

**ORDINANCE 25-S-029**

**AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS TO REZONE APPROXIMATELY 173 ACRES OF LAND FROM AGRICULTURAL DISTRICT (AD) AND SINGLE-FAMILY RESIDENTIAL / AGRICULTURAL DISTRICT (R-A) TO SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1), SINGLE-FAMILY RESIDENTIAL DISTRICT (R-2), AND SINGLE-FAMILY RESIDENTIAL DISTRICT (R-6), KNOWN AS BEXAR COUNTY PROPERTY IDENTIFICATION NUMBER 310012, 309425, 309427, GENERALLY LOCATED 1,000 FEET TO THE WEST OF CIBOLO CREEK ON LOWER SEGUIN ROAD, CITY OF SCHERTZ, BEXAR COUNTY, TEXAS.**

**WHEREAS**, an application for a request to rezone approximately 173 acres of land from Agricultural District (AD) and Single-Family Residential / Agricultural District (R-A) to Single-Family Residential District (R-1), Single-Family Residential District (R-2), and Single-Family Residential District (R-6), known as Bexar County Property Identification Number 310012, 309425, 309427, generally located 1,000 feet to the west of Cibolo Creek on Lower Seguin 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 Single-Family Residential District (R-1), Single-Family Residential District (R-2), and Single-Family Residential District (R-6).

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

Section 3. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the Council.

Section 4. All ordinances and codes, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters resolved herein.

Section 5. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 6. If any provision of this Ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City hereby declares that this Ordinance would have been enacted without such invalid provision.

Section 7. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

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

Section 9. This Ordinance shall be cumulative of all other ordinances of the City of Schertz, and this Ordinance shall not operate to repeal or affect any other ordinances of the City of Schertz except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, are hereby repealed.

PASSED and ADOPTED, this \_\_\_\_ day of \_\_\_\_\_ 2025.

CITY OF SCHERTZ, TEXAS

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

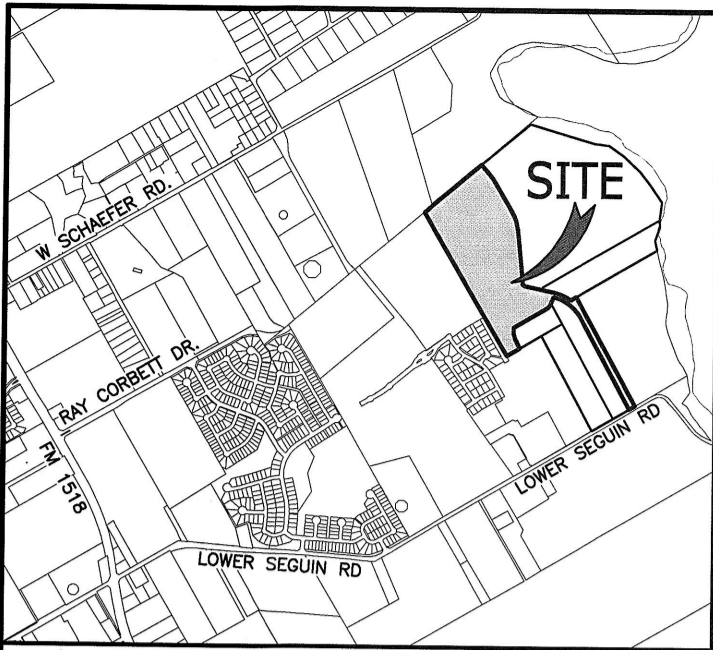
ATTEST:

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

Exhibit "A"

Metes & Bounds

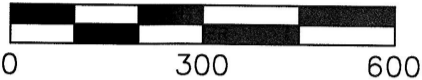




**VICINITY MAP**  
NOT TO SCALE



SCALE: 1"=300'



