MEETING AGENDA
City Council
REGULAR SESSION CITY COUNCIL
July 1, 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, JULY 1, 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 Brown)

Employee Introductions

- EMS - Part-time Paramedics: Hesham "Sam" Abielmona; Samantha Blackwell; Christopher Fierro; Sebastian Gonzalez-Lores; Blaine Leachman; and Michael McInnis.
- Parks & Recreation - Civic Center Coordinator Johnny Ruiz
- Police - Police Cadet Dash Harris
- Police - Public Safety Communications Officer Marcial Johnson
- Utility Billing - Utility Billing Specialist Maranda Chavez

Presentations

Presentation on the 2025 July 4th Jubilee (S.Gonzalez/L.Shrum/C.Paddock)

TAMIO-Awards

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 City Council Meeting on June 17, 2025 (S.Edmondson/S.Courney)

2. **Appointments, Re-appointments, and Resignations** - City of Schertz Boards, Commissions and Committees

   Resignations
   Parks and Recreation - Sharon Denson

3. **Resolution 25-R-072** - Accepting semi-annual reports on the progress of the Capital Recovery Capital Improvements Plan during the second half of fiscal year 2023-2024 and the first half of fiscal year 2024-2025 (B.James/K.Woodlee)

4. **Resolution 25-R-084** - Authorizing a commercial lease agreement for the Kramer House with The CHAMBER (Schertz-Cibolo-Selma Area) (S.Williams/S.Gonzalez)

Discussion and Action Items

5. **Resolution 25-R-080** - Authorizing an application to FEMA for the Staffing Adequate Fire and Emergency Response (SAFER) Grant Program (S.Williams/G.Rodgers)

6. **Resolution 25-R-070** - Approving the Guadalupe Appraisal District Real Estate Acquisition and Renovation of 216 E College Street, Seguin, TX (Mayor/S.Williams)

Public Hearings

7. **Ordinance 25-S-026** - Conduct a public hearing and consider amendments to Part III of the Schertz Code of Ordinance, Unified Development Code (UDC), to Article 8, Section 21.8.9 - Outdoor Display and Storage. (B.James/L.Wood/D.Marquez)

8. **Ordinance 25-S-027** - Conduct a public hearing and consider 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, City of Schertz, Guadalupe County, Texas. (B.James/L.Wood/S.Haas)

9. **Ordinance 25-S-029** – Conduct a public hearing and consider 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, City of Schertz, Bexar County, Texas. (B.James/L.Wood/S.Haas)

Information available in City Council Packets - NO DISCUSSION TO OCCUR

10. Monthly Update - Major Projects in Progress/CIP (B.James/K.Woodlee)

11. Quarterly Update-City Council Approved Zoning and Specific Use Permit Ordinances in relation to current development status (B.James/L.Wood/E.Delgado)

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 25th DAY OF JUNE 2025 AT 4:30 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

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

Agenda No.

CITY COUNCIL MEMORANDUM

City Council Meeting:	**July 01, 2025**
Department:	**Parks, Recreation & Community Servic**
Subject:	**Presentation on the 2025 July 4th Jubilee (S.Gonzalez/L.Shrum/C.Paddock)**

BACKGROUND

City staff will present information regarding the upcoming July 4th Jubilee special event.

Attachments

Presentation 2025 July 4th Jubilee



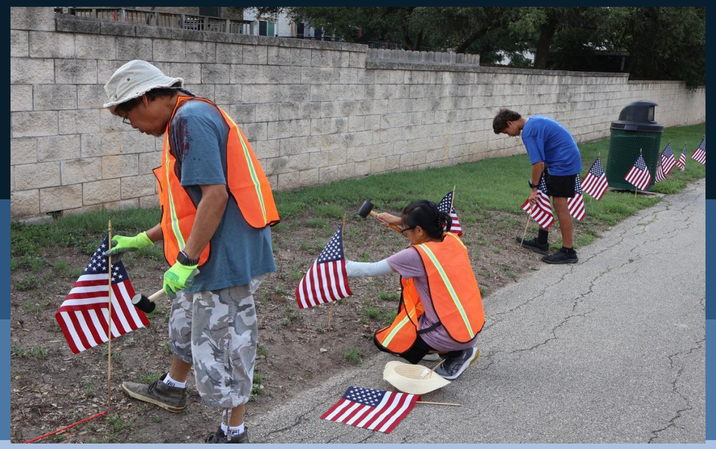
4TH OF JULY JUBILEE

49th Annual Celebration

SCHERTZ
COMMUNITY. SERVICE. OPPORTUNITY.

PROJECT FLAGLINE







Set Up:

Monday, June 30th

@ 7:30 AM

Take Down:

Monday, July 7th

@ 7:30 AM

11 Sections

Approx. 100 Volunteers

SCHERTZ

COMMUNITY ★ SERVICE ★ OPPORTUNITY



MARKETING

Billboard

May 19 - July 7

Media Advisories

Tuesday, June 18 & 30

Communication

Website, Social Media, Magazine, E-mail Blasts, Letters to all businesses and residents in Aviation Heights

SCHERTZ
COMMUNITY ★ SERVICE ★ OPPORTUNITY



Freedom 5K- 9:15AM

Begins from the Hal Baldwin Municipal Complex

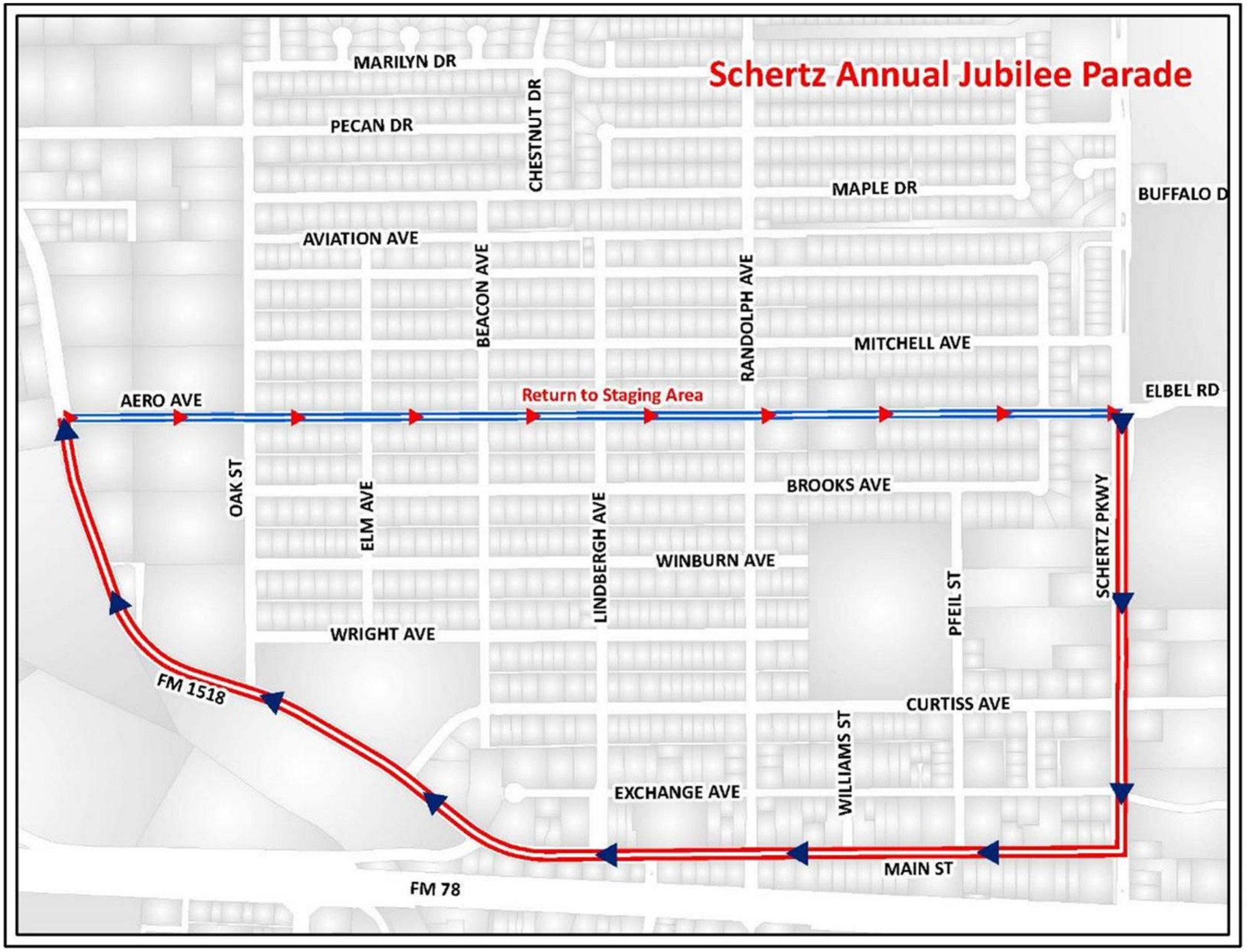
SCHERTZ

COMMUNITY ★ SERVICE ★ OPPORTUNITY



Parade- 9:30AM

“Let Freedom Reign”


Schertz Annual Jubilee Parade
MARILYN DR
PECAN DR
CHESTNUT DR
MAPLE DR
BUFFALO D
AVIATION AVE
BEACON AVE
RANDOLPH AVE
MITCHELL AVE
AERO AVE
Return to Staging Area
ELBEL RD
OAK ST
ELM AVE
LINDBERGH AVE
BROOKS AVE
SCHERTZ PKWY
WINBURN AVE
PFEIL ST
WRIGHT AVE
FM 1518
CURTISS AVE
WILLIAMS ST
EXCHANGE AVE
MAIN ST
FM 78

CARNIVAL

Carnival opens at 11am

Located at Thulemeyer Park, 901 Oak Street









JUBILEE- 6PM

Live Music with Gun Powder Soup

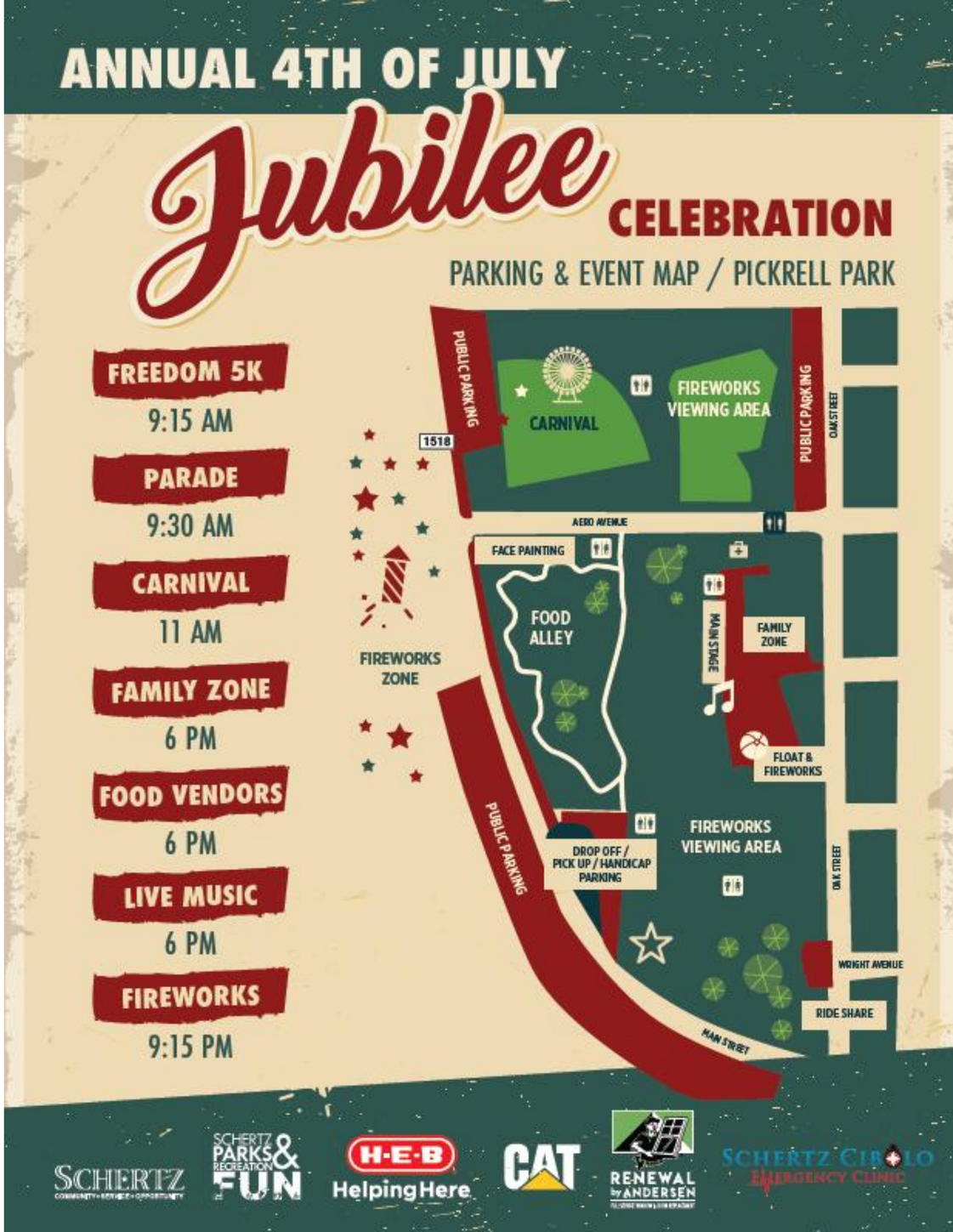
Food Trucks Open

Family Zone Opens

Float & Fireworks

Located at Pickrell Park, 701 Oak Street

SCHERTZ
COMMUNITY ★ SERVICE ★ OPPORTUNITY



EVENING TIMELINE







7:00 PM

Mayor & Council Welcome

9:13PM

Star Spangled Banner

9:15PM

Fireworks Spectacular

SCHERTZ
COMMUNITY ★ SERVICE ★ OPPORTUNITY

COMMENTS & QUESTIONS

SCHERTZ
COMMUNITY ★ SERVICE ★ OPPORTUNITY

Agenda No. 1.

CITY COUNCIL MEMORANDUM

City Council Meeting:	**July 01, 2025**
Department:	**City Secretary**
Subject:	**Minutes – Approval of the minutes from the City Council Meeting on June 17, 2025 (S.Edmondson/S.Courney)**

Attachments

06-17-2025 Draft Minutes

D R A F T

MINUTES
REGULAR MEETING
June 17, 2025

A Regular Meeting was held by the Schertz City Council of the City of Schertz, Texas, on June 17, 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 Mark Davis; Councilmember Michelle Watson; Councilmember Paul Macaluso; Councilmember Ben Guerrero; Councilmember Robert Westbrook; Councilmember Tim Brown
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 Heyward)
Mayor Pro Tem Heyward provided the opening prayer and led the Pledges of Allegiance to the Flags of the United States and State of Texas.

Presentations

Presentation of Kick Cancer Pep Rally & 5K Run 2025 Donation to Mays Cancer Center at UT Health San Antonio MD Anderson Cancer Center.
(S.Gonzalez/L.Shrum/C.Paddock)
Parks and Recreation Manager Cassie Paddock provided a recap of the Kick Cancer event that was held in March 2025 in honor of former Councilmember Tony Willenchek. This year the event raised $10,899.85 for the Mays Cancer Center. Ms. Paddock thanked the Clemens band and cheerleaders for bringing the spirit, and the following sponsors for their generous support: HEB, Schertz Cibolo Emergency Clinic, Remax, GVEC, Renewal by Anderson, Schertz Bank & Trust, State Farm Agent Nathan Oberron, and SAMCO Capital.

Mayor Gutierrez and Ms. Paddock presented the check to Dr. Steven Zumaran, Director of Development for Cancer, Basic Sciences and Research. Dr. Zumaran thanked everyone for their continued support of cancer research.

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)
  No announcements or recognitions were provided by City Manager Steve Williams.

- 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.*

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Mayor Pro Tem Heyward recognized the following residents:

Daniel Jameson, 1048 Richmond Drive, reminded everyone about the monthly VFW breakfast from 8-11 a.m. on Saturday, June 21, and he thanked Council for allowing the VFW to participate in the Memorial Day event.

Floy Simmons, 1216 Cyrus McCormick, addressed the new trash service stating it was unrealistic to expect someone 90 years old to move the 96-gallon trash receptacles. She suggested staff needed training in community communications, and they needed to engage residents in the process. *City Manager Steve Williams instructed Assistant City Manager Sarah Gonzalez to assist Ms. Simmons in applying for a modification with Frontier Waste so they will pick up and return the trash receptacles for her.*

Maggie Titterington, 1730 Schertz Parkway, provided an update on upcoming Chamber events, including the celebration of their 20th Anniversary (thanking the City of Schertz for being a founding member) and the Hyper group's pet supply drive for city shelters in Schertz, Cibolo, and Selma.

Brent Bolter, 2633 Cloverbrook Lane, suggested that Council go to the Schertz Facebook page and read the comments regarding the new trash contract. He stated that more than a few residents are upset with the coming change that they have no control over. When he went to

thank the Republic staff as they picked up trash this week, they told him that he was not the only resident to thank them. He closed by thanking the city and specifically the department that was responsible for the recent re-striping Belmont Parkway. It is much appreciated.

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 City Council Workshop Meeting on June 3, 2025, and the City Council Meeting on June 3, 2025 (S.Edmondson/S.Courney)

2. **Appointments, Re-appointments, and Resignations - City of Schertz Boards, Commissions and Committees**

Resignations

Library-Linda Duvall
Planning & Zoning-Richard Braud (not seeking reappointment)

Appointments

Library-Bradley Thuringer
Parks-Sydney Shippey
Historical Preservation Society-Rose Arispe

Reappointments

BOA
Frank McElroy
Reginna Agee
Alfred Degollado

Library
Patti Paulson
Laura Wilson
Chris Bryan
Margaret Riley
Patti Dilworth
Ruth Tienor

Planning and Zoning and CIAC
Roderick Hector
Patric McMaster
Judy Goldick-Commissioner to Alternate 1
Clayton Wallace-Alternate 1 to Commissioner
David Hughes-Alternate 2 to Commissioner

Parks and Recreation
Tim Dusek-Alternate to Board Member

3. **Resolution 25-R-067** - Authorizing an amendment to the Subdivision Improvement Agreement for Homestead Unit 9 (S.Williams/B.James)

4. **Resolution 25-R-068** - Approval of the Heritage Oaks Wastewater Capital Recovery Offset Agreement (S.Williams/B.James)

5. **Resolution 25-R-069** - Authorizing a new Subdivision Improvement Agreement for Graytown Unit 3A (S.Williams/B.James)

6. **Resolution 25-R-071** – Authorizing expenditures with GenServe Inc. at the East Live Oak Water Facility for generator system replacement (B.James/D.Hardin/L.Busch/N.Ferris)

7. **Resolution 25-R-073** - Authorizing an agreement with the Texas State Library and Archives Commission for the reimbursement of expenses incurred through the lending of Schertz Public Library materials to other libraries (S.Gonzalez/E.Bertoia)

8. **Resolution 25-R-074** – Authorizing a task order agreement with Unintech Consulting Engineers, Inc. for professional engineering-related services on the Northcliffe Country Club Estates Water and Wastewater Main Replacement Project and updating the associated Capital Improvement Plan Project Sheets (B.James/K.Woodlee/J.Nowak)

9. **Resolution 25-R-075** – Authorizing a task order agreement with Kimley-Horn and Associates, Inc. for professional engineering-related services for the design of the 2025 SPAM Resurfacing Project and updating the associated Capital Improvement Plan project sheets (B.James/K.Woodlee/J.Nowak)

10. **Resolution 25-R-076** – Authorizing a task order agreement with Kimley-Horn and Associates, Inc. for professional engineering-related services for the design of the western portion of the Kramer Farm Subdivision Rehabilitation Project (B. James/K. Woodlee/J. Nowak)

11. **Resolution 25-R-78** - Approving a Schertz Main Street Preservation Grant for 420 Curtiss (S.Williams/B.James)

Mayor Gutierrez asked if any items needed to be removed for separate action.
No items were removed.
Mayor Gutierrez asked for a motion to approve consent agenda items #1-11.

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

AYE: Mayor Pro Tem Allison Heyward, Councilmember Mark Davis, Councilmember Michelle Watson, Councilmember Paul Macaluso, Councilmember Ben Guerrero, Councilmember Robert Westbrook, Councilmember Tim Brown

Passed

Mayor Gutierrez recognized Mayor Pro Tem Heyward following the vote. Ms. Heyward welcomed Bradley Thuringer and Sydney Shippey who were in attendance. Thanking them for volunteering to serve on a city board. Mayor Gutierrez stated his appreciation for their service on the city boards as well.

Discussion and Action Items

12. **Resolution 25-R-079** - Authorizing an application to TxDOT for Transportation Alternatives funding and an Advanced Funding Agreement with TxDOT if the project is selected for The Great Northern Trail design and construction (S.Gonzalez/L.Shrum)

Mayor Gutierrez recognized Parks and Recreation Director Lauren Shrum who introduced Resolution 25-R-079. Ms. Shrum provided a map of the area and provided background information regarding the Great Northern Trail project that they have been working on for several years. This trail is approximately 8 miles long and 10 feet wide, running from the southern Schertz city limits to northern Schertz near the Cypress Point neighborhood. Two years ago, the city acquired a piece of property, the Comal Dry Creek Nature Park off of FM 482 and Bunker Street. The city is working in conjunction with the Great Springs project on this application to TxDOT for funding for the section from FM 1103 to Cypress Point, then down Schwab Road to the Comal Dry Creek Nature Park. This call includes construction as well as design professional services. This program calls for a 20% match of local funds to 80% federal funds. This project is estimated at $7.7 million. To fund the City's match, they are looking at Parkland Dedication revenues over the next couple of years, possibly seeking EDC funding like other quality of life projects, and/or pushing back other projects listed in the CIP if they are awarded funding through this program call. They do have letters of support from the Great Springs Project, the Schertz Parks and Recreation Advisory Board, Comal County Commissioners' Court, Comal Trails Alliance, and the AAMPO. Also, TxDOT has provided a letter of no objection.

Mayor Gutierrez opened the floor to Council for discussion.

Councilmemember Westbrook asked the following questions:

1. What criteria would be used to determine whether the Pickerell Park pool or Crescent Bend phase 2 would be delayed to support the match and whether this decision would return to Council for final approval?

   Ms. Shrum responded that the city works with the advisory board to prioritize capital improvement projects. Then they take it through the city staff process where they look at prioritizing projects comprehensively. Finally, yes, they would bring the capital improvement program to Council for approval each fiscal

year.

2. Would it be ADA compliant?

   Ms. Shrum responded the design would be done with ADA in mind.

3. Have Selma and New Braunfels been consulted about trail connectivity?

   Ms. Shrum responded that they have received a letter of support from New Braunfels for the Dry Comal Creek project, but they didn't receive one specifically for this. However, they are working on this from their direction to meet our trail network at this location on FM 482. She further indicated they have consulted with Selma on their trails master plan and have interlocked all of our trail plans for the future.

Councilmember Guerrero requested confirmation that the total cost is $7.7 million, so the city's match would be $1.5 million. He asked what the main area of funding would be for the city's match.

Ms. Shrum confirmed the funding amounts and stated they had not worked out the funding yet. She reiterated they are looking at parkland revenue funds over the next couple of years, and they could present to the economic development corporation board like they've done for previous quality of life projects. It could come from multiple sources.

Mayor Pro Tem Heyward asked if the city had reached out to our congressman for a community project funding application as a regional project, since we are connecting to other communities.

Ms. Shrum stated they had not. Normally, you can't use federal funding as a match, but she'd look into it.

Councilmember Brown asked for confirmation that the resolution brought forth this evening is only to request authorization to submit an application for a grant. The consideration for funding will only come if selected and that won't be known until around October.

Ms. Shrum confirmed.

Councilmember Tim Brown made a motion to approve Resolution 25-R-079, seconded by Mayor Pro Tem Allison Heyward.

AYE: Mayor Pro Tem Allison Heyward, Councilmember Mark Davis, Councilmember Michelle Watson, Councilmember Paul Macaluso, Councilmember Ben Guerrero, Councilmember Robert Westbrook, Councilmember Tim Brown

Passed

Public Hearings

13. **Ordinance 25-S-024** – Conduct a public hearing and consider amendments to Part III of the Schertz Code of Ordinances, Unified Development Code (UDC), to Article 11 - Sign and Advertising Devices, Article 3 Boards, Commissions, and Committees - Section 21.3.3 - Planning and Zoning Commission, Article 7 - Nonconforming Uses, Lots, and Structures, and Article 16 – Definitions.(B.James/L.Wood/S.Haas)

Mayor Gutierrez recognized Senior Planner Samuel Haas who introduced Ordinance 25-S-024. Mr. Haas provided background information related to the amendments. Last update to Article 11 occurred in 2017. Proposed changes include editorial changes to convey the information better, removing redundant and unnecessary language. The intent is to provide consistency with UDC and other city policies. Mr. Haas provided examples of the editorial changes and omitted redundancies. He then outlined changes to the code related to signs (wall signs, freestanding signs, and temporary signs.) The Planning and Zoning Commission met on May 7, 2025, and recommended approval with a 7-0 vote with modification to freestanding signs on FM roadways and Schertz Parkway to allow 35' tall sign. Staff made the proposed change. Staff recommends approval of Ordinance 25-S-024.

Mayor Gutierrez stated this item is on the agenda as a public hearing.

Public Hearing opened at 6:42 p.m.

The following residents spoke:
Maggie Titterington, 1730 Schertz Parkway, spoke on behalf of several businesses. Ms. Titterington stated that the regulations on feather flags did not afford the same flexibility as other temporary signs. She asked council to consider increasing the duration from 14 to 28 days. These would be 7-day increments, allowing businesses to display their feather flags up to four times per year, consistent with the rest of the UDC code for temporary signs. This would support local business visibility, remaining mindful of the aesthetic, but being a little more fair and equitable, as well as providing more flexibility. She was appreciative of all the other changes and thanked the staff for all the work they put into the edits.

Public Hearing closed at 6:46 p.m.

Mayor Gutierrez opened the floor to Council for discussion.

Councilmember Davis asked for clarification on the feather flags restriction to 14 days.

Mr. Haas responded that businesses can have up to three feather flags which can be displayed for up to 14 days per calendar year.

Councilmember Davis stated his concerns are (1) they aren't obstructing traffic or pedestrians, (2) the number of signs - happy capped at three, and (3) whether they are serviceable. He noted there are no comments regarding whether the flags are frayed,

faded, unserviceable, ripped, or torn. He has no issue bumping the number of days from 14 to 28 or 30 so long as there was enforcement of their serviceability.

Deputy City Manager Brian James stated they were not going to enforce the maintenance of feather flags.

Councilmember Brown stated great job putting the changes together. It's a lot clearer, a lot easier to read. However, he agrees with Ms. Titterington, that on the feather flags, four 7-day periods a year is reasonable.

Deputy City Manager James stated that staff is fine either way, but as a reminder, they have to pull a temporary permit to put the feather flag up for that week period. If the expectation is that staff enforce the code, we're going to enforce the code. The problem is, we're going to tell them to get a permit when they've already had the flags up for a week, so are we then going to tell them we aren't issuing a permit or do we issue the permit? This one is going to be a challenge and staff needs there to be an understanding that it's not always going to be handled in a way that every individual in the community feels it should be handled.

Councilmember Brown responded that they understand there is always going to be that one business that is "special" but they trust the city to be able to manage it just like all the other signs we have.

Mayor Gutierrez stated that Ms. Titterington was speaking on behalf of Schertz businesses. Therefore, the comments she made should be given strong consideration to allow 28 days.

Mayor Ralph Gutierrez motioned to approve Ordinance 25-S-024, seconded by Councilmember Mark Davis.

AYE: Councilmember Mark Davis, Councilmember Michelle Watson, Councilmember Paul Macaluso, Councilmember Robert Westbrook, Councilmember Tim Brown

NAY: Mayor Pro Tem Allison Heyward, Councilmember Ben Guerrero

Passed

Workshop

14. Review of Ordinance 23-M-28 City Council Rules of Conduct and Procedure (Mayor Gutierrez)

Mayor Gutierrez opened the workshop Review of Ordinance 23-M-28 asking if there were any questions or comments regarding general grammar or misspelling edits. None being noted, he went on to discuss four items:

1. Under Article 2.2.B Absences: the city secretary should be annotating a Councilmember's absence and the reason therefore in the minutes of the meeting from which the Councilmember is absent. This is currently not being enforced. Question for Council is do you want to enforce it or remove it?

Mayor Pro Tem Heyward asked if this is something that we have not enforced, and

we haven't had an issue with it, or is it to let residents know why a Councilmember is absent from the dais so its more transparent?

Mayor Gutierrez responded that he believed that is why it was added to the Rules and Procedures and didn't think they needed to be specific as to why a Councilmember is not in attendance. They can make it very general by using medical, training, work-related, or personal or they can simply remove it from the article.

Councilmember Brown stated that if we aren't doing anything to enforce he wasn't sure it needed to remain. He asked if there were any known issues with this council or previous councils?

Councilmember Guerrero concurred with Councilmember Brown. If it hasn't been an issue then we don't need it.

City Attorney Dan Santee stated that the Charter says the Mayor or a Councilmember shall forfeit his or her office upon the failure to regularly attend City Council meetings without an approved absence obtained by a majority vote by City Council either before or after the absence. There shall be a presumption of failure to regularly attend when three (3) regular meetings are missed during a term year without obtaining an approved absence from City Council.

Mayor Gutierrez stated the Charter overrides the Council's Rules and Procedures, so they will enforce it. They will make general comments, whether it is work-related, personal, or medical, and it will be added to the minutes. He went on to say that as the presiding officer, during announcements and recognitions by the Mayor, he will annotate at that point any absences so they can be put on the record.

2. Article 7: there's a conflict between the City Charter and the Council Rules and Procedures regarding the number of readings required for an ordinance from two readings to one reading.

Councilmember Westbrook asked for clarification on the placement of an ordinance on the agenda. Mayor Gutierrez explained that that language was specific to the need for two readings and was no longer relevant.

3. Article 11.1: No person may concurrently serve on more than one board unless by virtue of his or her position on Council. Currently, we have members serving on more than one board, committee, or commission. Question is do we enforce it or do we make adjustments to this policy?

Mayor Pro Tem Heyward stated we are not currently enforcing it and didn't see the need to change whether they are on more than one board. Additionally, she stated there could be legislative changes that will affect the Capital Improvements Advisory Committee (CIAC). Some of the members of CIAC are members of the Planning and Zoning Commission (P&Z). There are also special requirements for the Building and Standards Board which doesn't meet often and may be filled by members of another board. She believes the number of volunteers serving on multiple boards has decreased.

Mayor Gutierrez stated he understands why these articles were included in their Rules and Procedures, but most of them occurred prior to anyone currently serving on Council. He stated part of it was to extend the opportunities for more participation. However, if we don't limit we could have members on more than two boards. Question is whether to limit board membership to one board, two boards, or unlimited?

Councilmember Davis asked for clarification regarding if this was Councilmembers on boards or residents on boards. He went on to explain that

historically, there have been instances where there were no volunteer applications to fill board vacancies, so limiting volunteers would not be in the best interest of the city. He feels if we had sufficient volunteers there are members who serve on multiple boards that would step aside for a new applicant. We need the flexibility to allow members to sit on multiple boards. It may be problematic to have someone that is on EDC and P&Z, but not Parks and TSAC concurrently, so those cases should be looked at independently. He asked if members of P&Z were required to be CIAC.

Deputy City Manager Brian James stated that it is not a requirement for members of P&Z to be on CIAC, however, because of the requirements for CIAC, sometimes members of P&Z have the required qualifications to serve on CIAC. However, that could change with the new legislation. The Building and Standards Commission is another example that requires specific skill sets that are difficult to fill requiring the city to use members from other boards. He further stated that he didn't think Council needed to constrain themselves to a specific number of boards, committees, and commissions.

Mayor Pro Tem Heyward stated this could be an issue addressed by the Interview Committee, since you have 3 Councilmembers on this committee in addition to board, committee, and commission chairs. She felt there was no need to put a policy in place.

Councilmember Macaluso stated he believes we do have a shortage of volunteers, especially for certain committees. However, he does see how there should be a restriction to allow someone on the Parks Board to serve on the EDC or the EDC to serve on P&Z. So, can we specify certain boards that an individual could not concurrently serve on and allow more flexibility on the others.

Mayor Gutierrez stated we could certainly make that change.

Councilmember Westbrook addressed Mayor Pro Tem Heyward's point, regarding the Interview Committee being the gatekeeper. When should Council be notified that we have someone serving on multiple boards?

Mayor Gutierrez stated that without it being in the policy, the Council wouldn't be notified.

Mayor Pro Tem Heyward stated that during the interview process they would identify individuals applying for certain boards that are serving on others and ensure they don't serve concurrently on specified boards. It is the Interview Committee that brings up recommendations for the Council to vote upon, so if the recommendation doesn't come up, then Council won't be asked to vote on it.

Councilmember Brown read the following excerpt from the Rules and Procedures, 'membership and selection of members shall be determined by the Council if not specified by the Charter, the Code of Ordinances, or State law.' He went on to say, it is up to the Council except in those three cases. You can't say 'OK interview committee, you're in charge of policy unless we have a policy.'

Councilmember Davis stated that the only thing he is hearing from Council is that there are certain combinations that they probably want to stay away from. Instead of saying you can't be on more than two boards or you can't be on more than three, it would be better to specify appointed board members cannot serve concurrently on Board "A" and Board "B" or on Board "B" and Board "C". He is more concerned with someone sitting on EDC and P&Z, than he is with someone sitting on Parks and P&Z.

Councilmember Guerrero concurs with Councilmember Macaluso. He would allow members to serve on two boards since there aren't too many currently serving on multiple boards and the number of applicants is low.

Councilmember Macaluso added an issue with serving on Parks and EDC since they are using EDC funds to fund some of the park projects, but doesn't think they need to limit the number of boards to two. The Interview Board looks at rosters and would be cognizant of the individual board memberships.

Councilmember Brown would like the wording to be something along the lines of allowing multiple boards with the exception of serving concurrently on EDC, Parks, and P&Z.

