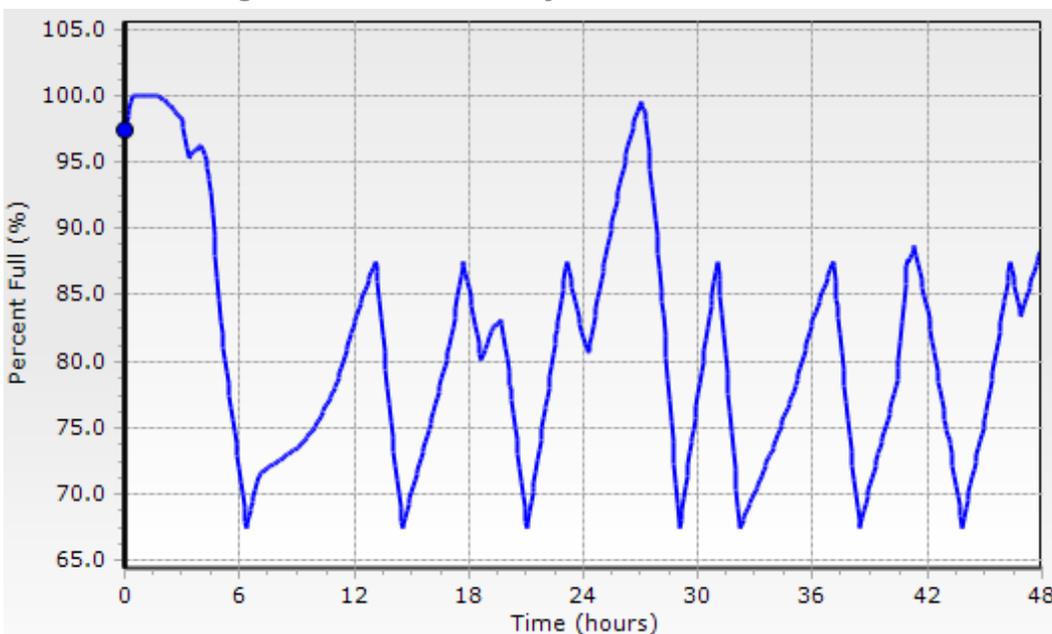
The Nacogdoches EST level fluctuates throughout the peak day simulation but is able to be filled with the well.

Figure 15: 2030 Peak Day Nacogdoches EST Levels



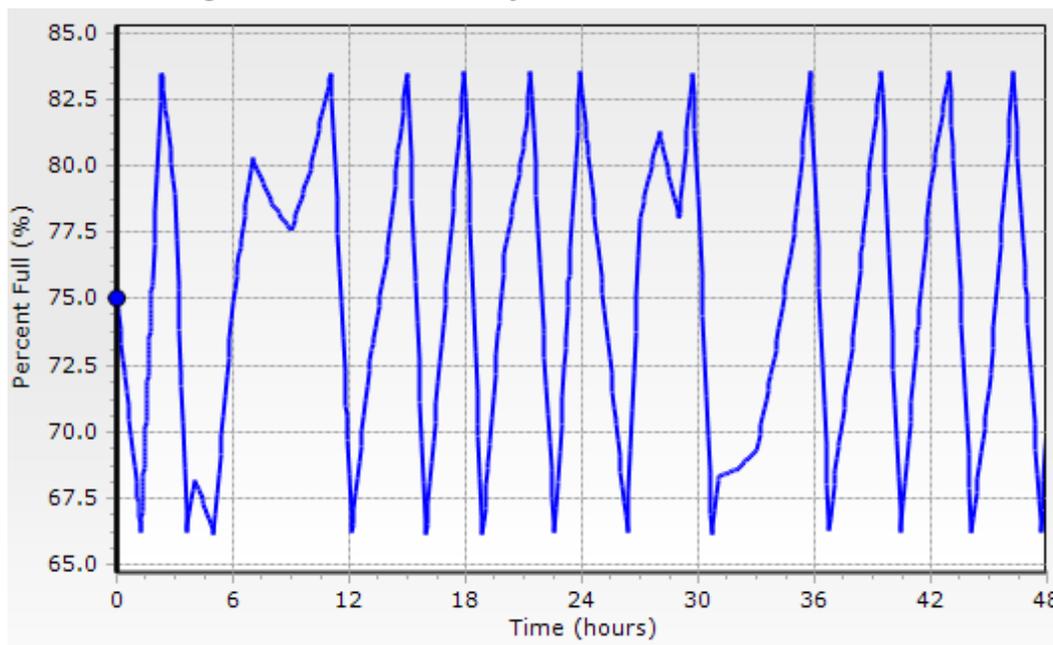
The IH-35 EST drains during the peak day simulation but is able to recover to initial levels around hour 27.

Figure 16: 2030 Peak Day IH-35 EST Levels



The Northcliffe EST levels fluctuate frequently throughout the day but can easily recover to initial levels.

Figure 17: 2030 Peak Day Northcliffe EST Levels



3.2.2.3 Fire Flow Analysis

The 2030 water system was evaluated to determine the best locations to simulate fire flow conditions for residential and commercial users. For residential fire flow, a 1,500 gpm fire flow demand was modeled. For commercial fire flow, a 3,500 gpm fire flow demand was modeled. For all fire flow analyses, a minimum system pressure of 20 psi is required per TCEQ. The fire flow nodes were selected at extremities of the system to represent the most conservative locations to achieve acceptable fire flow. The fire flow node locations are illustrated in Appendix 12. All modeled locations passed fire flow with the recommended 2030 system improvements.

3.2.2.4 2030 CIP Projects

Recommended CIPs for 2030 are listed in Table 24 and illustrated in Appendix 13.

Table 24: 2030 Water CIP Project Summary

CIP Number	Description	Notes
Growth Projects		
2030-W1	New 12" loop east of FM 3009, north of IH-35 (approximately 6,060 LF)	Serves new service area.
2030-W2	Raf Burnette Rd 12" WL Improvements	Serves new service area.
2030-W3	8" WL from Ray Corbett Dr to Lower Seguin Rd	Serves new service area.
2030-W4	Trainer Hale Rd 2" WL Replacement & 8" WL Improvement	Upgrades distribution system to current min. pipe size (8") to serve new service area.
2030-W5	Boenig Dr S 6" WL Replacement & 8" WL Improvement	Needed to meet growth in area and provide fire flow.
2030-W6	Live Oak to IH-35 24" Transmission Main	In progress, pending easement acquisition. Needed to meet growth and provide redundancy.
2030-W7	Ware Seguin Pump Station Expansion Phase 1	Needed to meet new growth in Ware Seguin area.
2030-W8	IH-10 8" WL Improvements	Needed to meet growth in area.
System Improvement Projects		
2030-W9	PRV Installation for Proposed Southwest Pressure Plane	Avoids high pressures and improves performance of Ware Seguin Pump Station.
2030-W10	River Rd 6" WL Replacement	Removes system bottleneck.
2030-W11	Undersized Pipe Replacement Program	Replacement of pipes ≤6".
2030-W12	Asbestos Cement Pipe Replacement Program	Replacement of AC pipes.

3.2.2.5 2030 SSLGC Supply Need

As part of the modeling effort, the water supply needed from the Schertz-Seguin Limited Government Corporation (SSLGC) was evaluated. Schertz is currently contracted for 5,801 gpm (8,351 acre-ft per year). An additional 3,799 gpm SSLGC water supply capacity for a total of 9,600 gpm is recommended to meet the 2030 projected system demands.

3.2.3 2050 System Evaluation

The 2050 planning scenario is the final future scenario that was modeled. To develop the 2050 model, the 2030 model was updated to include the water demands associated with 2050 project land use. The model was run in average day, peak day, and fire flow conditions to identify improvements needed. A TCEQ capacity analysis was completed to confirm the system would meet TCEQ criteria with the recommended 2050 projects implemented.

3.2.3.1 TCEQ Capacity Analysis

The TCEQ capacity analysis was also performed for supply, storage, and pumping with recommended improvements through 2050 implemented. The 2050 system meets all TCEQ capacity requirements. The number of projected connections for each pressure plane based on

2024 Water & Wastewater Master Plan & CIP

current number of connections and projected growth in the system is provided in Table 25, and TCEQ capacity results are summarized in Table 26 and Table 27.

Table 25: Projected 2050 Number of Connections per Pressure Plane

Pressure Plane	Number of Connections for TCEQ Capacity Analysis
IH-35 + Scenic Hills	16,846
Live Oak	10,397
Total	27,243

Note: The capacity analysis in Table 26 and Table 27 assume that all near-term, recommended 2030, and recommended 2050 projects are complete and in-service.

Table 26: 2050 TCEQ Capacity Analysis for IH-35 & Scenic Hills Pressure Planes

	IH-35 + Scenic Hills Plane Evaluation				
	TCEQ Requirements			System Check	
Total Supply Capacity [gpm]	0.6	gpm/conn	10,108	13,300	MEETS TCEQ REQUIREMENTS
Elevated Storage Capacity [gal]	100	gal/conn	1,684,600	3,500,000	MEETS TCEQ REQUIREMENTS
Elevated Storage Credit [gal]	200	gal/conn	3,369,200	3,500,000	MEETS TCEQ REQUIREMENTS
Total Storage Capacity [gal]	200	gal/conn	3,369,200	16,500,000	MEETS TCEQ REQUIREMENTS
Service Pump Capacity [gpm]	0.6	gpm/conn	10,108	13,300	MEETS TCEQ REQUIREMENTS

Table 27: 2050 TCEQ Capacity Analysis for Live Oak Pressure Plane

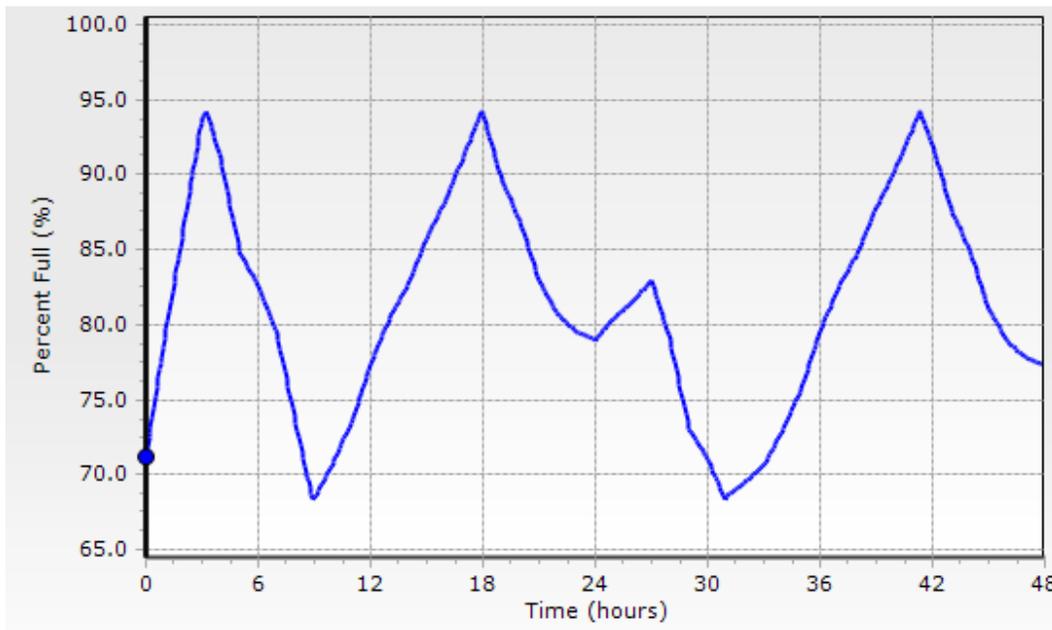
	Live Oak Pressure Plane Evaluation				
	TCEQ Requirements			System Check	
Total Supply Capacity [gpm]	0.6	gpm/conn	6,239	9,400	MEETS TCEQ REQUIREMENTS
Elevated Storage Capacity [gal]	100	gal/conn	1,039,700	2,500,000	MEETS TCEQ REQUIREMENTS
Elevated Storage Credit [gal]	200	gal/conn	2,079,400	2,500,000	MEETS TCEQ REQUIREMENTS
Total Storage Capacity [gal]	200	gal/conn	2,079,400	7,500,000	MEETS TCEQ REQUIREMENTS
Service Pump Capacity [GPM]	0.6	gpm/conn	6,239	13,000	MEETS TCEQ REQUIREMENTS

3.2.3.2 System Storage

The City's system includes five (5) elevated storage tanks (ESTs). Tank levels through the 2050 peak day scenario are illustrated in the following figures.

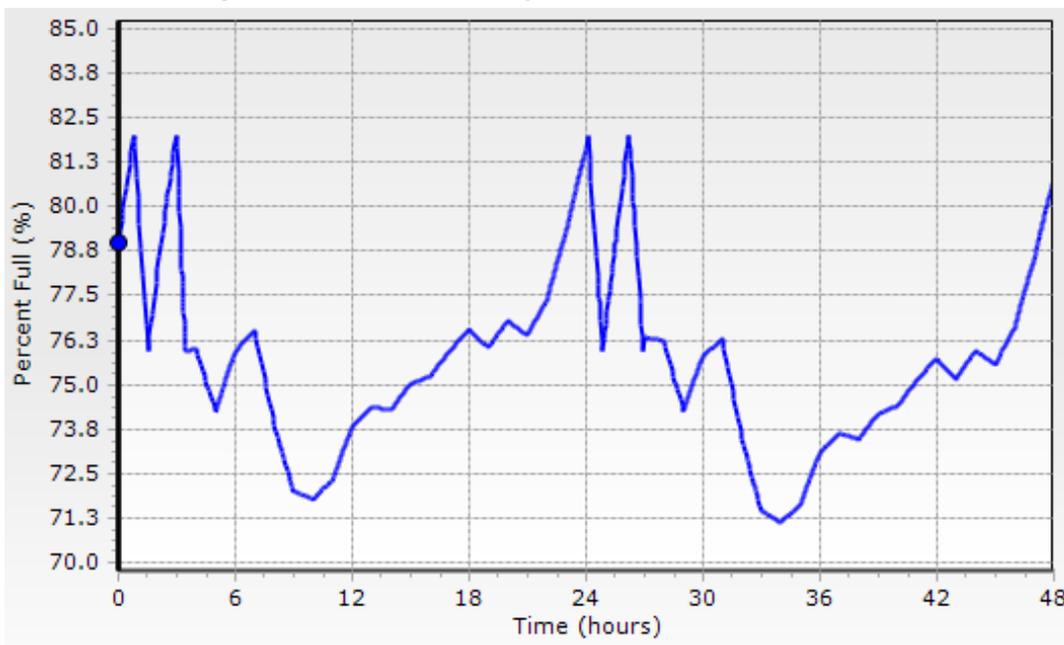
The Corbett EST is filled by the Corbett pump station and is able to easily fill when the pump station is running. The lower water level can easily be manipulated based on the pump controls.

Figure 18: 2050 Peak Day Corbett EST Levels



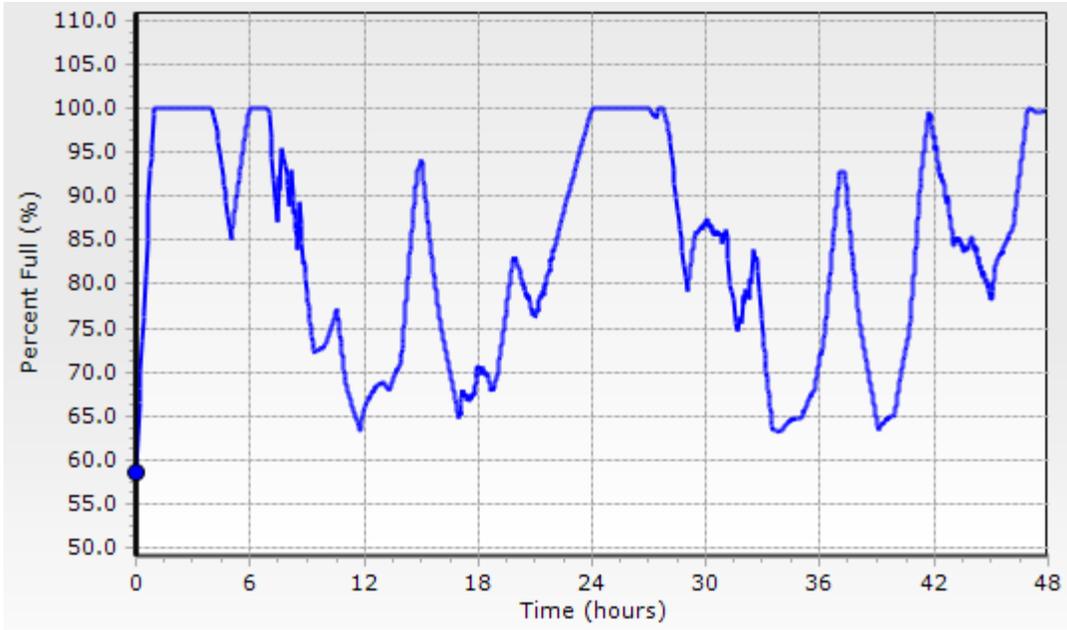
The Live Oak EST levels drop in the peak demand times but are able to recover to initial levels within 24 hours.

Figure 19: 2050 Peak Day Live Oak EST Levels



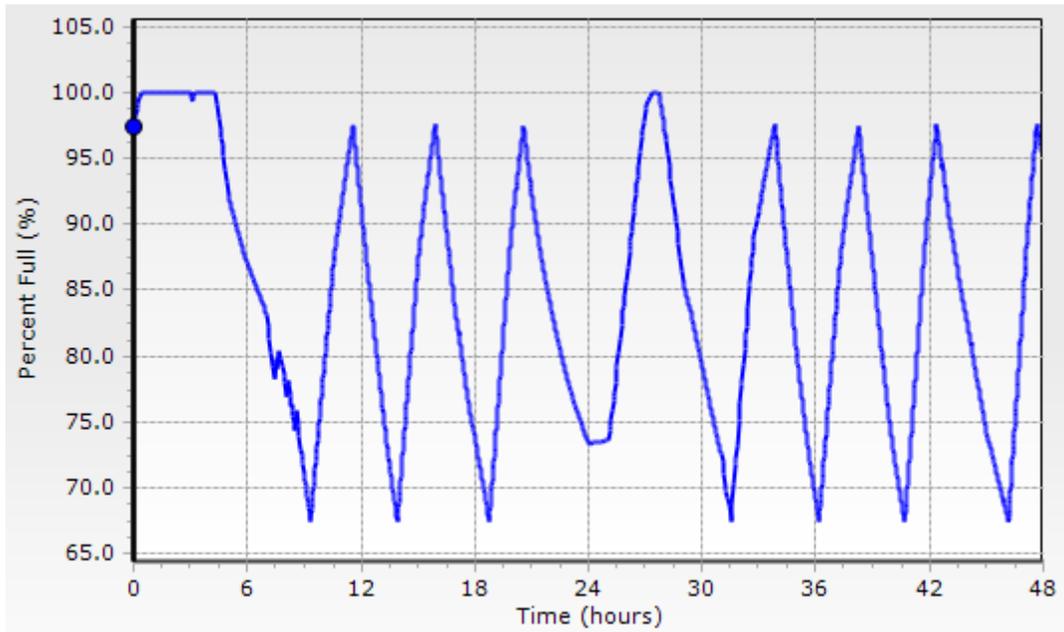
The Nacogdoches EST levels fluctuate throughout the peak day simulation but are able to easily recover.

Figure 20: 2050 Peak Day Nacogdoches EST Levels



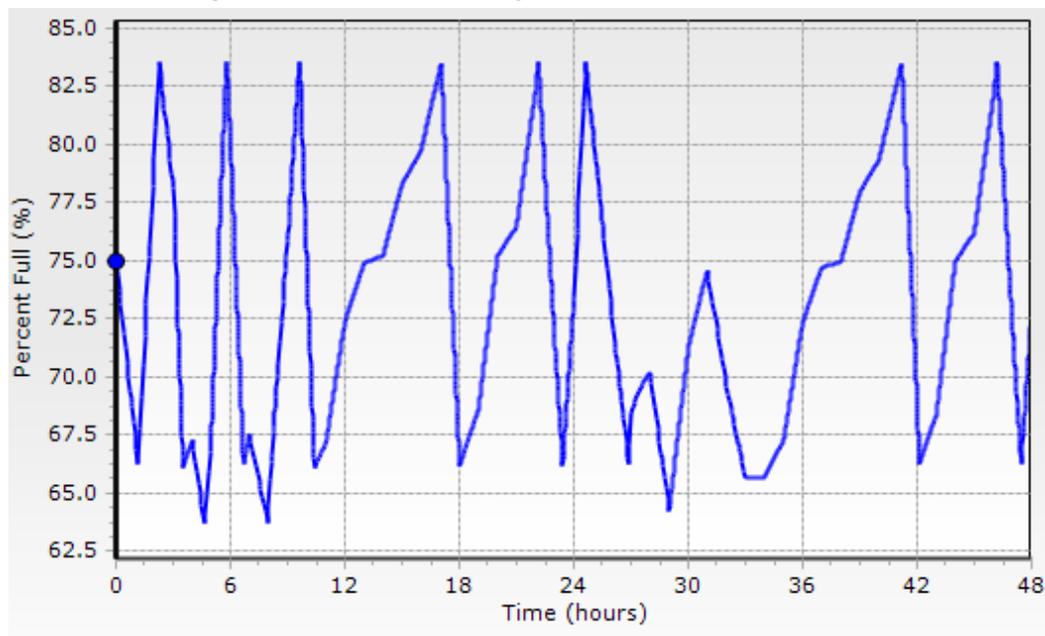
The IH-35 EST is fed by the new 2050 IH-35 pump station and is easily able to fill based on running the proposed pump station.

Figure 21: 2050 Peak Day IH-35 EST Levels



The Northcliffe EST level fluctuates frequently throughout the peak day simulation but is able to easily recover.

Figure 22: 2050 Peak Day Nortcliffe EST Levels



3.2.3.3 Fire Flow Analysis

The 2050 water system was evaluated to determine the best locations to simulate fire flow conditions for residential and commercial users. For residential fire flow, a 1,500-gpm fire flow demand was modeled. For commercial fire flow, a 3,500-gpm fire flow demand was modeled. For all fire flow analyses, a minimum system pressure of 20 psi is required per TCEQ. The fire flow nodes included all nodes included in the 2030 analysis with some additional nodes extending into new 2050 service areas. The fire flow node locations are illustrated in Appendix 14. All modeled locations passed fire flow with the recommended 2050 system improvements.

3.2.3.4 2050 CIP Projects

Recommended CIPs for 2050 are listed in Table 28 and illustrated in Appendix 15.

Table 28: 2050 Water CIP Project Summary

CIP Number	Description	Notes
Growth Projects		
2050-W1	Corbett Pump Station Expansion	Prevents low pressures throughout southern part of system
2050-W2	FM 2252 8" WL Improvements	Serves new service area
2050-W3	Ware Seguin Pump Station Improvements Phase 2	Prevents low pressures in Ware Seguin area
2050-W4	Beck St 6" WL Replacement	Upgrades distribution system to current min. pipe size (8") to serve new service area
2050-W5	Raf Burnette Rd 8" WL Improvements	Needed to meet growth in area
2050-W6	IH-35 Pump Station & 3.0 MG GST	Needed to meet growth in area
2050-W7	IH-10 and FM 1518 8" Improvements	Needed to meet growth in area
System Improvement Projects		
2050-W8	Lower Seguin Rd 8" WL Replacement	Needed for fire flow

3.2.3.5 2050 SSLGC Supply Needs

Additional water supply from SSLGC is needed for the 2050 planning scenario. A total of 16,965 gpm of SSLGC supply is recommended to meet the 2050 projected system demands.

3.2.4 Summary

The recommendations provided in this section were a collaborative effort with City staff and LAN to identify and model water system improvements to resolve near-term problems as well as meet the needs due to projected growth for the 2030 and 2050 planning periods. The water model should be maintained and updated as new projects are implemented and can be adjusted to address changes in development schedules.

4. WASTEWATER SYSTEM EVALUATION & CIP

A wastewater system model was created in Bentley Sewer GEMS by LAN using data provided by the City. LAN presented the model to the City during a meeting on September 10, 2020. Updates to the model were then made according to the comments from the City.

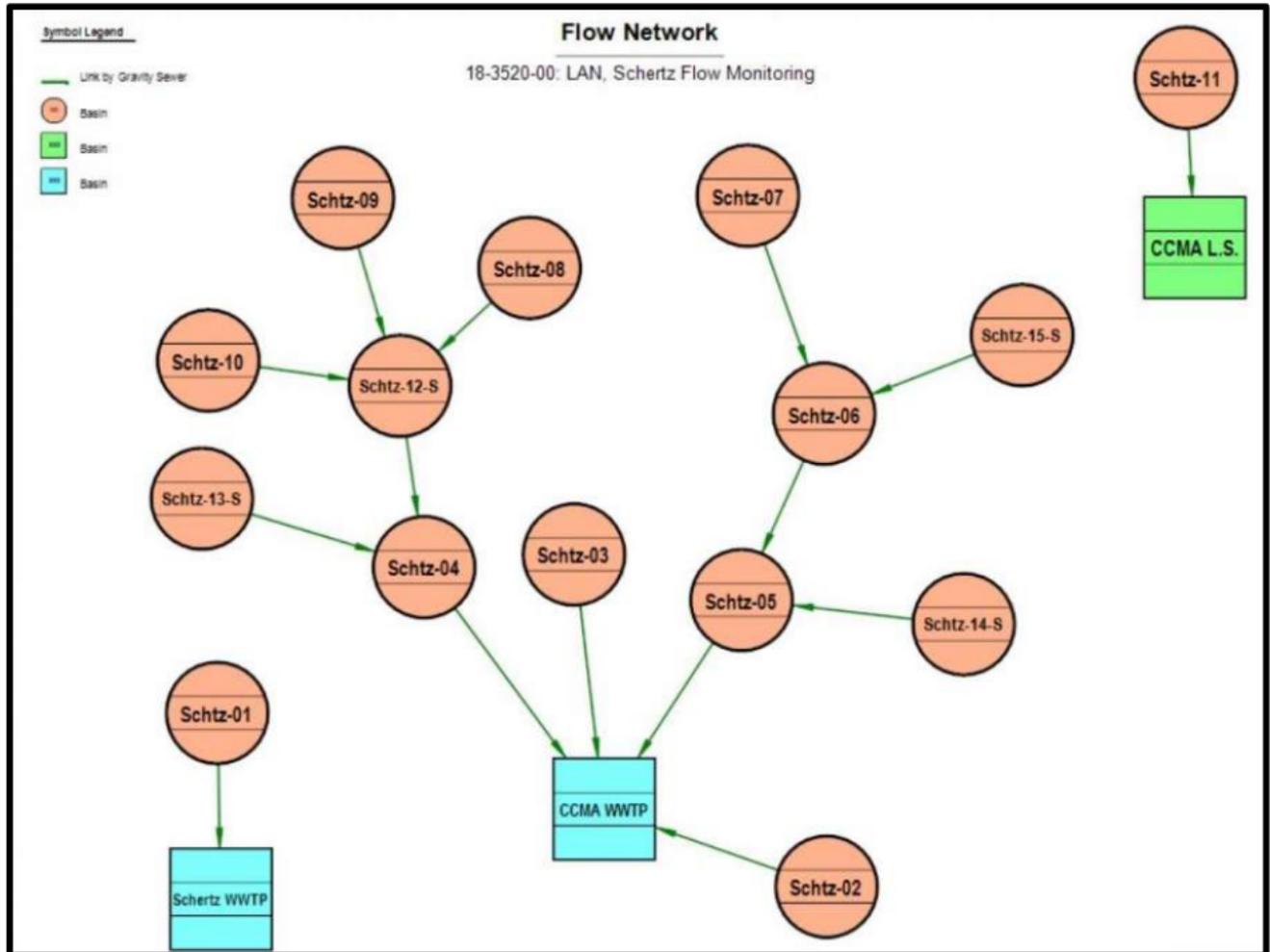
To evaluate the existing wastewater system, a reliable hydraulic model is needed. Model reliability is developed through hydraulic model calibration. Model calibration and simulation were performed using Sewer GEMS software which provided the tool and results necessary to assess the existing wastewater system under dry and wet weather conditions. The purpose of this technical memorandum (TM) is to summarize the calibration results for Average Day Flow (ADF) dry and wet weather conditions and to identify areas with hydraulic deficiencies in the City's wastewater system based on a design storm.

4.1 Modeling the Existing Wastewater System

4.1.1 Flow Monitoring and Rain Gauges

RJN Group installed 15 flow monitors in the City's wastewater system across a variety of gravity main sizes. The flow monitors recorded data in 5-minute increments from April through June of 2020. The goal of the flow monitoring was to record dry weather flows as well as wet weather flows during rain events. RJN also installed six rain gauges in concert with the flow monitors to collect the rainfall data. The rain gauges were located to capture spatial variation of rainfall across the sewer system in 5-minute increments. Appendix 16 illustrates placement of rain gauges, where the 15 flow monitors were placed in the City's sewer system and the boundaries of the corresponding sewer shed basin for each flow monitor. A schematic network of the flow monitor basins within the City's sewer system is provided in Figure 23.

Figure 23: Schematic of Flow Monitors in the City's Wastewater System



4.1.2 Dry Weather Calibration Criteria

The following guidelines were used as calibration criteria for dry weather calibration effort:

- The modeled and monitored flow hydrographs should follow closely in terms of the shape and magnitude.
- Timing of the high and low flows from the model and the flow monitors should be within 1-hour.
- The modeled and monitored peak flows should be within +/- 10% range.
- The modeled and monitored total volume should be within +/- 10% range.

4.1.3 Dry Weather Flows (DWF)

Developing base sanitary sewer loads for each sewershed basin is an iterative process. First, preliminary base loads were estimated by applying Traffic Analysis Zone (TAZ) population and employment data to each sewershed basin. A unique gallon per capita per day (gpcd) was estimated for each basin using the TAZ data and the flow monitoring data. These gpcds were then used to calculate the preliminary base load for each basin which was input into the model.

Second, Tuesday May 26, 2020, was chosen as the dry weather calibration day due to the lack of any rainstorms on that day and the consistency in the monitoring across all 15 of the flow monitors within this 24-hour period. Next, a 24-hour Extended Period Simulation was run in the model and the results were compared to the flow monitoring data collected on the chosen dry weather calibration day. Based on this comparison, adjustments were made to the base load and diurnal pattern for each basin until the model results met the dry weather calibration criteria.

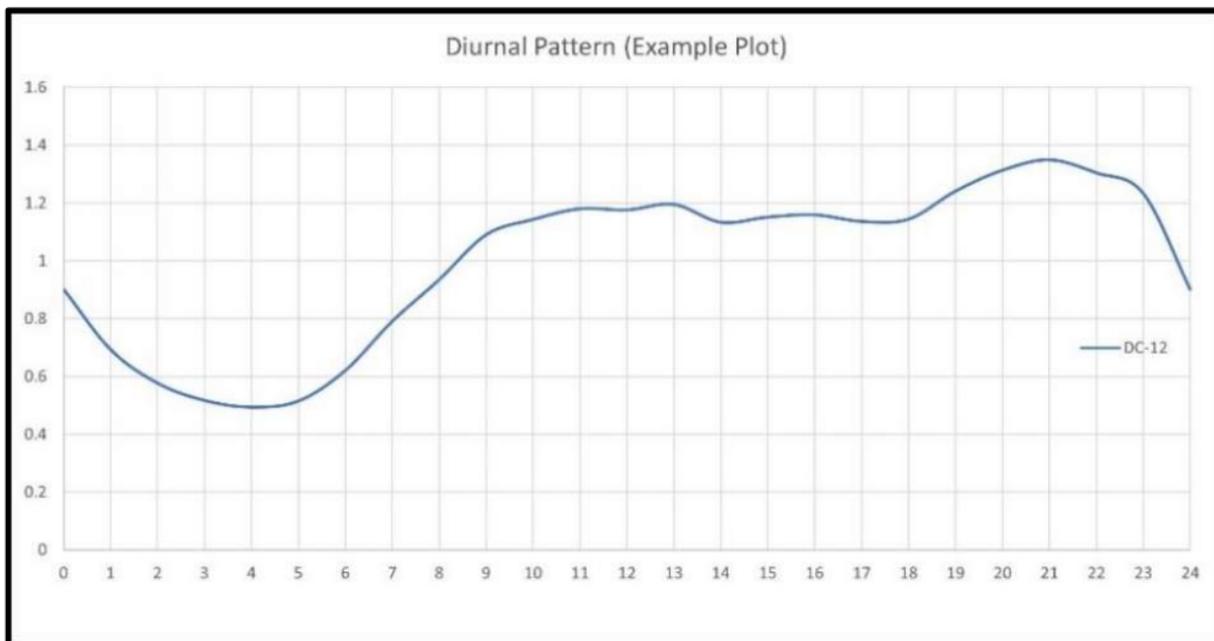
Some adjustments to the preliminary sanitary loading were significant because the TAZ polygon data which were used to calculate the initial base load estimates are on a large scale. These adjustments were needed to represent the density of load distribution more accurately in the system. To further refine the sanitary loading in the system, point loads were applied to represent significantly large contributors such as apartment buildings or schools. A summary of the adjustments made per basin is provided in Table 29.

Table 29: Dry Weather Sanitary Load & Diurnal Curve Adjustment Summary

Flow Monitor Basin	Adjustment(s) Made
FM-01	Sanitary loading reduced by 62.5%
FM-02	Diurnal curve adjusted by one timestep; Sanitary loading reduced by 20%
FM-03	Sanitary loading reduced by 20%
FM-04	None
FM-05	This basin had several added demands for one apartment building (0.1 mgd), local businesses (0.04 mgd), and two schools (0.03 mgd); Increased loading by 50%
FM-06	Added institute loading (0.1 mgd) and business loading (0.123 mgd)
FM-07	Sanitary loading increased by 15%
FM-08	Diurnal curve adjusted by one timestep; Sanitary loading increased by 20%
FM-09	Diurnal curve adjusted by one timestep; Sanitary loading increased by 25%
FM-10	Diurnal curve adjusted by half an hour; Added sanitary loading for the FedEx lift station (0.1 mgd)
FM-11	Reduced sanitary loading by 10%
FM-12	Added sanitary loading (1.15 mgd) on the manhole at the intersection of Wiederstein Rd. and Ike Ln. to represent flow from City of Selma
FM-13	None
FM-14	None
FM-15	Reduced sanitary loading by 10%

Figure 24 provides an example of a diurnal pattern developed for flow monitor basin FM-12.

Figure 24: Example Plot of Diurnal Pattern



4.1.4 Dry Weather Calibration Results

The dry weather calibration was an iterative process involving adjustment of base sanitary loadings, diurnal curves, and point loads. Eventually, the adjustment process produced results that fit the calibration criteria. Figure 25 presents a typical plot of observed versus modeled dry weather flows (FM-06). Graphs for the 15 flowmeter basins are provided in Appendix 17.

Figure 25: Sample Dry Weather Calibration Plot

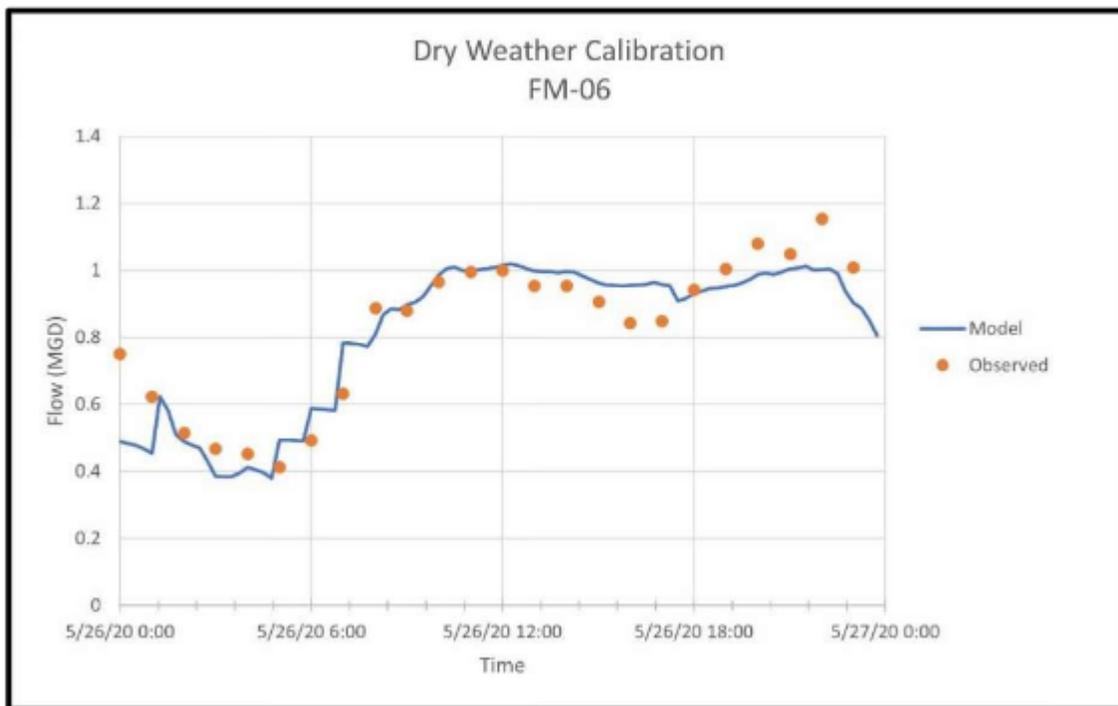


Table 30 shows the dry weather calibration results for the 15 flow monitoring locations.

Table 30: Dry Weather Calibration Results

Flow Meter Basin	Peak Flow (mgd)			Volume (Million Gallons)		
	Model	Monitor	% Difference	Model	Monitor	% Difference
FM-01	0.074	0.076	-2.7%	0.0521	0.0512	1.6%
FM-02	0.073	0.075	-2.2%	0.0554	0.0535	3.6%
FM-03	0.301	0.361	-16.6%	0.2582	0.245	5.5%
FM-04	3.561	3.525	1.0%	2.4641	2.6665	-7.6%
FM-05	1.905	1.894	0.6%	1.4374	1.3983	2.8%
FM-06	1.019	1.154	-11.7%	0.8127	0.8255	-1.6%
FM-07	0.218	0.215	1.5%	0.1751	0.1717	1.9%
FM-08	0.151	0.156	-3.2%	0.1068	0.1241	-13.9%
FM-09	0.178	0.181	-1.4%	0.1104	0.1082	2.0%
FM-10	0.628	0.533	17.9%	0.3645	0.3341	9.1%
FM-11	1.462	1.053	38.9%	0.7732	0.7980	-3.1%
FM-12	2.355	2.454	-4.0%	1.7350	1.8006	-3.6%
FM-13	0.662	0.676	-2.0%	0.5324	0.5428	-1.9%
FM-14	0.253	0.250	1.3%	0.1649	0.1635	0.8%
FM-15	0.271	0.266	1.8%	0.2185	0.2117	3.2%

As shown in Table 30, dry weather calibration reached reasonable results with most basins meeting the calibration criteria. There are few flow monitor basins that do not fully meet the criteria described above. Those basins are FM-03, FM-08, FM-10, and FM-11. All these basins have lift stations upstream of the monitoring locations which directly affect the model results. For basins FM-03 and FM-11, assumptions were made for the lift stations within the basin. Those assumptions were provided in the Existing Wastewater System TM (September 4, 2020). The FM-08 basin has eight lift stations. Without accurate pump curves and pump operations for all the lift stations in these basins, the results are satisfactory with the current level of accuracy achieved. In addition to the City-owned lift stations in basins FM-03 and FM-11, there are several privately owned lift stations that contribute to the overall sanitary loadings in the wastewater system. Pump curves for these smaller lift stations were not available, therefore pump curves were assumed for modeling purposes. The following lift stations are privately owned: Aquatic Center, FedEx, & Fire Station 3. For Basins FM-06 and FM-10, calibration was performed by assuming sanitary loadings for business and institutes in the basins (see Table 29 for the specific adjustments performed on each basin).

4.1.5 Wet Weather Calibration Criteria

Wet weather calibration is necessary along with dry weather calibration to adequately model the effects that rainfall derived inflow and infiltration (RDII) have on the wastewater system. The following guidelines were used as calibration criteria for WW calibration effort:

- The hydrographs (modeled and observed) should closely reflect the same shape and magnitude.
- The peaks and troughs of the hydrographs (modeled and observed) should be within one hour.
- The modeled and monitored peak flows should be within +/- 15% range.
- The modeled and monitored total volume should be within +/- 15% range.

4.1.6 Calibration Rainfall Event

Six rain gauges were installed for the duration of the flow monitoring period to record rainfall events. Review of the observed rainfall and flow monitoring data identified a distinct rain event with reliable flow monitoring data that could be used for wet weather calibration. Table 31 summarizes the rainfall event identified for wet weather calibration at the six rain gauges.

Table 31: Rainfall Event Properties

Rain Gauge	Date/Time	Total Precipitation (inch)
RG-01	5/24/20 8PM – 5/25/20 6AM	2.46
RG-02	5/24/20 8PM – 5/25/20 6AM	2.18
RG-03	5/24/20 8PM – 5/25/20 6AM	1.43
RG-04	5/24/20 8PM – 5/25/20 6AM	1.81
RG-05	5/24/20 8PM – 5/25/20 6AM	1.71
RG-06	5/24/20 8PM – 5/25/20 6AM	2.36

Because there were only six rain gauges for the 15 flowmeter basins, it was necessary to make assumptions as to which rain data to associate with each basin. Table 32 presents those assumptions.

Table 32: Rain Gauge Data Assumptions

Flow Meter Basin	Corresponding Rain Gauge(s)
FM-01	RG-01
FM-02	RG-01
FM-03	RG-02 & RG-05
FM-04	RG-02 & RG-05
FM-05	RG-02
FM-06	RG-04 & RG-06
FM-07	RG06
FM-08	RG-05
FM-09	RG-05
FM-10	RG-04
FM-11	RG-03
FM-12	RG-05
FM-13	RG-05
FM-14	RG-05
FM-15	RG-06

In addition to the basins listed above, the SARA and Hallie’s Cove Outfalls were associated with RG-01 data because no rain monitoring took place in those areas.

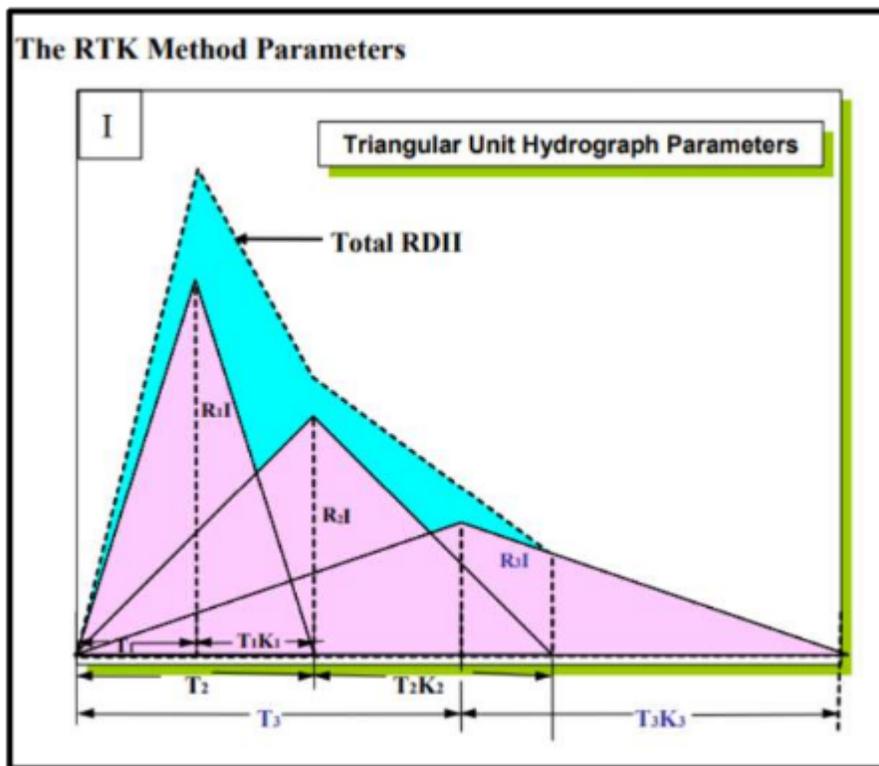
4.1.7 Wet Weather Flow Characterization

To calibrate for wet weather, the RTK Method was used in the model to predict the sanitary sewer system’s short-, medium-, and long-term response to a rainfall event. These parameters, developed using the flow monitoring data recorded in the field, are applied in the model so that results are representative of field conditions. The R, T, and K parameters are defined as follows:

- R - fraction of precipitation that enters the sanitary sewer system
- T - the time to peak of the hydrograph
- K - the ratio of the ‘time of recession’ to the ‘time to peak’.

How these parameters are used to generate the short-, medium-, and long-term unit hydrographs used in the model is illustrated in Figure 26.

Figure 26: RTK Method Parameters



The RTK method creates a triangle from the three values with a separate triangle made for each type of response (short, medium, and long). The final hydrograph is represented by the addition of the three triangles. Therefore, this method uses a total of 9 parameters (3 RTK parameter sets for each of the 3 triangles that represent the short, medium, and long-term responses.)

LAN assigned a RTK hydrograph to each of the flow monitoring locations that would represent the response to the rainfall. Then, iterative model runs were used to adjust the RTK parameters until the model outputs and flow monitoring were within tolerances specified by the calibration criteria. A 30-hour extended period simulation (EPS) scenario for wet weather calibration was created for the following period: Sunday May 24, 2020, through 6:00 AM on Monday May 25, 2020.

There can be some variations between a sewer’s diurnal pattern on a weekday vs. a weekend. Because the rainfall event selected to use for wet weather calibration occurred on a weekend, the flow monitoring data was used to develop an adjusted diurnal pattern that represents the behavior of system base flows on a weekend. The weekend diurnal pattern was applied to the base sanitary loads in the system for the wet weather calibration. Accurately representing the pattern of the base flow will prevent the over or under estimation of the system’s response to rainfall with the development of the RTK parameters.

4.1.8 Wet Weather Calibration Results

Using the data from the six rain gauges, the flow monitoring data and the RTK hydrographs, the model was calibrated. With the rain data collected and assigned to the separate flow monitor basins, the RTK hydrograph values were estimated for each basin. Table 33 lists calibrated RTK parameters for wet weather calibration for each flowmeter basin.

Table 33: Calibrated RTK Parameters

Meter Basin	R1	T1	K1	R2	T2	K2	R3	T3	K3
FM-01	0.001	0.5	1.6	0.001	1	2.5	-	-	-
FM-02	0.001	0.75	1.4	0.001	3.5	1.8	-	-	-
FM-03	0.002	1.75	1.2	0.001	3	1.4	-	-	-
FM-04	0.001	4	2	-	-	-	-	-	-
FM-05	0.001	0.5	1.4	0.001	4	1.6	-	-	-
FM-06	0.01	2.2	0.8	0.001	2.5	1.6	0.003	5	1.2
FM-07	0.001	0.5	1.4	0.001	3	1.6	-	-	-
FM-08	0.001	1	1	-	-	-	-	-	-
FM-09	0.001	1	1	-	-	-	-	-	-
FM-10	0.001	1	1	-	-	-	-	-	-
FM-11	0.001	1	1.4	-	-	-	0.01	4	1.75
FM-12	0.1	2	1.2	0.07	4	1.5	0.01	4	1.75
FM-13	0.5	4	1.4	0.2	5	1.6	0.1	7	1.75
FM-14	0.001	0.75	1.4	-	-	-	-	-	-
FM-15	0.001	1	1.4	0.001	3	1.6	-	-	-

Figure 27 presents a typical plot of observed versus modeled wet weather flows (FM-06). Wet weather graphs for the 15 flowmeter basins are shown in Appendix 17.

Figure 27: Sample Wet Weather Calibration Plot

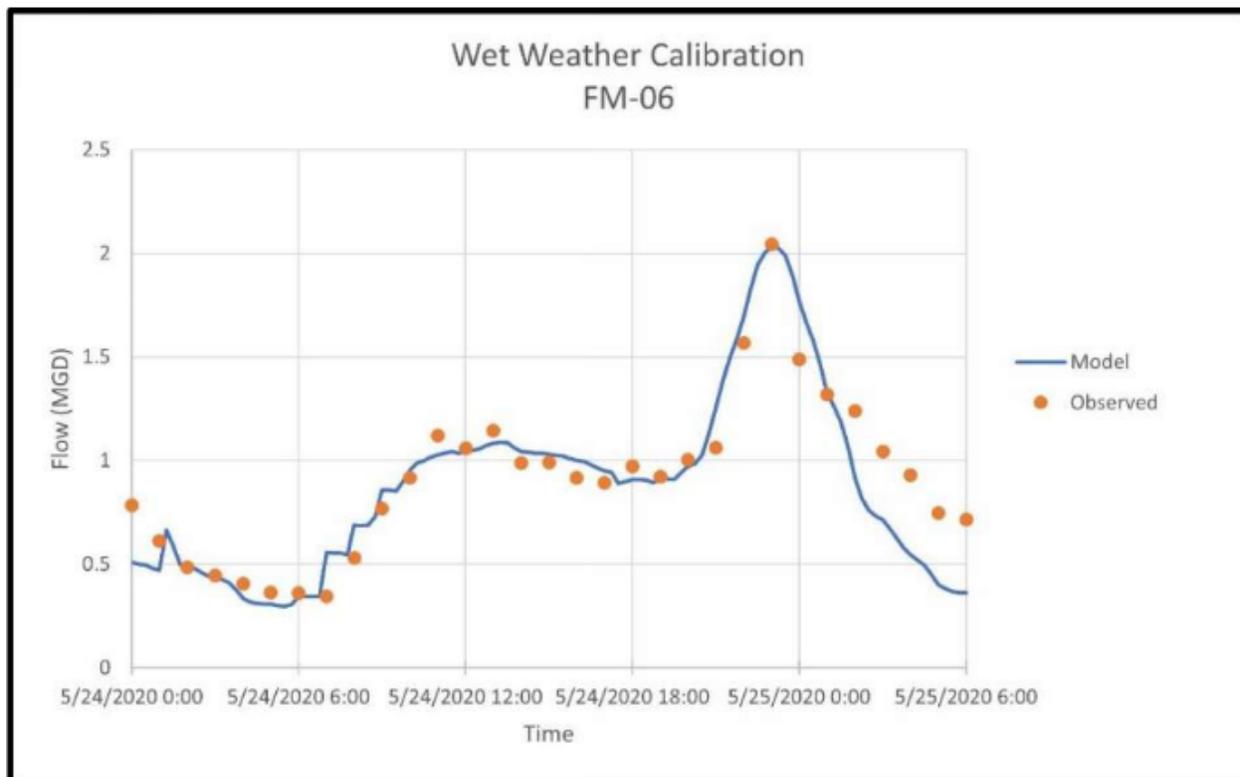


Table 34 documents the results of the wet weather calibration for all 15 flowmeter basins.

Table 34: Wet Weather Calibration Results

Flow Meter Basin	Peak Flow (mgd)			Volume (Million Gallons)		
	Model	Monitor	% Difference	Model	Monitor	% Difference
FM-01	0.078	0.08	-2.5%	0.043	0.039	10.3%
FM-02	0.103	0.095	8.4%	0.055	0.05	10.0%
FM-03	0.672	0.711	-5.5%	0.298	0.259	-15%
FM-04	6.489	5.014	29.4%	2.874	2.745	4.7%
FM-05	2.87	2.45	17.1%	1.456	1.42	2.5%
FM-06	2.031	2.043	-0.6%	0.877	0.949	-7.6%
FM-07	0.304	0.3	1.3%	0.162	0.145	11.7%
FM-08	0.1529	0.153	-0.1%	0.1	0.097	3.1%
FM-09	0.162	0.165	-1.8%	0.097	0.095	2.1%
FM-10	0.474	0.413	14.8%	0.23	0.255	-9.8%
FM-11	1.739	1.124	54.7%	0.845	0.715	18.2%
FM-12	5.261	5.396	-2.5%	2.029	1.868	8.6%
FM-13	0.738	0.754	-2.1%	0.546	0.519	5.2%
FM-14	0.259	0.263	-1.5%	0.159	0.152	4.6%
FM-15	0.273	0.298	-8.4%	0.169	0.204	-17.2%

Wet weather calibration reached reasonable results with most basins meeting the calibration criteria. There were few flow monitor basins that do not fully meet the wet weather calibration criteria. Those basins were FM-04, FM-11, and FM-15. Like dry weather calibration, inaccurate pump curves and pump operation for lift stations within these basins could adversely affect the model

results. In addition, FM-11 flowmeter data seems to be erroneous at some time periods. Looking at the FM-04 graph in Appendix 18 and comparing its peak flow with upstream contributing flowmeter basins (FM-12 and FM-13), the observed FM-04 peak flow (5 mgd) is lower than summation of peak flows at FM-12 (5.4 mgd) and FM-13 (0.75 mgd). In fact, summing up the observed peak flows at FM-12 and FM-13 (6.15 mgd) provides a peak flow closer to the modeled peak flow at FM-04. This discrepancy might be related to erroneous flowmeter data at FM 04 or there might be an unknown unmetered interconnect with leaving flows to another basin from FM 04. For FM-15, the observed flows at 5/25/20 from 0:00 to 6:00 AM seems too high, as the rain started to diminish around that time based on the recording at RG-03, which indicates flows cannot be as high as the FM-15 showed during that time period.

4.1.9 RDII Assessment

The flow monitoring data for the calibration days were used to assess the sewer system susceptibility and response to RDII. Table 35 shows the wet weather peaking factors (peak WWF/average DWF).

Table 35: Calibration Event Wet Weather Peaking Factors for Metered Basins

Flow Monitor Basin	Average DWF (mgd)	Peak WWF (mgd)	Peaking Factor
FM-01	0.05	0.08	1.6
FM-02	0.053	0.095	1.8
FM-03	0.247	0.378	1.5
FM-04	2.7	3.025	1.1
FM-05	1.4	1.894	1.4
FM-06	0.83	2.043	2.5
FM-07	0.17	0.3	1.8
FM-08	0.1	0.15	1.5
FM-09	0.11	0.165	1.5
FM-10	0.32	0.41	1.3
FM-11	0.8	1.12	1.4
FM-12	1.82	5.4	3
FM-13	0.55	0.64	1.2
FM-14	0.16	0.25	1.6
FM-15	0.21	0.27	1.3

Only FM-06 and FM-12 had substantial RDII response. The rest of the basins did not have significant RDII response based on the flow monitoring data for the calibration days.

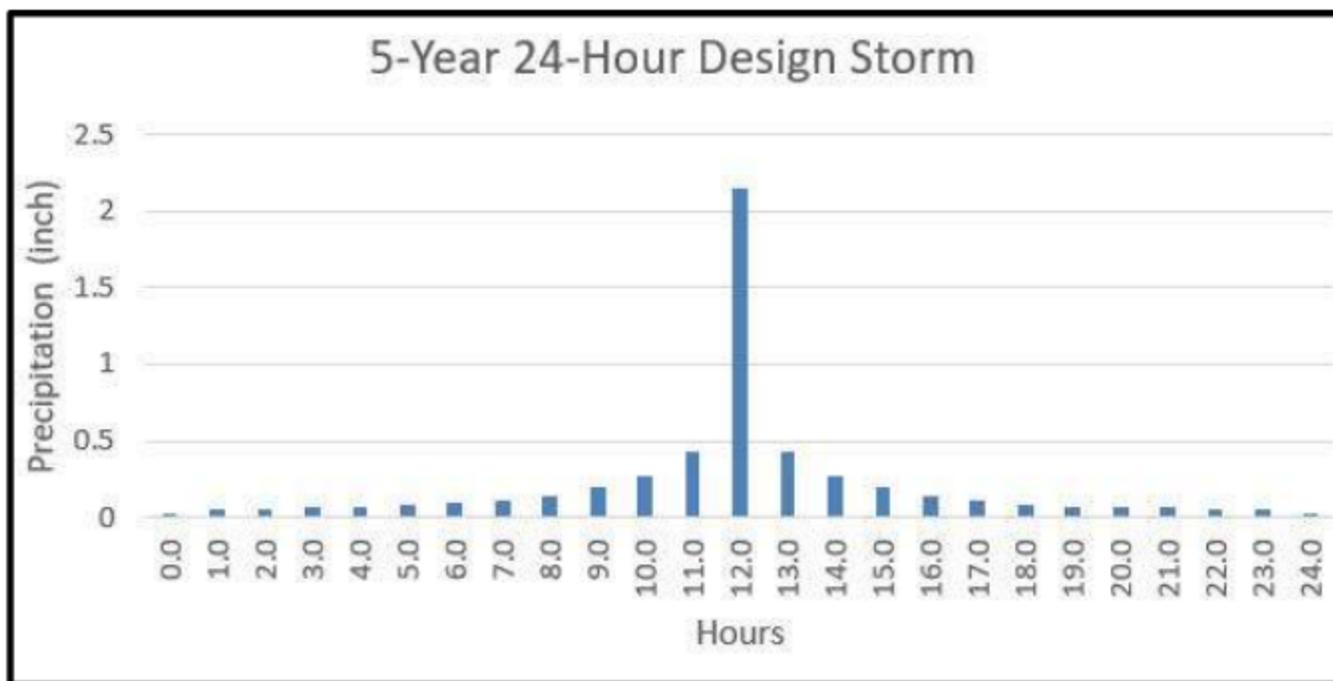
4.2 Existing Wastewater System Evaluation

4.2.1 Design Storm

To evaluate the existing wastewater system, a 5-year design storm with a 24-hour duration was applied to the calibrated model. For the City of Schertz, the rainfall depth provided in the National Oceanic and Atmospheric Association’s Atlas 14 precipitation frequency estimates is 5.3-inches.