**LEGEND:**

O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS  
BEXAR COUNTY, TEXAS

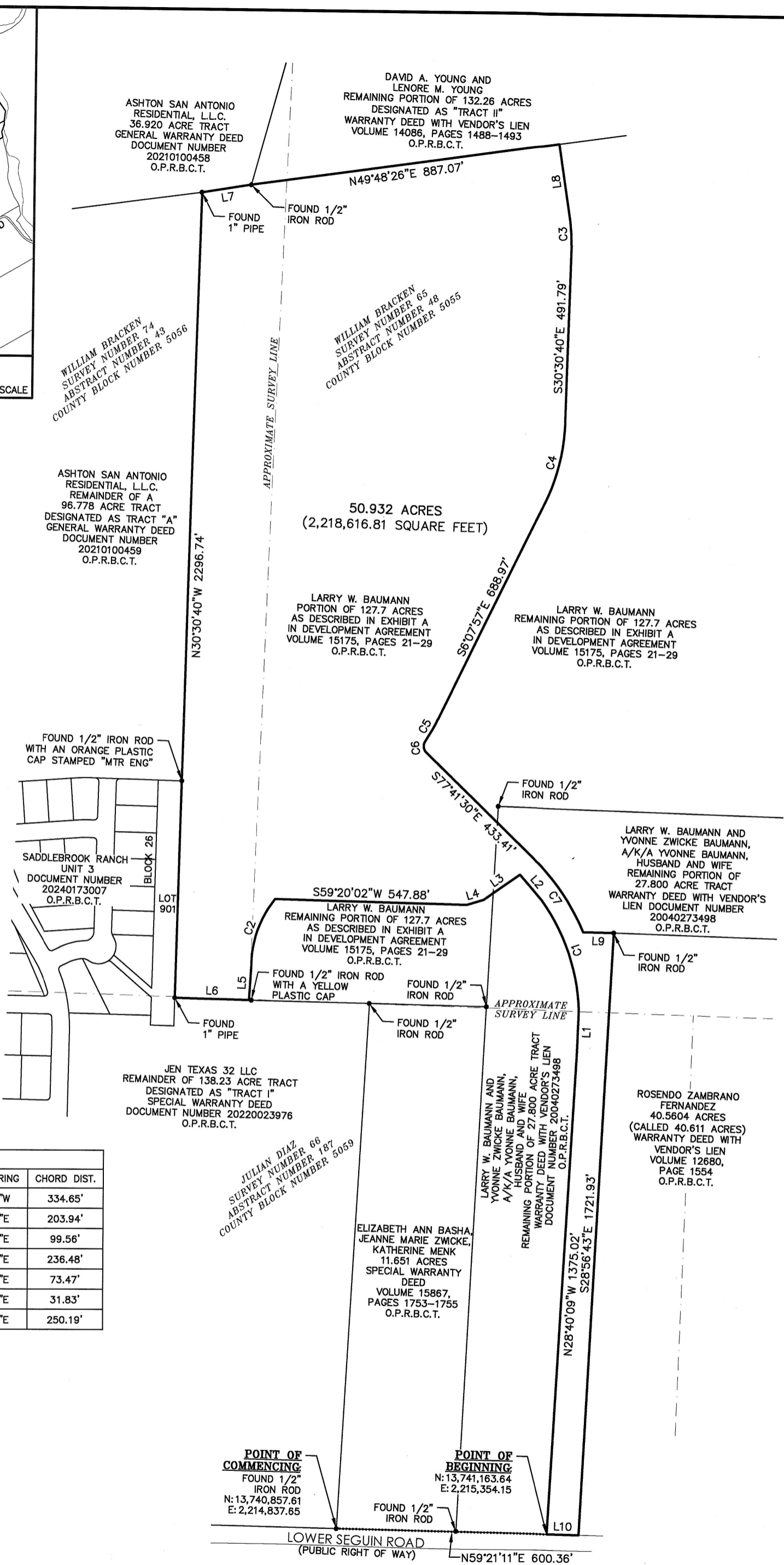
R.O.W. RIGHT OF WAY

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N29°44'00"W	120.02'
L2	N72°46'09"W	95.10'
L3	S23°00'18"W	126.12'
L4	S41°10'10"W	49.88'
L5	S28°21'34"E	96.57'
L6	S59°30'13"W	211.86'
L7	N48°43'14"E	142.65'
L8	S40°42'39"E	206.59'
L9	N59°18'29"E	87.45'
L10	S59°21'11"W	91.42'