4. Article 11.1 Persons related within the second degree by affinity or consanguinity to the Mayor or other any member of the Council shall not be eligible to serve on a standing committee. (*Note: due to potential or perceived conflict of interest, Mayor Pro Tem Heyward recused herself from the dais.)*

Councilmember Davis stated this had come up before when they had an applicant who applied to be on a board or commission that was related to a Councilmember. He served on the Interview Committee when this occurred and he stated the discussion was more of 'is it a public appearance?' The individual wanted to be on Planning and Zoning. The Interview Committee's concern was that there are a few boards that have specific responsibilities that weigh heavily coming into the City Council, particularly Planning and Zoning and EDC. Beyond that all the other committees are like advisory positions. Parks and Rec come in with a recommendation for a park or a trail, but they have no obligation or authority other than the recommendation to Council. It is public perception that if a family member recommends something and the Councilmember approves it or concurs with it on the dais, the cards are stacked. Councilmember Davis doesn't perceive this to be an issue with the Library Board, Parks Board or TSAC. Recommendations from TSAC get vetted by staff before they are brought forward to Council. Boards that are more autonomous with a lot more authority would be P&Z and EDC. If any restrictions are going to be placed on family members serving on boards and commissions it should be limited to not allowing service on P&Z and EDC.

Mayor Gutierrez added Board of Adjustments, Building and Standards.

Deputy City Manager suggested possibly TIRZ.

Mayor Gutierrez added TIRZ to the list. Language will be added stating family members can not serve on P&Z, EDC, BOA, Building and Standards, or TIRZ.

Information available in City Council Packets - NO DISCUSSION TO OCCUR

15. Petition for Removal of Property from the City of Schertz ETJ - Update on approximately 6.46 Acre ETJ Release in Northern Schertz near FM 2252 within Comal County (B.James/L.Wood/E.Delgado)

Requests and Announcements

- Requests by Mayor and Councilmembers for updates or information from Staff
  No requests were made by the 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 were made by the Mayor or Councilmembers that items or presentations be placed on a future agenda.

- City and Community Events attended and to be attended (Council)
  Mayor Pro Tem Heyward attended GFOAT Budget Academy a 16-hour training and the TML Financial Bootcamp. She received her Certified Municipal Officer Legacy pin.

  Councilmember Davis attended the Interview Committee, TSAC, Parks & Rec Board, and the Housing Authority meetings.

  Councilmember Macaluso attended the Interview Committee meeting.

  Councilmember Guerrero attended the Youth Firefighters graduation and the VFW meeting.

Adjournment
Mayor Gutierrez adjourned the meeting at 7:26 p.m.

_____
Ralph Gutierrez, Mayor

ATTEST:

_____
Sheila Edmondson, City Secretary

Agenda No. 3.

CITY COUNCIL MEMORANDUM

City Council Meeting:	**July 01, 2025**
Department:	**Engineering**
Subject:	**Resolution 25-R-072 - Accepting semi-annual reports on the progress of the Capital Recovery Capital Improvements Plan during the second half of fiscal year 2023-2024 and the first half of fiscal year 2024-2025 (B.James/K.Woodlee)**

BACKGROUND

Section 395.058 (c) (4) of the Texas Local Government Code requires the Capital Improvements Advisory Committee (CIAC) to file semi-annual reports with respect to the progress of the capital improvement plan and report to City Council any perceived inequities in implementing the plan or imposing impact fees. Section 90-158 of the City's Code of Ordinances includes the same requirement. Active projects and associated expenses that are funded at least in part using Impact Fee Funds the periods of the second half of fiscal year 2023-2024 and the first half of fiscal year 2024-2025 were as follows:

Water

- Corbett Ground Storage Tank
  - 2nd Half FY24
    - Expenses: $2,902,306.94
      - Professional services - $11,971.71
      - Construction - $2,890,335.23
    - Status: Construction ongoing
  - 1st Half FY25
    - Expenses: $2,255,047.44
      - Professional services - $5,120.00
      - Construction - $2,249,927.44
    - Status: Construction ongoing - Completion expected Fall 2025
- City-wide Water Master Plan and Impact Fee Update Study
  - 2nd Half FY24
    - Expenses: $25,789.18
      - Computer Fees & Licenses - $5,640.00
      - Professional services - $20,149.18
    - Status: Capital Improvement Plan finalized and cost estimates prepared
  - 1st Half FY25
    - Expenses: Professional services - $11,739.40
    - Status: Financial analyses, calculation of maximum assessable rates, first presentations of Land Use Assumptions, Capital Improvement Plans, and maximum rates and rates to be charged
- Ware Seguin to Lower Seguin and Graytown to Pfeil Loop Lines
  - 2nd Half FY24
    - Expenses: Professional Services - $7,300.77
    - Status: Design and easement acquisition efforts continuing
  - 1st Half FY25

- Expenses: Professional Services - $14,334.56
- Status: Easement acquisition efforts continuing - several parcel payments pending

Sewer

- Woman Hollering Creek Wastewater Project
  - 2nd Half FY24
    - Expenses: $1,002,285.95
      - Professional services - $119,253.91
      - Construction - $883,032.04
    - Status: Construction nearing completion - lift station testing occurring - startup projected 1st half FY25
  - 1st Half FY25
    - Expenses: $622,023.69
      - Professional services - $50,020.38
      - Construction - $572,003.31
    - Status: Lift station put into operation March 3, 2025 - Final completion of project expected Summer/Fall 2025
- City-wide Wastewater Master Plan and Impact Fee Update Study
  - 2nd half FY24
    - Expenses: $25,789.17
      - Computer Fees & Licenses - $5,640.00
      - Professional services - $20,149.17
    - Status: Capital Improvement Plan finalized and cost estimates prepared
  - 1st Half FY25
    - Expenses: Professional services - $11,739.40
    - Status: Financial analyses, calculation of maximum assessable rates, first presentations of Land Use Assumptions, Capital Improvement Plans, and maximum rates and rates to be charged
- Cibolo West Wastewater Trunk Main
  - 2nd Half FY24 - No Expenses - project not started
  - 1st Half FY25
    - Expenses: Professional services - $27,943.00
    - Status: Route Study underway

Roadway

- Service Area 1
  - 2nd Half FY24 - No Expenses
  - 1st Half FY25 - No Expenses
- Service Area 2
  - 2nd Half FY24 - No Expenses
  - 1st Half FY25 - Expenses - $54,976.89 annual partial reimbursement to Babcock Road 165, Ltd., for cost of Ripps Kreusler extension ($92,794.75 remaining to be paid)
- Service Areas 3 and 4
  - 2nd Half FY24 - No Expenses
  - 1st Half FY25 - No Expenses

The Capital Improvement Advisory Committee (CIAC) recommended that Council accept the reports for the semi-annual periods of the second half of fiscal year 2023-2024 and the first half of fiscal year 2024-2025 during their meeting on June 4, 2025.

GOAL

The goal of Resolution 25-R-072 is Council acceptance of the semi-annual reports regarding capital recovery funds for the second half of fiscal year 2023-2024 and the first half of fiscal year 2024-2025.

COMMUNITY BENEFIT

The benefit of the semi-annual report process and acceptance of the report is compliance with State law and the City's Code of Ordinances to ensure that capital recovery fees are being collected and spent appropriately.

SUMMARY OF RECOMMENDED ACTION

Staff recommends approval of Resolution 25-R-072 accepting the Capital Recovery Semi-Annual Reports as recommended by the CIAC.

RECOMMENDATION

Approve Resolution 25-R-072.

Attachments

Resolution 25-R-072 w attachments

RESOLUTION 25-R-072

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS, ACCEPTING THE SEMIANNUAL REPORTS WITH RESPECT TO THE CAPTIAL RECOVERY CAPTIAL IMPROVEMENT PLANS, AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Capital Improvements Advisory Committee (CIAC) has reviewed the revenue and expenditures relating to the established Capital Recovery Fees in accordance with the Capital Improvements Plans for the City of Schertz; and

WHEREAS, the City Council accepts the Semiannual Reports as filed by the CIAC in accordance with Texas Local Government Code Chapter 395;

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

Section 1. The City Council hereby accepts the Capital Recovery Balance Report with respect to the Capital Improvement Plans for the City of Schertz, Texas, for the period between April 1, 2024, through September 30, 2024, as shown in the attached report and minutes of the June 4, 2025, City of Schertz Capital Improvements Advisory Committee meeting.

Section 2. The City Council hereby accepts the Capital Recovery Balance Report with respect to the Capital Improvement Plans for the City of Schertz, Texas, for the period between October 1, 2024, through March 31, 2025, as shown in the attached report and minutes of the June 4, 2025, City of Schertz Capital Improvements Advisory Committee meeting.

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

Section 4. 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 5. This Resolution 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 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 7. 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 8. 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)

ATTACHMENT A

CAPITAL RECOVERY IMPACT FEE REPORT

April 1, 2024, to September 31, 2024

CITY OF SCHERTZ
CAPITAL RECOVERY IMPACT FEE REPORT
April 1, 2024 TO September 30, 2024

	********** IMPACTS FEES **********			
	Water	**Sewer**		**Total**
Beginning Allocated Impact Fee Balance [1]	3,000,909.18	972,867.57		3,973,776.75
Net Change in Allocted Impact Fees	(2,902,306.94)	(64,220.81)	#	(3,888,462.61)
Ending Allocated Impact Fee Balance	98,602.24	908,646.76	#	1,007,249.00
Beginning Unallocated Impact Fee Balance	6,103,989.08	1,445,725.97		7,549,715.05
Revenues:				
Impact Fees	683,074.00	635,932.68		1,319,006.68
Transfer In	0.00	0.00		0.00
Interest Earned	1,165.90	8,153.03		9,318.93
Investments Income	173,899.71	125,507.99		299,407.70
Expenses:				
Computer Fees & Licenses	5,640.00	5,640.00		
Professional Services	20,149.18	20,149.18		40,298.36
Auditor/Accounting Services	1,000.00	1,000.00		2,000.00
Investment Mgt Fee - Sewer	0.00	0.00		0.00
Transferred Out	0.00	1,444,222.00		1,444,222.00
Construction	0.00	0.00		0.00
Total Revenue Over/(Under) Expense	831,350.43	(701,417.48)		129,932.95
Ending Unallocated Impact Fee Balance	6,935,339.51	744,308.49		7,679,648.00
Estimated Cost of Unfunded Projects				
Loop Lines	1,125,000.00			
Capital Impact Fee Study	11,739.40	25,093.25		
Cibolo West Trunk Line		16,213,000.00		
Total Unfunded Project Costs	1,136,739.40	16,238,093.25		17,374,832.65
Unfunded Projects to Ending Unallocated Impact Fee Balance [2]	5,798,600.11	(15,493,784.76)		(9,695,184.65)

[1] **Allocated Impact Fee Balances only include Capital Recovery funds and not funds from any other source. It also assumes Capital Recovery Funds are used first when allocated.**

[2] **Negative Unfunded Projects to Ending Impact Fee Balance to be funded by future revenues or through other sources**

Capital Recovery Water Projects

Capital Improvements Program	SE Quad Pump Station	SE Quad GST	SE Quad Elevated Tank	SE Quad Distribution Mains	NE Quad Distribution Mains	IH10 Corridor Distribution Mains
Original Cost Estimate	$ 1,688,289	$ 1,100,000	$ 1,250,000	$ 1,700,000	$ 1,600,000	$ 1,000,000
Current Project Designation	Corbett Ground Storage Tank	Corbett Ground Storage Tank- RL2	Corbett Elevated Tank - RL1	Loop Lines - WA1		
Current Cost Estimate		$ 5,000,000	$ 5,650,000	$ 4,641,302		

Capital Recovery Funding/Allocation

2011						
2012						
2013			$ 12,251.14			
2014			$ 500.00			
2015			$ 86,166.10			
2016			$ 3,050,000.00			
2017						
2018						
2019			$ 1,375,000.00			
2020						
2021		$ 512,000.00				
2022		$ 4,230,818.70				

Capital Recovery Funding Balance	$ -	$ 4,742,818.70	$ 4,523,917.24	$ -	$ -	$ -
Other Funding Sources	$ -	$ 364,092.72	$ 633,024.89	$ 1,146,643.35	$ -	$ -
Total Project Funding Sources	$ -	$ 5,106,911.42	$ 5,156,942.13	$ 1,146,643.35	$ -	$ -

Project Annual Expenses

Second Half 2013			$ 12,251.14			
First Half 2014			$ 6.77			
Second Half 2014			$ 2,081.13			
First Half 2015			$ 980.00			
Second Half 2015			$ 120,233.32			
First Half 2016			$ 87,843.28			
Second Half 2016			$ 22,763.75			
First Half 2017			$ -			
Second Half 2017			$ 40,403.20			
First Half 2018			$ 6,248.00			
Second Half 2018			$ 7,485.13			
First Half 2019			$ 50,510.63			
Second Half 2019			$ 1,994,741.24			
First Half 2020			$ 1,385,858.48			
Second Half 2020			$ 1,161,122.42			
First Half 2021			$ 172,980.16			
Second Half 2021		$ 114,254.48	$ 91,433.48			
First Half 2022		$ 154,707.22				
Second Half 2022		$ 124,820.80				
First Half 2023		$ 21,629.11		$ 40,455.00		
Second Half 2023		$ 641,187.27		$ 80,810.00		
First Half 2024		$ 685,310.64		$ 5,823.00		
Second Half 2024		$ 2,902,306.94		$ 7,300.77		
Total Expenses	**$ -**	**$ 4,644,216.46**	**$ 5,156,942.13**	**$ 134,388.77**	**$ -**	**$ -**

Allocated Impact Project Fee Balance	$ -	$ 98,602.24	$ -	$ -	$ -	$ -
Project Balance	$ -	$ 462,694.96	$ -	$ 1,012,254.58	$ -	$ -
Project Status	Future	On Going	Complete	On Going	Future	Future

Capital Recovery Sewer Projects

Capital Improvements Program	Final South Sewershed Master Plan	Town Creek Phase III	Town Creek Phase IV	Woman Hollering Creek STP PH II	South Schertz Trunk Lines and Lift Station	South Schertz Trunk Lines and Lift Station
Original Cost Estimate	$ 15,000	$ 659,126	$ 1,000,000	$ 600,000	$ 9,600,000	
Current Project Designation		Town Creek Phase III - QA3		Crossvines Batch Plant Expansion - QA4	Woman Hollering Trunk Line - QA2/Q01	Cibolo West Trunk Line - WA1
Current Cost Estimate		$ 931,740		$ 487,848	$ 12,000,000	$ 16,213,000.0

Capital Recovery Funding/Allocation

2011						
2012						
2013						
2014						
2015						
2016						
2017						
2018				$ 487,848.00		
2019				$ -		
2020						
2021					$ 7,795,000.00	
2022						
2024				$ 138,980.54	$ 1,860,000.00	

Capital Recovery Funding Balance	$ -	$ -	$ -	$ 626,828.54	$ 9,655,000.00	$ -
Other Funding Sources		Bond 2007 $ 931,739.74			Bond 2013 $ 3,069,305.46	
Total Project Funding Sources	$ -	$ 931,739.74	$ -	$ 626,828.54	$ 12,724,305.46	$ -

Project Annual Expenses

First Half 2012						
Second Half 2012					$ -	
First Half 2013				$ 82,262.17	$ -	
Second Half 2013		$ 980.00		$ 50,676.07	$ -	
First Half 2014		$ 28,743.00		$ 6,642.30	$ -	
Second Half 2014		$ 46,690.62		$ 74,054.70	$ -	
First Half 2015		$ 5,858.72			$ -	
Second Half 2015		$ 815,683.00		$ 26,911.24	$ -	
First Half 2016		$ 33,784.40		$ 27,210.41	$ 11,105.00	
Second Half 2016					$ 121,481.22	
First Half 2017					$ 83,940.36	
Second Half 2017					$ 10,268.18	
First Half 2018					$ 247,870.62	
Second Half 2018				$ 157,004.53	$ 212,479.83	
First Half 2019				$ 10,175.48	$ 56,860.59	
Second Half 2019					$ 235,360.91	
First Half 2020				$ 6,000.00	$ 85,555.02	
Second Half 2020					$ 143,307.30	
First Half 2021				$ -	$ -	
Second Half 2021				$ -	$ 16,123.52	
First Half 2022				$ -	$ 6,615.06	
Second Half 2022				$ -	$ 3,886,885.47	
First Half 2023				$ -	$ 3,715,891.65	
Second Half 2023				$ -	$ 1,703,004.22	
First Half 2024				$ -	$ 462,515.44	
Second Half 2024				$ -	$ 1,002,285.95	
Total Expenses	**$ -**	**$ 931,739.74**	**$ -**	**$ 440,936.90**	**$ 12,001,550.34**	**$ -**

Allocated Impact Project Fee Balance	$ -	$ -	$ -	$ 185,891.64	$ 722,755.12	$ -
Project Balance	$ -	$ -	$ -	$ 185,891.64	$ 722,755.12	$ -
Project Status	Future	Complete	Future	On Going	On Going	Future

CITY OF SCHERTZ
ROADWAY IMPACT FEE REPORT
April 1, 2024 TO September 30, 2024

	********** ROADWAY IMPACTS FEES **********				
	Area 1	**Area 2**	**Area 3**	**Area 4**	**Total**
Beginning Allocated Impact Fee Balance	0.00	0.00	0.00	0.00	0.00
Net Change in Allocted Impact Fees	0.00	0.00	0.00	0.00	0.00
Ending Allocated Impact Fee Balance	0.00	0.00	0.00	0.00	0.00
Beginning Unallocated Impact Fee Balance	1,294,044.60	753,948.21	2,042,470.20	6,584.23	4,097,047.24
Revenues:					
Impact Fees	244,305.76	72,736.78	124,690.00	0.00	441,732.54
Transfer In	0.00	0.00	0.00	0.00	0.00
Interest Earned	432.79	136.03	430.19	0.05	999.06
Investments Income	36,964.82	21,240.79	56,629.77	180.81	115,016.19
Expenses:					
Development Incentive Fund	0.00	0.00	0.00	0.00	0.00
Professional Services	0.00	0.00	0.00	0.00	0.00
Auditor/Accounting Services	0.00	0.00	0.00	0.00	0.00
Transferred Out	0.00	0.00	0.00	0.00	0.00
Contingency	0.00	0.00	0.00	0.00	0.00
Construction	0.00	0.00	0.00	0.00	0.00
RightOfWay/Easements	0.00	0.00	0.00	0.00	
Total Revenue Over/(Under) Expense	281,703.37	94,113.60	181,749.96	180.86	557,747.79
Ending Unallocated Impact Fee Balance	1,575,747.97	848,061.81	2,224,220.16	6,765.09	4,654,795.03

ATTACHMENT B

CAPITAL RECOVERY IMPACT FEE REPORT

October 1, 2024, to March 31, 2025

CITY OF SCHERTZ
CAPITAL RECOVERY IMPACT FEE REPORT
October 1, 2024 TO March 31, 2025

	********** IMPACTS FEES **********			
	Water	**Sewer**		**Total**
Beginning Allocated Impact Fee Balance [1]	1,806,249.76	908,646.76		2,714,896.52
Net Change in Allocted Impact Fees	(98,602.24)	(349,966.69)		(448,568.93)
Ending Allocated Impact Fee Balance	1,707,647.52	558,680.07	#	2,266,327.59
Beginning Unallocated Impact Fee Balance	6,935,339.51	744,308.49		7,549,715.05
Revenues:				
Impact Fees	746,981.38	370,296.00		1,117,277.38
Transfer In	0.00	0.00		0.00
Interest Earned	1,794.53	31,605.37		33,399.90
Investments Income	167,350.76	61,944.78		229,295.54
Expenses:				
Computer Fees & Licenses	0.00	0.00		
Professional Services	11,739.40	11,739.40		23,478.80
Auditor/Accounting Services	0.00	0.00		0.00
Investment Mgt Fee - Sewer	0.00	0.00		0.00
Transferred Out	50,000.00	0.00		50,000.00
Construction	0.00	0.00		0.00
Total Revenue Over/(Under) Expense	854,387.27	452,106.75		1,306,494.02
Ending Unallocated Impact Fee Balance	7,789,726.78	1,196,415.24		8,986,142.02
Estimated Cost of Unfunded Projects				
Loop Lines	1,125,000.00			
Cibolo West Trunk Line		15,913,000.00		
Total Unfunded Project Costs	1,125,000.00	15,913,000.00		17,038,000.00
Unfunded Projects to Ending Unallocated Impact Fee Balance [2]	6,664,726.78	(14,716,584.76)		(8,051,857.98)

[1] **Allocated Impact Fee Balances only include Capital Recovery funds and not funds from any other source. It also assumes Capital Recovery Funds are used first when allocated.**

[2] **Negative Unfunded Projects to Ending Impact Fee Balance to be funded by future revenues or through other sources**

Capital Recovery Water Projects

Capital Improvements Program	SE Quad Pump Station	SE Quad GST	SE Quad Elevated Tank	SE Quad Distribution Mains	NE Quad Distribution Mains	IH10 Corridor Distribution Mains
Original Cost Estimate	$ 1,688,289	$ 1,100,000	$ 1,250,000	$ 1,700,000	$ 1,600,000	$ 1,000,000
Current Project Designation	Corbett Ground Storage Tank	Corbett Ground Storage Tank- RL2	Corbett Elevated Tank - RL1	Loop Lines - WA1		
Current Cost Estimate		$ 5,000,000	$ 5,650,000	$ 4,641,302		

Capital Recovery Funding/Allocation

2011						
2012						
2013			$ 12,251.14			
2014			$ 500.00			
2015			$ 86,166.10			
2016			$ 3,050,000.00			
2017						
2018						
2019			$ 1,375,000.00			
2020						
2021		$ 512,000.00				
2022		$ 4,230,818.70				

Capital Recovery Funding Balance	$ -	$ 4,742,818.70	$ 4,523,917.24	$ -	$ -	$ -
Grants	$ -	$ 3,500,000.00	$ -	$ -	$ -	$ -
Other Funding Sources	$ -	$ 364,092.72	$ 633,024.89	$ 1,181,593.09	$ -	$ -
Total Project Funding Sources	$ -	$ 8,606,911.42	$ 5,156,942.13	$ 1,181,593.09	$ -	$ -

Project Annual Expenses

Second Half 2013			$ 12,251.14			
First Half 2014			$ 6.77			
Second Half 2014			$ 2,081.13			
First Half 2015			$ 980.00			
Second Half 2015			$ 120,233.32			
First Half 2016			$ 87,843.28			
Second Half 2016			$ 22,763.75			
First Half 2017			$ -			
Second Half 2017			$ 40,403.20			
First Half 2018			$ 6,248.00			
Second Half 2018			$ 7,485.13			
First Half 2019			$ 50,510.63			
Second Half 2019			$ 1,994,741.24			
First Half 2020			$ 1,385,858.48			
Second Half 2020			$ 1,161,122.42			
First Half 2021			$ 172,980.16			
Second Half 2021		$ 114,254.48	$ 91,433.48			
First Half 2022		$ 154,707.22				
Second Half 2022		$ 124,820.80				
First Half 2023		$ 21,629.11		$ 40,455.00		
Second Half 2023		$ 641,187.27		$ 80,810.00		
First Half 2024		$ 685,310.64		$ 5,823.00		
Second Half 2024		$ 2,902,306.94		$ 7,300.77		
First Half 2025		$ 2,255,047.44		$ 14,334.56		
Total Expenses	**$ -**	**$ 6,899,263.90**	**$ 5,156,942.13**	**$ 148,723.33**	**$ -**	**$ -**

Allocated Impact Project Fee Balance	$ -	$ 1,707,647.52	$ -	$ -	$ -	$ -
Project Balance	$ -	$ -	$ -	$ 1,032,869.76	$ -	$ -
Project Status	Future	On Going	Complete	On Going	Future	Future

Capital Recovery Sewer Projects

Capital Improvements Program	Final South Sewershed Master Plan	Town Creek Phase III	Town Creek Phase IV	Woman Hollering Creek STP PH II	South Schertz Trunk Lines and Lift Station	South Schertz Trunk Lines and Lift Station
Original Cost Estimate	$ 15,000	$ 659,126	$ 1,000,000	$ 600,000	$ 9,600,000	
Current Project Designation		Town Creek Phase III - QA3		Crossvines Batch Plant Expansion - QA4	Woman Hollering Trunk Line - QA2/Q01	Cibolo West Trunk Line - WA1
Current Cost Estimate		$ 931,740		$ 440,937	$ 12,000,000	$ 16,213,000.0

Capital Recovery Funding/Allocation

2011						
2012						
2013						
2014						
2015						
2016						
2017						
2018				$ 487,848.00		
2019				$ -		
2020						
2021					$ 7,795,000.00	
2022						
2024				$ 138,980.54	$ 1,860,000.00	
2025				$ (185,891.64)	$ 185,891.64	$ 300,000.00

Capital Recovery Funding Balance	$ -	$ -	$ -	$ 440,936.90	$ 9,840,891.64	$ 300,000.00
Other Funding Sources		Bond 2007 $ 931,739.74			Bond 2013 $ 3,069,305.46	
Total Project Funding Sources	$ -	$ 931,739.74	$ -	$ 440,936.90	$ 12,910,197.10	$ 300,000.00

Project Annual Expenses

First Half 2012						
Second Half 2012					$ -	
First Half 2013				$ 82,262.17	$ -	
Second Half 2013		$ 980.00		$ 50,676.07	$ -	
First Half 2014		$ 28,743.00		$ 6,642.30	$ -	
Second Half 2014		$ 46,690.62		$ 74,054.70	$ -	
First Half 2015		$ 5,858.72			$ -	
Second Half 2015		$ 815,683.00		$ 26,911.24	$ -	
First Half 2016		$ 33,784.40		$ 27,210.41	$ 11,105.00	
Second Half 2016					$ 121,481.22	
First Half 2017					$ 83,940.36	
Second Half 2017					$ 10,268.18	
First Half 2018					$ 247,870.62	
Second Half 2018				$ 157,004.53	$ 212,479.83	
First Half 2019				$ 10,175.48	$ 56,860.59	
Second Half 2019					$ 235,360.91	
First Half 2020				$ 6,000.00	$ 85,555.02	
Second Half 2020					$ 143,307.30	
First Half 2021				$ -	$ -	
Second Half 2021				$ -	$ 16,123.52	
First Half 2022				$ -	$ 6,615.06	
Second Half 2022				$ -	$ 3,886,885.47	
First Half 2023				$ -	$ 3,715,891.65	
Second Half 2023				$ -	$ 1,703,004.22	
First Half 2024				$ -	$ 462,515.44	
Second Half 2024				$ -	$ 1,002,285.95	
First Half 2025				$ -	$ 622,023.69	$ 27,943.00
Total Expenses	**$ -**	**$ 931,739.74**	**$ -**	**$ 440,936.90**	**$ 12,623,574.03**	**$ 27,943.00**

Allocated Impact Project Fee Balance	$ -	$ -	$ -	$ 0.00	$ 286,623.07	$ 272,057.00
Project Balance	$ -	$ -	$ -	$ -	$ 286,623.07	$ 272,057.00
Project Status	Future	Complete	Future	Complete	On Going	On Going

CITY OF SCHERTZ
ROADWAY IMPACT FEE REPORT
October 1, 2024 TO March 31, 2025

	********** ROADWAY IMPACTS FEES **********				
	Area 1	**Area 2**	**Area 3**	**Area 4**	**Total**
Beginning Allocated Impact Fee Balance	0.00	0.00	0.00	0.00	0.00
Net Change in Allocted Impact Fees	0.00	0.00	0.00	0.00	0.00
Ending Allocated Impact Fee Balance	0.00	0.00	0.00	0.00	0.00
Beginning Unallocated Impact Fee Balance	1,575,747.97	848,061.81	2,224,220.16	6,765.09	4,654,795.03
Revenues:					
Impact Fees	120,814.74	3,370.00	225,790.00	0.00	349,974.74
Transfer In	0.00	0.00	0.00	0.00	0.00
Interest Earned	308.72	81.49	201.05	0.06	591.32
Investments Income	38,748.79	19,439.00	54,268.83	160.73	112,617.35
Expenses:					
Development Incentive Fund	0.00	54,976.89	0.00	0.00	54,976.89
Professional Services	0.00	0.00	0.00	0.00	0.00
Auditor/Accounting Services	0.00	0.00	0.00	0.00	0.00
Transferred Out	0.00	0.00	0.00	0.00	0.00
Contingency	0.00	0.00	0.00	0.00	0.00
Construction	0.00	0.00	0.00	0.00	0.00
RightOfWay/Easements	0.00	0.00	0.00	0.00	
Total Revenue Over/(Under) Expense	159,872.25	(32,086.40)	280,259.88	160.79	408,206.52
Ending Unallocated Impact Fee Balance	1,735,620.22	815,975.41	2,504,480.04	6,925.88	5,063,001.55

ATTACHMENT C

CAPITAL IMPROVEMENT ADVISORY COMMITTEE

June 4, 2025, Meeting Minutes

D R A F T

PLANNING AND ZONING MINUTES
June 4, 2025

The Schertz Planning and Zoning Commission convened on June 4, 2025 at 6:00 p.m. at the Municipal Complex, Council Chambers, 1400 Schertz Parkway Building #4, Schertz, Texas.

Present: Glen Outlaw, Chairman; Richard Braud, Vice Chairman; Judy Goldick, Commissioner; Tamara Brown, Commissioner; John Carbon, Commissioner; Patrick McMaster, Commissioner; Mark Penshorn, Commissioner; David Hughes, Commissioner

Absent: Roderick Hector, Commissioner; Clayton Wallace, Commissioner

Staff present: Brian James, Deputy City Manager
Lesa Wood, Director of Planning & Community Development
Kathy Woodlee, City Engineer
Larry Busch, Director of Public Works
Daisy Marquez, Planner
Sarah Rodriguez, Administrative Assistant

1. CALL TO ORDER / ROLL CALL THE CAPITAL IMPROVEMENT ADVISORY COMMITTEE MEETING

Chairman Outlaw called the meeting to order at 6:00 P.M.

2. SEAT ALTERNATE TO ACT IF REQUIRED

David Hughes was seated as the alternate.

3. HEARING OF RESIDENTS

This time is set aside for any person who wishes to address the Capital Improvement Advisory Committee. Each person should fill out the Speaker's register prior to the meeting. Presentations should be limited to no more than three (3) minutes. Discussion by the Committee 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.

No one spoke.

4. PUBLIC HEARING:

A. Hold a public hearing, consider, and file the past two semi-annual reports evaluating the progress of the City on achieving the capital improvements program and identifying any problems in implementing the plans or administering the capital recovery fees.

Mrs. Kathy Woodlee gave a presentation.
Chairman Outlaw opened the public hearing at 6:14 P.M.
No one spoke.
Chairman Outlaw closed the public hearing at 6:15 P.M.

Motioned by Commissioner Patrick McMaster, seconded by Commissioner Judy Goldick to recommend approval to City Council.

Vote: 8 - 0 Passed

5. ADJOURNMENT OF THE CAPITAL IMPROVEMENT ADVISORY COMMITTEE MEETING

Chairman Outlaw adjourned the regular meeting at 6:24 P.M.

_____ _____

Chairman, Planning and Zoning Commission Recording Secretary, City of Schertz

Agenda No. 4.

CITY COUNCIL MEMORANDUM

City Council Meeting:	**July 01, 2025**
Department:	**Human Resources**
Subject:	**Resolution 25-R-084 - Authorizing a commercial lease agreement for the Kramer House with The CHAMBER (Schertz-Cibolo-Selma Area) (S.Williams/S.Gonzalez)**

BACKGROUND

Since 2009, the City has leased the Kramer House to The CHAMBER (Schertz-Cibolo-Selma Area) for use as its business headquarters and City's Visitor Center. The last renewal was authorized by Council in 2019 via Resolution 19-R-111. Both parties have a mutual desire to continue this partnership. The contract has not undergone any substantive changes, and therefore, remains the same as the agreement approved by Council in 2019. The agreement includes a base rent of $650 per month, paid in quarterly installments of $1,950, and may be terminated by either party with 90-days written notice to the other party.

GOAL

To lease the Kramer House to The Chamber for business and visitor operations.

COMMUNITY BENEFIT

To provide efficient and effective visitor center promotions to the benefit of local residents and businesses and to maximize the use of City facilities.

SUMMARY OF RECOMMENDED ACTION

Approve Resolution 25-R-084

FISCAL IMPACT

The lease agreement will bring in $7,800.00 in revenue to the City annually.

RECOMMENDATION

Approve Resolution 25-R-084

Attachments

Resolution 25-R-084 with attachments

RESOLUTION 25-R-084

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AUTHORIZING A COMMERCIAL LEASE AGREEMENT FOR THE KRAMER HOUSE WITH THE CHAMBER (SCHERTZ-CIBOLO-SELMA AREA)

WHEREAS, both the City of Schertz and The CHAMBER desire to renew the lease agreement of the Kramer House for The CHAMBER'S business headquarters and City's Visitor Center; and

WHEREAS, the City Council has determined that it is in the best interest of the City to lease the Kramer House to The CHAMBER for business and visitor operations pursuant to the Agreement attached hereto as Exhibit A.

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 execute the lease agreement for the Kramer House with The CHAMBER in substantially the form set forth on 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 APPROVED on the _____ day of _____, 2025.

CITY OF SCHERTZ, TEXAS

_____
Ralph Gutierrez, Mayor

ATTEST:

_____
Sheila Edmondson, City Secretary

EXHIBIT A

Commercial Lease Agreement

COMMERCIAL LEASE AGREEMENT

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged and confessed, the Landlord named below leases to the Tenant named below, and Tenant leases from Landlord, the Premises described below pursuant to the terms of this Commercial Lease Agreement (this "Lease") entered into effective as of the Effective Date specified below.

A. **Basic terms of the Lease:**

1. Effective Date:	July 1, 2025
2. Landlord:	CITY OF SCHERTZ, TEXAS
3. Landlord Contact Information:	1400 Schertz Parkway Schertz, Texas 78154 Attention: City Manager Phone: (210) 619-1020 Facsimile: (210) 619-1029 Email: steve.williams@schertz.com
4. Tenant:	The CHAMBER (Schertz-Cibolo-Selma Area)
5. Tenant Contact Information:	1730 Schertz Parkway Schertz, Texas 78154 Attention: President/Chair of the Board Phone: (210) 566-9000 Facsimile: (210) 619-1959 Email: President@schertzchamber.org
6. Premises:	The Kramer House located at 1730 Schertz Parkway, and more particularly described on Exhibit A.
7. Base Rent:	Six Hundred Fifty Dollars and No/100 ($650.00) per month payable in quarterly installments for the Kramer House.
8. Commencement Date:	July 1, 2025
9. Termination Date:	September 30, 2030, as may be extended pursuant to Section H (26) of this Lease or by written agreement of the Landlord and Tenant.
10. Security Deposit:	$0.00
11. Use:	Business headquarters and Visitors' Center

12. Insurance:	Amount of liability insurance to be maintained by **Tenant**: Death/bodily injury: One Million and No/100 Dollars ($1,000,000.00) **Property**: Two Hundred Fifty Thousand and No/100 Dollars ($250,000.00)

B. **Definitions:**

1. "Rent" means Base Rent plus any other amounts of money due Landlord by Tenant under the terms of the lease.
2. "Essential Services" means utility connections reasonably necessary for occupancy of the Premises for the Use.

