

**ORDINANCE 25-S-027**

**AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS TO REZONE APPROXIMATELY 19 ACRES OF LAND FROM SINGLE-FAMILY RESIDENTIAL / AGRICULTURAL DISTRICT (R-A) TO MIDDLE DENSITY RESIDENTIAL DISTRICT (R-5) KNOWN AS GUADALUPE COUNTY PROPERTY IDENTIFICATION NUMBER 68302, AND 68303, ALSO KNOWN AS 19018 OLD WIEDERSTEIN ROAD, CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS.**

**WHEREAS**, an application for a request to rezone approximately 19 acres of land from Single-Family Residential / Agricultural District (R-A) to Middle Density Residential District (R-5) known as Guadalupe County Property Identification Number 68302, and 68303, also known as 19018 Old Wiederstein Road, more specifically described in the Exhibit A and Exhibit B attached herein (herein, the “Property”) has been filed with the City; and

**WHEREAS**, the City’s Unified Development Code Section 21.5.4.D. provides for certain criteria to be considered by the Planning and Zoning Commission in making recommendations to City Council and by City Council in considering final action on a requested zoning (the “Criteria”); and

**WHEREAS**, on June 4, 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 July 1, 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 Middle Density Residential District (R-5)

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and codes, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters resolved herein.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

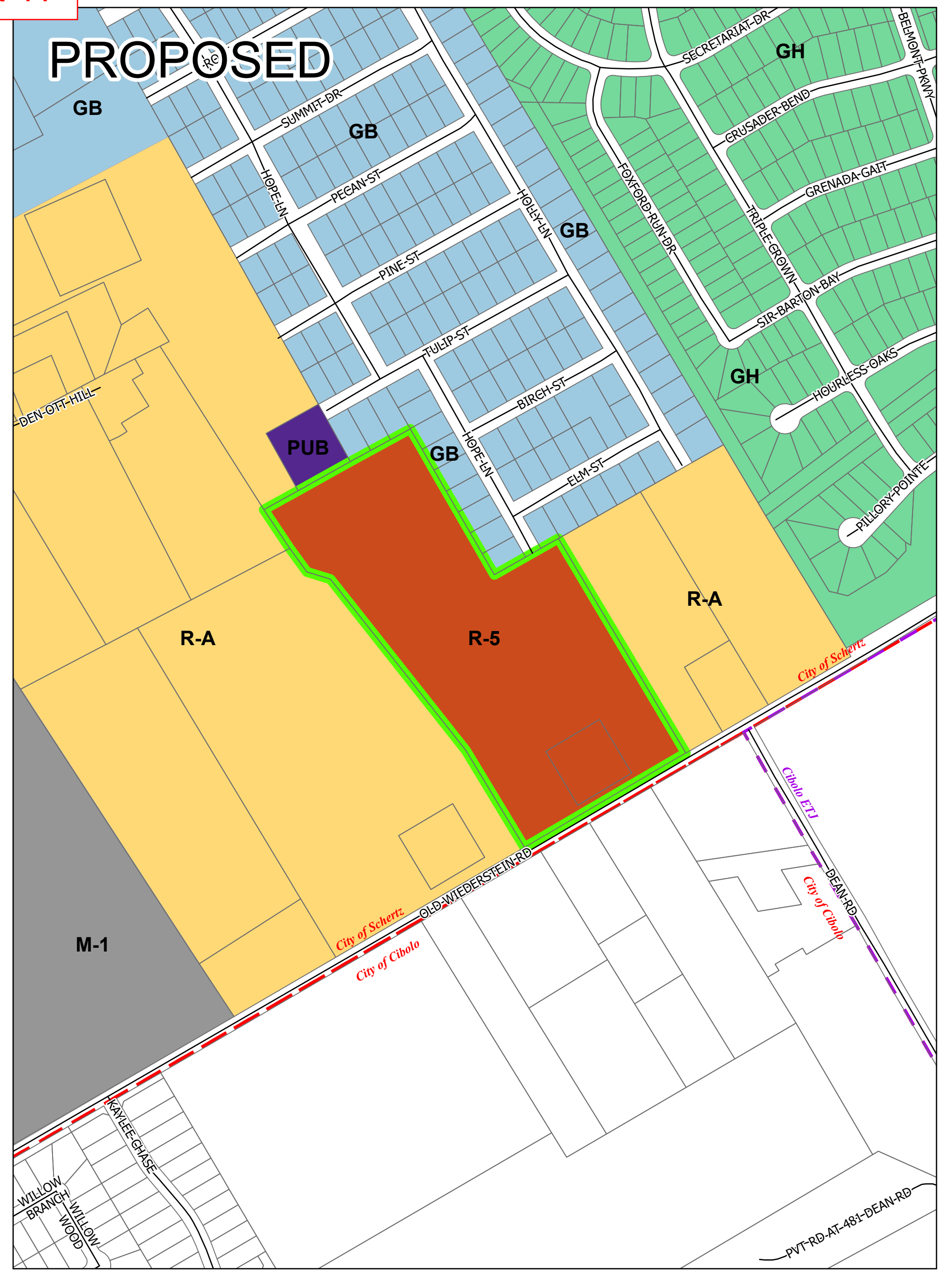
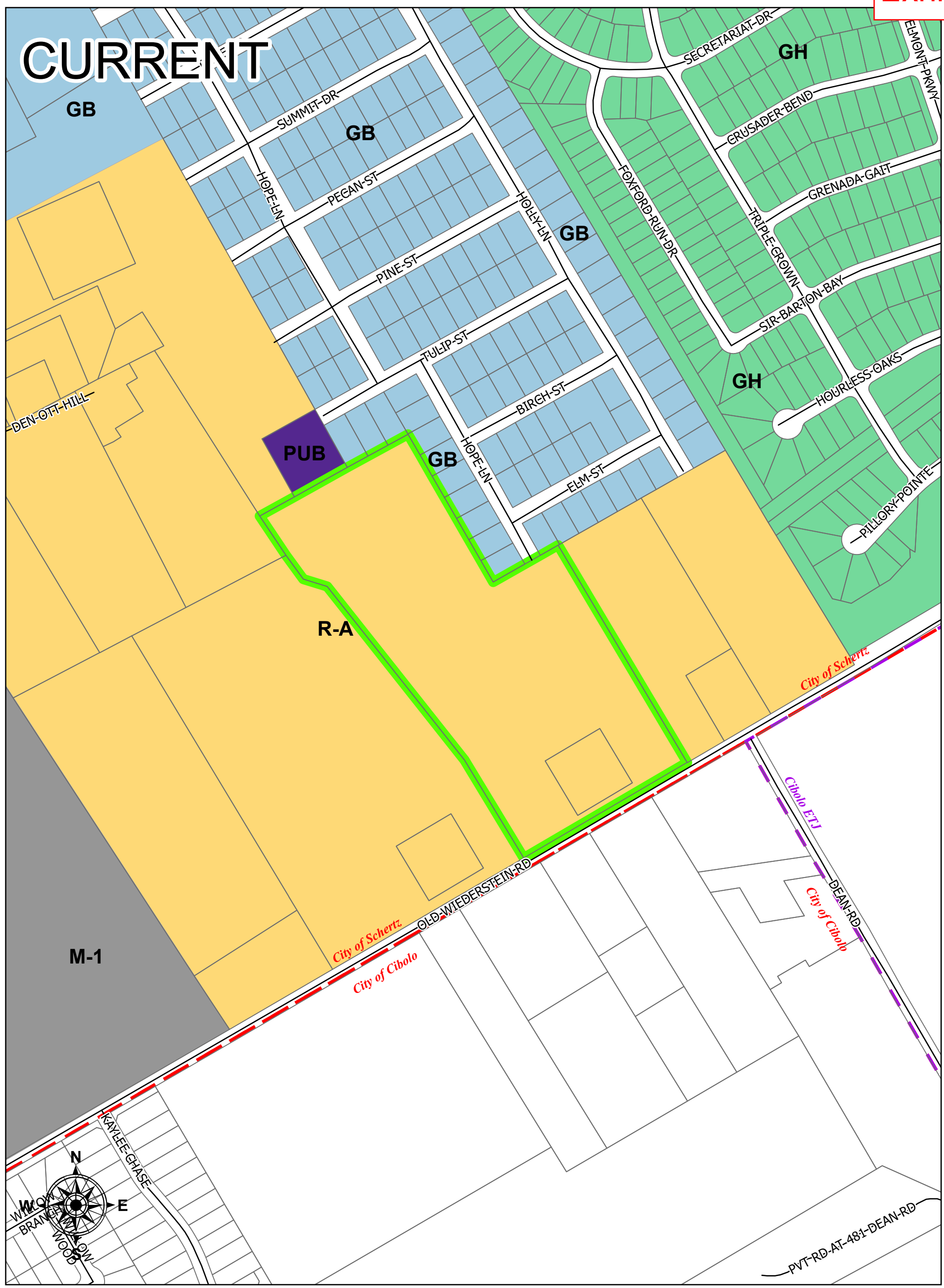
\_\_\_\_\_  
Ralph Gutierrez, Mayor