CURVE TABLE					
CURVE NO.	DELTA	ARC LENGTH	RADIUS	CHORD BEARING	CHORD DIST.
C1	34°08'31"	339.66'	570.00'	N50°48'33"W	334.65'
C2	39°11'03"	207.97'	304.10'	S12°50'27"E	203.94'
C3	10°11'59"	99.69'	560.00'	S35°36'39"E	99.56'
C4	24°22'43"	238.27'	560.00'	S18°19'18"E	236.48'
C5	7°31'22"	73.53'	560.00'	S02°22'16"E	73.47'
C6	79°04'55"	34.51'	25.00'	S38°09'03"E	31.83'
C7	22°54'20"	251.86'	630.00'	S66°14'20"E	250.19'

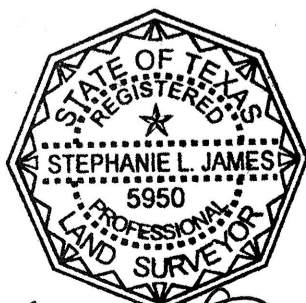
**GENERAL NOTES:**

- 1) BASIS OF BEARINGS AND COORDINATES CITED WERE ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
- 2) ONLY THOSE COPIES WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL AND AN ORIGINAL SIGNATURE OF THE SURVEYOR WILL BE CONSIDERED A "VALID" COPY. MOY TARIN RAMIREZ ENGINEERS, LLC., WILL NOT BE RESPONSIBLE FOR THE CONTENT OF ANYTHING OTHER THAN A VALID COPY OF THIS SURVEY.
- 3) THIS EXHIBIT IS NOT INTENDED TO BE USED FOR THE TRANSFER OF REAL PROPERTY. NO MONUMENTATION HAS BEEN SET.
- 4) THIS DOCUMENT WAS PREPARED UNDER 22 TEXAS ADMINISTRATIVE CODE §138.95, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.



**Moy Tarin Ramirez Engineers, LLC**

TBPELS ENGINEERING F-5297/SURVEYING NO. 10131500  
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051  
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085



*Stephanie L. James*

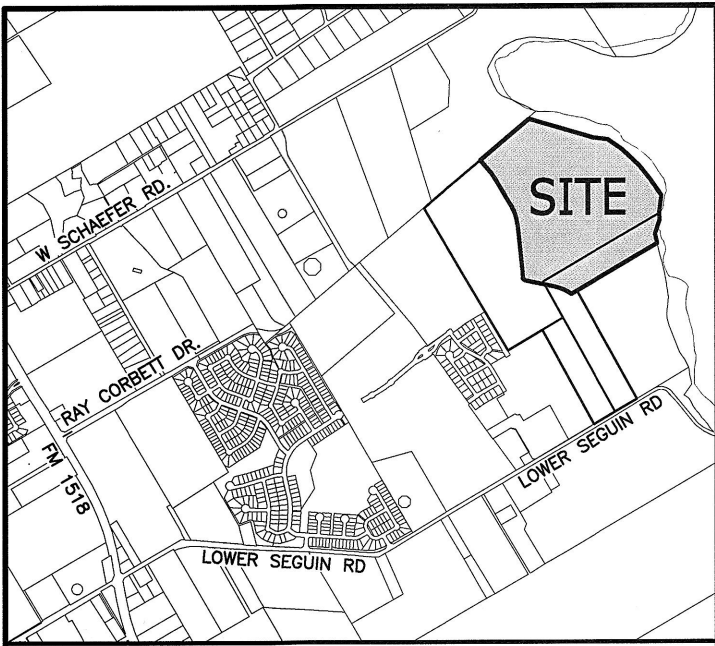
**EXHIBIT OF**

A 50.932 ACRE (2,218,616.81 SQUARE FEET) TRACT OF LAND, LOCATED IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS, PARTIALLY SITUATED IN THE WILLIAM BRACKEN SURVEY NUMBER 65, ABSTRACT NUMBER 48, COUNTY BLOCK NUMBER 5055, PARTIALLY SITUATED IN THE JULIAN DIAZ SURVEY NUMBER 66, ABSTRACT NUMBER 187, COUNTY BLOCK NUMBER 5059, AND PARTIALLY SITUATED IN THE WILLIAM BRACKEN SURVEY NUMBER 74, ABSTRACT NUMBER 43, COUNTY BLOCK NUMBER 5056, ALL IN BEXAR COUNTY, TEXAS, BEING A PORTION OF A 27.800 ACRE TRACT AS CONVEYED TO LARRY W. BAUMANN AND YVONNE ZWICKE BAUMANN, A/K/A YVONNE BAUMANN, HUSBAND AND WIFE, BY WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NUMBER 20040273498, AND BEING A PORTION OF A 127.7 ACRE TRACT AS CONVEYED TO LARRY W. BAUMANN, AS DESCRIBED IN EXHIBIT A IN DEVELOPMENT AGREEMENT RECORDED IN VOLUME 15175, PAGES 21-29, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