C. **Tenant agrees to:**

1. Lease the Premises for the entire term of this Lease beginning on the Commencement Date and ending on the Termination Date.
2. Accept the Premises in their present condition "AS IS."
3. Pay quarterly, in advance, on the first day of January, April, July and October, the Base Rent to Landlord at Landlord's address; provided, the Base Rent due each quarter will be $1,950.00.
4. Pay, as Additional Rent, all other amounts due under this Lease, when due and payable.
5. Pay a late charge of five percent (5%) of any Rent not received by Landlord by the tenth day after it is due, and, so long as Rent is paid within this timeframe, such payment shall not be a default under this Lease.
6. Allow Landlord to enter the Premises to perform Landlord's obligations, inspect the Premises, and show the Premises to prospective purchasers or tenants, at reasonable times and upon reasonable notice.
7. Repair, replace, and maintain any part of the Premises that Landlord is not obligated to repair, replace, or maintain, normal wear expected.
8. Repair any damages to the Premises caused by Tenant.
9. Submit in writing to Landlord any requests for repairs, replacement, and maintenance that are the obligations of Landlord.
10. Maintain public liability insurance for the Premises and the conduct of Tenant's business, naming Landlord as an additional insured, in the amounts stated in Section A(12) of this Lease.
11. Deliver certificates of insurance to Landlord when requested.

12. **Indemnify, defend, and hold Landlord harmless from any loss, attorney fees, court and other costs, or claims arising out of Tenant's use of the Premises, except to the extent caused by the negligence of Landlord or Landlord's agents, employees, invitees, licensees, or visitors**.

13. Vacate the Premises on termination of this Lease.

14. Within fifteen (15) business days after Landlord's written request, execute an estoppel certificate that states the Commencement Date and Termination Date of this Lease, identifies any amendments to this Lease, describes any rights to extend the Term or purchase rights, lists defaults by Landlord, and provides any other information reasonable requested by Landlord.

D. **Tenant Agrees not to:**

1. Use the Premises for any purpose other than stated in the Lease.

2. Create a nuisance or commit waste on the Premises.

3. Use the Premises in any way that is extra hazardous and would increase Landlord's insurance premiums.

4. Alter the Premises, except for painting, flooring, and maintenance-related alterations, without Landlord's consent.

5. Allow a lien to be placed on the Premises.

6. Use the roof on the Premises, except for locating the HVAC serving the Premises in the same manner as it is currently located.

E. **Landlord agrees to:**

1. Lease to Tenant the Premises for the entire term beginning on the Commencement Date and ending on the Termination Date.

2. Provide the following services to Tenant: landscaping, routine facility maintenance, and janitorial services. The premises will be outfitted for utilities, telephone, and internet, but all associated monthly costs will be the Tenant's responsibility.

F. **Landlord agrees not to:**

1. Interfere with Tenant's possession of the Premises as long as Tenant is not in default.

2. If Tenant is not in default, interfere with Tenant's peaceful, quiet, and undisturbed use and possession of the Premises and all rights and privileges pertaining thereto, subject to the terms, conditions, and provisions of this Lease.

G. **Assignment:**

1. This lease is not assignable and is non-transferable by Tenant.

H. **Landlord and Tenant agree to the following:**

1. *Alterations*. Any physical additions or improvements to the Premises made by Tenant will become the property of the Landlord.

2. *Release of Claims/Subrogation*. Landlord and Tenant release each other from any claim, by subrogation or otherwise, for any damage to the Premises by reason or fire or the elements, regardless of cause, including negligence of Landlord or Tenant. This release applies only to the extent that is permitted by law, the damage is covered by insurance proceeds, and the release does not adversely affect any insurance coverage.

3. *Notice to Insurance Companies*. Landlord and Tenant will notify the issuing insurance companies of the release set forth in the preceding paragraph and will have the insurance policies endorsed, if necessary, to prevent invalidation of the insurance coverage.

4. *Casualty/Total or Partial Destruction*.

    a. If the Premises are damaged by casualty and Landlord elects to restore the Premises, Landlord will, at its expense, restore the Premises to substantially the same condition that existed before the casualty. If Landlord chooses to restore, Landlord will notify Tenant in writing of the estimated time to restore and give Tenant an option to terminate this Lease by notifying Landlord within ten (10) business days. If Tenant does not terminate this Lease, the Lease will continue and Landlord will restore the Premises. If Landlord fails to complete restoration within ninety (90) days from the date of written notification by Landlord to Tenant of Landlord's election to repair the casualty, Tenant may terminate this Lease by written notice to Landlord.

    b. If Landlord elects not to restore the Premises, this Lease will terminate.

5. *Condemnation/Substantial or Partial Taking.*

    a. If the Premises cannot be used for the purpose contemplated by this Lease because of condemnation or purchase or deed in lieu of condemnation, this Lease will terminate.

    b. Whether or not any portion of the Premises is taken by condemnation or purchase or deed in lieu of condemnation, Tenant may elect to terminate this Lease if this Lease is fifty percent (50%) or more of the Premises is taken.

    c. If there is a condemnation or purchase in lieu of condemnation and this Lease is not terminated, the Rent payable during the unexpired portion of the Term will be adjusted as may be fair and reasonable.

    d. Tenant will have no claim to the condemnation award or proceeds in lieu of condemnation; however, Tenant may, to the extent permitted by applicable law, pursue a separate claim against the condemning authority or against the party taking by purchase or deed in lieu of condemnation for Tenant's moving expenses, inconvenience, business interruption, depreciation, loss of leasehold estate, and/or similar loss in a proceeding independent of Landlord's condemnation suit.

6. *Default by Landlord/Events.* Defaults by Landlord are (i) failing to comply with any provision of this Lease within ten (10) days after written notice and (ii) failing to provide Essential Services to Tenant within three (3) days after written notice.

7. *Default by Landlord's/Tenant Remedies.* Tenant's remedies for Landlord's default are to sue for damages and/or equitable relief, and, if Landlord does not provide an Essential Service for thirty (30) days after written notice of default, Tenant may terminate this Lease and be released from any further obligations hereunder.

8. *Default by Tenant/Events.* Defaults by Tenant are (a) failing to pay timely Rent, (b) abandoning or vacating a substantial portion of the Premise, or (c) failing to comply within ten (10) days after written notice with any provision of this Lease other than the defaults set forth in (a) and (b) above.

9. *Default by Tenant/Landlord's Remedies.* Landlord's remedies for Tenant's default are limited to the following: (a) enter and take possession of the Premises, after which Landlord may relet the Premises on behalf of Tenant and receive the Rent directly by reason of the reletting, at such time Tenant shall not have any further obligations under this Lease; (b) enter the Premises and perform Tenant's obligations, resulting in Tenant being liable to Landlord for the cost incurred by Landlord to perform Tenant's obligations; and (c) terminate this Lease by written notice to Tenant, thus releasing Tenant from any further obligations under this Lease.

10. *Default/Waivers/mitigation.* It is not a waiver of default if the non-defaulting party fails to declare immediately a default or delays in taking any action. Pursuit of any remedies set forth in this Lease does not preclude pursuit of other remedies in this Lease. Landlord and Tenant have a duty to mitigate damages.

11. *Holdover.* If Tenant does not vacate the Premises following termination of this Lease, Tenant will become a tenant from month-to-month at a Base Rent of $650.00 per month and either party may terminate this Lease upon thirty (30) days written notice to the other party.

12. *Alternative Dispute Resolution.* Landlord and Tenant agree to mediate in good faith before filling a suit for damages.

13. *Attorney's Fees.* If either party retains an attorney to enforce the Lease, the party prevailing in litigation is entitled to recover reasonable attorney's fees and court and other costs.

14. *Venue and Applicable Law.* Venue is in Guadalupe County, Texas and this Lease shall be construed and interpreted in accordance with the laws of the State of Texas.

15. *Exhibits.* The exhibits are incorporated herein as matters of contract as if set forth fully herein.

16. *Entire Agreement.* This Lease is the entire agreement of the parties as to the subject matter hereof, and there are no oral representations, warranties, agreements, or promises pertaining to this Lease not incorporated in writing in the Lease.

17. *Amendment of Lease.* This Lease may be amended only by an instrument in writing signed by Landlord and Tenant.

18. *Limitation of Warranties.* THERE ARE NO IMPLIED WARRANTIES OF MERCHANTABILITY, OF FITNESS FOR A PARTICULAR PURPOSE, OR OF ANY OTHER KIND ARISING OUT OF THIS LEASE, AND THERE ARE NO WARRANTIES THAT EXTEND BEYOND THOSE EXPRESSLY STATED IN THIS LEASE.

19. *Notices.* Any notice required or permitted under this Lease must be in writing. Any notice required by this Lease will be deemed to be delivered (whether actually received or not) when deposited with the United States Postal Service, postage prepaid, certified mail, return receipt requested, and addressed to the intended recipient at the address(es) shown in this Lease, which addresses may be changed from time to time. Notice may also be given by regular mail, personal delivery, courier delivery, facsimile transmission, or other commercially reasonable means and will be effective when actually received. Any addresses for notice may be changed by written notice delivered as provided herein.

20. *Abandoned Property.* Landlord hereby may retain, destroy, or dispose of any property of Tenant or other person left on the Premises at the end of the term of this Lease, including any renewals hereof.

21. *Title.* Landlord hereby represents and warrants that (i) it has good and indefeasible fee simple title to the Premises, (ii) has the full right and authority to make this Lease, and (iii) the Premises are free and clear of all contracts, agreements, encumbrances, or defects in title of any nature whatsoever, other than the matters created by or with the consent of Tenant, that would restrict or prevent the use or enjoyment by Tenant of the Premises or the rights or privileges granted under this Lease.

22. *Headings.* The descriptive headings of the paragraphs contained in the Lease are inserted for convenience only and shall not control, affect, limit, expand, or modify the meaning or construction of any of the provisions hereof.

23. *Counterparts.* The Lease may be executed in multiple counterparts, and such counterparts, when taken together, shall have the full force and effect of an original, fully executed instrument.

24. *Invalidity.* If one or more of the provisions hereof shall for any reason be held to be invalid, illegal, or unenforceable in any respect under applicable law, such invalidity, illegality, or unenforceability shall not affect any other provisions hereof, and this Lease shall be construed as is such invalid, illegal, or unenforceable provision had been contained herein.

25. *Binding Effect.* This Lease shall apply to and be binding on the heirs, successors, executors, administrators, and assigns of the Landlord and Tenant.

26. *Extensions.* Tenant shall have the option to extend this Lease, under the terms herein, upon written notice to Landlord given at lease forty-five (45) days prior to the then

applicable Termination Date, for one or more additional terms. Each additional term shall be twelve (12) months in duration. In no event shall the term of this Lease exceed five (5) years without the express written consent of the Landlord.

27. *Termination*. Either party may terminate this Lease with or without cause and without penalty prior to the Termination Date by providing ninety (90) days written notice to the other party of its intent to terminate this Lease. If the Lease is terminated pursuant to this Section, Tenant shall pay rent on a prorated basis through the termination date noted in the written termination notice.

[The remainder of this page was left blank intentionally.]

This Commercial Lease Agreement is executed to be effective as the Effective Date.

LANDLORD: CITY OF SCHERTZ, TEXAS A Texas Home-Rule Municipality	**TENANT:** The CHAMBER (Schertz-Cibolo-Selma Area)
Steve Williams, City Manager	Maggie Titterington, President

Exhibit A

Legal Description of Property

2014
R33728

03/13/2015
Page 1 of 1

Current Owner	Legal Description	Exemptions	Market
CITY OF SCHERTZ (O142532)	ABS: 221 SUR: G MALPAZ 0.727 AC.	EX	0
		Entities	**Assessed**
		CSC, GGU, RLT, SCS	0

Situs Address

1730 SCHERTZ PARKWAY SCHERTZ 78154

Sales

Date	Volume	Page	Seller Name

History Information

	2014	2013	2012	2011
Imp HS	-	-	$0	$0
Imp NHS	-	-	$0	$0
Land HS	-	-	$0	$0
Land NHS	-	-	$47,502	$47,502
Ag Mkt	-	-	$0	$0
Ag Use	-	-	$0	$0
Tim Mkt	-	-	$0	$0
Tim Use	-	-	$0	$0
HS Cap	-	-	-	-
Assessed	-	-	$47,502	$47,502

Building Attributes

Construction	Foundation	Exterior	Interior	Roof	Flooring
Heat/AC	**Baths**	**Fireplace**	**Year Built**	**Rooms**	**Bedrooms**

Land Segments

SPTB	Description	Area	Market	Ag Value

Improvements

Type	Description	Area	Year Built	Eff Year	Value

Agenda No. 5.

CITY COUNCIL MEMORANDUM

City Council Meeting:	**July 01, 2025**
Department:	**Fire Department**
Subject:	**Resolution 25-R-080 - Authorizing an application to FEMA for the Staffing Adequate Fire and Emergency Response (SAFER) Grant Program (S.Williams/G.Rodgers)**

BACKGROUND

The **Staffing for Adequate Fire and Emergency Response (SAFER) Grant Program** is a crucial federal initiative administered by the U.S. Department of Homeland Security (DHS) and the Federal Emergency Management Agency (FEMA).

Purpose of the SAFER Program:

Its primary objective is to help local fire departments increase and maintain adequate staffing levels. This is achieved by providing direct financial assistance to fire departments for two main purposes:

1. **Hiring new Firefighters:** This helps departments increase their operational capacity and meet growing community demands.
2. **Recruiting and Retaining Volunteer Firefighters:** This supports departments that rely on a volunteer or combination staffing model which does not apply to Schertz Fire Department.

Why is this important:

- **Enhancing Public Safety:** Adequate staffing directly translates to faster response times, more effective incident management (Fire suppression, emergency medical services, technical rescue, hazardous materials response, wildfire operations, fire prevention, and emergency management), and ultimately, better protection for the lives and property of our residents.
- **Ensuring Firefighter Safety:** Properly staffed teams allow for safer operations, reducing the risk of injury or fatality to our firefighters, who are our most valuable assets.
- **Community Resilience:** A well-staffed fire department is a cornerstone of a resilient community, capable of effectively responding to daily emergencies and large-scale disasters.
- **Fiscal Responsibility:** The SAFER grant offers a significant opportunity to enhance our Fire Department's capabilities using federal funds, thereby reducing the direct financial burden on local taxpayers while still achieving critical public safety goals. It allows us to address staffing needs that might otherwise be challenging to fund solely through municipal budgets.
- **Meeting Growing Demands:** As our community grows and develops, the demands on our emergency services increase. SAFER funding helps us keep pace with this growth and maintain high service delivery standards.
- **National Recognition / Best Practices:** Applying for and potentially receiving a SAFER grant demonstrates our commitment to national best practices in emergency management and public safety.

In essence, the SAFER program is a vital federal resource that directly supports our local efforts to maintain a robust, safe, and effective fire and emergency response capability for our citizens.

GOAL

The overarching goal of the Staffing for Adequate Fire and Emergency Response (SAFER) Grant Program is to **enhance the ability of local fire departments to protect their communities from fire and fire-related hazards by increasing or maintaining the number of trained "front-line" Firefighters.**

More specifically, the SAFER program aims to:

1. **Help communities meet industry minimum staffing standards:** This often refers to standards set by organizations like the National Fire Protection Association (NFPA), such as NFPA 1710 (for career fire departments), which provide guidelines for effective staffing, response, and operational capabilties.
2. **Attain 24-hour staffing:** For many departments, SAFER funding helps ensure that there are enough personnel on duty around the clock to provide adequate protection and rapid response.
3. **Improve emergency response capabilities:** By increasing the number of Firefighters, departments can more effectively and safely respond to a wider range of emergencies, including fires, medical calls, hazardous materials incidents, and technical rescues.
4. **Support Firefighters health and safety:** Adequate staffing levels contribute to safer incident scenes by ensuring enough personnel for critical tasks and reducing the burden on individual Firefighters, thereby mitigating risks of injury or burnout.
5. **Enhance the recruitment and retention of Firefighters:** A significant portion of SAFER funds are specifically dedicated to developing and implementing programs that attract new personnel and keep existing ones.

COMMUNITY BENEFIT

The SAFER Grant Program provides significant and measurable benefits directly to communities by enhancing the capabilities and effectiveness of their local fire departments. These benefits cascade down to individual citizens, leading to improved safety, protection, and overall well-being.

Here are the key community benefits of the SAFER Grant Program:

1. **Improved Emergency Response Times and Capabilities:**
    - **Faster Response:** Increased staffing levels, a primary goal of SAFER, directly lead to quicker response times for all types of emergencies, including fires, medical calls, and other incidents. This is crucial as every second counts in an emergency.
    - **Adequate On-Scene Personnel:** More Firefighters means more hands on deck immediately at an incident scene. This ensures that the department can meet National Fire Protection Association (NFPA) staffing standards (NFPA 1710 for career departments), allowing for safer and more effective operations (e.g., rapid fire attack, simultaneous search and rescue, and efficient patient care).
    - **Enhanced Operational Efficiency:** With sufficient personnel, department can deploy resources more strategically and perform complex tasks more efficiently, leading to better outcomes.
2. **Increased Safety and Protection for Residents and Property:**
    - **Reduced Casualties and Injuries:** Faster and more effective responses can significantly reduce the loss of life and injuries to civilians during emergencies.
    - **Minimized Property Damage:** Prompt and robust fire suppression efforts can limit the spread of fires, saving homes, businesses, and other valuable property from extensive damage.
    - **Comprehensive Hazard Mitigation:** Improved staffing means departments are better equipped to handle a broader range of hazards, from structure fires to hazardous materials

incidents and technical rescues, protecting the community from diverse threats.

3. **Fiscal Stability and Responsible Resource Management:**
    - **Reduced Burden on Local Taxpayers:** SAFER grants provide federal funds that can covera significant portion of Firefighter salaries and benefits, preventing the need for our city to solely bear these costs. This is particularly beneficial for communities facing economic constraints or rapid growth.
    - **Cost Savings in Overtime and Mutual Aid:** Adequate staffing can reduce reliance on costly overtime hours for existing personnel and decrease the need for mutual aid from neighboring departments, thereby saving municipal funds.
    - **Strategic Investment:** The grants enable communities to make critical investments in their public safety in their public safety infrastructure without immediate, full impact on local budgets, allowing for better long-term financial planning.
4. **Strengthened Community Engagement and Resilience:**
    - **Enhanced Recruitment and Retention:** SAFER funds enable robust recruitment campaigns and retention incentives (e.g., training opportunities, small stipends, physical exams). This strengthens the department, which is vital for many communities.
    - **Improved Community Well-Being:** A strong, visible, and responsive fire department builds public trust and confidence, contributing to a sense of security and overall community well-being.
    - **Greater Training and Readiness:** SAFER funding can support advanced training opportunities for Firefighters, ensuring they have the most up-to-date skills and confidence to execute safer and more effective emergency operations.

The SAFER program directly translates federal investment into tangible local benefits, making communities safer, more secure, and more resilient in the face of emergencies.

SUMMARY OF RECOMMENDED ACTION

City staff recommends the City Manager be authorized to submit for and accept if awarded the Staffing for Adequate Fire and Emergency Response (SAFER) Grant Program administered by the U.S. Department of Homeland Security (DHS) and Federal Emergency Management Agency (FEMA).

FISCAL IMPACT

The total financial impact of this reimbursement grant is $1,979,647.20 over a 3-year period covering the new hire of firefighter salaries and fringe benefits with a projected cost savings of $1,220,782.43, which is the cost share of the federal government, leaving the city share to be $758,864.77 over this 3-year period.

Grant Total: $1,979,647.20

- Federal Resources - $1,220,782.43
- City Resources - $758,864.77

Grant Period: 3 years

Number of Positions Funded: 6

Percentage of Salary / Benefits Covered by Grant:

- Year 1 - 75% (Federal Share) - $494,911.80 and 25% (City Share) - $164,970.60
- Year 2 - 75% (Federal Share) - $494,911.80 and 25% (City Share) - $164,970.60
- Year 3 - 35% (Federal Share) - $230,958.83 and 65% (City Share) - $659,882.40

After the performance period of the grant, the city would then assume 100% of the salary and benefits

associated with these positions.

RECOMMENDATION

City staff recommends the City Manager by authorized to submit for and accept if awarded the Staffing for Adequate Fire and Emergency Response (SAFER) Grant Program administered by the U.S. Department of Homeland Security (DHS) and Federal Emergency Management Agency (FEMA).

Attachments

Resolution 25-R-080 SAFER Grant Program

RESOLUTION 25-R-080

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AUTHORIZING AN APPLICATION TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) STAFFING FOR ADEQUATE FIRE AND EMERGENCY RESPONSE (SAFER) GRANT PROGRAM

WHEREAS, the Schertz Fire Department has a need to increase the number of trained personnel to ensure adequate fire and emergency response capabilities in our community; and

WHEREAS, the Schertz Fire Department is committed to ensuring the highest level of public safety and emergency response for its residents; and

WHEREAS, the Schertz Fire Department plays a critical and indispensable role in providing fire suppression, emergency medical services, hazardous materials response, technical rescue operations, wild fire operations, fire prevention, and emergency management, essential to the well-being and security of our community; and

WHEREAS, adequate staffing levels within the Schertz Fire Department are paramount to maintaining effective response times, ensuring Firefighter safety, and providing comprehensive emergency services in a rapidly growing or evolving operational environment; and

WHEREAS, the federal Staffing for Adequate Fire and Emergency Response (SAFER) Grant Program, administered by the U.S. Department of Homeland Security (DHS) and the Federal Emergency Management Agency (FEMA), provides critical financial assistance to eligible fire departments for the purpose of increasing or maintaining the number of trained, frontline firefighters; and

WHEREAS, securing SAFER Grant funding would directly enable the City of Schertz to hire six additional career firefighters, improve firefighter recruitment and retention efforts, enhance overall operational capacity and community resilience without solely burdening local taxpayers; and

WHEREAS, the City of Schertz recognizes the significant benefits of the SAFER Grant Program in supporting local fire departments and is committed to leveraging all available resources to enhance our emergency response capabilities.

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 submit for and accept the Staffing for Adequate Fire and Emergency Response (SAFER) Grant Program not to exceed the amount of **ONE MILLION NINE HUNDRED AND SEVENTY NINE THOUSAND SIX HUNDRED FOURTY EIGHT DOLLARS. ($1,979,648) during the FY26, FY27, and FY28.**

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 APPROVED on the 1st day of July, 2025.

CITY OF SCHERTZ, TEXAS

_____

Ralph Gutierrez, Mayor

ATTEST:

_____

Sheila Edmondson, City Secretary

Agenda No. 6.

CITY COUNCIL MEMORANDUM

City Council Meeting:	**July 01, 2025**
Department:	**City Secretary**
Subject:	**Resolution 25-R-070 - Approving the Guadalupe Appraisal District Real Estate Acquisition and Renovation of 216 E College Street, Seguin, TX (Mayor/S.Williams)**

Attachments

Estimated Project Funding Amounts of Taxing Units

Taxing Unit Request for Approval Packet

Resolution 25-R-070 Approval Guadalupe Appraisal District Real Estate Acquistion

Estimated Project Funding Amounts of Taxing Units

Taxing Unit	GAD Budget Allocation	Probable Funding Requirement	Tax Rate per $100 of Taxable Value	Impact Statement
Guadalupe County	20.61716%	$ 182,509.45	The tax rate per $100 of taxable value is approximately $0.000734	This tax rate represents 0.07% of one cent per $100 of taxable value.
Schertz-Cibolo-U.C. ISD	20.00736%	$ 177,111.27	The tax rate per $100 of taxable value is approximately $0.002457	This tax rate represents 0.25% of one cent per $100 of taxable value.
Seguin ISD	15.56632%	$ 137,797.82	The tax rate per $100 of taxable value is approximately $0.002267	This tax rate represents 0.23% of one cent per $100 of taxable value.
Seguin, City	6.29898%	$ 55,760.50	The tax rate per $100 of taxable value is approximately $0.001167	This tax rate represents 0.12% of one cent per $100 of taxable value.
New Braunfels ISD	5.88018%	$ 52,053.14	The tax rate per $100 of taxable value is approximately $0.002397	This tax rate represents 0.24% of one cent per $100 of taxable value.
Navarro ISD	5.83841%	$ 51,683.42	The tax rate per $100 of taxable value is approximately $0.002381	This tax rate represents 0.24% of one cent per $100 of taxable value.
Schertz, City	5.53983%	$ 49,040.24	The tax rate per $100 of taxable value is approximately $0.001206	This tax rate represents 0.12% of one cent per $100 of taxable value.
Cibolo, City	5.20226%	$ 46,052.00	The tax rate per $100 of taxable value is approximately $0.001178	This tax rate represents 0.12% of one cent per $100 of taxable value.
Marion ISD	5.07129%	$ 44,892.59	The tax rate per $100 of taxable value is approximately $0.002383	This tax rate represents 0.24% of one cent per $100 of taxable value.
Comal ISD	3.35424%	$ 29,692.80	The tax rate per $100 of taxable value is approximately $0.002276	This tax rate represents 0.23% of one cent per $100 of taxable value.
New Braunfels, City	2.69376%	$ 23,846.03	The tax rate per $100 of taxable value is approximately $0.000993	This tax rate represents 0.10% of one cent per $100 of taxable value.

Estimated Project Funding Amounts of Taxing Units *(cont.)*

Taxing Unit	GAD Budget Allocation	Probable Funding Requirement	Tax Rate per $100 of Taxable Value	Impact Statement
San Marcos ISD	0.99320%	$ 8,792.09	The tax rate per $100 of taxable value is approximately $0.002135	This tax rate represents 0.21% of one cent per $100 of taxable value.
Lake McQueeney WCID #1	0.60407%	$ 5,347.44	The tax rate per $100 of taxable value is approximately $0.000760	This tax rate represents 0.08% of one cent per $100 of taxable value.
Lake Placid WCID #1	0.52380%	$ 4,636.86	The tax rate per $100 of taxable value is approximately $0.002280	This tax rate represents 0.23% of one cent per $100 of taxable value.
La Vernia ISD	0.38755%	$ 3,430.69	The tax rate per $100 of taxable value is approximately $0.002218	This tax rate represents 0.22% of one cent per $100 of taxable value.
Selma, City	0.35378%	$ 3,131.73	The tax rate per $100 of taxable value is approximately $0.000426	This tax rate represents 0.04% of one cent per $100 of taxable value.
Luling ISD	0.27765%	$ 2,457.81	The tax rate per $100 of taxable value is approximately $0.001781	This tax rate represents 0.18% of one cent per $100 of taxable value.
Loan Oak Farm MUD	0.26365%	$ 2,333.95	The tax rate per $100 of taxable value is approximately $0.001156	This tax rate represents 0.12% of one cent per $100 of taxable value.
Marion, City	0.13325%	$ 1,179.56	The tax rate per $100 of taxable value is approximately $0.001062	This tax rate represents 0.11% of one cent per $100 of taxable value.
Prairie Lea ISD	0.10910%	$ 965.78	The tax rate per $100 of taxable value is approximately $0.002001	This tax rate represents 0.20% of one cent per $100 of taxable value.
Lake Dunlap WCID	0.08160%	$ 722.31	The tax rate per $100 of taxable value is approximately $0.000200	This tax rate represents 0.02% of one cent per $100 of taxable value.
Universal City, City	0.07843%	$ 694.29	The tax rate per $100 of taxable value is approximately $0.001320	This tax rate represents 0.13% of one cent per $100 of taxable value.

Estimated Project Funding Amounts of Taxing Units *(cont.)*

Taxing Unit	GAD Budget Allocation	Probable Funding Requirement	Tax Rate per $100 of Taxable Value	Impact Statement
Santa Clara, City	0.03506%	$ 310.39	The tax rate per $100 of taxable value is approximately $0.000374	This tax rate represents 0.04% of one cent per $100 of taxable value.
Meadow Lake WCID #1	0.02689%	$ 238.07	The tax rate per $100 of taxable value is approximately $0.000272	This tax rate represents 0.03% of one cent per $100 of taxable value.
Nixon-Smiley CISD	0.02251%	$ 199.27	The tax rate per $100 of taxable value is approximately $0.002407	This tax rate represents 0.24% of one cent per $100 of taxable value.
Luling, City	0.01105%	$ 97.78	The tax rate per $100 of taxable value is approximately $0.000976	This tax rate represents 0.10% of one cent per $100 of taxable value.
York Creek Water District	0.00934%	$ 82.67	The tax rate per $100 of taxable value is approximately $0.000010	This tax rate represents 0.00% of one cent per $100 of taxable value.
Guadalupe County MUD #4	0.00877%	$ 77.60	The tax rate per $100 of taxable value is approximately $0.000294	This tax rate represents 0.03% of one cent per $100 of taxable value.
San Marcos, City	0.00480%	$ 42.50	The tax rate per $100 of taxable value is approximately $0.001653	This tax rate represents 0.17% of one cent per $100 of taxable value.
Sky Ranch MUD	0.00470%	$ 41.60	The tax rate per $100 of taxable value is approximately $0.000770	This tax rate represents 0.08% of one cent per $100 of taxable value.
Guadalupe County MUD #9	0.00054%	$ 4.78	The tax rate per $100 of taxable value is approximately $0.002832	This tax rate represents 0.28% of one cent per $100 of taxable value.
Guadalupe County MUD #6	0.00042%	$ 3.76	The tax rate per $100 of taxable value is approximately $0.000034	This tax rate represents 0.00% of one cent per $100 of taxable value.
Guadalupe County MUD #10	0.00006%	$ 0.52	The tax rate per $100 of taxable value is approximately $0.002556	This tax rate represents 0.26% of one cent per $100 of taxable value.

Guadalupe Appraisal District

3000 North Austin Street
Seguin, Texas 78155
(830) 303-3313 Opt. 1
(830) 372-2874 (Fax)

To the Honorable Governing Bodies of Guadalupe County Taxing Units,

The Guadalupe Appraisal District Board of Directors **(BOD)** has adopted Resolution 2025-03 proposing the acquisition and renovation of the historic Mary B. Erskine Building located at **216 East College Street, Seguin, Texas**, as the future headquarters of the Appraisal District.

The property is under contract for **$1,895,000**, and a recent independent fee appraisal has established its market value at **$1,960,000** as of March 24, 2025. This 39,273-square-foot structure originally built in 1914 and situated on a 4-acre block—offers a strategic and cost-effective opportunity to secure a permanent facility capable of serving Guadalupe County's rapidly growing taxpayer base.

As detailed in the attached **Mary Erskine Building Assessment Report** (dated May 6, 2025), the facility requires extensive renovation and modernization to be repurposed for government administration and public services. The **total Probable Project Cost is estimated at $8,401,765**, which includes design, construction, project management, contingency, and all associated costs necessary to bring the facility into full operational use.

Pursuant to **Section 6.051 of the Texas Property Tax Code**, this real estate acquisition and renovation project must be approved by the governing bodies of **three-fourths of the taxing units** entitled to vote on the appointment of the appraisal district's board of directors.

Enclosed you will find:

1. The copy of adopted BOD **Resolution 2025-03** *(pg. 3)*
2. A **Resolution Template** for formal adoption by your governing body *(pg. 4)*
3. The **Mary Erskine Building Assessment Report** *(pg.5)*
4. An addendum outlining **alternate options considered** *(pg. 115)*

Please note: Each taxing unit's share of the funding responsibility for this project will be proportionate to its respective percentage of the Guadalupe Appraisal District's **annual approved budget**. This ensures equity in participation aligned with each entity's operational support level. Current budget allocation percentages are provided below signature block.

Several taxing units have already scheduled time for the Chief Appraiser to provide a formal presentation. We are happy to accommodate any additional requests for briefings or discussions and encourage your office to contact us directly.

We respectfully request that this item be placed on your next available agenda for consideration. In accordance with Section 6.051 of the Texas Property Tax Code, **the approval resolution must be returned to the Guadalupe Appraisal District within 30 days from the date this request is formally presented to your governing body at a posted public meeting**.

Thank you for your attention to this matter and for your continued support of the Guadalupe Appraisal District's mission to serve the taxpayers and taxing units of our community.

Sincerely,



Peter Snaddon, R.P.A., C.C.A.
Chief Appraiser
Guadalupe Appraisal District

Current Budget Allocation Breakdown

Taxing Unit Name	Allocation %	Taxing Unit Name	Allocation %
Guadalupe County	20.61716%	Lone Oak MUD	0.26365%
Schertz-Cibolo UC ISD	20.00736%	City of Marion	0.13325%
Seguin ISD	15.56632%	Prairie Lea ISD	0.10910%
City of Seguin	6.29898%	Lake Dunlap WCID	0.08160%
New Braunfels ISD	5.88018%	City of Universal City	0.07843%
Navarro ISD	5.83841%	City of Santa Clara	0.03506%
City of Schertz	5.53983%	Meadow Lake WCID #1	0.02689%
City of Cibolo	5.20226%	Nixon-Smiley ISD	0.02251%
Marion ISD	5.07129%	City of Luling	0.01105%
Comal ISD	3.35424%	York Creek Water Dist.	0.00934%
City of New Braunfels	2.69376%	Guadalupe County MUD#4	0.00877%
San Marcos ISD	0.99320%	City of San Marcos	0.00480%
Lake McQueeney WCID #1	0.60407%	Sky Ranch MUD*	0.00470%
Lake Placid WCID #1	0.52380%	Guadalupe County MUD #9*	0.00054%
LaVernia ISD	0.38755%	Guadalupe County MUD06*	0.00042%
City of Selma	0.35378%	Guadalupe County MUD10*	0.00006%
Luling ISD	0.27765%		100.00%

Ineligible Tax Units: TX Tax Code §6.051(b) The acquisition or conveyance of real property or the construction or renovation of a building or other improvement by an appraisal district must be approved by the governing bodies of three-fourths of the **taxing units entitled to vote on the appointment of board members.*

Guadalupe Appraisal District

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE GUADALUPE APPRAISAL DISTRICT REGARDING THE ACQUISITION AND RENOVATION OF 216 E. COLLEGE STREET, SEGUIN, TEXAS, AS THE FUTURE SITE FOR APPRAISAL DISTRICT OPERATIONS

WHEREAS, the current location of the Guadalupe Appraisal District is no longer adequate in size or functional utility to meet the needs of the taxing units and taxpayers; and

WHEREAS, the property located at 216 E. College Street, Seguin, Texas, has been identified as a suitable location that provides adequate space to meet these needs; and

WHEREAS, Section 6.051 of the Texas Property Tax Code authorizes the Board of Directors of an appraisal district to purchase or lease real property and to construct or renovate improvements as necessary to establish and operate the appraisal office;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE GUADALUPE APPRAISAL DISTRICT:

1. **Approval of Acquisition and Renovation**: The Board of Directors hereby approves the acquisition and renovation of the property located at 216 E. College Street, Seguin, Texas, for use as the future site of the Guadalupe Appraisal District operations.
2. **Notification and Approval**: The Chief Appraiser is directed to notify the presiding officer of each governing body entitled to vote on the approval of this proposal, as required by Section 6.051 of the Texas Property Tax Code. The notification shall include a copy of this resolution and information showing the costs of other available alternatives to the proposal.
3. **Implementation**: Upon receiving the necessary approvals from the governing bodies of three-fourths of the taxing units entitled to vote on the appointment of board members, the Chief Appraiser is authorized to proceed with the acquisition and renovation of the property.
4. **Effective Date**: This resolution shall take effect immediately upon its passage.