The rainfall depth was distributed over time using the Soil Conservation Service (SCS) rainfall distribution type III. Figure 28 shows the hyetograph of the design storm used for this evaluation.

Figure 28: 5-Year 24 Hour Design Storm



4.2.2 System Evaluation

The 5-year 24-hour design storm shown in Figure 28 was then applied to the City’s calibrated model for system evaluation. The following criteria were used to evaluate the existing wastewater system and identify potential problem areas:

- Sanitary Sewer Overflows (SSO) at manholes
- Surcharged gravity mains

The majority of the SSOs and surcharged lines in the system are located on the 10-inch CCMA line which parallels Roy Richard Dr. and the 30-inch CCMA line which follows the drainage channel from I-35 down to the outfall at Cibolo Creek. Some surcharging and SSOs were also predicted by the model in the Northcliffe area around the I-35 corridor. The extents and locations of these SSOs and surcharged lines for the existing system evaluation results are presented in Appendix 19.

4.2.3 Summary

Using data collected from the flow monitors and rain gauges, the wastewater hydraulic model for the City of Schertz was calibrated for both dry and wet weather flows. The model calibration reached the required level of accuracy for both calibration scenarios. Further accuracy may be achieved with the provision of further data such as pump curve information and detailed customer sanitary sewer flow information for certain areas.

Following the model calibration, the City’s wastewater system was evaluated based on a 5-year, 24-hour design storm for wet weather condition. The total number of SSOs found to be 21 (7 of these 21 SSOs are on lines owned by the City) which is less than 1 percent of the total number of manholes. The total length of sewer found to be capacity deficient (maximum flow greater than pipe full capacity)

was approximately 52,000-feet (of which approximately 22,500-feet is owned by the City). This is about 5.7 percent of the total existing conduits length.

The next phase of the modeling process is a future model evaluation. This phase of the modeling includes running the model with population predictions based on the future TAZ population data and recommendations for future system improvements as part of the City’s capital improvement plan. This evaluation will be described in the next section.

4.3 Future Wastewater System Evaluation & CIPs

The City contracted LAN to conduct the wastewater system improvement analysis and update the Capital Improvements Plan (CIP). This effort requires developing a future sanitary sewer representation model of the City’s collection system based on anticipated growth areas. Future Average Dry Weather Flow and Wet Weather Flow scenarios for 10-year and 30-year were developed. The purpose of this section is to summarize the results of the future wastewater system improvement analysis and list the 10-year and 30-year wastewater system CIPs.

4.3.1 Future Modeling Methodology

The future scenarios assumed increases in residential and commercial/industrial developments based on information about planned development projects provided by the City. LAN used the City’s calibrated model for dry and wet weather scenarios as the base for this analysis and allocated wastewater sanitary loads to the wastewater hydraulic model using the projected water demands developed for the Schertz water hydraulic model. To generate the sanitary loads, a return rate of 70% was applied to water demand at each node. Then GIS tools were used to determine which demand nodes fell within the existing wastewater service areas. If a demand node fell outside an existing service area, new interceptors were recommended to connect them to an existing or future wastewater treatment plant. Using Thiessen polygon and Loadbuilder tools from SewerGEMS, the sanitary loads were allocated to the nearest manholes in the model. Table 36 presents the existing and future average dry weather flow projections.

Table 36: Dry Weather Flow Projections

Condition	Estimated Average DWF (MGD)	% Increase
Existing	5.2	-
10-yr (2030)	6.4	23.0
30-yr (2050)	7.4	42.3

Future scenarios were created in the model for the 10-year (2030) and 30-year (2050) increments, along with their respective sanitary loads to simulate the future growth anticipated by the City. Diurnal curves were developed from the field monitoring data for the existing system model and then used to distribute the future average dry weather sanitary flows over 24 hours. Analysis began on the 2030 scenario to evaluate the system and to find where the required improvements to the existing system are, besides any future projects to accommodate the new growth areas.

4.3.1.1 Hydraulic Criteria

Hydraulic criteria used for this analysis include capacity deficiency and design criteria. Capacity deficiency criteria identify the need to replace an existing facility, while design criteria determine the size of new facilities. These criteria were established based on the Texas Commission on Environmental Quality (TCEQ) and engineering best practices. Table 37 lists a summary of capacity deficiency criteria used for the existing system in this analysis.

Table 37: Capacity Deficiency Criteria for Existing Facilities

Item	Recommended Value
Maximum Allowable Flow Depth	No sanitary sewer overflows (SSOs)
Force Main Velocity	Maximum velocity of 8 ft/s under peak wet weather flow
Pump Station Capacity	Peak design flow (from 5-year, 24-hour design storm) not to exceed firm capacity (i.e., capacity with the largest pump out of service)

Table 38 lists a summary of design criteria used for new sewer facilities.

Table 38: Design Criteria for New Sewer Facilities

Item	Recommended Value
Maximum Allowable Flow Depth	Maximum depth-to-diameter (d/D) of 1.0 (full pipe) under peak design flow (from 5-year, 24-hour design storm)
Force Main Velocity	Minimum velocity of 2 ft/s (for a pump station with two pumps, with one pump in operation) Maximum velocity of 8 ft/s under peak wet weather flow
Pump Station Capacity	Peak design flow not to exceed firm capacity (i.e., capacity with the largest pump out of service)
Minimum Gravity Line Size	8-inch
Slopes for Gravity Lines	8-inch: 0.33% to 8.4% 10-inch: 0.25% to 6.23% 12-inch: 0.20% to 4.86% 15-inch: 0.15% to 3.62% 18-inch: 0.115% to 2.83% 21-inch: 0.095% to 2.30% 24-inch: 0.08% to 1.93% 27-inch: 0.07% to 1.65% 30-inch: 0.06% to 1.43% 33-inch: 0.055% to 1.26% 36-inch: 0.045% to 1.12%
Maximum Manhole Spacing	500 ft

4.3.1.2 Design Storm

For wet weather scenarios, a 5-year design storm with a 24-hour duration was applied to the model. For the City of Schertz, the rainfall depth provided in the National Oceanic and Atmospheric Association’s Atlas 14 precipitation frequency estimates is 5.4 inches.



The rainfall depth was distributed over time using the Soil Conservation Service (SCS) rainfall distribution Type III, representing the rainfall temporal distribution type happening in the Gulf of Mexico and Atlantic coastal areas (TR-55 Cover (hydrocad.net)). The same hyetograph in section 4.2.1 is applicable to this evaluation.

4.3.1.3 Inflow & Infiltration Assumption

The RTK hydrographs developed from the field monitoring data for the existing system model were used to represent the inflow and infiltration (I&I) for the existing infrastructure and service areas. In addition to utilizing diurnal curves to incorporate peak dry flow, a peaking factor of 4 was applied to represent the effect of I&I for future loadings outside the existing service areas where there is no historical data is available. The assumption was that new infrastructure would meet current standards and would therefore be less susceptible to I&I.

4.3.2 Future System Analysis & CIPs

The following scenarios were created for future system analysis:

- Dry Weather 2030 Scenario
- Wet Weather 2030 Scenario
- Dry Weather 2050 Scenario
- Wet Weather 2050 Scenario

Table 39 shows a breakdown of the dry weather flow projections for each planning period by the system outfalls.

Table 39: Breakdown of Average Dry Weather Flows by Outfalls

Outfall	Estimated Average DWF (gpm)		
	Existing	2030	2050
Whisper Branch	16	16	16
NBU	19	19	60
O-4	469	707	934
SARA	22	68	92
Bubbling Springs	1,960	2,023	2,178
Aztec Way	21	21	44
O-21-22	992	1,014	1,156
Greaves WWTP	30	-	-
Corbett	61	-	-
Halley's Cove	7	-	-
CCMA S WWTP	-	586	667
Total (gpm)	3,597	4,454	5,147
Total (MGD)	5.2	6.4	7.4

4.3.2.1 Near Term CIP Projects

The near-term project list for Schertz provided by the City was incorporated into the existing system to create future scenarios along with future sanitary loadings. Each scenario includes all the currently planned projects that will be in place by that planning year. Table 40 lists currently planned projects (near-term) provided by the City (shown in Appendix 20).



Table 40: Near Term Projects Summary

CIP Number	Project Description
Growth Projects	
NT-S1	Town Creek Phase IV 24" – Section 1
NT-S2	Town Creek Phase IV 24" – Section 2
NT-S3	Town Creek Phase V 24"
NT-S4	Upsize Lookout Line
NT-S5	Upsize Tri County Line
NT-S6	Cibolo West Main
NT-S7	Woman Hollering Creek Lift Station, Gravity Line, and Force Main
System Improvement Projects	
NT SI-1	Decommission Tri County Lift Station
NT SI-2	Decommission Corbett Lift Station
NT SI-3	Decommission Sedona Lift Station & Woman Hollering Creek WWTP

It is important to note that the pipe size was undetermined for the Cibolo West Main Trunkline. Based on the available information and hydraulic model results, LAN recommends an 18-inch pipe size for the above project. In addition, LAN received the 2021 Wastewater Collection System Master Plan for the Cibolo Creek Municipal Authority (CCMA) prepared by Kimley Horn Inc. The CCMA’s CIP projects affecting the Schertz sewer system were also incorporated into each scenario based on the planning year.

4.3.2.2 2030 CIP Growth Projects

The 2030 scenario included the currently planned CIP projects for the City. To serve the new development areas happening between 2022 to 2030, LAN proposes new growth CIPs as listed in Table 41. The alignments are based on the available information regarding topographic elevations, existing roads, and engineering judgment and are to be considered as preliminary. Final alignments will be determined as part of the design process.

The design criteria listed in Table 38 was used to size the new facilities. For modeling purposes, slopes for new growth CIP lines were assumed based on the TCEQ minimum slope requirement. At some locations, higher than minimum slopes were considered to prevent extra excavation. Appendix 21 shows the location of the 2030 growth CIPs.

Table 41: 2030 Growth Projects Summary

CIP Number	Project Description
NT-S1	Hope Lane 8" Gravity Line
NT-S2	Old Wiederstein Road 8"
NT-S3	Union Pacific Railroad 8" – Section 1
NT-S4	Union Pacific Railroad 8" – Section 2
NT-S5	Wiederstein Road 8"
NT-S6	Schaefer Road 8" – Section 1
NT-S7	Schaefer Road 8" – Section 2
NT-S8	Aranda 8"
NT-S9	Weir Road 10"
NT-S10	Trainer Hale Road 10"
NT-S11	Ware Seguin Road 8"
NT-S12	FM 1518 8"
NT-S13	I-10 8" – Section 1
NT-S14	Boenig Drive 8"
NT-S15	N Greytown Road 8"

4.3.2.3 Model Results Under 2030 Flows

After bringing in the 2030 new growth CIPs, the model was run with predicted 2030 dry weather flows. The modeling results for this scenario are presented in Appendix 22. The results show 98% of conduits have a maximum depth to diameter (d/D) of less than 0.5. It also shows gravity lines parallel to Friesenhahn Ln and upstream of the Friesenhahn lift station having maximum d/D of greater than 0.75, and gravity lines right upstream of Riata lift station having a maximum d/D between 0.5 and 0.75. This indicates these gravity lines (i.e., with maximum d/D greater than 0.5) may not accommodate the additional capacity needs from future flows and could require upsizing.

Since peak wet weather is crucial for analyzing a sewer system, the 2030 wet weather flow (average dry weather plus 5-year, 24-hour I&I) was used to determine areas that are susceptible to sanitary sewer overflows (SSOs). Note that the model shows SSOs at locations where the maximum hydraulic grade (HGL) rises above manhole rim elevations. The modeling results for this scenario are presented in Appendix 23. The results show a total of 11 manholes within the existing service areas are overflowing. Per the Capacity Deficiency Criteria listed in Table 37, the sewer system is capacity deficient at the locations where SSOs are reported by the model.

4.3.2.4 2030 CIP System Improvement Projects

LAN proposes several system improvement projects listed in Table 42 to address the SSOs. In addition, Belmont Park lift station is set to go offline by 2030 per City staff. Therefore, that lift station was set inactive in the model, and gravity lines were added to bypass it. LAN also determined that the Northcliffe (Town Creek) lift station needs to upgrade to a firm capacity of 4,800 gpm to meet TCEQ requirements (refer to section 2.5.3). Appendix 24 shows the location of the 2030 system improvement projects.

Table 42: 2030 System Improvement Projects Summary

CIP Number	Project Description	Purpose
2030 SI-1	Friesenhahn West Line WW Upsize	To resolve 4 SSOs upstream of Friesenhahn LS.
2030 SI-2	Fairlawn WW Upsize	To resolve an SSO upstream of Riata LS.
2030 SI-3	Cibolo Crossing WW Line Upsize	To resolve an SSO near I-35 N.
2030 SI-4	Woodland Oak Drive Replacements	To resolve an SSO near Woodland Oak Dr.
2030 SI-5	Old Wiederstein WW Upsize	To increase line capacity.
2030 SI-6	Northcliffe LS Upgrade	To follow TCEQ requirement of peak flow not to exceed firm capacity. This upgrade is based on buildout flow of 4,485 gpm.
2030 SI-7	Decommission Belmont Park Lift Station	Per City request.

4.3.2.5 2030 CCMA Recommended Projects

The results of the 2030 wet weather flow scenario showed some of the CCMA’s gravity lines have capacity issues that would affect the City’s sewer system performance. LAN recommends the following system improvement projects related to CCMA’s gravity lines (listed in Table 43 and shown in Appendix 24). Although originally listed as 2041 CCMA CIPs (Projects 2030 C-1 & 2030 C-2) and as Buildout CCMA CIP (Project 2030 C-4) in the Wastewater Collection System Master Plan prepared by Kimley Horn Inc. in 2021, LAN currently recommends these CIP projects for inclusion in the 2030 planning period.

Table 43: 2030 CCMA System Improvement Projects Summary

CIP Number	Project Description	Purpose
2030 C-1	Roy Richard Drive Replacements	To resolve 2 SSOs near Woodland Oak Dr and Valencia Ln.
2030 C-2	Valencia Lane Replacements	To resolve 2 SSOs near Woodland Oak Dr and Valencia Ln.
2030 C-3	Savannah Drive Replacements	To resolve an SSO near Maske Rd.
2030 C-4	Build Out Project 25 – 36” Schertz Line	To resolve 2 SSOs near Maske Rd.

4.3.2.6 2050 CIP Growth Projects

To develop the 2050 scenario, the system changes proposed for 2030 were used as the base. To serve the new development areas happening between 2030 to 2050, LAN proposes new growth CIPs listed in Table 44 and shown in Appendix 25. Similar to 2030 growth CIPs, the alignments are based on the available information regarding topographic elevations, existing roads, and engineering judgment, and final alignments will be determined as part of the design process. The design criteria listed in Table 38 were used to size the new facilities.

Table 44: 2050 Growth Projects Summary

CIP Number	Project Description
2050-S1	I-35 N 8"
2050-S2	Friesenhahn Lane 8"
2050-S3	Schaefer Road 8" – Section 3
2050-S4	Corbett JH 8"
2050-S5	Lower Seguin Road 8"
2050-S6	IH-10 8" – Section 2

In addition, Schertz Pkwy, Cover’s Cove, and Park lift stations are set to go offline by 2050 per City staff. Therefore, Cover’s Cove and Park lift stations were set inactive in the model, and gravity lines were added to bypass that lift station. Schertz Pkwy lift station will also go offline, and its flow will be conveyed to a new CCMA line which will be built by 2050. However, due to the unavailability of information about the new CCMA’s line, the Schertz Pkwy lift station was set inactive in the model and its flow was directed to a new outfall.

4.3.2.7 Model Results Under 2050 Flows

After bringing in the 2050 new growth CIPs, the model was run with predicted 2050 dry weather flows. The modeling results for this scenario are presented in Appendix 26. Similar to 2030 scenario results, 97% of conduits have a maximum depth to diameter (d/D) of less than 0.5, and only 3% of gravity lines have a maximum (d/D) of greater than 0.5. Since peak wet weather is crucial for analyzing a sewer system, the 2050 wet weather flow was used to determine areas that are susceptible to overflowing. The modeling results show no manholes are overflowing indicating the 2050 system has sufficient capacity per the Capacity Deficiency Criteria listed in Table 37. Therefore, LAN does not recommend any capacity-related CIPs for the 2050 planning period.

4.3.2.8 2050 CIP System Improvement Projects

LAN determined that Cypress Point lift station needs to upgrade to a firm capacity of 1,250 gpm to meet TCEQ requirements (refer to section 2.5.3). Table 45 describes 2050 system improvement projects shown in Appendix 27.

Table 45: 2050 System Improvement Projects Summary

CIP Number	Project Description	Purpose
2050 SI-1	Cypress Point Lift Station Upgrade	To follow TCEQ requirement of Peak flow not to exceed firm capacity. This upgrade is based on buildout flow of 1,233 gpm.
2050 SI-2	Decommission Schertz Parkway Lift Station	To convey flow to a new CCMA's line which will be built by 2050.
2050 SI-3	Decommission Park Lift Station	Per City request.
2050 SI-4	Decommission Cover’s Cove Lift Station	Per City request.

4.3.2.9 Pumping Capacity Evaluation

For pumping capacity evaluation, the existing firm capacity (i.e., capacity with the largest pump off) will be compared to peak wet weather flow at each lift station. Per TCEQ requirements, peak wet weather flow should not exceed firm capacity. Table 46 shows the results of the pumping capacity evaluation. Note that this analysis has only been conducted for public existing lift stations; private lift stations have been excluded from the study.

Table 46: Lift Station Capacity Evaluation

Lift Station Name	Number of Pumps	Capacity per pump ⁽¹⁾ (gpm)	Lift Station Firm Capacity (gpm)	Peak Existing WWF (gpm)	Peak 2030 WWF (gpm)	Peak 2050 WWF (gpm)	Note
Belmont Park	2	750	750	30	Plan to go offline by 2030		
Cover's Cove	2	75	75	4.5	5	Plan to go offline by 2050	
Cypress Point	3	915	1,012	435	997	1,233	Need upgrade by 2050 per TCEQ
Elbel	2	750	750	85	86	101	
Friesenhahn	3	1,500	1,800	772	1,293	1,610	
Homestead	2	900	900	646	737	894	
Maxfli	2	750	750	12	12	13	
Park	2	220	220	20	20	Plan to go offline by 2050	
Riata	2	750	750	660	727	728	
Schertz Pkwy	2	250	250	101	113	Plan to go offline by 2050	
Smoke Pit	2	600	600	20	20	20	
Northcliffe (Town Creek)	3	1,000	1,750	3,780	4,450	4,485	Need upgrade by 2030 per TCEQ
Corbett	2	Offline per Near-Term CIP					
Sedona	3	Offline per Near-Term CIP					
Tri-County	2	Offline per Near-Term CIP					

(1) Capacity per pump is estimated based on the pump curve for pumps within each lift station.

As seen in Table 46, except for Cypress Point and Northcliffe lift stations, all other existing lift stations have adequate capacity for existing and future peak flows since their peak flows are less than lift station firm capacities. Per TCEQ requirement, Northcliffe lift station requires an upgrade to firm capacity of 4,500 gpm based on its 2050 peak flow of 4,485 gpm, and Cypress Point lift

station needs an upgrade to firm capacity of 1,250 gpm based on its 2050 peak flow of 1,233 gpm. Northcliffe lift station upgrade should be done as early as 2030, but Cypress Point’s upgrade can wait until 2050.

4.3.2.10 Force Main Capacity Evaluation

As listed in Table 37, the hydraulic criterion for force mains is not to exceed a maximum velocity of 8 ft/s under the peak wet weather flow (average dry plus 5-year, 24-hour storm flow). Higher than 8 ft/s velocities correspond to high head loss in force mains which over time scour force main interior causing premature structural failure. Table 47 shows the results of the force main capacity evaluation.

Table 47: Force Main Capacity Evaluation

Lift Station Name	Force Main Diameter (inch)	Existing		2030		2050	
		Peak* WWF (gpm)	Velocity (ft/s)	Peak* WWF (gpm)	Velocity (ft/s)	Peak* WWF (gpm)	Velocity (ft/s)
Belmont Park	6	313	3.6	Plan to go offline by 2030			
Cover’s Cove	3	89	4.0	89	4.0	Plan to go offline by 2050	
Cypress Point	8	713	4.6	810	5.2	933	6.0
Elbel	6	552	6.3	552	6.3	552	6.3
Friesenhahn	16	1,242	2	1,660	2.6	1,516	2.4
Homestead	8	553	3.5	905	5.8	908	5.8
Maxfli	4	162	4.1	162	4.1	162	4.1
Park	6	100	1.1	100	1.1	Plan to go offline by 2050	
Riata	6	321	3.7	321	3.7	321	3.7
Schertz Pkwy	6	182	2.1	182	2.1	Plan to go offline by 2050	
Smoke Pit	6	232	2.6	244	2.8	244	2.8
Northcliffe (Town Creek)	18	1,753	2.2	4,050	5.1	5,115	6.4

*Peak flows in this table represent peak flows through the force mains

All existing force mains have adequate capacity for existing and future peak flows since they have velocities below the maximum criterion (8 ft/s).

4.3.3 Summary

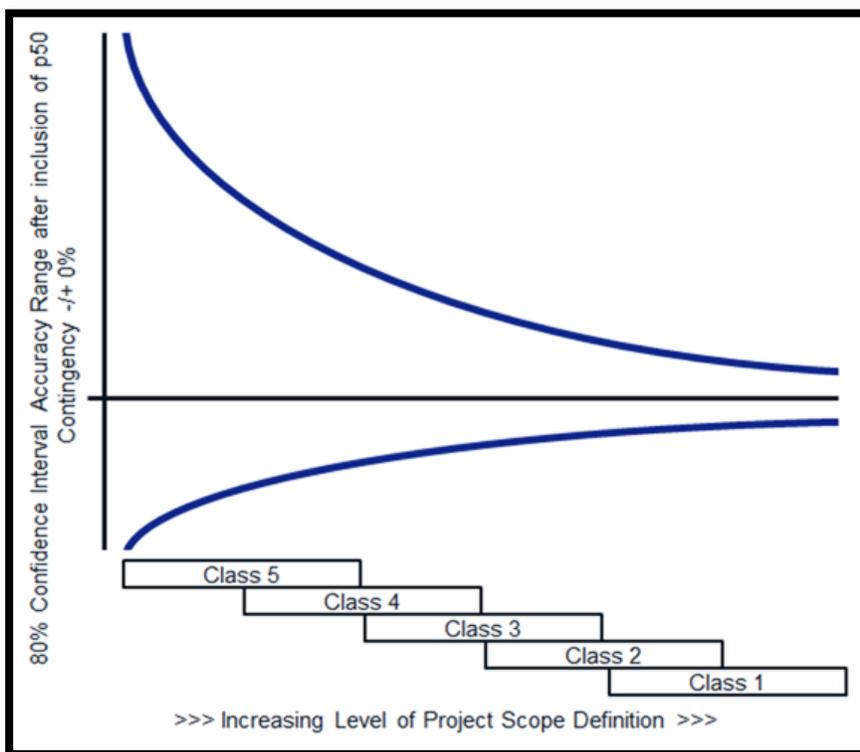
The recommendations outlined in this section were a joint effort with City personnel and LAN to identify improvements needed for the City’s sewer system. These improvements aim to address capacity limitations and accommodate the anticipated growth in the planning years of 2030 and 2050. The sewer collection system model should be maintained and updated as new projects are implemented and adjusted to address changes in development schedules.

5. CIP Cost Data

5.1 Cost Data

The Association for the Advancement of Cost Engineering (AACE) provides a cost estimate classification system that includes five classes of estimates. Each class has specific characteristics that indicate the level of detail of the cost estimate, with 5 being the least defined and 1 being the most defined. These classes are commonly used industry standards for engineers, contractors, and estimators. The accuracy range of an estimate narrows (becomes more accurate) as the project scope becomes more defined as shown in Figure 29 from AACE below. In the same figure, the approximate overlap of classes is shown as well in relation to the level of scope definition.

Figure 29: AACE Cost Estimate Classes



For this analysis, Class 4 estimating was identified as the appropriate, industry standard, estimation class. According to AACE, Class 4 estimates “are prepared for a number of purposes, such as but not limited to, detailed strategic planning, business development, project screening at more developed stages, alternative scheme analysis, confirmation of economic and/or technical feasibility and preliminary budget approval or approval to proceed to next stage”. The developed cost estimates are preliminary and rely on available information and standard preliminary engineering methods for Class 4 cost estimation. These methods were consistently applied to similar project components (e.g., pipelines, pump stations, lift stations, etc.) to facilitate comparison between different project alternatives.

Cost data for the proposed CIP projects was obtained from the following sources:

- TxDOT Online Bid Reports (past year)
- RS Means Database
- Cost Estimates from Past & Current City Projects
- Cost Estimates from Past & Current LAN Projects

Item costs were averaged from these sources and an inflation rate was applied to the costs for 2030 and 2050, which is discussed in detail in the following section. A 30% contingency factor was applied across all cost estimates, which reflects the range of accuracy of a Class 4 estimate.

For cost components that were highly variable and unpredictable at this stage of analysis, such as developing construction documents and construction management, estimates were derived from previous project experience and included as a percentage of the total construction costs.

5.2 Inflation Rate Calculation

In order to accurately capture construction prices for the future scenarios, an average yearly inflation rate was calculated and applied to the 2030 & 2050 project cost estimates. Three sources were consulted for historical inflation indexes including RS Means, Mortenson Construction Cost Indexes, and Turner Building Cost Indexes. Varying time frames of inflation were provided by these sources, but the data was not normalized to ensure that a wide range of indexes were included in the yearly inflation rate calculation. Additionally, these indexes are the average of nationwide data. Table 48 below shows the varying time frames and their associated total and yearly inflation rates. The median yearly inflation rate of this data is 3.91%, and this value was applied to the line items in the 2030 and 2050 cost estimates. See Appendix 28 for inflation rate source data.

Table 48: Yearly Inflation Rate Calculations

Time Frame	Total Inflation Rate	Yearly Inflation Rate
RS Means Historical Inflation Indexes		
2020 to 2024	128%	6.31%
2010 to 2024	169%	3.81%
2000 to 2024	251%	3.91%
1990 to 2024	309%	3.38%
1980 to 2024	454%	3.50%
Mortenson Historical Inflation Indexes		
2020 to 2023	132%	9.65%
2010 to 2023	188%	5.93%
Turner Historical Inflation Indexes		
2020 to 2023	117%	5.27%
2010 to 2023	172%	4.25%
2000 to 2023	231%	3.70%
1996 to 2024	272%	3.77%
Average:		4.86%
Median:		3.91%

5.3 CIP Projects Estimates of Probable Cost

From the data discussed in the previous two sections, individual cost estimates were created for each CIP project and can be found in Appendix 29.

Table 49: Near Term Water CIP Projects Estimate of Probable Costs

Project Number	Project Name	Total Project Cost
Near Term CIP		
System Improvement Projects		
NT-W1**	Bubbling Springs 6" WL Replacement	\$763,000
NT-W2	Corbett Pump Station & 3.0 MG GST	\$8,600,000
NT-W3	Ware Seguin Pump Station Operational Improvement	\$175,000
NT-W4	12" WL from Ware Seguin to Lower Seguin	\$1,538,000
NT-W5	Fred Couples to Schwab	\$455,556
NT-W6	Schwab to Eckhardt	\$1,600,000
NT-W7**	Graytown to Pfeil	\$1,550,000
NT-W8**	FM 78 Water Line Replacement	\$875,000
NT-W9**	Moonlight Meadow Dr & Lost Meadow Dr WL Replacement	\$3,000,000
NT-W10**	Robinhood Way WL Replacement	\$4,650,000
NEAR TERM TOTAL:		\$23,206,556

Note: Projects denoted by ** indicate that it has both growth & system improvement components.

2024 Water & Wastewater Master Plan & CIP

Table 50: 2030 Water CIP Projects Estimate of Probable Costs

Project Number	Project Name	Total Project Cost
Proposed 2030 CIP		
Growth Projects		
2030-W1	12" WL from Tri-County Extension to Cibolo Valley Drive	\$4,788,000
2030-W2	Raf Burnette Rd 12" WL Improvements	\$1,438,000
2030-W3	8" WL from Ray Corbett Dr to Lower Seguin Rd	\$3,688,000
2030-W4**	Trainer Hale Rd 2" WL Replacement & 8" WL Improvement	\$9,850,000
2030-W5**	Boenig Dr S 6" WL Replacement & 8" WL Improvement	\$6,388,000
2030-W6	Live Oak to IH-35 24" Transmission Main	\$32,075,000
2030-W7	Ware Seguin Pump Station Expansion Phase 1	\$5,213,000
2030-W8	IH-10 8" WL Improvements	\$6,063,000
2030 Growth Subtotal:		\$69,503,000
System Improvement Projects		
2030-W9	PRV Installation for Proposed Southwest Pressure Plane	\$413,000.0
2030-W10**	River Rd 6" WL Replacement	\$2,325,000
2030 System Improvement Projects Subtotal:		\$2,738,000
2030 TOTAL:		\$72,241,000

Note: Projects denoted by ** indicate that it has both growth & system improvement components.

Table 51: 2050 Water CIP Projects Estimate of Probable Costs

Project Number	Project Name	Total Project Cost
Proposed 2050 CIP		
Growth Projects		
2050-W1	Corbett Pump Station Expansion	\$1,663,000
2050-W2	FM 2252 8" WL Improvements	\$8,800,000
2050-W3	Ware Seguin Pump Station Expansion Phase 2	\$2,725,000
2050-W4	Beck St 6" WL Replacement	\$5,288,000
2050-W5	Raf Burnette Rd 8" WL Improvements	\$4,438,000
2050-W6	IH-35 Pump Station & 3.0 MG GST	\$42,188,000
2050-W7	IH-10 & FM 1518 8" WL Improvements	\$3,075,000
2050 Growth Subtotal:		\$68,177,000
System Improvement Projects		
2050-W8	Lower Seguin Rd 8" WL Replacement	\$4,775,000
2050 System Improvement Projects Subtotal:		\$4,775,000
2050 TOTAL:		\$72,952,000

Table 52: Near Term Wastewater CIP Projects Estimate of Probable Costs

Project Number	Project Name	Total Project Cost
Near Term CIP		
Growth Projects		
NT-S1	Town Creek Phase IV 24" - Section 1	\$6,875,000
NT-S2	Town Creek Phase IV 12" - Section 2	\$2,925,000
NT-S3	Town Creek Phase V 24"	\$10,425,000
NT-S4**	Upsize Lookout Line	\$3,838,000
NT-S5**	Upsize Tri County Line	\$2,084,800
NT-S6	Cibolo West Main	\$16,213,000
NT-S7	Woman Hollering Creek Lift Station, Gravity Lines, and Force Main	\$3,400,000+
Near Term Growth Subtotal:		\$45,760,800
System Improvement Projects		
NT SI-1	Decommission Tri County Lift Station	\$88,000
NT SI-2	Decommission Corbett Lift Station	\$1,500,000
NT SI-3	Decommission Sedona Lift Station & Woman Hollering Creek WWTP	\$175,000
Near Term System Improvement Projects Subtotal:		\$1,763,000
NEAR TERM TOTAL:		\$47,523,800

Note: Projects denoted by ** indicate that it has both growth & system improvement components.

+Original 2009 master plan cost was \$9,000,000 and the 2024 construction cost was \$13,000,000 resulting in a difference of \$3,400,000.

2024 Water & Wastewater Master Plan & CIP

Table 53: 2030 Wastewater CIP Projects Estimate of Probable Costs

Project Number	Project Name	Total Project Cost
Proposed 2030 CIP		
Growth Projects		
2030-S1	Hope Lane 8" Gravity Line	\$2,025,000
2030-S2	Old Wiederstein Road 8"	\$1,338,000
2030-S3	Union Pacific Railroad 8" - Section 1	\$2,563,000
2030-S4	Union Pacific Railroad 8" - Section 2	\$400,000
2030-S5	Wiederstein Road 8"	\$1,663,000
2030-S6	Schaefer Road 8" - Section 1	\$4,913,000
2030-S7	Schaefer Road 8" - Section 2	\$1,938,000
2030-S8	Aranda 8"	\$475,000
2030-S9	Weir Road 10"	\$2,525,000
2030-S10	Trainer Hale Road 10"	\$1,038,000
2030-S11	Ware Seguin Road 8"	\$3,113,000
2030-S12	FM 1518 8"	\$400,000
2030-S13	I-10 8" - Section 1	\$2,713,000
2030-S14	Boenig Drive 8"	\$2,963,000
2030-S15	N Greytown Road 8"	\$1,275,000
2030 Growth Subtotal:		\$29,342,000
System Improvement Projects		
2030 SI-1**	Friesenhahn West Line WW Upsize	\$8,175,000
2030 SI-2**	Fairlawn WW Upsize	\$1,375,000
2030 SI-3**	Cibolo Crossing WW Line Upsize	\$1,288,000
2030 SI-4**	Woodland Oak Drive Replacements	\$338,000
2030 SI-5**	Old Wiederstein WW Upsize	\$5,050,000
2030 SI-6**	Northcliffe Lift Station Upgrade	\$7,838,000
2030 SI-7	Decommission Belmont Park Lift Station	\$463,000
2030 System Improvement Projects Subtotal:		\$24,527,000
2030 TOTAL:		\$53,869,000

Note: Projects denoted by ** indicate that it has both growth & system improvement components.

Table 54: 2050 Wastewater CIP Projects Estimate of Probable Costs

Project Number	Project Name	Total Project Cost
Proposed 2050 CIP		
Growth Projects		
2050-S1	I-35 N 8"	\$9,088,000
2050-S2	Friesenhahn Lane 8"	\$6,500,000
2050-S3	Schaefer Road 8" - Section 3	\$5,713,000
2050-S4	Corbett JH 8"	\$2,888,000
2050-S5	Lower Seguin Road 8"	\$1,338,000
2050-S6	I-10 8" - Section 2	\$3,338,000
2050 Growth Subtotal:		\$28,865,000
System Improvement Projects		
2050 SI-1	Cypress Point Lift Station Upgrade	\$1,463,000
2050 SI-2	Decommission Schertz Parkway Lift Station	\$238,000
2050 SI-3	Decommission Park Lift Station	\$3,663,000
2050 SI-4	Decommission Cover's Cove Lift Station	\$238,000
2050 System Improvement Projects Subtotal:		\$5,602,000
2050 TOTAL:		\$34,467,000

6. LIST OF APPENDICES

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Appendix 8 - Planned & Existing Commercial Developments Comparison to Water CCN

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Appendix 10 - Water CCN Service Area & Comprehensive Land Use

SECTION 3

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Appendix 23 – Sanitary Sewer Overflows with 2030 Wet Weather Flows

Appendix 24 – 2030 Wastewater System Improvement Projects

Appendix 25 – 2050 Wastewater System Growth Projects

Appendix 26 – Max Depth to Diameter With 2050 Dry Weather Flows

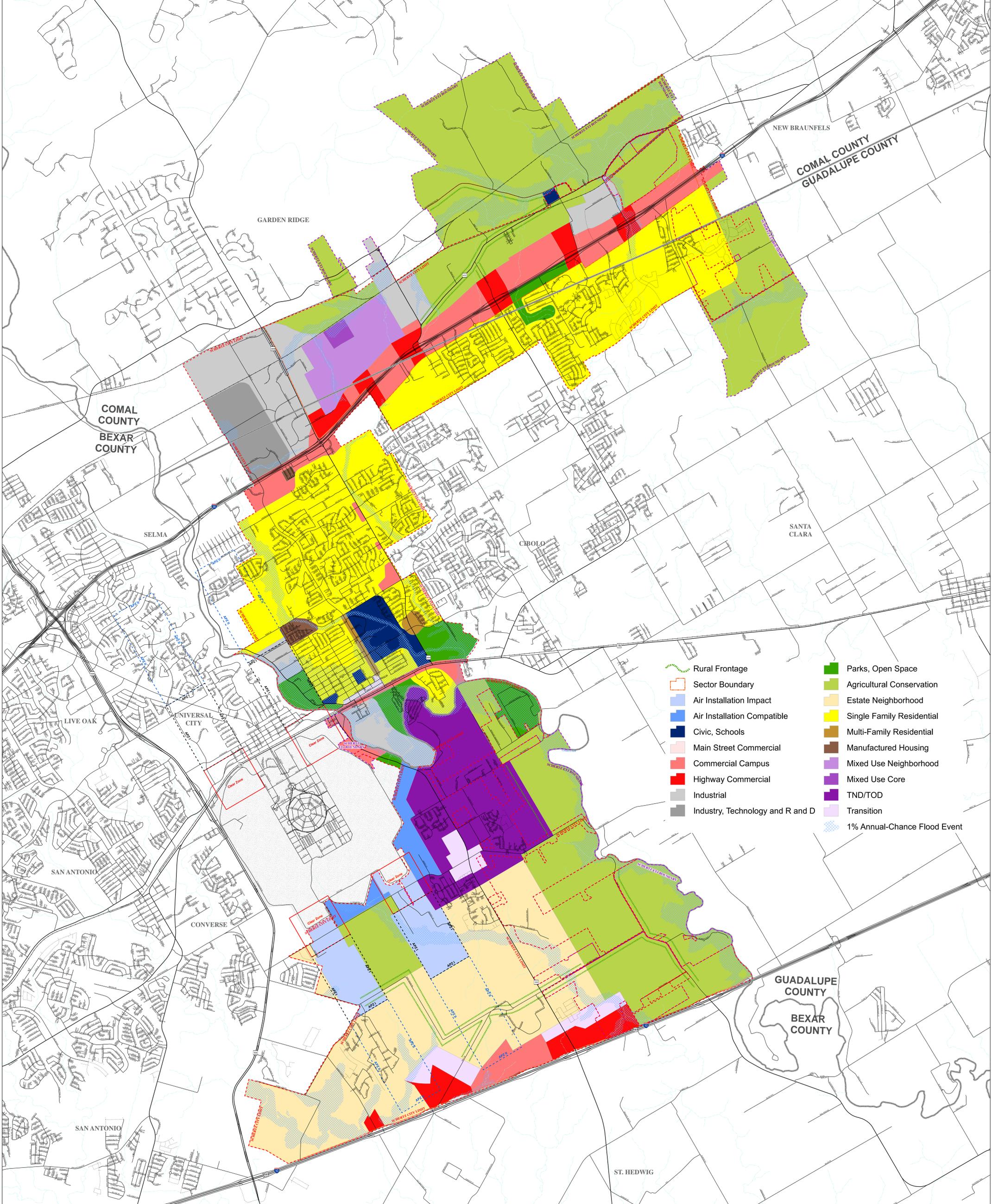
Appendix 27 – 2050 Wastewater System Improvement Projects

SECTION 5

Appendix 28 – Inflation Rate Calculation Sources

Appendix 29 – CIP Projects Cost Estimates

**APPENDIX 1 - 2018
COMPREHENSIVE
LAND USE PLAN**

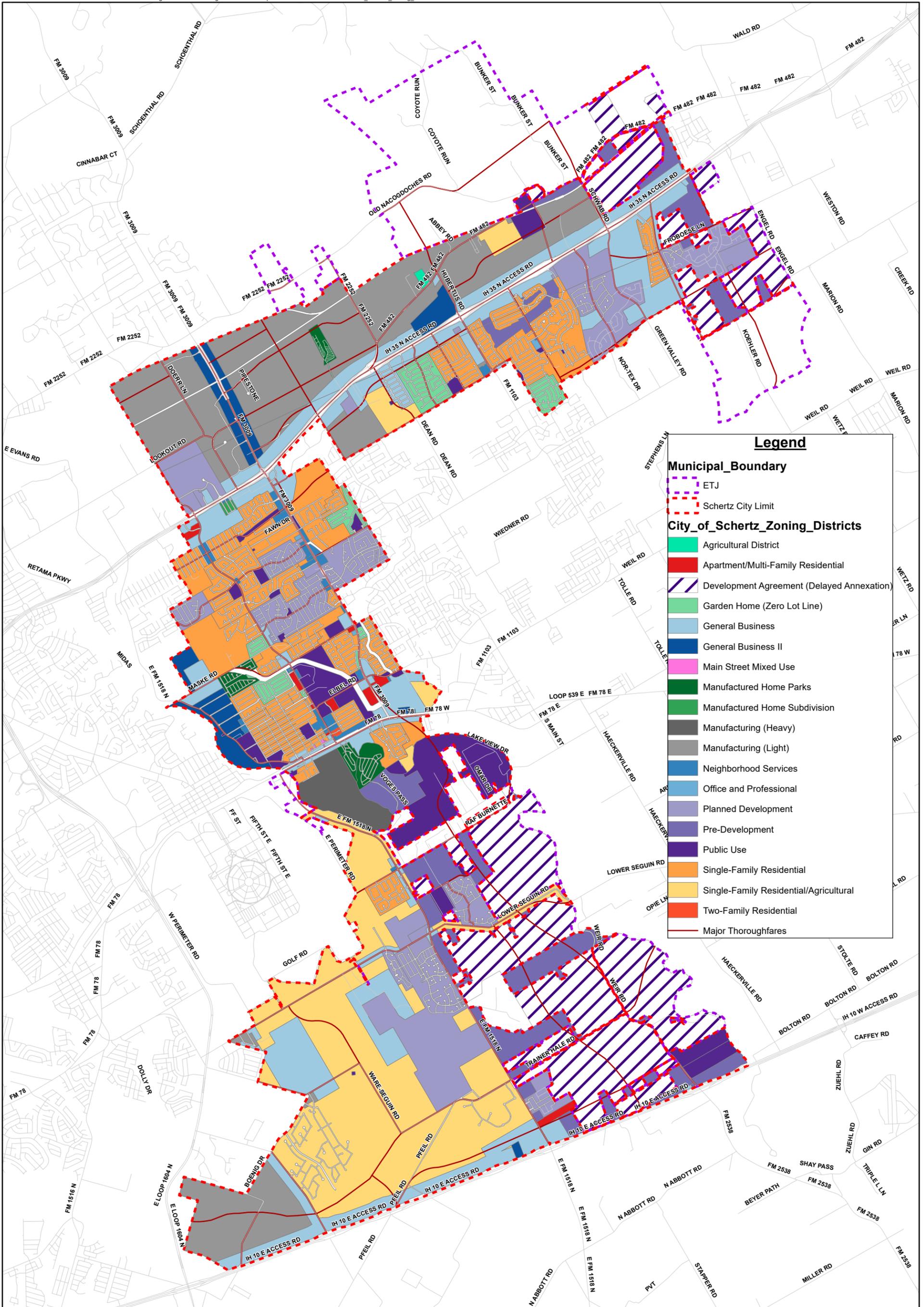


- Rural Frontage
- Sector Boundary
- Air Installation Impact
- Air Installation Compatible
- Civic, Schools
- Main Street Commercial
- Commercial Campus
- Highway Commercial
- Industrial
- Industry, Technology and R and D
- Parks, Open Space
- Agricultural Conservation
- Estate Neighborhood
- Single Family Residential
- Multi-Family Residential
- Manufactured Housing
- Mixed Use Neighborhood
- Mixed Use Core
- TND/TOD
- Transition
- 1% Annual-Chance Flood Event



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APPENDIX 2 - ZONING MAP



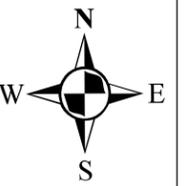
City of Schertz Zoning Map

8/4/2022



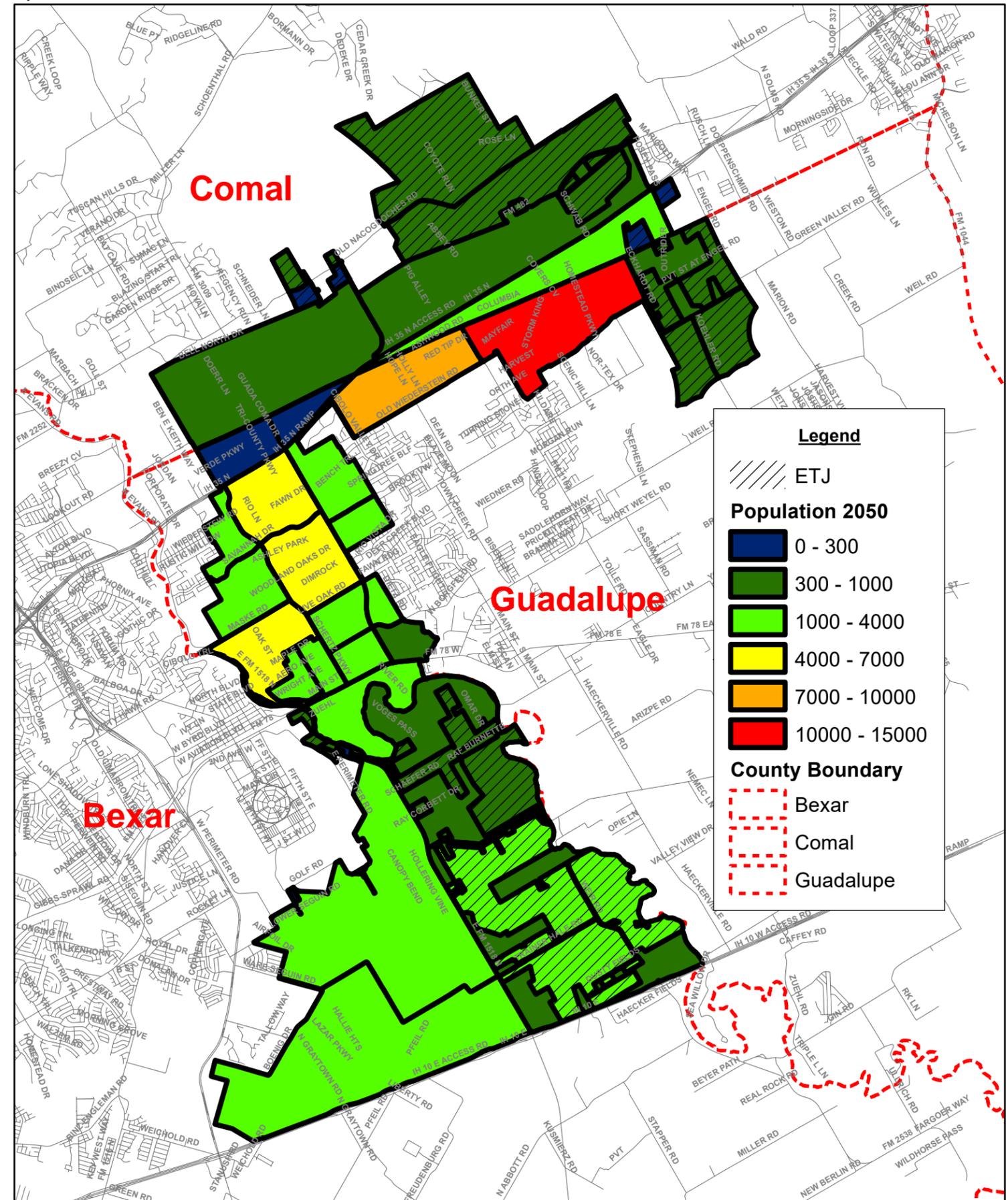
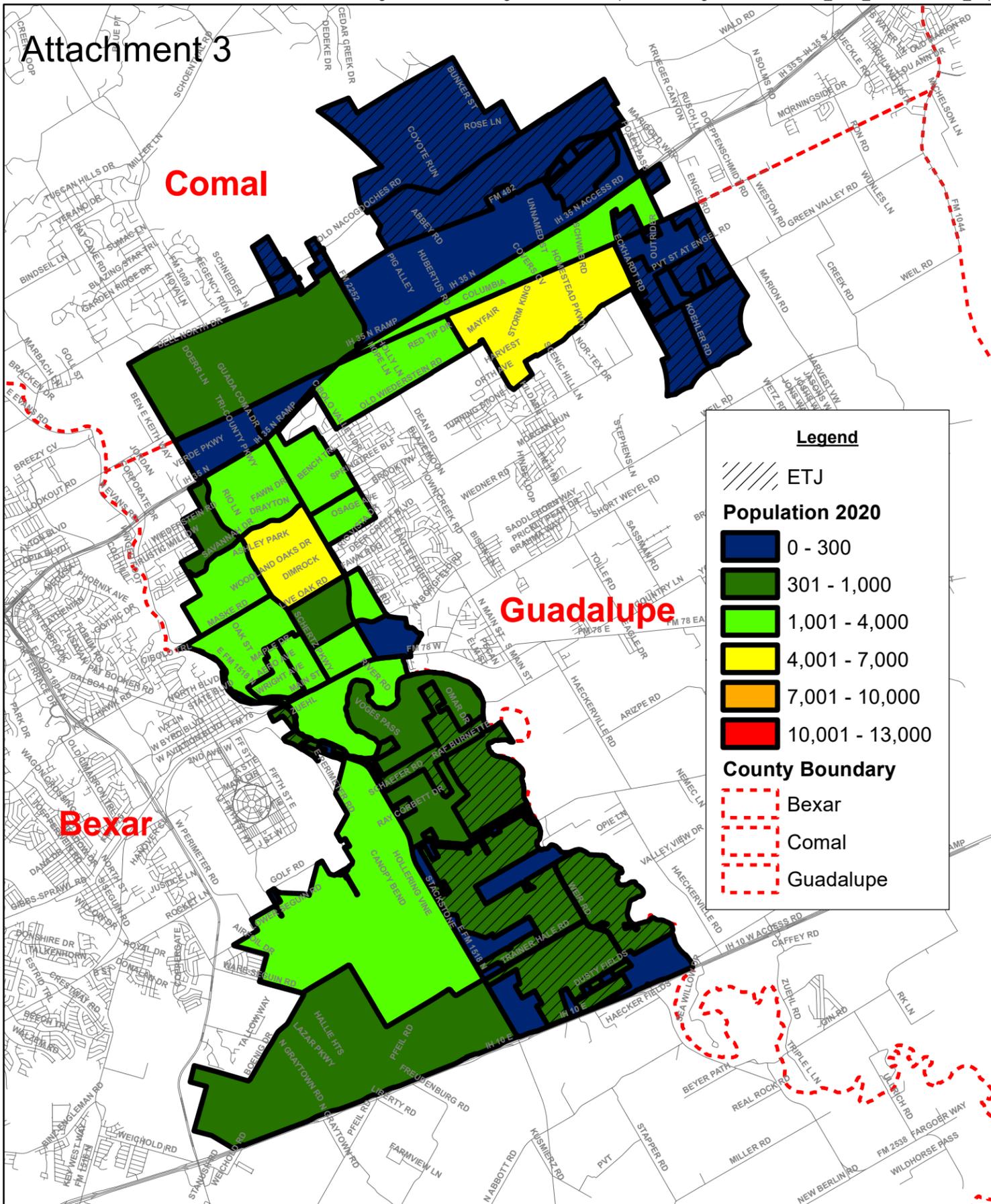
Lockwood, Andrews & Newnam, Inc.
A LEO A DALY COMPANY

0 5,000 10,000 Feet



**APPENDIX 3 - 30
YEAR POPULATION
DISTRIBUTION
PROJECTIONS**

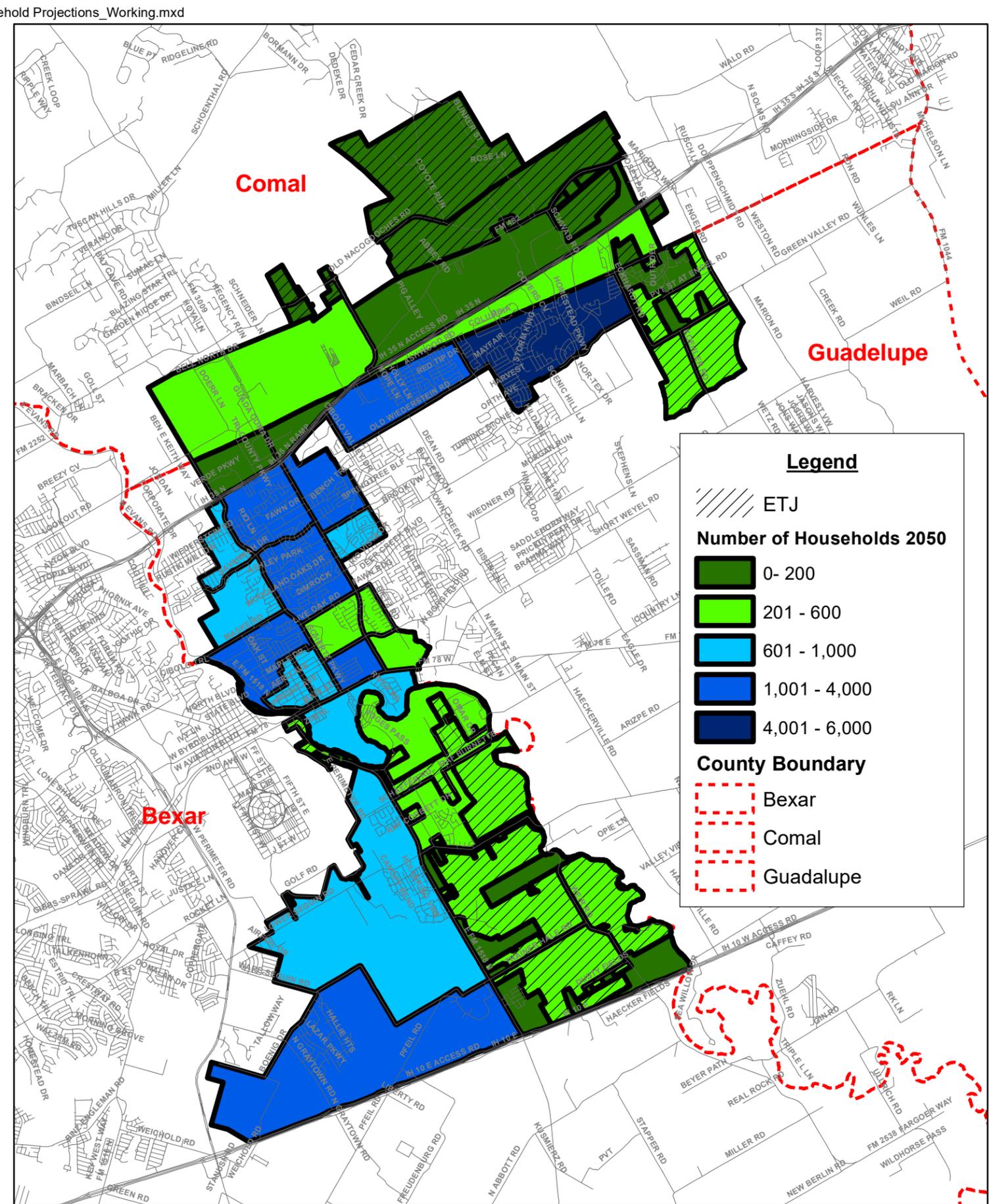
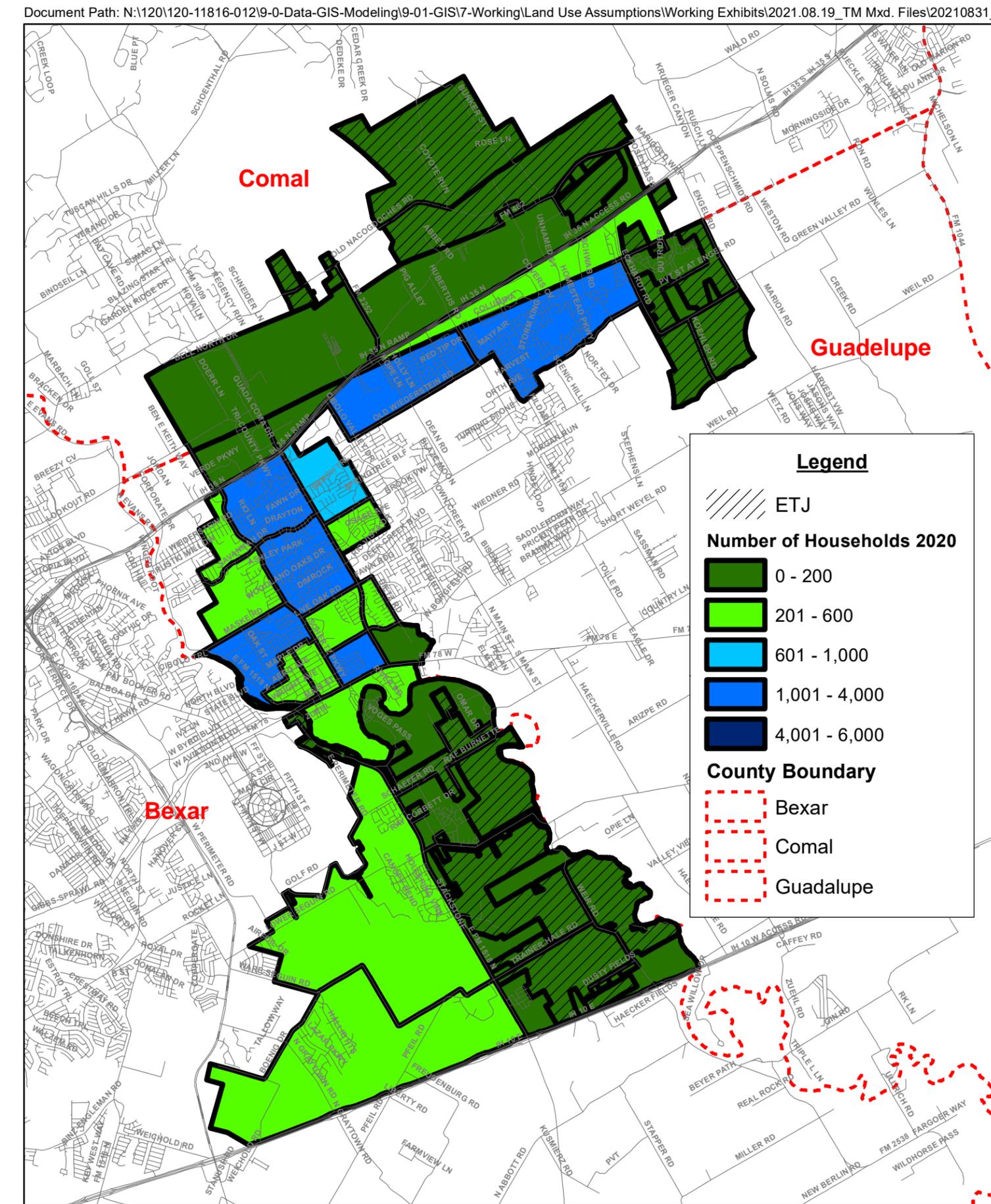
Attachment 3