DATE: 2024-12-20

JOB NO. 24264

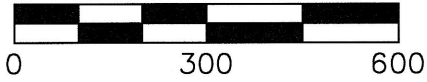
V:\24264 Judah Ranch Subdivision (Baumann Tract)\drawings\24264 (50.932 ac) Tract 2 Zoning Exhibit for Judah Ranch Sub.dwg 2024/12/20 9:33am didrago



**VICINITY MAP**  
NOT TO SCALE



SCALE: 1"=300'



**LEGEND:**

O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS  
BEXAR COUNTY, TEXAS

LINE TABLE		
LINE	DIRECTION	LENGTH
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L2	N40°42'39"W	206.59'
L3	S81°45'40"E	206.94'
L4	S55°00'40"E	248.89'
L5	S47°00'40"E	318.89'
L6	S38°45'40"E	248.06'
L7	S33°45'40"E	271.11'
L8	S07°05'51"W	252.46'
L9	S06°39'47"E	83.43'
L10	S18°53'24"W	209.20'
L11	S14°40'33"E	137.13'

CURVE TABLE					
CURVE NO.	DELTA	ARC LENGTH	RADIUS	CHORD BEARING	CHORD DIST.
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DAVID A. YOUNG AND  
LENORE M. YOUNG  
REMAINING PORTION OF 132.26 ACRES  
DESIGNATED AS "TRACT II"  
WARRANTY DEED WITH VENDOR'S LIEN  
VOLUME 14088, PAGES 1488-1493  
O.P.R.B.C.T.

LARRY W. BAUMANN  
REMAINING PORTION OF  
127.7 ACRES  
AS DESCRIBED IN EXHIBIT A  
IN DEVELOPMENT AGREEMENT  
VOLUME 15175 PAGES 21-29  
O.P.R.B.C.T.

WILLIAM BRACKEN  
SURVEY NUMBER 65  
ABSTRACT NUMBER 48  
COUNTY BLOCK NUMBER 5055

89.740 ACRES  
(3,909,094.85 SQUARE FEET)

LARRY W. BAUMANN  
A PORTION OF 127.7 ACRES  
AS DESCRIBED IN EXHIBIT A  
IN DEVELOPMENT AGREEMENT  
VOLUME 15175 PAGES 21-29  
O.P.R.B.C.T.

S68°20'05"W 20.70'  
TO FOUND 1/2"  
IRON ROD ON LINE

LARRY W. BAUMANN AND YVONNE ZWICKE BAUMANN,  
A/K/A YVONNE BAUMANN, HUSBAND AND WIFE  
A PORTION OF 27.800 ACRE TRACT  
WARRANTY DEED WITH VENDOR'S LIEN  
DOCUMENT NUMBER 20040273498  
O.P.R.B.C.T.

APPROXIMATE  
SURVEY LINE

ROSENDO ZAMBRANO  
FERNANDEZ  
40.5604 ACRES  
(CALLED 40.611 ACRES)  
WARRANTY DEED WITH  
VENDOR'S LIEN  
VOLUME 12680,  
PAGE 1554  
O.P.R.B.C.T.

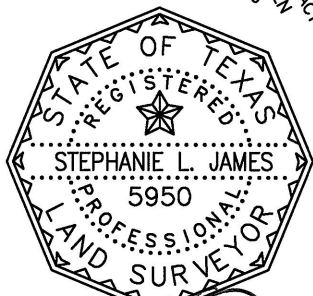
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FOUND 1/2"  
IRON ROD