PASSED AND APPROVED this 7th day of May 2025.

Charles O. Kelm, Chairman Jim Livens
G.A.D. Board of Directors Vice Chairman

ATTEST:

Daryl John, Secretary
G.A.D. Board of Directors

RESOLUTION NO.

APPROVAL OF GUADALUPE APPRAISAL DISTRICT REAL ESTATE ACQUISITION AND RENOVATION OF 216 E. COLLEGE STREET IN SEGUIN, TEXAS AS FUTURE SITE FOR APPRAISAL DISTRICT OPERATIONS

WHEREAS, the Texas Property Tax Code, Section 6.051, permits an appraisal district to acquire real property by purchase or lease, convey real property, and construct or renovate buildings or other improvements for the purpose of establishing and operating an appraisal office or branch appraisal office; and

WHEREAS, Section 6.051 requires that the board of directors of an appraisal district propose the property transaction by resolution, which must be approved by the governing bodies of three-fourths of the taxing units entitled to vote on the appointment of board members; and

WHEREAS, the governing body of [Taxing Unit Name] received notification of the resolution adopted by the Board of Directors of the Guadalupe Appraisal District as required by Section 6.051; and

WHEREAS, the purchase and renovation of the proposed real estate offers the most effective solution to provide the Guadalupe Appraisal District with a permanent location to serve the taxing units and taxpayers of Guadalupe County;

NOW, THEREFORE, BE IT RESOLVED that on this date, the [Governing Body] of the [Taxing Unit Name]:

1. **Approval of Acquisition and Renovation:** The [Governing Body] hereby approves by a majority vote in a public meeting the purchase and renovation project of a building for the Guadalupe Appraisal District's office situated in Guadalupe County, Texas, at 216 E. College Street in Seguin, Texas, as described in approved Resolution 2025-03 of the Board of Directors of the Guadalupe Appraisal District.
2. **Allocation of Proceeds from Sale of Existing Office:** Any proceeds from the sale of the existing office of the Guadalupe Appraisal District located at 3000 N. Austin Street in Seguin, Texas be allocated to the Guadalupe Appraisal District's dedicated reserve fund for future payments towards the proposed building purchase and renovations.

BE IT FURTHER RESOLVED that this document be filed with the Chief Appraiser of the Guadalupe Appraisal District on or before the 30th day after receipt of notification of the aforementioned resolution.

PASSED AND APPROVED this _____ day of [Month] 2025.

_____
[Name]
[Title]

ATTEST:

_____
[Name]
[Title]

DOCKERY ARCHITECTURE

MARY ERSKINE BUILDING ASSESSMENT

FOR THE GUADALUPE COUNTY APPRAISAL DISTRICT

MAY 6, 2025







INTERIM REVIEW / CONCEPT DESIGN. NOT INTENDED FOR BIDDING, PERMITTING OR CONSTRUCTION.
DEBRA J. DOCKERY, TEXAS ARCHITECT REGISTRATION #11930.

MARY ERSKINE BUILDING ASSESSMENT
FOR THE GUADALUPE COUNTY APPRAISAL DISTRICT
MAY 6, 2025

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B. Existing Conditions Description
C. Renovation Space Program Goals
D. Observations and Description of the Proposed Scope of Work
E. Space Needs Program
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K. References
   - Site Survey
   - Appraiser Area Calculations
   - Asbestos Containing Materials Report
   - Elevator Assessment
   - Plumbing Lines Camera Results

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With
Calculated Legacy Consulting Engineers, MEP Engineer

DOCKERY ARCHITECTURE

MARY ERSKINE BUILDING ASSESSMENT

PROJECT INFORMATION AND EXISTING CONDITIONS

DOCKERY
ARCHITECTURE

MARY ERSKINE BUILDING ASSESSMENT
SEGUIN, TEXAS

Project Introduction

The Mary Erskine Building in Seguin, Texas was initially constructed in 1914 for the Seguin Independent School District High School. In subsequent years, the building became an elementary campus and then a vocational/technical school. More recently the building was acquired by a private investor. The Guadalupe County Appraisal District is considering purchasing the building to relocate its Seguin Headquarters. The agency has outgrown the current facilities and expansion opportunities in the present location are limited. Debra J. Dockery, Architect, P.C. was contracted to provide this assessment of the improvements needed to accommodate the Appraisal District offices should the purchase move forward.

The site is a full 4-acre block in the downtown area of Seguin. The original 1914 building is three stories and comprised of former classrooms and offices. Later additions to the campus include a single-story classroom building, a band hall, and combination gymnasium, auditorium with stage, cafeteria and kitchen building. The site currently has 32 parking spaces in a paved lot on the east side and 18 parking spaces on the north. There is a concrete paved basketball court, abandoned swing sets, and evidence of a former athletic track.

The design team was tasked with developing a space program that reflects the actual space needs and adjacencies for each department and developing interior reorganization floor plans that provide a concept for the occupancy by the Appraisal District.

This assessment focused on the original three-story building as the facility the Appraisal District would occupy first. An evaluation of existing mechanical, electrical and plumbing systems was conducted to determine repairs necessary to reoccupy the building. A building code analysis and disabled accessibility review were prepared to determine needed upgrades.

Existing Conditions

Area*	Main Building Ground Floor	9,060 SF
	Main Building Second / Main Floor	8,910 SF
	Main Building Third Flor	8,910 SF
		26,880 SF
	Single Story Classroom & Band Hall	4,231 SF
	Gymnasium/Cafeteria	8,162 SF
	Total For Campus	39,273 SF

*Areas provided by Guadalupe Appraisal District

Date Constructed	Original section - 1914. Additions - assumed 1960's.
Construction	Concrete foundations, (first floor of Main Building is partially below grade), concrete framed columns, beams, floor, roof and stair structure, brick veneer on masonry walls, interior plaster and gypsum board walls, original wood flooring in most rooms, suspended acoustical ceilings retrofitted when the building received air conditioning.

Renovation Program Goals

- Designate a main public entrance and public service window near public parking and accessible to elevator.
- Provide consolidated public support areas (research and map room, public restrooms, meeting room.
- Relocate departments with public service functions to be conveniently located near the main entrance.
- Designate rooms for Appraisal Review Board (ARB) hearings that can be separated from the rest of the building with separate restrooms and waiting areas.
- Provide Appraiser work stations grouped by appraisal type.
- Centrally locate staff breakroom and restrooms for efficient and convenient access by all staff.
- Secure staff areas from public access areas.
- Review security aspects and improvements
- Provide budget recommendations for needed systems replacements and upgrades.
- Upgrade finishes and systems for a modern appearance.
- Investigate energy saving upgrades such as LED lighting.
- Consider immediate space needs and near future projected growth

Observations and Description of Proposed Scope of Work

<u>General</u>

1. Most existing interior walls may remain in the proposed interior reorganization.

2. For many areas where the existing door does not have required ADA clearance, the door may be removed as the spaces become open work stations.

3. There are existing restrooms on the First Floor. The recommendation is to completely remove all fixtures and finishes and replace with a new layout meeting ADA and public accommodation.

4. There are no restrooms on the Second Floor. As this floor will be the main public entry, it is proposed to add restrooms matching the first floor layout below for ease in stacking plumbing piping.

5. The restrooms on the Third Floor will be primarily for staff. These restrooms have ADA

compliance issues which may be addressed in a renovation.

6. Staff areas are consolidated and secured from public access on the First and Second Floors by walls separating the corridor and with controlled access doors.

7. The building has been retrofitted with a fire sprinkler system.

8. The HVAC systems, and the internal building power and lighting, telecommunications infrastructure and plumbing systems will be replaced. Service entries appear adequate for the renovation.

9. The elevator was inspected by a third party contacted by the Guadalupe Appraisal District. There are some issues to be addressed. See separate elevator assessment report.

10. The most recent asbestos report conducted in 2021 lists asbestos containing material in the window and door caulk and in vinyl composition tile. However, the location of the vinyl tile and the quantities in the report do not match the actual on-site observations. Perhaps some material has been removed since 2021. The previous asbestos report in 2018 listed asbestos containing material for duct work caulking and in duct work vibration dampers. It does not appear these materials have been removed since the 2018 report.

    For this report, it is assumed asbestos abatement will be required if any vinyl floor tile is removed, any windows are replaced, or any ducts with caulking are removed. Should the Guadalupe Appraisal District proceed with the purchase of this building, it is recommended the testing for asbestos be conducted again to determine conclusively the extent of any asbestos containing material.

11. A previous assessment report conducted in 2018 noted water damage from roof leaks. The report was not specific to the areas damaged. No evidence of substantial water damage was observed. Only isolated areas of stained ceiling tiles were noted and these areas may have been the result of air conditioning condensate leaks. It was reported by the current building owner that the roofing system on the three story building was recently replaced. Aerial photos indicate the roofing is likely a TPO system and it does appear to be recent.

12. Camera investigation of plumbing lines from the first floor restrooms to the service mains or meters was recommended. The results of these investigations are attached. Most water and sewer piping within the building will be replaced with the expected reorganization of restrooms and breakrooms.

    The lines outside the building have collapsed, most notably at the clean-outs. The amount of damage from the clean-outs did not allow the camera to survey the entire length of the piping to determine the extent of the damage. This report assumes the entire length of the sewer and water piping from the building to the City of Seguin mains will need to be replaced.

Single Story Classroom Building

A full assessment of the single story classroom building was not conducted with this report as the Guadalupe Appraisal District does not have immediate plans to occupy this building. General observations noted include:

- Rotted wood roof framing
- Roofing needs replacement
- Mechanical systems need replacement
- Restrooms could not be viewed but are assumed to need significant renovation
- Electrical lighting needs replacement
- Floor tile may be asbestos containing
- Ceilings and finishes need replacement

Gymnasium and Cafeteria Building

A full assessment of the Gymnasium and Cafeteria building was also not conducted with this report. The Guadalupe Appraisal District does not have immediate plans to occupy this building but has considered that the gym may be rented to community groups. Observations include:

- There are no restrooms in this building. If the space were rented to outside groups, alternate provisions would be required.
- Metal roofing needs to be coated or replaced
- Mechanical systems need replacement
- Lighting systems need to be replaced
- The gym floor is concrete. A suitable court flooring may be considered in the future
- There are no basketball goals currently in place
- The space includes a platform stage with ornate plaster work
- All appliances in the former kitchen have been removed and utility connections capped or abandoned.

Recommended Scope of Work for Main Building

<u>Site Work</u>

The front entry curb ramp and door landings exceed the maximum slopes for ADA
Many areas of the concrete sidewalks to the building are cracked, spalled and uneven
Rework concrete front entry steps for compliant entry
Additional parking will need to be constructed. Approximately 30 spaces may be retrofitted on the existing concrete paved basketball court. An additional 25 to 30 parking spaces will be needed to meet City of Seguin ordinances.
Remove abandoned swing sets and other playground equipment.
Improve site lighting for better security.
New mechanical systems will require additional outdoor areas with concrete pads and better security fencing.
Existing roof downspouts drain across public sidewalks which can cause slippery, unsafe conditions. Consider installing sidewalk trench drains to divert drainage to grassy areas.

Consider securing the one-story building and gymnasium building with more substantial fencing
Consider landscape improvements including sod repair, tree trimming, additional trees and shrubs.

Exterior – Main Building

Clean brick and stone
Provide minor repointing of brick (repair noted in limited areas)
Repaint sheet metal work (downspouts, roof trims)
Consider replacing the existing windows with insulated units to reduce HVAC loads and provide better occupant comfort
If a new HVAC chiller / boiler central plant is installed, remove ground floor roof-top a/c, and replace this roofing.
(The main roofing is reported to be recently replaced. No leaks were detected and aerial photos seem to confirm the Main Building roof is more recent.)

Interior – Main Building

The following ADA issues were noted:

- Stair handrails are not compliant
- Many interior doors lack the required clearance of the push and pull side of the door
- All restrooms have various non-compliant issues, but the recommended scope is to completely renovate all restrooms and add restrooms at the Second Level.

Replace all suspended ceilings with 2 x 2 acoustical lay-in systems. (This is necessary for HVAC and Electrical lighting replacement.)
Refinish wood floors
Repaint entire interior
Provide new interior walls as shown in the concept floor plans
Some cracks were noted at the front entry stairs in the joint between the structural concrete stair framing and the infill wall below. These appear to be cracks caused by differential movement of different materials.

Summary of Existing Building Systems

Foundation – assumed concrete pier and beam
Superstructure – concrete frame, columns, beams, flat floor plates
Stairs – concrete framed
Exterior walls – brick veneer and masonry back up (possibly structural clay tile)
Interior walls – assumed plaster on lath, gypsum board on studs
Flooring – wood flooring, vct, terrazzo in restrooms
Ceilings – suspended 2 x 4 retrofitted



Figure 1: Entry sidewalk & curb ramp



Figure 2: Front steps-landing



Figure 3: Exterior clean brick & stone



Figure 4: Repoint minor cracking of brick



Figure 5: Main building sidewalk



Figure 6: Main building swing sets

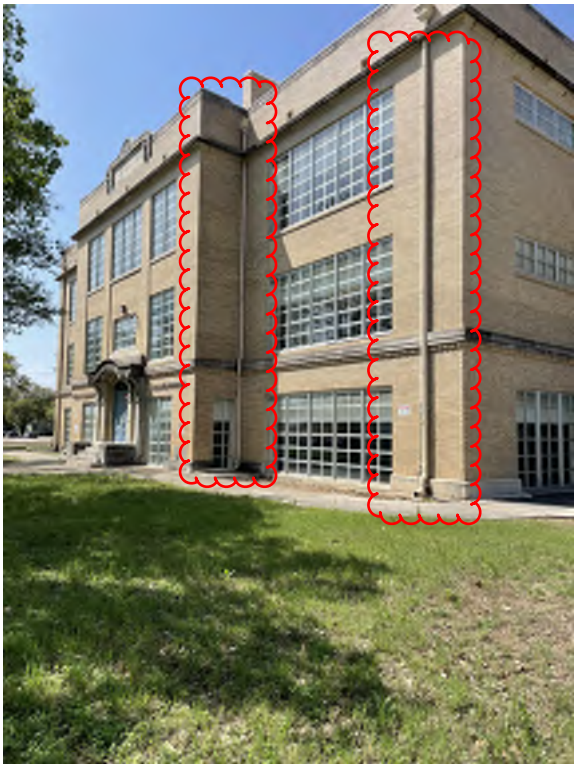


Figure 7: Consider installing trench drains for downspouts



Figure 8: Stair handrails in First Floor Basement



Figure 9: Stair handrails & AC unit not ADA complaint



Figure 10: First Floor Basement Elevator Hallway

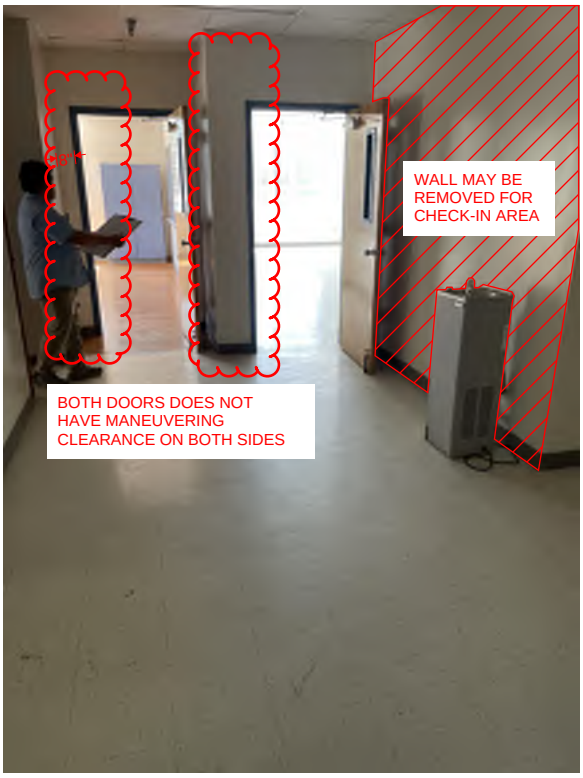


Figure 11: First Floor Basement interior doors

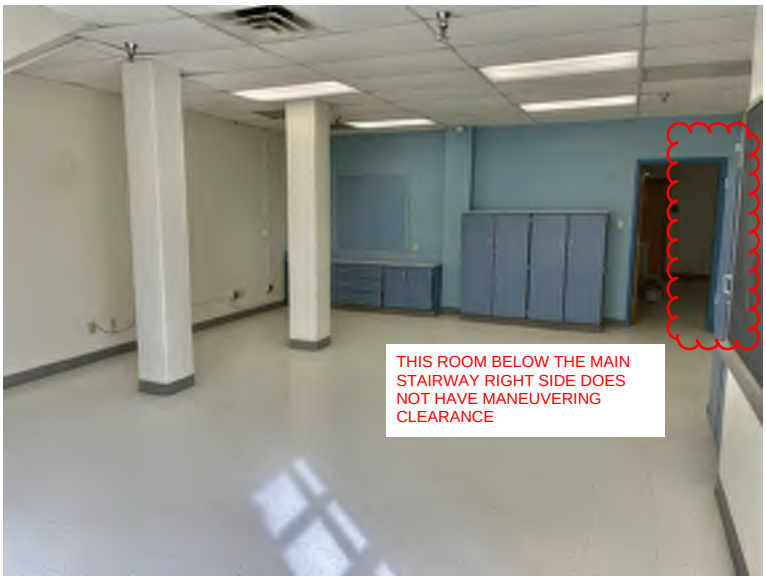


Figure 12: First Floor Basement interior doors



Figure 13: First Floor Basement Cracked Walls



Figure 14: First Floor Basement Girls Restroom



Figure 15: First Floor Basement Girls Restroom



Figure 16: First Floor Basement Boys Restroom

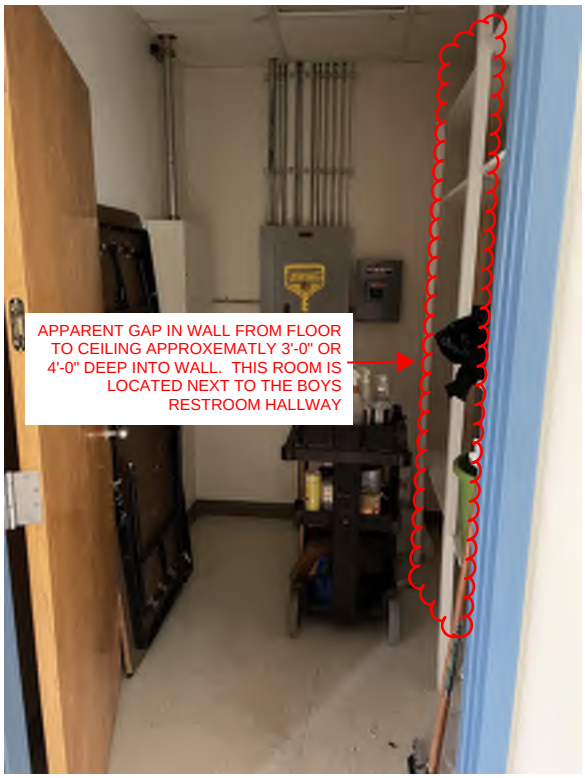


Figure 17: First Floor Basement Storage room next to Boys restroom



Figure 18: First Floor Basement Stairway

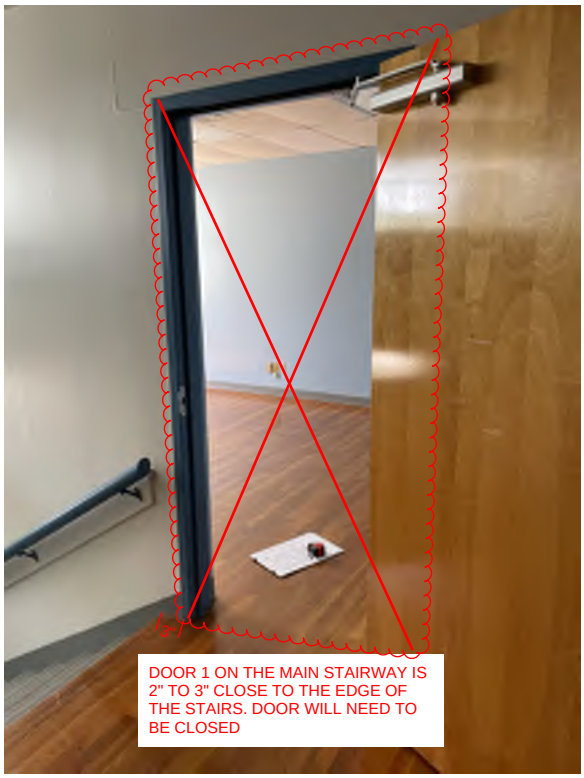


Figure 19: Second Floor Main Level main entry stairway

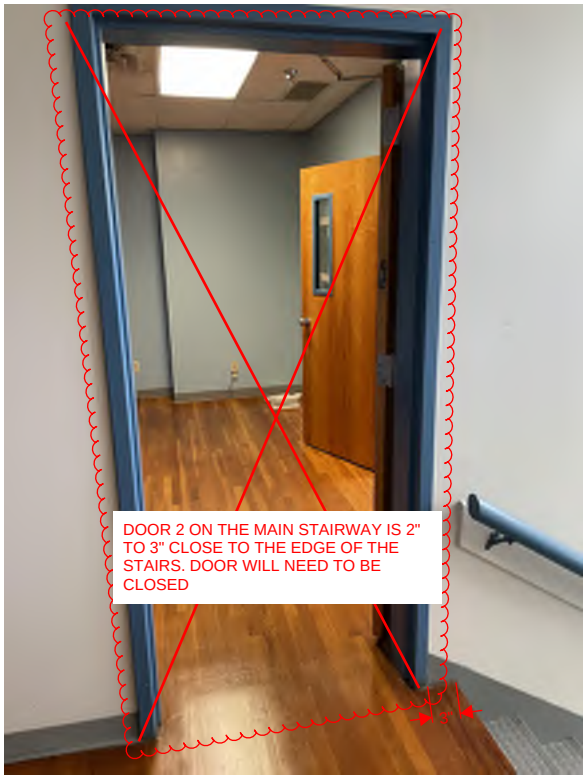


Figure 20: Second Floor Main Level main entry stairway



Figure 21: Second Floor Main Level Lobby

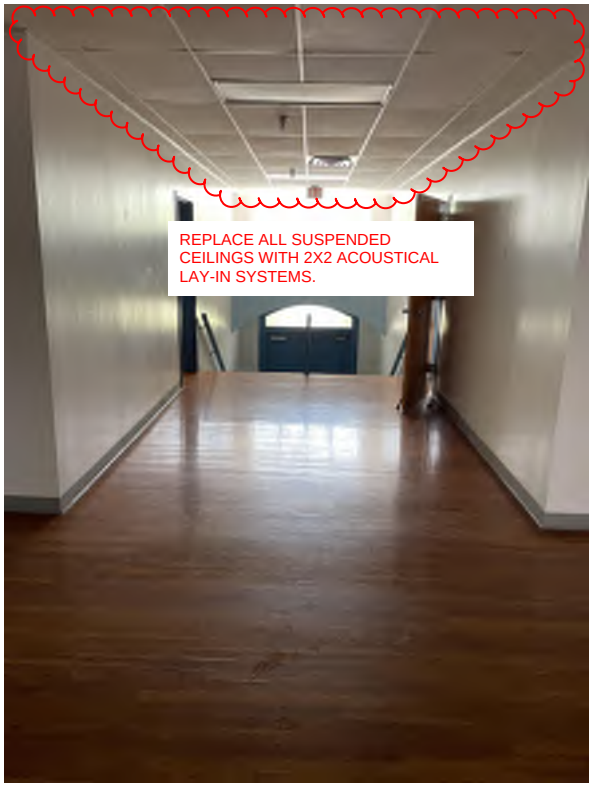


Figure 22: Second Floor Main Level main entry stairway



Figure 23: Second Floor Main Level

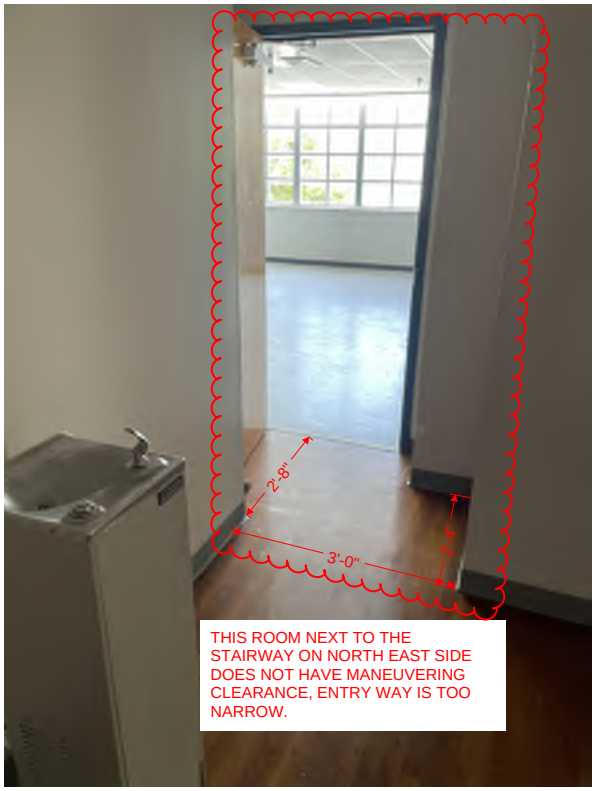


Figure 24: Second Floor Main Level stairway



Figure 25: Third Floor Level Corridor



Figure 26: Third Floor Level stairway

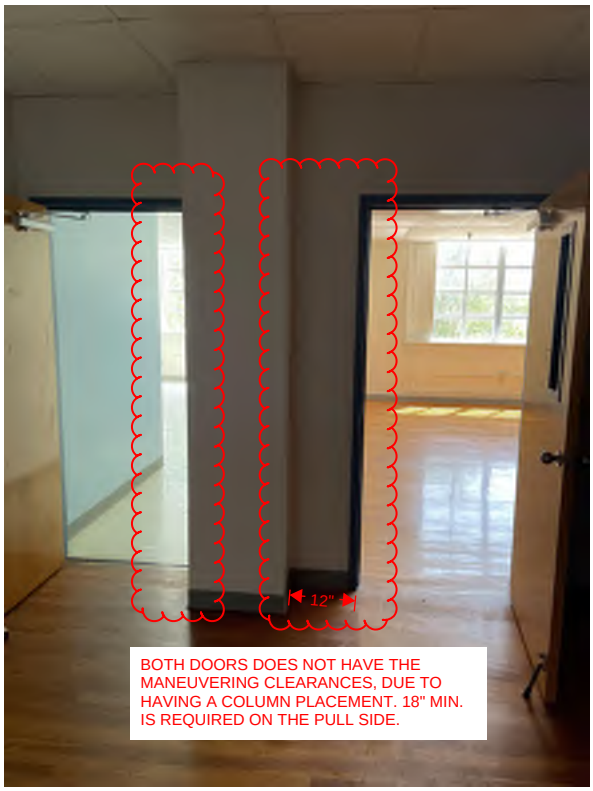


Figure 27: Third Floor Level

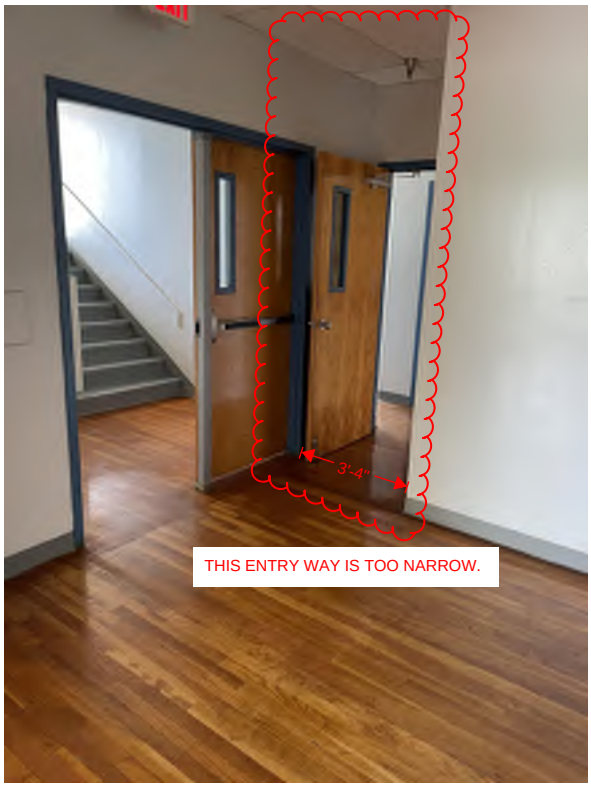


Figure 28: Third Floor Level stairway



Figure 27: Third Floor Level Men's Restroom



Figure 28: Third Floor Level Women's Restroom



Figure 29: Third Floor Level Janitor's room



DOCKERY
ARCHITECTURE

MARY ERSKINE BUILDING ASSESSMENT

SPACE NEEDS PROGRAM

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GUADALUPE APPRAISAL DISTRICT
SPACE NEEDS PROGRAM FOR POSSIBLE RELOCATION TO 216 E. COLLEGE
Updated 4.29.2025

Department/ Spaces	SPACES No.	Min Size of Space ASF	ASF	COMMENTS
SECOND FLOOR MAIN LEVEL				
Reception space / lobby - 30 x 24	1	720	720	double size of exist. Add kiosks
Public service counter - 5 x 30	1	150	150	5 windows of which 2 ADA
Public service staff work stations, 7x30	5	210	1050	part of service counter
Public work room	1	600	600	computer terminals for 10, maps, kiosks, 1 work station
Public restrooms men, women	2	200	400	
Public family restroom	1	65	65	
Pubic lactation room	1	65	65	
Large conference room for up to 50	1	700	700	locate on Main Level, will also be Board Room
Breakroom / kichenette, seating 15 - 20	1	500	500	Maybe 1 breakrm on ea level
Work Room, mail room, supplies	1	250	250	
ADMINISTRATION				
Director of Administration	1	180	180	
Administration work stations	7	65	455	
Mapping work stations with printer	2	100	200	
IT work station	1	100	100	
Mechanical	1	250	250	
Electrical	1	60	60	
MDF and IDF data rooms	1	100	100	
Janitor	1	80	80	
NET TO GROSS MAIN LEVEL			5,925	
Walls, Hallways, Stairs, Structure			2,985	
TOTAL GSF MAIN LEVEL			**8,910**	
LOWER LEVEL ARB CENTER				
ARB check-in	1	200	200	
ARB lobby / waiting area	1	400	400	
ARB hearing rooms	2	660	1320	room for 20 to 30 persons
ARB level office for tax liasion	1	190	190	
ARB breakroom	1	400	400	
ARB file storage	1	300	300	

ARB level men and women restrooms	2	250	500	
ARB level family restroom	1	65	65	
ARB level lactation room	1	65	65	
Training Room	1	660	660	
Fitness Center	1	770	770	
Mechanical	1	400	400	
Electrical	1	100	100	
MDF and IDF data rooms	1	300	300	
Janitor	1	80	80	
Future office for facilities manager	1	190	190	
General building storage	1	300	300	
NET TO GROSS LOWER LEVEL			6,240	
Walls, Hallways, Stairs, Structure, etc. 45%			2,820	
TOTAL GSF LOWER LEVEL			**9,060**	
UPPER LEVEL OFFICES AND WORK STATIONS				
APPRAISERS				
Chief Appraiser Office	1	210	210	
Deputy Chief Appraiser Office	1	180	180	
Appraiser work stations - residential	9	65	585	
Appraiser work stations - complex	5	65	325	
Appraiser work stations - commercial	4	65	260	
Appraiser Work Stations - agriculture	2	65	130	
Appraiser work station - land	1	65	65	
HUMAN RESOURCES				
Offices	3	160	480	
Lobby	1	120	120	
Medium conference room for 15 to 20	*1*	660	660	
Small conference room for 5 to 10	*1*	300	300	
Collaboration break out rooms for 2 to 4	3	80	240	
Breakroom / kitchenette, 15 - 20	1	600	600	
Staff men and women restrooms	2	200	400	
Staff family restroom	1	200	200	
Staff lactation room	1	65	65	
Staff shower rooms	2	80	160	
Mechanical	1	250	250	
Electrical	1	60	60	
MDF and IDF data rooms	1	100	100	
Janitor	1	80	80	
NET TO GROSS UPPER LEVEL			5,470	
Walls, Hallways, Stairs, Structure, etc. 45%			3,440	
TOTAL GSF UPPER LEVEL			**8,910**	
TOTAL FOR BUILDING			26,880	



DOCKERY
ARCHITECTURE

MARY ERSKINE BUILDING ASSESSMENT

BUILDING CODE AND ZONING CODE ANALYSIS

Building Code and Zoning Code Analysis

Authority with Jurisdiction: City of Seguin, Texas
Current adopted codes: International Building Codes 2018, International Fire Code 2018,
(Per City of Seguin website) International Energy Conservation Code 2018
Note: The City of Sequin Building Department was contacted to determine if updating to more current editions of the codes were being considered. The Department has not responded.

Occupancy Type
Current Group E Educational
Proposed Conversion Group B Civic Administration

Occupancy Separation Under occupancy Group E there were no requirements for occupancy separation. Any assembly spaces in the conversion to Group B with more than 50 occupants or more than 750 square feet will be classified as Group A-3, per 303.1.2

Construction Type Type II-B Non-combustible

Fire Sprinkler Currently Yes

Analysis based on Group B Occupancy

Area	Actual	Allowable (with fire sprinkler)
Main Building Area	26,880 SF	
Total Area all buildings	39,273 SF	90,000 SF

Stories	Actual - 3	Allowed- 3
Height	Actual 18 FT	Allowed - 55 FT

Fire Resistance
Fire Resistance Ratings for Building Elements - 0 hours
Fire Resistance Ratings, Exterior, greater 30 FT Fire Separation - 0 hours

The Main Building is fire sprinklered, therefore, 1 hour fire rated exit corridors are not required. (Corridors in non-fire sprinklered Occupancy Group B buildings are required to have 1 hour fire rated construction with 1/3 hour rated doors when the occupant load is more than 30.)