Schertz 2020 Population Distribution

Schertz 2050 Population Distribution
8/4/2022

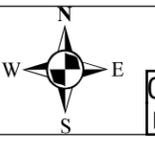
**APPENDIX 4 - 30
YEAR HOUSING
DISTRIBUTION
PROJECTIONS**



Schertz 2020 Residential Housing Distribution

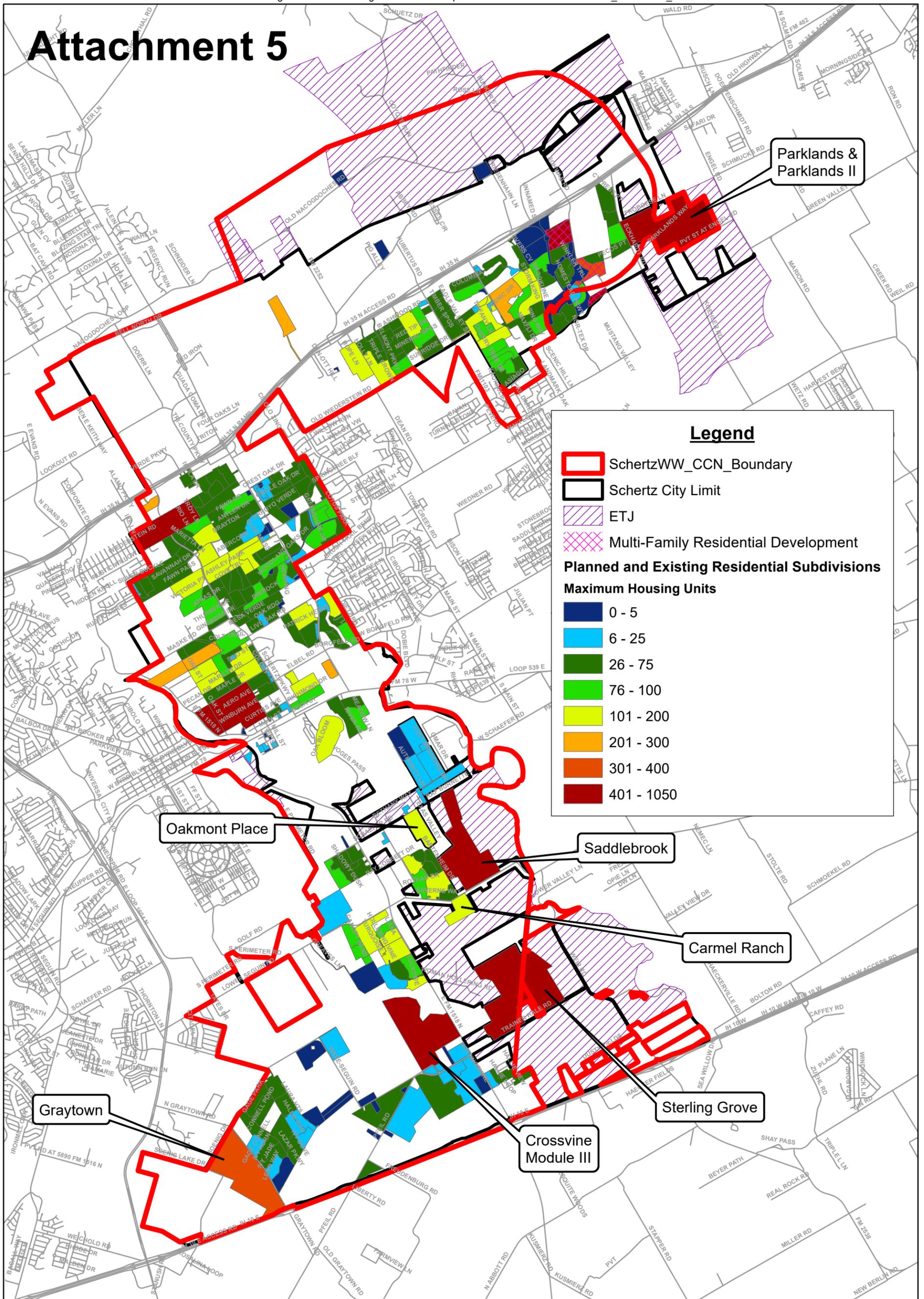
Schertz 2050 Residential Housing Distribution

1/11/2022

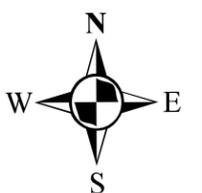


**APPENDIX 5 - PLANNED &
EXISTING RESIDENTIAL
DEVELOPMENTS COMPARISON
TO WASTEWATER CCN**

Attachment 5

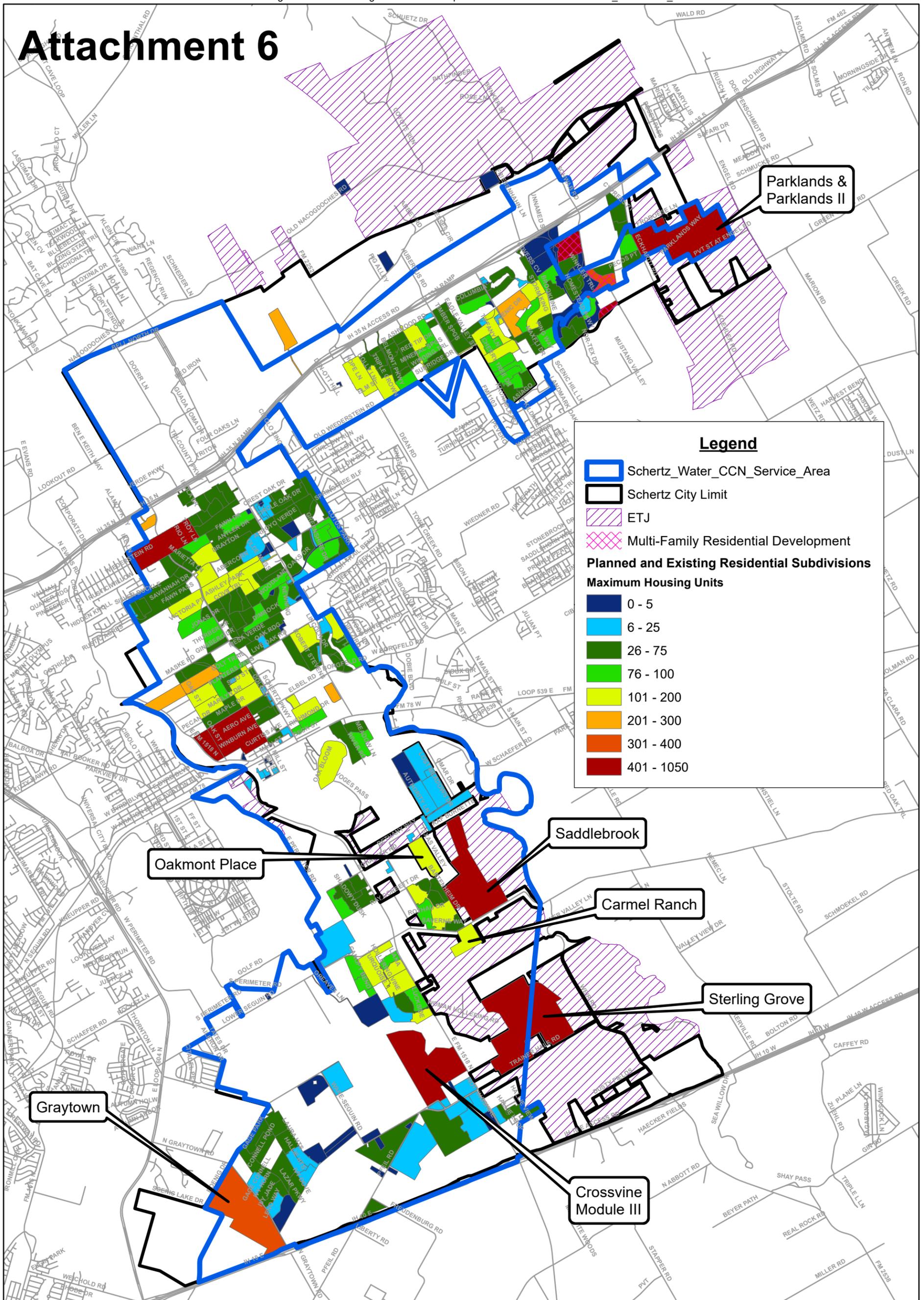


Schertz Planned and Existing Residential Developments Comparison to Wastewater CCN Service Area 8/8/2022



**APPENDIX 6 - PLANNED &
EXISTING RESIDENTIAL
DEVELOPMENTS COMPARISON
TO WATER CCN**

Attachment 6



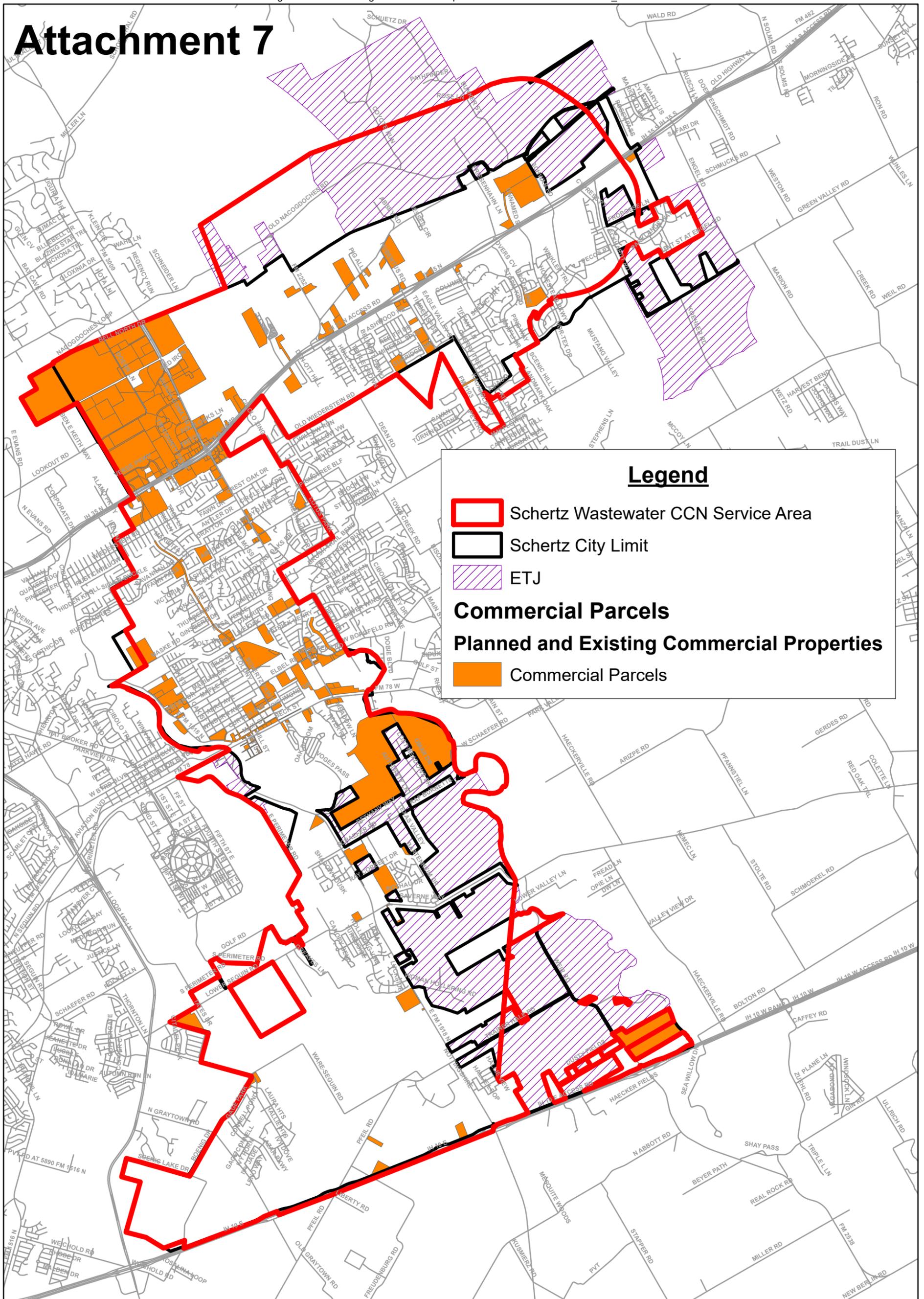
Schertz Planned and Existing Residential Developments Comparison to Water CCN Service Area

8/8/2022



**APPENDIX 7 - PLANNED &
EXISTING COMMERCIAL
DEVELOPMENTS COMPARISON
TO WASTEWATER CCN**

Attachment 7



Legend

- Schertz Wastewater CCN Service Area
- Schertz City Limit
- ETJ

Commercial Parcels
Planned and Existing Commercial Properties

- Commercial Parcels

Schertz Planned and Existing Commercial Developments Comparison to Wastewater CCN Service Area

8/16/2022



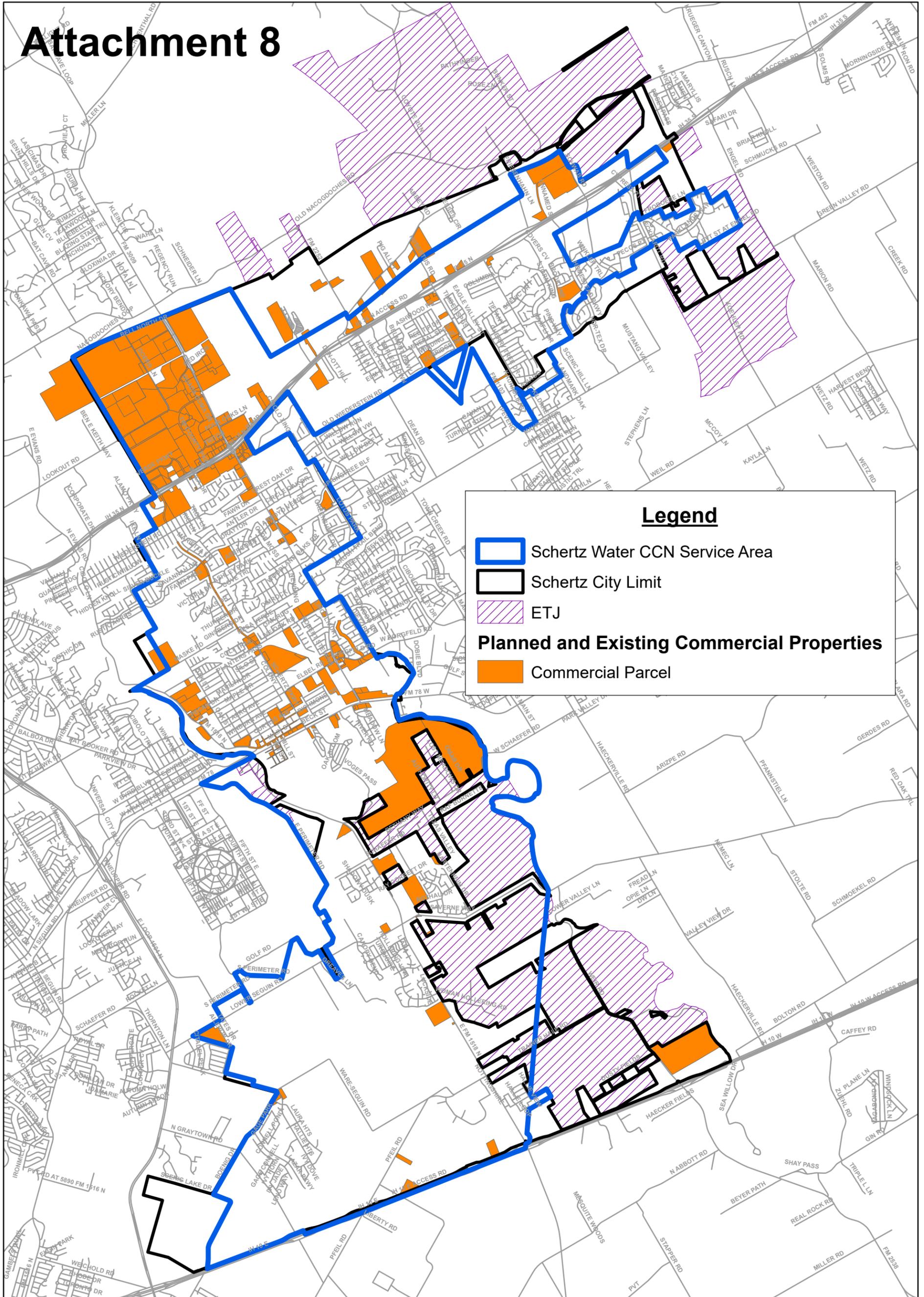
**Lockwood, Andrews
& Newnam, Inc.**
A LEO A DALY COMPANY



0 5,000 10,000
Feet

**APPENDIX 8 - PLANNED &
EXISTING COMMERCIAL
DEVELOPMENTS COMPARISON
TO WATER CCN**

Attachment 8



Legend

- Schertz Water CCN Service Area
- Schertz City Limit
- ETJ

Planned and Existing Commercial Properties

- Commercial Parcel

Schertz Planned and Existing Commercial Developments Comparison to Water CCN Service Area

8/16/2022



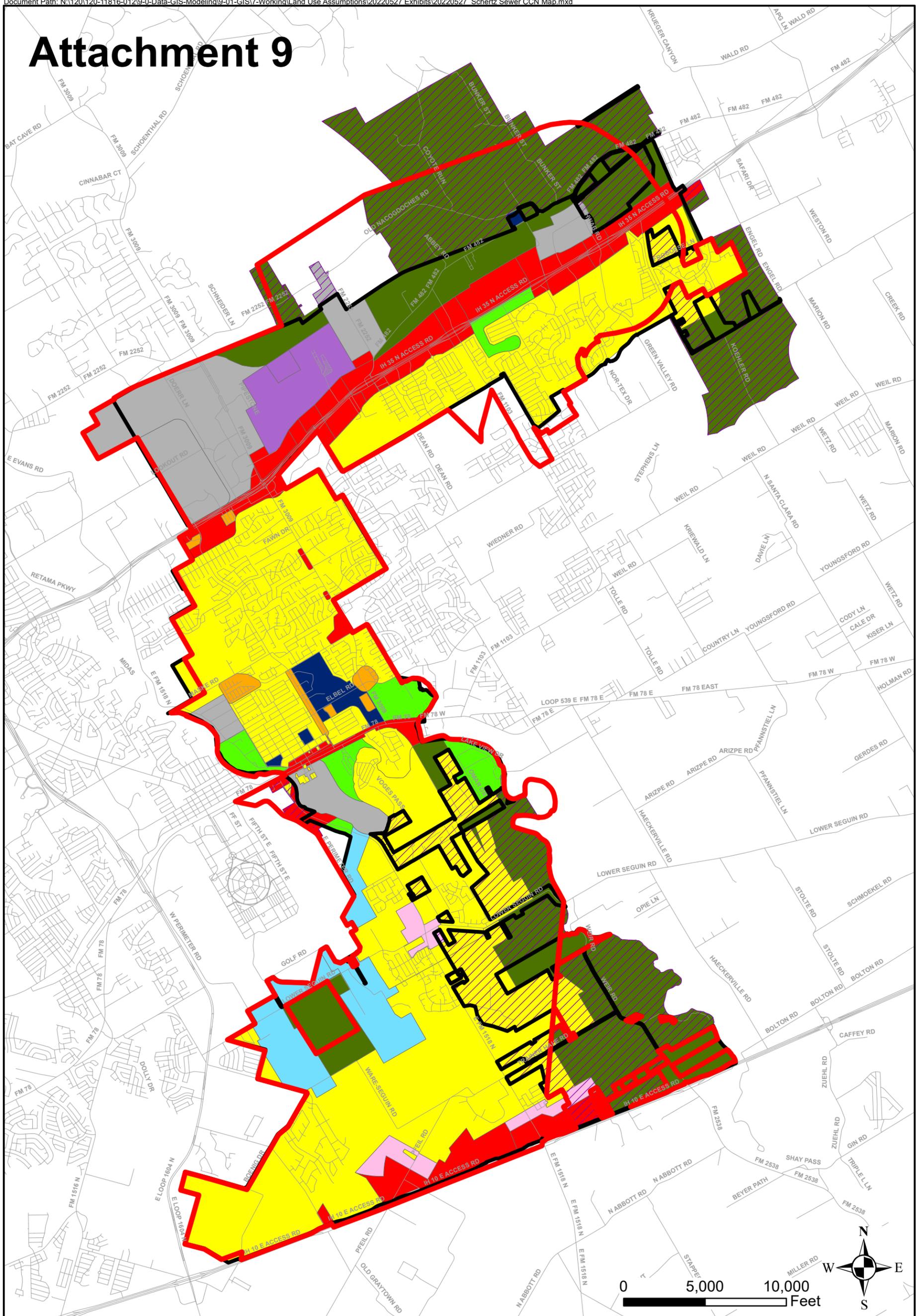
Lockwood, Andrews & Newnam, Inc.
A LEO A DALY COMPANY



0 5,000 10,000 Feet

**APPENDIX 9 - WASTEWATER
CCN SERVICE AREA &
COMPREHENSIVE LAND USE**

Attachment 9



Legend

- | | | |
|---------------------------------------|---------------------------|---------------------------|
| ETJ | Future Land Use | Mixed Use |
| Schertz City Limit | Agricultural Conservation | Multi-Family Residential |
| Schertz Sewer CCN Service Area | Air Installation | Parks, Open Space |
| Schertz Sewer CCN Service Area | Civic, Schools | Single Family Residential |
| | Commercial | Transition |
| | Industrial | |

Schertz CCN Sewer Service Area Map Supported Land Uses

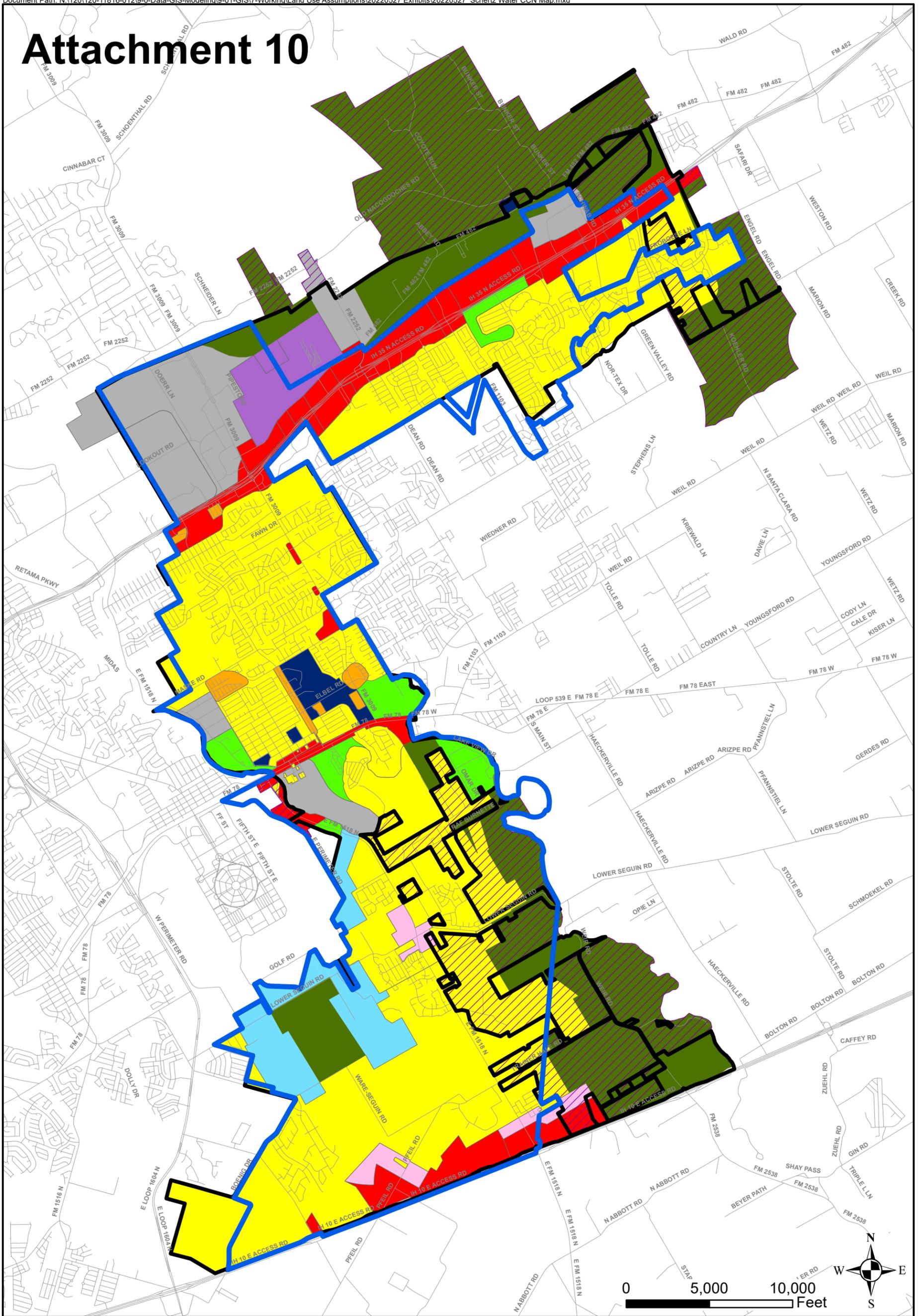
8/8/2022



**Lockwood, Andrews
& Newnam, Inc.**
A LEO A DALY COMPANY

**APPENDIX 10 - WATER CCN
SERVICE AREA &
COMPREHENSIVE LAND USE**

Attachment 10



Legend

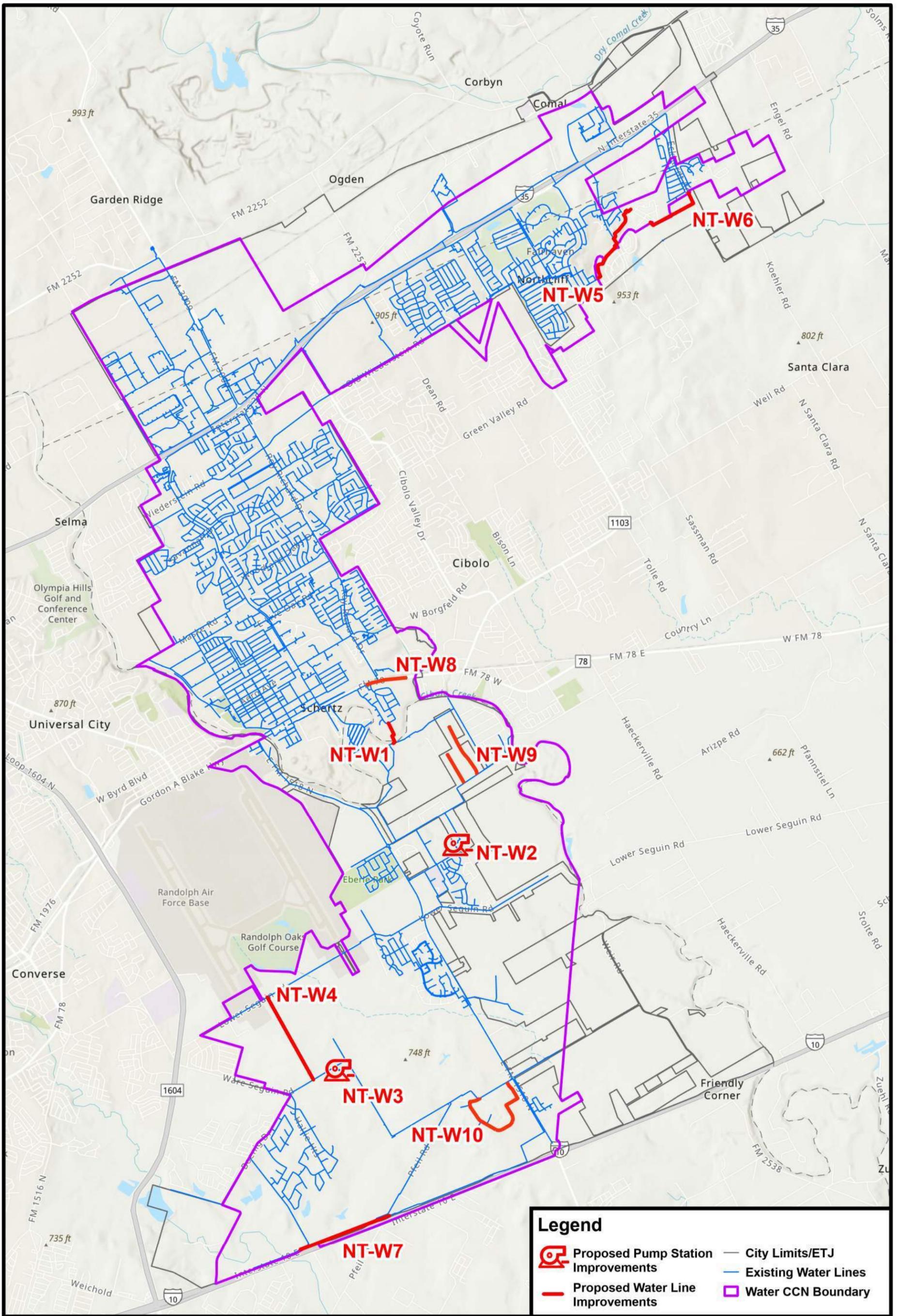
- | | | |
|---------------------------------------|---------------------------|---------------------------|
| ETJ | Future Land Use | Mixed Use |
| Schertz City Limit | Agricultural Conservation | Multi-Family Residential |
| Schertz Water CCN Service Area | Air Installation | Parks, Open Space |
| Schertz Water CCN Service Area | Civic, Schools | Single Family Residential |
| | Commercial | Transition |
| | Industrial | |

**Schertz
CCN Water Service Area Map
Supported Land Uses
8/8/2022**



**Lockwood, Andrews
& Newnam, Inc.**
A LEO A DALY COMPANY

**APPENDIX 11 - NEAR
TERM WATER CIP
MAP**



Legend

- Proposed Pump Station Improvements
- Proposed Water Line Improvements
- Existing Water Lines
- Water CCN Boundary
- City Limits/ETJ

NEAR TERM WATER CIP MAP



Planning
Engineering
Program Management

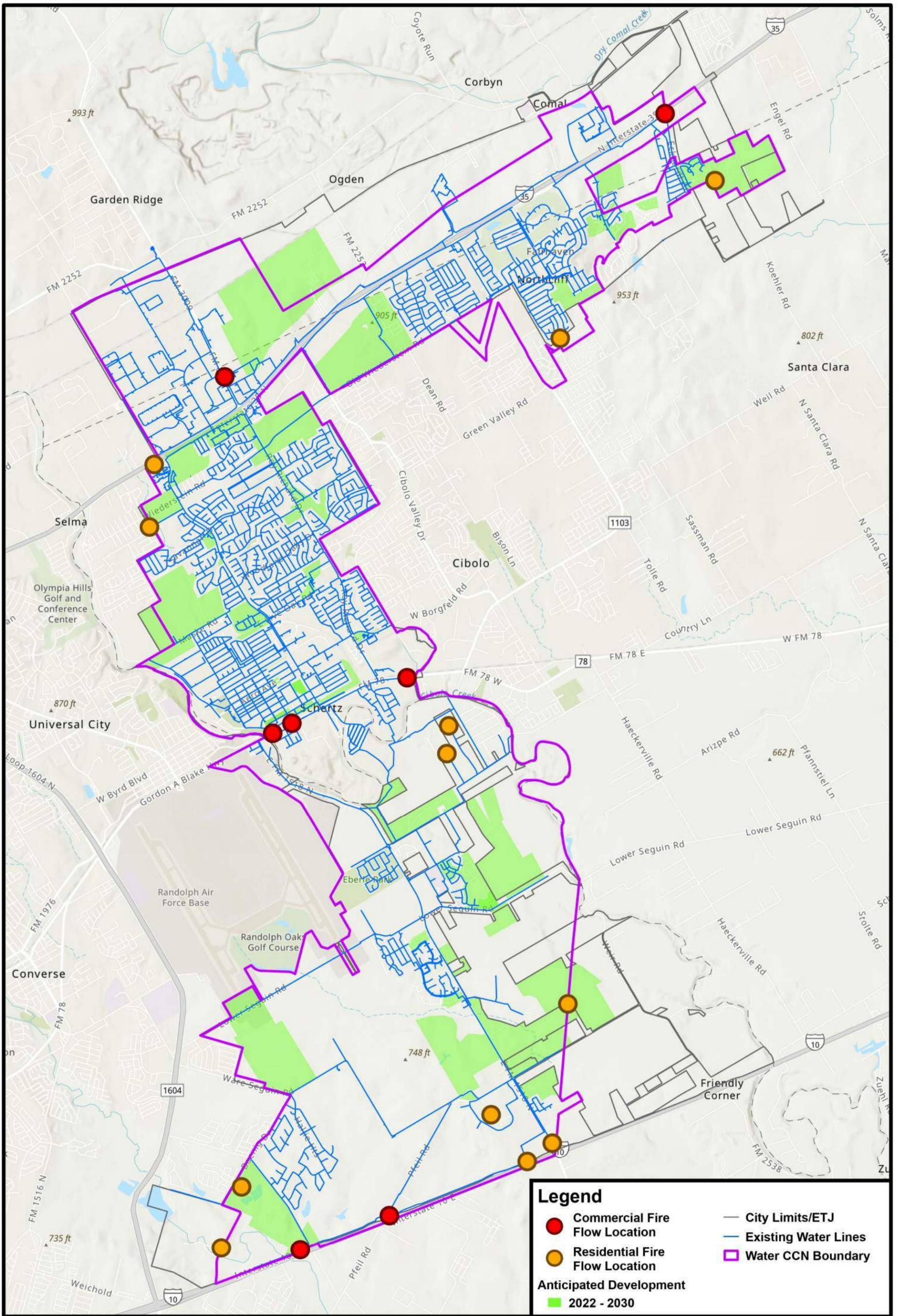


0 3,500 7,000

14,000 Feet



**APPENDIX 12 - 2030
FIRE FLOW
ANALYSIS
LOCATIONS**



Legend

- Commercial Fire Flow Location
- Residential Fire Flow Location
- Water CCN Boundary
- City Limits/ETJ
- Existing Water Lines

Anticipated Development

- 2022 - 2030

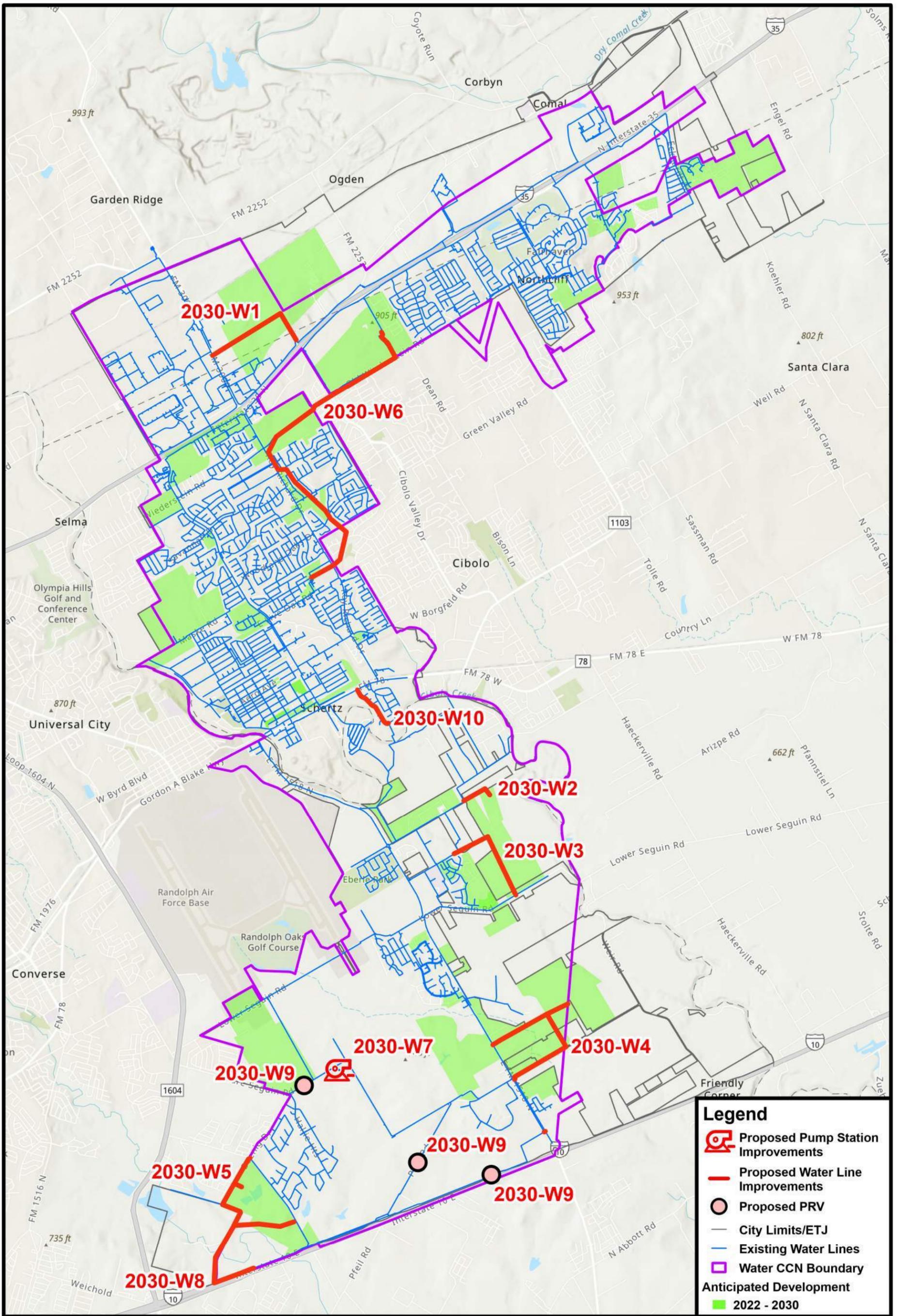
FIRE FLOW ANALYSIS LOCATIONS



Planning
Engineering
Program Management



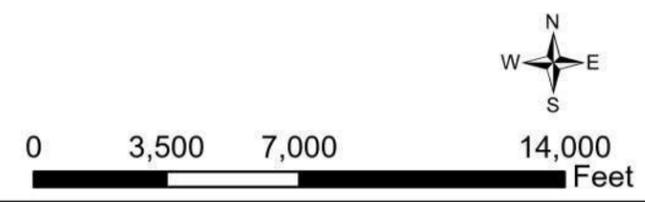
APPENDIX 13 - 2030 WATER CIP MAP



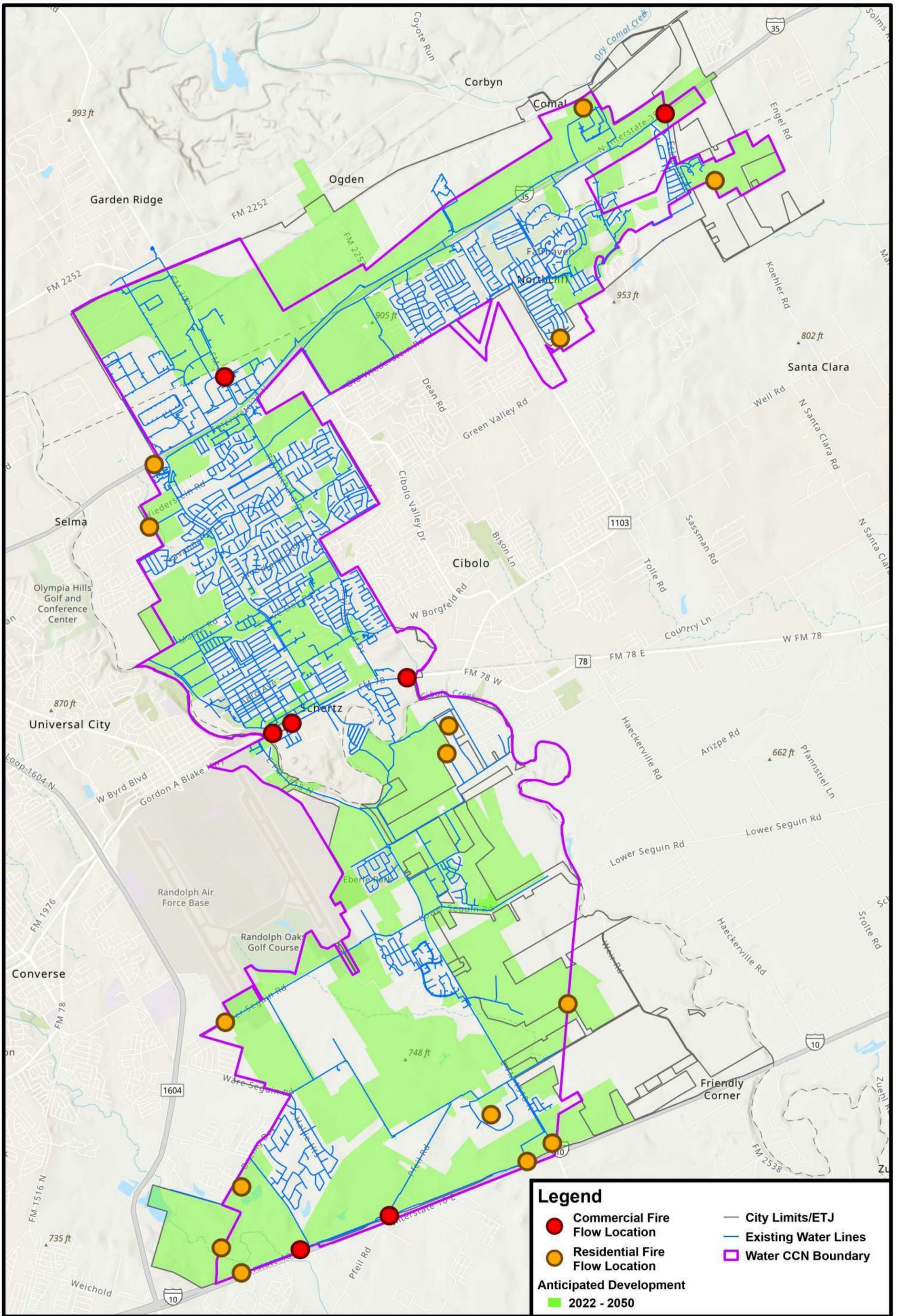
Legend

- Proposed Pump Station Improvements
- Proposed Water Line Improvements
- Proposed PRV
- City Limits/ETJ
- Existing Water Lines
- Water CCN Boundary
- Anticipated Development 2022 - 2030

2030 WATER CIP MAP



**APPENDIX 14 - 2050
FIRE FLOW
ANALYSIS
LOCATIONS**



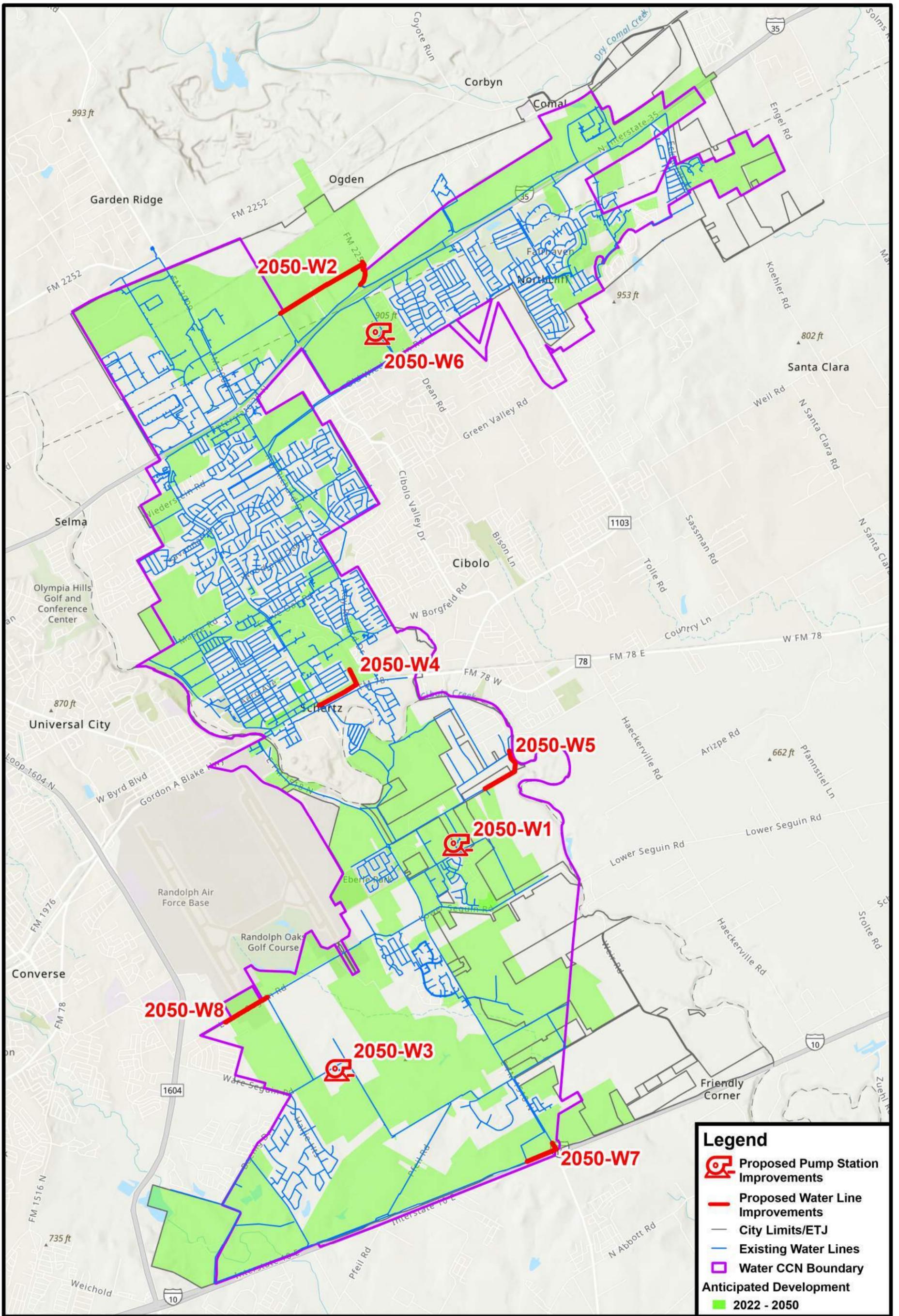
2050 FIRE FLOW ANALYSIS LOCATIONS



Planning
Engineering
Program Management



APPENDIX 15 - 2050 WATER CIP MAP



2050 WATER CIP MAP

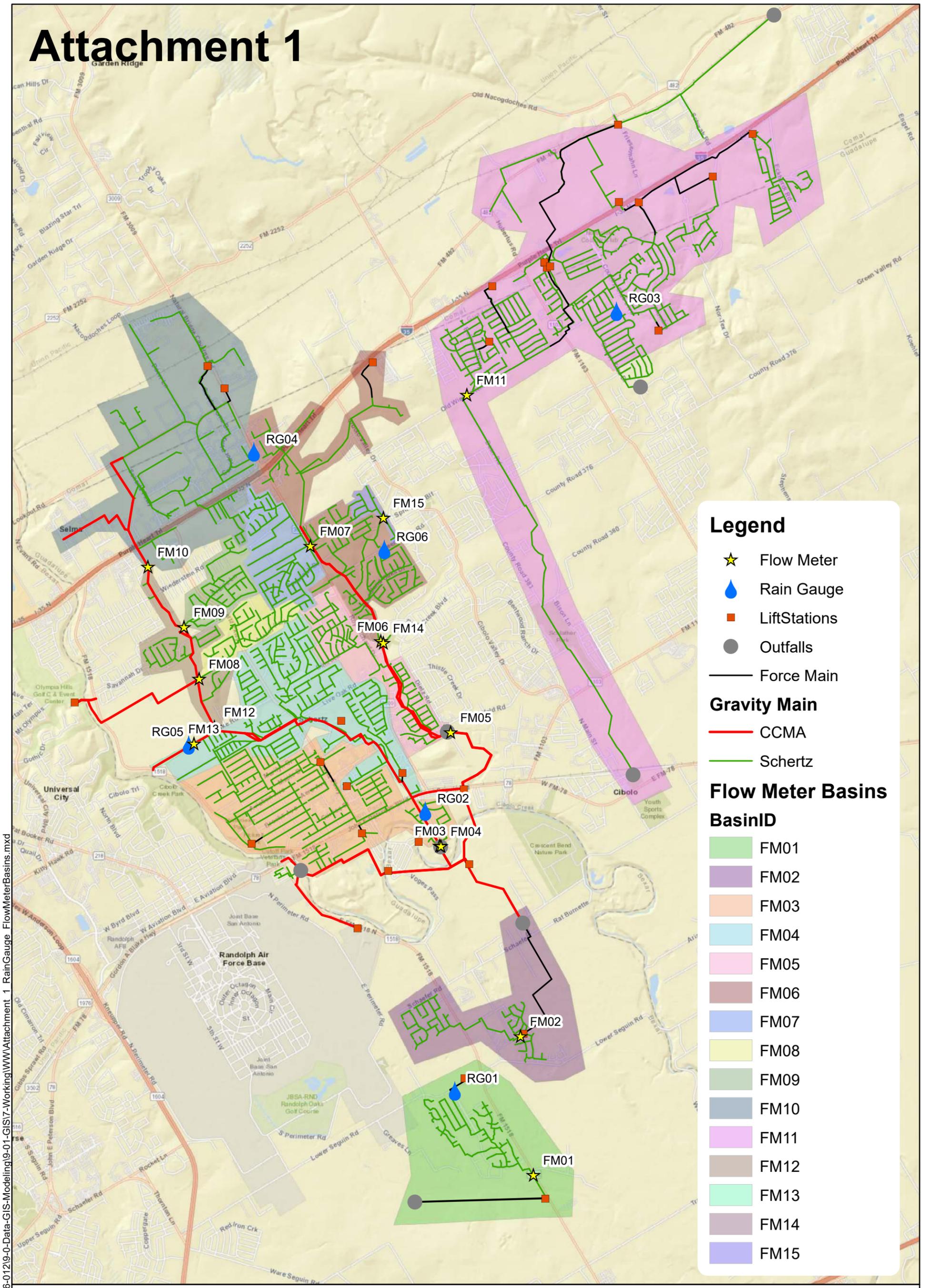


Planning
Engineering
Program Management



**APPENDIX 16 - FLOW
METER, METER
BASIN, & RAIN
GAUGE LOCATION
MAP**

Attachment 1

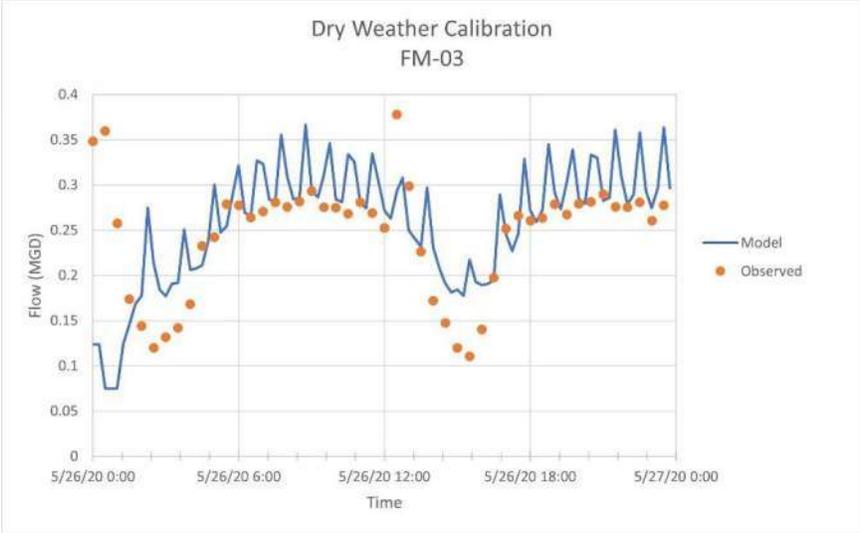
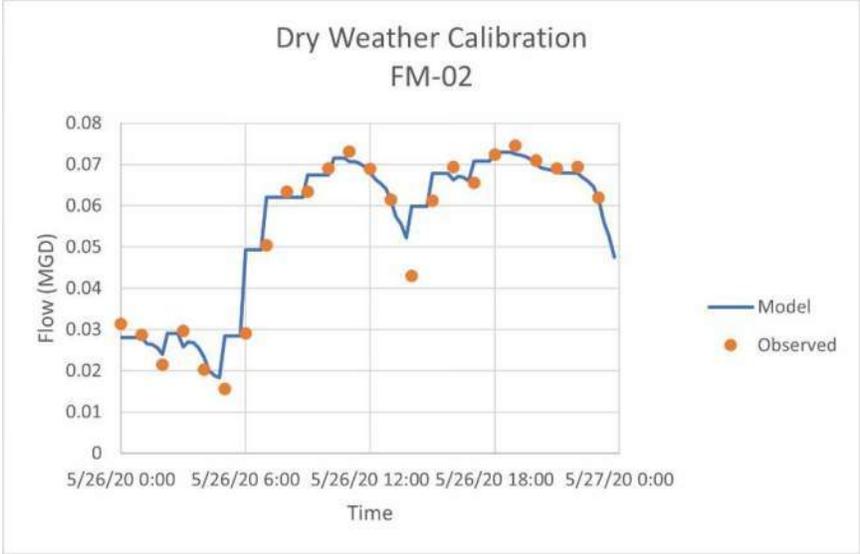
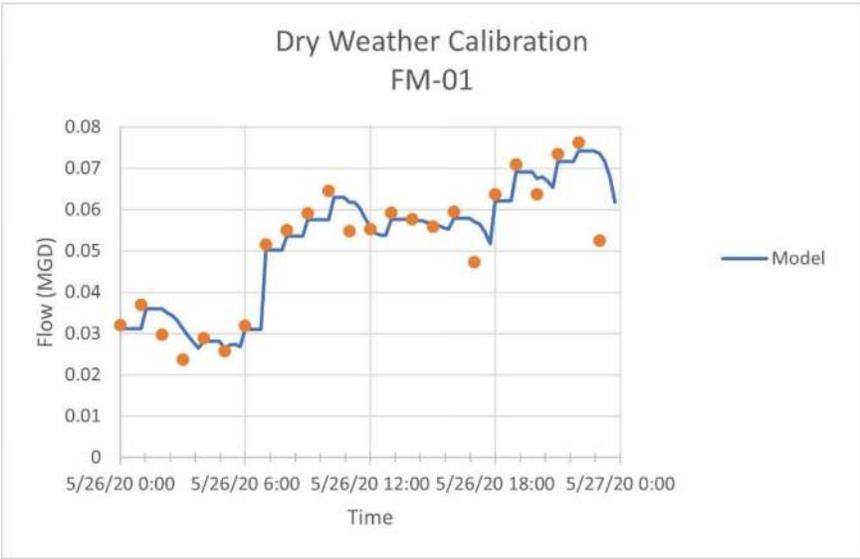