**POINT OF BEGINNING:**  
FOUND 1/2" IRON ROD  
N: 13,742,717.08  
E: 2,214,599.44

FOUND 1/2"  
IRON ROD



*Stephanie L. James*



- Engineers
- Surveyors
- Planners

**Moy Tarin Ramirez Engineers, LLC**

TBPELS ENGINEERING F-5297/SURVEYING NO. 10131500  
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051  
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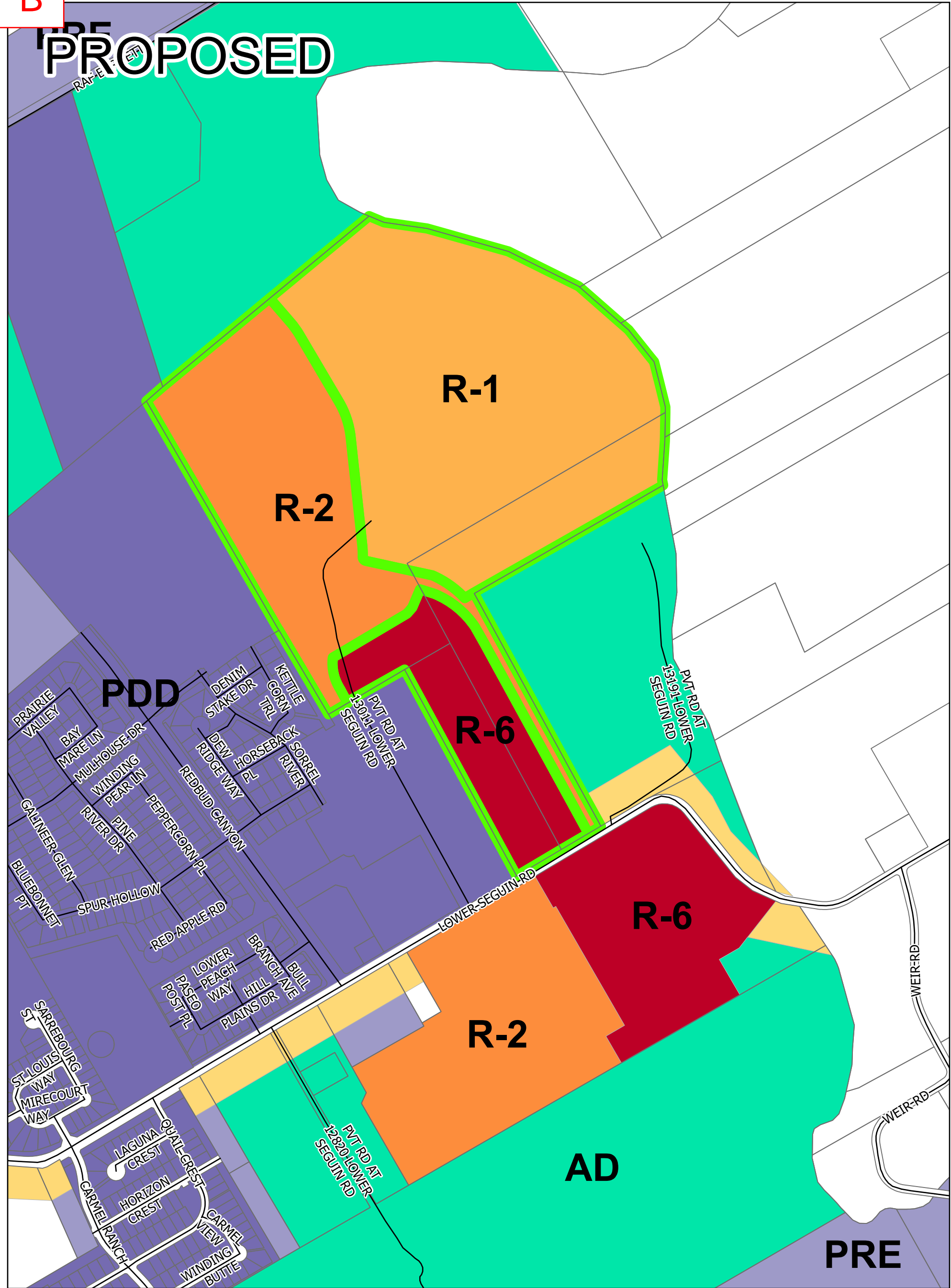