Occupant Load Based on Assumed Interior Reorganization of Spaces

Spaces	Area	Occupant Factor	Occupant Load
First Floor			
Meeting/Conference Rooms	2,100 SF	15 net	140
Waiting Areas	600 SF	15 net	40
Breakroom	600 SF	15 net	40
Health and Fitness Room	760 SF	50 gross	15
Offices	380 SF	150 gross	3

Storage /Mech	500 SF	300 gross	2
First Floor Total Occupancy	`		240

Spaces	Area	Occupant Factor	Occupant Load
Second Floor			
Meeting/Conference Rooms	670 SF	15 net	45
Waiting Areas	300 SF	15 net	20
Breakroom	600 SF	15 net	40
Offices	3,880 SF	150 gross	26
Storage /Mech	300 SF	300 gross	1
Second Floor Total Occupancy	`		132

Spaces	Area	Occupant Factor	Occupant Load
Third Floor			
Meeting/Conference Rooms	670 SF	15 net	45
Breakroom	600 SF	15 net	40
Offices	3,800 SF	150 gross	26
Storage /Mech	300 SF	300 gross	1
Third Floor Total Occupancy	`		112

Total Building Occupants 484

Exit Requirements
Egress sizing – stairways
First Floor: 240 occupants / 2 stairs * 0.30 inches = 36 inches minimum, Actual = 62”
Second Floor: 132 occupants + ½ first floor and third floor / 2 stairs * 0.30 inches = 154 *0.3 = 46”. Actual 62”
Third Floor: 112 occupants / 2 stairs * 0.30 inches = 17 inches minimum, Actual = 62”

Egress sizing – exit ways:
First Floor 240 occupants *0.2 inches – 48 inches total exit width. Actual 124”

Corridor minimum width: 44”. Actual – 44 “ hallway to elevator

Plumbing fixture requirements - 2018 IBC

Business
Water Closets: 1 per 25 for first 50, then 1 for each 50 thereafter
Lavatories: 1 per 40 for first 80, then 1 for each 80 thereafter

Assume 242 women and 242 men
Fixtures required:
Women- 6 water closets, 5 lavatories
Men – 6 water closets / urinals, 5 lavatories

(For comparison, Assembly spaces without permanent seating require 1 water closet per 125 men, 1 water closet per 65 women and 1 lavatory per 200 persons.)

City of Seguin Unified Development Code
Parking requirements – Main Building Only
Offices - 1 space per each 300 GSF 26,880 / 300 = 90 parking spaces min
Actual existing – 32 adjacent to Main Building
Revise existing outdoor basketball court for parking - +/-30 parking spaces
90 required spaces – 62 existing / renovated = 28 spaces short of requirements
(Note: 18 parking spaces exist along the north property but these would serve the gymnasium and one-story classroom building. 12,393 sf/ 300 = 41 parking stalls needed for these facilities)

DOCKERY ARCHITECTURE

MARY ERSKINE BUILDING ASSESSMENT

ARCHITECTURAL SYSTEMS DESCRIPTION

Architectural Systems Descriptions

Division 1 - General Requirements

011000 Summary of Work
Project information, access to site, work restrictions, and miscellaneous provisions

012100 Allowances
Allowance fund for unforeseen conditions, utility connection charges, and other items not known at time of bidding. An amount has not been stipulated at this time.

012300 Alternates
Additive Bid Alternates separately priced on proposal form. No alternate items identified at this phase.

Division 2 - Existing Conditions

024110 Selective Demolition
Removal of existing installations for new work.

Division 3 - Concrete

033000 Cast-in-place Concrete
Repair of existing foundations for new plumbing work.

Division 4 - Masonry

042000 Unit Masonry
Repair of existing masonry for new work.

Division 5 - Metals

055000 Metal Fabrications
Miscellaneous steel supports and trims, lintel angles, fabricated steel items.

Division 6 - Woods & Plastics

061000 Rough Carpentry
Blocking and backing in walls for support of cabinetry, toilet accessories and miscellaneous specialties.

062023 Interior Finish Carpentry
Interior wood trims

064116 Plastic Laminate Faced Architectural Casework

Plastic laminate faced cabinetry and solid surface countertops in breakrooms.

064661 Simulated Stone Countertops
Homogenous solid plastic resin countertops, ½" thick material on plywood sub-top, with ½" thick backsplashes of same material for cabinetry countertops and restroom lavatory counters.

Division 7 - Thermal & Moisture Protection

072100 Thermal Insulation
Glass fiber sound attenuation insulation at new interior walls and ceilings.

076200 Sheet Metal Flashing
Roof and wall flashings and other sheet metal trims requiring repair.

079000 Joint Sealants
Elastomeric sealants and fillers for interior joints.

Division 8 - Doors & Windows

081113 Metal Doors and Frames
Hollow metal interior door frames for use with wood interior doors

081416 Flush Wood Doors
Solid wood doors for all interior doors. For use in hollow metal door frames

083350 Access Doors
Wall and ceiling access doors for plumbing chases and mechanical equipment

085000 Aluminum Windows
Replace existing aluminum windows with new commercial grade fixed aluminum windows with same mullion profile.

085653 Transaction windows
Impact and bullet resistant glass with transaction tray, speak hole and microphone for public service window.

087100 Door Hardware
Lock system, exit devices, closers, stops, holders, thresholds, weatherstripping, and miscellaneous finish hardware items. Card readers at entry doors. Electronic locks for telecom rooms.

088800 Glazing
New double pane insulated glass for replacement exterior windows.

Division 9 - Finishes

092216 Non-Structural Metal Framing
Metal stud interior wall framing, 3-5/8” and 6”, 12 to 20-gauge studs depending on wall height, bridging, and bracing requirements.

092900 Gypsum Drywall Systems
Gypsum board for interior partitions and restroom ceiling systems, sheathing for exterior walls.

093000 Tile
Unglazed porcelain ceramic floor tile for restroom facilities. Full height glazed ceramic wall tile for restrooms.

095113 Acoustical Panel Ceilings
Suspended acoustical ceiling systems consisting of 2' X 2' U.L. labeled, mineral composition board tiles in pre-finished steel grid, mylar or vinyl faced for breakroom. All renovated areas to receive new ceiling system.

096500 Resilient Flooring & Accessories
LVT (luxury vinyl tile) with rubber base for all spaces that do not have existing wood flooring.

099100 Painting
Painting and finishing requirements for non-factory-finished interior surfaces, for new surfaces and renovated existing services. Refinish existing wood floors.

Division 10 - Specialties

101419 Dimensional Letter Signage
Cast aluminum numbers and letters for exterior application, name, and address of facility.

101423 Panel Signage
Acrylic panel room identification and accessibility signs

101426 Directional Signage
Post mounted panels or wall mounted panels with directional and information signage.

102800 Toilet, Bath, and Laundry Accessories
Electric hand dryers, soap, towel, and tissue dispensers, grab bars, and waste receptacles matching Owner’s product requirements.

104413 Fire Protection Specialties
Fire extinguishers in semi-recessed cabinets in corridors and where required by fire codes, “Knox” box at exterior doors.

Division 11 - Equipment

114520 Kitchen Equipment

Refrigerators and microwave ovens in breakroom by Owner.

Division 12 - Furnishings

122113 Horizontal Louver Blinds

Aluminum mini-blinds or roller shades for all windows

See MEP Assessment for mechanical, electrical and plumbing systems assessment and recommendations.

DOCKERY ARCHITECTURE

MARY ERSKINE BUILDING ASSESSMENT

MECHANICAL, ELECTRICAL & PLUMBING ASSESSMENT

MARY ERSKINE BUILDING
MEP ASSESSMENT REPORT

FOR

DEBRA J. DOCKERY, ARCHITECT, P.C.

Report
April 2025
CLCE Project # 25-022



Prepared For:
Debra J. Dockery, Architect, P.C.
118 Broadway, Suite 516
San Antonio, TX 78205

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Executive Summary

The Mary Erskine building in Seguin, Texas is a three-story 22,000 square foot facility that previously functioned as a primary school. The facility was constructed in 1914, and has seen some mechanical, electrical and plumbing updates over the years. The HVAC for the first floor is served by five split systems, and the second and third floors are served by four packaged rooftop units. There is plumbing to support restrooms on the first and third floors, as well as limited fixtures in the rest of the building such as a teacher break room, nurse's office, and art room. The building appears to be fully sprinkled, with a fire department connection on the north side of the building.

Many of the HVAC equipment has missing or damaged components and are not compatible with the most current refrigerants. Most of the ductwork, above-ceiling equipment, and fans were not able to be safely accessed for observation. Air devices such as supply diffusers and exhaust grilles were in varying condition, with many appearing damaged. Plumbing within the walls was not able to be observed, however pipes that were visible appeared in good shape. Heating and cooling load calculations were performed to ensure the installed HVAC systems are sufficiently sized for the application. The results are provided in Appendix A of this report.

The first floor's HVAC system is and comprised of five DX split systems utilizing outdoor air conditioners and vertical indoor air handlers with gas heat. Each air handler was marked as serving multiple rooms, and each classroom had a thermostat in it, suggesting there was a zone damper that allowed the classrooms to adjust cooling and heating per room. A controls cabinet for the five split systems was found in the basement mechanical room. The second and third floors are both served by two packaged DX rooftop units, for a total of 4 rooftop units. There did not appear to be any centralized control system for the packaged units, so it is assumed that each individual classroom zone is operating independently and the packaged unit is only controlling on duct pressure and discharge temperature.

The plumbing fixtures on the first and third floor vary in size and condition. While lavatories are serviceable, the water closets and urinals are recommended to be replaced to full adult sizes and to be ADA compliant. There are electric hot water heaters at each floor that appear to be missing parts or wiring.

Based on observations of the site, it is recommended that the entire mechanical system be replaced with new equipment, ductwork, insulation, controls, and air devices. It is also recommended to replace all plumbing fixtures to full-sized ADA compliant fixtures and to add men's and women's gang restrooms to the second floor.

Electrically, the building is served by a 208Y/120V 500kVA utility transformer, which is likely to be sufficient for the renovation. The electrical distribution equipment appears to be dated from 1990 to 2000. The main switchboard was unable to be opened during the site visit. Based on the age of the equipment, it is recommended to replace the electrical distribution equipment and feeders. The new layout of the building and HVAC renovations will also likely require a reconfiguration of the distribution system. Additionally, this will allow for a more efficient electrical design that requires fewer pieces of equipment that can be consolidated to one area, instead of placed throughout the facility.

Lighting appeared to be fluorescent. It is recommended to replace all fixtures with LED lighting to improve the lighting quality and power efficiency of the building. The lighting controls will also need to be brought up to current energy code during in rework of the existing lighting system.

Limitations

This report is based upon observations of the visible and apparent conditions of the HVAC systems during a limited visit and limited drawings furnished to our office. While care has been taken in the reporting of the observations, the observations contained in this report are of a limited nature. Thus, no warranty or guarantee is expressed or implied in this report with respect to the installation or performance of the equipment. No sampling or testing was performed. Equipment on roofs, scaffolding, above the ceiling or anywhere else that was not safe to access were not inspected.

The recommendations expressed are based on the opinions of CL Consulting Engineers, LLC. and are not intended as a critique of the original engineering design. Factors affecting original design decisions, including budget limitations, construction constraints, and owner design input, are not reviewed.

Condition Terms Used

Throughout the report, the terms *good*, *fair*, and *poor* are used to describe equipment. Where these terms are used, they are intended to be understood as follows - equipment in *good* condition is not expected to require replacement in the next ten years, equipment in *fair* condition should be anticipated to require replacement within the next five years, and equipment in *poor* condition shows signs of malfunction or disrepair and should be replaced as soon as possible.

Observations

Classrooms

Mechanical

The air devices in the classroom were of varying conditions and layouts, with many being dented or otherwise weathered. Each classroom had a wall-mounted thermostat. Due to the equipment being disassembled it was not possible to verify if the existing ductwork and air balance was sufficient for each room.

Electrical

The devices appear dated. Some devices appear to have been added at a later date, and have surface mounted raceway providing power to the receptacles. There is an isolated grounding system in place for some of the receptacles. This can be left intact, but is not required. Optionally, the devices and face plates can be replaced and the raceways moved to inside the walls to freshen up the space.

Restrooms

Mechanical

The air devices in the restrooms were of varying conditions and layouts, with many being dented or otherwise weathered. Due to the equipment being disassembled it was not possible to verify if the existing supply or exhaust airflows were sufficient.

Plumbing

The piping behind the walls or underneath the floor were not able to be observed . It is not known the condition of the domestic water pipe or the sanitary sewer pipe in those locations. The piping that was exposed to feed the fixtures looked to be in good condition. Some lavatories had only cold water service and some had cold and hot water. The lavatory and faucets looked outdated and not ADA compliant.

The water closets and urinals were in poor to fair condition. However, many were not sized for adults. The fixtures also were not ADA compliant.

Electrical

The devices appear dated. Optionally, the devices and face plates can be replaced to freshen up the space.

Corridors/Stairwells

Mechanical

The air devices in the corridors were of varying conditions and layouts, with many being dented or otherwise weathered. It was not clear how these spaces were zoned or what equipment it shared with other spaces.

Plumbing

Drinking fountains were observed on each floor. These were in poor condition and were not ADA compliant. No split level fountains or bottle fillers were found.

Electrical

The devices appear dated. Optionally, the devices and face plates can be replaced to freshen up the space.

Air Conditioning Systems

DX Split Systems

The five DX split systems serving the first floor are comprised of residential-grade indoor air handling units in vertical configuration with natural gas heat paired with an outdoor air conditioner. The nameplates of the air handlers were not accessible to read, however based on the outdoor air conditioner the units appear to be manufactured in 1991. The units are charged with refrigerant R-22, which is no longer permitted to sold in new equipment and is increasingly hard to service.

Indoor Air Handling Units

The five indoor air handling units serving the first floor spaces are all located in a mechanical room and mounted on a wooden platform that also serves as a plenum for return air and outside air to mix before the inlet of the air handling units. An outside air duct is routed from outdoor louvers and discharges into the return air mixing box. Supply air ducts rise vertically out of the top connection of the air handlers up to above ceiling and become unobservable for a short distance. Insulation could not be verified on this section of ductwork.

Gas piping is routed from to each individual air handler for heating purposes. An open duct is routed to the mechanical room for common combustion air, and flue gas is vented out of the air handlers through PVC pipe. It is not clear the routing of the vent pipe or its termination location.

Outdoor Air conditioners

The outdoor air conditioners are mounted to concrete pads just outside of the building in between the main building and gym. The units were observed to be in poor condition and had components missing. The nameplates showed all were the same 5-ton model and manufactured in 1991.

Packaged Rooftop Units

A total of four packaged Rooftop Units (RTUs) were installed on the roof of portions of the first floor, with two on the northeast corner and two on the northwest corner. Each RTU has gas piping routed to it for reheat. Supply and return duct come out horizontally from the unit, and run up along the side of the building into penetrations on the second and third floor. The duct does not appear to be insulated or protected from the elements. While not being able to be observed directly, it was noticed from observations that pieces were missing from the RTUs. The exterior cabinets looked weathered as well.

Calculations

Heating and cooling load calculations were performed to estimate the size of equipment needed to condition the building. The calculations account for the construction of the building including insulation, windows, building dimensions, internal loads of office equipment, lighting, and human occupancy, minimum ventilation load, and external heat gain/loss.

The indoor environmental design criteria is as follows:

a) Cooling Set Point: 75°F
b) Heating Set Point: 70°F
c) Humidity Set Point: 50% RH +/-5%

The outdoor environmental design criteria is as follows:

a) Summer: 100°F DB/78°F WB.
b) Winter: 28°F

Results of the calculations show that the required cooling for the building would be 103 tons. It should be noted that the calculations were made treating each floor as a “block” rather than trying to create specific zones within each floor.

Floor	Calculated Cooling Req’s (Tons)	Calculated Heating Req’s (MBH)	Calculated Supply Airflow (CFM)
Floor 1	39	200.3	13,242
Floor 2	26.8	148.1	10,406
Floor 3	37.5	213.0	12,862

Recommendations

Mechanical

Based on observations of the site, it is recommended that the entire mechanical systems serving the building be replaced. The following options would be feasible:

<u>Option 1: Replace in kind</u>

This option would involve removing the existing mechanical equipment and replacing with new, similarly functioning equipment. The existing split systems would be replaced with new variable capacity heat pumps. The indoor vertical air handlers would be replaced with higher efficiency fan models.

Outdoor packaged rooftop units would be replaced with new units with variable capacity compressors. The units would have higher efficiency and variable flow fans. New variable air volume terminal units with electric reheat would be installed to accommodate new zoning and occupancies.

Ductwork would be inspected and replaced as needed, and air devices would be replaced. A centralized control system using wireless controllers would be installed to control all mechanical equipment.

Option 2: New centralized chilled water system

This option would take advantage of using the center yard in between the buildings as a mechanical yard. A central air cooled chiller would be placed at ground level between the building and the gym, and feed chilled 44° F water to the building from the north. The split systems serving the first floor would have their outdoor units and indoor units removed. The indoor units would be replaced with a chilled water cooled air handler to condition the air, and feed new single duct VAV air terminals with electric reheat. Each zone would have a VAV air terminal and be able to vary its cooling and airflow or switch to heating as needed.

Similarly, on the second and third floors the existing RTUs and VAVs would be removed. Each floor would have its own chilled water air handler and feed new single duct VAV air terminals with electric heat. Each zone would have a VAV air terminal and be able to vary its cooling and airflow or switch to heating as needed. Ideally the air handlers would be indoors for aesthetics of a historical building and maintainability. However, the air handlers can also be placed on the existing equipment supports outside.

Ductwork would be inspected and replaced as needed, and air devices would be replaced. A centralized control system using wireless controllers would be installed to control all mechanical equipment.

Plumbing

It is recommended that the plumbing sanitary and domestic water lines be scoped by a plumber to check for pipe integrity for potential reuse. Any new piping will be copper for the domestic water and PVC for sanitary and vent. All existing fixtures are recommended to be removed and replaced with new fixtures, along with ADA-compliant options. Each floor is recommended to have its own new 10 gallon electric water heater.

Electrical

Based on observations of the site, it is recommended that the electrical distribution equipment and feeders be replaced. It is also recommended the at the lighting fixtures and controls be replaced. Additionally, the fire alarm system appears to be dated. Some work will be required to cover the new building layout. It is recommended to replace the fire alarm system to ensure full functionality. Electrical devices appear dated. They can remain, but device/wall plate replacement and raceway relocation is recommended to improve the aesthetics of the new spaces.

Conclusion

The existing building mechanical equipment, ductwork, and plumbing fixtures should all be replaced immediately. The current equipment is old enough or missing enough components to warrant not repairing, and should be replaced with energy-efficient systems. Plumbing fixtures should be updated for the new occupancy and be ADA compliant. A new HVAC controls system should be installed to optimize energy usage and occupancy comfort.

Appendix A: Heating and Cooling Load Calculations

System Checksums

By .

RTU-1 — **Variable Volume Reheat (30% Min Flow Default)**

COOLING COIL PEAK

Peaked at Time: Mo/Hr: 8 / 15
Outside Air: OADB/WB/HR: 99 / 80 / 127

	Space Sens. + Lat. Btu/h	Plenum Sens. + Lat Btu/h	Net Total Btu/h	Percent Of Total (%)
Envelope Loads				
Skylite Solar	0	0	0	0
Skylite Cond	0	0	0	0
Roof Cond	0	14,452	14,452	3
Glass Solar	59,395	0	59,395	13
Glass/Door Cond	27,082	0	27,082	6
Wall Cond	45,236	22,331	67,567	14
Partition/Door	0		0	0
Floor	0		0	0
Adjacent Floor	0.00	0.00	0.00	0.00
Infiltration	0		0	0
Sub Total ==>	131,713	36,783	168,496	36
Internal Loads				
Lights	30,062	0	30,062	6
People	108,000	0	108,000	23
Misc	18,118	0	18,118	4
Sub Total ==>	156,179	0	156,179	33
Ceiling Load	6,349	-6,349	0	0
Ventilation Load	0	136,993	136,993	29
Adj Air Trans Heat	0		0	0
Dehumid. Ov Sizing			0	0
Ov/Undr Sizing	0		0	0
Exhaust Heat		-2,100	-2,100	0
Sup. Fan Heat			7,847	2
Ret. Fan Heat		0	0	0
Duct Heat Pkup		0	0	0
Underflr Sup Ht Pkup			0	0
Supply Air Leakage		0	0	0
Grand Total ==>	294,241	165,327	467,415	100.00

CLG SPACE PEAK

Mo/Hr: 8 / 17
OADB: 97

	Space Sensible Btu/h	Percent Of Total (%)
Envelope Loads		
Skylite Solar	0	0
Skylite Cond	0	0
Roof Cond	0	0
Glass Solar	67,960	23
Glass/Door Cond	26,306	9
Wall Cond	51,909	17
Partition/Door	0	0
Floor	0.00	0
Adjacent Floor	0.00	0.00
Infiltration	0	0
Sub Total ==>	146,176	48
Internal Loads		
Lights	30,062	10
People	60,000	20
Misc	15,387	5
Sub Total ==>	105,449	35
Ceiling Load	6,899	2
Ventilation Load	0	0
Adj Air Trans Heat	0	0
Ov/Undr Sizing		
Exhaust Heat	43,367	14
OA Preheat Diff.		
RA Preheat Diff.		
Additional Reheat		
Underflr Sup Ht Pkup		
Supply Air Leakage		
Grand Total ==>	301,890	100.00

HEATING COIL PEAK

Mo/Hr: Heating Design
OADB: 28

	Space Peak Space Sens Btu/h	Coil Peak Tot Sens Btu/h	Percent Of Total (%)
Envelope Loads			
Skylite Solar	0	0	0.00
Skylite Cond	0	0	0.00
Roof Cond	0	-6,817	3.13
Glass Solar	0	0	0.00
Glass/Door Cond	-38,661	-38,661	17.75
Wall Cond	-48,369	-71,195	32.68
Partition/Door	0	0	0.00
Floor	-13,313	-13,313	6.11
Adjacent Floor	0.00	0.00	0.00
Infiltration	0	0	0.00
Sub Total ==>	-100,343	-129,986	59.67
Internal Loads			
Lights	0	0	0.00
People	0	0	0.00
Misc	0	0	0.00
Sub Total ==>	0	0	0.00
Ceiling Load	-11,535	0	0.00
Ventilation Load	0	-84,036	38.58
Adj Air Trans Heat	0	0	0
Ov/Undr Sizing	-5	-5	0.00
Exhaust Heat		3,816	-1.75
OA Preheat Diff.		0	0.00
RA Preheat Diff.		-7,632	3.50
Additional Reheat		0	0.00
Underflr Sup Ht Pkup		0	0.00
Supply Air Leakage		0	0.00
Grand Total ==>	-111,884	-217,844	100.00

TEMPERATURES

	Cooling	Heating
SADB	55.0	90.0
Ra Plenum	74.3	64.9
Return	77.3	53.8
Ret/OA	77.3	53.8
Fn MtrTD	0.1	0.0
Fn BldTD	0.1	0.0
Fn Frict	0.4	0.0

AIRFLOWS

	Cooling	Heating
Diffuser	16,417	4,925
Terminal	16,417	4,925
Main Fan	16,417	4,925
Sec Fan	0	0
Nom Vent	1,895	1,895
AHU Vent	1,895	1,895
Infil	0	0
MinStop/Rh	4,925	4,925
Return	17,270	5,779
Exhaust	853	853
Rm Exh	875	875
Auxiliary	0	0
Leakage Dwn	0	0
Leakage Ups	0	0

ENGINEERING CKS

	Cooling	Heating
% OA	11.5	38.5
cfm/ft²	1.86	0.56
cfm/ton	421.47	
ft²/ton	226.13	
Btu/hr·ft²	53.07	-22.74
No. People	240	

COOLING COIL SELECTION

	Total Capacity ton	Total Capacity MBh	Sens Cap. MBh	Coil Airflow cfm	Enter DB °F	Enter WB °F	Enter HR gr/lb	Leave DB °F	Leave WB °F	Leave HR gr/lb
Main Clg	39.0	467.4	335.2	13,242	77.3	64.1	71.3	54.5	52.1	55.9
Aux Clg	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0	0.0	0.0
Opt Vent	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0	0.0	0.0
Total	39.0	467.4								

AREAS

	Gross Total ft²	Glass ft²	Glass (%)
Floor	8,808		
Part	0		
Int Door	1		
ExFlr	445		
Roof	866	0	0
Wall	6,391	981	15
Ext Door	126	0	0

HEATING COIL SELECTION

	Capacity MBh	Coil Airflow cfm	Ent °F	Lvg °F
Main Htg	-189.4	4,925	54.5	90.0
Aux Htg	0.0	0	0.0	0.0
Preheat	-10.9	16,417	53.8	54.5
Reheat	-77.5	4,925	54.5	69.0
Humidif	0.0	0	0.0	0.0
Opt Vent	0.0	0	0.0	0.0
Total	-200.3			

System Checksums

By .

RTU-2 — **Variable Volume Reheat (30% Min Flow Default)**

COOLING COIL PEAK

Peaked at Time: Mo/Hr: 8 / 15
Outside Air: OADB/WB/HR: 99 / 80 / 127

	Space Sens. + Lat. Btu/h	Plenum Sens. + Lat Btu/h	Net Total Btu/h	Percent Of Total (%)
Envelope Loads				
Skylite Solar	0	0	0	0
Skylite Cond	0	0	0	0
Roof Cond	0	0	0	0
Glass Solar	55,739	0	55,739	17
Glass/Door Cond	25,096	0	25,096	8
Wall Cond	39,274	19,746	59,020	18
Partition/Door	0		0	0
Floor	0		0	0
Adjacent Floor	0.00	0.00	0.00	0.00
Infiltration	0		0	0
Sub Total ==>	120,108	19,746	139,854	43
Internal Loads				
Lights	26,413	0	26,413	8
People	50,400	0	50,400	16
Misc	17,771	0	17,771	6
Sub Total ==>	94,585	0	94,585	29
Ceiling Load	3,794	-3,794	0	0
Ventilation Load	0	81,718	81,718	25
Adj Air Trans Heat	0		0	0
Dehumid. Ov Sizing			0	0
Ov/Undr Sizing	0		0	0
Exhaust Heat		-250	-250	0
Sup. Fan Heat			6,166	2
Ret. Fan Heat		0	0	0
Duct Heat Pkup		0	0	0
Underflr Sup Ht Pkup			0	0
Supply Air Leakage		0	0	0
Grand Total ==>	218,487	97,420	322,073	100.00

CLG SPACE PEAK

Mo/Hr: 8 / 17
OADB: 97

	Space Sensible Btu/h	Percent Of Total (%)
Envelope Loads		
Skylite Solar	0	0
Skylite Cond	0	0
Roof Cond	0	0
Glass Solar	60,701	26
Glass/Door Cond	24,377	10
Wall Cond	45,160	19
Partition/Door	0	0
Floor	0.00	0
Adjacent Floor	0.00	0.00
Infiltration	0	0
Sub Total ==>	130,238	55
Internal Loads		
Lights	26,413	11
People	28,000	12
Misc	15,041	6
Sub Total ==>	69,454	29
Ceiling Load	4,171	2
Ventilation Load	0	0
Adj Air Trans Heat	0	0
Ov/Undr Sizing		
Exhaust Heat	33,427	14
OA Preheat Diff.		
RA Preheat Diff.		
Additional Reheat		
Underflr Sup Ht Pkup		
Supply Air Leakage		
Grand Total ==>	237,290	100.00

HEATING COIL PEAK

Mo/Hr: Heating Design
OADB: 28

	Space Peak Space Sens Btu/h	Coil Peak Tot Sens Btu/h	Percent Of Total (%)
Envelope Loads			
Skylite Solar	0	0	0.00
Skylite Cond	0	0	0.00
Roof Cond	0	0	0.00
Glass Solar	0	0	0.00
Glass/Door Cond	-35,788	-35,788	23.41
Wall Cond	-42,431	-62,723	41.03
Partition/Door	0	0	0.00
Floor	0	0	0.00
Adjacent Floor	0.00	0.00	0.00
Infiltration	0	0	0.00
Sub Total ==>	-78,218	-98,510	64.44
Internal Loads			
Lights	0	0	0.00
People	0	0	0.00
Misc	0	0	0.00
Sub Total ==>	0	0	0.00
Ceiling Load	-8,807	0	0.00
Ventilation Load	0	-48,687	31.85
Adj Air Trans Heat	0	0	0
Ov/Undr Sizing	-4	-4	0.00
Exhaust Heat		580	-0.38
OA Preheat Diff.		0	0.00
RA Preheat Diff.		0	0.00
Additional Reheat		-6,243	4.08
Underflr Sup Ht Pkup		0	0.00
Supply Air Leakage		0	0.00
Grand Total ==>	-87,030	-152,864	100.00

TEMPERATURES

	Cooling	Heating
SADB	54.8	90.0
Ra Plenum	73.6	65.4
Return	76.0	55.8
Ret/OA	76.0	55.8
Fn MtrTD	0.1	0.0
Fn BldTD	0.1	0.0
Fn Frict	0.4	0.0

AIRFLOWS

	Cooling	Heating
Diffuser	12,770	3,831
Terminal	12,770	3,831
Main Fan	12,770	3,831
Sec Fan	0	0
Nom Vent	1,098	1,098
AHU Vent	1,098	1,098
Infil	0	0
MinStop/Rh	3,831	3,831
Return	12,919	3,980
Exhaust	149	149
Rm Exh	875	875
Auxiliary	0	0
Leakage Dwn	0	0
Leakage Ups	0	0

ENGINEERING CKS

	Cooling	Heating
% OA	8.6	28.7
cfm/ft²	1.65	0.50
cfm/ton	475.79	
ft²/ton	288.34	
Btu/hr·ft²	41.62	-19.13
No. People	112	

COOLING COIL SELECTION

	Total Capacity ton	Total Capacity MBh	Sens Cap. MBh	Coil Airflow cfm	Enter DB °F	Enter WB °F	Enter HR gr/lb	Leave DB °F	Leave WB °F	Leave HR gr/lb
Main Clg	26.8	322.1	247.4	10,406	76.0	62.8	66.8	54.3	52.0	56.0
Aux Clg	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0	0.0	0.0
Opt Vent	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0	0.0	0.0
Total	26.8	322.1								

AREAS

	Gross Total	Glass ft²	Glass (%)
Floor	7,739		
Part	0		
Int Door	1		
ExFlr	0		
Roof	0	0	0
Wall	5,668	924	16
Ext Door	42	0	0

HEATING COIL SELECTION

	Capacity MBh	Coil Airflow cfm	Ent °F	Lvg °F
Main Htg	-148.1	3,831	54.3	90.0
Aux Htg	0.0	0	0.0	0.0
Preheat	0.0	0	0.0	0.0
Reheat	-61.0	3,831	54.3	69.0
Humidif	0.0	0	0.0	0.0
Opt Vent	0.0	0	0.0	0.0
Total	-148.1			

System Checksums

By .