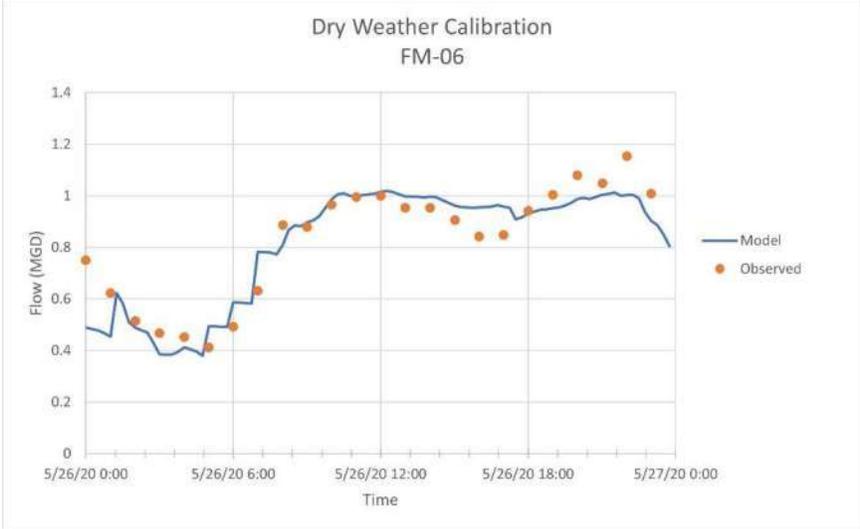
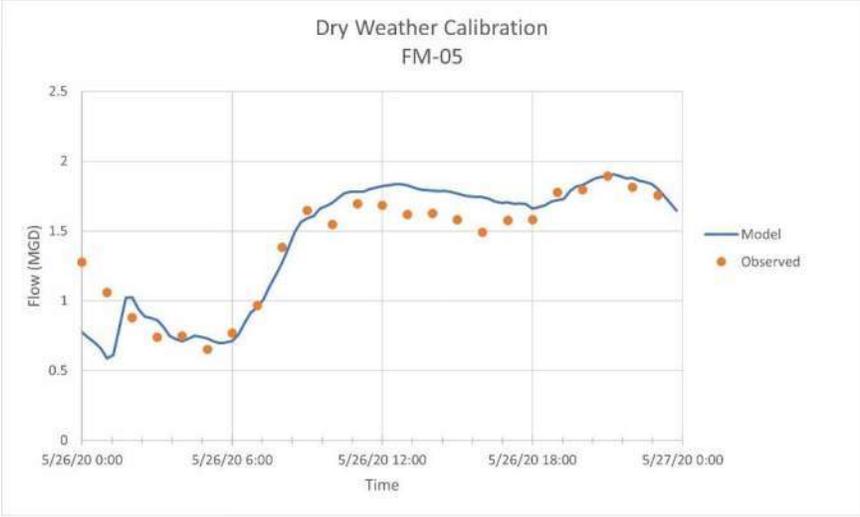
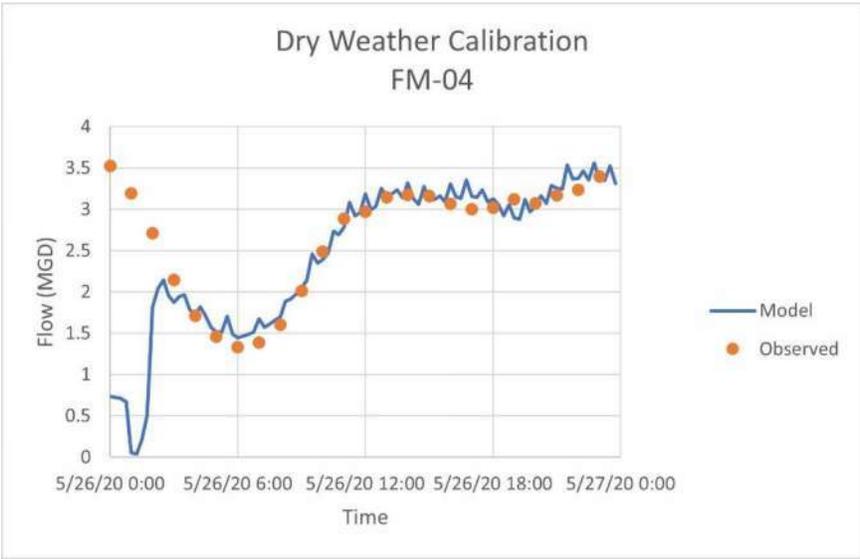
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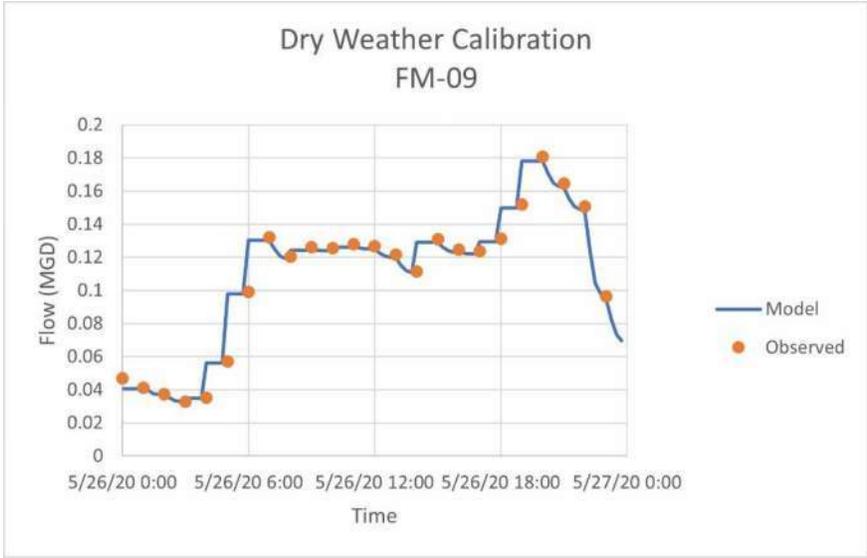
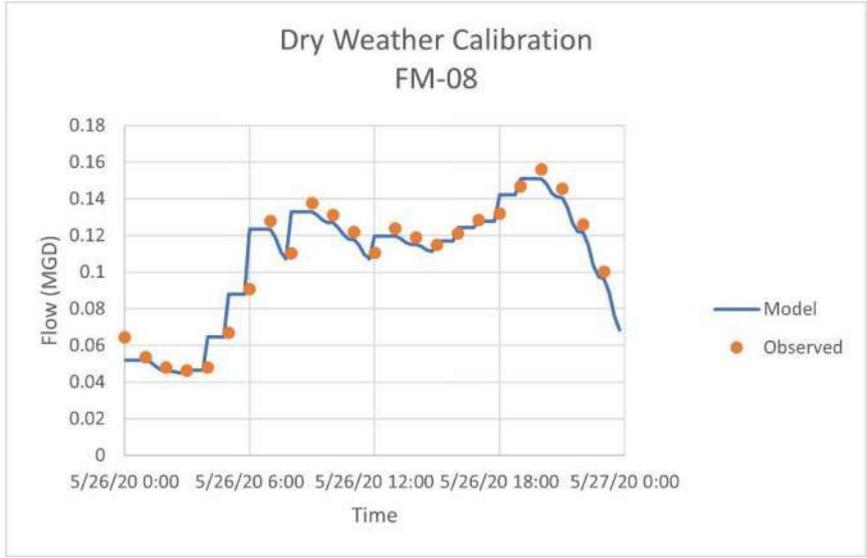
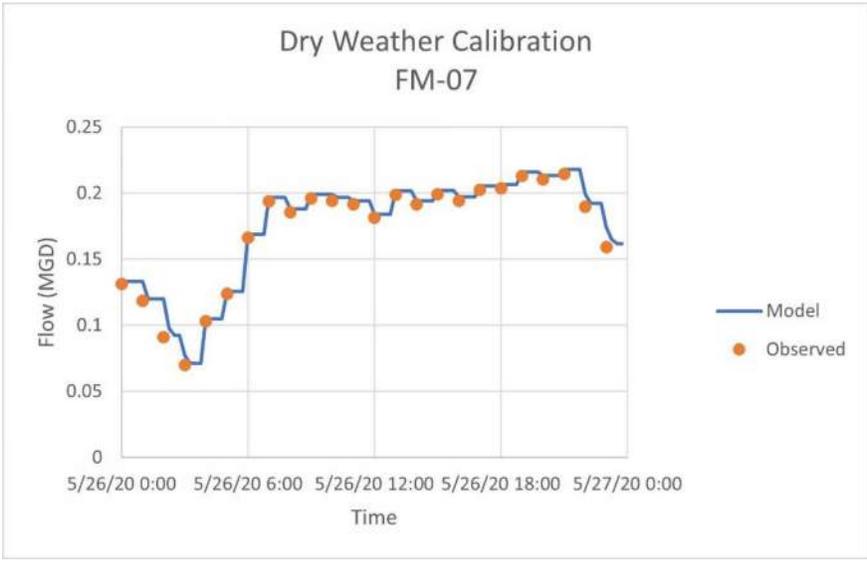
Flow Meter, Meter Basin, and Rain Gauge Location

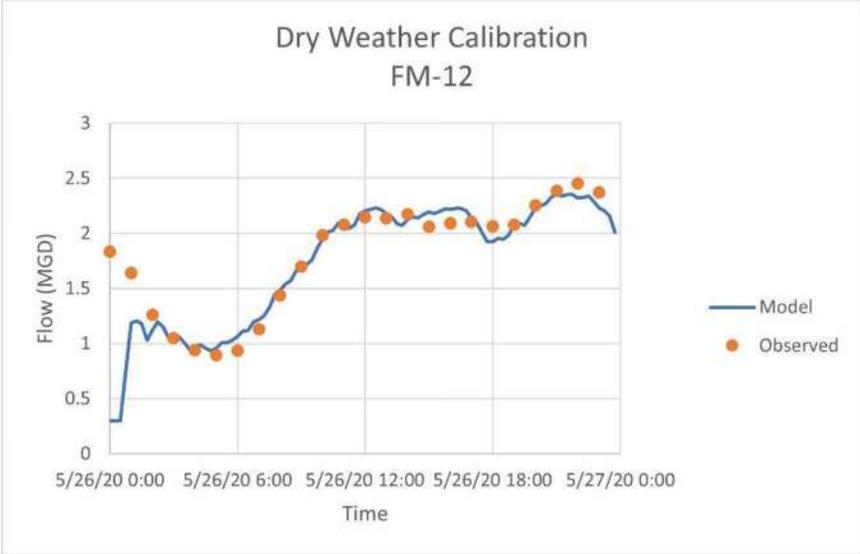
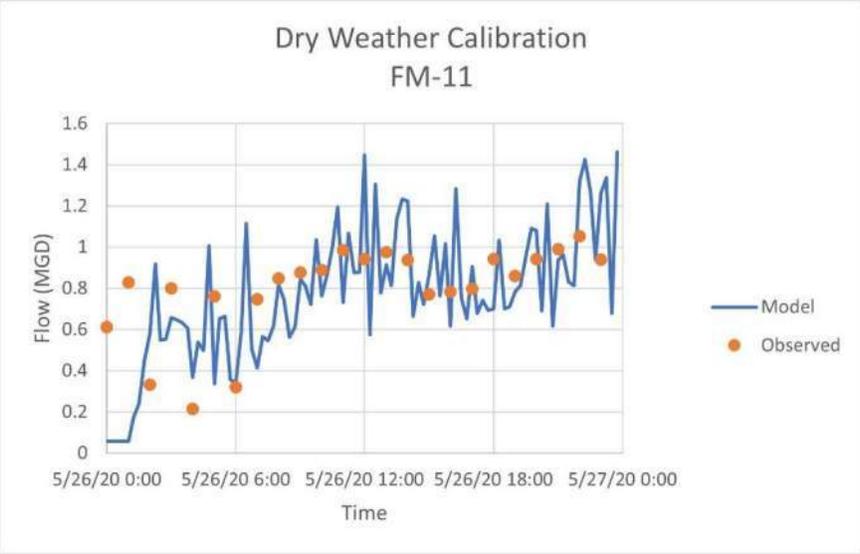
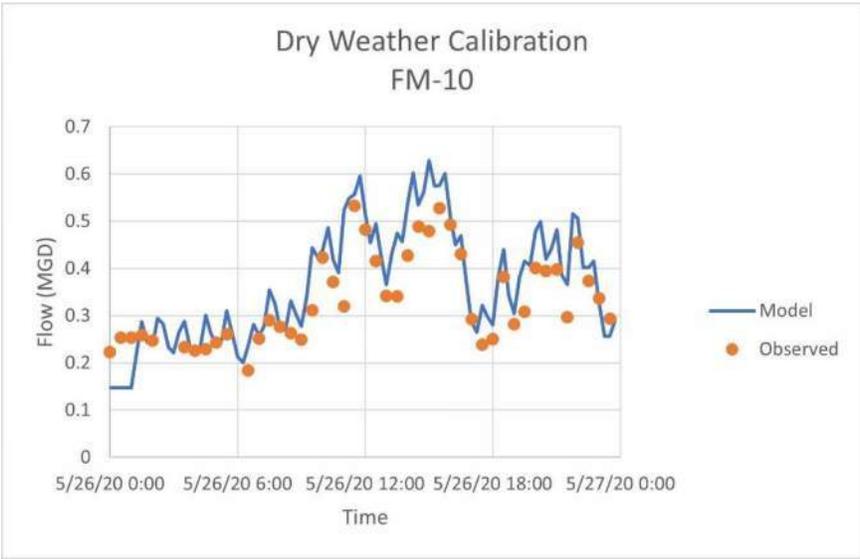
8/26/2022

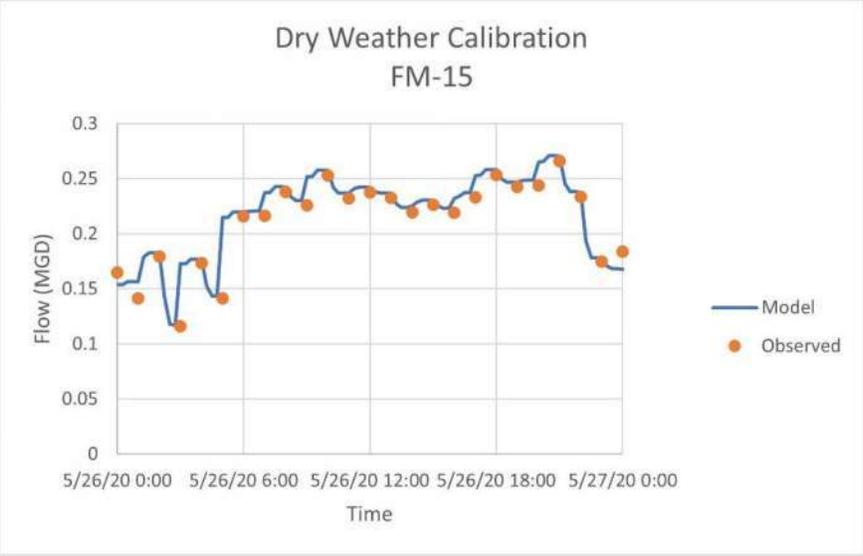
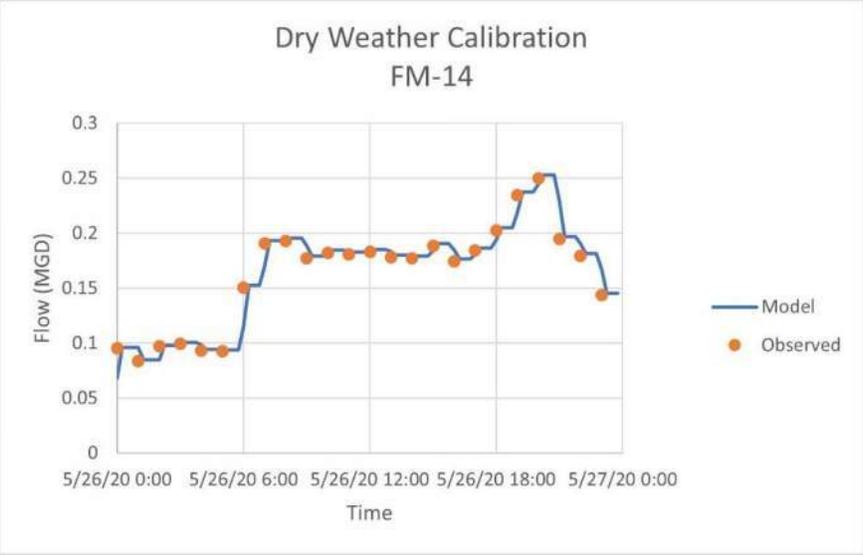
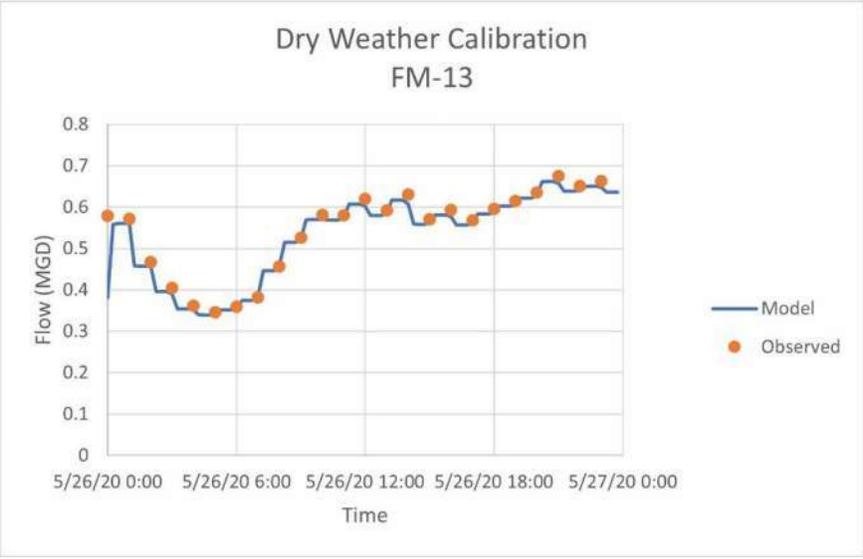
**APPENDIX 17 - DRY
WEATHER
CALIBRATION
GRAPHS**





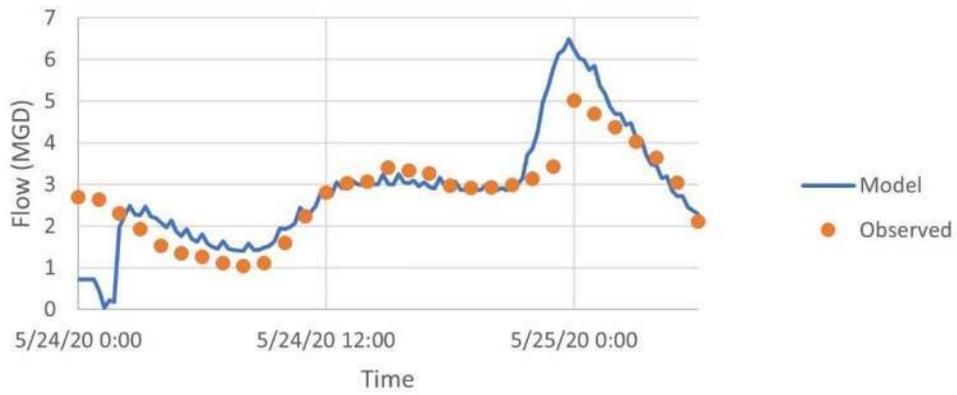




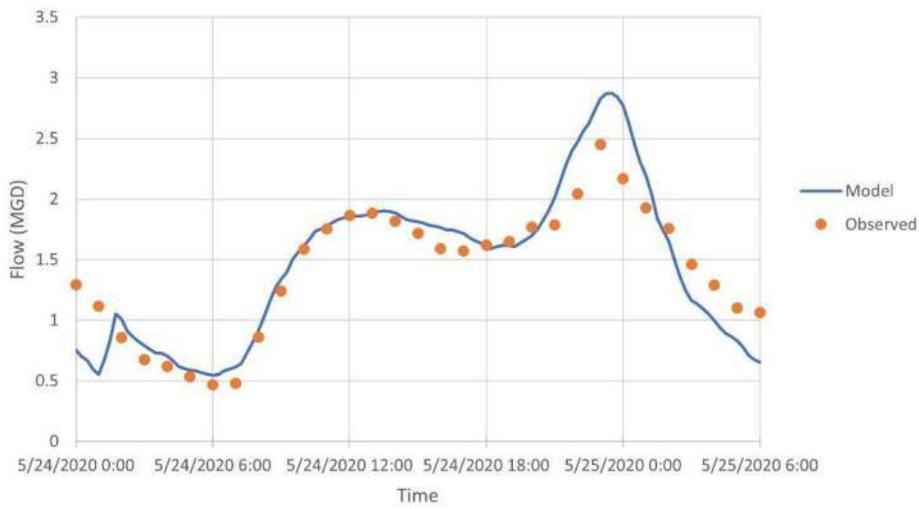


**APPENDIX 18 - WET
WEATHER
CALIBRATION
GRAPHS**

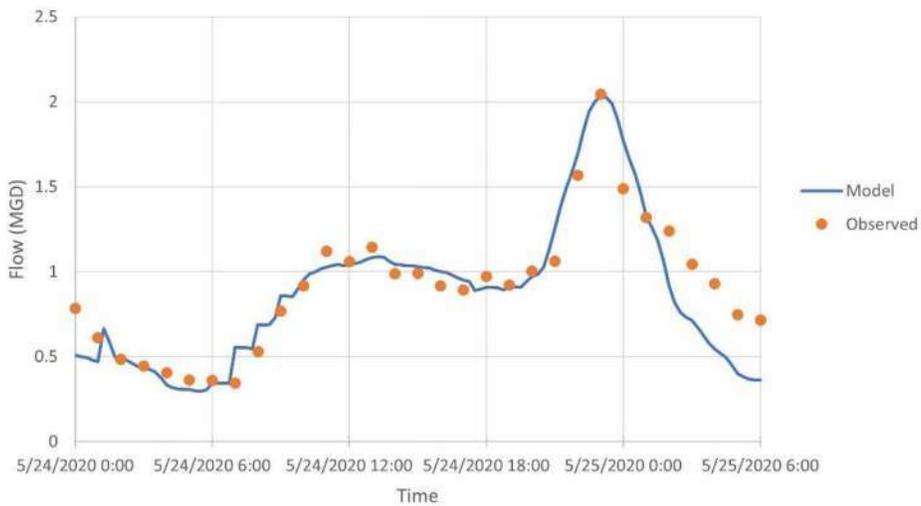
Wet Weather Calibration FM-04



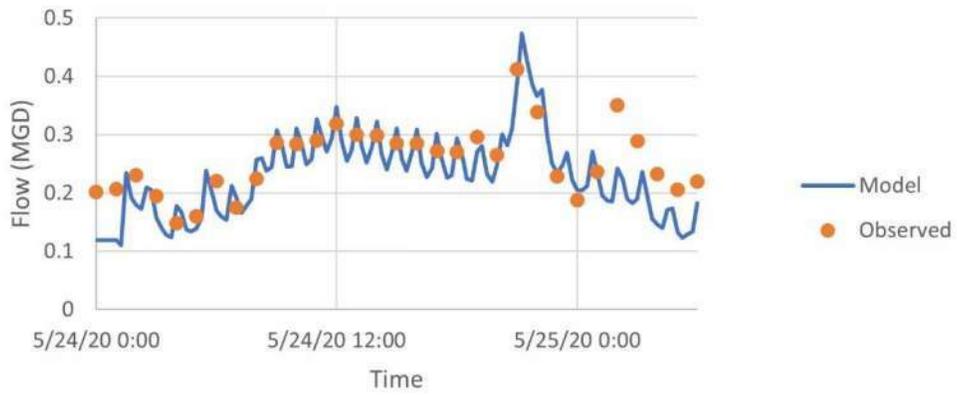
Wet Weather Calibration FM-05



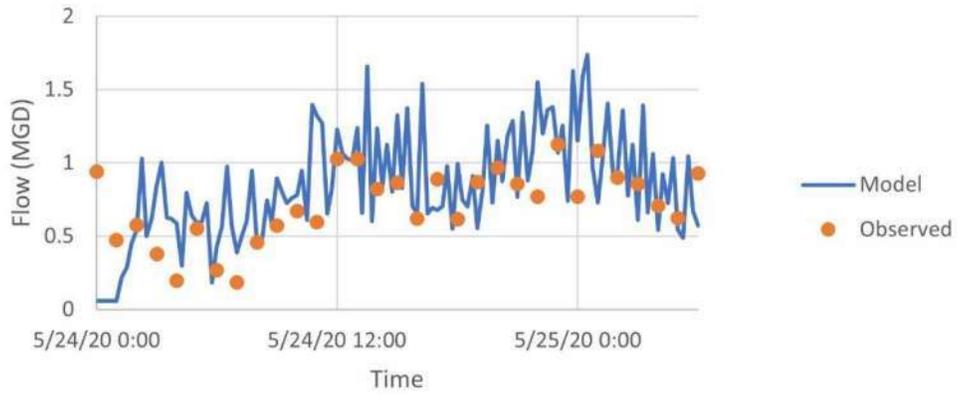
Wet Weather Calibration FM-06



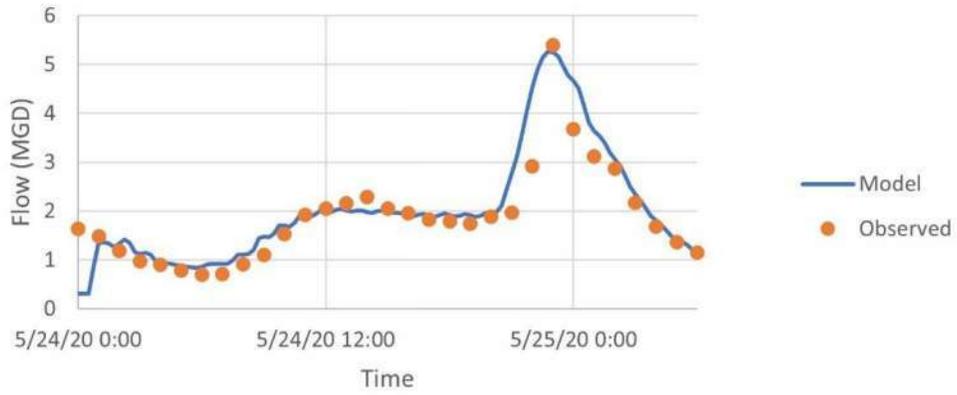
Wet Weather Calibration
FM-10



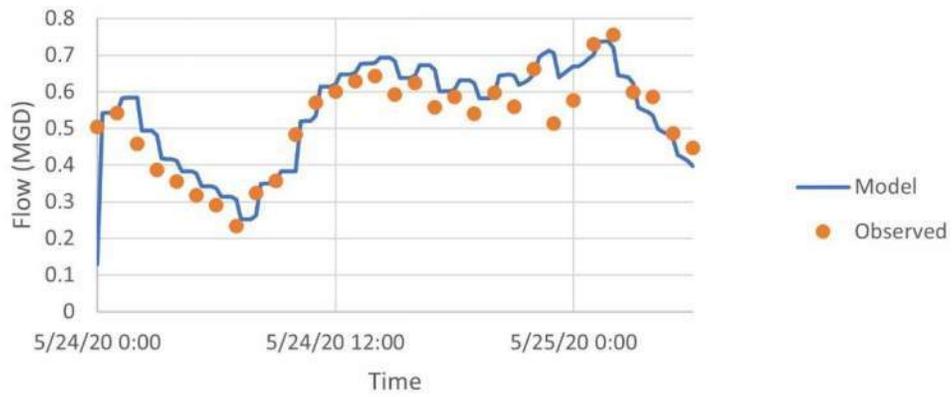
Wet Weather Calibration
FM-11



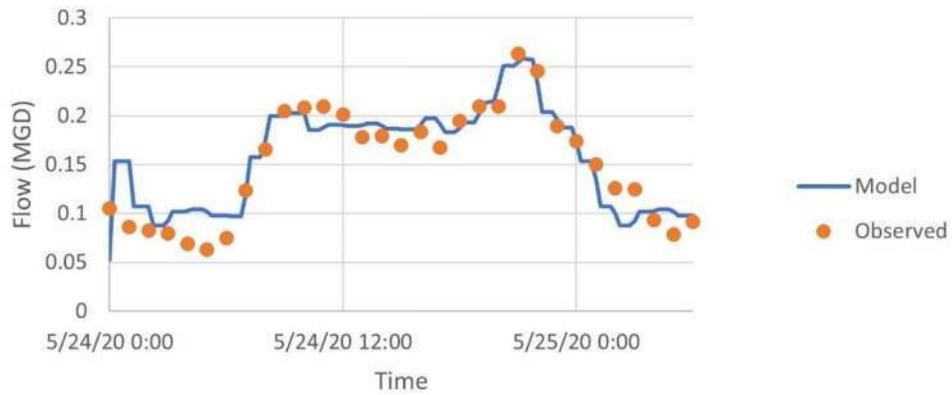
Wet Weather Calibration
FM-12



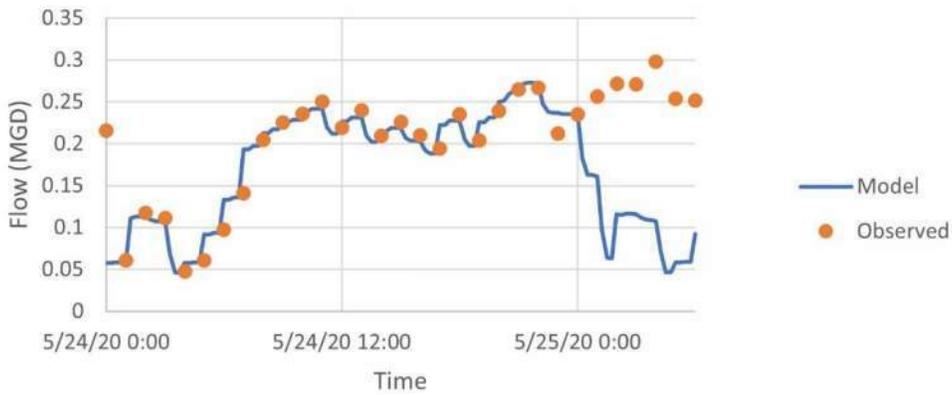
Wet Weather Calibration FM-13



Wet Weather Calibration FM-14



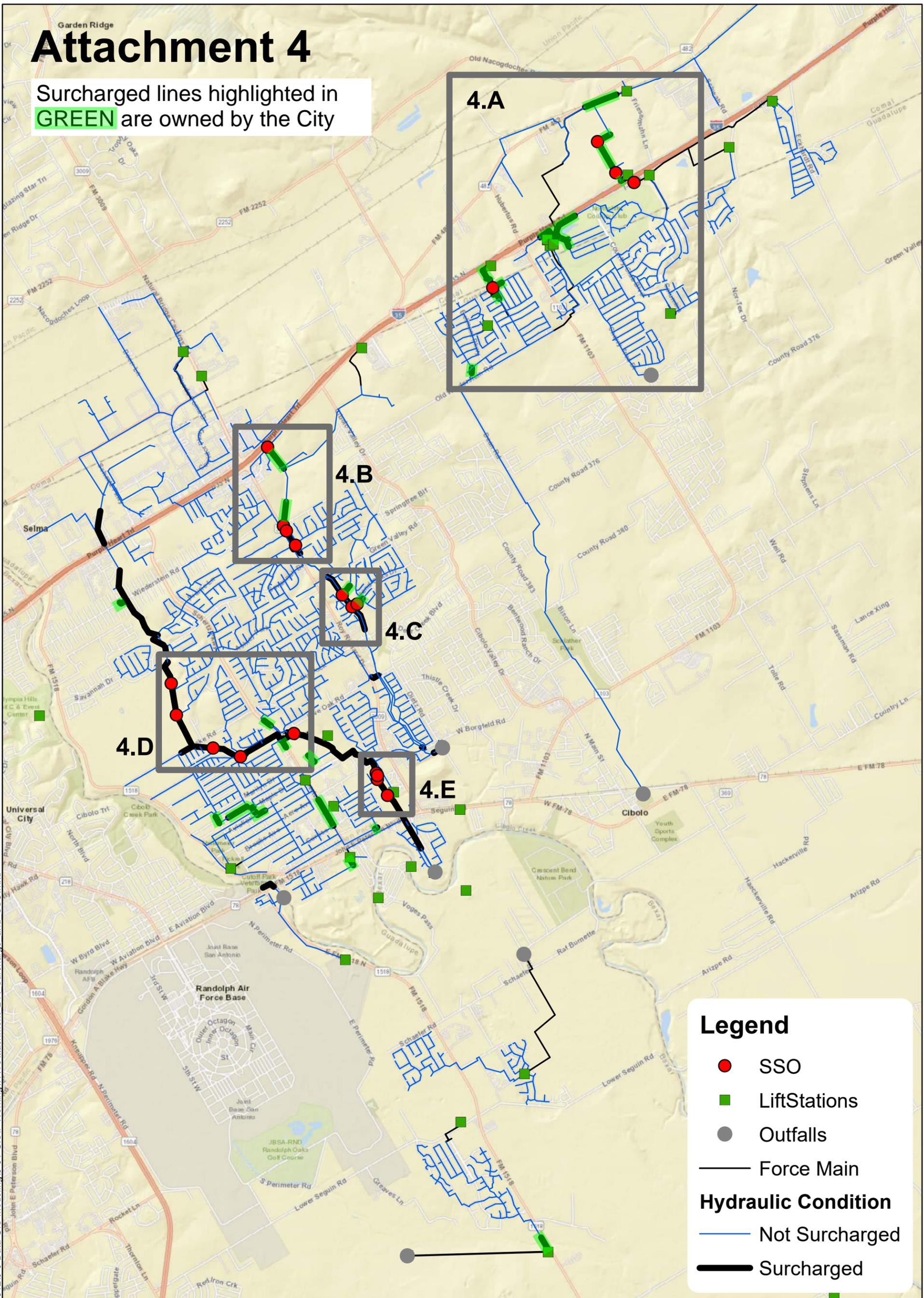
Wet Weather Calibration FM-15



**APPENDIX 19 - EXISTING
SYSTEM EVALUATION
RESULTS, SURCHARGE, &
SSO LOCATION MAPS**

Attachment 4

Surcharged lines highlighted in **GREEN** are owned by the City



Legend

- SSO
- LiftStations
- Outfalls
- Force Main

Hydraulic Condition

- Not Surcharged
- Surcharged

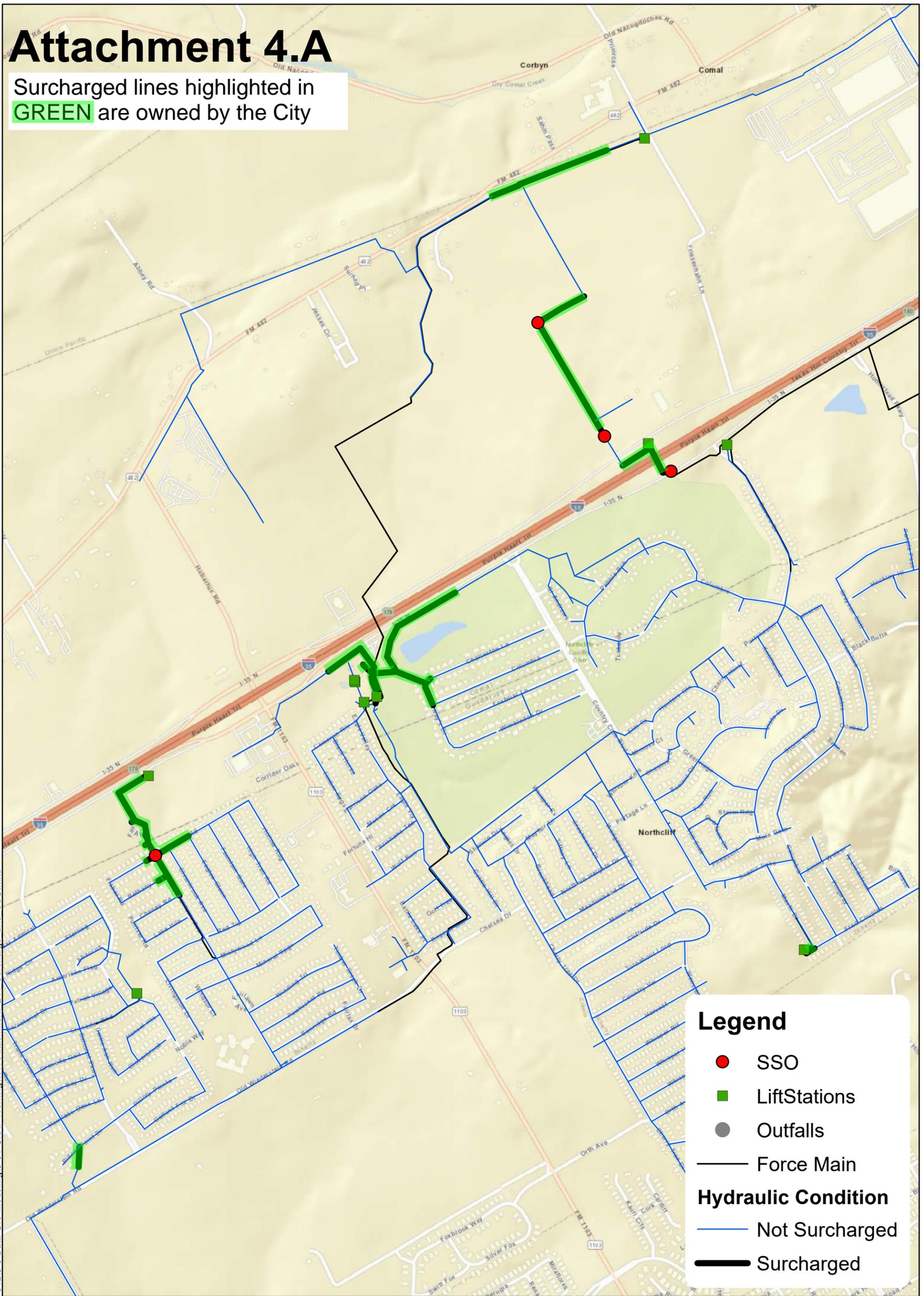
Existing System Evaluation Results - Surcharge and SSO Locations

8/26/2022

Document Path: N:\120\120-11816-01219-0-Data-GIS-Modeling\9-01-GIS\7-Working\WW\Attachment 2-A_Surcharge and SSO.mxd

Attachment 4.A

Surcharged lines highlighted in **GREEN** are owned by the City



Legend

- SSO
- Lift Stations
- Outfalls
- Force Main

Hydraulic Condition

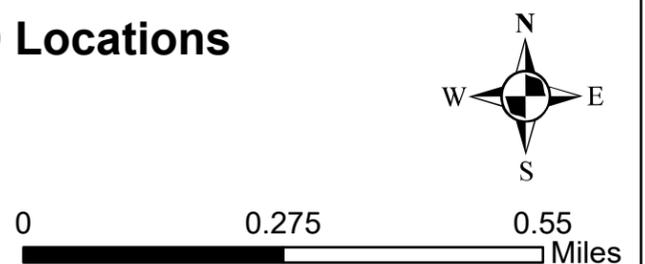
- Not Surcharged
- Surcharged

Existing System Evaluation Results - Surcharge and SSO Locations

8/26/2022



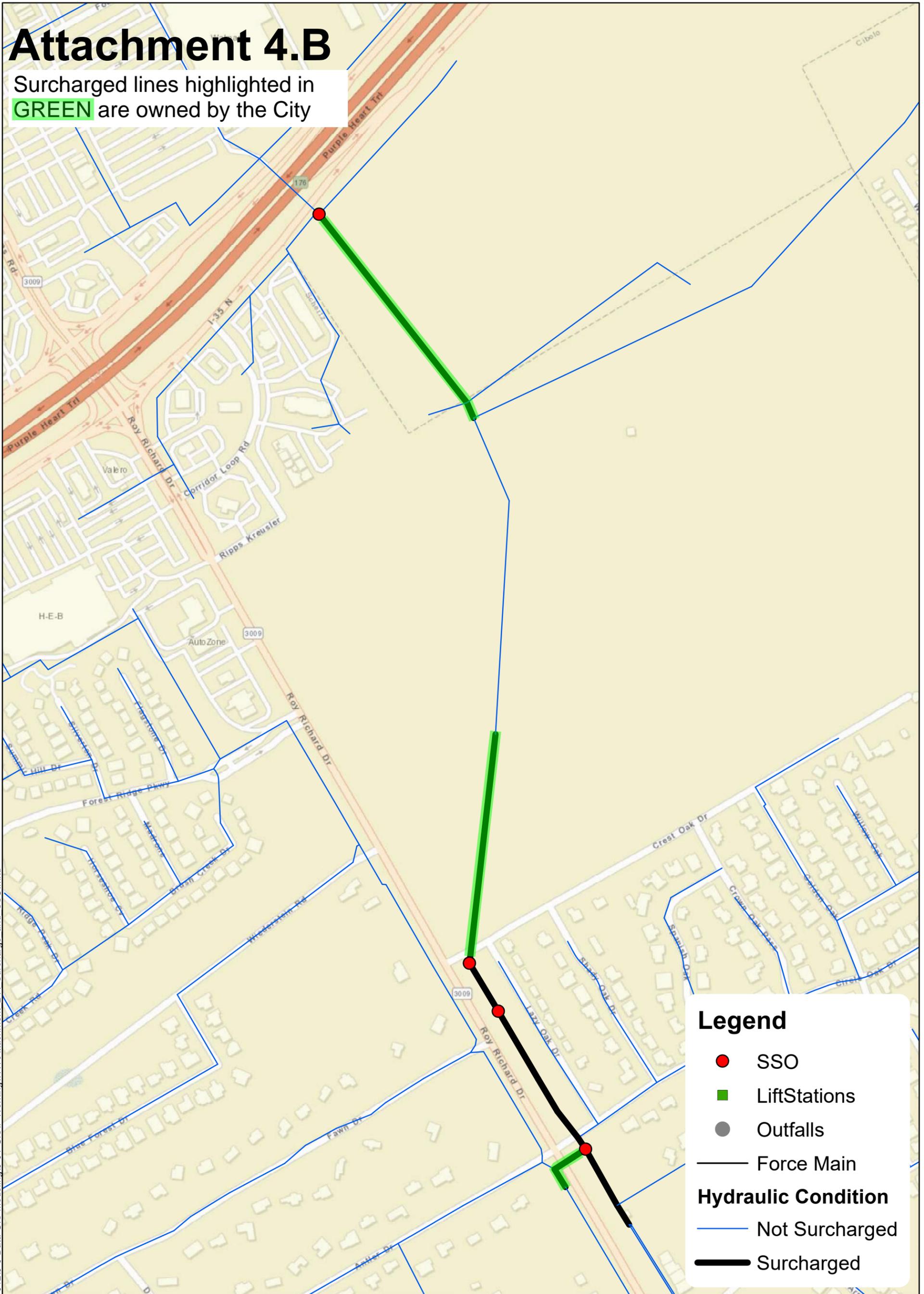
Lockwood, Andrews & Newnam, Inc.
A LEO A DALY COMPANY



Document Path: N:\120\120-11816-012\9-0-Data-GIS-Modeling\9-01-GIS\7-Working\WWAttachment 2-A_Surcharge and SSO.mxd

Attachment 4.B

Surcharged lines highlighted in **GREEN** are owned by the City



Legend

- SSO
- Lift Stations
- Outfalls
- Force Main

Hydraulic Condition

- Not Surcharged
- Surcharged

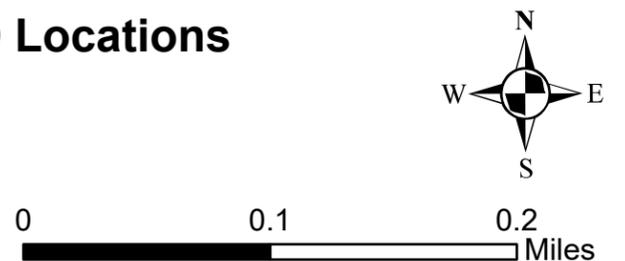
Existing System Evaluation Results - Surcharge and SSO Locations

8/26/2022



Lockwood, Andrews & Newnam, Inc.
A LEO A DALY COMPANY

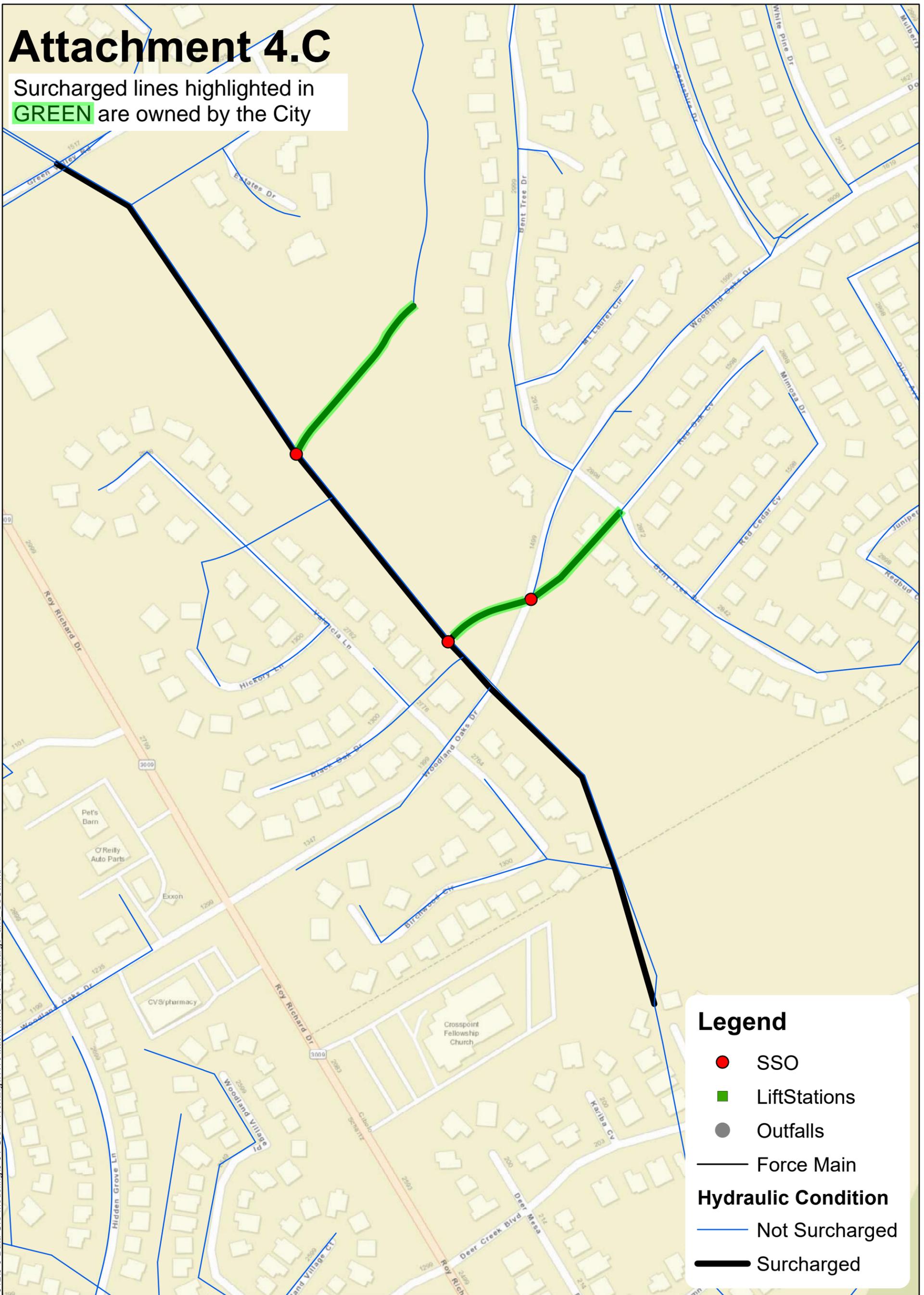
SCHIERTZ
COMMUNITY. SERVICE. OPPORTUNITY.



Document Path: N:\120\120-11816-012\9-0-Data-GIS-Modeling\9-01-GIS\7-Working\WWWAttachment 2-A_Surcharge and SSO.mxd

Attachment 4.C

Surcharged lines highlighted in **GREEN** are owned by the City



Legend

- SSO
- Lift Stations
- Outfalls
- Force Main

Hydraulic Condition

- Not Surcharged
- Surcharged

Existing System Evaluation Results - Surcharge and SSO Locations

8/26/2022

Document Path: N:\120\120-11816-012\9-0-Data-GIS-Modeling\9-01-GIS\7-Working\WWAttachment 2-A_Surcharge and SSO.mxd

Attachment 4.D

Surcharged lines highlighted in **GREEN** are owned by the City



Existing System Evaluation Results - Surcharge and SSO Locations

8/26/2022



Lockwood, Andrews & Newnam, Inc.
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Attachment 4.E

Surcharged lines highlighted in **GREEN** are owned by the City



Legend

- SSO
- Lift Stations
- Outfalls
- Force Main

Hydraulic Condition

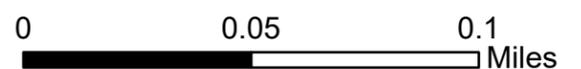
- Not Surcharged
- Surcharged

Existing System Evaluation Results - Surcharge and SSO Locations

8/26/2022

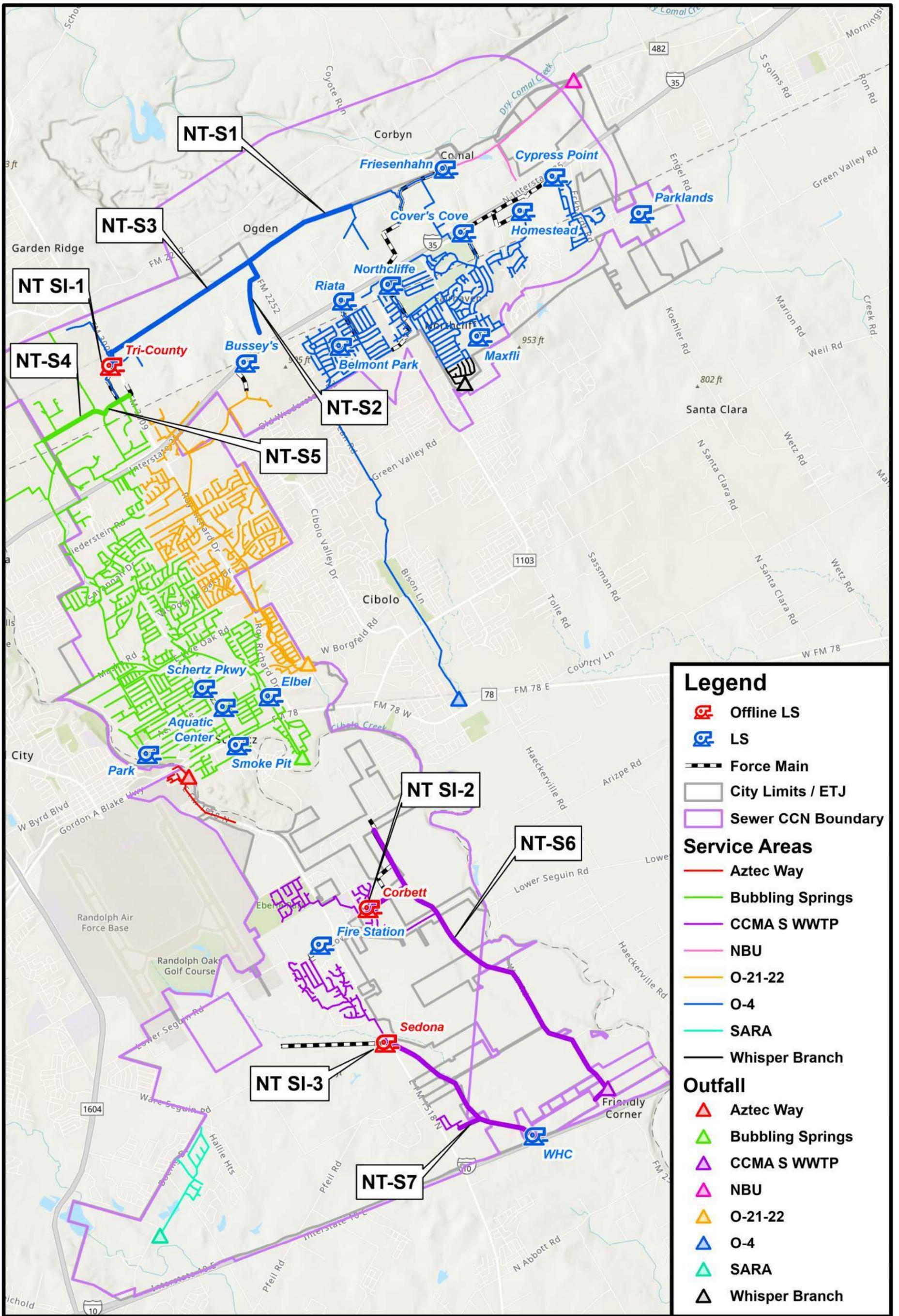


Lockwood, Andrews & Newnam, Inc.
A LEO A DALY COMPANY



Document Path: N:\120\120-11816-012\9-0-Data-GIS-Modeling\9-01-GIS\7-Working\WWAttachment 2-A_Surcharge and SSO.mxd

**APPENDIX 20 - NEAR
TERM WASTEWATER
GROWTH & SYSTEM
IMPROVEMENT
PROJECTS**



Legend

- Offline LS
- LS
- Force Main
- City Limits / ETJ
- Sewer CCN Boundary

Service Areas

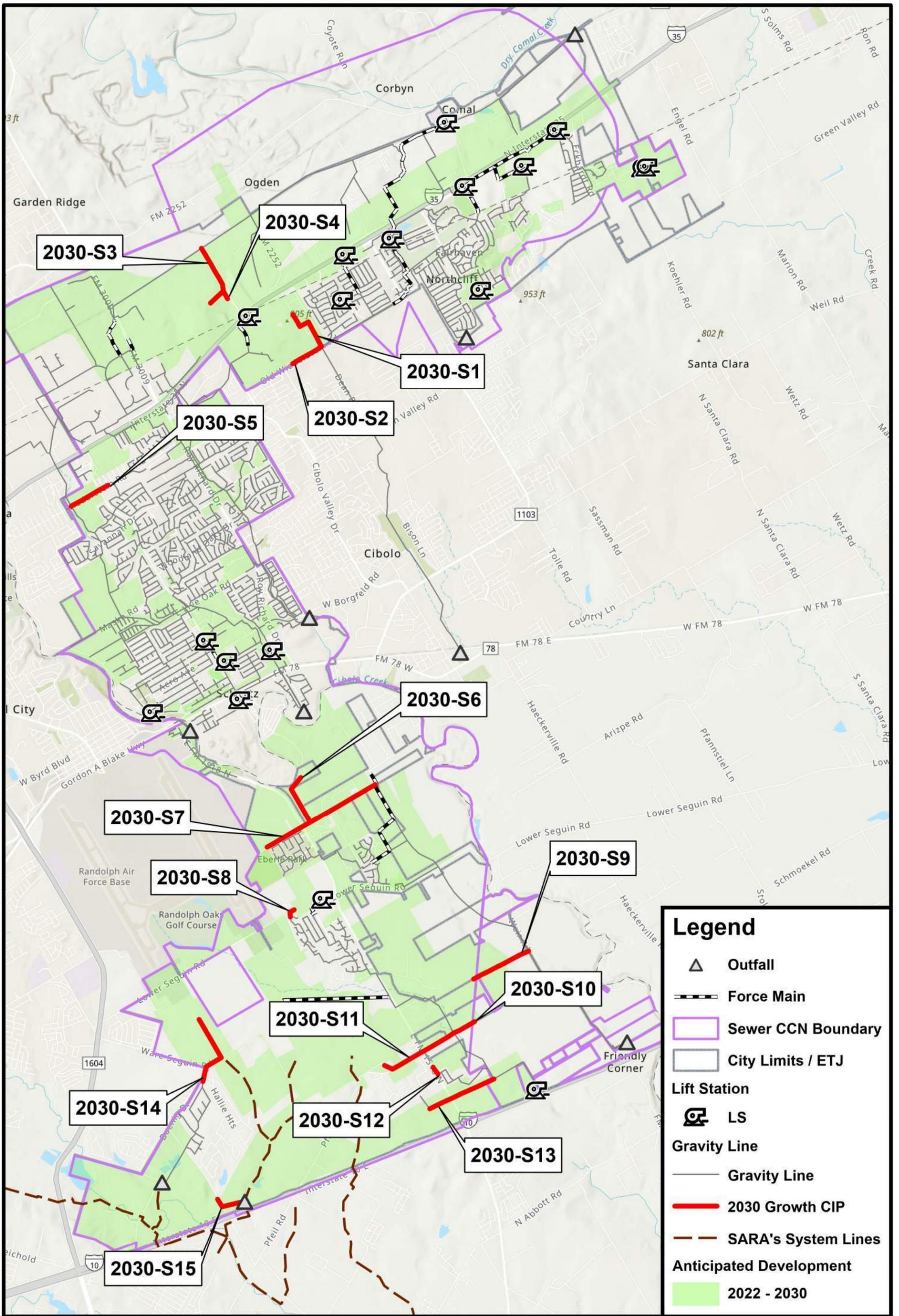
- Aztec Way
- Bubbling Springs
- CCMA S WWTP
- NBU
- O-21-22
- O-4
- SARA
- Whisper Branch