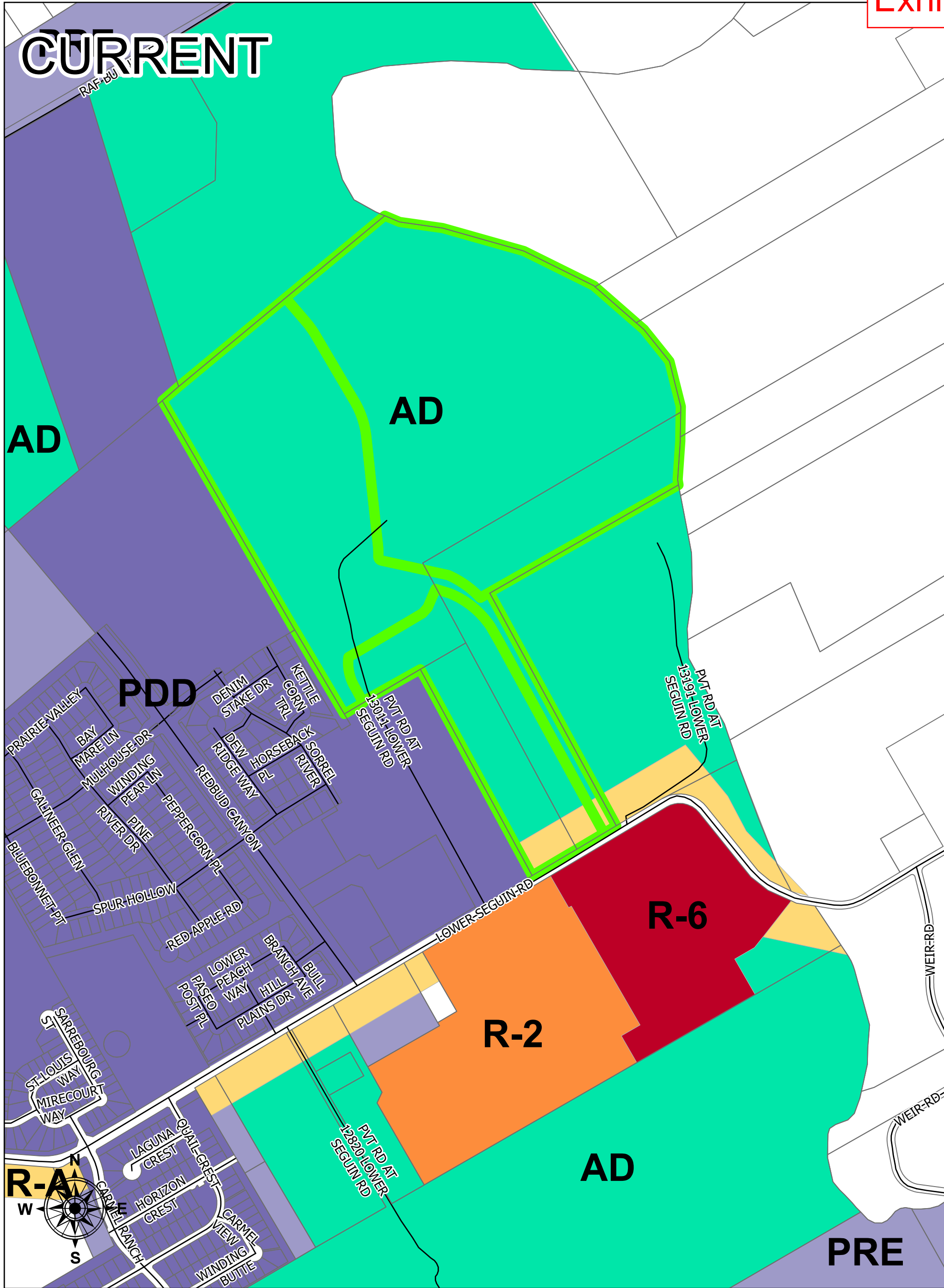
DATE: 2024-12-20

JOB NO. 24264

V:\24264 Judah Ranch Subdivision (Baumann Tract)\drawings\24264 (89.740 ac) Tract 3 Zoning Exhibit for Judah Ranch Sub.dwg 2024/12/20 1:56pm didrogo

Exhibit "B"

Zoning Exhibit



**PROPOSED ZONING CHANGE**

**BEXAR COUNTY  
PARCEL IDs:  
310012, 309425, 309427**

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)