RTU-3 — **Variable Volume Reheat (30% Min Flow Default)**

COOLING COIL PEAK

Peaked at Time: Mo/Hr: 8 / 17
Outside Air: OADB/WB/HR: 97 / 76 / 104

	Space Sens. + Lat. Btu/h	Plenum Sens. + Lat Btu/h	Net Total Btu/h	Percent Of Total (%)
Envelope Loads				
Skylite Solar	0	0	0	0
Skylite Cond	0	0	0	0
Roof Cond	0	132,227	132,227	29
Glass Solar	60,256	0	60,256	13
Glass/Door Cond	24,666	0	24,666	5
Wall Cond	44,604	17,992	62,596	14
Partition/Door	0		0	0
Floor	0		0	0
Adjacent Floor	0.00	0.00	0.00	0.00
Infiltration	0		0	0
Sub Total ==>	129,527	150,219	279,746	62
Internal Loads				
Lights	26,505	0	26,505	6
People	50,400	0	50,400	11
Misc	27,447	0	27,447	6
Sub Total ==>	104,353	0	104,353	23
Ceiling Load	23,627	-23,627	0	0
Ventilation Load	0	61,890	61,890	14
Adj Air Trans Heat	0		0	0
Dehumid. Ov Sizing			0	0
Ov/Undr Sizing	0		0	0
Exhaust Heat		-3,645	-3,645	-1
Sup. Fan Heat			7,622	2
Ret. Fan Heat		0	0	0
Duct Heat Pkup		0	0	0
Underflr Sup Ht Pkup			0	0
Supply Air Leakage		0	0	0
Grand Total ==>	257,507	184,836	449,965	100.00

CLG SPACE PEAK

Mo/Hr: 8 / 17
OADB: 97

	Space Sensible Btu/h	Percent Of Total (%)
Envelope Loads		
Skylite Solar	0	0
Skylite Cond	0	0
Roof Cond	0	0
Glass Solar	60,256	22
Glass/Door Cond	24,666	9
Wall Cond	44,604	16
Partition/Door	0	0
Floor	0.00	0
Adjacent Floor	0.00	0.00
Infiltration	0	0
Sub Total ==>	129,527	47
Internal Loads		
Lights	26,505	10
People	28,000	10
Misc	24,717	9
Sub Total ==>	79,222	29
Ceiling Load	23,627	9
Ventilation Load	0	0
Adj Air Trans Heat	0	0
Ov/Undr Sizing	43,163	16
Exhaust Heat		
OA Preheat Diff.		
RA Preheat Diff.		
Additional Reheat		
Underflr Sup Ht Pkup		
Supply Air Leakage		
Grand Total ==>	275,540	100.00

HEATING COIL PEAK

Mo/Hr: Heating Design
OADB: 28

	Space Peak Space Sens Btu/h	Coil Peak Tot Sens Btu/h	Percent Of Total (%)
Envelope Loads			
Skylite Solar	0	0	0.00
Skylite Cond	0	0	0.00
Roof Cond	0	-51,142	23.45
Glass Solar	0	0	0.00
Glass/Door Cond	-36,135	-36,135	16.57
Wall Cond	-42,758	-59,487	27.27
Partition/Door	0	0	0.00
Floor	0	0	0.00
Adjacent Floor	0.00	0.00	0.00
Infiltration	0	0	0.00
Sub Total ==>	-78,893	-146,764	67.29
Internal Loads			
Lights	0	0	0.00
People	0	0	0.00
Misc	0	0	0.00
Sub Total ==>	0	0	0.00
Ceiling Load	-25,001	0	0.00
Ventilation Load	0	-48,206	22.10
Adj Air Trans Heat	0	0	0
Ov/Undr Sizing	-48	-48	0.02
Exhaust Heat		3,857	-1.77
OA Preheat Diff.		0	0.00
RA Preheat Diff.		-26,959	12.36
Additional Reheat		0	0.00
Underflr Sup Ht Pkup		0	0.00
Supply Air Leakage		0	0.00
Grand Total ==>	-103,942	-218,120	100.00

TEMPERATURES

	Cooling	Heating
SADB	55.3	90.0
Ra Plenum	81.6	58.8
Return	82.8	52.4
Ret/OA	82.8	52.4
Fn MtrTD	0.1	0.0
Fn BldTD	0.1	0.0
Fn Frict	0.4	0.0

AIRFLOWS

	Cooling	Heating
Diffuser	15,252	4,575
Terminal	15,252	4,575
Main Fan	15,252	4,575
Sec Fan	0	0
Nom Vent	1,087	1,087
AHU Vent	1,087	1,087
Infil	0	0
MinStop/Rh	4,575	4,575
Return	15,603	4,926
Exhaust	351	351
Rm Exh	675	675
Auxiliary	0	0
Leakage Dwn	0	0
Leakage Ups	0	0

ENGINEERING CKS

	Cooling	Heating
% OA	7.1	23.8
cfm/ft²	1.96	0.59
cfm/ton	406.74	
ft²/ton	207.11	
Btu/hr·ft²	57.94	-27.42
No. People	112	

COOLING COIL SELECTION

	Total Capacity ton	Total Capacity MBh	Sens Cap. MBh	Coil Airflow cfm	Enter DB/WB/HR °F	°F	gr/lb	Leave DB/WB/HR °F	°F	gr/lb
Main Clg	37.5	450.0	392.4	12,862	82.8	64.4	63.7	54.8	52.5	56.9
Aux Clg	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0	0.0	0.0
Opt Vent	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0	0.0	0.0
Total	37.5	450.0								

AREAS

	Gross Total	Glass ft²	Glass (%)
Floor	7,766		
Part	0		
Int Door	1		
ExFlr	0		
Roof	7,766	0	0
Wall	5,710	942	16
Ext Door	0	0	0

HEATING COIL SELECTION

	Capacity MBh	Coil Airflow cfm	Ent °F	Lvg °F
Main Htg	-174.5	4,575	54.8	90.0
Aux Htg	0.0	0	0.0	0.0
Preheat	-38.5	15,252	52.4	54.8
Reheat	-70.5	4,575	54.8	69.0
Humidif	0.0	0	0.0	0.0
Opt Vent	0.0	0	0.0	0.0
Total	-213.0			

Appendix B: Photographs

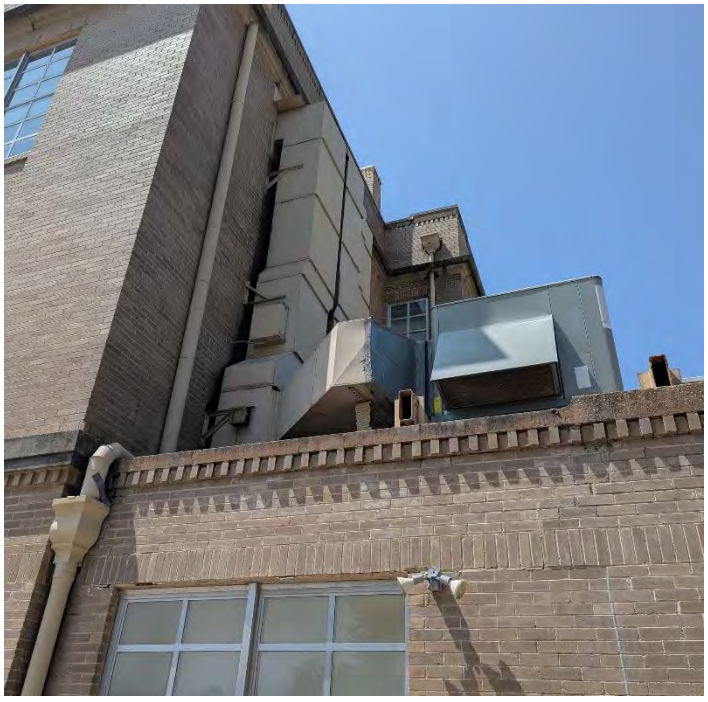


Figure 1. Packaged RTUs as seen from ground level



Figure 2. Packaged RTUs as seen from indoor space

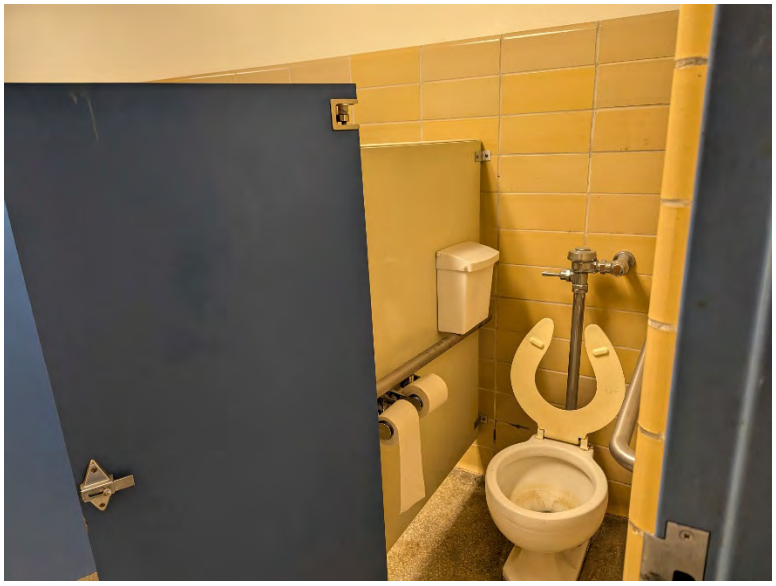


Figure 3.Typical water closet

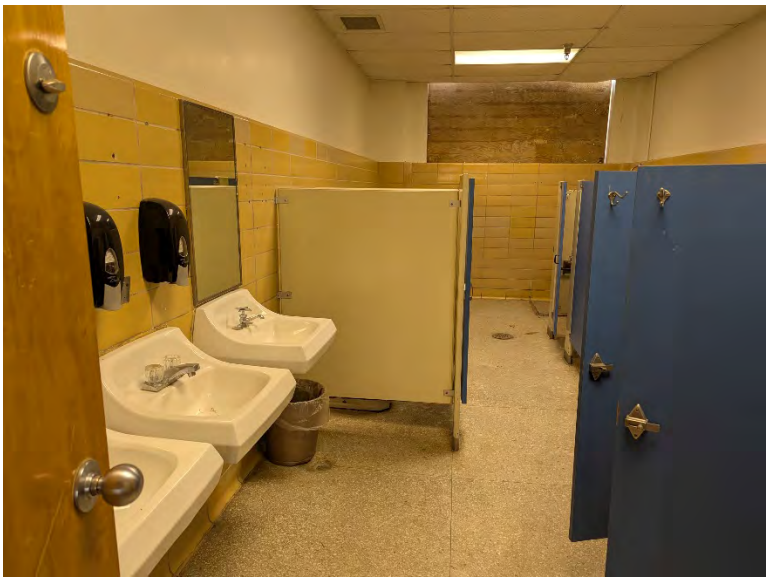


Figure 4. Typical restroom layout



Figure 5. Typical drinking fountain



Figure 6. First floor controls cabinet



Figure 7. First floor vertical air handlers



Figure 8. Various ducts tied to vertical air handlers



Figure 9. Second floor standalone control thermostat



Figure 10. First floor outdoor units in mechanical yard



Figure 16. Utility transformer



Figure 17. Panelboard nameplate showing a date of 1990



Figure 83. Typical wall showing orange isolated ground receptacles and surface mounted raceway

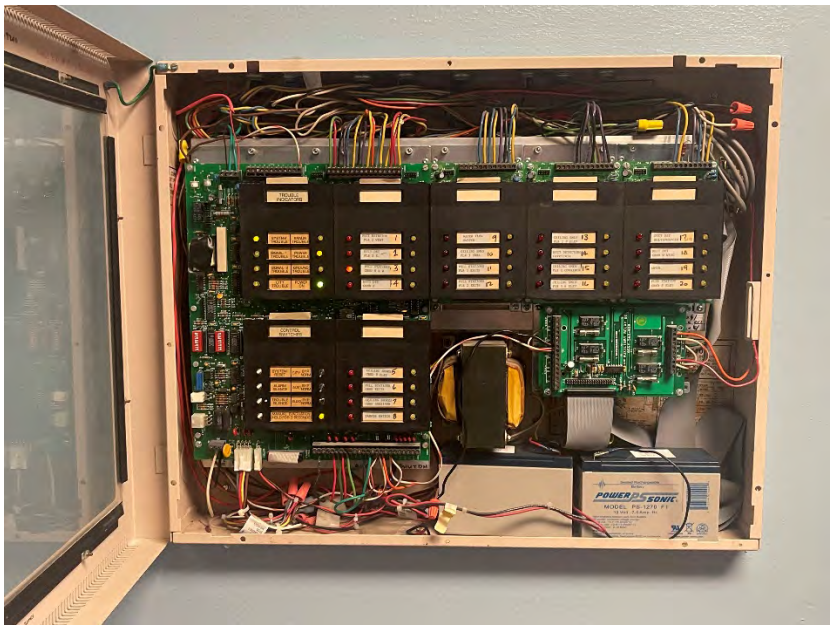


Figure 14. Existing fire alarm control panel

DOCKERY ARCHITECTURE

MARY ERSKINE BUILDING ASSESSMENT

OPINION OF PROBABLE PROJECT COSTS

Opinion of Probable Construction Cost
See next page.

Phasing Opportunities

Options and alternative systems are listed in the Opinion of Probable Cost. Immediate concerns would be those systems and scopes that are required for the Guadalupe Appraisal District to occupy the building. These systems would include mechanical and electrical replacements, restroom upgrades, repairs to the elevator, new ceilings, new walls for offices and accommodations for public services.

Future work may include additional site work and parking, replacement of the windows, upgrades to finishes, and any work considered for the single story classrooms and gymnasium/cafeteria building.

	A	B	C	D	E	F	G	H	I
1	Project	Assessment of Mary Erskine Building for Conversion to Guadalupe Appraisal District Offices							
2	Client	Guadalupe County Appraisal District							
3	Description	Assessment Phase Opinion of Probable Construction Cost							
4	Date	5/5/2025							
5	Provided by	Debra J. Dockery, Architect, P.C.							
6	OPINION OF PROBABLE CONSTRUCTION COST								
7	**ELEMENT**	**ITEM DESCRIPTION**	**UNITS**	**UNIT QUANTITY**	**UNIT COST MATERIALS & LABOR**	**BASE COST**	**GENERAL CONDITIONS - 18%**	**INFLATION TO BID DATE - 5%**	**ITEM TOTAL**
8	SITE WORK								
9		ADA corrections to front entry curb ramp & landing	sf	330	$12.00	$3,960.00			
10		Repair spalled and cracked concrete sidewalks	sf	1850	$8.00	$14,800.00			
11		Rework front entry steps for upper landing clearance	sf	150	$125.00	$18,750.00			
12		Drainage improvements and sidewalk trench drains	lf	30	$160.00	$4,800.00			
13		Covert existing basketball court to parking	ls	1	$25,000.00	$25,000.00			
14		Add asphalt paved parking	sy	2445	$60.00	$146,700.00			
15		Add concrete driveway apron for new parking	sf	4200	$10.00	$42,000.00			
16		Provide new site lighting for new parking	ea	6	$4,000.00	$24,000.00			
17		Remove abandoned play equipment	ls	1	$5,000.00	$5,000.00			
18		Provide new metal secured mechanical yard fencing	lf	45	$90.00	$4,050.00			
19		Add chain link fencing at one-story bdlg & gym	lf	300	$65.00	$19,500.00			
20		Building signage and wayfinding	ls	1	$15,000.00	$15,000.00			
21		Landscape improvments - sod repair	ls	1	$60,000.00	$60,000.00			
22									
23	EXTERIOR								
24	WORK	Provide repointing of missing masonry grout	ls	500	$9.00	$4,500.00			
25		Clean brick and stone	sf	15300	$2.75	$42,075.00			
26		Repaint sheet metal work	lf	450	$5.00	$2,250.00			
27		Replace existing windows with insulated units	sf	3910	$165.00	$645,150.00			
28		for energy savings - removal includes abatement							
29									
30	INTERIOR								
31	WORK	Add ADA compliant handrails at stairs	lf	720	$75.00	$54,000.00			
32	GENERAL	Replace all suspended acoustical ceilings	sf	19000	$4.25	$80,750.00			
33		Refinish all wood floors	sf	11900	$6.50	$77,350.00			
34		Remove VCT floors (inc abatement). Provide LVT	sf	7020	$7.00	$49,140.00			
35		Repaint all interiors	sf	26880	$3.00	$80,640.00			
36		Provide new door hardware for all doors to remain	ea	42	$500.00	$21,000.00			
37		Room signage	ea	77	$70.00	$5,390.00			
38		See MEP for work at all floors							
39									
40									
41									

	A	B	C	D	E	F	G	H	I
6	OPINION OF PROBABLE CONSTRUCTION COST								
7	ELEMENT	ITEM DESCRIPTION	UNITS	UNIT QUANTITY	UNIT COST MATERIALS & LABOR	BASE COST	GENERAL CONDITIONS - 18%	INFLATION TO BID DATE - 5%	ITEM TOTAL
42	INTERIOR								
43	WORK	New walls for door clearance requirement	sf	275	$12.00	$3,300.00			
44	FIRST FLOOR	New walls to secure staff areas	sf	60	$12.00	$720.00			
45		New walls for restrooms	sf	950	$12.00	$11,400.00			
46		Selective demolition of existing walls, finshes	sf	9060	$2.00	$18,120.00			
47		New doors at restrooms and door clearance relocate	ea	10	$1,200.00	$12,000.00			
48		New ceramic wall tile wainscot in restrooms	sf	800	$15.00	$12,000.00			
49		New ceramic floor tile in restrooms	sf	580	$18.00	$10,440.00			
50		New toilet accessories	ea	50	$300.00	$15,000.00			
51		New gypsum ceilings in restrooms	sf	580	$6.00	$3,480.00			
52		New casework for public breakroom	lf	10	$720.00	$7,200.00			
53		Repair cracks in plaster at stairs	lf	30	$50.00	$1,500.00			
54		Repairs for removed items (cap lines, flr slab, clng)	ls	1	$10,000.00	$10,000.00			
55									
56	INTERIOR								
57	WORK	New walls for Admin office	sf	450	$12.00	$5,400.00			
58	SECOND FLOOR	New walls to secure staff areas	sf	260	$12.00	$3,120.00			
59		New walls for restrooms	sf	950	$12.00	$11,400.00			
60		Selective demolition of existing walls, finshes	sf	8910	$2.00	$17,820.00			
61		Infill walls at removed doors	sf	50	$15.00	$750.00			
62		New interior doors at new spaces	ea	10	$1,200.00	$12,000.00			
63		New ceramic wall tile wainscot in restrooms	sf	600	$15.00	$9,000.00			
64		New ceramic floor tile in restrooms	sf	460	$18.00	$8,280.00			
65		New toilet accessories	ea	35	$300.00	$10,500.00			
66		New gypsum ceilings in restrooms	sf	460	$6.00	$2,760.00			
67		New casework for staff breakroom	lf	10	$720.00	$7,200.00			
68		New public service security windows and counter	sf	160	$300.00	$48,000.00			
69		Repairs for removed items (cap lines, flr slab, clng)	ls	1	$10,000.00	$10,000.00			
70									
71	INTERIOR								
72	WORK	New walls for offices	sf	2310	$12.00	$27,720.00			
73	THIRD FLOOR	New walls for restroom, breakroom	sf	550	$12.00	$6,600.00			
74		Selective demolition of existing walls, finshes	sf	8910	$2.00	$17,820.00			
75		New interior doors at new spaces	ea	10	$1,200.00	$12,000.00			
76		New ceramic wall tile wainscot in restrooms	sf	400	$15.00	$6,000.00			
77		New ceramic floor tile in restrooms	sf	300	$18.00	$5,400.00			
78		New toilet accessories	ea	28	$300.00	$8,400.00			
79		New gypsum ceilings in restrooms	sf	300	$6.00	$1,800.00			

	A	B	C	D	E	F	G	H	I
6	OPINION OF PROBABLE CONSTRUCTION COST								
7	**ELEMENT**	**ITEM DESCRIPTION**	**UNITS**	**UNIT QUANTITY**	**UNIT COST MATERIALS & LABOR**	**BASE COST**	**GENERAL CONDITIONS - 18%**	**INFLATION TO BID DATE - 5%**	**ITEM TOTAL**
80		New casework for staff breakroom	lf	20	$720.00	$14,400.00			
81		Repairs for removed items (cap lines, flr slab, clng)	ls	1	$10,000.00	$10,000.00			
82									
83	MEP WORK								
84	ALL FLOORS	Elevator Repairs	ls	1	$8,000.00	$8,000.00			
85		Option 2 HVAC central plant inc ductwork / controls	ls	1	$1,612,191.00	$1,612,191.00			
86		Remove existing ductwork inc abatement	ls	1	$55,000.00	$55,000.00			
87		Electrical, lighting and fire alarm replacement	ls	1	$729,390.00	$729,390.00			
88		Fire sprinler system rework for new layout	ls	1	$12,500.00	$12,500.00			
89		Interior plumbing systems	ls	1	$364,695.00	$364,695.00			
90		Replace exterior water and sewer lines	lf	500	$175.00	$87,500.00			
91						$4,676,611.00	$841,790	$275,920	$5,794,321
92									
93		Does not include work to single story building or gym				DESIGN LEVEL CONTINGENCY - 15%			$869,148
94					OPINION OF PROBABLE CONSTRUCTION COST				$6,663,469
95									
96					FEES, FURNITURE AND NON-FIXED EQUIPMENT - 30%				$1,738,296
97					**TOTAL OPINION OF PROBABLE PROJECT COST**				**$8,401,765**
98									
99						Construction Cost Only			
100		Average cost to renovate single story building inc	per sf	$350 to $500	4500 sf	$ 1,575,000	$ 2,250,000		
101		new roofing, rotted roof framing replacement,							
102		new hvac, new lighging, new finishes, general							
103		repairs							
104									
105		Average cost for gym repairs, metal roof coating	per sf	$175 to $300	8162 sf	$ 1,428,350	$ 2,448,600		
106		new hvac, new lighting, new finishes, general							
107		repairs							
108									
109									
110									

Appendix C: Cost Estimate

MEP ESTIMATE - OPTION 1

Item	Description	Quantity		Material/Equipment/Labor		Total
		Unit	Quantity	Unit Cost	Amount	Amount
1	PACKAGED UNIT / VAV / DUCTS	TON	64	$10,000.00	$640,000.00	$640,000.00
2	WIRELESS CONTROLS	SF	24,313	$7.00	$170,191.00	$170,191.00
3	PLUMBING SYSTEMS	SF	24,313	$15.00	$364,695.00	$364,695.00
4	SPLIT SYSTEM / DUCTWORK	TON	39	$12,000.00	$468,000.00	$468,000.00
5	ELECTRICAL AND FIRE ALARM SYSTEMS	SF	24,313	$30.00	$729,390.00	$729,390.00
6						
19	SUBTOTAL				$2,372,276.00	**$2,372,276.00**

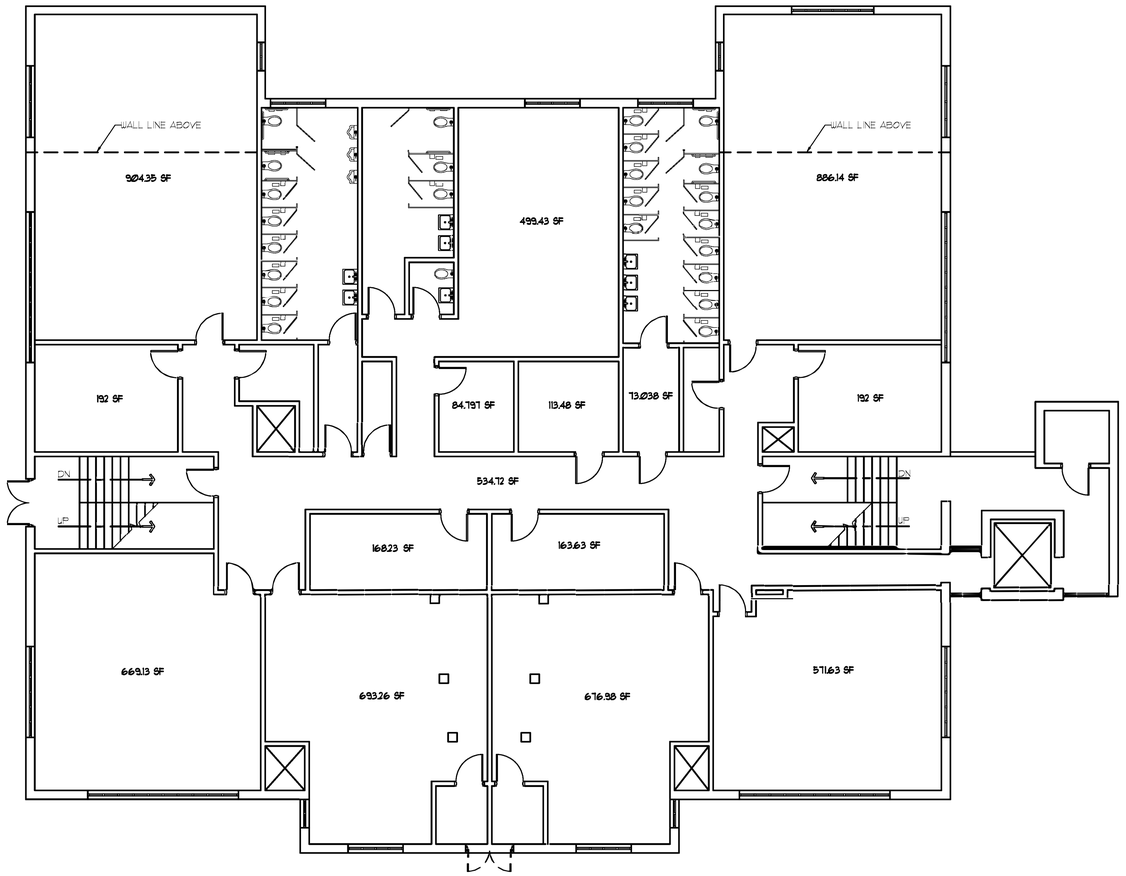
MEP ESTIMATE-OPTION 2

Item	Description	Quantity		Material/Equipment/Labor		Total
		Unit	Quantity	Unit Cost	Amount	Amount
1	CHILLERS / AIR HANDLER / VAV / DUCTS	TON	103	$14,000.00	$1,442,000.00	$1,442,000.00
2	WIRELESS CONTROLS	SF	24,313	$7.00	$170,191.00	$170,191.00
3	PLUMBING SYSTEMS	SF	24,313	$15.00	$364,695.00	$364,695.00
4	ELECTRICAL AND FIRE ALARM SYSTEMS	SF	24,313	$30.00	$729,390.00	$729,390.00
5						
19	SUBTOTAL				$2,706,276.00	**$2,706,276.00**

DOCKERY ARCHITECTURE

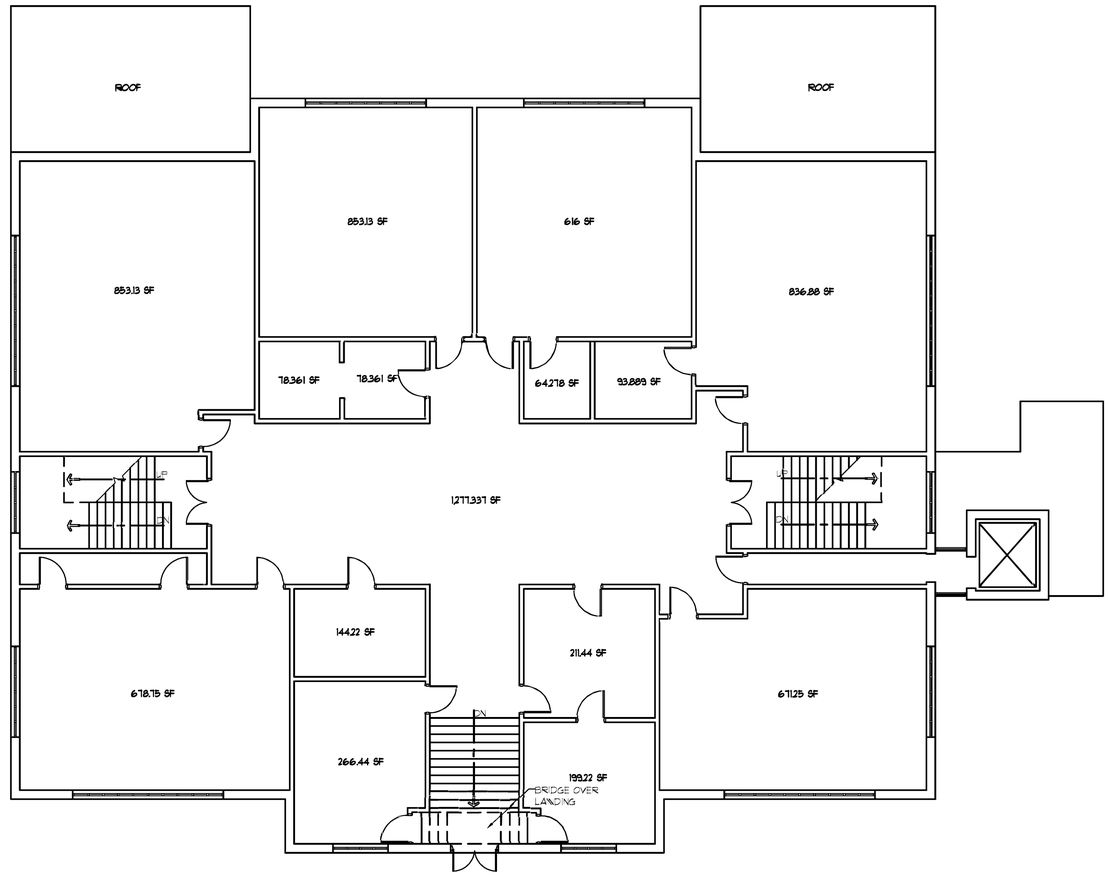
MARY ERSKINE BUILDING ASSESSMENT

EXISTING CONDITIONS AND NEW CONCEPT DRAWINGS



01 EXISTING FIRST FLOOR LEVEL
SCALE: 1/8"=1'-0"

Plan North



02 EXISTING SECOND FLOOR LEVEL
SCALE: 1/8"=1'-0"

Plan North

INTERIM REVIEW ONLY

Document incomplete. Not intended for permit, bidding, or construction.

ARCHITECT: Debra J. Dockery
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216 E. COLLEGE
MARY ERSKINE SCHOOL
SEGUIN TX 78155

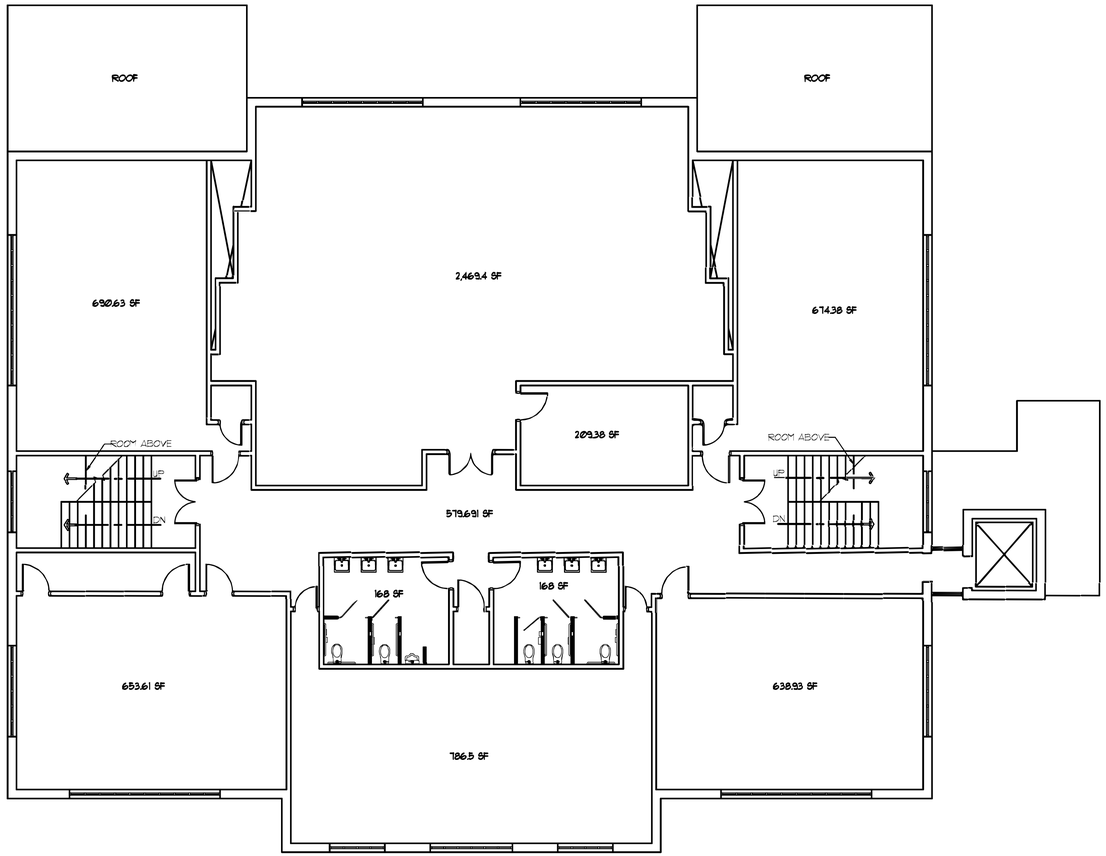
REVISIONS

PROJECT NO.
2025-01

PHASE
CONSTRUCTION DOCUMENTS

DATE
APRIL 2025

DESCRIPTION
EXISTING FIRST & SECOND FLOOR PLAN



03 EXISITING THIRD FLOOR LEVEL

SCALE 1/8"=1'-0"

Plan North

INTERIM REVIEW ONLY

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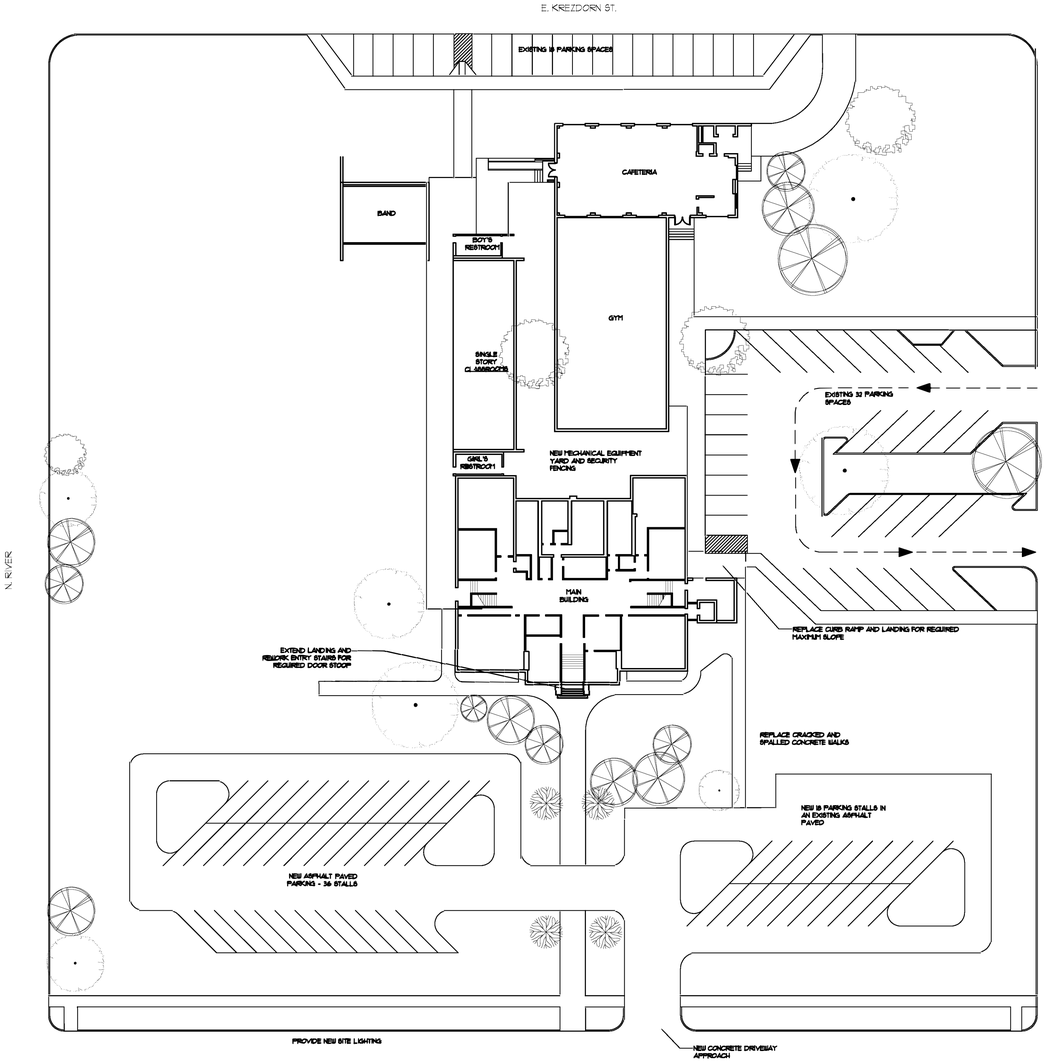
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PROJECT NO.
2025-01