Outfall

- Aztec Way
- Bubbling Springs
- CCMA S WWTP
- NBU
- O-21-22
- O-4
- SARA
- Whisper Branch

NEAR TERM WASTE WATER GROWTH & SYSTEM IMPROVEMENT PROJECTS

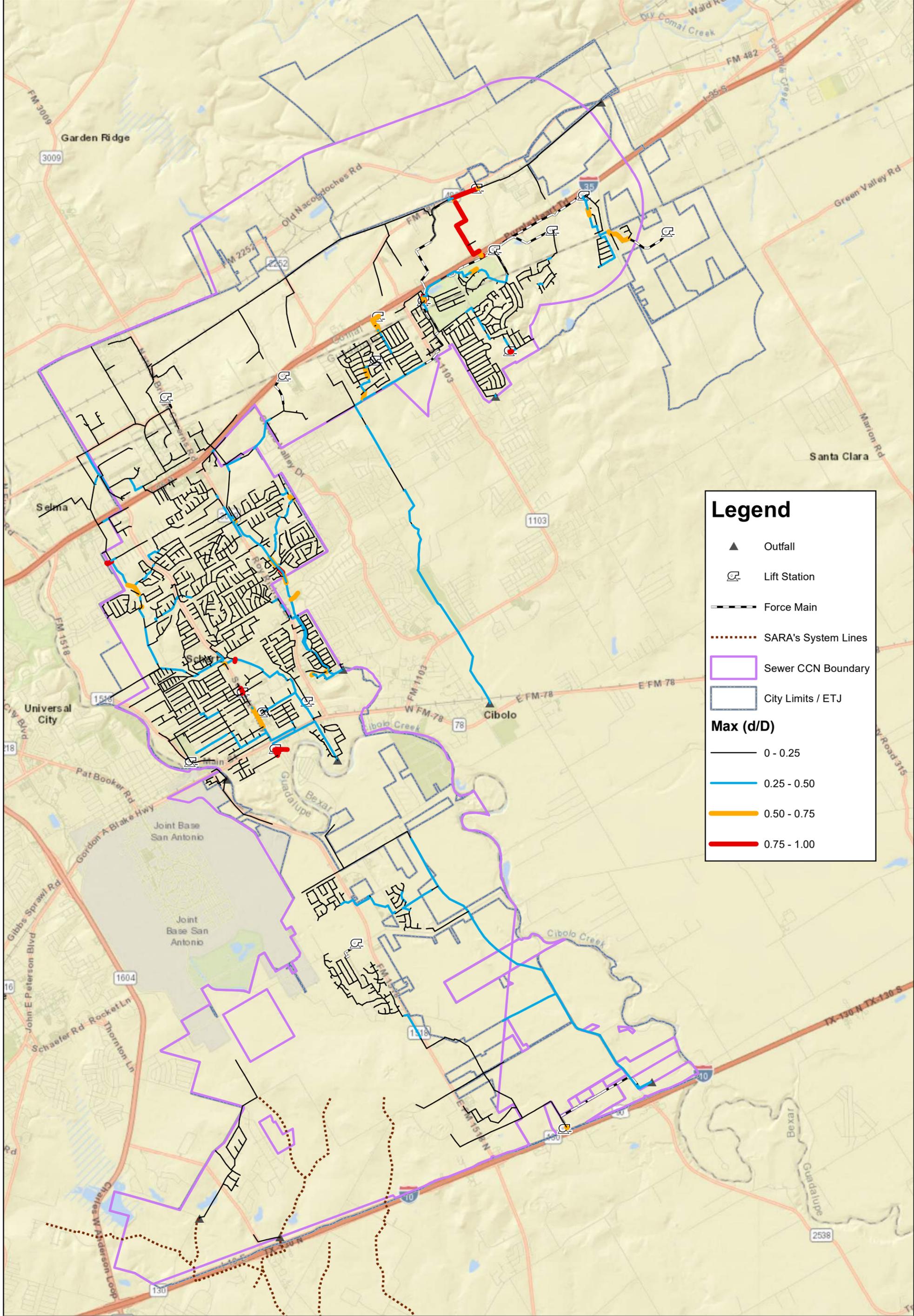
**APPENDIX 21 - 2030
WASTEWATER
SYSTEM GROWTH
PROJECTS**



2030 WASTE WATER SYSTEM GROWTH PROJECTS

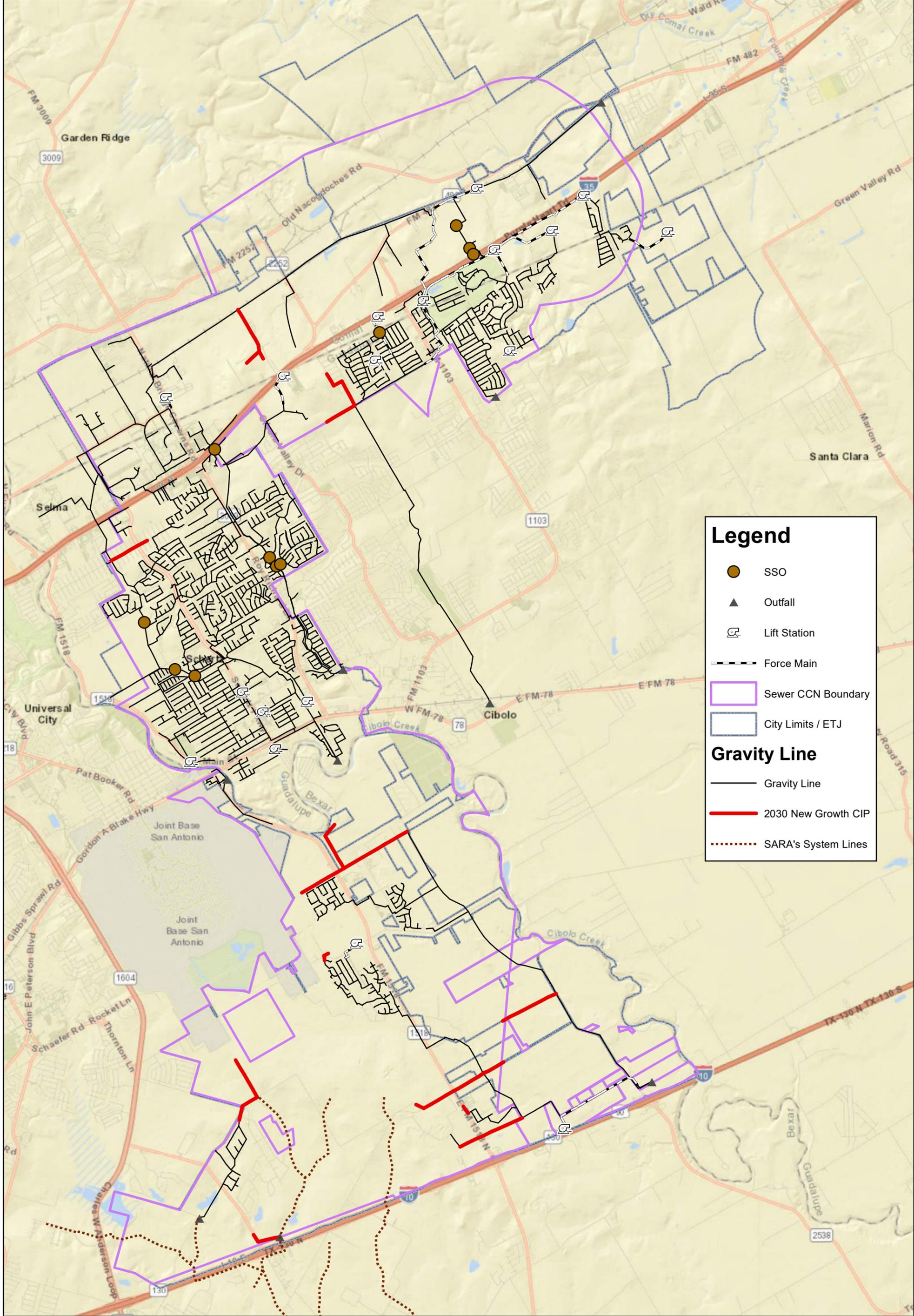


**APPENDIX 22 - MAX
DEPTH TO DIAMETER
WITH 2030 DRY
WEATHER FLOWS**



MAX DEPTH-DIAMETER (d/D) WITH 2030 DRY WEATHER FLOW

**APPENDIX 23 -
SANITARY SEWER
OVERFLOWS WITH
2030 WET WEATHER
FLOWS**



Legend

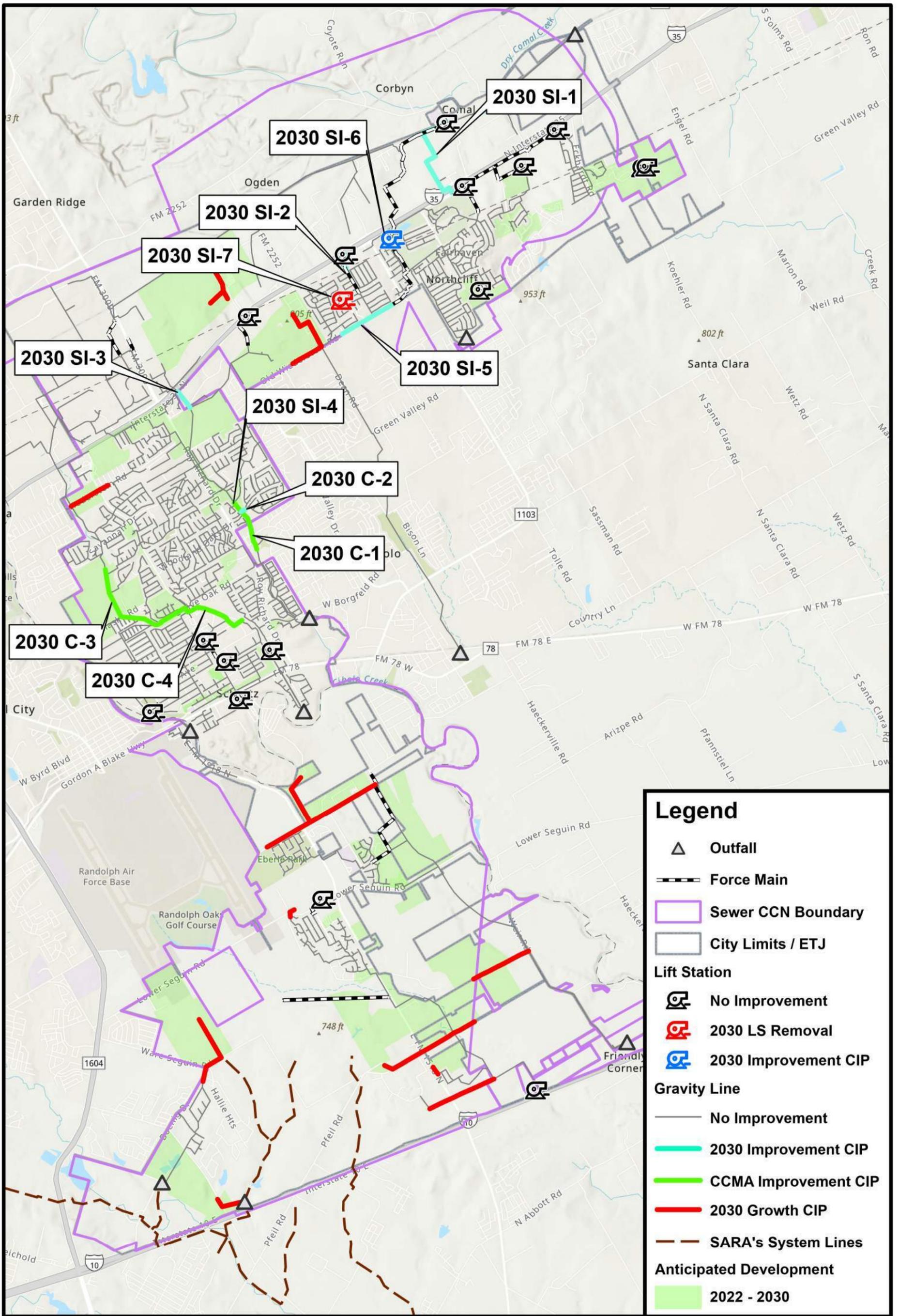
- SSO
- ▲ Outfall
- Lift Station
- Force Main
- Sewer CCN Boundary
- City Limits / ETJ

Gravity Line

- Gravity Line
- 2030 New Growth CIP
- ⋯ SARA's System Lines

SANITARY SEWER OVERFLOWS (SSO) WITH 2030 WET WEATHER FLOWS

**APPENDIX 24 - 2030
WASTEWATER
SYSTEM
IMPROVEMENT
PROJECTS**



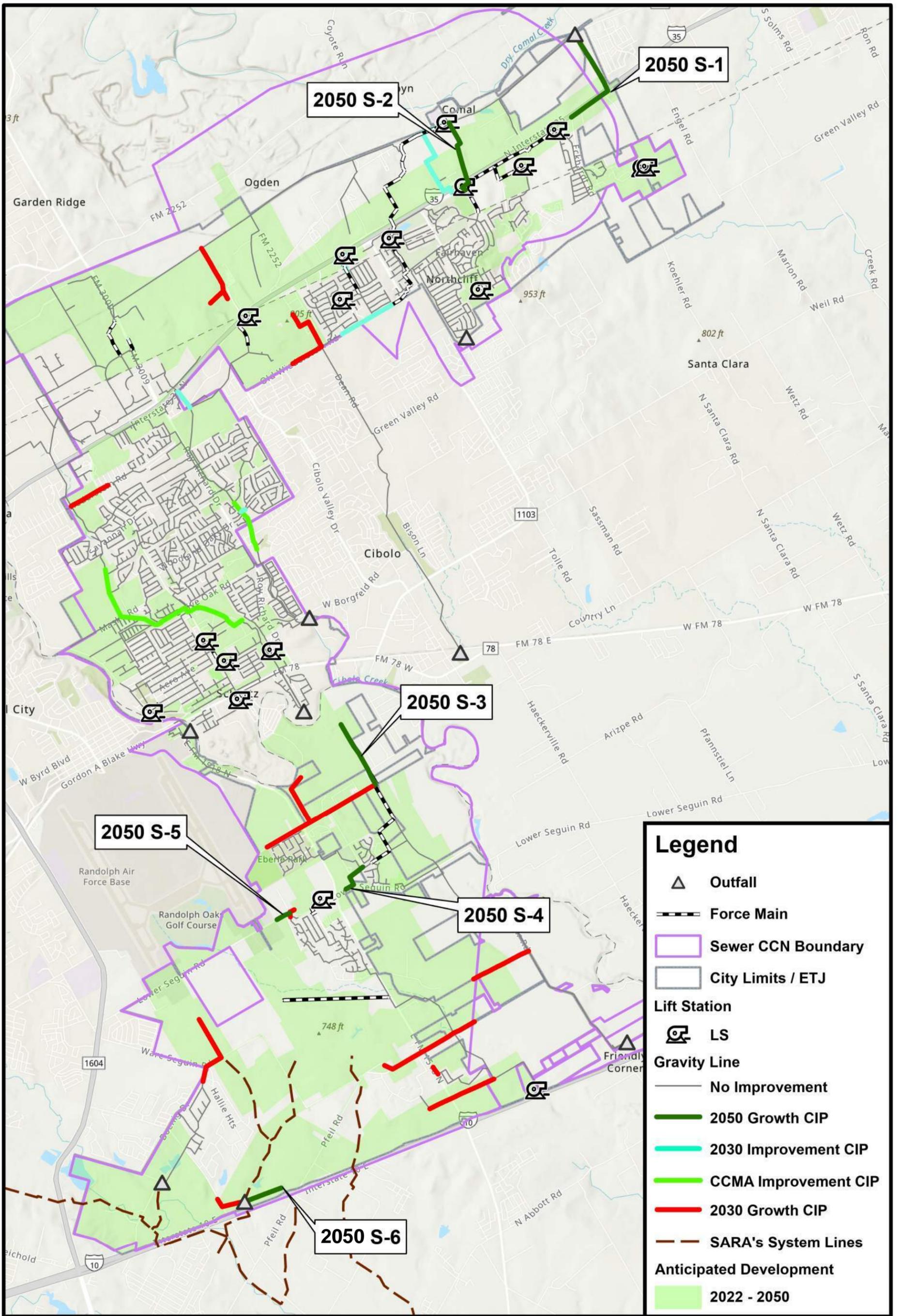
2030 WASTE WATER SYSTEM IMPROVEMENT PROJECTS



Planning
Engineering
Program Management



**APPENDIX 25 - 2050
WASTEWATER
SYSTEM GROWTH
PROJECTS**



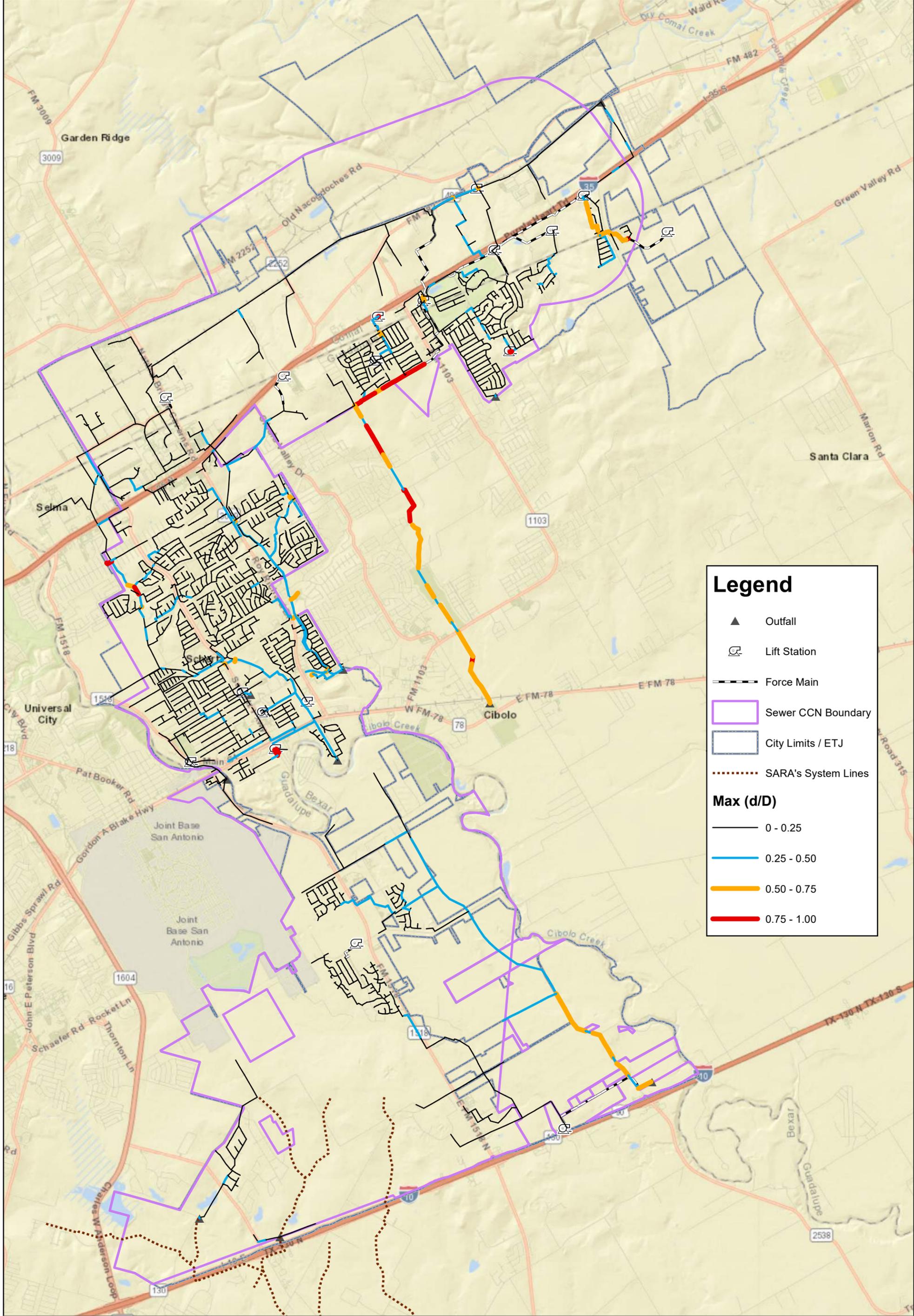
Legend

- Outfall
- Force Main
- Sewer CCN Boundary
- City Limits / ETJ
- Lift Station**
- LS
- Gravity Line**
- No Improvement
- 2050 Growth CIP
- 2030 Improvement CIP
- CCMA Improvement CIP
- 2030 Growth CIP
- SARA's System Lines
- Anticipated Development**
- 2022 - 2050

2050 WASTE WATER SYSTEM GROWTH PROJECTS

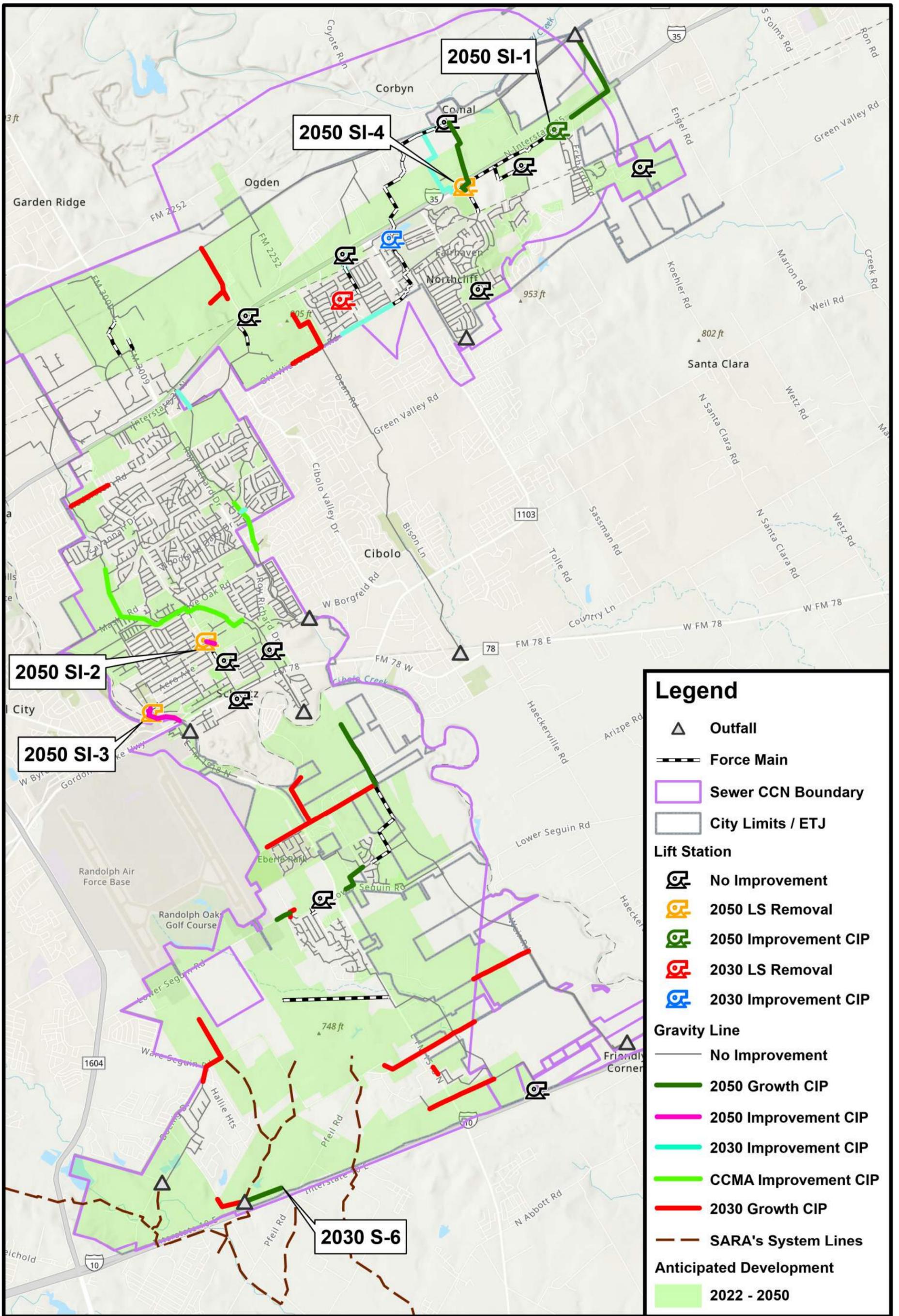


**APPENDIX 26 - MAX
DEPTH TO DIAMETER
WITH 2050 DRY
WEATHER FLOWS**



MAX DEPTH-TO-DIAMETER (d/D) WITH 2050 DRY WEATHER FLOW

**APPENDIX 27 - 2050
WASTEWATER
SYSTEM
IMPROVEMENT
PROJECTS**



2050 WASTE WATER SYSTEM IMPROVEMENT PROJECTS



**APPENDIX 28 -
INFLATION RATE
CALCULATION
SOURCES**

RSMears Historical Inflation Indexes		
Year	San Antonio Index	Difference
2024	249.7	-4.7
2023	254.4	21
2022	233.4	33.9
2021	199.5	4
2020	195.5	11
2019	184.5	3.5
2018	181	5.5
2017	175.5	2.4
2016	173.1	1.3
2015	171.8	2.3
2014	169.5	5.2
2013	164.3	3.6
2012	160.7	8.1
2011	152.6	4.7
2010	147.9	26.6
2005	121.3	21.9
2000	99.4	1.4
1999	98	3.2
1998	94.8	1.4
1997	93.4	4.5
1995	88.9	8.2
1990	80.7	6.8
1985	73.9	18.9
1980	55	-

Time Frame	Total Inflation Rate	Yearly Inflation Rate
2020 to 2024	128%	6.31%
2010 to 2024	169%	3.81%
2000 to 2024	251%	3.91%
1990 to 2024	309%	3.38%
1980 to 2024	454%	3.50%

Year	National 30 City Average	Texas													
		Abilene	Amarillo	Austin	Beaumont	Corpus Christi	Dallas	El Paso	Fort Worth	Houston	Lubbock	Odessa	San Antonio	Waco	Wichita Falls
Jan 2024	295.6	246.8	252.5	253	249.3	254.9	253.4	248.8	251.3	254	252.1	251.5	249.7	251.6	245.2
2023	299.4	250.1	254.6	254.9	254.5	254.5	261.8	252.4	258.3	261	252.5	250.2	254.4	252.2	251.3
2022	276.9	230.5	232.5	231.2	230.9	232.3	242.3	234.5	234.4	238.7	234.4	231.6	233.4	228.8	227.7
2021	238.3	195.4	196.7	195.7	198.7	200.1	203.2	196.2	197.6	204.8	196.3	194.4	199.5	192.6	192.8
2020	234.3	192.6	193.7	191.3	195.8	193.7	199.5	194.1	194.4	202.2	195.5	193.4	195.5	189.3	190.6
2019	227.3	182.1	181.4	182.3	186.2	184.5	188.6	181.9	183.9	188.7	184.7	183.6	184.5	180.1	179.7
2018	217.7	178.7	178.0	178.9	182.7	181.0	185.0	178.5	180.4	185.1	181.2	180.1	181.0	176.7	176.3
2017	209.4	174.0	172.8	172.6	178.0	178.9	180.0	173.5	174.9	179.2	176.6	175.6	175.5	170.7	170.4
2016	207.7	173.7	171.0	173.3	178.3	175.5	177.9	172.8	174.1	180.5	175.2	172.6	173.1	170.3	170.1
2015	204.0	170.8	170.7	172.3	174.0	172.8	174.4	168.8	172.5	176.4	173.3	171.5	171.8	167.3	169.0
2014	203.0	160.9	167.2	167.5	165.2	167.3	172.4	156.2	169.5	176.0	166.9	159.2	169.5	161.7	160.6
2013	196.9	155.2	161.7	158.7	160.2	157.7	167.4	151.2	161.7	169.4	159.3	151.5	164.3	156.1	155.9
2012	194.0	152.5	158.6	154.3	158.2	151.8	165.2	149.1	159.4	167.8	156.6	149.1	160.7	153.8	152.9
2011	185.7	145.9	151.9	147.6	152.4	145.0	157.9	142.5	152.8	160.8	150.0	142.5	152.6	147.3	146.6
2010	181.6	144.2	150.1	144.7	150.5	142.1	155.1	140.8	149.6	157.3	148.1	140.7	147.9	145.8	145.0
2005	146.7	113.8	117.3	117.9	121.3	114.4	123.7	112.5	119.4	129.0	115.5	110.5	121.3	116.1	117.3
2000	118.9	93.4	98.1	99.1	101.6	96.9	102.7	92.4	99.9	106.0	97.6	93.4	99.4	97.3	96.9
1999	116.6	91.8	94.5	96.0	99.7	94.0	101.0	90.7	97.6	104.6	96.0	92.1	98.0	94.8	95.5
1998	113.6	89.8	92.7	94.2	97.9	91.8	97.9	88.4	94.5	101.3	93.3	90.1	94.8	92.7	92.9
1997	111.5	88.4	91.3	92.8	96.8	90.3	96.1	87.0	93.3	100.1	91.9	88.8	93.4	91.4	91.5
1995	105.6	85.2	87.4	89.3	93.7	87.4	91.4	85.2	89.5	95.9	88.4	85.6	88.9	86.4	86.8
1990	93.2	78.0	80.1	81.3	86.5	79.3	84.5	76.7	82.1	85.4	81.5	78.6	80.7	79.6	80.3
1985	81.8	71.1	72.5	74.5	79.3	72.3	77.6	69.4	75.1	79.6	74.0	71.2	73.9	71.7	73.3
1980	60.7	53.4	55.2	54.5	57.6	54.5	57.9	53.1	57.0	59.4	55.6	57.2	55.0	54.9	55.4
1975	43.7	37.6	39.0	39.0	39.6	38.1	40.7	38.0	40.4	41.2	38.9	37.9	39.0	38.6	38.0
1970	27.8	24.5	24.9	24.9	25.7	24.5	25.5	23.7	25.9	25.4	25.1	24.6	23.3	24.8	24.5
1965	21.5	18.9	19.2	19.2	19.9	18.9	19.9	19.0	19.9	20.0	19.4	19.0	18.5	19.2	18.9
1960	19.5	17.1	17.4	17.4	18.1	17.1	18.2	17.0	18.1	18.2	17.6	17.3	16.8	17.4	17.2
1955	16.3	14.4	14.6	14.6	15.1	14.4	15.3	14.3	15.2	15.2	14.8	14.5	14.1	14.6	14.4
1950	13.5	11.9	12.1	12.1	12.5	11.9	12.6	11.8	12.5	12.6	12.2	12.0	11.6	12.1	11.9
1945	8.6	7.6	7.7	7.7	8.0	7.6	8.0	7.5	8.0	8.0	7.8	7.6	7.4	7.7	7.6
1940	6.6	5.9	5.9	5.9	6.1	5.8	6.2	5.8	6.2	6.2	6.0	5.9	5.7	5.9	5.8

Turner Historical Inflation Indexes		
Year	Average Index	Difference
2023	1373	78
2022	1295	96
2021	1199	22
2020	1177	21
2019	1156	60
2018	1096	58
2017	1038	49
2016	989	46
2015	943	41
2014	902	38
2013	864	34
2012	830	18
2011	812	13
2010	799	-33
2009	832	-76
2008	908	54
2007	854	61
2006	793	76
2005	717	62
2004	655	34
2003	621	2
2002	619	6
2001	613	18
2000	595	25
1999	570	21
1998	549	24
1997	525	20
1996	505	-

Quarter	Index	△%
4th Quarter 2023	1395	1.01
3rd Quarter 2023	1381	1.17
2nd Quarter 2023	1365	1.19
1st Quarter 2023	1349	1.28

Year	Average Index	△%
2023	1373	6.0
2022	1295	8.0
2021	1199	1.9
2020	1177	1.8
2019	1156	5.5
2018	1096	5.6
2017	1038	5.0
2016	989	4.8
2015	943	4.5
2014	902	4.4
2013	864	4.1
2012	830	2.1
2011	812	1.6

The Turner Building Cost Index is determined by the following factors considered on a nationwide basis: labor rates and productivity, material prices and the competitive condition of the marketplace.

2010-1996 rates are stored online and can be provided if desired

Time Frame	Total Inflation Rate	Yearly Inflation Rate
2020 to 2023	117%	5.27%
2010 to 2023	172%	4.25%
2000 to 2023	231%	3.70%
1996 to 2024	272%	3.77%

APPENDIX 29 - CIP PROJECTS COST ESTIMATES

**City of Schertz
2024 Impact Fee Update
Water CIP Estimate of Probable Cost Summary**

Project Number	Project Name	Total Project Cost	2020-2030	
			Growth Utilization	Impact Fee Eligible Portion
Near Term CIP				
System Improvement Projects				
NT-W1**	Bubbling Springs 6" WL Replacement	\$763,000	27%	\$206,715
NT-W2	Corbett Pump Station & 3.0 MG GST	\$8,600,000	0%	\$0
NT-W3	Ware Seguin Pump Station Operational Improvement	\$175,000	0%	\$0
NT-W4	12" WL from Ware Seguin to Lower Seguin	\$1,538,000	0%	\$0
NT-W5	Fred Couples to Schwab	\$455,556	0%	\$0
NT-W6	Schwab to Eckhardt	\$1,600,000	0%	\$0
NT-W7**	Graytown to Pfeil	\$1,550,000	69%	\$1,077,040
NT-W8**	FM 78 Water Line Replacement	\$875,000	22%	\$194,778
NT-W9**	Moonlight Meadow Dr & Lost Meadow Dr WL Replacement	\$3,000,000	0%	\$0
NT-W10**	Robinhood Way WL Replacement	\$4,650,000	0%	\$0
NEAR TERM TOTAL:		\$23,206,556	-	\$1,478,532
Proposed 2030 CIP				
Growth Projects				
2030-W1	12" WL from Tri-County Extension to Cibolo Valley Drive	\$4,788,000	100%	\$4,788,000
2030-W2	Raf Burnette Rd 12" WL Improvements	\$1,438,000	89%	\$1,272,934
2030-W3	8" WL from Ray Corbett Dr to Lower Seguin Rd	\$3,688,000	97%	\$3,569,245
2030-W4**	Trainer Hale Rd 2" WL Replacement & 8" WL Improvement	\$9,850,000	93%	\$9,192,317
2030-W5**	Boenig Dr S 6" WL Replacement & 8" WL Improvement	\$6,388,000	69%	\$4,411,757
2030-W6	Live Oak to IH-35 24" Transmission Main	\$32,075,000	100%	\$32,075,000
2030-W7	Ware Seguin Pump Station Expansion Phase 1	\$5,213,000	33%	\$1,737,667
2030-W8	IH-10 8" WL Improvements	\$6,063,000	100%	\$6,063,000
2030 Growth Subtotal:		\$69,503,000	-	\$63,109,920
System Improvement Projects				
2030-W9	PRV Installation for Proposed Southwest Pressure Plane	\$413,000.0	0%	\$0
2030-W10**	River Rd 6" WL Replacement	\$2,325,000	58%	\$1,354,926
2030 System Improvement Projects Subtotal:		\$2,738,000	-	\$1,354,926
2030 TOTAL:		\$72,241,000	-	\$64,464,846
Proposed 2050 CIP				
Growth Projects				
2050-W1	Corbett Pump Station Expansion	\$1,663,000	2050 CIP Projects are not included in this impact fee total.	
2050-W2	FM 2252 8" WL Improvements	\$8,800,000		
2050-W3	Ware Seguin Pump Station Expansion Phase 2	\$2,725,000		
2050-W4	Beck St 6" WL Replacement	\$5,288,000		
2050-W5	Raf Burnette Rd 8" WL Improvements	\$4,438,000		
2050-W6	IH-35 Pump Station & 3.0 MG GST	\$42,188,000		
2050-W7	IH-10 & FM 1518 8" WL Improvements	\$3,075,000		
2050 Growth Subtotal:		\$68,177,000		
System Improvement Projects				
2050-W8	Lower Seguin Rd 8" WL Replacement	\$4,775,000		
2050 System Improvement Projects Subtotal:		\$4,775,000		
2050 TOTAL:		\$72,952,000		
WATER CIP TOTAL:		\$168,399,556		\$65,943,379

** - Indicates that there are both growth & system improvement components to the project.

**City of Schertz
2024 Impact Fee Update
Waste Water CIP Estimate of Probable Cost Summary**

Project Number	Project Name	Total Project Cost	2020-2030	
			Growth Utilization	Impact Fee Eligible Portion
Near Term CIP				
Growth Projects				
NT-S1	Town Creek Phase IV 24" - Section 1	\$6,875,000	21%	\$1,440,972
NT-S2	Town Creek Phase IV 12" - Section 2	\$2,925,000	0%	\$0
NT-S3	Town Creek Phase V 24"	\$10,425,000	23%	\$2,378,763
NT-S4**	Upsize Lookout Line	\$3,838,000	20%	\$771,788
NT-S5**	Upsize Tri County Line	\$2,084,800	25%	\$526,887
NT-S6	Cibolo West Main	\$16,213,000	83%	\$13,523,463
NT-S7	Woman Hollering Creek Lift Station, Gravity Lines, and Force Main	\$3,400,000	74%	\$2,517,091
Near Term Growth Subtotal:		\$45,760,800	-	\$21,158,965
System Improvement Projects				
NT SI-1	Decommission Tri County Lift Station	\$88,000	0%	\$0
NT SI-2	Decommission Corbett Lift Station	\$1,500,000	0%	\$0
NT SI-3	Decommission Sedona Lift Station & Woman Hollering Creek WWTP	\$175,000	0%	\$0
Near Term System Improvement Projects Subtotal:		\$1,763,000	-	\$0
NEAR TERM TOTAL:		\$47,523,800	-	\$21,158,965
Proposed 2030 CIP				
Growth Projects				
2030-S1	Hope Lane 8" Gravity Line	\$2,025,000	67%	\$1,359,153
2030-S2	Old Wiederstein Road 8"	\$1,338,000	5%	\$68,849
2030-S3	Union Pacific Railroad 8" - Section 1	\$2,563,000	10%	\$249,210
2030-S4	Union Pacific Railroad 8" - Section 2	\$400,000	12%	\$47,722
2030-S5	Wiederstein Road 8"	\$1,663,000	83%	\$1,372,188
2030-S6	Schaefer Road 8" - Section 1	\$4,913,000	33%	\$1,613,509
2030-S7	Schaefer Road 8" - Section 2	\$1,938,000	100%	\$1,938,000
2030-S8	Aranda 8"	\$475,000	100%	\$475,000
2030-S9	Weir Road 10"	\$2,525,000	100%	\$2,522,465
2030-S10	Trainer Hale Road 10"	\$1,038,000	100%	\$1,034,756
2030-S11	Ware Seguin Road 8"	\$3,113,000	97%	\$3,012,264
2030-S12	FM 1518 8"	\$400,000	40%	\$160,000
2030-S13	I-10 8" - Section 1	\$2,713,000	99%	\$2,677,145
2030-S14	Boenig Drive 8"	\$2,963,000	29%	\$849,531
2030-S15	N Greytown Road 8"	\$1,275,000	52%	\$661,379
2030 Growth Subtotal:		\$29,342,000	-	\$18,041,171
System Improvement Projects				
2030 SI-1**	Friesenhahn West Line WW Upsize	\$8,175,000	22%	\$1,833,143
2030 SI-2**	Fairlawn WW Upsize	\$1,375,000	9%	\$121,579
2030 SI-3**	Cibolo Crossing WW Line Upsize	\$1,288,000	4%	\$46,406
2030 SI-4**	Woodland Oak Drive Replacements	\$338,000	4%	\$13,741
2030 SI-5**	Old Wiederstein WW Upsize	\$5,050,000	61%	\$3,099,614
2030 SI-6**	Northcliffe Lift Station Upgrade	\$7,838,000	5%	\$392,686
2030 SI-7	Decommission Belmont Park Lift Station	\$463,000	0%	\$0
2030 System Improvement Projects Subtotal:		\$24,527,000	-	\$5,507,169
2030 TOTAL:		\$53,869,000	-	\$23,548,341
Proposed 2050 CIP				
Growth Projects				
2050-S1	I-35 N 8"	\$9,088,000		
2050-S2	Friesenhahn Lane 8"	\$6,500,000		
2050-S3	Schaefer Road 8" - Section 3	\$5,713,000		
2050-S4	Corbett JH 8"	\$2,888,000		
2050-S5	Lower Seguin Road 8"	\$1,338,000		
2050-S6	I-10 8" - Section 2	\$3,338,000		
2050 Growth Subtotal:		\$28,865,000		
System Improvement Projects				
2050 SI-1	Cypress Point Lift Station Upgrade	\$1,463,000		
2050 SI-2	Decommission Schertz Parkway Lift Station	\$238,000		
2050 SI-3	Decommission Park Lift Station	\$3,663,000		
2050 SI-4	Decommission Cover's Cove Lift Station	\$238,000		
2050 System Improvement Projects Subtotal:		\$5,602,000		
2050 TOTAL:		\$34,467,000		
WASTE WATER CIP TOTAL:				\$44,707,306

2050 CIP projects are not eligible to be included in the impact fee total.

** - Indicates that there are both growth & system improvement components to the project.



City of Schertz
2024 Impact Fee Update
CCMA System Improvement Projects - Estimate of Probable Cost
Summary

Project Number	Project Name	Project Cost
Proposed 2030 CIP		
CCMA System Improvement Projects		
2030 C-1	Roy Richard Drive Replacements	\$1,588,000
2030 C-2	Valencia Lane Replacements	\$2,288,000
2030 C-3	Savannah Drive Replacements	\$12,425,000
2030 C-4	Build Out Project 25 - 36" Schertz Line	\$12,950,000
CCMA System Improvement Projects Total:		\$29,251,000

**NEAR TERM
WATER CIP
PROJECTS**

Capital Improvement Plan Estimate of Probable Cost

Project Name: Bubbling Springs 6" WL Replacement
 Project Number: NT-W1**
 Project Category: Water
 CIP Type: System Improvement

Date: August 2024

Phase: Near Term

Project Description:

Replace leaking 6" from River Rd to just south of Cibolo Creek along Bubbling Springs with 12", approximately 1,320 LF.

Justification:

City identified CIP.

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	12" Water Line	LF	1,320	\$ 135	\$ 179,000
2	Gate Valve	EA	3	\$ 7,000	\$ 21,000
3	Fire Hydrant	EA	3	\$ 8,500	\$ 26,000
4	Service & System Connections	EA	27	\$ 2,100	\$56,700
4	Surface Replacement	LF	660	\$ 196	\$ 130,000
5	Traffic Control	LS	1	\$ 8,000	\$ 8,000
6	SWPPP	LS	1	\$ 25,000	\$ 25,000
SUBTOTAL					\$ 446,000
MOBILIZATION (5%)					\$23,000
CONTINGENCY (30%)					\$134,000
TOTAL CONSTRUCTION					\$610,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$153,000
ESTIMATE TOTAL PROJECT COST					\$763,000

Project Location:



Capital Improvement Plan Estimate of Probable Cost

Project Name: Corbett Pump Station & 3.0 MG GST	Date: August 2024
Project Number: NT-W2	Phase: Near Term
Project Category: Water	
CIP Type: System Improvement	

Project Description: Corbett Pump Station (2,000 gpm, 183 TDH firm capacity) and 3.0 MG GST.	Justification: Per "Corbett 3.0 MG GST Project" Preliminary Engineering Report (2021), construction is currently underway.
---	---

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	2,000 gpm Pump Station & 3.0 MG GST	LS	1	\$ 8,600,000	\$ 8,600,000
ESTIMATE TOTAL PROJECT COST					\$ 8,600,000

Project Location:



Capital Improvement Plan Estimate of Probable Cost

Project Name: Ware Seguin Pump Station Operational Improvement	Date: August 2024
Project Number: NT-W3	
Project Category: Water	Phase: Near Term
CIP Type: System Improvement	

Project Description: Control improvements at Ware Seguin Pump Station to be per GST level rather than a timer.	Justification: Potentially zero cost project to improve pump station performance in this service area.
--	--

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	Controls	LS	1	\$ 100,000	\$ 100,000
SUBTOTAL					\$ 100,000
MOBILIZATION (5%)					\$5,000
CONTINGENCY (30%)					\$30,000
TOTAL CONSTRUCTION					\$140,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$35,000
ESTIMATE TOTAL PROJECT COST					\$175,000

Project Location:



Capital Improvement Plan Estimate of Probable Cost

Project Name: 12" WL from Ware Seguin to Lower Seguin Project Number: NT-W4 Project Category: Water CIP Type: Growth	Date: August 2024 Phase: Near Term
---	---

Project Description: Approximately 5,150 LF of 12" from Ware Seguin to Lower Seguin in open field.	Justification: Currently in design.
--	---

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	12" Water Line	LF	5,150	\$ 135	\$696,000
2	Gate Valve	EA	11	\$ 7,000	\$77,000
3	Fire Hydrant	EA	11	\$ 8,500	\$93,500
4	Traffic Control	LS	1	\$ 15,000	\$15,000
5	SWPPP	LS	1	\$ 25,000	\$25,000
SUBTOTAL					\$ 907,000
MOBILIZATION (5%)					\$46,000
CONTINGENCY (30%)					\$273,000
TOTAL CONSTRUCTION					\$1,230,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$308,000
ESTIMATE TOTAL PROJECT COST					\$1,538,000

Project Location:



The map shows the project location in a rural area. A red line labeled 'NT-W4' indicates the 12-inch water line route from Ware Seguin to Lower Seguin. A purple line labeled 'NT-W3' shows an adjacent project area. Key landmarks include Randolph Oak Golf Course and Highway 1604.

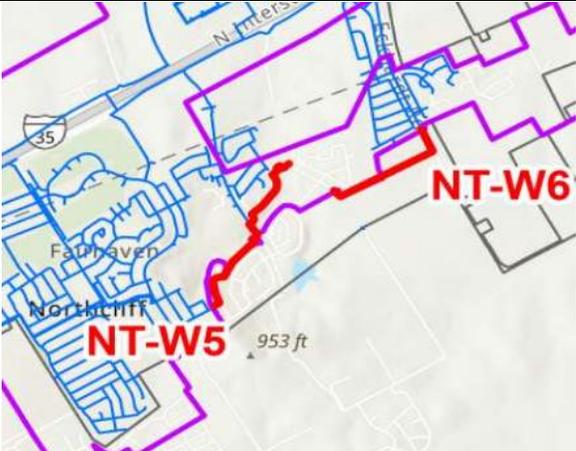
Capital Improvement Plan Estimate of Probable Cost

Project Name: Fred Couples to Schwab Project Number: NT-W5 Project Category: Water CIP Type: Growth	Date: August 2024 Phase: Near Term
--	---

Project Description: Approximately 2,270 LF of 12" from Fred Couples to Schwab. Total cost shown is portion paid for by the City.	Justification: Currently under construction.
---	--

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
ESTIMATE TOTAL PROJECT COST					\$455,555.79

Project Location:



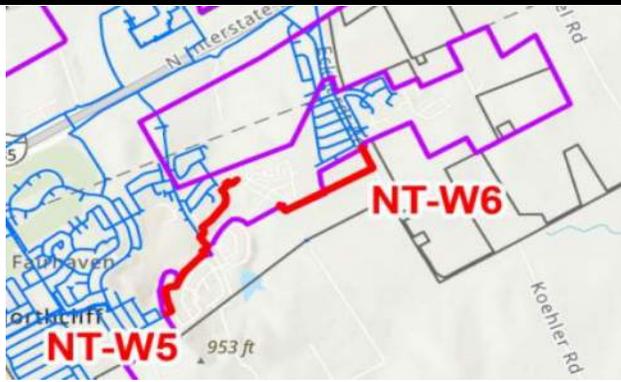
Capital Improvement Plan Estimate of Probable Cost

Project Name: Schwab to Eckhardt	Date: August 2024
Project Number: NT-W6	Phase: Near Term
Project Category: Water	
CIP Type: Growth	

Project Description: Approximately 5,400 LF of 12" from Schwab to Eckhardt.	Justification: Currently in design.
--	--

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	12" Water Line	LF	5,400	\$ 135	\$729,000
2	Gate Valve	EA	11	\$ 7,000	\$77,000
3	Fire Hydrant	EA	11	\$ 8,500	\$93,500
*	Traffic Control	LS	1	\$ 16,000	\$16,000
6	SWPPP	LS	1	\$ 25,000	\$25,000
SUBTOTAL					\$ 941,000
MOBILIZATION (5%)					\$48,000
CONTINGENCY (30%)					\$283,000
TOTAL CONSTRUCTION					\$1,280,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$320,000
ESTIMATE TOTAL PROJECT COST					\$1,600,000

Project Location:





Capital Improvement Plan Estimate of Probable Cost

Project Name: Graytown to Pfeil	Date: August 2024
Project Number: NT-W7**	Phase: Near Term
Project Category: Water	
CIP Type: System Improvement	

Project Description: Approximately 5,200 LF of 12" along IH-10 from N. Graytown Rd to Pfeil Rd.	Justification: Currently in design.
--	--

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	12" Water Line	LF	5,200	\$ 135	\$702,000
2	Gate Valve	EA	11	\$ 7,000	\$77,000
3	Fire Hydrant	EA	11	\$ 8,500	\$93,500
4	Traffic Control	LS	1	\$ 15,000	\$15,000
5	SWPPP	LS	1	\$ 25,000	\$25,000
SUBTOTAL					\$ 913,000
MOBILIZATION (5%)					\$46,000
CONTINGENCY (30%)					\$274,000
TOTAL CONSTRUCTION					\$1,240,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$310,000
ESTIMATE TOTAL PROJECT COST					\$1,550,000

Project Location:

The map shows a section of Interstate 10-L running diagonally from the bottom-left to the top-right. A red line segment, representing the project location, is drawn along the highway between Graytown Rd and Pfeil Rd. The label 'NT-W7' is placed in red text over the red line. Other roads and features are shown in blue and purple on the map.

Capital Improvement Plan Estimate of Probable Cost

Project Name: FM 78 Water Line Replacement

Date: August 2024

Project Number: NT-W8**

Project Category: Water

Phase: Near Term

CIP Type: System Improvement

Project Description:

Upsize existing 8"/10" to 12" along FM 78 from east of Bubbling Springs Rd to end of dead-end line, approximately 2,300 LF.

Justification:
Needed for fire flow.

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	12" Water Line	LF	2,300	\$ 135	\$310,500
2	Gate Valve	EA	5	\$ 7,000	\$35,000
3	Fire Hydrant	EA	5	\$ 8,500	\$42,500
4	Service & System Connections	EA	46	\$ 2,100	\$96,600
5	Traffic Control	LS	1	\$ 8,000	\$8,000
6	SWPPP	LS	1	\$ 25,000	\$25,000
SUBTOTAL					\$ 518,000
MOBILIZATION (5%)					\$26,000
CONTINGENCY (30%)					\$156,000
TOTAL CONSTRUCTION					\$700,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$175,000
ESTIMATE TOTAL PROJECT COST					\$875,000

Project Location:



Capital Improvement Plan Estimate of Probable Cost

Project Name: Moonlight Meadow Dr & Lost Meadow Dr WL Replacement

Date: August 2024

Project Number: NT-W9**

Project Category: Water

Phase: Near Term

CIP Type: System Improvement

Project Description:

Upsize existing 4" to 8" along Moonlight Meadow Dr and Lost Meadows Dr north of Schaefer Rd, approximately 4,970 LF.

Justification:

Needed for fire flow.

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	8" Water Line	LF	4,970	\$ 85	\$423,000
2	Gate Valve	EA	10	\$ 7,000	\$70,000
3	Fire Hydrant	EA	10	\$ 8,500	\$85,000
4	Service & System Connections	EA	100	\$ 2,100	\$210,000
5	Surface Replacement	LF	4,970	\$ 190	\$945,000
6	Traffic Control	LS	1	\$ 15,000	\$15,000
7	SWPPP	LS	1	\$ 25,000	\$25,000
SUBTOTAL					\$ 1,773,000
MOBILIZATION (5%)					\$89,000
CONTINGENCY (30%)					\$532,000
TOTAL CONSTRUCTION					\$2,400,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$600,000
ESTIMATE TOTAL PROJECT COST					\$3,000,000

Project Location:



Capital Improvement Plan Estimate of Probable Cost

Project Name: Robinhood Way WL Replacement	Date: August 2024
Project Number: NT-W10**	
Project Category: Water	Phase: Near Term
CIP Type: System Improvement	

Project Description: Upsize existing 8" to 12" along Robin Hood Way, approximately 6,670 LF.	Justification: Needed for fire flow.
---	---

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	12" Water Line	LF	6,670	\$ 135	\$901,000
2	Gate Valve	EA	14	\$ 7,000	\$98,000
3	Fire Hydrant	EA	14	\$ 8,500	\$119,000
4	Service & System Connections	EA	134	\$ 2,100	\$281,400
5	Surface Replacement	LF	6,670	\$ 196	\$1,307,320
6	Traffic Control	LS	1	\$ 19,000	\$19,000
7	SWPPP	LS	1	\$ 25,000	\$25,000
SUBTOTAL					\$2,751,000
MOBILIZATION (5%)					\$138,000
CONTINGENCY (30%)					\$826,000
TOTAL CONSTRUCTION					\$3,720,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$930,000
ESTIMATE TOTAL PROJECT COST					\$4,650,000

Project Location:



2030 WATER CIP PROJECTS

Capital Improvement Plan Estimate of Probable Cost

Project Name: 12" WL from Tri-County Extension to Cibolo Valley Drive	Date: August 2024
Project Number: 2030-W1	Phase: 2030
Project Category: Water	
CIP Type: Growth	

Project Description: New 12" loop east of FM 3009, north of IH-35 (approximately 6,060 LF).	Justification: Supplies new service area.
--	--

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	12" Water Line	LF	6,060	\$ 170	\$1,030,200
2	Gate Valve	EA	13	\$ 8,900	\$115,700
3	Fire Hydrant	EA	13	\$ 10,700	\$139,100
4	Surface Replacement	LF	6,060	\$ 247	\$1,496,000
5	Traffic Control	LS	1	\$ 22,000	\$22,000
6	SWPPP	LS	1	\$ 32,000	\$32,000
SUBTOTAL					\$2,835,000
MOBILIZATION (5%)					\$142,000
CONTINGENCY (30%)					\$851,000
TOTAL CONSTRUCTION					\$3,830,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$958,000
ESTIMATE TOTAL PROJECT COST					\$4,788,000

Project Location:



Capital Improvement Plan Estimate of Probable Cost

Project Name: Raf Burnette Rd 12" WL Improvements Project Number: 2030-W2 Project Category: Water CIP Type: Growth	Date: August 2024 Phase: 2030
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Project Description: Approximately 1,750 LF of 12" along Raf Burnette east of Authority Ln.	Justification: Supplies new service area.
---	---

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	12" Water Line	LF	1,750	\$ 170	\$297,500
2	Gate Valve	EA	4	\$ 8,900	\$35,600
3	Fire Hydrant	EA	4	\$ 10,700	\$42,800
4	Surface Replacement	LF	1,750	\$ 247	\$432,000
5	Traffic Control	LS	1	\$ 7,000	\$7,000
6	SWPPP	LS	1	\$ 32,000	\$32,000
SUBTOTAL					\$847,000
MOBILIZATION (5%)					\$43,000
CONTINGENCY (30%)					\$255,000
TOTAL CONSTRUCTION					\$1,150,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$288,000
ESTIMATE TOTAL PROJECT COST					\$1,438,000

Project Location:



The map displays a street grid with a green highlighted area representing the project site. Two red lines indicate the proposed water line locations, labeled '2030-W2' and '2030-W3'. The lines run along Raf Burnette Rd, east of Authority Ln.