ATTEST:

\_\_\_\_\_  
Sheree Courney, Deputy City Secretary

Exhibit "A"

Zoning Exhibit



Last update: May 14, 2025  
 City of Schertz, GIS Department: gis@schertz.com (210) 619-1180

\*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.\*

**PROPOSED ZONING CHANGE**  
 GUADALUPE COUNTY  
 PARCEL ID: 68301 & 68302

- (PRE) Pre-Development
- (AD) Agricultural District
- (MSMU) Main Street Mixed Use
- (PDD) Planned Development
- (GH) Garden Home/Single-Family Residential (Zero Lot Line)
- (MSMU-ND) Main Street Mixed Use New Development
- (PUB) Public Use
- (TH) Townhome
- (M-1) Manufacturing (Light)
- (R-A) Single-family Residential/Agricultural
- (MHP) Manufactured Home Parks
- (M-2) Manufacturing (Heavy)
- (R-1) Single-Family Residential
- (GB) General Business
- (DVL) Development Agreement (Delayed Annexation)
- (R-2) Single-Family Residential
- (GB-2) General Business II
- (R-3) Two-Family Residential
- (NS) Neighborhood Services
- (R-4) Apartment/Multi-Family Residential
- (OP) Office and Professional
- (R-5) Middle Density Residential
- (R-6) Single-family Residential