PHASE
CONSTRUCTION DOCUMENTS

DATE
APRIL 2025

DESCRIPTION
EXISTING THIRD FLOOR PLAN



01 CAMPUS SITE PLAN
SCALE: 1/32"=1'-0"

Plan North

INTERIM REVIEW ONLY

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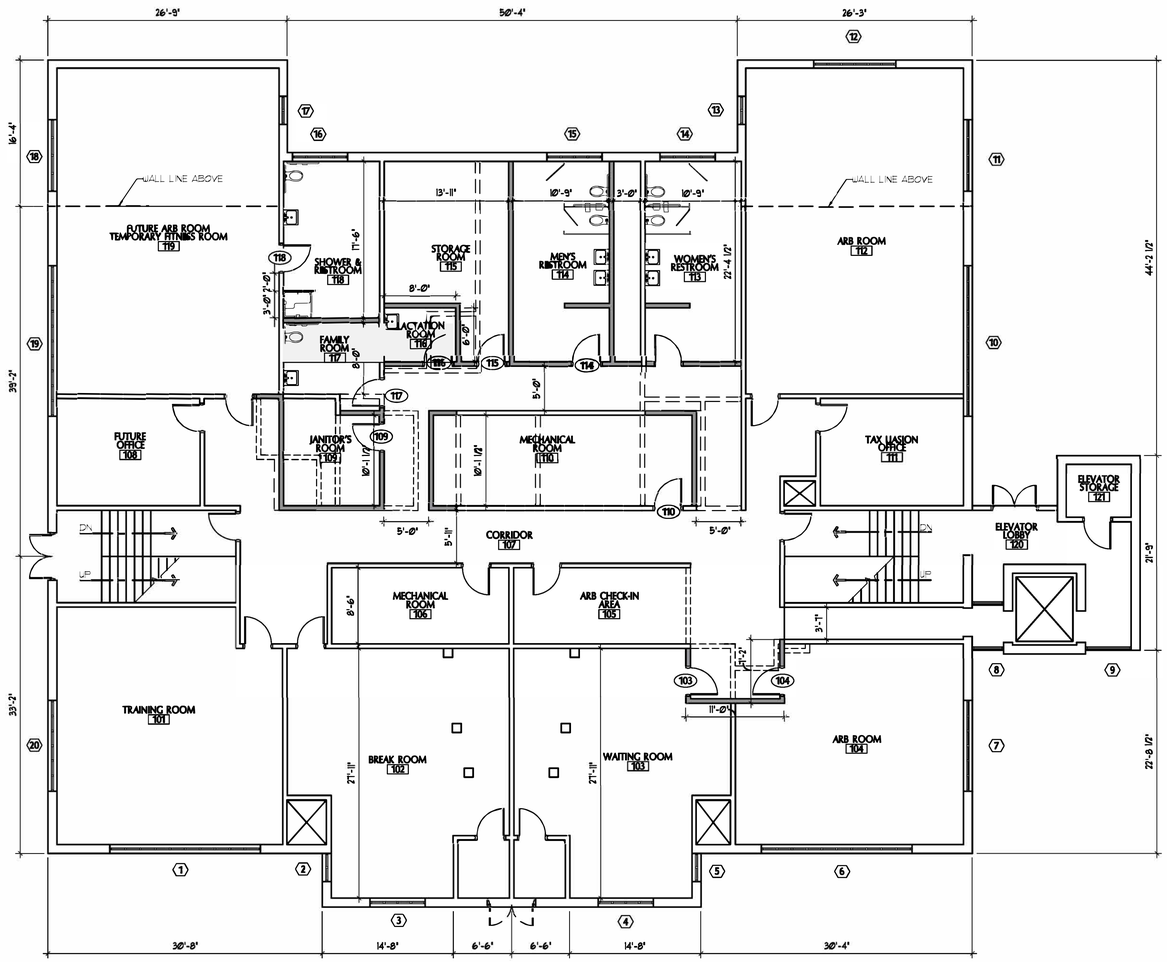
REVISIONS

PROJECT NO.
2025-01

PHASE
CONSTRUCTION DOCUMENTS

DATE
APRIL 2025

DESCRIPTION
CAMPUS SITE PLAN



01 FIRST FLOOR LEVEL
SCALE 1/8"=1'-0"

Plan North

INTERIM REVIEW ONLY
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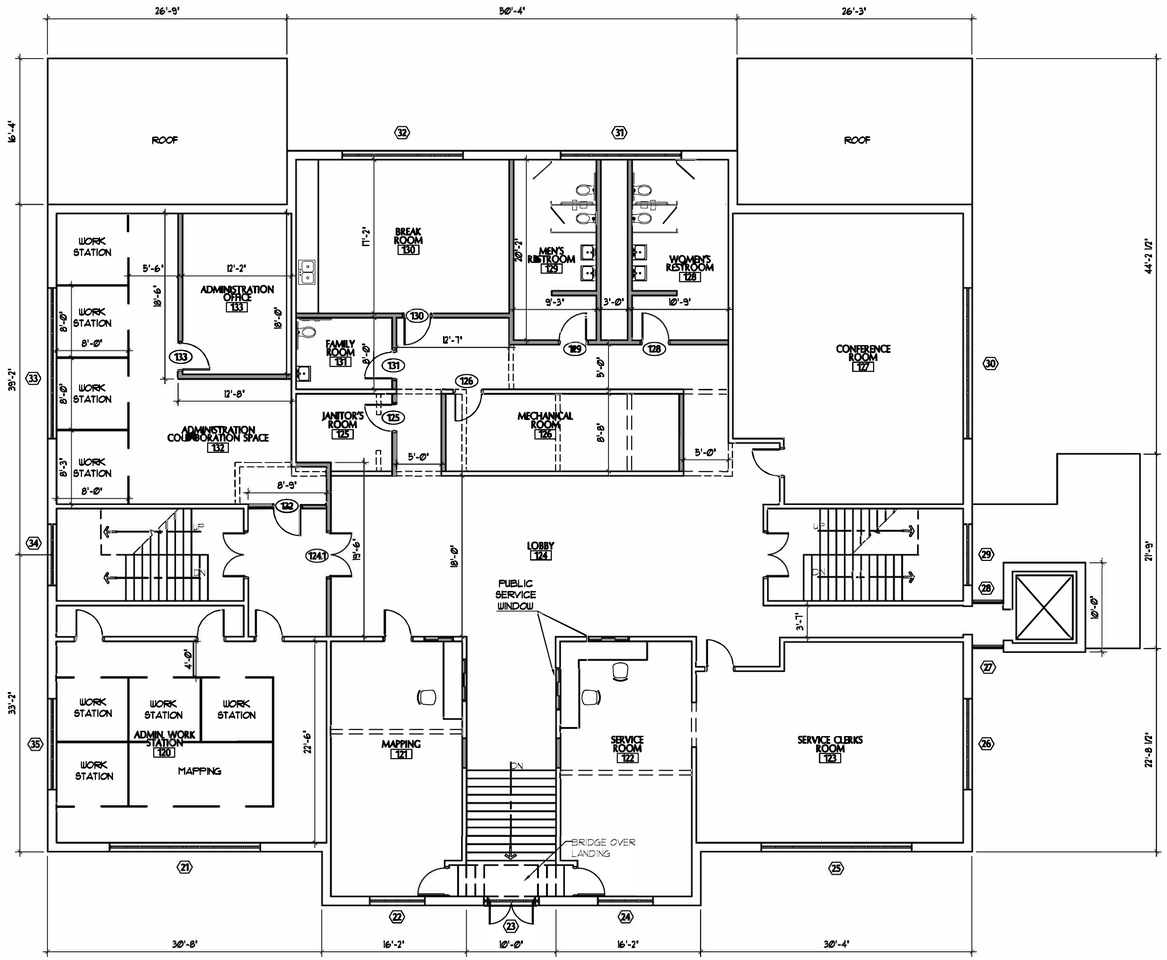
REVISIONS

PROJECT NO.
2025-01

PHASE
CONSTRUCTION DOCUMENTS

DATE
APRIL 2025

DESCRIPTION
FIRST FLOOR PLAN



02 SECOND FLOOR LEVEL

SCALE: 1/8"=1'-0"

Plan North

INTERIM REVIEW ONLY

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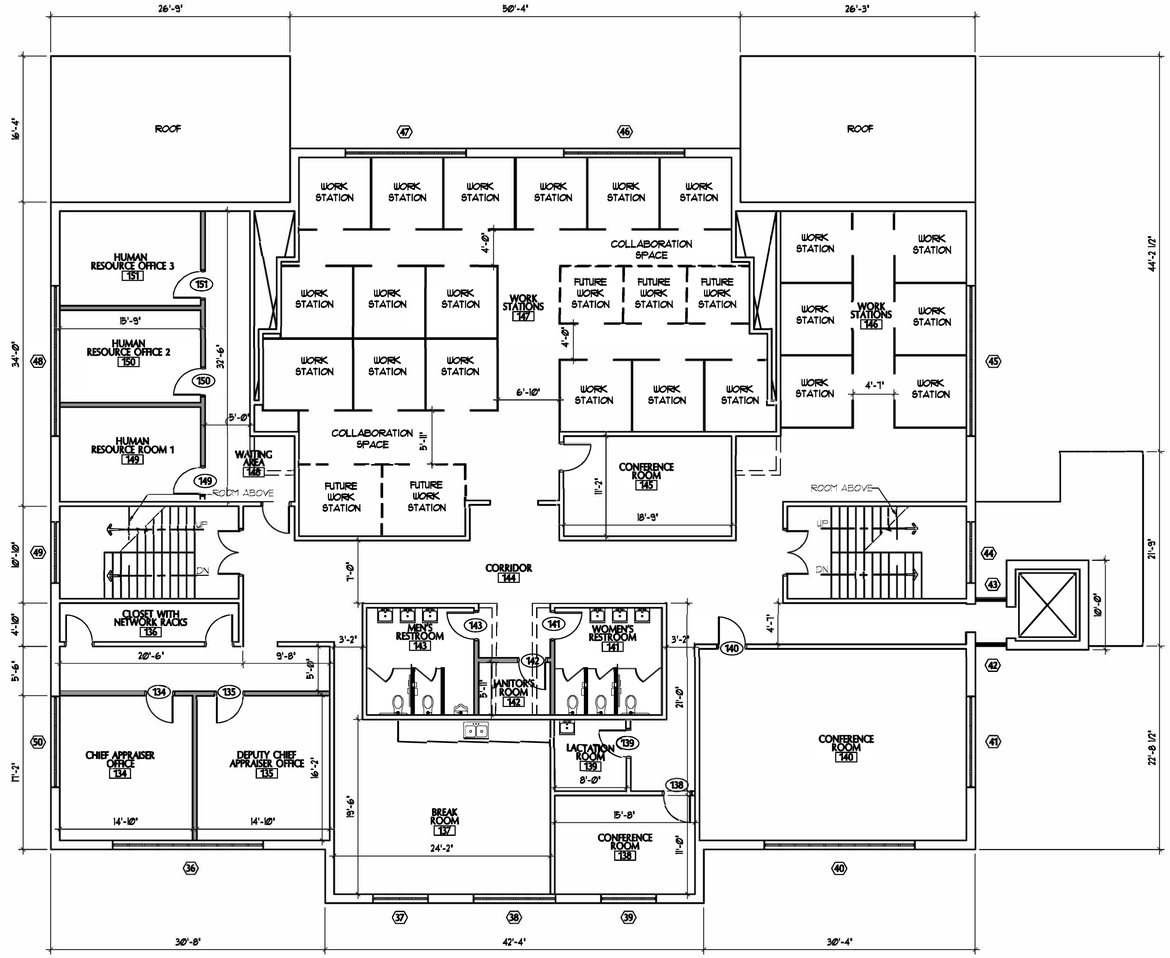
REVISIONS

PROJECT NO.
2025-01

PHASE
CONSTRUCTION DOCUMENTS

DATE
APRIL 2025

DESCRIPTION
SECOND FLOOR PLAN



03 THIRD FLOOR LEVEL

SCALE 1/8"=1'-0"

Plan North

INTERIM REVIEW ONLY

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GUADALUPE APPRAISAL DISTRICT
216 E. COLLEGE
MARY ERSKINE SCHOOL
SEGUIN TX 78155

REVISIONS

PROJECT NO.
2025-01

PHASE
CONSTRUCTION DOCUMENTS

DATE
APRIL 2025

DESCRIPTION
THIRD FLOOR PLAN

DOCKERY ARCHITECTURE

REFERENCES

NOTES:

BASIS OF BEARING IS ASSUMED ALONG THE EAST ROW LINE OF N. RIVER ST.

TRI-COUNTY SURVEYING INC., HAS MADE NO FLOOD ZONE DETERMINATION FOR THE PROPERTY SHOWN HEREON.

ALL SET PINS ARE 1/2" DIAMETER REBAR WITH AN ORANGE PLASTIC CAP STAMPED "TRI-COUNTY".

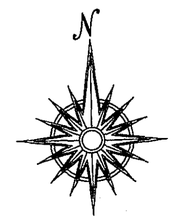
CORRESPONDING FIELD NOTES PREPARED.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

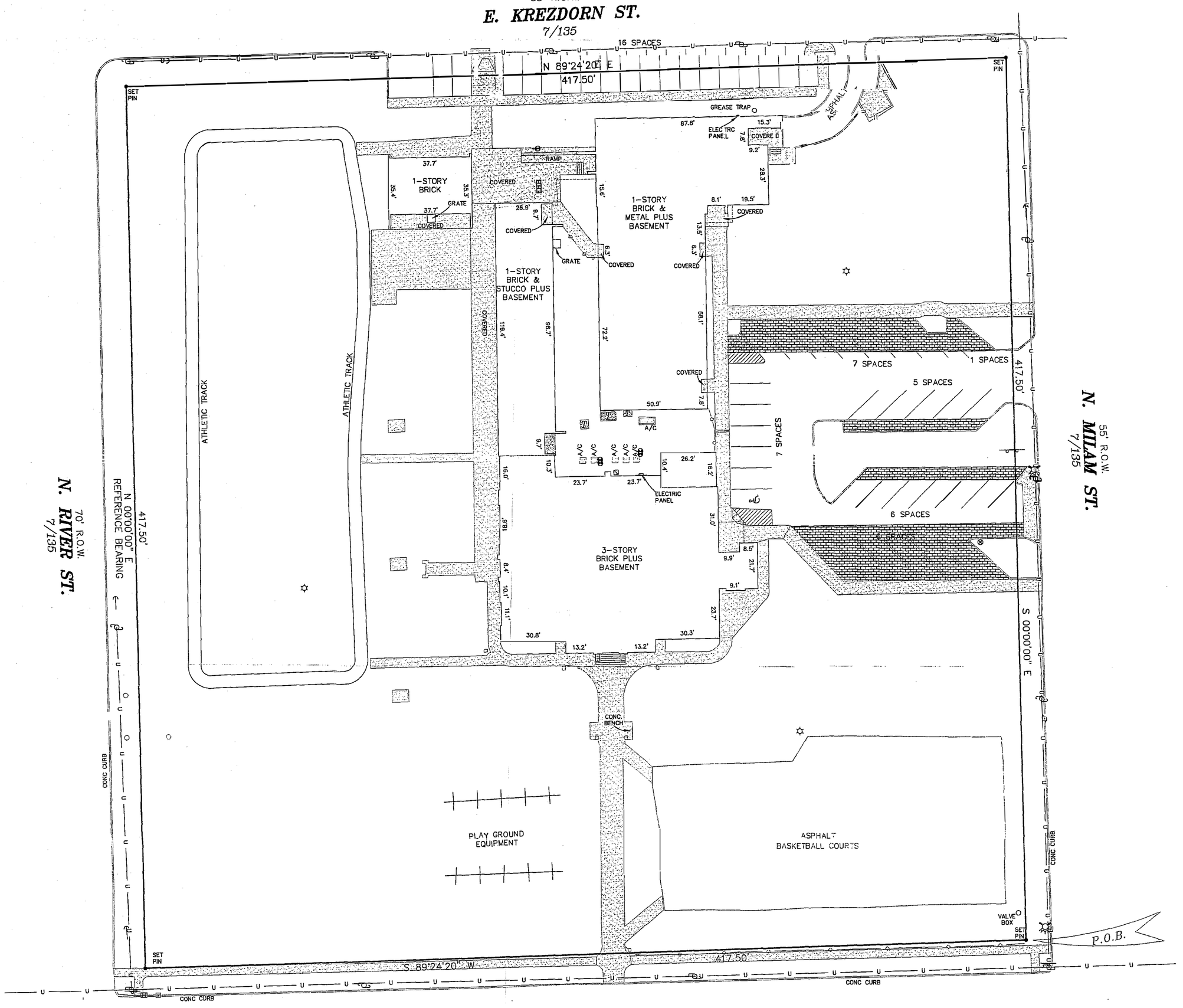
1 inch = 30 ft.



55' R.O.W.

E. KREZDORN ST.

7/135



70' R.O.W.

N. RIVER ST.

7/135

55' R.O.W.

N. MILAM ST.

7/135

70' R.O.W.

E. COLLEGE ST.

7/135

— // — = WOOD FENCE
— ◇ — = CHAIN-LINK FENCE
— U — = OVERHEAD UTILITY
= UTILITY POLE
= GUY
= LIGHT POLE
= WATER METER
= SIGN
= CLEAN OUT
= RISER
= GAS METER
= FIRE HYDRANT
= CONCRETE
= BRICK
= TRANSFORMER

PREPARED FOR:

SEGUIN INDEPENDENT SCHOOL DISTRICT

216 E. COLLEGE ST.

PLAT SHOWING:

SURVEY OF A 4.00 ACRE TRACT OF LAND SITUATED IN THE HUMPHRIES BRANCH SURVEY NO. 17, ABSTRACT 6, CITY OF SEGUIN, BEING A PORTION OF LOT 4, BLOCK 2, FARMING LOTS OF THE TOWN OF SEGUIN, PLAT RECORDED IN VOLUME A, PAGE 158, DEED RECORDS, GUADALUPE COUNTY, TEXAS, AND BEING THAT TRACT OF LAND CONVEYED TO BOARD OF TRUSTEES OF SEGUIN INDEPENDENT SCHOOL DISTRICT, BY DEED RECORDED IN VOLUME 3077, PAGE 660, OFFICIAL RECORDS, GUADALUPE COUNTY, TEXAS.

TRI-COUNTY SURVEYING, INC.
114 NORTH AUSTIN
SEGUIN, TEXAS 78155
PH: (830) 372-1001
FX: (830) 379-1155

THIS GRAPHIC WORK REPRESENTS THE RESULTS OF A SURVEY BEING PROVIDED BY TRI-COUNTY SURVEYING, INC. SOLELY FOR THE EXCLUSIVE USE OF THE PARTIES SHOWN HEREON. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY OR USE THIS GRAPHIC WORK OTHER THAN FOR THE PURPOSE SHOWN HEREON. THIS SURVEY IS EMBOSSED WITH THE SURVEYOR'S IMPRESSION SEAL AND SIGNED IN RED INK. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED, IT IS A COPY AND MAY HAVE BEEN ALTERED. TRI-COUNTY SURVEYING, INC. ASSUMES NO RESPONSIBILITY FOR COPIES OF THIS SURVEY OTHER THAN THE COPIES BEARING THE ORIGINAL IMPRESSION SEAL AND SIGNATURE SIGNED IN RED INK. ALL RIGHTS RESERVED, COPYRIGHT 2013, TRI-COUNTY SURVEYING INC. ©

Texas Society of Professional Surveyors MEMBER

STATE OF TEXAS:
COUNTY OF GUADALUPE:

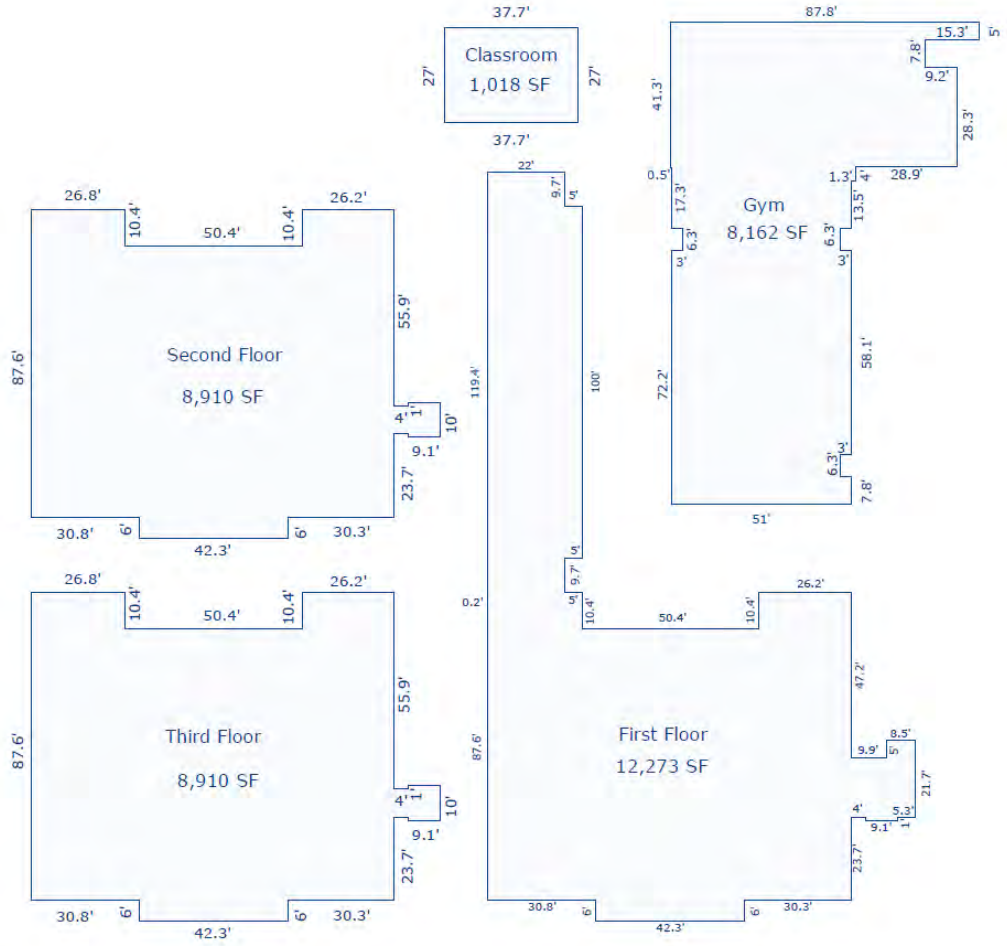
I, AUBREY C. HOLLAND, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY ME OR WORKING UNDER MY SUPERVISION AND THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN.

AUBREY C. HOLLAND
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4493

SURVEYED: NOVEMBER 9, 2021
PROJECT NO.: 1307104 DWG No.: 1307104A



BUILDING SKETCH



Scale: 1" = 40'

AREA CALCULATIONS SUMMARY

Code	Description	Net Size	Net Totals
GBA1	First Floor	12273.16	
	Gym	8161.21	
	Classroom	1017.90	
	Second Floor	8910.48	
	Third Floor	8910.48	39273.23
Net BUILDING Area		(rounded)	39273

BUILDING AREA BREAKDOWN

Breakdown			Subtotals
First Floor			
22.0	x	9.7	213.40
103.4	x	36.8	3805.12
10.4	x	26.8	278.72
9.7	x	22.0	213.40
100.0	x	27.0	2700.00
10.4	x	26.2	272.48
121.8	x	16.7	2034.06
5.0	x	8.5	42.50
1.0	x	9.1	9.10
23.7	x	103.4	2450.58
6.0	x	42.3	253.80
Gym			
51.0	x	7.8	397.80
6.3	x	45.0	283.50
58.1	x	51.0	2963.10
6.3	x	48.0	302.40
51.0	x	13.5	688.50
52.8	x	0.2	10.56
3.8	x	52.3	198.74
5.0	x	87.8	439.00
1			21716.47
38 Items		(rounded)	39273

ERSKINE ELEMENTARY– SEGUIN ISD
216 EAST COLLEGE

2018 AHERA 3-YEAR REINSPECTION - HOMOGENEOUS AREA REPORT

Previous Inspection Date: 8/18/2015 Re-Inspection Date: 8/21/2018

1. Type of Material: 12x12" Cream w/ Tan Streak Floor Tile and Mastic
2. Homogeneous Area 1: ~750 Square Feet – Room 108
3. Sample Collection Area: N/A
4. Sample number's: N/A
5. Material Classification: Miscellaneous
6. Friable or Non- Friable: Non Friable
7. Sample Analysis Result: Assumed
8. Condition: Good with potential for damage
9. Accessibility: Moderate
10. Recommended Action: Maintain on Asbestos O&M Plan

FIELD NOTES AND OBSERVATIONS

The floor tile appeared to be in good condition.

PREVENTATIVE MEASURES

Floor tile must be maintained by regular cleaning and waxing. Stripping old wax shall be conducted by utilizing a generous quantity of sudsy H_20. Use ample quantity of wax and apply with a buffer not exceeding 300 rpm when re-waxing floors. Furniture or equipment shall be moved across asbestos containing floor tile only by the use of dollies or portable trucks and then only if the floor has been protected with rubber mats or other effective protective covering. Sanding, grinding, cutting or abrading asbestos containing floor tile is prohibited. Under no circumstances shall carpet with asbestos containing floor tile under it be lifted or removed or the floor tile removed except by EPA accredited/DSHS licensed asbestos workers supervised by an EPA accredited/DSHS licensed supervisor.



Mark D. Freemyer — 8/24/2018 (Date) — #105695 (Texas DSHS License #)

ERSKINE ELEMENTARY– SEGUIN ISD
216 EAST COLLEGE

2018 AHERA 3-YEAR REINSPECTION - HOMOGENEOUS AREA REPORT

Previous Inspection Date: 8/18/2015 Re-Inspection Date: 8/21/2018

1. Type of Material: 12x12" Off-white with grey pattern floor tile and mastic
2. Homogeneous Area 2: ~57,190 Square Feet – Main Building – First Floor Corridors, Lobby 5, Classroom 304 (303 on floor plan) east and west Stairwell landings, Main Entry, Classroom 402 and Old Cafeteria and Storage Closet; Gymnasium Stage and Storages, Room 105 & 107, 1st Floor Storage & Mechanical Room and Teacher's Lounge
3. Sample Collection Area: 1st Floor Elevator Lobby, 3rd Floor Classroom 302 (marked as 303 on floor plan) and Janitor's Closet
4. Sample number's: H2 – A, B & C
5. Material Classification: Miscellaneous
6. Friable or Non- Friable: Non Friable
7. Sample Analysis Result: Chrysotile, 1.5%
8. Condition: Good with potential for damage
9. Accessibility: Low
10. Recommended Action: Maintain on Asbestos O&M Plan

FIELD NOTES AND OBSERVATIONS

The 12x12 in floor tile appears to be in good condition and well maintained. Some partially damaged tiles in Classroom 4.

PREVENTATIVE MEASURES

Floor tile must be maintained by regular cleaning and waxing. Stripping old wax shall be conducted by utilizing a generous quantity of sudsy H_20. Use ample quantity of wax and apply with a buffer not exceeding 300 rpm when re-waxing floors. Furniture or equipment shall be moved across asbestos containing floor tile only by the use of dollies or portable trucks and then only if the floor has been protected with rubber mats or other effective protective covering. Sanding, grinding, cutting or abrading asbestos containing floor tile is prohibited. Under no circumstances shall carpet with asbestos containing floor tile under it be lifted or removed or the floor tile removed except by EPA accredited/DSHS licensed asbestos workers supervised by an EPA accredited/DSHS licensed supervisor.



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ERSKINE ELEMENTARY– SEGUIN ISD
216 EAST COLLEGE

2018 AHERA 3-YEAR REINSPECTION - HOMOGENEOUS AREA REPORT

Previous Inspection Date: 8/18/2015 Re-Inspection Date: 8/21/2018

1. Type of Material: HVAC vibration damper
2. Homogeneous Area 3: Attached to four exterior HVAC package units.
3. Sample Collection Area: N/A
4. Sample numbers: N/A
5. Material Classification: Miscellaneous
6. Friable or Non- Friable: Non Friable
7. Sample Analysis Result: Assumed
8. Condition: Good with potential for damage
9. Accessibility: Low
10. Recommended Action: Maintain on Asbestos O&M Plan

FIELD NOTES AND OBSERVATIONS

The 4 vibration dampers appear to be in good condition.

PREVENTATIVE MEASURES

Asbestos containing HVAC vibration dampers should be monitored on a regular basis. At no time shall personnel or employees impact ACM or tape either by hand or with any powered machinery. Sanding, grinding, cutting, abrading, drilling or puncturing asbestos containing vibration dampers shall not be permitted. Any penetrations, removal, or repair to Asbestos containing vibration damper material must be conducted only by accredited/DSHS licensed asbestos workers supervised by an EPA accredited/DSHS licensed supervisor.



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ERSKINE ELEMENTARY– SEGUIN ISD
216 EAST COLLEGE

2018 AHERA 3-YEAR REINSPECTION - HOMOGENEOUS AREA REPORT

Previous Inspection Date: 8/18/2015 Re-Inspection Date: 8/21/2018

1. Type of Material: HVAC duct caulking
2. Homogeneous Area 4: 12 Linear Feet – interface between HVAC duct penetration and the exterior wall
3. Sample Collection Area: N/A
4. Sample numbers: N/A
5. Material Classification: Miscellaneous
6. Friable or Non- Friable: Non Friable
7. Sample Analysis Result: Assumed
8. Condition: Good with potential for damage
9. Accessibility: Low
10. Recommended Action: Maintain on Asbestos O&M Plan

FIELD NOTES AND OBSERVATIONS

Materials appear to be in good condition.

PREVENTATIVE MEASURES

Asbestos containing caulking should be monitored on a regular basis. At no time shall personnel or employees impact ACM or caulk either by hand or with any powered machinery. Sanding, grinding, cutting, abrading, drilling or puncturing asbestos containing caulking shall not be permitted. Any penetrations, removal, or repair to Asbestos containing caulking must be conducted only by accredited/DSHS licensed asbestos workers supervised by an EPA accredited/DSHS licensed supervisor.



Mark D. Freemyer | 8/24/2018 Date | #105695 Texas DSHS License #

ERSKINE ELEMENTARY– SEGUIN ISD
216 EAST COLLEGE

2018 AHERA 3-YEAR REINSPECTION - HOMOGENEOUS AREA REPORT

Previous Inspection Date: 8/18/2015 Re-Inspection Date: 8/20/2018

1. Type of Material: Exterior Caulk
2. Homogeneous Area 5: 1,000 Linear Feet – doorways and windows of the Main Building
3. Sample Collection Area: Main Building
4. Sample numbers: ErE-C44
5. Material Classification: Surface
6. Friable or Non- Friable: Non friable
7. Sample Analysis Result: 7% Chrysotile
8. Condition: Good
9. Accessibility: Low
10. Recommended Action: Maintain on Asbestos O&M Plan.

FIELD NOTES AND OBSERVATIONS

Caulk was in good condition and non-friable.

PREVENTATIVE MEASURES

Sanding, grinding, cutting or abrading asbestos containing caulking is prohibited. Under no circumstances shall ACBM be removed except by EPA accredited/ DSHS licensed asbestos workers supervised by an EPA accredited/DSHS licensed asbestos supervisor.



Mark D. Freemyer | 8/24/2018 Date | #105695 Texas DSHS License #

ERSKINE ELEMENTARY– SEGUIN ISD
216 EAST COLLEGE

2018 AHERA 3-YEAR REINSPECTION - HOMOGENEOUS AREA REPORT

Previous Inspection Date: 8/18/2015 Re-Inspection Date: 8/21/2018

1. Type of Material: 12x12" Cream/White Marbled Floor Tile and Mastic
2. Homogeneous Area 6: ~415 Square Feet – Elevator and Outside Elevator 1st Floor
3. Sample Collection Area: N/A
4. Sample number's: N/A
5. Material Classification: Miscellaneous
6. Friable or Non- Friable: Non Friable
7. Sample Analysis Result: Assumed
8. Condition: Good with potential for damage
9. Accessibility: Moderate
10. Recommended Action: Maintain on Asbestos O&M Plan

FIELD NOTES AND OBSERVATIONS

The floor tile appeared to be in good condition.

PREVENTATIVE MEASURES

Floor tile must be maintained by regular cleaning and waxing. Stripping old wax shall be conducted by utilizing a generous quantity of sudsy H_20. Use ample quantity of wax and apply with a buffer not exceeding 300 rpm when re-waxing floors. Furniture or equipment shall be moved across asbestos containing floor tile only by the use of dollies or portable trucks and then only if the floor has been protected with rubber mats or other effective protective covering. Sanding, grinding, cutting or abrading asbestos containing floor tile is prohibited. Under no circumstances shall carpet with asbestos containing floor tile under it be lifted or removed or the floor tile removed except by EPA accredited/DSHS licensed asbestos workers supervised by an EPA accredited/DSHS licensed supervisor.



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ERSKINE ELEMENTARY – SEGUIN ISD
216 EAST COLLEGE

2018 AHERA 3-YEAR REINSPECTION - HOMOGENEOUS AREA REPORT

Previous Inspection Date: 8/18/2015 Re-Inspection Date: 8/21/2018

1. Type of Material: Wood Flooring
2. Homogeneous Area 7: ~15,230 Square Feet – Classroom 1-3, Rooms 103 & 106, Throughout 2nd Floor Classrooms and Corridors, Room 301, 302, 304, 305, 306, 402 and 3rd Floor Corridor, Office/Attendance, Book Room (Room 306)
3. Sample Collection Area: N/A
4. Sample number's: N/A
5. Material Classification: Miscellaneous
6. Friable or Non- Friable: Non Friable
7. Sample Analysis Result: Assumed
8. Condition: Good with potential for damage
9. Accessibility: High
10. Recommended Action: Maintain on Asbestos O&M Plan

FIELD NOTES AND OBSERVATIONS

Wood flooring appeared to be in good condition and well maintained.

PREVENTATIVE MEASURES

Under no circumstances shall wood flooring be removed except by EPA accredited/DSHS licensed asbestos workers supervised by an EPA accredited/DSHS licensed supervisor.



Mark D. Freemyer | 8/24/2018 Date | #105695 Texas DSHS License #

ERSKINE ELEMENTARY – SEGUIN ISD
216 EAST COLLEGE

2018 AHERA 3-YEAR REINSPECTION - HOMOGENEOUS AREA REPORT

Previous Inspection Date: 8/18/2015 Re-Inspection Date: 8/21/2018

1. Type of Material: Brown Cove Base
2. Homogeneous Area 8: ~1,475 Linear Feet – Room 4, Room 101-108, 1st Floor Corridor, Entry to Boy's and Girl's 1st Floor Restrooms, Storages, Lounge, MDF Room, Classroom 301, 302, 304, 305 & 402, 3rd Floor Corridor
3. Sample Collection Area: N/A
4. Sample numbers: N/A
5. Material Classification: Surface
6. Friable or Non- Friable: Non friable
7. Sample Analysis Result: Assumed
8. Condition: Good
9. Accessibility: Moderate
10. Recommended Action: Maintain on Asbestos O&M Plan.

FIELD NOTES AND OBSERVATIONS

Cove base appeared to be in good condition.

PREVENTATIVE MEASURES

Under no circumstances shall cove base be removed except by EPA accredited/ DSHS licensed asbestos workers supervised by an EPA accredited/DSHS licensed asbestos supervisor.