Capital Improvement Plan Estimate of Probable Cost

Project Name: 8" WL from Ray Corbett Dr to Lower Seguin Rd Project Number: 2030-W3 Project Category: Water CIP Type: Growth	Date: August 2024 Phase: 2030
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Project Description: New 8" loop north of Lower Seguin Rd, east of Ray Corbett Dr (approximately 5,590 LF).	Justification: Supplies new service area.
---	---

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	8" Water Line	LF	5,590	\$ 110	\$614,900
2	Gate Valve	EA	12	\$ 3,800	\$45,600
3	Fire Hydrant	EA	12	\$ 10,700	\$128,400
4	Surface Replacement	LF	5,590	\$ 239	\$1,337,000
5	Traffic Control	LS	1	\$ 20,000	\$20,000
6	SWPPP	LS	1	\$ 32,000	\$32,000
SUBTOTAL					\$2,178,000
MOBILIZATION (5%)					\$109,000
CONTINGENCY (30%)					\$654,000
TOTAL CONSTRUCTION					\$2,950,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$738,000
ESTIMATE TOTAL PROJECT COST					\$3,688,000

Project Location:	
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Capital Improvement Plan Estimate of Probable Cost

Project Name: Trainer Hale Rd 2" WL Replacement & 8" WL Improvement	Date: August 2024
Project Number: 2030-W4**	
Project Category: Water	Phase: 2030
CIP Type: Growth	

Project Description: Upsize approximately 2,960 LF of 2" to 12" along Trainer Hale Rd east of FM 1518; and 9,650 LF of new 8" loop north of Trainer Hale Rd, east of FM 1518.	Justification: Upgrades distribution system to current min. pipe size (8") to supply new service area.
---	--

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	12" Water Line	LF	2,960	\$ 170	\$503,200
2	8" Water Line	LF	9,650	\$ 110	\$1,061,500
3	12" Gate Valve	EA	6	\$ 8,900	\$53,400
4	8" Gate Valve	EA	20	\$ 3,800	\$76,000
5	Fire Hydrant	EA	26	\$ 10,700	\$278,200
6	Service & System Connections	EA	253	\$ 2,650	\$670,450
7	Surface Replacement	LF	12,610	\$ 247	\$3,112,000
8	Traffic Control	LS	1	\$ 46,000	\$46,000
9	SWPPP	LS	1	\$ 32,000	\$32,000
SUBTOTAL					\$5,833,000
MOBILIZATION (5%)					\$292,000
CONTINGENCY (30%)					\$1,750,000
TOTAL CONSTRUCTION					\$7,880,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$1,970,000
ESTIMATE TOTAL PROJECT COST					\$9,850,000

Project Location:



The map displays a street layout with a red rectangular area highlighting the project site. A purple line indicates a water line path. The label '2030-W4' is prominently displayed in red text over the highlighted area.



Capital Improvement Plan Estimate of Probable Cost

Project Name: Boenig Dr S 6" WL Replacement & 8" WL Improvement

Date: August 2024

Project Number: 2030-W5**

Project Category: Water

Phase: 2030

CIP Type: Growth

Project Description:

Upsize approximately 5,300 LF of 6" to 8" along Boenig Dr south of N Graytown Rd, and 3,300 LF new 8" along future Binz-Engleman Rd.

Justification:

Needed to meet growth in area and provide fire flow.

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	8" Water Line	LF	8,600	\$ 110	\$946,000
2	Gate Valve	EA	18	\$ 3,800	\$68,400
3	Fire Hydrant	EA	18	\$ 10,700	\$192,600
4	Service & System Connections	EA	172	\$ 2,650	\$455,800
5	Surface Replacement	LF	8,600	\$ 239	\$2,057,000
6	Traffic Control	LS	1	\$ 31,000	\$31,000
7	SWPPP	LS	1	\$ 32,000	\$32,000
SUBTOTAL					\$3,783,000
MOBILIZATION (5%)					\$190,000
CONTINGENCY (30%)					\$1,135,000
TOTAL CONSTRUCTION					\$5,110,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$1,278,000
ESTIMATE TOTAL PROJECT COST					\$6,388,000

Project Location:



Capital Improvement Plan Estimate of Probable Cost

Project Name: Live Oak to IH-35 24" Transmission Main Project Number: 2030-W6 Project Category: Water CIP Type: Growth	Date: August 2024 Phase: 2030
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Project Description: Live Oak to IH-35 24" transmission line (approximately 20,000 LF).	Justification: In progress, pending easement acquisition. Needed to meet growth and provide redundancy.
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ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	24" Water Line	LF	20,000	\$ 570	\$11,400,000
2	Gate Valve	EA	40	\$ 25,700	\$1,028,000
3	Fire Hydrant	EA	40	\$ 10,700	\$428,000
4	ARV (1")	EA	16	\$ 17,700	\$283,200
5	CAV (3")	EA	16	\$ 23,200	\$371,200
6	Surface Replacement	LF	20,000	\$ 269	\$5,388,000
7	Traffic Control	LS	1	\$ 72,000	\$72,000
8	SWPPP	LS	1	\$ 32,000	\$32,000
SUBTOTAL					\$19,003,000
MOBILIZATION (5%)					\$951,000
CONTINGENCY (30%)					\$5,701,000
TOTAL CONSTRUCTION					\$25,660,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$6,415,000
ESTIMATE TOTAL PROJECT COST					\$32,075,000

Project Location: 

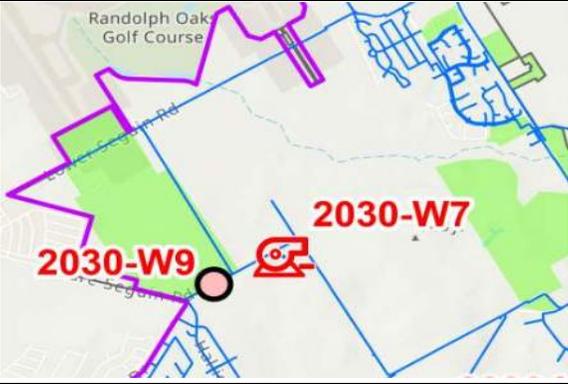
Capital Improvement Plan Estimate of Probable Cost

Project Name: Ware Seguin Pump Station Expansion Phase 1 Project Number: 2030-W7 Project Category: Water CIP Type: Growth	Date: August 2024 Phase: 2030
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Project Description: Ware Seguin Pump Station Improvements Phase 1 - Expand Ware Seguin to firm pumping capacity of 1,000 gpm, 105 TDH; and new groundwater well to provide supply to Ware Seguin.	Justification: Needed to meet new growth in Ware Seguin area.
--	---

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	1,000 GPM GW Well	LS	1	\$ 2,518,000	\$2,518,000
2	1,000 GPM Pump for PS	EA	2	\$ 189,000	\$378,000
3	VFD	EA	1	\$ 126,000	\$126,000
4	Yard Piping & Other Appurtenances	LS	1	\$ 63,000	\$63,000
SUBTOTAL					\$3,085,000
MOBILIZATION (5%)					\$155,000
CONTINGENCY (30%)					\$926,000
TOTAL CONSTRUCTION					\$4,170,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$1,043,000
ESTIMATE TOTAL PROJECT COST					\$5,213,000

Project Location:



The map displays the project location in a residential area. A red circle with a black dot is labeled '2030-W9', indicating the location of a new groundwater well. A red icon of a pump is labeled '2030-W7', indicating the location of the pump station. The map also shows 'Randolph Oak Golf Course' to the north and various streets and utility lines in the surrounding neighborhood.

Capital Improvement Plan Estimate of Probable Cost

Project Name: IH-10 8" WL Improvements
Project Number: 2030-W8
Project Category: Water
CIP Type: Growth

Date: August 2024

Phase: 2030

Project Description:
 4,300 LF of new 8" along IH-10 and Scenic Lake Dr.

Justification:
 Needed to meet growth in area.

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	8" Water Line	LF	4,300	\$ 230	\$991,000
2	Gate Valve	EA	9	\$ 8,200	\$73,800
3	Fire Hydrant	EA	9	\$ 23,100	\$207,900
4	Surface Replacement	LF	4,300	\$ 515	\$2,215,000
5	Traffic Control	LS	1	\$ 34,000	\$34,000
6	SWPPP	LS	1	\$ 68,000	\$68,000
SUBTOTAL					\$3,590,000
MOBILIZATION (5%)					\$180,000
CONTINGENCY (30%)					\$1,077,000
TOTAL CONSTRUCTION					\$4,850,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$1,213,000
ESTIMATE TOTAL PROJECT COST					\$6,063,000

Project Location:



Capital Improvement Plan Estimate of Probable Cost

Project Name: PRV Installation for Proposed Southwest Pressure Plane Project Number: 2030-W9 Project Category: Water CIP Type: System Improvement	Date: August 2024 Phase: 2030
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Project Description: 3 new PRVs (2-6", 1-8") to create new pressure zone in southwest part of system.	Justification: Avoids high pressures and improves performance of Ware Seguin Pump Station.
---	--

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	6" PRV	EA	2	\$ 70,000	\$140,000
2	8" PRV	EA	1	\$ 80,000	\$80,000
3	Connection/Operations Expenses	LS	1	\$ 19,000	\$19,000
SUBTOTAL					\$239,000
MOBILIZATION (5%)					\$12,000
CONTINGENCY (30%)					\$72,000
TOTAL CONSTRUCTION					\$330,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$83,000
ESTIMATE TOTAL PROJECT COST					\$413,000

Project Location:



Capital Improvement Plan Estimate of Probable Cost

Project Name: River Rd 6" WL Replacement
 Project Number: 2030-W10**
 Project Category: Water
 CIP Type: System Improvement

Date: August 2024
 Phase: 2030

Project Description:
 Upsize 2,590 LF of ex. 6" to 12" along River Rd from FM 78 to Bubbling Springs Rd to remove bottleneck.

Justification:
 Removes system bottleneck.

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	12" Water Line	LF	2,590	\$ 170	\$440,300
2	Gate Valve	EA	6	\$ 8,900	\$53,400
3	Fire Hydrant	EA	6	\$ 10,700	\$64,200
4	Service & System Connections	EA	52	\$ 2,650	\$137,800
5	Surface Replacement	LF	2,590	\$ 247	\$639,000
6	Traffic Control	LS	1	\$ 10,000	\$10,000
7	SWPPP	LS	1	\$ 32,000	\$32,000
SUBTOTAL					\$1,377,000
MOBILIZATION (5%)					\$69,000
CONTINGENCY (30%)					\$414,000
TOTAL CONSTRUCTION					\$1,860,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$465,000
ESTIMATE TOTAL PROJECT COST					\$2,325,000

Project Location:



2050 WATER CIP PROJECTS

Capital Improvement Plan Estimate of Probable Cost

Project Name: Corbett Pump Station Expansion Project Number: 2050-W1 Project Category: Water CIP Type: System Improvement	Date: August 2024 Phase: 2050
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Project Description: Corbett Pump Station Expansion - Expand Corbett to 4,000 gpm, 183 TDH firm capacity.	Justification: Prevents low pressures throughout southern part of system.
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ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	2,000 GPM Pump	EA	1	\$ 543,000	\$543,000
2	VFD	EA	1	\$ 272,000	\$272,000
3	Yard Piping & Other Appurtenances	LS	1	\$ 163,000	\$163,000
SUBTOTAL					\$978,000
MOBILIZATION (5%)					\$49,000
CONTINGENCY (30%)					\$294,000
TOTAL CONSTRUCTION					\$1,330,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$333,000
ESTIMATE TOTAL PROJECT COST					\$1,663,000

Project Location:



The map displays the project site with a red line indicating the expansion path. A red circle with a 'G' symbol is labeled '2050-W1', and a red line segment is labeled '2050-W5'. The map shows surrounding infrastructure, including roads and green spaces.

Capital Improvement Plan Estimate of Probable Cost

Project Name: FM 2252 8" WL Improvements Project Number: 2050-W2 Project Category: Water CIP Type: System Improvement	Date: August 2024 Phase: 2050
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Project Description: Approximately 6,290 LF of 8" along FM 2252 and new loop.	Justification: Supplies new service area.
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ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	8" Water Line	LF	6,290	\$ 230	\$1,450,000
2	Gate Valve	EA	13	\$ 8,200	\$106,600
3	Fire Hydrant	EA	13	\$ 23,100	\$300,300
4	Surface Replacement	LF	6,290	\$ 515	\$3,240,000
5	Traffic Control	LS	1	\$ 49,000	\$49,000
6	SWPPP	LS	1	\$ 68,000	\$68,000
SUBTOTAL					\$5,214,000
MOBILIZATION (5%)					\$261,000
CONTINGENCY (30%)					\$1,565,000
TOTAL CONSTRUCTION					\$7,040,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$1,760,000
ESTIMATE TOTAL PROJECT COST					\$8,800,000

Project Location:



Capital Improvement Plan Estimate of Probable Cost

Project Name: Ware Seguin Pump Station Expansion Phase 2 Project Number: 2050-W3 Project Category: Water CIP Type: System Improvement	Date: August 2024 Phase: 2050
--	--

Project Description: Ware Seguin Pump Station Improvements Phase 2 - Expand Ware Seguin to 1,200 gpm, 123 TDH firm capacity.	Justification: Prevents low pressures in Ware Seguin area.
--	--

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	1,200 GPM Pump	EA	2	\$ 461,000	\$922,000
2	VFD	EA	2	\$ 272,000	\$544,000
3	Yard Piping & Other Appurtenances	LS	1	\$ 147,000	\$147,000
SUBTOTAL					\$1,613,000
MOBILIZATION (5%)					\$81,000
CONTINGENCY (30%)					\$484,000
TOTAL CONSTRUCTION					\$2,180,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$545,000
ESTIMATE TOTAL PROJECT COST					\$2,725,000

Project Location: 

Capital Improvement Plan Estimate of Probable Cost

Project Name: Beck St 6" WL Replacement Project Number: 2050-W4 Project Category: Water CIP Type: System Improvement	Date: August 2024 Phase: 2050
---	--

Project Description: Upsize 1,590 LF of 6" to 8" along Beck St east of Schertz Pkwy, 1,680 LF of new 8".	Justification: Upgrades distribution system to current min. pipe size (8") to serve new service area.
--	---

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	8" Water Line	LF	3,270	\$ 230	\$754,000
2	Gate Valve	EA	7	\$ 8,200	\$57,400
3	Fire Hydrant	EA	7	\$ 23,100	\$161,700
4	Service & System Connections	EA	66	\$ 5,700	\$376,200
5	Surface Replacement	LF	3,270	\$ 515	\$1,685,000
6	Traffic Control	LS	1	\$ 26,000	\$26,000
7	SWPPP	LS	1	\$ 68,000	\$68,000
SUBTOTAL					\$3,129,000
MOBILIZATION (5%)					\$157,000
CONTINGENCY (30%)					\$939,000
TOTAL CONSTRUCTION					\$4,230,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$1,058,000
ESTIMATE TOTAL PROJECT COST					\$5,288,000

Project Location:



Capital Improvement Plan Estimate of Probable Cost

Project Name: Raf Burnette Rd 8" WL Improvements Project Number: 2050-W5 Project Category: Water CIP Type: Growth	Date: August 2024 Phase: 2050
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Project Description: 3,100 LF of new 8" along Raf Burnette east of Authority Ln.	Justification: Needed to meet growth in area.
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ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	8" Water Line	LF	3,100	\$ 230	\$715,000
2	Gate Valve	EA	7	\$ 8,200	\$57,400
3	Fire Hydrant	EA	7	\$ 23,100	\$161,700
4	Surface Replacement	LF	3,100	\$ 515	\$1,597,000
5	Traffic Control	LS	1	\$ 24,000	\$24,000
6	SWPPP	LS	1	\$ 68,000	\$68,000
SUBTOTAL					\$2,624,000
MOBILIZATION (5%)					\$132,000
CONTINGENCY (30%)					\$788,000
TOTAL CONSTRUCTION					\$3,550,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$888,000
ESTIMATE TOTAL PROJECT COST					\$4,438,000

Project Location:	
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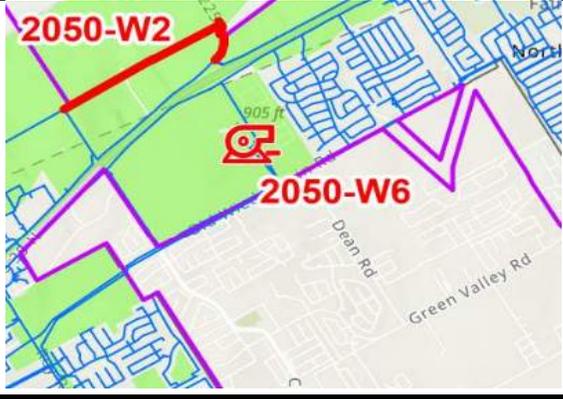
Capital Improvement Plan Estimate of Probable Cost

Project Name: IH-35 Pump Station & 3.0 MG GST Project Number: 2050-W6 Project Category: Water CIP Type: Growth	Date: August 2024 Phase: 2050
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Project Description: IH-35 Pump Station (4,000 gpm, 183 TDH firm capacity) and 3.0 MG GST, new connection from SSLGC transmission main to the Live Oak to IH-35 24" transmission main.	Justification: Needed to meet growth in area.
--	---

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	3.0 MG GST	EA	1	\$ 14,232,000	\$14,232,000
2	Yard Piping & Pumps for GST	LS	1	\$ 3,031,000	\$3,031,000
3	Foundation for GST	LS	1	\$ 922,000	\$922,000
4	Connect to 24" Main	LS	1	\$ 85,000	\$85,000
5	Pump Station	LS	1	\$ 6,723,000	\$6,723,000
SUBTOTAL					\$24,993,000
MOBILIZATION (5%)					\$1,250,000
CONTINGENCY (30%)					\$7,498,000
TOTAL CONSTRUCTION					\$33,750,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$8,438,000
ESTIMATE TOTAL PROJECT COST					\$42,188,000

Project Location:



The map displays the project location in a residential area. A red line labeled '2050-W2' indicates a water main connection. A red circle with a pump icon labeled '2050-W6' marks the location of the 3.0 MG Gravity Storage Tank (GST). The map also shows 'Dean Rd' and 'Green Valley Rd'. A distance of '905 ft' is marked between the GST and the main connection point.

Capital Improvement Plan Estimate of Probable Cost

Project Name: IH-10 & FM 1518 8" WL Improvements Project Number: 2050-W7 Project Category: Water CIP Type: Growth	Date: August 2024 Phase: 2050
--	--

Project Description: 2,110 LF of new 8" along IH-10 and FM 1518.	Justification: Needed to meet growth in area.
--	---

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	8" Water Line	LF	2,110	\$ 230	\$487,000
2	Gate Valve	EA	5	\$ 8,200	\$41,000
3	Fire Hydrant	EA	5	\$ 23,100	\$115,500
4	Surface Replacement	LF	2,110	\$ 515	\$1,087,000
5	Traffic Control	LS	1	\$ 17,000	\$17,000
6	SWPPP	LS	1	\$ 68,000	\$68,000
SUBTOTAL					\$1,816,000
MOBILIZATION (5%)					\$91,000
CONTINGENCY (30%)					\$545,000
TOTAL CONSTRUCTION					\$2,460,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$615,000
ESTIMATE TOTAL PROJECT COST					\$3,075,000

Project Location:



Capital Improvement Plan Estimate of Probable Cost

Project Name: Lower Seguin Rd 8" WL Replacement Project Number: 2050-W8 Project Category: Water CIP Type: Capacity	Date: August 2024 Phase: 2050
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Project Description: Upsize 2,500 LF of 8" to 12" along Lower Seguin Rd.	Justification: Needed for fire flow.
--	--

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	12" Water Line	LF	2,500	\$ 366	\$915,000
2	Gate Valve	EA	5	\$ 19,000	\$95,000
3	Fire Hydrant	EA	5	\$ 23,100	\$115,500
4	Service & System Connections	EA	50	\$ 5,700	\$285,000
5	Surface Replacement	LF	2,500	\$ 531	\$1,329,000
6	Traffic Control	LS	1	\$ 20,000	\$20,000
7	SWPPP	LS	1	\$ 68,000	\$68,000
SUBTOTAL					\$2,828,000
MOBILIZATION (5%)					\$142,000
CONTINGENCY (30%)					\$849,000
TOTAL CONSTRUCTION					\$3,820,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$955,000
ESTIMATE TOTAL PROJECT COST					\$4,775,000

Project Location:



**NEAR TERM
WASTEWATER
CIP PROJECTS**

Capital Improvement Plan Estimate of Probable Cost

Project Name: Town Creek Phase IV 24" - Section 1

Date: August 2024

Project Number: NT-S1

Project Category: Waste Water

Phase: Near Term

CIP Type: Growth

Project Description:

Town Creek Phase IV (section 1) with approximately 6,600 LF of 24-inch gravity line.

Justification:

Anticipated growth based on Land Use Plan.

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	24" Gravity Line	LF	6,600	\$ 360	\$ 2,376,000
2	Standard Manhole (60" DIA.)	EA	14	\$ 17,000	\$ 238,000
3	Surface Replacement	LF	6,600	\$ 214	\$ 1,413,000
4	Traffic Control	LS	1	\$ 19,000	\$ 19,000
5	SWPPP	LS	1	\$ 25,000	\$ 25,000
SUBTOTAL					\$ 4,071,000
MOBILIZATION (5%)					\$204,000
CONTINGENCY (30%)					\$1,222,000
TOTAL CONSTRUCTION					\$5,500,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$1,375,000
ESTIMATE TOTAL PROJECT COST					\$6,875,000

Project Location:



Capital Improvement Plan Estimate of Probable Cost

Project Name: Town Creek Phase IV 12" - Section 2

Date: August 2024

Project Number: NT-S2

Project Category: Waste Water

Phase: Near Term

CIP Type: Growth

Project Description:

Town Creek Phase IV (section 2) with approximately 4,470 LF of 12-inch gravity line.

Justification:

Anticipated growth based on Land Use Plan.

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	12" Gravity Line	LF	4,470	\$ 130	\$ 582,000
2	Standard Manhole (60" DIA.)	EA	9	\$ 17,000	\$ 153,000
3	Surface Replacement	LF	4,470	\$ 214	\$ 957,000
4	Traffic Control	LS	1	\$ 13,000	\$ 13,000
5	SWPPP	LS	1	\$ 25,000	\$ 25,000
SUBTOTAL					\$ 1,730,000
MOBILIZATION (5%)					\$87,000
CONTINGENCY (30%)					\$519,000
TOTAL CONSTRUCTION					\$2,340,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$585,000
ESTIMATE TOTAL PROJECT COST					\$2,925,000

Project Location:



Capital Improvement Plan Estimate of Probable Cost

Project Name: Town Creek Phase V 24"

Date: August 2024

Project Number: NT-S3

Project Category: Waste Water

Phase: Near Term

CIP Type: Growth

Project Description:

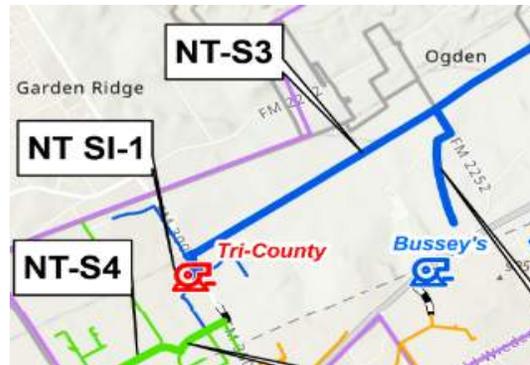
Town Creek Phase V with approximately 10,060 LF of 24-inch gravity line.

Justification:

Anticipated growth based on Land Use Plan.

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	24" Gravity Line	LF	10,060	\$ 360	\$ 3,622,000
2	Standard Manhole (60" DIA.)	EA	20	\$ 17,000	\$ 343,000
3	Surface Replacement	LF	10,060	\$ 214	\$ 2,153,000
4	Traffic Control	LS	1	\$ 29,000	\$ 29,000
5	SWPPP	LS	1	\$ 25,000	\$ 25,000
SUBTOTAL					\$ 6,172,000
MOBILIZATION (5%)					\$309,000
CONTINGENCY (30%)					\$1,852,000
TOTAL CONSTRUCTION					\$8,340,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$2,085,000
ESTIMATE TOTAL PROJECT COST					\$10,425,000

Project Location:



Capital Improvement Plan Estimate of Probable Cost

Project Name: Upsize Lookout Line
 Project Number: NT-S4**
 Project Category: Waste Water
 CIP Type: Growth

Date: August 2024
 Phase: Near Term

Project Description:
 Lookout Line (8") upsized to 18-inch gravity line (~ 3,910 LF).

Justification:
 Anticipated growth based on Land Use Plan.

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	18" Gravity Line	LF	3,910	\$ 200	\$ 782,000
2	Standard Manhole (60" DIA.)	EA	8	\$ 17,000	\$ 133,000
3	Lateral Lines	LF	3,128	\$ 100	\$ 313,000
4	Operational Expenses	LS	1	\$ 203,000	\$ 203,000
5	Surface Replacement	LF	3,910	\$ 205	\$ 802,000
6	Traffic Control	LS	1	\$ 12,000	\$ 12,000
7	SWPPP	LS	1	\$ 25,000	\$ 25,000
SUBTOTAL					\$ 2,270,000
MOBILIZATION (5%)					\$114,000
CONTINGENCY (30%)					\$681,000
TOTAL CONSTRUCTION					\$3,070,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$768,000
ESTIMATE TOTAL PROJECT COST					\$3,838,000

Project Location:



Capital Improvement Plan Estimate of Probable Cost

Project Name: Upsize Tri County Line
 Project Number: NT-S5**
 Project Category: Waste Water
 CIP Type: Growth

Date: August 2024

Phase: Near Term

Project Description:
 Tri County Line upsized from 8-inch gravity line to 18-inch gravity line (~ 1,760 LF).

Justification:
 Anticipated growth based on Land Use Plan.

Note: Costs provided by City.

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	18" Gravity Line	LF	3,910	\$ 234	\$ 916,000
2	Remaining Costs	LS	1	\$ 1,168,800	\$ 1,168,800
ESTIMATE TOTAL PROJECT COST					\$2,084,800

Project Location:



Capital Improvement Plan Estimate of Probable Cost

Project Name: Cibolo West Main

Date: August 2024

Project Number: NT-S6

Project Category: Waste Water

Phase: Near Term

CIP Type: Growth

Project Description:

Cibolo West Main with approximately 21,680 LF of 18-inch gravity line.

Justification:

Anticipated growth based on Land Use Plan.

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	18" Gravity Line	LF	21,680	\$ 200	\$ 4,336,000
2	Standard Manhole (60" DIA.)	EA	43	\$ 17,000	\$ 738,000
3	Surface Replacement	LF	21,680	\$ 205	\$ 4,445,000
4	Traffic Control	LS	1	\$ 62,000	\$ 62,000
5	SWPPP	LS	1	\$ 25,000	\$ 25,000
SUBTOTAL					\$ 9,606,000
MOBILIZATION (5%)					\$481,000
CONTINGENCY (30%)					\$2,882,000
TOTAL CONSTRUCTION					\$12,970,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$3,243,000
ESTIMATE TOTAL PROJECT COST					\$16,213,000

Project Location:



Capital Improvement Plan Estimate of Probable Cost

Project Name: Woman Hollering Creek Lift Station, Gravity Lines, and Force Main Project Number: NT-S7 Project Category: Waste Water CIP Type: Growth	Date: August 2024 Phase: Near Term
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Project Description: Approximately 1,940 LF of 18-inch gravity line serving Hallie's Cove. Approximately 12,550 LF of 30-inch gravity line, approximately 5,990 LF of 14-inch force main, and WHC lift station. CostS provided by the City.	Justification: Anticipated growth based on Land Use Plan. *Only the cost increase between 2011 & 2024 is eligible to be included in the impact fee total.
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ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
ESTIMATE TOTAL PROJECT COST (2011)					\$9,600,000
ACTUAL CONSTRUCTION COST (2024)					\$13,000,000
ESTIMATE TOTAL ELIGIBLE* PROJECT COST					\$3,400,000

Project Location:



Capital Improvement Plan Estimate of Probable Cost

Project Name: Decommission Tri County Lift Station

Date: August 2024

Project Number: NT SI-1

Project Category: Waste Water

Phase: Near Term

CIP Type: Lift Station Removal

Project Description:
Tri County LS to go offline.

Justification:
Per City request.

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	Decommission Lift Station	LS	1	\$ 50,000	\$ 50,000
SUBTOTAL					\$ 50,000
MOBILIZATION (5%)					\$3,000
CONTINGENCY (30%)					\$15,000
TOTAL CONSTRUCTION					\$70,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$18,000
ESTIMATE TOTAL PROJECT COST					\$88,000

Project Location:



Capital Improvement Plan Estimate of Probable Cost

Project Name: Decommission Corbett Lift Station

Date: August 2024

Project Number: NT SI-2

Project Category: Waste Water

Phase: Near Term

CIP Type: Lift Station Removal

Project Description:

Corbett LS to go offline. Approximately 2,410 LF of 10-inch gravity line installed to connect to existing system.

Justification:

Part of the lift station elimination plan.

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	Decommission Lift Station	LS	1	\$ 50,000	\$ 50,000
2	10" Gravity Line	LF	2,410	\$ 105	\$ 254,000
3	Standard Manhole (60" DIA.)	EA	5	\$ 17,000	\$ 85,000
4	Surface Replacement	LF	2,410	\$ 193	\$ 466,000
5	Traffic Control	LS	1	\$ 8,000	\$ 8,000
6	SWPPP	LS	1	\$ 25,000	\$ 25,000
SUBTOTAL					\$ 888,000
MOBILIZATION (5%)					\$45,000
CONTINGENCY (30%)					\$267,000
TOTAL CONSTRUCTION					\$1,200,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$300,000
ESTIMATE TOTAL PROJECT COST					\$1,500,000

Project Location:



Capital Improvement Plan Estimate of Probable Cost

Project Name: Decommission Sedona Lift Station & Woman Hollering Creek WWTP

Date: August 2024

Project Number: NT SI-3

Project Category: Waste Water

Phase: Near Term

CIP Type: Lift Station & WWTP Removal

Project Description:
Sedona LS to go offline and Woman Hollering Creek (WHC) WWTP decommissioned.

Justification:
Part of the lift station elimination plan.

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	Decommission Lift Station	LS	1	\$ 50,000	\$ 50,000
2	Decommission WWTP	LS	1	\$ 50,000	\$ 50,000
SUBTOTAL					\$ 100,000
MOBILIZATION (5%)					\$5,000
CONTINGENCY (30%)					\$30,000
TOTAL CONSTRUCTION					\$140,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$35,000
ESTIMATE TOTAL PROJECT COST					\$175,000

Project Location:



**2030
WASTEWATER
CIP PROJECTS**

Capital Improvement Plan Estimate of Probable Cost

Project Name: Hope Lane 8" Gravity Line

Date: August 2024

Project Number: 2030-S1

Project Category: Waste Water

Phase: 2030

CIP Type: Growth

Project Description:

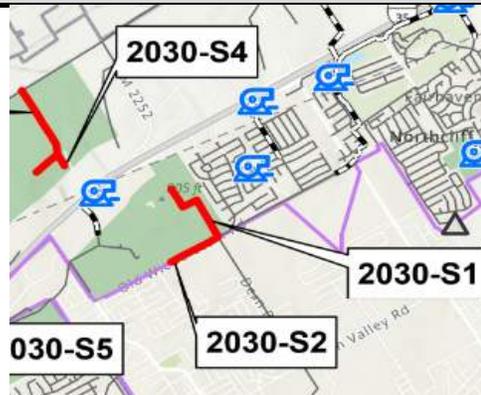
Approximately 2,950 LF of 8-inch gravity line north of Old Wiederstein Rd and along Hope Ln.

Justification:

Anticipated growth based on Land Use Plan.

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	8" Gravity Line	LF	2,950	\$ 107	\$ 316,000
2	Standard Manhole (60" DIA.)	EA	6	\$ 21,400	\$ 129,000
3	Surface Replacement	LF	2,950	\$ 239	\$ 706,000
4	Traffic Control	LS	1	\$ 11,000	\$ 11,000
5	SWPPP	LS	1	\$ 32,000	\$ 32,000
SUBTOTAL					\$1,194,000
MOBILIZATION (5%)					\$60,000
CONTINGENCY (30%)					\$359,000
TOTAL CONSTRUCTION					\$1,620,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$405,000
ESTIMATE TOTAL PROJECT COST					\$2,025,000

Project Location:



Capital Improvement Plan Estimate of Probable Cost

Project Name: Old Wiederstein Road 8"

Date: August 2024

Project Number: 2030-S2

Project Category: Waste Water

Phase: 2030

CIP Type: Growth

Project Description:

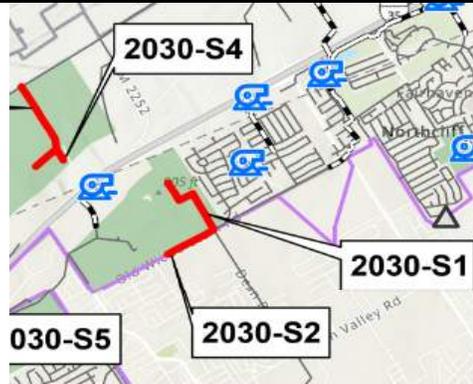
Approximately 1,900 LF of 8-inch gravity line along Old Wiederstein Rd from Dean Rd to vicinity of Kaylee Chase.

Justification:

Anticipated growth based on Land Use Plan.

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	8" Gravity Line	LF	1,900	\$ 107	\$ 204,000
2	Standard Manhole (60" DIA.)	EA	4	\$ 21,400	\$ 86,000
3	Surface Replacement	LF	1,900	\$ 239	\$ 455,000
4	Traffic Control	LS	1	\$ 8,000	\$ 8,000
5	SWPPP	LS	1	\$ 32,000	\$ 32,000
SUBTOTAL					\$785,000
MOBILIZATION (5%)					\$40,000
CONTINGENCY (30%)					\$236,000
TOTAL CONSTRUCTION					\$1,070,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$268,000
ESTIMATE TOTAL PROJECT COST					\$1,338,000

Project Location:



Capital Improvement Plan Estimate of Probable Cost

Project Name: Union Pacific Railroad 8" - Section 1

Date: August 2024

Project Number: 2030-S3

Project Category: Waste Water

Phase: 2030

CIP Type: Growth

Project Description:

Approximately 3,750 LF of 8-inch gravity line south of Union Pacific Rail Road.

Justification:

Anticipated growth based on Land Use Plan.

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	8" Gravity Line	LF	3,750	\$ 107	\$ 402,000
2	Standard Manhole (60" DIA.)	EA	8	\$ 21,400	\$ 172,000
3	Surface Replacement	LF	3,750	\$ 239	\$ 897,000
4	Traffic Control	LS	1	\$ 14,000	\$ 14,000
5	SWPPP	LS	1	\$ 32,000	\$ 32,000
SUBTOTAL					\$1,517,000
MOBILIZATION (5%)					\$76,000
CONTINGENCY (30%)					\$456,000
TOTAL CONSTRUCTION					\$2,050,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$513,000
ESTIMATE TOTAL PROJECT COST					\$2,563,000

Project Location:



Capital Improvement Plan Estimate of Probable Cost

Project Name: Union Pacific Railroad 8" - Section 2

Date: August 2024

Project Number: 2030-S4

Project Category: Waste Water

Phase: 2030

CIP Type: Growth

Project Description:
Approximately 500 LF of 8-inch gravity line south of Union Pacific Rail Road.

Justification:
Anticipated growth based on Land Use Plan.

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	8" Gravity Line	LF	500	\$ 107	\$ 54,000
2	Standard Manhole (60" DIA.)	EA	1	\$ 21,400	\$ 22,000
3	Surface Replacement	LF	500	\$ 239	\$ 120,000
4	Traffic Control	LS	1	\$ 8,000	\$ 8,000
5	SWPPP	LS	1	\$ 32,000	\$ 32,000
SUBTOTAL					\$236,000
MOBILIZATION (5%)					\$12,000
CONTINGENCY (30%)					\$71,000
TOTAL CONSTRUCTION					\$320,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$80,000
ESTIMATE TOTAL PROJECT COST					\$400,000

Project Location:



Capital Improvement Plan Estimate of Probable Cost

Project Name: Wiederstein Road 8"

Date: August 2024

Project Number: 2030-S5

Project Category: Waste Water

Phase: 2030

CIP Type: Growth

Project Description:

Approximately 2,400 LF of 8-inch gravity line along Wiederstein Rd between Jupe and Quail Ln.

Justification:

Anticipated growth based on Land Use Plan.

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	8" Gravity Line	LF	2,400	\$ 107	\$ 257,000
2	Standard Manhole (60" DIA.)	EA	5	\$ 21,400	\$ 107,000
3	Surface Replacement	LF	2,400	\$ 239	\$ 574,000
4	Traffic Control	LS	1	\$ 9,000	\$ 9,000
5	SWPPP	LS	1	\$ 32,000	\$ 32,000
SUBTOTAL					\$979,000
MOBILIZATION (5%)					\$49,000
CONTINGENCY (30%)					\$294,000
TOTAL CONSTRUCTION					\$1,330,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$333,000
ESTIMATE TOTAL PROJECT COST					\$1,663,000

Project Location:



Capital Improvement Plan Estimate of Probable Cost

Project Name: Schaefer Road 8" - Section 1

Date: August 2024

Project Number: 2030-S6

Project Category: Waste Water

Phase: 2030

CIP Type: Growth

Project Description:

Approximately 7,300 LF of 8-inch gravity line, along Schaefer Rd , Lisa Meadows and Voges pass.

Justification:

Anticipated growth based on Land Use Plan.

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	8" Gravity Line	LF	7,300	\$ 107	\$ 782,000
2	Standard Manhole (60" DIA.)	EA	15	\$ 21,400	\$ 321,000
3	Surface Replacement	LF	7,300	\$ 239	\$ 1,746,000
4	Traffic Control	LS	1	\$ 27,000	\$ 27,000
5	SWPPP	LS	1	\$ 32,000	\$ 32,000
SUBTOTAL					\$2,908,000
MOBILIZATION (5%)					\$146,000
CONTINGENCY (30%)					\$873,000
TOTAL CONSTRUCTION					\$3,930,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$983,000
ESTIMATE TOTAL PROJECT COST					\$4,913,000

Project Location:



Capital Improvement Plan Estimate of Probable Cost

Project Name: Schaefer Road 8" - Section 2

Date: August 2024

Project Number: 2030-S7

Project Category: Waste Water

Phase: 2030

CIP Type: Growth

Project Description:

Approximately 2,800 LF of 8-inch gravity line along Schaefer Rd west of FM 1518.

Justification:

Anticipated growth based on Land Use Plan.

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	8" Gravity Line	LF	2,800	\$ 107	\$ 300,000
2	Standard Manhole (60" DIA.)	EA	6	\$ 21,400	\$ 129,000
3	Surface Replacement	LF	2,800	\$ 239	\$ 670,000
4	Traffic Control	LS	1	\$ 11,000	\$ 11,000
5	SWPPP	LS	1	\$ 32,000	\$ 32,000
SUBTOTAL					\$1,142,000
MOBILIZATION (5%)					\$58,000
CONTINGENCY (30%)					\$343,000
TOTAL CONSTRUCTION					\$1,550,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$388,000
ESTIMATE TOTAL PROJECT COST					\$1,938,000

Project Location:



Capital Improvement Plan Estimate of Probable Cost

Project Name: Aranda 8" Project Number: 2030-S8 Project Category: Waste Water CIP Type: Growth	Date: August 2024 Phase: 2030
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Project Description: Approximately 550 LF of 8-inch gravity line along Aranda, north of Chalk Stem.	Justification: Anticipated growth based on Land Use Plan.
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ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	8" Gravity Line	LF	550	\$ 107	\$ 59,000
2	Standard Manhole (60" DIA.)	EA	2	\$ 21,400	\$ 43,000
3	Surface Replacement	LF	550	\$ 239	\$ 132,000
4	Traffic Control	LS	1	\$ 8,000	\$ 8,000
5	SWPPP	LS	1	\$ 32,000	\$ 32,000
SUBTOTAL					\$274,000
MOBILIZATION (5%)					\$14,000
CONTINGENCY (30%)					\$83,000
TOTAL CONSTRUCTION					\$380,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$95,000
ESTIMATE TOTAL PROJECT COST					\$475,000

Project Location:



The map displays the project area in a residential neighborhood. A red line indicates the proposed 8-inch gravity line along Aranda, north of Chalk Stem. Two callout boxes identify specific project locations: 2030-S7 and 2030-S8. Key landmarks shown include Randolph Air Force Base to the west and Randolph Oaks Golf Course to the south. The map also shows various streets and utility lines in the area.

Capital Improvement Plan Estimate of Probable Cost

Project Name: Weir Road 10" Project Number: 2030-S9 Project Category: Waste Water CIP Type: Growth	Date: August 2024 Phase: 2030
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Project Description: Approximately 3,500 LF of 10-inch gravity line west of Weir Rd and north of Trainer Hale Rd.	Justification: Anticipated growth based on Land Use Plan.
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ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	10" Gravity Line	LF	3,500	\$ 132	\$ 463,000
2	Standard Manhole (60" DIA.)	EA	7	\$ 21,400	\$ 150,000
3	Surface Replacement	LF	3,500	\$ 239	\$ 838,000
4	Traffic Control	LS	1	\$ 13,000	\$ 13,000
5	SWPPP	LS	1	\$ 32,000	\$ 32,000
SUBTOTAL					\$1,496,000
MOBILIZATION (5%)					\$75,000
CONTINGENCY (30%)					\$449,000
TOTAL CONSTRUCTION					\$2,020,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$505,000
ESTIMATE TOTAL PROJECT COST					\$2,525,000

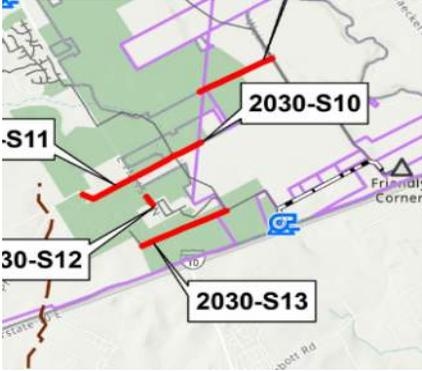
Project Location:	
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Capital Improvement Plan Estimate of Probable Cost

Project Name: Trainer Hale Road 10"	Date: August 2024
Project Number: 2030-S10	Phase: 2030
Project Category: Waste Water	
CIP Type: Growth	

Project Description: Approximately 1,350 LF of 10-inch gravity line along Trainer Hale Rd, east of E FM 1518 N.	Justification: Anticipated growth based on Land Use Plan.
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ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	10" Gravity Line	LF	1,350	\$ 132	\$ 179,000
2	Standard Manhole (60" DIA.)	EA	3	\$ 21,400	\$ 65,000
3	Surface Replacement	LF	1,350	\$ 239	\$ 323,000
4	Traffic Control	LS	1	\$ 8,000	\$ 8,000
5	SWPPP	LS	1	\$ 32,000	\$ 32,000
SUBTOTAL					\$607,000
MOBILIZATION (5%)					\$31,000
CONTINGENCY (30%)					\$183,000
TOTAL CONSTRUCTION					\$830,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$208,000
ESTIMATE TOTAL PROJECT COST					\$1,038,000

Project Location:	
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Capital Improvement Plan Estimate of Probable Cost

Project Name: Ware Seguin Road 8"

Date: August 2024

Project Number: 2030-S11

Project Category: Waste Water

Phase: 2030

CIP Type: Growth

Project Description:

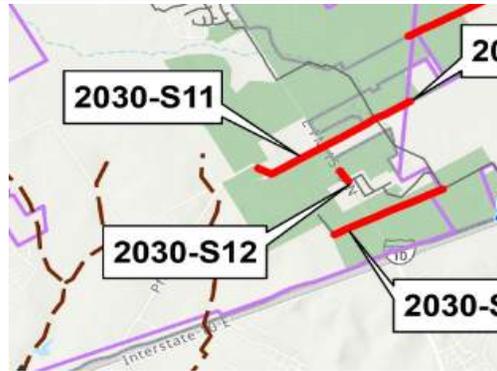
Approximately 4,550 LF of 8-inch gravity line along Ware Seguin Rd west of FM 1518.

Justification:

Anticipated growth based on Land Use Plan.

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	8" Gravity Line	LF	4,550	\$ 107	\$ 487,000
2	Standard Manhole (60" DIA.)	EA	10	\$ 21,400	\$ 214,000
3	Surface Replacement	LF	4,550	\$ 239	\$ 1,089,000
4	Traffic Control	LS	1	\$ 17,000	\$ 17,000
5	SWPPP	LS	1	\$ 32,000	\$ 32,000
SUBTOTAL					\$1,839,000
MOBILIZATION (5%)					\$92,000
CONTINGENCY (30%)					\$552,000
TOTAL CONSTRUCTION					\$2,490,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$623,000
ESTIMATE TOTAL PROJECT COST					\$3,113,000

Project Location:



Capital Improvement Plan Estimate of Probable Cost

Project Name: FM 1518 8"
Project Number: 2030-S12
Project Category: Waste Water
CIP Type: Growth

Date: August 2024

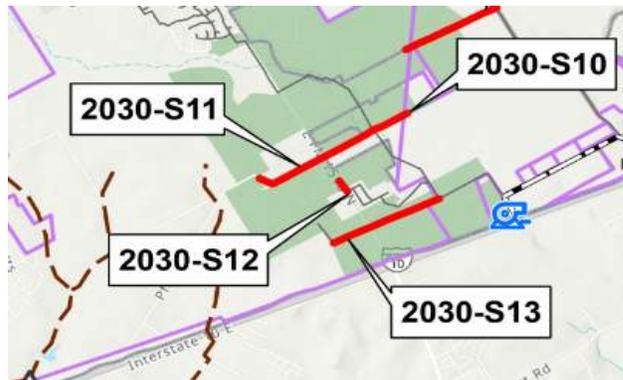
Phase: 2030

Project Description:
 Approximately 500 LF of 8-inch gravity line along E FM 1518 N.

Justification:
 Anticipated growth based on Land Use Plan.

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	8" Gravity Line	LF	500	\$ 107	\$ 54,000
2	Standard Manhole (60" DIA.)	EA	1	\$ 21,400	\$ 22,000
3	Surface Replacement	LF	500	\$ 239	\$ 120,000
4	Traffic Control	LS	1	\$ 8,000	\$ 8,000
5	SWPPP	LS	1	\$ 32,000	\$ 32,000
SUBTOTAL					\$236,000
MOBILIZATION (5%)					\$12,000
CONTINGENCY (30%)					\$71,000
TOTAL CONSTRUCTION					\$320,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$80,000
ESTIMATE TOTAL PROJECT COST					\$400,000

Project Location:



Capital Improvement Plan Estimate of Probable Cost

Project Name: I-10 8" - Section 1

Date: August 2024

Project Number: 2030-S13

Project Category: Waste Water

Phase: 2030

CIP Type: Growth

Project Description:

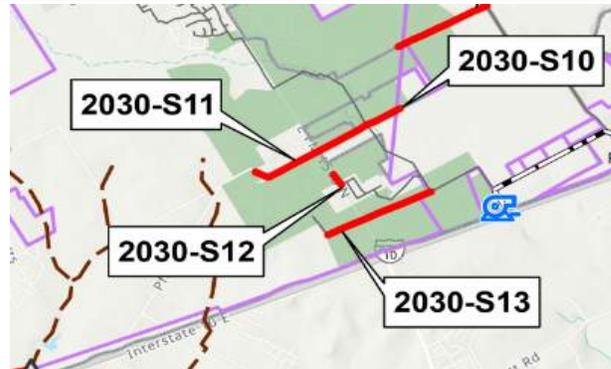
Approximately 4,000 LF of 8-inch gravity line north of I-10 E.

Justification:

Anticipated growth based on Land Use Plan.

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	8" Gravity Line	LF	4,000	\$ 107	\$ 428,000
2	Standard Manhole (60" DIA.)	EA	8	\$ 21,400	\$ 172,000
3	Surface Replacement	LF	4,000	\$ 239	\$ 957,000
4	Traffic Control	LS	1	\$ 15,000	\$ 15,000
5	SWPPP	LS	1	\$ 32,000	\$ 32,000
SUBTOTAL					\$1,604,000
MOBILIZATION (5%)					\$81,000
CONTINGENCY (30%)					\$482,000
TOTAL CONSTRUCTION					\$2,170,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$543,000
ESTIMATE TOTAL PROJECT COST					\$2,713,000

Project Location:



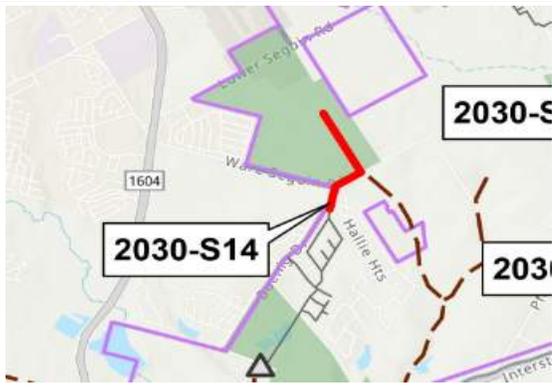
Capital Improvement Plan Estimate of Probable Cost

Project Name: Boenig Drive 8" Project Number: 2030-S14 Project Category: Waste Water CIP Type: Growth	Date: August 2024 Phase: 2030
--	--

Project Description: Approximately 4,350 LF of 8-inch gravity line along Boenig Dr and Ware Seguin Rd going north.	Justification: Anticipated growth based on Land Use Plan.
--	---

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	8" Gravity Line	LF	4,350	\$ 107	\$ 466,000
2	Standard Manhole (60" DIA.)	EA	9	\$ 21,400	\$ 193,000
3	Surface Replacement	LF	4,350	\$ 239	\$ 1,041,000
4	Traffic Control	LS	1	\$ 16,000	\$ 16,000
5	SWPPP	LS	1	\$ 32,000	\$ 32,000
SUBTOTAL					\$1,748,000
MOBILIZATION (5%)					\$88,000
CONTINGENCY (30%)					\$525,000
TOTAL CONSTRUCTION					\$2,370,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$593,000
ESTIMATE TOTAL PROJECT COST					\$2,963,000

Project Location:



The map displays the project location in a residential area. A red line indicates the proposed 8-inch gravity line along Boenig Drive and Ware Seguin Road. Key features include:

- 2030-S14:** The specific project location, highlighted with a red line.
- 2030-S:** A nearby area or project, outlined in purple.
- 2030:** Another area or project, outlined in brown.
- 1604:** A road label.
- Hallie Hts:** A neighborhood name.
- Interst:** A road label.

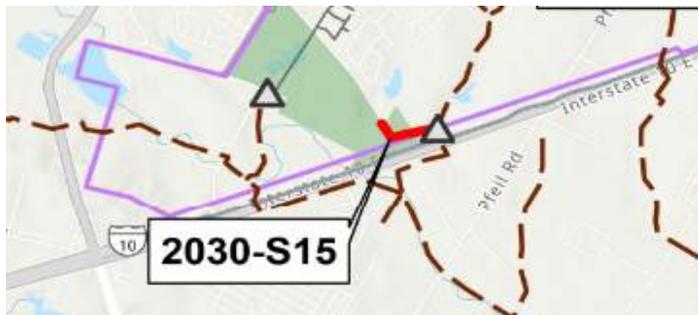
Capital Improvement Plan Estimate of Probable Cost

Project Name: N Greytown Road 8" Project Number: 2030-S15 Project Category: Waste Water CIP Type: Growth	Date: August 2024 Phase: 2030
---	--

Project Description: Approximately 1,800 LF of 8-inch gravity line north of I-10 E and along N Greytown Rd.	Justification: Anticipated growth based on Land Use Plan.
---	---

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	8" Gravity Line	LF	1,800	\$ 107	\$ 193,000
2	Standard Manhole (60" DIA.)	EA	4	\$ 21,400	\$ 86,000
3	Surface Replacement	LF	1,800	\$ 239	\$ 431,000
4	Traffic Control	LS	1	\$ 8,000	\$ 8,000
5	SWPPP	LS	1	\$ 32,000	\$ 32,000
SUBTOTAL					\$750,000
MOBILIZATION (5%)					\$38,000
CONTINGENCY (30%)					\$225,000
TOTAL CONSTRUCTION					\$1,020,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$255,000
ESTIMATE TOTAL PROJECT COST					\$1,275,000

Project Location:



The map displays the project location (2030-S15) in a red box. It is situated north of Interstate 10 (I-10) and along Greytown Rd. The map also shows Pfell Rd and other local roads. A callout box with the text '2030-S15' points to the specific project area on the map.

Capital Improvement Plan Estimate of Probable Cost

Project Name: Friesenhahn West Line WW Upsize	Date: August 2024
Project Number: 2030 SI-1**	
Project Category: Waste Water	Phase: 2030
CIP Type: System Improvement	

Project Description: Replacing an existing 8-inch with 18-inch gravity line (~4,900 LF), parallel to Friesenhahn Ln and an existing 12-inch with 18-inch gravity line (~1,600 LF) immediately upstream of the Friesenhahn LS.	Justification: To resolve 4 SSOs upstream of Friesenhahn LS.
---	--

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	18" Gravity Line	LF	6,500	\$ 252	\$ 1,637,000
2	Standard Manhole (60" DIA.)	EA	13	\$ 21,400	\$ 279,000
3	Lateral Lines	LF	5,200	\$ 126	\$ 655,000
4	Operational Expenses	LS	1	\$ 535,000	\$ 535,000
5	Surface Replacement	LF	6,500	\$ 258	\$ 1,678,000
6	Traffic Control	LS	1	\$ 24,000	\$ 24,000
7	SWPPP	LS	1	\$ 32,000	\$ 32,000
SUBTOTAL					\$ 4,840,000
MOBILIZATION (5%)					\$242,000
CONTINGENCY (30%)					\$1,452,000
TOTAL CONSTRUCTION					\$6,540,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$1,635,000
ESTIMATE TOTAL PROJECT COST					\$8,175,000

Project Location:



The map displays the project location, labeled '2030 SI-1', in a residential area. Key landmarks include 'Corbyn' and 'Cornal' streets, and 'Interstate 35'. A blue circle on the map indicates the project site. The map also shows a network of streets and utility lines.



Capital Improvement Plan Estimate of Probable Cost

Project Name: Fairlawn WW Upsize	Date: August 2024
Project Number: 2030 SI-2**	
Project Category: Waste Water	Phase: 2030
CIP Type: System Improvement	

Project Description: Replacing an existing 8-inch with 10-inch gravity line (~1,320 LF) along Fairlawn Ave from Ashwood Rd to Riata LS.	Justification: To resolve an SSO upstream of Riata LS.
---	--

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL	
1	10" Gravity Line	LF	1,320	\$ 132	\$ 175,000	
2	Standard Manhole (60" DIA.)	EA	3	\$ 21,400	\$ 57,000	
3	Lateral Lines	LF	1,056	\$ 126	\$ 133,000	
4	Operational Expenses	LS	1	\$ 87,000	\$ 87,000	
5	Surface Replacement	LF	1,320	\$ 243	\$ 321,000	
6	Traffic Control	LS	1	\$ 8,000	\$ 8,000	
7	SWPPP	LS	1	\$ 32,000	\$ 32,000	
SUBTOTAL					\$ 813,000	
					MOBILIZATION (5%)	\$41,000
					CONTINGENCY (30%)	\$244,000
TOTAL CONSTRUCTION					\$1,100,000	
					PS&E & CONSTRUCTION MANAGEMENT (25%)	\$275,000
ESTIMATE TOTAL PROJECT COST					\$1,375,000	

Project Location:

Capital Improvement Plan Estimate of Probable Cost

Project Name: Cibolo Crossing WW Line Upsize Project Number: 2030 SI-3** Project Category: Waste Water CIP Type: System Improvement	Date: August 2024 Phase: 2030
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Project Description: Replacing an existing 10-inch with 12-inch gravity line (~1,150 LF), south of I-35 N and east of Hampton Inn & Suites of Schertz.	Justification: To resolve an SSO near I 35 N.
--	---

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	12" Gravity Line	LF	1,150	\$ 164	\$ 189,000
2	Standard Manhole (60" DIA.)	EA	2	\$ 21,400	\$ 50,000
3	Lateral Lines	LF	920	\$ 126	\$ 116,000
4	Operational Expenses	LS	1	\$ 81,000	\$ 81,000
5	Surface Replacement	LF	1,150	\$ 247	\$ 284,000
6	Traffic Control	LS	1	\$ 8,000	\$ 8,000
7	SWPPP	LS	1	\$ 32,000	\$ 32,000
SUBTOTAL					\$ 760,000
MOBILIZATION (5%)					\$38,000
CONTINGENCY (30%)					\$228,000
TOTAL CONSTRUCTION					\$1,030,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$258,000
ESTIMATE TOTAL PROJECT COST					\$1,288,000

Project Location:

The map displays the project locations in Schertz, Texas. Three specific areas are highlighted with callouts: '2030 SI-3' (a red line), '2030 SI-4' (a red line), and '203' (a green dot). The map shows the intersection of I-35 and local roads, with the Hampton Inn & Suites located nearby.

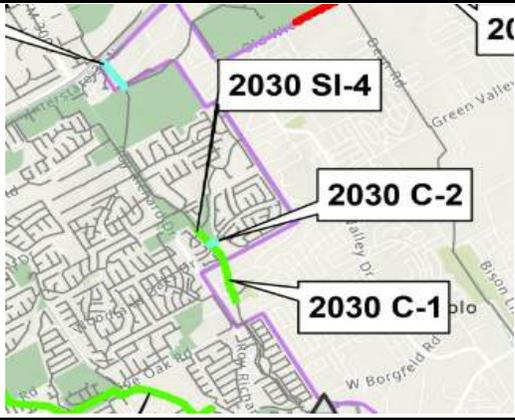
Capital Improvement Plan Estimate of Probable Cost

Project Name: Woodland Oak Drive Replacements	Date: August 2024
Project Number: 2030 SI-4**	
Project Category: Waste Water	Phase: 2030
CIP Type: System Improvement	

Project Description: Replacing an existing 8-inch with 12-inch gravity line (~250 LF), near Woodland Oak Dr.	Justification: To resolve an SSO near Woodland Oak Dr.
--	--

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	12" Gravity Line	LF	250	\$ 164	\$ 41,000
2	Standard Manhole (60" DIA.)	EA	1	\$ 21,400	\$ 11,000
3	Lateral Lines	LF	200	\$ 126	\$ 26,000
4	Operational Expenses	LS	1	\$ 18,000	\$ 18,000
5	Surface Replacement	LF	250	\$ 247	\$ 62,000
6	Traffic Control	LS	1	\$ 8,000	\$ 8,000
7	SWPPP	LS	1	\$ 32,000	\$ 32,000
SUBTOTAL					\$ 198,000
MOBILIZATION (5%)					\$10,000
CONTINGENCY (30%)					\$60,000
TOTAL CONSTRUCTION					\$270,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$68,000
ESTIMATE TOTAL PROJECT COST					\$338,000

Project Location:



The map displays a residential area with streets including Green Valley, W Borgfeld Rd, and others. Three project locations are highlighted with callout boxes: 2030 SI-4 (a purple line), 2030 C-2 (a green line), and 2030 C-1 (a red line).

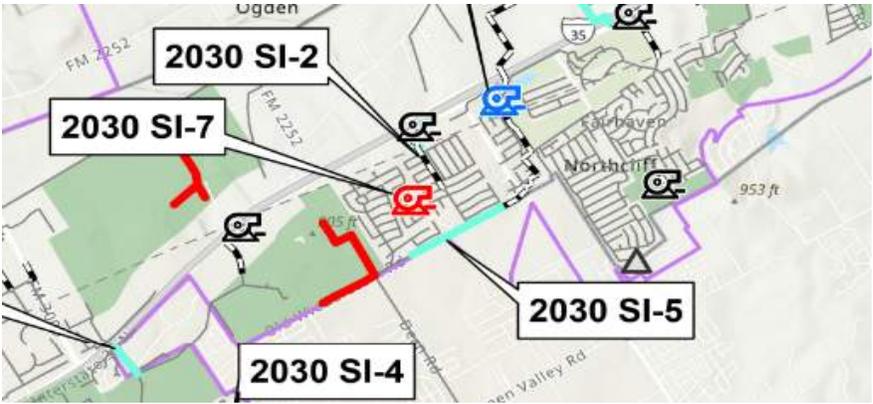
Capital Improvement Plan Estimate of Probable Cost

Project Name: Old Wiederstein WW Upsize	Date: August 2024
Project Number: 2030 SI-5**	
Project Category: Waste Water	Phase: 2030
CIP Type: System Improvement	

Project Description: Replacing an existing 18-inch with 21-inch gravity line (~3,330 LF), along Old Wiederstein Rd.	Justification: To increase line capacity.
---	---

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	21" Gravity Line	LF	3,330	\$ 378	\$ 1,258,000
2	Standard Manhole (60" DIA.)	EA	7	\$ 21,400	\$ 143,000
3	Lateral Lines	LF	2,664	\$ 126	\$ 336,000
4	Operational Expenses	LS	1	\$ 330,000	\$ 330,000
5	Surface Replacement	LF	3,330	\$ 263	\$ 877,000
6	Traffic Control	LS	1	\$ 12,000	\$ 12,000
7	SWPPP	LS	1	\$ 32,000	\$ 32,000
SUBTOTAL					\$ 2,988,000
MOBILIZATION (5%)					\$150,000
CONTINGENCY (30%)					\$897,000
TOTAL CONSTRUCTION					\$4,040,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$1,010,000
ESTIMATE TOTAL PROJECT COST					\$5,050,000

Project Location:



The map displays the project locations for four items: 2030 SI-2, 2030 SI-7, 2030 SI-4, and 2030 SI-5. These locations are marked along Old Wiederstein Rd. The map also shows surrounding roads such as FM 2252, Northcliff, and Valley Rd. Various symbols and colors (red, blue, green) are used to indicate different types of infrastructure or project boundaries.

Capital Improvement Plan Estimate of Probable Cost

Project Name: Northcliffe Lift Station Upgrade	Date: August 2024
Project Number: 2030 SI-6**	
Project Category: Waste Water	Phase: 2030
CIP Type: System Improvement	

Project Description: Northcliffe LS upgrade to firm capacity of 4,500 gpm.	Justification: To follow TCEQ requirement of peak flow not to exceed firm capacity. This upgrade is based on buildout flow of 4,485 gpm.
--	--

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	Upgrade Lift Station (2,750 gpm)	LS	1	\$ 4,637,000	\$ 4,637,000
SUBTOTAL					\$4,637,000
MOBILIZATION (5%)					\$232,000
CONTINGENCY (30%)					\$1,392,000
TOTAL CONSTRUCTION					\$6,270,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$1,568,000
ESTIMATE TOTAL PROJECT COST					\$7,838,000

Project Location:



Capital Improvement Plan Estimate of Probable Cost

Project Name: Decommission Belmont Park Lift Station

Date: August 2024

Project Number: 2030 SI-7

Project Category: Waste Water

Phase: 2030

CIP Type: Lift Station Removal

Project Description:

Belmont Park LS to go offline; install approximately 420 LF of 8-inch gravity line to connect to the line along Livingston Dr.

Justification:

Per City request.

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	Decommission Lift Station	LS	1	\$ 63,000	\$ 63,000
2	8" Gravity Line	LF	420	\$ 107	\$ 45,000
3	Standard Manhole (60" DIA.)	EA	1	\$ 21,400	\$ 22,000
4	Surface Replacement	LF	420	\$ 239	\$ 101,000
5	Traffic Control	LS	1	\$ 8,000	\$ 8,000
6	SWPPP	LS	1	\$ 32,000	\$ 32,000
SUBTOTAL					\$ 271,000
MOBILIZATION (5%)					\$14,000
CONTINGENCY (30%)					\$82,000
TOTAL CONSTRUCTION					\$370,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$93,000
ESTIMATE TOTAL PROJECT COST					\$463,000

Project Location:



Capital Improvement Plan Estimate of Probable Cost

Project Name: Roy Richard Drive Replacements Project Number: 2030 C-1 Project Category: Waste Water CIP Type: CCMA System Capacity	Date: August 2024 Phase: 2030
---	--

Project Description: Replacing an existing 15-inch with 18-inch gravity line (~1,220 LF), east of Roy Richard Dr and south of Woodland Oaks Dr.	Justification: To resolve 2 SSOs near Woodland Oak Dr and Valencia Ln.
---	--

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	18" Gravity Line	LF	1,220	\$ 252	\$ 308,000
2	Standard Manhole (60" DIA.)	EA	2	\$ 21,400	\$ 53,000
3	Lateral Lines	LF	976	\$ 126	\$ 123,000
4	Operational Expenses	LS	1	\$ 101,000	\$ 101,000
5	Surface Replacement	LF	1,220	\$ 258	\$ 315,000
6	Traffic Control	LS	1	\$ 8,000	\$ 8,000
7	SWPPP	LS	1	\$ 32,000	\$ 32,000
SUBTOTAL					\$ 940,000
MOBILIZATION (5%)					\$47,000
CONTINGENCY (30%)					\$282,000
TOTAL CONSTRUCTION					\$1,270,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$318,000
ESTIMATE TOTAL PROJECT COST					\$1,588,000

Project Location:

Capital Improvement Plan Estimate of Probable Cost

Project Name: Valencia Lane Replacements Project Number: 2030 C-2 Project Category: Waste Water CIP Type: CCMA System Capacity	Date: August 2024 Phase: 2030
---	--

Project Description: Replacing an existing 10-inch with 18-inch gravity line (~1,780 LF), north of Woodland Oaks Dr and east of Valencia Ln.	Justification: To resolve 2 SSOs near Woodland Oak Dr and Valencia Ln.
--	--

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	18" Gravity Line	LF	1,780	\$ 252	\$ 449,000
2	Standard Manhole (60" DIA.)	EA	4	\$ 21,400	\$ 77,000
3	Lateral Lines	LF	1,424	\$ 126	\$ 180,000
4	Operational Expenses	LS	1	\$ 147,000	\$ 147,000
5	Surface Replacement	LF	1,780	\$ 258	\$ 460,000
6	Traffic Control	LS	1	\$ 8,000	\$ 8,000
7	SWPPP	LS	1	\$ 32,000	\$ 32,000
SUBTOTAL					\$ 1,353,000
MOBILIZATION (5%)					\$68,000
CONTINGENCY (30%)					\$406,000
TOTAL CONSTRUCTION					\$1,830,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$458,000
ESTIMATE TOTAL PROJECT COST					\$2,288,000

Project Location:

The map shows a residential area with streets including Woodland Oaks Dr, Valencia Ln, W Borgfeld Rd, and Bison Ln. A green line indicates the project location along Valencia Lane, and a purple line indicates the location of project 2030 C-1 along Woodland Oaks Dr. Callout boxes identify '2030 C-2' and '2030 C-1'.

Capital Improvement Plan Estimate of Probable Cost

Project Name: Savannah Drive Replacements

Date: August 2024

Project Number: 2030 C-3

Project Category: Waste Water

Phase: 2030

CIP Type: CCMA System Capacity

Project Description:

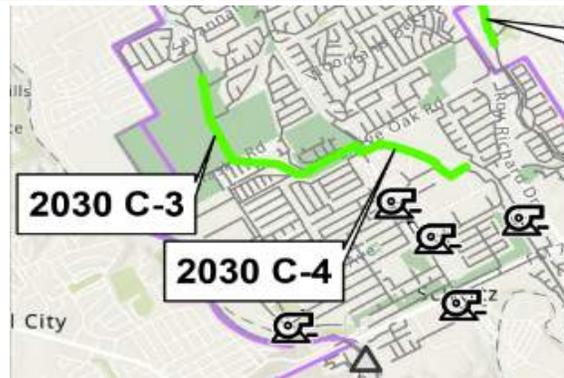
Replacing an existing 30-inch with 36-inch gravity line (~5,230 LF), south of Savannah Dr and north of Live Oak Rd.

Justification:

To resolve an SSO near Maske Rd.

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	36" Gravity Line	LF	5,230	\$ 806	\$ 4,214,000
2	Standard Manhole (60" DIA.)	EA	10	\$ 21,400	\$ 224,000
3	Lateral Lines	LF	4,184	\$ 126	\$ 527,000
4	Operational Expenses	LS	1	\$ 818,000	\$ 818,000
5	Surface Replacement	LF	5,230	\$ 292	\$ 1,528,000
6	Traffic Control	LS	1	\$ 19,000	\$ 19,000
7	SWPPP	LS	1	\$ 32,000	\$ 32,000
SUBTOTAL					\$ 7,362,000
MOBILIZATION (5%)					\$369,000
CONTINGENCY (30%)					\$2,209,000
TOTAL CONSTRUCTION					\$9,940,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$2,485,000
ESTIMATE TOTAL PROJECT COST					\$12,425,000

Project Location:



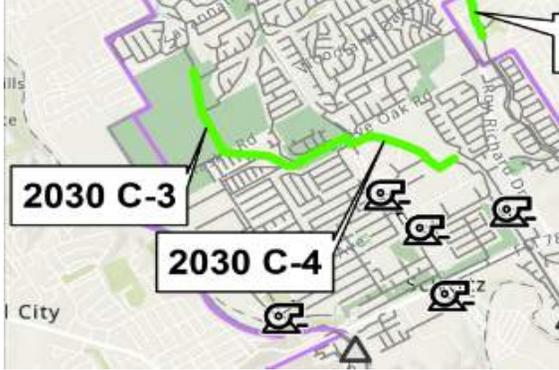
Capital Improvement Plan Estimate of Probable Cost

Project Name: Build Out Project 25 - 36" Schertz Line	Date: August 2024
Project Number: 2030 C-4	Phase: 2030
Project Category: Waste Water	
CIP Type: CCMA System Capacity	

Project Description: Replacing an existing 30-inch with 36-inch gravity line (~5,450 LF), near Community Cir, from Buffalo Dr to Live Oak Rd.	Justification: To resolve 2 SSOs near Maske Rd.
---	---

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	36" Gravity Line	LF	5,450	\$ 806	\$ 4,391,000
2	Standard Manhole (60" DIA.)	EA	11	\$ 21,400	\$ 234,000
3	Lateral Lines	LF	4,360	\$ 126	\$ 549,000
4	Operational Expenses	LS	1	\$ 852,000	\$ 852,000
5	Surface Replacement	LF	5,450	\$ 292	\$ 1,592,000
6	Traffic Control	LS	1	\$ 20,000	\$ 20,000
7	SWPPP	LS	1	\$ 32,000	\$ 32,000
SUBTOTAL					\$ 7,670,000
MOBILIZATION (5%)					\$384,000
CONTINGENCY (30%)					\$2,301,000
TOTAL CONSTRUCTION					\$10,360,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$2,590,000
ESTIMATE TOTAL PROJECT COST					\$12,950,000

Project Location:



**2050
WASTEWATER
CIP PROJECTS**

Capital Improvement Plan Estimate of Probable Cost

Project Name: I-35 N 8"	Date: August 2024
Project Number: 2050-S1	
Project Category: Waste Water	Phase: 2050
CIP Type: Growth	

Project Description: Approximately 6,250 LF of 8-inch gravity line north of and along I-35 N.	Justification: Anticipated growth based on Land Use Plan.
---	---

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	8" Gravity Line	LF	6,250	\$ 230	\$ 1,441,000
2	Standard Manhole (60" DIA.)	EA	13	\$ 46,100	\$ 600,000
3	Surface Replacement	LF	6,250	\$ 515	\$ 3,220,000
4	Traffic Control	LS	1	\$ 49,000	\$ 49,000
5	SWPPP	LS	1	\$ 68,000	\$ 68,000
SUBTOTAL					\$ 5,378,000
MOBILIZATION (5%)					\$269,000
CONTINGENCY (30%)					\$1,614,000
TOTAL CONSTRUCTION					\$7,270,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$1,818,000
ESTIMATE TOTAL PROJECT COST					\$9,088,000

Project Location:



The map displays the project location, labeled '2050 S-1', situated north of Interstate 35 (I-35). Key roads shown include Erigel Rd and S Solms Rd. The project area is highlighted in green, and a callout box points to the specific location. Surrounding areas include residential and commercial developments, with several manholes marked on the map.

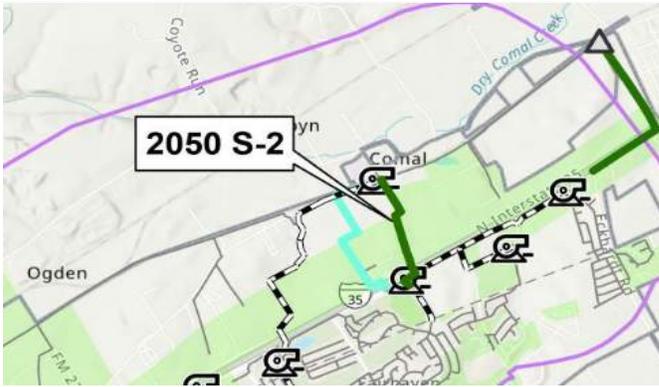
Capital Improvement Plan Estimate of Probable Cost

Project Name: Friesenhahn Lane 8" Project Number: 2050-S2 Project Category: Waste Water CIP Type: Growth	Date: August 2024 Phase: 2050
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Project Description: Approximately 4,460 LF of 8-inch gravity line, along Friesenhahn Ln.	Justification: Anticipated growth based on Land Use Plan.
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ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	8" Gravity Line	LF	4,460	\$ 230	\$ 1,028,000
2	Standard Manhole (60" DIA.)	EA	9	\$ 46,100	\$ 415,000
3	Surface Replacement	LF	4,460	\$ 515	\$ 2,298,000
4	Traffic Control	LS	1	\$ 35,000	\$ 35,000
5	SWPPP	LS	1	\$ 68,000	\$ 68,000
SUBTOTAL					\$ 3,844,000
MOBILIZATION (5%)					\$193,000
CONTINGENCY (30%)					\$1,154,000
TOTAL CONSTRUCTION					\$5,200,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$1,300,000
ESTIMATE TOTAL PROJECT COST					\$6,500,000

Project Location:



Capital Improvement Plan Estimate of Probable Cost

Project Name: Schaefer Road 8" - Section 3

Date: August 2024

Project Number: 2050-S3

Project Category: Waste Water

Phase: 2050

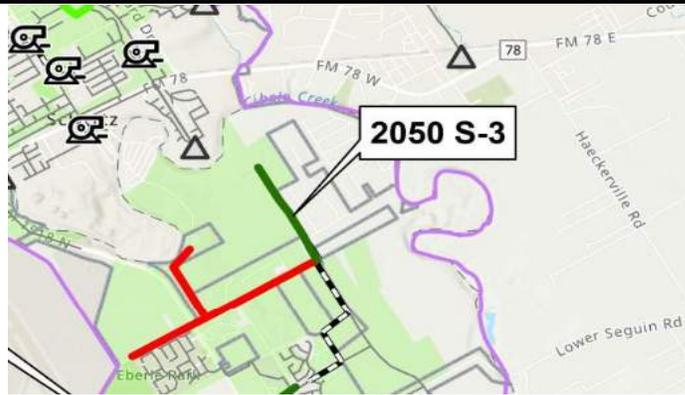
CIP Type: Growth

Project Description:
Approximately 3,910 LF of 8-inch gravity line from Schaefer Rd north parallel to Authority Ln.

Justification:
Anticipated growth based on Land Use Plan.

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	8" Gravity Line	LF	3,910	\$ 230	\$ 901,000
2	Standard Manhole (60" DIA.)	EA	8	\$ 46,100	\$ 369,000
3	Surface Replacement	LF	3,910	\$ 515	\$ 2,014,000
4	Traffic Control	LS	1	\$ 31,000	\$ 31,000
5	SWPPP	LS	1	\$ 68,000	\$ 68,000
SUBTOTAL					\$ 3,383,000
MOBILIZATION (5%)					\$170,000
CONTINGENCY (30%)					\$1,015,000
TOTAL CONSTRUCTION					\$4,570,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$1,143,000
ESTIMATE TOTAL PROJECT COST					\$5,713,000

Project Location:



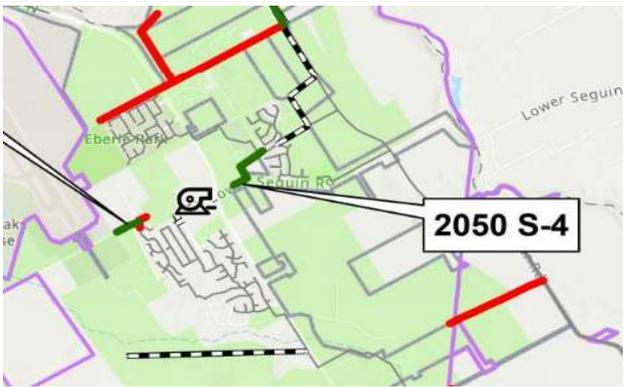
Capital Improvement Plan Estimate of Probable Cost

Project Name: Corbett JH 8" Project Number: 2050-S4 Project Category: Waste Water CIP Type: Growth	Date: August 2024 Phase: 2050
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Project Description: Approximately 1,930 LF of 8-inch gravity line, south of Corbett Junior High School and north of Lower Seguin Rd.	Justification: Anticipated growth based on Land Use Plan.
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ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	8" Gravity Line	LF	1,930	\$ 230	\$ 445,000
2	Standard Manhole (60" DIA.)	EA	4	\$ 46,100	\$ 185,000
3	Surface Replacement	LF	1,930	\$ 515	\$ 995,000
4	Traffic Control	LS	1	\$ 15,000	\$ 15,000
5	SWPPP	LS	1	\$ 68,000	\$ 68,000
SUBTOTAL					\$ 1,708,000
MOBILIZATION (5%)					\$86,000
CONTINGENCY (30%)					\$513,000
TOTAL CONSTRUCTION					\$2,310,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$578,000
ESTIMATE TOTAL PROJECT COST					\$2,888,000

Project Location:



The map displays the project location in a residential area. A red line indicates the proposed 8-inch gravity line route, which runs north-south and then east-west. Key roads shown include Eberhart Rd to the west and Lower Seguin Rd to the south. A callout box labeled '2050 S-4' points to the specific project location. A scale bar is also present at the bottom of the map.

Capital Improvement Plan Estimate of Probable Cost

Project Name: Lower Seguin Road 8" Project Number: 2050-S5 Project Category: Waste Water CIP Type: Growth	Date: August 2024 Phase: 2050
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Project Description: Approximately 830 LF of 8-inch gravity line along Lower Seguin Rd.	Justification: Anticipated growth based on Land Use Plan.
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ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	8" Gravity Line	LF	830	\$ 230	\$ 192,000
2	Standard Manhole (60" DIA.)	EA	2	\$ 46,100	\$ 93,000
3	Surface Replacement	LF	830	\$ 515	\$ 428,000
4	Traffic Control	LS	1	\$ 8,000	\$ 8,000
5	SWPPP	LS	1	\$ 68,000	\$ 68,000
SUBTOTAL					\$ 789,000
MOBILIZATION (5%)					\$40,000
CONTINGENCY (30%)					\$237,000
TOTAL CONSTRUCTION					\$1,070,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$268,000
ESTIMATE TOTAL PROJECT COST					\$1,338,000

Project Location:



The map displays the project location at 2050 S-5, highlighted with a red line. The site is situated near the Randolph Air Force Base and Randolph Oak Golf Course. A callout box points to the specific location labeled '2050 S-5'. Other nearby roads like Lower Seguin Rd and Ebenezer Rd are also visible.

Capital Improvement Plan Estimate of Probable Cost

Project Name: I-10 8" - Section 2 Project Number: 2050-S6 Project Category: Waste Water CIP Type: Growth	Date: August 2024 Phase: 2050
---	--

Project Description: Approximately 2,220 LF of 8-inch gravity line north of and parallel to IH-10.	Justification: Anticipated growth based on Land Use Plan.
--	---

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	8" Gravity Line	LF	2,220	\$ 230	\$ 512,000
2	Standard Manhole (60" DIA.)	EA	5	\$ 46,100	\$ 231,000
3	Surface Replacement	LF	2,220	\$ 515	\$ 1,144,000
4	Traffic Control	LS	1	\$ 18,000	\$ 18,000
5	SWPPP	LS	1	\$ 68,000	\$ 68,000
SUBTOTAL					\$ 1,973,000
MOBILIZATION (5%)					\$99,000
CONTINGENCY (30%)					\$592,000
TOTAL CONSTRUCTION					\$2,670,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$668,000
ESTIMATE TOTAL PROJECT COST					\$3,338,000

Project Location:



The map displays the project location in a residential area. A purple line indicates the proposed 8-inch gravity line running north-south, parallel to Interstate 10. Key streets shown include Halley Hts, Pfeil Rd, and Interstate 10. A callout box with a white background and black border points to a specific location on the map, labeled '2030 S-6'.

Capital Improvement Plan Estimate of Probable Cost

Project Name: Cypress Point Lift Station Upgrade	Date: August 2024
Project Number: 2050 SI-1	
Project Category: Waste Water	Phase: 2050
CIP Type: System Improvement	

Project Description: Cypress Point LS upgrade to firm capacity of 1,250 gpm.	Justification: To follow TCEQ requirement of Peak flow not to exceed firm capacity. This upgrade is based on buildout flow of 1,233 gpm.
--	--

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	Upgrade Lift Station (~250 gpm)	LS	1	\$ 865,000	\$ 865,000
SUBTOTAL					\$ 865,000
MOBILIZATION (5%)					\$44,000
CONTINGENCY (30%)					\$260,000
TOTAL CONSTRUCTION					\$1,170,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$293,000
ESTIMATE TOTAL PROJECT COST					\$1,463,000

Project Location:



The map displays the project area in a suburban setting. A green line highlights the project route, with callout boxes for '2050 SI-1' and '2050 SI-4'. Key roads shown include N Interstate 35, Engel Rd, and Cornal. Landmarks like Coyote Run and Corbyn are also labeled. The map uses various colors (green, purple, orange) to delineate different project zones or phases.



Capital Improvement Plan Estimate of Probable Cost

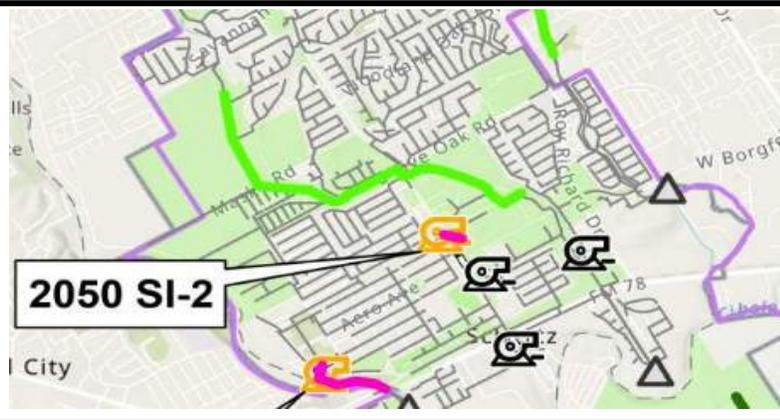
Project Name: Decommission Schertz Parkway Lift Station	Date: August 2024
Project Number: 2050 SI-2	
Project Category: Waste Water	Phase: 2050
CIP Type: Lift Station Removal	

Project Description:
Schertz Pkwy LS to go offline.

Justification:
To convey flow to a new CCMA's line which will be built by 2050.

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	Decommission Lift Station	LS	1	\$ 136,000	\$ 136,000
SUBTOTAL					\$ 136,000
MOBILIZATION (5%)					\$7,000
CONTINGENCY (30%)					\$41,000
TOTAL CONSTRUCTION					\$190,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$48,000
ESTIMATE TOTAL PROJECT COST					\$238,000

Project Location:



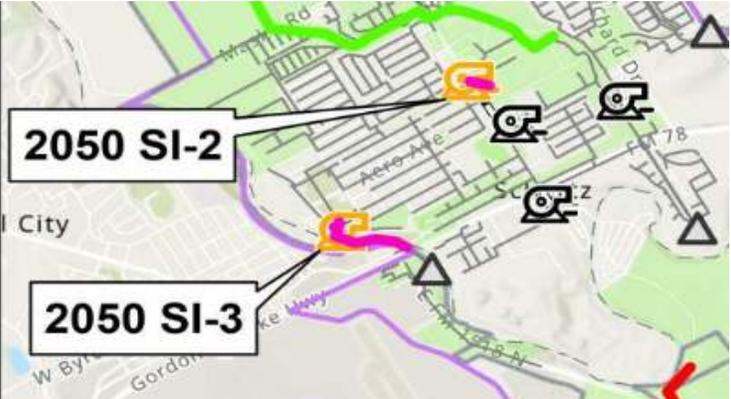
Capital Improvement Plan Estimate of Probable Cost

Project Name: Decommission Park Lift Station	Date: August 2024
Project Number: 2050 SI-3	
Project Category: Waste Water	Phase: 2050
CIP Type: Lift Station Removal	

Project Description: Park LS to go offline; install approximately 2,300 LF of 8-inch gravity line to connect to the line along E Aviation Blvd.	Justification: Per City request.
---	--

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	Decommission Lift Station	LS	1	\$ 136,000	\$ 136,000
2	8" Gravity Line	LF	2,300	\$ 230	\$ 530,000
3	Standard Manhole (60" DIA.)	EA	5	\$ 46,100	\$ 231,000
4	Surface Replacement	LF	2,300	\$ 515	\$ 1,185,000
5	Traffic Control	LS	1	\$ 18,000	\$ 18,000
6	SWPPP	LS	1	\$ 68,000	\$ 68,000
SUBTOTAL					\$ 2,168,000
MOBILIZATION (5%)					\$109,000
CONTINGENCY (30%)					\$651,000
TOTAL CONSTRUCTION					\$2,930,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$733,000
ESTIMATE TOTAL PROJECT COST					\$3,663,000

Project Location:



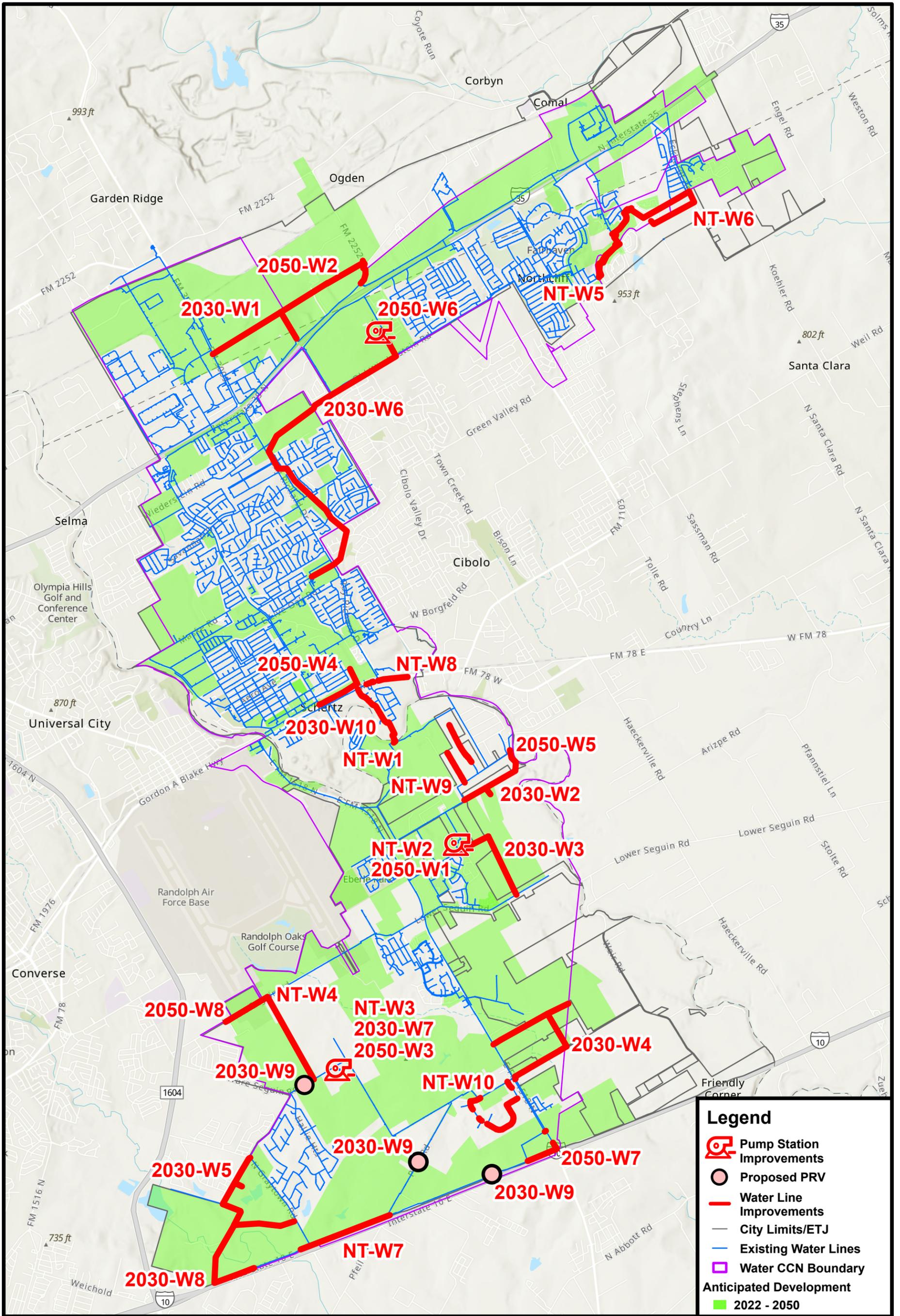
Capital Improvement Plan Estimate of Probable Cost

Project Name: Decommission Cover's Cove Lift Station	Date: August 2024
Project Number: 2050 SI-4	
Project Category: Waste Water	Phase: 2050
CIP Type: Lift Station Removal	

Project Description: Cover's Cove LS to go offline.	Justification: Per City request.
--	-------------------------------------

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL
1	Decommission Lift Station	LS	1	\$ 136,000	\$ 136,000
SUBTOTAL					\$ 136,000
MOBILIZATION (5%)					\$7,000
CONTINGENCY (30%)					\$41,000
TOTAL CONSTRUCTION					\$190,000
PS&E & CONSTRUCTION MANAGEMENT (25%)					\$48,000
ESTIMATE TOTAL PROJECT COST					\$238,000

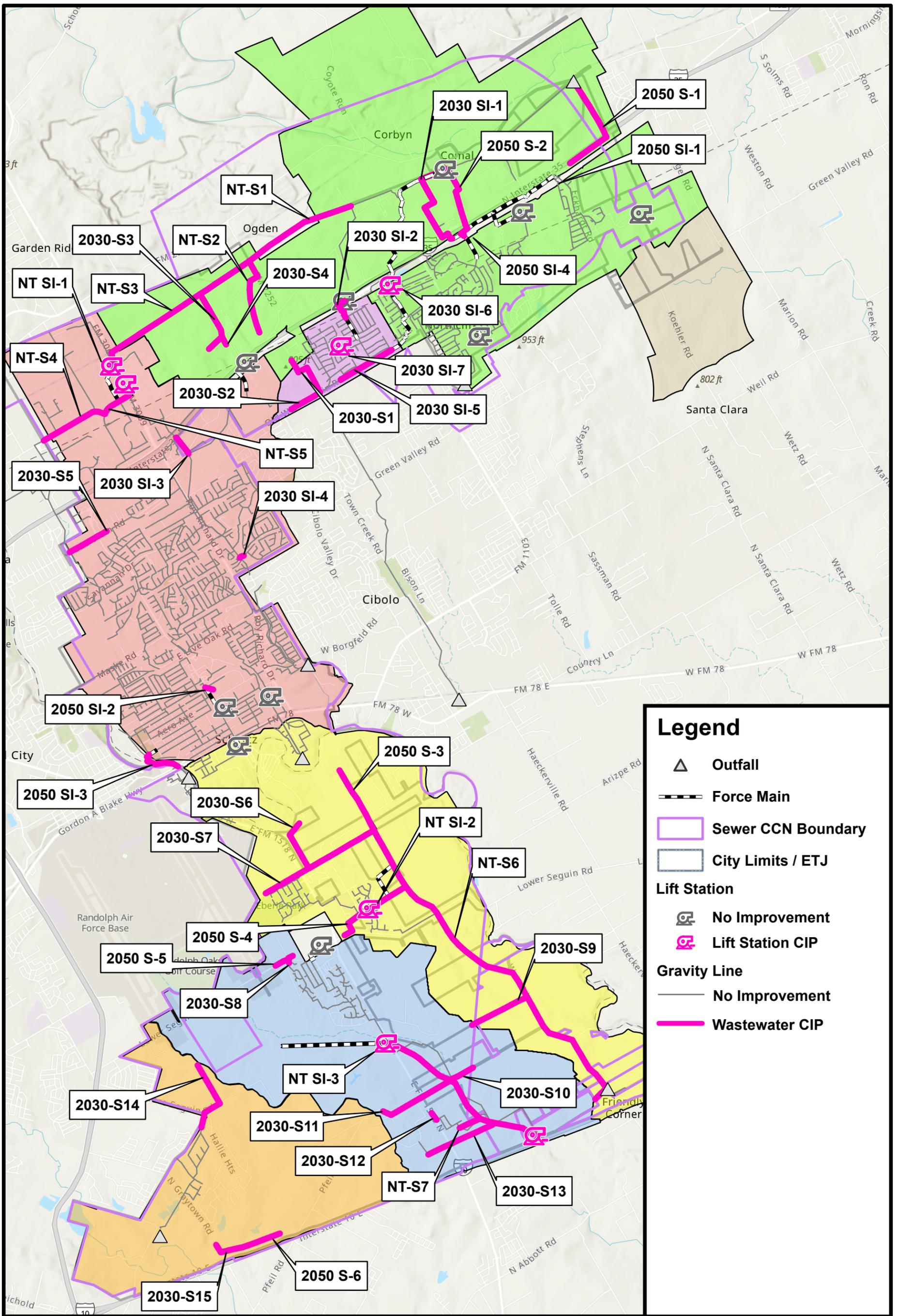
Project Location:



Legend

- Pump Station Improvements
- Proposed PRV
- Water Line Improvements
- Existing Water Lines
- City Limits/ETJ
- Water CCN Boundary
- Anticipated Development 2022 - 2050

WATER MASTER PLAN MAP



WASTEWATER MASTER PLAN MAP





City of Schertz Water and Wastewater Master Plans

Slides By: Lee Hamm, P.E.

Presentation By: Kathryn Woodlee, P.E.
Schertz City Engineer



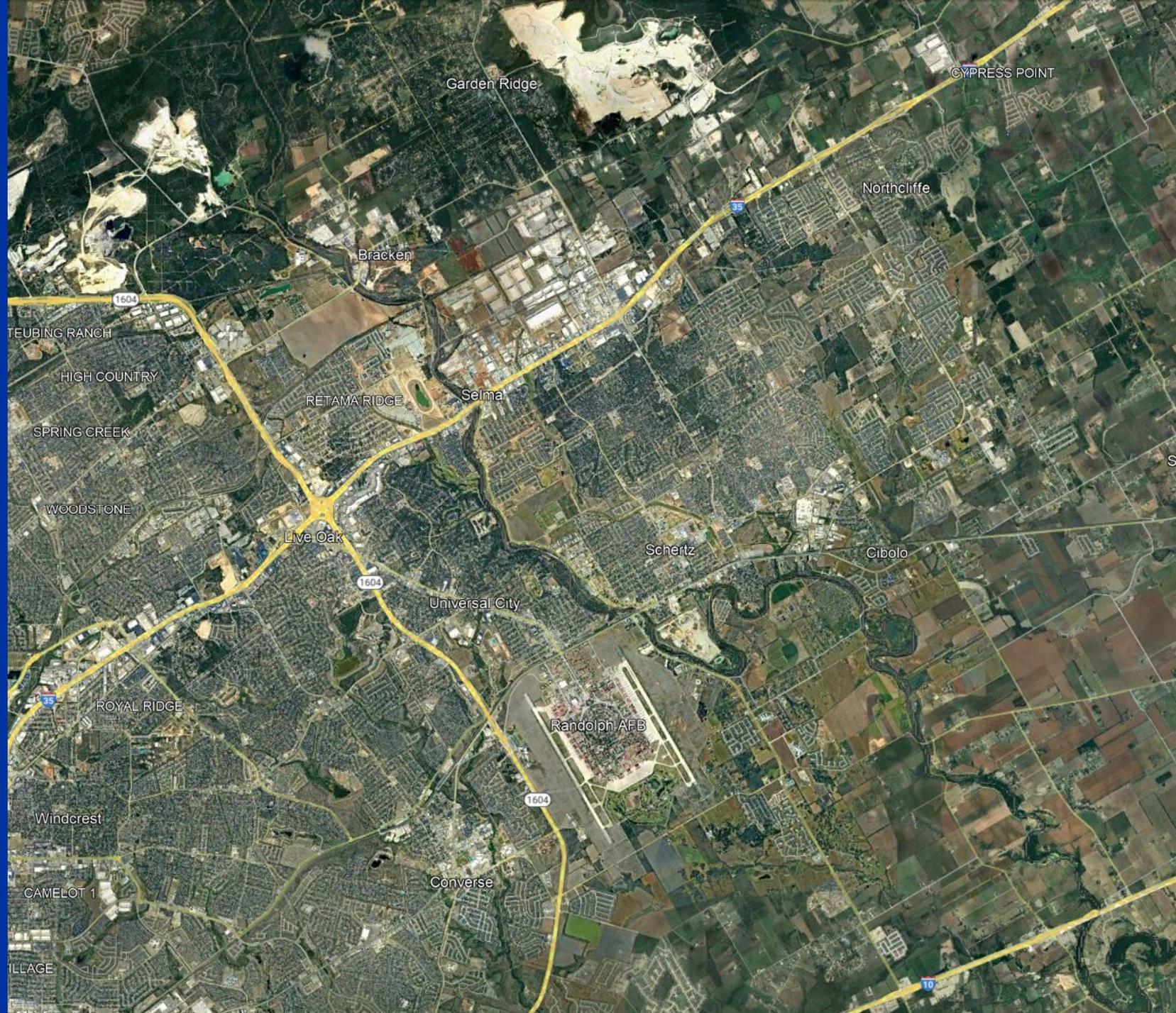
Agenda

Land Use Assumptions

Methodology for Project Identification

Questions

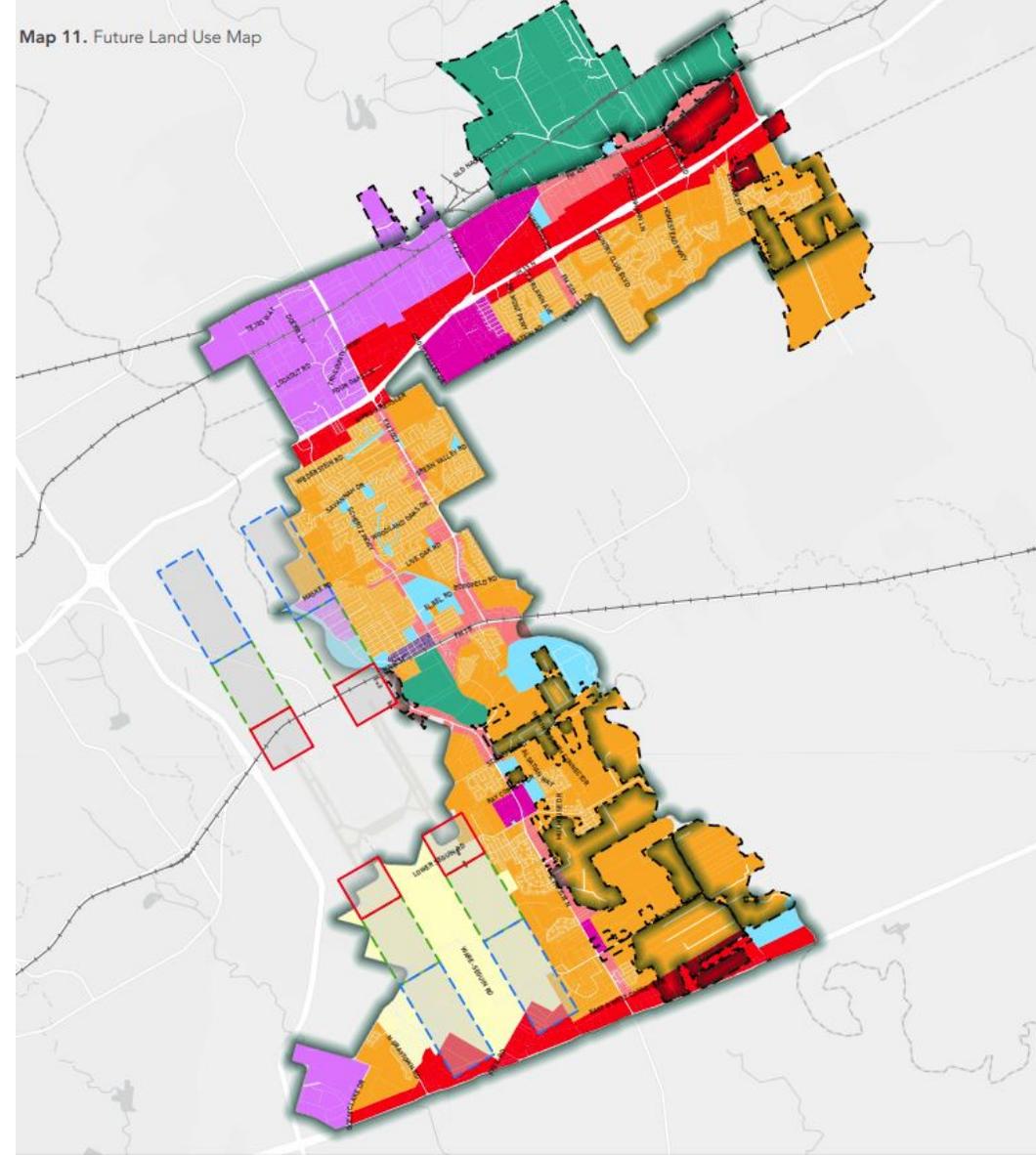
Land Use Assumptions for Updates of Water and Wastewater Master Plans



Land Use Assumptions

- Basis was the 2018 Land Use Plan Map
- Modified based on residential subdivision development information received from the City on April 8th, 2022.
- It is assumed that these developments will remain in place for the 30-year planning period.
- New growth will expand away from the City center.
- Development pressure along the IH-35 corridor and from New Braunfels will result in development at higher densities throughout the north.

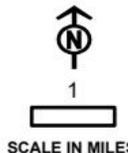
Map 11. Future Land Use Map



FN FREESE & NICHOLS
Sources: City of Schertz, State of Texas, as Parks & Wildlife, ESRI, Texas Geographic Information System, Freese and Nichols
Disclaimer: A comprehensive plan shall constitute zoning regulations or zoning district boundaries

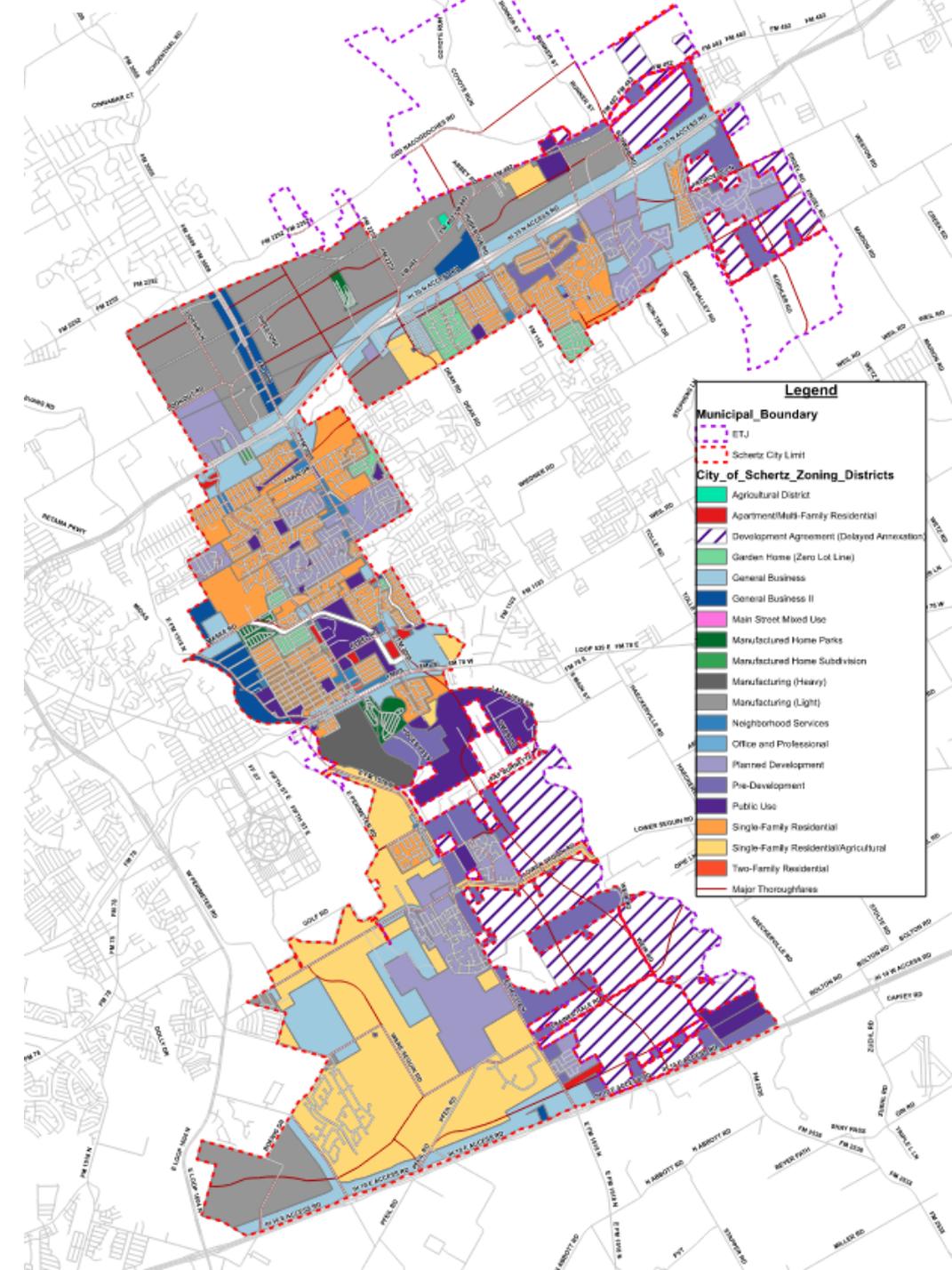
Schertz Comprehensive Land Use Plan

Regional Corridor	Local Corridor	Main Street	APZ II
Mixed Use Center	Development Deferment	Schertz ETJ	Clear Zone
Rural Living	Industrial	Schertz City Limits	Railroad
Complete Neighborhood	Public Use	APZ I	



Land Use Assumptions Continued

- Territories under delayed annexation agreements will be annexed by 2025. The annexation of these territories will expand municipal boundaries. Most annexations occurred earlier this summer.
- Regions that do not currently lie within the City water or wastewater CCNs currently identified by the Texas PUC will remain so.
- The existing water and wastewater CCNs will remain in place for the 30-year planning period.

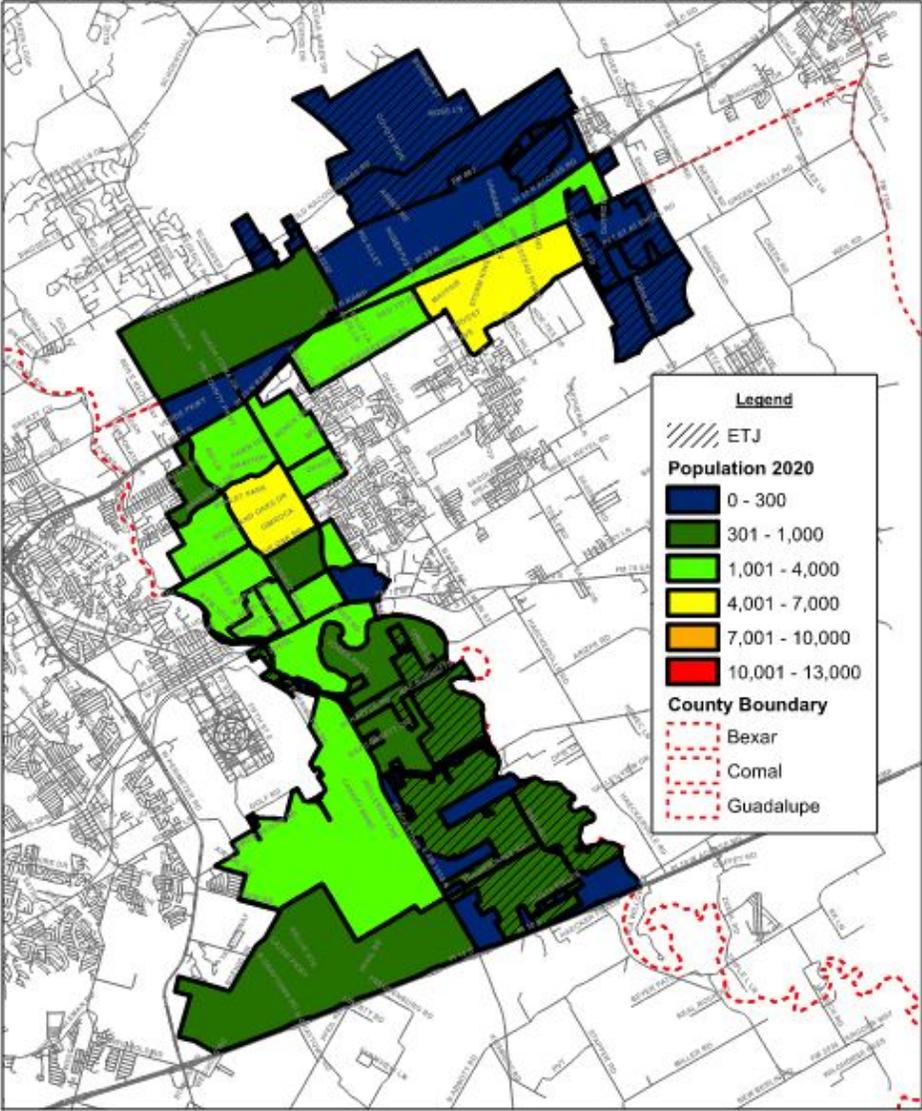


Population Projections

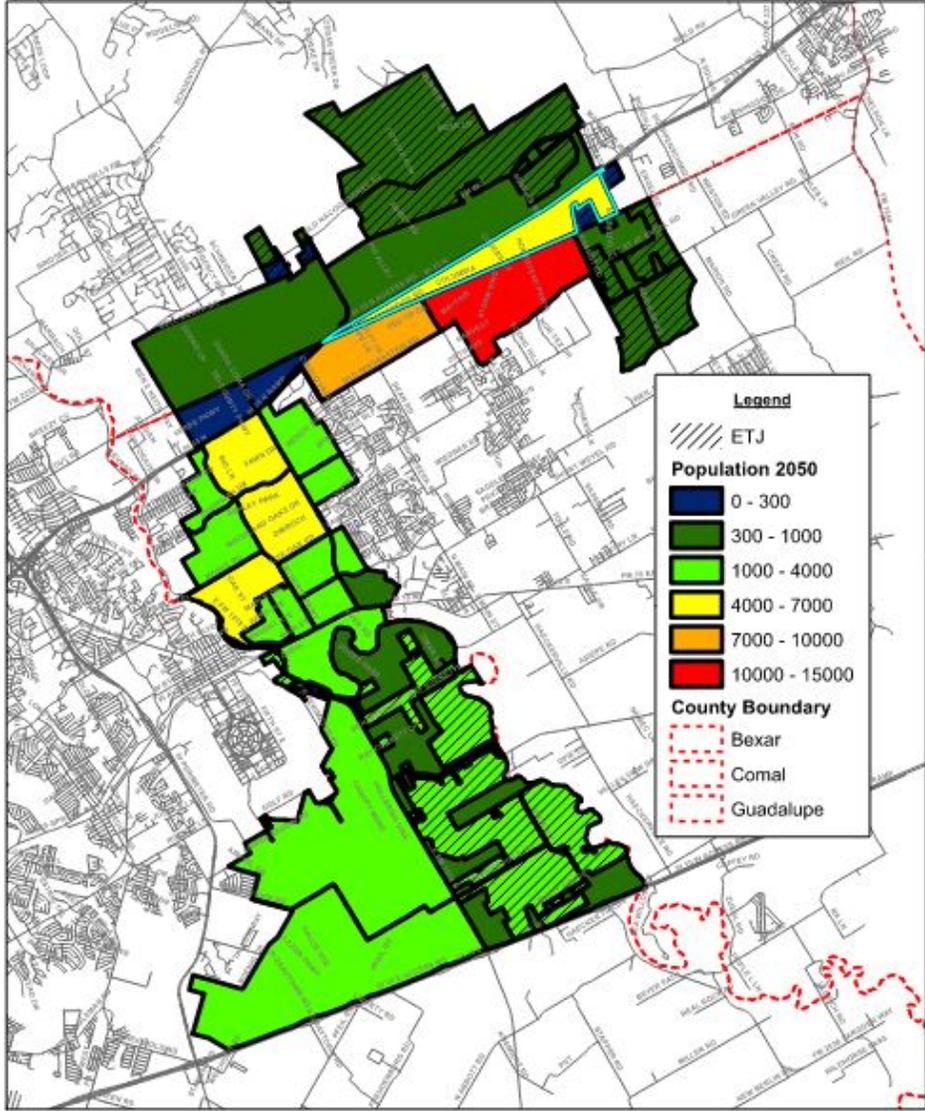
Population Projections (Cumulative) ⁽¹⁾	Historical	5-Year	10-Year	15-Year	20-Year	25-Year	30-year
	2020	2025	2030	2035	2040	2045	2050
Compound Annual Growth Rate	-	1.8%	2.0%	2.0%	1.9%	1.9%	1.8%
Population	45,719	49,985	55,187	60,933	66,946	73,553	80,416
Total Increase	(+)	4,266	5,202	5,745	6,013	6,607	6,863

⁽¹⁾Total population accounts for areas of existing Extra Territorial Jurisdiction (ETJ) for which growth is constrained

Population Distribution



2020



2050

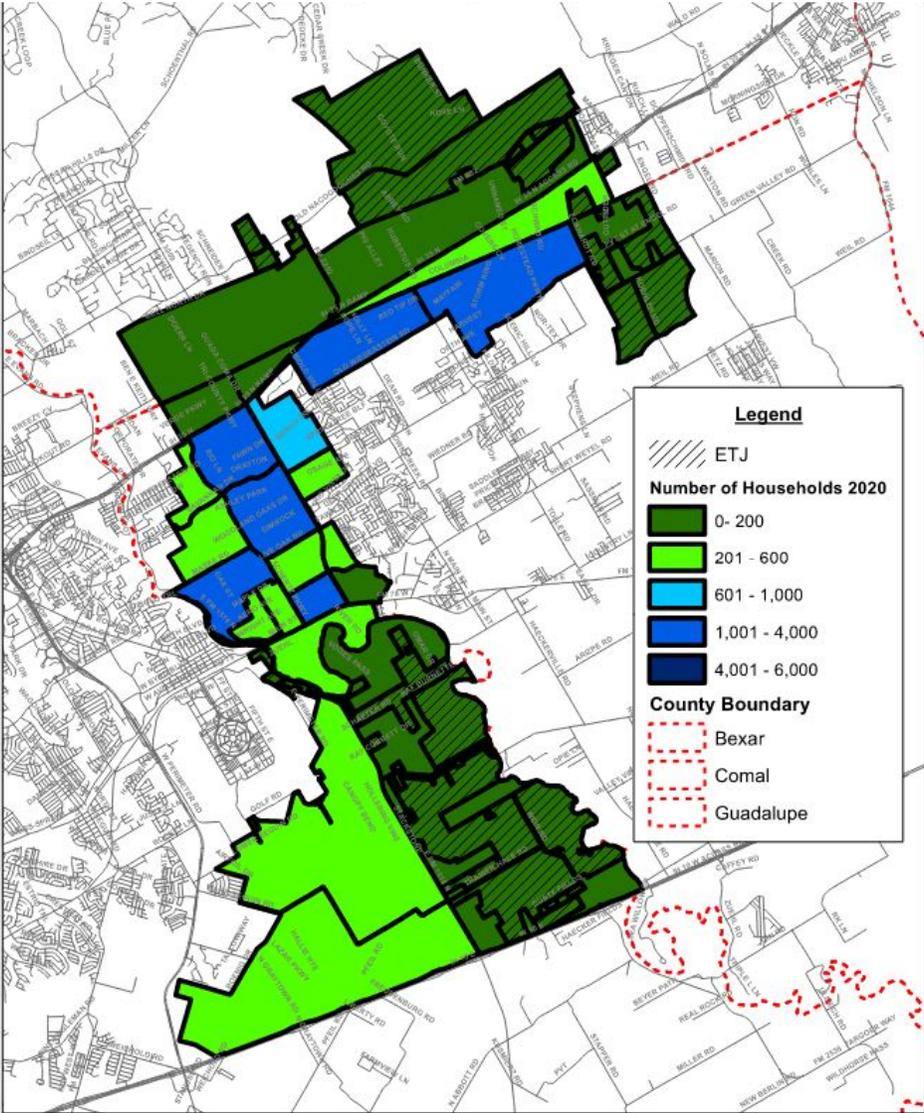
Housing Projections

Housing Projections (Cumulative)	Historical	5-Year	10-Year	15-Year	20-Year	25-Year	30-year
	2020	2025	2030	2035	2040	2045	2050
Compound Annual Growth Rate⁽¹⁾⁽²⁾	-	3.2%	2.4%	2.2%	2.1%	2.0%	2.0%
Households	15,441	18,034	20,305	22,640	25,120	27,735	30,742
Total Increase	(+)	2,593	2,271	2,335	2,480	2,615	2,737

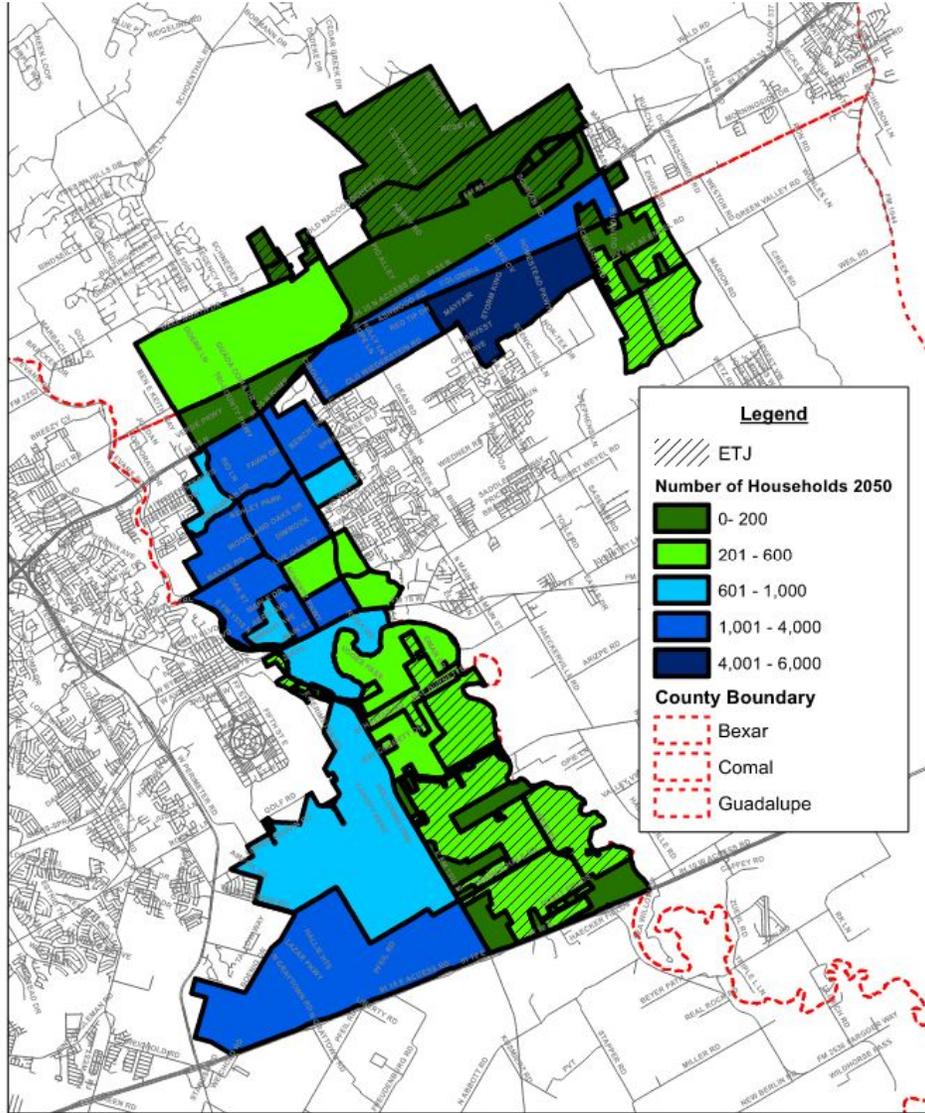
⁽¹⁾Total number of households accounts for all categories of residential housing units throughout the City

⁽²⁾Total number of households accounts for all residential housing units located within areas of existing Extra Territorial Jurisdiction (ETJ) for which growth is constrained

Housing Distribution



2020



2050

Methodology for Project Identification

- Evaluate Existing Systems
- Model Future Growth
- Propose Projects to Solve Existing & Future Issues

Develop a Hydraulic Water Model

- Input pipes, valves, storage tanks, structures, etc. from data provided by the City.
- Updates made to the model:
 - Wholesale Customer Demands
 - Residential Water Usage Patterns
 - Live Oak Pressure Reducing Valve Settings
 - Removal of Waterlines Not in Service
- Evaluate the existing model against TCEQ's Public Drinking Water Rules & Regulations.
- Identify CIPs that address the TCEQ criteria that were not met.

TCEQ Public Water System Requirements

- System Storage & Supply
- System High Service Pump Capacity
- System Minimum Pressure Requirements

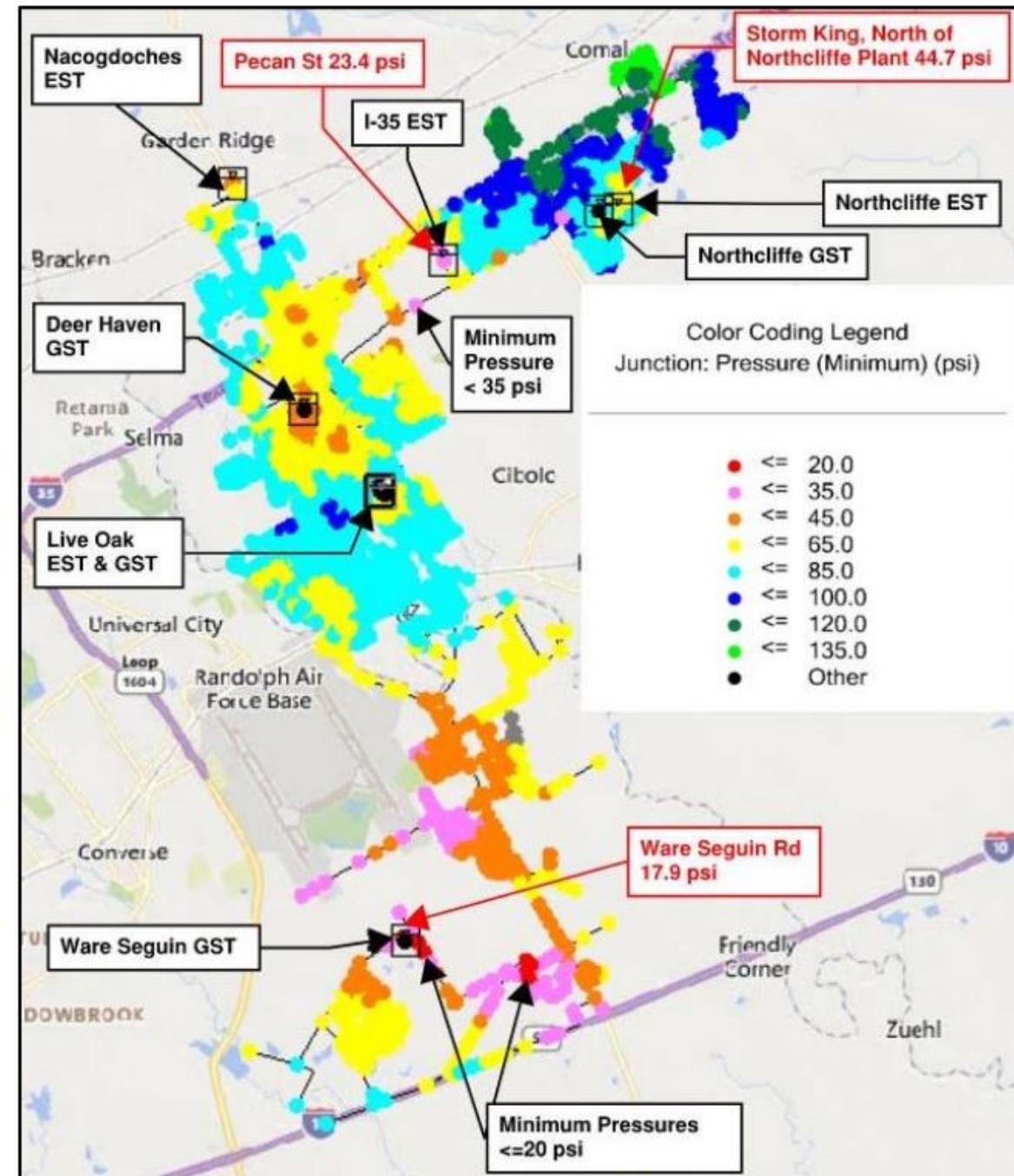


Figure 7. Peak Day Conditions Minimum Pressures

Evaluate the Future Water System

1

Apply growth patterns from the land use assumptions to the existing model.

2

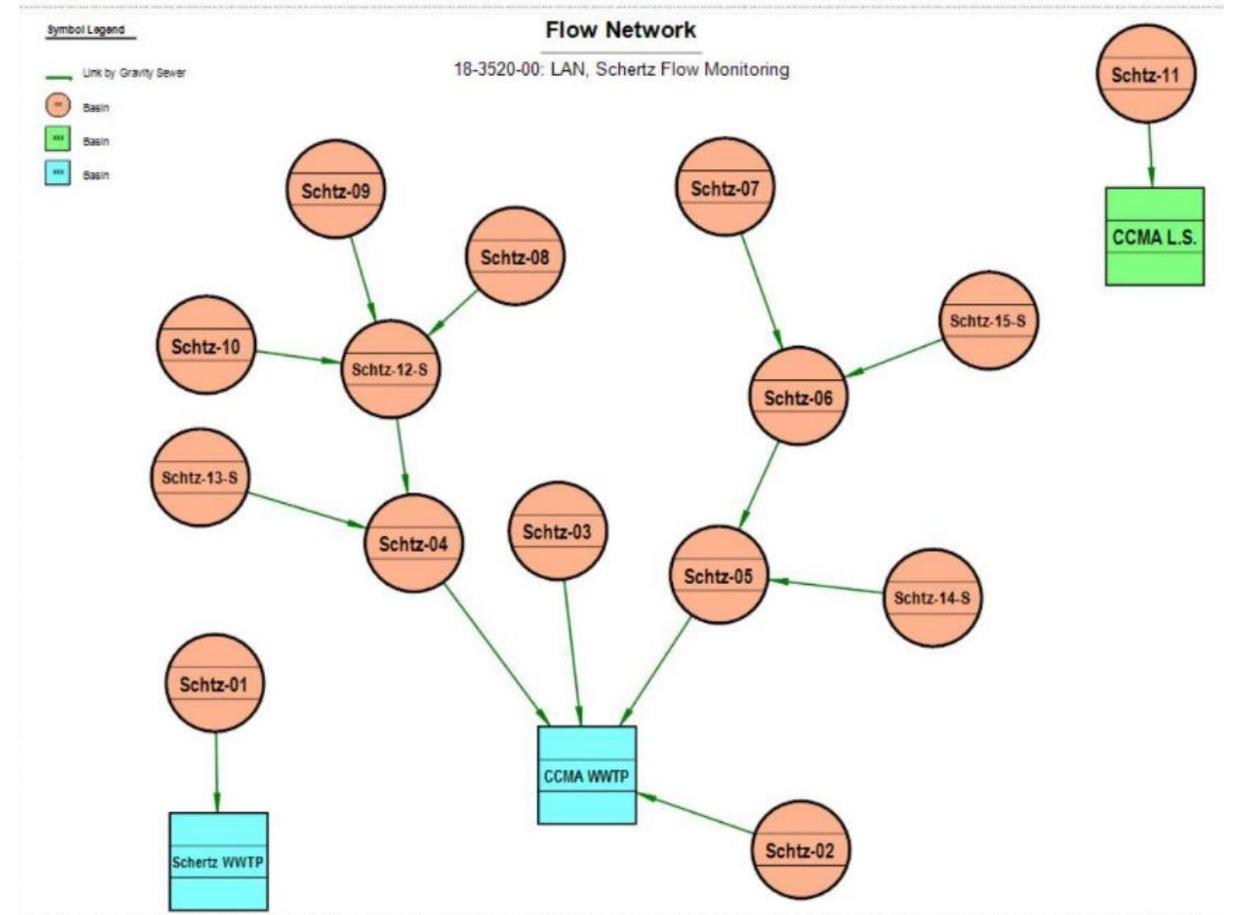
Re-evaluate the model against TCEQ requirements.

3

Identify Projects that satisfy any unmet TCEQ criteria.

Develop a Hydraulic Wastewater Model

- Input pipes, structures, demands, etc. from data provided by the City.
- Calibrate
 - Flow Monitoring
 - Set flow monitors and rain gauges
 - Collected data over 60 days
 - Import data into the model
 - Compare Model with Real Life Results for Wet Weather & Dry Weather Scenarios
 - Adjust Model



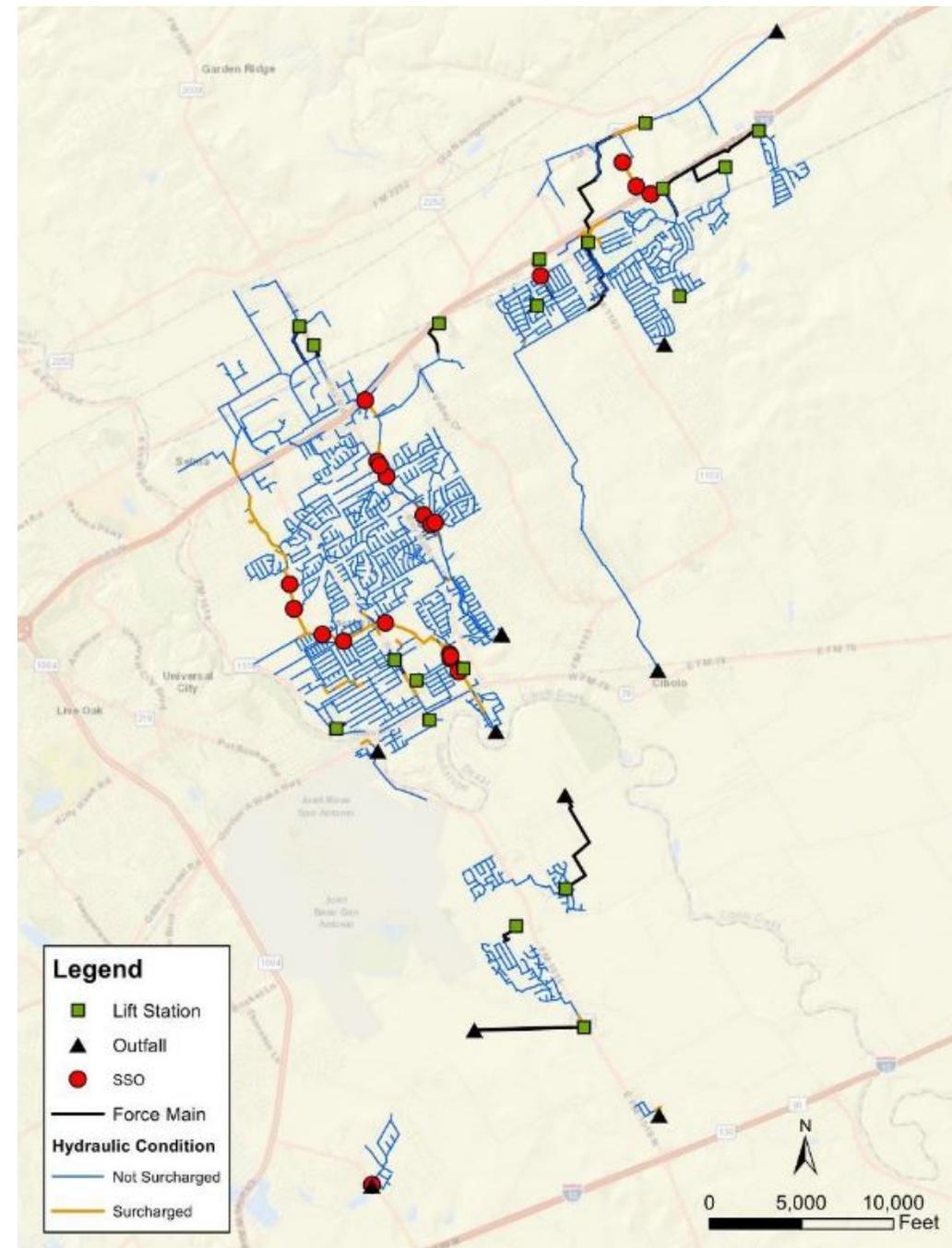
Evaluate the Existing WW System

Looking for:

Sanitary Sewer Overflows (SSO) at Manholes
Surcharged Gravity Mains

Found:

21 SSOs
Approximately 26,000 feet of Surcharged Gravity Mains



Evaluate the Future WW System

- Land use assumptions are applied to the existing system to model the future system.
- Future SSO's and surcharged lines are identified.
- Capital improvement projects are developed to relieve existing and future system stresses.
 - Stresses can be from existing capacity issues or those developing from growth.

Master Plan Updates



Near Term Water Projects

Major Infrastructure (2)

- Corbett PS & GST Project
(Completed)
- Ware Seguin PS Improvements

Waterline Improvements (8)

- **8" Replacement Project (1)**
 - Moonlight Meadow Dr & Lost Meadow Dr
- **12" Replacement & New Install Projects* (7)**
 - Bubbling Springs
 - Ware Seguin to Lower Seguin*
 - Fred Couples to Schwab*
 - Schwab to Eckhardt*
 - Graytown to Pfeil*
 - FM 78
 - Robinhood Way

2030 Water Projects

Major Infrastructure (2)

- Ware Seguin PS Expansion Phase 1
- PRV Installation for Proposed Southwest Pressure Plane

Waterline Improvements (9)

- **8" Replacement & New Install Projects*** (4)
 - Ray Corbett Drive to Lower Seguin Road*
 - Trainer Hale Road*
 - Boenig Drive S
 - IH-10*
- **12" Replacement & New Install Projects*** (4)
 - Tri-County Extension to Cibolo Valley Drive*
 - Raf Burnette Road*
 - Trainer Hale Road
 - River Road
- **24" Transmission Main (1)**
 - Live Oak to IH-35 EST

2050 Water Projects

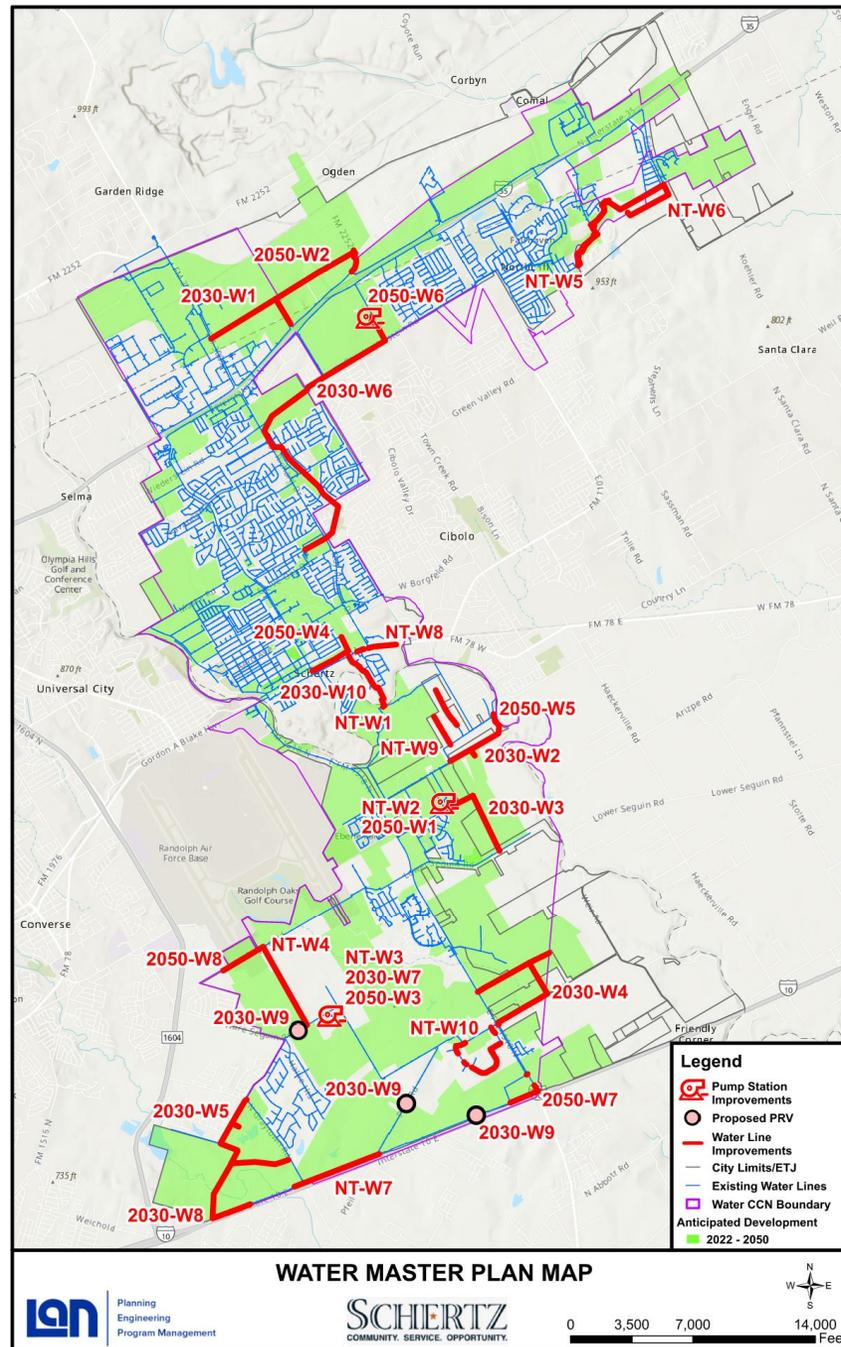
Major Infrastructure (3)

- Corbett PS Expansion
- Ware Seguin PS Expansion Phase 2
- IH-35 PS & GST

Waterline Improvements (8)

- **8" Replacement & New Install Projects (4)**
 - FM 2252*
 - Beck Street
 - Raf Burnette Road*
 - IH-10 & FM 1518*
- **12" Replacement Project (1)**
 - Lower Seguin Road

Proposed Updated Water Master Plan



Near Term Wastewater Projects

Major Infrastructure (5)

- Woman Hollering Creek LS
- Decommission Tri-County LS
- Decommission Corbett LS
- Decommission Sedona LS
- Decommission Woman Hollering Creek WWTP

Wastewater Improvements (9)

- **12" Gravity Line Project (1)**
 - Town Creek Phase IV – Section 2
- **14" Force Main Project (1)**
 - Hallie's Cove
- **18" Gravity Line Projects (4)**
 - Lookout Line
 - Tri-County Line
 - Cibolo West Main
 - Hallie's Cove
- **24" Gravity Line Projects (2)**
 - Town Creek Phase IV – Section 1
 - Town Creek Phase V
- **30" Gravity Line Project (1)**
 - Hallie's Cove

2030 Wastewater Projects

Major Infrastructure (2)

- Northcliffe LS Upgrade
- Decommission Belmont Park LS

Waterline Improvements (20)

• **8" Gravity Line Projects (13)**

- Hope Lane
- Old Wiederstein Road
- Union Pacific Railroad – Section 1
- Union Pacific Railroad – Section 2
- Wiederstein Road
- Schaefer Road – Section 1

- Schaefer Road – Section 2
- Aranda
- Ware Seguin Road
- FM 1518
- IH-10
- Boenig Drive
- N Greytown Road

• **10" Gravity Line Projects (3)**

- Weir Road
- Trainer Hale Road
- Fairlawn Avenue

• **12" Gravity Line Projects (2)**

- Cibolo Crossing
- Woodland Oak Drive

• **18" Gravity Line Project (1)**

- Friesenhahn West Line

• **21" Gravity Line Project (1)**

- Old Wiederstein



2050 Wastewater Projects

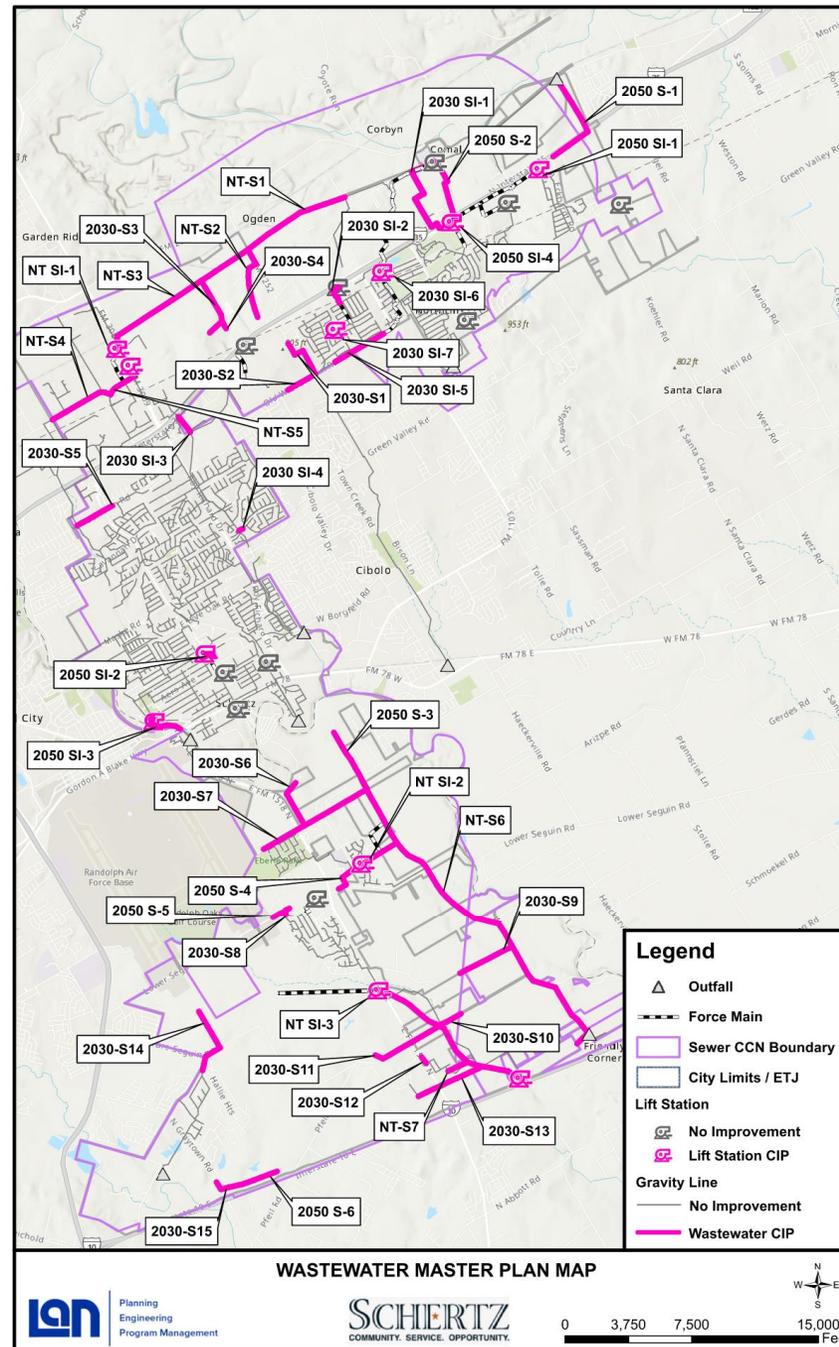
Major Infrastructure (4)

- Cypress Point LS Upgrade
- Decommission Schertz Parkway LS
- Decommission Park LS
- Decommission Cover's Cove LS

Waterline Improvements (6)

- **8" Gravity Line Projects (6)**
 - IH-35 N
 - Friesenhahn Lane
 - Schaefer Road – Section 3
 - Corbett Junior High
 - Lower Seguin Road
 - IH-10 – Section 2

Proposed Updated Wastewater Master Plan



Questions?

CITY COUNCIL MEMORANDUM

City Council Meeting: March 04, 2025
Department: Public Affairs
Subject: Workshop Discussion and Updates on the 89th Legislative Session (S. Gonzalez/L. Klepper)

BACKGROUND

Presentation and discussion regarding the 89th Texas Legislative Session. Review of state priorities and bills we are tracking.

Attachments

89th Legislative Session Update

89th Legislative Session Update

City Council Meeting: March 4, 2025

Linda Klepper | Director of Public Affairs

89th Legislative Session Key Dates



- The legislature can't pass any bills during the first 60 calendar days unless the governor declares it an emergency item or it's an emergency appropriation.

Governor's Emergency Items

- **Property Tax Relief**
 - At least \$10 billion in new property tax relief from the budget surplus
 - Banning local loopholes that allow tax hikes without voter approval
 - **Two-thirds voter approval is required for any local tax increase**
 - Expanded business tax exemptions to help small businesses
- **Water Infrastructure Investment**
 - Make a one-time largest investment in water in Texas history, as well as dedicated \$1 billion per year for 10 years to upgrade infrastructure
 - New water supply development, including desalination and water transfers
 - Funding for rural water systems to sustain Texas' agriculture and local communities
- Teacher Pay Raise
- Expand Career Training
- School Choice
- Bail Reform
- Create a Texas Cyber Command

Lt. Gov. Priorities

Senate Bill 1 – Senate’s Budget for Texas

Senate Bill 2 – Providing School Choice

Senate Bill 3 – Banning THC in Texas

Senate Bill 4 – Increasing the Homestead Exemption to \$140,000
(\$150,000 for seniors)

Senate Bill 5 – Combatting Alzheimer’s – Establishing DPRIT
(Dementia Prevention & Research Institute of Texas)

Senate Bill 6 – Increasing Texas’ Electric Grid Reliability

Senate Bill 7 – Increasing Investments in Texas’ Water Supply

Senate Bill 8 – Requiring Local Law Enforcement to Assist the
Federal Government’s Deportation Efforts

Senate Bill 9 – Reforming Bail – Keeping Violent Criminals Off Our
Streets

Senate Bill 10 – Placing the Ten Commandments in School

Senate Bill 11 – Protecting the Freedom to Pray in School

Senate Bill 12 – Establishing a Parental Bill of Rights in Public
Education

Senate Bill 13 – Guarding Against Inappropriate Books in Public
Schools

Senate Bill 14 – Texas DOGE – Improving Government Efficiency

Senate Bill 15 – Removing Barriers to Affordable Housing

Senate Bill 16 – Stopping Non-Citizens from Voting

Senate Bill 17 – Stopping Foreign Adversaries’ Land Grabs

Senate Bill 18 – Stopping Drag Time Story Hour

Senate Bill 19 – Stopping Taxpayer Dollars for Lobbyists

Senate Bill 20 – Stopping AI Child Pornography

Senate Bill 21 – Establishing the Texas Bitcoin Reserve

Senate Bill 22 – Establishing Texas as America’s Film Capital

Senate Bill 23 – Removing the Cap on the Rainy-Day Fund to Secure
Texas’ Long-term Financial Future

Senate Bill 24 – Educating Texas Students on the Horrors of
Communism

Senate Bill 25 – Making Texas Healthy Again



2025 Legislative Priorities

1. Fiscal Responsibility and Revenue Protection

- Advocate for dedicated state funding for the Disabled Veterans Homestead Exemption (DVHS) Program to offset local revenue losses that impact funding for critical city services.
- Oppose unfunded mandates that place financial burdens on local governments and divert resources away from community priorities.

2. Infrastructure and Sustainable Development

- Support increased funding for
 - Local transportation
 - Infrastructure projects
 - Improved quality of life for residents
- Support increased state grants and expanded use of Hotel Occupancy Tax (HOT) funds



2025 Legislative Priorities

3. Local Control and Governance

- Oppose legislation that erodes local control or weakens the ability of locally elected leaders to address unique challenges and opportunities.
- Oppose legislation that preempts local authority to regulate activities affecting density, zoning, permitting, and inspections.
- Oppose legislation that limits the time or authority the City has to review site plans and plats.
- Oppose legislation that limits city authority over extraterritorial jurisdiction (ETJ), including boundary changes, annexations, and disannexations.

4. Economic Growth and Business Development

- Oppose legislation that would hinder local economic development tools, including incentives or other support mechanisms critical for attracting and retaining businesses.

5. Advocacy and Municipal Representation

- Oppose efforts to restrict the ability of the Texas Municipal League (TML) and similar organizations from advocating on behalf of local governments in Texas.



89th Session Updates

- City Related Bills (as of Feb. 24):
 - 886 bills filed in House
 - 453 bills filed in Senate
- Have met with:
 - Representative Lujan
 - Representative Schoolcraft
 - Senator Campbell's Office
- NEP Legislative Trip - February 27

DVHS Related Bills We Are Tracking

- **H.B. 244/H.B. 1383, S.B. 247** - Relating to the applicability of the law governing the provision of state aid to certain local governments disproportionately affected by the granting of ad valorem tax relief to disabled veterans.
- **H.B. 2032, S.B. 1126** - would provide:
 - (1) that a disabled veteran is entitled to an exemption from property tax for the veteran's residence homestead if the veteran has a disability rating of at least ten percent but less than a hundred percent;
 - (2) that the exemption described in (1), above, is a percentage of the appraised value of the veteran's residence homestead equal to the veteran's disability rating;
 - (3) that the surviving spouse of a disabled veteran who qualified for an exemption under (1), above, is entitled to an exemption of the same percentage of the appraised value of the same residence homestead if: (a) the surviving spouse has not remarried since the death of the disabled veteran; and (b) the property was the residence homestead of the spouse when the veteran died and remains the residence homestead of the spouse; and
 - (4) if a surviving spouse who qualifies for an exemption under (3), above, subsequently qualifies another residence homestead, the spouse is entitled to an exemption of the new residence homestead equal to the dollar amount of the exemption in the last year in which the surviving spouse received an exemption under that subsection.
- **H.B. 1932** - would extend the 100 percent homestead exemption for 100 percent disabled veterans and their surviving spouses to include veterans who are at least 60 percent disabled and their surviving spouses.

Highlighted Bills have been referred to a committee

Bills We are Tracking

S.B. 470, H.B. 1453 - Relating to the issuance of anticipation notes and/or certificates of obligation by local governments.

H.B. 2574, H.B. 2736 - Relating to the vote required to approve the issuance of bonds or to increase taxes by a political subdivision.

S.B. 844 - Relating to procedures for changes to a zoning regulation or district boundary.

H.B. 369, H.B. 878, S.B. 673 and H.B. 1779 - Relating to the authority of a municipality to regulate accessory dwelling units allowed on certain property.

S.B. 854 - Relating to municipal regulation of multifamily and mixed-use development on religious land.

H.B. 987 - Relating to the time for issuance of a municipal building permit.

S.B. 878 - Relating to limitations on the use of public money under certain economic development agreements or programs adopted by certain political subdivisions.

S.B. 1143 - Relating to certain planning, notification, and evaluation requirements with respect to workforce development programs in this state.

Bills We Are Tracking Cont.

S.B. 19, H.B. 309, S.B. 239 - Relating to the use by a political subdivision of public funds for lobbying and certain other activities.

H.B. 416 - Relating to the deadlines for performing various functions in connection with the ad valorem tax system.

H.B. 698 - Relating to the abolition of ad valorem taxes and the creation of a joint interim committee on the abolition of those taxes.

H.B. 1688 - Relating to a local option exemption from ad valorem taxation of all or part of the appraised value of the residence homesteads of certain peace officers.

H.B. 784 - Relating to a grant program for municipal pedestrian infrastructure administered by the Texas Department of Housing and Community Affairs.

S.B. 422/H.B. 1480 - Relating to the award of library construction grants by the Texas State Library and Archives Commission.



Next Steps

TML Legislative Webinar: March 6

TML Legislative Action Day – March 19

Next Legislative Update – May 6

Track Bills via [Texas Legislature Online](https://www.texaslegislature.com)
or capitol.texas.gov

COMMENTS AND QUESTIONS

CITY COUNCIL MEMORANDUM

City Council Meeting: March 04, 2025

Department: Engineering

Subject: Monthly Update - Major Projects In Progress/CIP (B.James/K.Woodlee)

Attachments

3-4-25 Monthly Update - Major Projects in progress/cip

CITY COUNCIL MEMORANDUM

City Council Meeting: March 4, 2025
Department: City Manager
Subject: Update on Major Projects in Progress

Background

This is the monthly update on large projects that are in progress or in the planning process. This update is being provided so Council will be up to date on the progress of these large projects. If Council desires more information on any project or on projects not on this list, please reach out to staff and that information will be provided.

Facilities Projects:

1. Fleet Building Parking Lot

Project Description – Pave the open grassy area located at 27 Commercial Place

- Project Status: Site Plan Development and Construction Design
- Projected Completion: To be determined
- Consultant: Unintech Consulting Engineers, Inc.
- Contractor: To be determined

Project Update: The Site Plan has been approved. Plans are submitted for the construction permit. Once that is approved, the project will be advertised for bid.

2. Digital Sign Replacement in Front of City Hall

Project Description- Replacement of the broken electronic marquee sign that sits in front of City Hall

- Project Status: Pending permits filed by Ezzi Signs
- Projected Completion: TBD
- Project Cost: \$78,000
- Contractor: Ezzi Signs, Inc

Project Update: Due to inclement weather and unforeseen illnesses, the vendor has fallen behind. The vendor informed city staff on February 20th that the sign is currently in production and slated to be finished by March 7th, and installation of the new sign should be completed by March 14th.

Drainage Projects:

1. FM 78 South Channel Silt Removal

Project Description – Silt removal for the existing FM 78 South Drainage channel to include permitting, easement acquisition and construction.

- Project Status: Easement Acquisition
- Projected Completion: Summer 2025
- Project Cost: Design \$32,100, Drainage Report \$4,600
- Consultant: Unintech Consulting Engineers, Inc.

- Contractor: TBD

Project Update: Design of the project is complete. The project has been on hold pending resolution of some easement acquisition challenges. Staff is working to identify the appropriate path of access to the channel. Unintech will resume work to acquire necessary easements for the project once those challenges have been resolved. After easements are acquired, the project will be rebid, and construction will proceed.

Water and Wastewater Projects:

1. Woman Hollering Creek Wastewater Interceptor Main and Lift Station

Project Description – Design and construction of a sanitary sewer system to collect and convey wastewater to the future CCMA water reclamation plant off Trainer Hale Road in Southern Schertz. The system will consist of approximately 19,000 linear feet of 30” gravity wastewater line running generally along Woman Hollering Creek from the existing Sedona lift station on FM 1518 to a new lift station on IH 10 and approximately 6,000 feet of force main from the lift station to CCMA plant. It will also include an additional 18” gravity line approximately 1,500 feet in length that will first serve the Hallie’s Cove Subdivision. The system is necessary for the new CCMA plant to begin operation and to allow the existing Woman Hollering Lift Station at Sedona to be taken out of service.

- Project Status: Construction
- Projected Completion: Spring 2025
- Project Cost: Engineering/Design \$1,187,594, Land purchases, ROW, legal and advertising \$700,810, Construction \$11,100,000, totaling \$12,988,404
- Design Engineer: Cobb Fendley & Associates, Inc.
- Owner’s Representative: AGCM, Inc.
- Contractor: Thalle Construction Co, Inc.

Project Update: The project is nearing completion. The expectation at the time of writing of this update is that the lift station will be tested and started up and live wastewater flow will be pumping to the CCMA South Plant as of March 3. A backup plan involving the use of a temporary bypass pump is in place for the possibility of issues encountered with startup of the lift station. Once the lift station is operational, punch list and closeout of the project will take place. It is estimated that the remainder of work on the project will take several months to complete.

2. Riata Lift Station Relocation

Project Description – Relocation of the Riata Lift Station ahead of TxDOT’s IH 35 NEX project to remove it from conflict with the proposed highway improvements. The design phase included identification of a new site for the lift station, design of new lift station and design of the abandonment of the existing lift station. Property and easement acquisitions were required. The new lift station is needed to maintain sewer services.

- Project Status: Begin Construction 4th Quarter of 2024.
- Projected Completion: Summer 2026
- Project Cost: Design & Acquisition of easements and existing lift station \$478,000; Construction: \$2,545,375
- Consultant: Utility Engineering Group, PLLC
- Contractor: Keystone Construction
- Project Update: Keystone continues construction of the lift station. Material submittals are continuing to be reviewed by UEG and city staff. Long lead items like electrical equipment are being reviewed, approved, and ordered as soon as possible to avoid and/or minimize project delays. Installation of the relocated gravity main to the lift station has begun. The gravity and force mains

will cross the northbound lane of Fairlawn Avenue which will need to be closed for a period of time during this project. The timing of the crossing when a lane closure and detour will need to be in place will be coordinated to have the least impact on school and neighborhood traffic as possible.



3. FM 1518 Utility Relocations

Project Description – Relocation of water and sewer utilities to avoid conflicts as part of the TxDOT FM 1518 Improvement Project.

- Project Status: Construction
- Projected Completion: The City’s utility relocation portion of the project is expected to be completed in the summer of 2025.
- Project Cost: Design NTE \$980,000, Construction Joint Bid \$8,986,837/Aztec 16” Line \$884,270
- Consultant: Halff Associates
- Contractor: SER Construction Partners (TxDOT’s General Contractor)/Qro Mex Construction (Aztec 16” Line)

Project Update: SER continues the installation of water and sewer as part of the joint bid work. CC Carlton and Capital Excavation are working to complete water line installations from the Founders School to the south limits of Crossvine. Once this is installed, SER can complete the abandonment of the old 12” water line along this section of FM 1518. Qro Mex has completed the 16” water line installation and is now making the tie-ins at FM 1518 and FM 78.

4. Corbett Ground Storage Tank

Project Description – Construction of a new 3-million-gallon Ground Storage Tank (GST). The GST will be used to fill the existing Corbett Elevated Storage Tank and provide additional water storage capacity. This new GST will receive water directly from the Schertz Seguin Local Government Corporation.

- Project Status: Construction Phase
- Projected Completion: Fall 2025
- Project Cost: Design \$466,265, Construction \$7,360,054
- Consultant: Unintech Consulting Engineers

- Contractor: Pesado Construction Co.

Project Update: Pesado has completed the duct banks for the generator and electrical building pads. They are now working on getting these pads installed. Once complete crews will work on underground piping and coordination for pump installation.

5. Water Loop Lines

Project Description – Install 12” water main lines to provide a looped distribution system from Ware Seguin to Lower Seguin and Pfeil Road to N Graytown Road.

- Project Status: Design
- Projected Completion: Spring 2026
- Project Cost: Design NTE \$200,000, Construction Estimate \$4,400,000

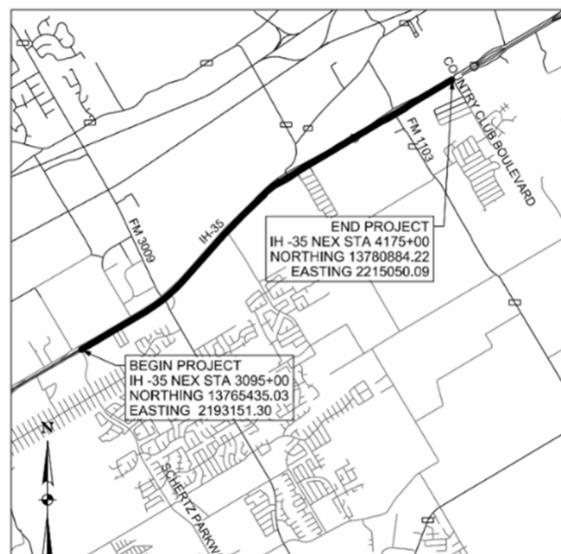
Project Update: Negotiation for needed easements for the project is underway. Based on the success of the negotiations, it is possible that line alignment may be altered. It is also possible that the City will need to use the eminent domain process to acquire some easement area. Staff will do everything possible to avoid that scenario, but Council should be aware that if realignment and negotiation efforts ultimately prove unsuccessful, it may be the recommended course of action. Once all easements have been acquired the project will be bid and proceed into construction.

6. IH 35 NEX-North Utility Relocations

Project Description – Relocation of water and sewer utilities to avoid conflicts as part of the TxDOT IH 35 NEX project.

- Project Status: Design
- Projected Completion: Joint Bid Construction is planned for End of 2026
- Project Cost: Design & Easement Acquisition Services - \$1,250,000
- Consultant: Halff Associates

Project Update: No significant change from previous update - Halff is continuing completion of the sewer design of the project. This will be bid separately from the water relocations which will be joint bid with the highway construction efforts. Halff is working to secure the necessary easements for the sewer installation. Once all easements have been acquired the project will be bid and proceed to construction. Staff has also been working with TXDOT and the utility coordinators to complete the relocation agreements that need to be in place for the City to be reimbursed by TxDOT for these relocations.



7. Robin Hood Way Waterline Replacement

Project Description – Replacement and upsizing of water line in Robin Hood Way, Sherlock Lane, and Nottinghamshire. The main replacement is to increase flows in the area, particularly to meet fire flow requirements. The project also includes street resurfacing and rehabilitation work that was previously removed from the SPAM project.

- Project Status: Design
- Projected Completion: Fall 2025
- Project Cost: \$5,350,000
- Consultant: Kimley- Horn & Associates

Project Update: The majority of the street design work was completed with the SPAM project effort. There is a portion of Robin Hood Way that needs to be reconstructed instead of just rehabilitated. Council recently approved the Task Order to do the water line design and to modify the design to reconstruct a portion of Robin Hood Way. The consultant has begun work on the Task Order.

Street Projects:

1. Main Street Improvements Project

Project Description – The project will improve sidewalks, provide street lighting, way-finding signage, landscaping, utility relocations, and architectural elements such as decorative concrete, decorative lighting, screening, and area signage. This project will also replace aging water and sanitary sewer mains and reconstruct the street with a new, stronger pavement section. Additionally, Lindbergh between Main and Exchange will be reconstructed.

- Project Status: Design
- Projected Completion: Fall 2027
- Project Cost: Design NTE \$2,173,905, Construction \$24,600,000
- Consultant: Kimley- Horn Associates

Project Update: We're still waiting on the 60% plans from GVEC. Our consultant is continuing to refine the final plans for the project. They are exploring some modifications to the monument sign on 1st Street to accommodate the power pole and needed guy wires close to the railroad tracks. The modifications will be presented to the Main Street Committee in the near future. Staff participated in a Community Impact News interview to discuss the project.



2. Lookout Road Reconstruction

Project Description – The project involves reconstruction of Lookout Road from Schertz Parkway to Doerr Lane. A traffic signal at the Lookout Road/Schertz Parkway intersection will also be installed. The project also includes the replacement and upsizing the existing sanitary sewer main in Lookout Road from Doerr Lane to Schertz Parkway.

- Project Status: Design
- Projected Completion: January 2026
- Project Cost: Design \$571,000 (\$20,000 from Selma), Construction estimate \$6,738,092 (\$100,000 from Selma)
- Design Consultant: Halff Associates

Project Update: A Task Order for right-of-way acquisition will be presented to Council for approval in March. CPS is working on their relocation plans to address conflicts in the project area. Staff anticipates construction will begin summer 2025.

3. Lower Seguin Road Reconstruction

Project Description – The project includes the development of a preliminary design and secure environmental clearance for a 2.9-mile segment of Lower Seguin Road to widen and improve the street to the section identified in the Master Thoroughfare Plan. The results of this project will be used to acquire needed right-of-way; develop final construction plans; and secure federal funding to assist with construction costs.

- Project Status: Design
- Projected Completion: January 2027
- Project Cost: \$18,200,000
- Consultant: Halff & Associates

Project Update: The consultant is finishing up the preliminary design for the project. Environmental clearance work is progressing. Recently, Council approved a Task Order to complete the final design and right-of-way acquisition for the project. As the preliminary design wraps up, the consultant will start the final design, while the environmental clearance is still on-going. The goal is to have the project “shovel ready” by June of this year in order to apply for the DCIP funding for construction.

4. 2024 SPAM Resurfacing and Rehabilitation

Project Description – The project includes the performance of prep work (base repairs, crack sealing, level up, etc.) and application of a slurry seal to the surface of various streets in the City. Work on other streets includes removal of existing asphalt surface; cement stabilization of base material; and application of a new layer of asphalt on street surface for other various City streets. PCI data was used to select the streets in the project.

- Project Status: Design and Construction
- Projected Completion: Summer 2025
- Project Cost: \$3,220,000 (estimated total)
- Design Consultant: Kimley-Horn Associates
- Contractor: R.L. Jones LP (Resurfacing Project)

Project Update: The base repairs, asphalt level up, and concrete repairs for the project have been mostly completed. Inclement weather has caused some minor delays in getting some of the prep work completed. The base repairs on Schertz Parkway were started in the last week of February and will be completed in early March. The contractor has also started crack sealing in the project areas. The slurry seal is expected to be applied in early April.

5. Buffalo Valley South Resurfacing and Rehabilitation and Utility Replacements

Project Description – Water and sanitary sewer main replacements and street rehabilitation of Buffalo Valley South, specifically Mill Street, 1st St, 2nd St, Bowman St, Lee St, Church St, Zuehl St, and Wuest. PCI data was used to select the streets in the project. Project will be funded with a combination of SPAM funding (for the street rehabilitation) and ARP funding for the utility replacement.

- Project Status: Construction
- Projected Completion: Design Summer 2024; Construction Fall 2025
- Project Cost: \$5,300,000 (estimated total)
- Design Consultant: Unintech Consulting Engineering
- Contractor: E-Z Bel Construction, LLC

Project Update: Construction will begin on March 17th. Staff has distributed fliers to all the residents and businesses in the project area explaining the project and informing them on the start date. The contractor will also re-notify everyone in the project area right before construction starts.



6. Boenig Drive Reconstruction

Project Description – Reconstruction of Boenig Drive between Ware Seguin Road and Graytown Road. The reconstruction includes reconfiguration of the intersection with Ware Seguin Road to improve efficiencies and eliminate having two street intersections side-by-side on Ware Seguin Road.

- Project Status: Design
- Projected Completion: Winter 2025
- Project Cost: \$3,240,000
- Consultant: Unintech Consulting Engineers, Inc.

Project Update: The consultant has just begun the project design.

Parks & Recreation Projects:

1. Schertz Soccer Complex Irrigation Water Storage Project

Project Description – Upgrading electrical components, upsizing well pump and piping, and adding storage capacity for irrigation of the Schertz Soccer Complex.

- Project Status: Bidding Phase III
- Projected Completion: Summer 2025
- Project Cost: \$107,036.90

- Consultant: Unintech Engineering
- Contractor: TBD

Project Update: The project was put back out to bid and received one qualified bid. The bid will be presented to council for approval at a future meeting in March.

2. Schertz Soccer Complex Lighting Project

Project Description – Adding lights and accompanying infrastructure to Fields 3-12. Replacing metal halide lighting on Fields 1 and 2 with upgraded LED lighting for energy efficiency and color consistency.

- Project Status: Construction
- Projected Completion: Spring 2025
- Project Cost: \$1,843,000 (estimated total)
- Contractor: Musco Lighting w/subcontractor Master’s Electrical

Project Update: Project completion has been delayed to weather. The lights are scheduled to be turned on February 26 for testing. The fields will still open for games on March 1. Ribbon cutting date in late March TBD.

I.T. Projects:

1. Asset Management- Work Order System – Open Gov

Project Description- Replace the current work order and asset management systems

- Project Status: In progress
- Projected Completion: Fall 2025
- Project Cost: Approximately \$470,000
- Contractor: Open Gov

Project Update: No change at this time. City staff is continuing to work on completing the assigned spreadsheets provided by OpenGov with asset information, workflow information, labor, resources, etc. This information will be built into the software system. There are weekly check-in sessions that occur on Fridays to ensure we stay on track with assignments given.

Studies and Plans:

1. Water and Wastewater Master Plan Update and Impact Fee Study

Project Description – Collect, review data from the City and provide updated data for the Land Use Plan, Water and Wastewater System Model, Master Plan, CIP, Water/Wastewater Impact Fees, and Flow monitoring.

- Project Status: Study
- Projected Completion: Spring 2025
- Project Cost: \$500,000
- Consultant: Lockwood, Andrews & Newnam

Project Update: A draft of the Water and Wastewater Master Plan, Land Use Assumptions (LUA), Capital Improvement Plan (CIP), and Impact Fee Update Report was provided to City Council in January as an informational item. Workshops and Hearings were held with the Capital Improvement Advisory Committee in January and comments are being drafted as a result of those meetings. Staff also had a presentation and conversation with the Schertz Economic Development Corporation Board to gather feedback to be shared with Council. Staff and LAN are putting together the CIAC comments and other

feedback to present to Council. On March 4, 2025, a public hearing is scheduled for Council to hear and consider updates to the Water and Wastewater Master Plans which are a piece of this overall project. Another public hearing is scheduled on March 18, 2025, regarding the Land Use Assumptions, Capital Improvement Plans, and Impact Fee Updates. At the subsequent public hearing, Council will consider adoption of the LUA, Impact Fee CIP, and rates.

TxDOT Roadway Projects:

Note: If links do not work, please contact engineering@schertz.com

- 1. FM 1103 Improvement Project:** Construction officially began in November 2022 and was originally expected to be complete in fall 2026. Minor progress is being made on the roadway while utility relocation continues. General project updates are available by signing up at this link: [FM 1103 Construction Newsletter](#)
- 2. FM 1518 Improvement Project:** SER Construction, LLC, formally began construction on April 9, 2024. The contractor has leased property owned by the City on Schaefer Road to stage construction activities. The first few months of the project will be mainly underground utility construction and will mostly take place outside travel lanes. While there may be some delays, major traffic disruptions should not be experienced much during this phase of the project. The project is currently anticipated to be completed in 2028. Updates regarding the FM 1518 project are available by visiting and subscribing at the following link: [FM 1518 Expansion](#)
- 3. IH-35 NEX (I-410 South to FM 1103):** The central segment of the I-35 Northeast Expansion project continues with Alamo NEX Construction handling the design-build project. The central section runs from 410 N to FM 3009. Utility coordination work for the northern segment of the project is underway. TxDOT consultants have met with Public Works and Engineering Staff to begin establishing relocation needs. The City will be reimbursed for the costs of all relocations needed except for any upsizing or improvements above current conditions. Updates about the project can be obtained by signing up at the following link: [I 35 NEX Project Updates](#)
- 4. IH-10 Graytown Road to Guadalupe County Line: Work** for the widening of the main lanes and utility relocations continues. Work on the FM 1518 bridge over IH 10 continues and will involve numerous episodes of the rerouting of traffic including shifting lanes and detours as necessary. Updates regarding the IH 10 project are available by signing up at the following link: [IH 10 Expansion Information](#)