Mark D. Freemyer	8/24/2018	#105695
	Date	Texas DSHS License #

ERSKINE ELEMENTARY – SEGUIN ISD
216 EAST COLLEGE

2018 AHERA 3-YEAR REINSPECTION - HOMOGENEOUS AREA REPORT

Previous Inspection Date: 8/18/2015 Re-Inspection Date: 8/21/2018

1. Type of Material: Grey Cove Base
2. Homogeneous Area 9: ~210 Linear Feet – Elevator, Rooms 1-3 and 3rd Floor Storage, 1st Floor Storage, Gymnasium Storages, Old Cafeteria
3. Sample Collection Area: N/A
4. Sample numbers: N/A
5. Material Classification: Surface
6. Friable or Non- Friable: Non friable
7. Sample Analysis Result: Assumed
8. Condition: Good
9. Accessibility: Moderate
10. Recommended Action: Maintain on Asbestos O&M Plan.

FIELD NOTES AND OBSERVATIONS

Cove base appeared to be in good condition.

PREVENTATIVE MEASURES

Under no circumstances shall cove base be removed except by EPA accredited/ DSHS licensed asbestos workers supervised by an EPA accredited/DSHS licensed asbestos supervisor.



Mark D. Freemyer	8/24/2018	#105695
	Date	Texas DSHS License #

ERSKINE ELEMENTARY – SEGUIN ISD
216 EAST COLLEGE

2018 AHERA 3-YEAR REINSPECTION - HOMOGENEOUS AREA REPORT

Previous Inspection Date: 8/18/2015 Re-Inspection Date: 8/21/2018

1. Type of Material: Black Cove Base
2. Homogeneous Area 10: ~125 Linear Feet – Room 306, Cafeteria
3. Sample Collection Area: N/A
4. Sample numbers: N/A
5. Material Classification: Surface
6. Friable or Non- Friable: Non friable
7. Sample Analysis Result: Assumed
8. Condition: Good
9. Accessibility: Moderate
10. Recommended Action: Maintain on Asbestos O&M Plan.

FIELD NOTES AND OBSERVATIONS

Cove base appeared to be in good condition.

PREVENTATIVE MEASURES

Under no circumstances shall cove base be removed except by EPA accredited/ DSHS licensed asbestos workers supervised by an EPA accredited/DSHS licensed asbestos supervisor.



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ERSKINE ELEMENTARY – SEGUIN ISD
216 EAST COLLEGE

2018 AHERA 3-YEAR REINSPECTION - HOMOGENEOUS AREA REPORT

Previous Inspection Date: 8/18/2015 Re-Inspection Date: 8/21/2018

1. Type of Material: Blue/Grey Terrazzo Flooring
2. Homogeneous Area 11: ~930 Square Feet – 1st Floor Boy's and Girl's Restrooms
3. Sample Collection Area: N/A
4. Sample number's: N/A
5. Material Classification: Miscellaneous
6. Friable or Non- Friable: Non Friable
7. Sample Analysis Result: Assumed
8. Condition: Good with potential for damage
9. Accessibility: Low
10. Recommended Action: Maintain flooring in a manner pursuant to the Asbestos O&M Plan.

FIELD NOTES AND OBSERVATIONS

Terrazzo flooring appeared to be in good condition.

PREVENTATIVE MEASURES

Under no circumstances shall terrazzo flooring be removed except by EPA accredited/DSHS licensed asbestos workers supervised by an EPA accredited/DSHS licensed supervisor.

Mark D. Freemyer	8/24/2018	#105695
	Date	Texas DSHS License #

ERSKINE ELEMENTARY – SEGUIN ISD
216 EAST COLLEGE

2018 AHERA 3-YEAR REINSPECTION - HOMOGENEOUS AREA REPORT

Previous Inspection Date: 8/18/2015 Re-Inspection Date: 8/21/2018

1. Type of Material: Black/Brown Terrazzo Flooring
2. Homogeneous Area 12: ~440 Square Feet – Old Kitchen
3. Sample Collection Area: N/A
4. Sample number's: N/A
5. Material Classification: Miscellaneous
6. Friable or Non- Friable: Non Friable
7. Sample Analysis Result: Assumed
8. Condition: Good with potential for damage
9. Accessibility: Low
10. Recommended Action: Maintain flooring in a manner pursuant to the Asbestos O&M Plan.

FIELD NOTES AND OBSERVATIONS

Terrazzo flooring appeared to be in good condition.

PREVENTATIVE MEASURES

Under no circumstances shall terrazzo flooring be removed except by EPA accredited/DSHS licensed asbestos workers supervised by an EPA accredited/DSHS licensed supervisor.



Mark D. Freemyer — 8/24/2018 (Date) — #105695 (Texas DSHS License #)

ERSKINE ELEMENTARY – SEGUIN ISD
216 EAST COLLEGE

2018 AHERA 3-YEAR REINSPECTION - HOMOGENEOUS AREA REPORT

Previous Inspection Date: 8/18/2015 Re-Inspection Date: 8/21/2018

1. Type of Material: Grey Ceramic Tile Grout
2. Homogeneous Area 13: ~600 Square Feet – Faculty Ladies and Men's Restrooms, 3rd Floor Boy's and Girl's Restrooms
3. Sample Collection Area: N/A
4. Sample numbers: N/A
5. Material Classification: Surface
6. Friable or Non- Friable: Non friable
7. Sample Analysis Result: Assumed
8. Condition: Good
9. Accessibility: Moderate
10. Recommended Action: Maintain on Asbestos O&M Plan.

FIELD NOTES AND OBSERVATIONS

Ceramic tile grout appeared to be in good condition.

PREVENTATIVE MEASURES

Under no circumstances shall ceramic tile grout be removed except by EPA accredited/ DSHS licensed asbestos workers supervised by an EPA accredited/DSHS licensed asbestos supervisor.



Mark D. Freemyer | 8/24/2018 Date | #105695 Texas DSHS License #

ERSKINE ELEMENTARY – SEGUIN ISD
216 EAST COLLEGE

2018 AHERA 3-YEAR REINSPECTION - HOMOGENEOUS AREA REPORT

Previous Inspection Date: 8/18/2015 Re-Inspection Date: 8/21/2018

1. Type of Material: White Restroom Caulk
2. Homogeneous Area 14: ~175 Linear Feet – Girl's and Boy's Restroom
3. Sample Collection Area: N/A
4. Sample numbers: N/A
5. Material Classification: Surface
6. Friable or Non- Friable: Non friable
7. Sample Analysis Result: Assumed
8. Condition: Good
9. Accessibility: Moderate
10. Recommended Action: Maintain on Asbestos O&M Plan.

FIELD NOTES AND OBSERVATIONS

Caulk appeared to be in good condition.

PREVENTATIVE MEASURES

Under no circumstances shall caulk be removed except by EPA accredited/ DSHS licensed asbestos workers supervised by an EPA accredited/DSHS licensed asbestos supervisor.



Mark D. Freemyer	8/24/2018	#105695
	Date	Texas DSHS License #

ERSKINE ELEMENTARY – SEGUIN ISD
216 EAST COLLEGE

2018 AHERA 3-YEAR REINSPECTION - HOMOGENEOUS AREA REPORT

Previous Inspection Date: 8/18/2015 Re-Inspection Date: 8/21/2018

1. Type of Material: Grey Sink Undercoat
2. Homogeneous Area 15: 3 Fixtures – Room 101 and Lounge
3. Sample Collection Area: N/A
4. Sample numbers: N/A
5. Material Classification: Surface
6. Friable or Non- Friable: Non friable
7. Sample Analysis Result: Assumed
8. Condition: Good
9. Accessibility: Moderate
10. Recommended Action: Maintain on Asbestos O&M Plan.

FIELD NOTES AND OBSERVATIONS

Sink Undercoat appeared to be in good condition.

PREVENTATIVE MEASURES

Under no circumstances shall sink undercoat be removed except by EPA accredited/ DSHS licensed asbestos workers supervised by an EPA accredited/DSHS licensed asbestos supervisor.



Mark D. Freemyer — 8/24/2018 (Date) — #105695 (Texas DSHS License #)

ERSKINE ELEMENTARY – SEGUIN ISD
216 EAST COLLEGE

2018 AHERA 3-YEAR REINSPECTION - HOMOGENEOUS AREA REPORT

Previous Inspection Date: 8/18/2015 Re-Inspection Date: 8/21/2018

1. Type of Material: White Ceramic Tile Grout
2. Homogeneous Area 16: ~300 Square Feet – Faculty Ladies and Men's Restrooms
3. Sample Collection Area: N/A
4. Sample numbers: N/A
5. Material Classification: Surface
6. Friable or Non- Friable: Non friable
7. Sample Analysis Result: Assumed
8. Condition: Good
9. Accessibility: Moderate
10. Recommended Action: Maintain on Asbestos O&M Plan.

FIELD NOTES AND OBSERVATIONS

Ceramic tile grout appeared to be in good condition.

PREVENTATIVE MEASURES

Under no circumstances shall ceramic tile grout be removed except by EPA accredited/ DSHS licensed asbestos workers supervised by an EPA accredited/DSHS licensed asbestos supervisor.



Mark D. Freemyer | 8/24/2018 Date | #105695 Texas DSHS License #

ERSKINE ELEMENTARY – SEGUIN ISD
216 EAST COLLEGE

2018 AHERA 3-YEAR REINSPECTION - HOMOGENEOUS AREA REPORT

Previous Inspection Date: 8/18/2015 Re-Inspection Date: 8/21/2018

1. Type of Material: Black Sink Undercoat
2. Homogeneous Area 17: 1 Fixture – Nurse's Clinic
3. Sample Collection Area: N/A
4. Sample numbers: N/A
5. Material Classification: Surface
6. Friable or Non- Friable: Non friable
7. Sample Analysis Result: Assumed
8. Condition: Good
9. Accessibility: Moderate
10. Recommended Action: Maintain on Asbestos O&M Plan.

FIELD NOTES AND OBSERVATIONS

Sink undercoat appeared to be in good condition.

PREVENTATIVE MEASURES

Under no circumstances shall sink undercoat be removed except by EPA accredited/ DSHS licensed asbestos workers supervised by an EPA accredited/DSHS licensed asbestos supervisor.



Mark D. Freemyer	8/24/2018	#105695
	Date	Texas DSHS License #

ERSKINE ELEMENTARY– SEGUIN ISD
216 EAST COLLEGE

2021 AHERA 3-YEAR REINSPECTION - HOMOGENEOUS AREA REPORT

Previous Inspection Date: 8/20/2018 Re-Inspection Date: 8/12/2021

1. Type of Material: Exterior Caulk
2. Homogeneous Area 5: 1,000 Linear Feet – doorways and windows of the Main Building
3. Sample Collection Area: Main Building
4. Sample numbers: ErE-C44
5. Material Classification: Surface
6. Friable or Non- Friable: Non friable
7. Sample Analysis Result: 7% Chrysotile
8. Condition: Good
9. Accessibility: Low
10. Recommended Action: Maintain on Asbestos O&M Plan.

FIELD NOTES AND OBSERVATIONS

Caulk was in good condition and non-friable.

PREVENTATIVE MEASURES

Sanding, grinding, cutting or abrading asbestos containing caulking is prohibited. Under no circumstances shall ACBM be removed except by EPA accredited/ DSHS licensed asbestos workers supervised by an EPA accredited/DSHS licensed asbestos supervisor.



Mark D. Freemyer	8/13/2021	#105695
	Date	Texas DSHS License #

ERSKINE ELEMENTARY– SEGUIN ISD
216 EAST COLLEGE

2021 AHERA 3-YEAR REINSPECTION - HOMOGENEOUS AREA REPORT

Previous Inspection Date: 8/21/2018 Re-Inspection Date: 8/12/2021

1. Type of Material: 12x12" Off-white with grey pattern floor tile and mastic
2. Homogeneous Area 2: ~57,190 Square Feet – Main Building – First Floor Corridors, Lobby 5, Classroom 303 & 301 east and west Stairwell landings, Main Entry, Old Cafeteria and Storage Closet; Gymnasium Stage and Storages, Room 205, 105 & 107, 1st Floor Storage & Mechanical Room and Teacher's Lounge
3. Sample Collection Area: 1st Floor Elevator Lobby, 3rd Floor Classroom 303 and Janitor's Closet
4. Sample number's: H2 – A, B & C
5. Material Classification: Miscellaneous
6. Friable or Non- Friable: Non Friable
7. Sample Analysis Result: Chrysotile, 1.5%
8. Condition: Good with potential for damage
9. Accessibility: Low
10. Recommended Action: Maintain on Asbestos O&M Plan

FIELD NOTES AND OBSERVATIONS

The 12x12 in floor tile appears to be in good condition and well maintained. Some partially damaged tiles in Classroom 4.

PREVENTATIVE MEASURES

Floor tile must be maintained by regular cleaning and waxing. Stripping old wax shall be conducted by utilizing a generous quantity of sudsy H_20. Use ample quantity of wax and apply with a buffer not exceeding 300 rpm when re-waxing floors. Furniture or equipment shall be moved across asbestos containing floor tile only by the use of dollies or portable trucks and then only if the floor has been protected with rubber mats or other effective protective covering. Sanding, grinding, cutting or abrading asbestos containing floor tile is prohibited. Under no circumstances shall carpet with asbestos containing floor tile under it be lifted or removed or the floor tile removed except by EPA accredited/DSHS licensed asbestos workers supervised by an EPA accredited/DSHS licensed supervisor.



Mark D. Freemyer — 8/13/2021 (Date) — #105695 (Texas DSHS License #)

ERSKINE ELEMENTARY– SEGUIN ISD
216 EAST COLLEGE

2021 AHERA 3-YEAR REINSPECTION - HOMOGENEOUS AREA REPORT

Previous Inspection Date: 8/20/2018 Re-Inspection Date: 8/12/2021

1. Type of Material: Exterior Caulk
2. Homogeneous Area 5: 1,000 Linear Feet – doorways and windows of the Main Building
3. Sample Collection Area: Main Building
4. Sample numbers: ErE-C44
5. Material Classification: Surface
6. Friable or Non- Friable: Non friable
7. Sample Analysis Result: 7% Chrysotile
8. Condition: Good
9. Accessibility: Low
10. Recommended Action: Maintain on Asbestos O&M Plan.

FIELD NOTES AND OBSERVATIONS

Caulk was in good condition and non-friable.

PREVENTATIVE MEASURES

Sanding, grinding, cutting or abrading asbestos containing caulking is prohibited. Under no circumstances shall ACBM be removed except by EPA accredited/ DSHS licensed asbestos workers supervised by an EPA accredited/DSHS licensed asbestos supervisor.



Mark D. Freemyer	8/13/2021	#105695
	Date	Texas DSHS License #

ERSKINE ELEMENTARY– SEGUIN ISD
216 EAST COLLEGE

2021 AHERA 3-YEAR REINSPECTION - HOMOGENEOUS AREA REPORT

Previous Inspection Date: 8/21/2018 Re-Inspection Date: 8/12/2021

1. Type of Material: 12x12" Off-white with grey pattern floor tile and mastic
2. Homogeneous Area 2: ~57,190 Square Feet – Main Building – First Floor Corridors, Lobby 5, Classroom 303 & 301 east and west Stairwell landings, Main Entry, Old Cafeteria and Storage Closet; Gymnasium Stage and Storages, Room 205, 105 & 107, 1st Floor Storage & Mechanical Room and Teacher's Lounge
3. Sample Collection Area: 1st Floor Elevator Lobby, 3rd Floor Classroom 303 and Janitor's Closet
4. Sample number's: H2 – A, B & C
5. Material Classification: Miscellaneous
6. Friable or Non- Friable: Non Friable
7. Sample Analysis Result: Chrysotile, 1.5%
8. Condition: Good with potential for damage
9. Accessibility: Low
10. Recommended Action: Maintain on Asbestos O&M Plan

FIELD NOTES AND OBSERVATIONS

The 12x12 in floor tile appears to be in good condition and well maintained. Some partially damaged tiles in Classroom 4.

PREVENTATIVE MEASURES

Floor tile must be maintained by regular cleaning and waxing. Stripping old wax shall be conducted by utilizing a generous quantity of sudsy H_20. Use ample quantity of wax and apply with a buffer not exceeding 300 rpm when re-waxing floors. Furniture or equipment shall be moved across asbestos containing floor tile only by the use of dollies or portable trucks and then only if the floor has been protected with rubber mats or other effective protective covering. Sanding, grinding, cutting or abrading asbestos containing floor tile is prohibited. Under no circumstances shall carpet with asbestos containing floor tile under it be lifted or removed or the floor tile removed except by EPA accredited/DSHS licensed asbestos workers supervised by an EPA accredited/DSHS licensed supervisor.



Mark D. Freemyer	8/13/2021	#105695
	Date	Texas DSHS License #

TEXAS DEPARTMENT OF LICENSING & REGULATION

P.O. Box 12157 • Austin, Texas 78711-2157

www.tdlr.texas.gov

ELEVATOR / ESCALATOR AND RELATED EQUIPMENT REPORT OF INSPECTION

THIS FORM MUST BE FILLED OUT COMPLETELY AND SUBMITTED WITH ATTACHMENTS IF NECESSARY.

INSPECTION DATA – TO BE COMPLETED BY INSPECTOR **FILING FEE: $20.00 PER UNIT**

1. Unit #: of	2. ELBI #:	3. Decal #:	4. Removed from Service Date:
5. Building Name:		Building Designation:	6. Manufacturer:
Building Physical Address:			7. Model Type:
Street Number, Street, Suite No./Apt. No., City, State, Zip Code			8. Serial #:

9. Type of Unit: (select one) Pass Esc. M.W. W.L. LULA Frt Elev Other (specify):

10. Drive Machine: (select one) Electric Hydraulic Other (specify):	11. Year Installed:	12. Year Altered:	13. Number of Floors:
14. Speed:	15. Capacity:	16. # of Car Openings	17. Due Date for Next 5 Year Safety Test

18. Test Data Tag in Place? Yes No Comments:

19. Type of Inspection: (select all that apply) A – Annual B – New Installation or Returned to Service C – Alteration F – 5 Year Test Other:

20. #	Rule	Code Year	Violations Use page ELE002a if additional pages are necessary Check box if ELE002a is attached	Repeat

21. INSPECTOR SIGNATURE IS REQUIRED FOR CERTIFICATE PROCESSING

I certify this is a true report of my inspection. I further certify that the information on this report is correct.

TDLR INSP LIC#: | Inspector Name Printed | Inspector Signature | Date Inspection Completed

22. CONTACT INFORMATION REQUIRED TO BE COMPLETED BY OWNER OR OWNER AGENT

Owner Name: Phone Number: (Area Code) Phone Number

Email Address: (ex: johndoe@yourbusinessemail.com)

Owner Mailing Address: Number, Street, Suite No, Apt No. City State Zip Code

23. Building Contact Name: Contact Phone Number: (Area Code) Phone Number

Building Contact Business/Public Email Address: (ex: johndoe@youbusinesemail.com)

Building Contact Mailing Address: Number, Street, Suite No, Apt No. City State Zip Code

24. OWNER OR OWNER AGENT SIGNATURE IS REQUIRED FOR CERTIFICATE PROCESSING

I certify that all violations cited by the inspector (if any) have been corrected OR are under contract to be corrected OR I have obtained a waiver or delay. All contact information above is accurate and all required documents and fees are attached. I understand that a certificate of compliance cannot be issued if the Inspection Report is incomplete, or any supporting documentation is missing.

Owner/Agent Printed Name | Owner/Agent Signature | Date

All correspondence including legal notices will be sent to (select one) Owner Address Building Contact Address

TEXAS DEPARTMENT OF LICENSING AND REGULATION
P.O. Box 12157 ● Austin, Texas 78711-2157
(800) 803-9202 ● (512) 463-6599 ● FAX (512) 475-2871
www.tdlr.texas.gov ● cs.elevators.escalators@tdlr.texas.gov

ELEVATOR / ESCALATOR AND RELATED EQUIPMENT ADDITIONAL INSPECTION REPORT PAGE

Building Name:	ELBI #:	Decal #:

#	Rule	Code Year	**Violations (Cont.)** (Attach additional page(s) if necessary. Use this same form.)	Repeat

Comments (Cont.) (Attach additional page(s) if necessary. Use this same form.)

INSPECTOR LICENSE # **INSPECTOR NAME PRINTED** **INSPECTOR SIGNATURE** **DATE**

INSTRUCTIONS

MONTHLY TESTING OF FIREFIGHTER EMERGENCY OPERATION,WITH RECORDED FINDINGS,REQUIRED BY ASME A17.1.8.6.11.1 (2007).

PHASE I HALL FIREFIGHTER EMERGENCY RECALL.

PHASE II EMERGENCY IN CAR OPERATION.

EMERGENCY SIGNALING DEVICES,INCLUDING AN AUDIBLE ALARM AND TWO WAY COMMUNICATION (PHONE) IN THE CAR.

(NOTE)Monthly testing of emergency signaling devices is not required by code,but is reccomended.

(1) TURN THE PHASE I HALL KEY SWITCH,LOCATED AT THE DESIGNATED LEVEL TO THE (ON) POSITION,THE ELEVATOR(S)SHOULD RECALL TO THAT LEVEL AND OPEN THEIR DOORS.

(2) TEST EACH CAR ON PHASE II EMERGENCY IN CAR OPERATION;AS FOLLOWS.

(A) TURN THE PHASE II KEY SWITCH TO THE (HOLD) POSITION AND PUSH THE DOOR CLOSE BUTTON.THE DOOR SHOULD NOT CLOSE.

(B) TURN THE PHASE II KEY SWITCH TO THE (ON) POSITION AND PUSH THE DOOR CLOSE BUTTON.THE DOOR SHOULD CLOSE.WHEN THE DOOR IS FULLY CLOSED;SET SEVERAL CALLS.THE CAR SHOULD START TO TRAVEL;QUICKLY PUSH THE CALL CANCEL BUTTON,THE CALLS SHOULD EXTINGUISH.THE CAR SHOULD STOP AT THE NEXT AVAILABLE LEVEL.THE DOOR SHOULD NOT OPEN.

(NOTE) PHASE II OPERATION MUST OVERRIDE ANY CAR CALL SECURITY SYSTEMS. ie.card reader,keys,or touch pads etc.

(C) PUSH THE DOOR OPEN BUTTON,THE DOOR SHOULD START TO OPEN; QUICKLY RELEASE THE DOOR OPEN BUTTON,THE DOOR SHOULD RECLOSE WITH NO DELAY.

(NOTE) THE RECLOSE FEATURE PROTECTS EMERGENCY PERSONNEL IF FIRE IS PRESENT IN THE HALLWAY.

(D) PUSH AND HOLD THE DOOR OPEN BUTTON UNTIL THE DOOR IS FULLY OPEN.

(E) TURN THE PHASE II KEY SWITCH TO THE (OFF) POSITION THE DOOR SHOULD CLOSE AUTOMATICALLY AND THE CAR SHOULD RECALL TO THE DESIGNATED LEVEL,AND OPEN ITS DOORS.

(NOTE) WHILE THE DOOR IS CLOSING AUTOMATICALLY THE SMOKE SENSITIVE DOOR REOPENING DEVICES MUST BE OUT OF SERVICE,WITH REDUCED DOOR CLOSING FORCE.

(3) WHEN ALL CARS HAVE BEEN TESTED ON PHASE II IN CAR OPERATION AND ARE BACK AT THE DESIGNATED LEVEL WITH THEIR DOORS OPEN; TURN THE PHASE I HALL KEY SWITCH TO THE BYPASS/RESET POSITION ALLOW THREE SECONDS,THEN TURN THE KEY SWITCH TO THE (OFF) POSITION,REMOVE KEY.

(4) CHECK ALL CARS FOR NORMAL OPERATION,RECORD THE TEST FINDINGS, REPORT ANY DEFICIENCIES TO THE BUILDING MANAGER.

(NOTE) FOR DETAILS OF EMERGENCY OPERATIONS AND SIGNAL DEVICES SEE ASME A17.1 SECTION 2.27

TESTS ARE NOW COMPLETED

TEXAS DEPARTMENT OF LICENSING AND REGULATION

Elevator Program

P. O. Box 12157 • Austin, Texas 78711 • (512) 463-6599 • (800) 803-9202

(512) 475-2871 • Email: CS.Elevators.Escalators@tdlr.texas.gov • Web site: www.tdlr.texas.gov

Instructions for Obtaining an Elevator/Escalator Certificate of Compliance

The Texas Health and Safety Code, Chapter 754, requires building owners to hire a registered elevator inspector (a list is available on our website) to conduct an annual safety inspection on all elevators, escalators and related equipment. Per Elevator Safety and Licensing Administrative Rule, §74.50, the owner must submit all required documentation to the department within 30 days of the equipment inspection date.

*****Penalties of up to $5,000 may be assessed for each violation of this law and rule. *****

Building Owner Responsibility: The building owner is responsible for submitting the following documentation and fees annually, within 30 days of the date of inspection.

1. The owner, or owner's agent, will obtain the original Elevator Equipment Report of Inspection form from the inspector, for each elevator, escalator or piece of related equipment.

2. The owner must complete the owner and contact person information on the front of the Report of Inspection form.

3. The inspector will fill out the Violation Code and Description sections, and the Equipment Specifications section.

4. The owner and inspector both must sign and date the inspection form to acknowledge the inspection was conducted and any violations have been corrected or are under an active and legitimate contract to be corrected, prior to the next inspection.

5. The completed Elevator Equipment Report of Inspection Form(s) and **total** amount of all fees owed must be made payable by check or money order to Texas Department of Licensing and Regulation. The owner must pay a fee of $20 for **each** piece of equipment inspected.

6. **Late Filing:** If an inspection report is filed 60 days after the date of inspection, each piece of equipment will be assessed a late fee of $10 for every 30 day period

Repeat Violations: If any violations are marked as "REPEAT VIOLATION", they must **immediately** be corrected and the corrections must be verified by the inspector. The inspector must submit verification in writing to TDLR in order for the owner to obtain a certificate of compliance.

Waiver and Delay Consideration and Information: For Waiver and Delay consideration and information, go to the Elevator or Escalator Delay and Waiver Form at: http://www.tdlr.texas.gov/elevator/ele012.pdf

***Mail all required documents and fees to the Texas Department of Licensing and Regulation, P.O. Box 12157, Austin, TX 78711. For overnight or walk-in, use physical address of 920 Colorado Street, Austin, TX 78701.



PLUMBING CAMERA WORK

Commercial.

Ran the camera through a total of five outside clean outs and a total of three separated, cast-iron lines inside of a hatchway in the main building. And was able to get under the old cafeteria and the building to the west of the gym. The building to the west of the gym has back fall on some of the sewer lines and has pressure fittings and some of them as well. When we ran the camera through one clean out outside on the west side of the gym, it is an old clay pipe, and the line has multiple brakes and rocks and mud and is unable to go more than 10 to 15 foot either direction.
The four cleanouts on the main building in the courtyard the pipes are holding water and has rocks and other debris in them. and one line we were able to go approximately 20 foot but could not go any further due to roots in the line.

The Ground floor of the main building I recommend pulling multiple toilets in different locations and running the camera through them to inspect the sewer line under the building itself since we could not get anything to go from the cleanouts in the courtyard under the building.
(note)
Need to verify where the city tap for the sewer is located.

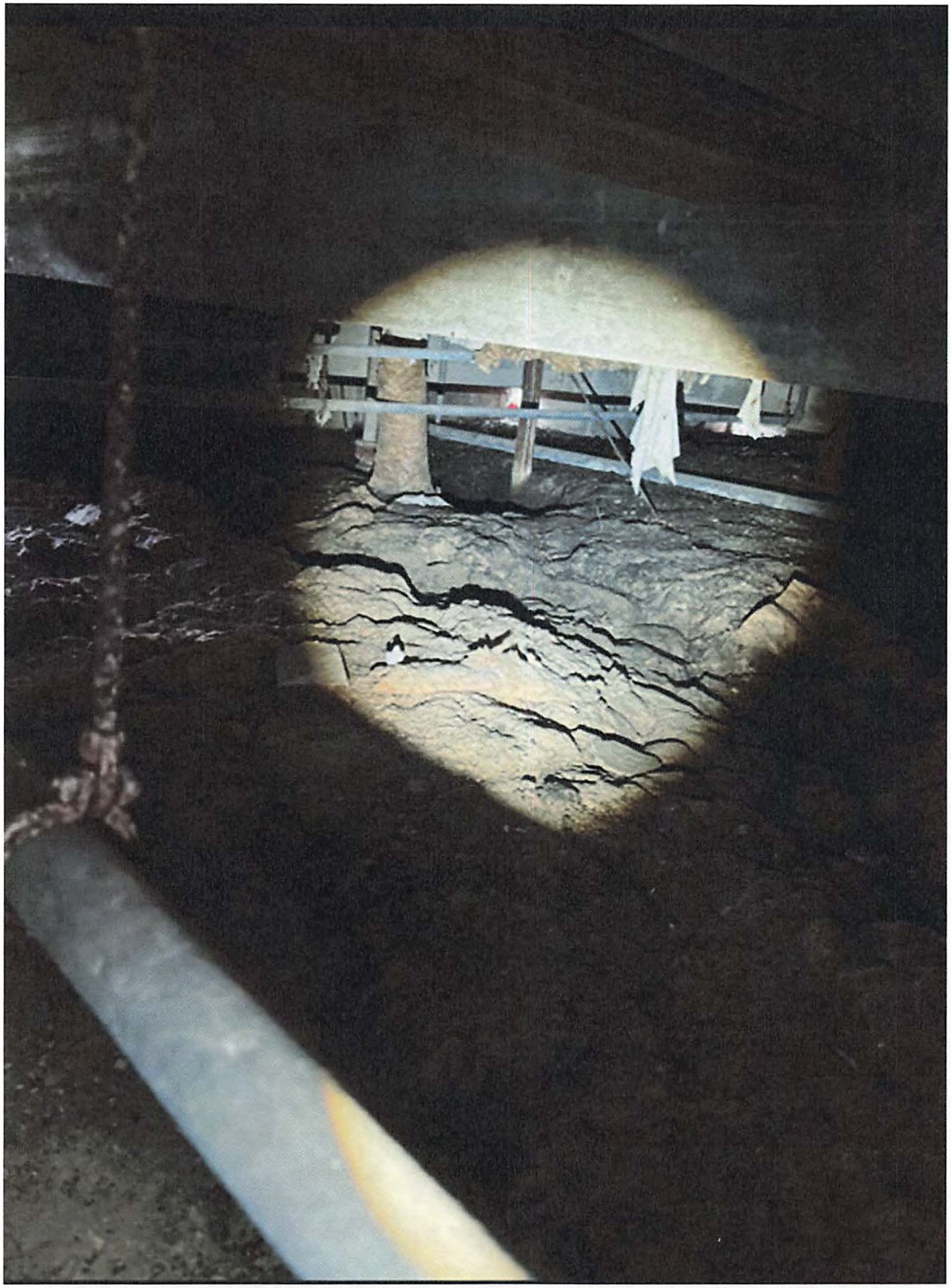

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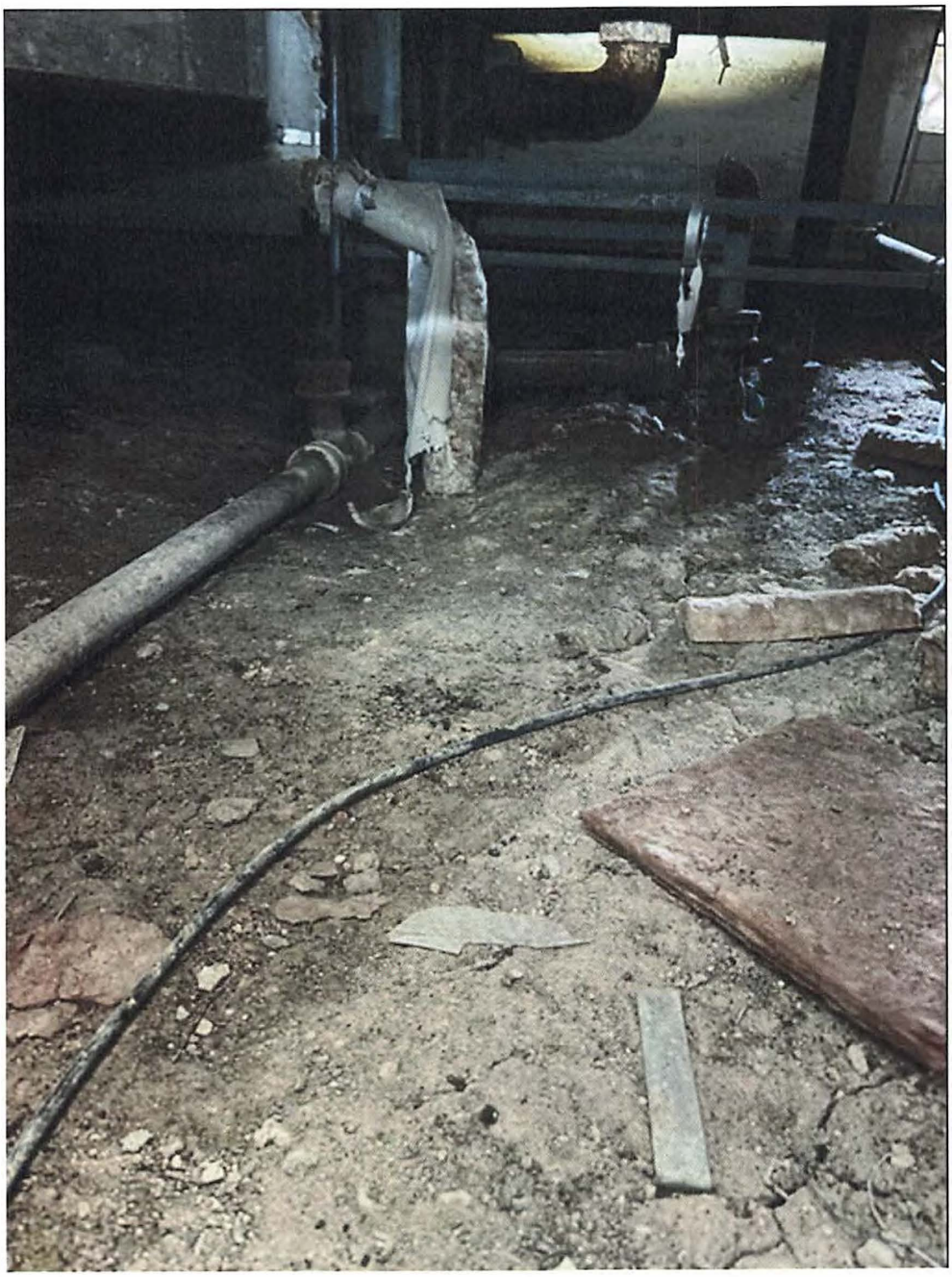

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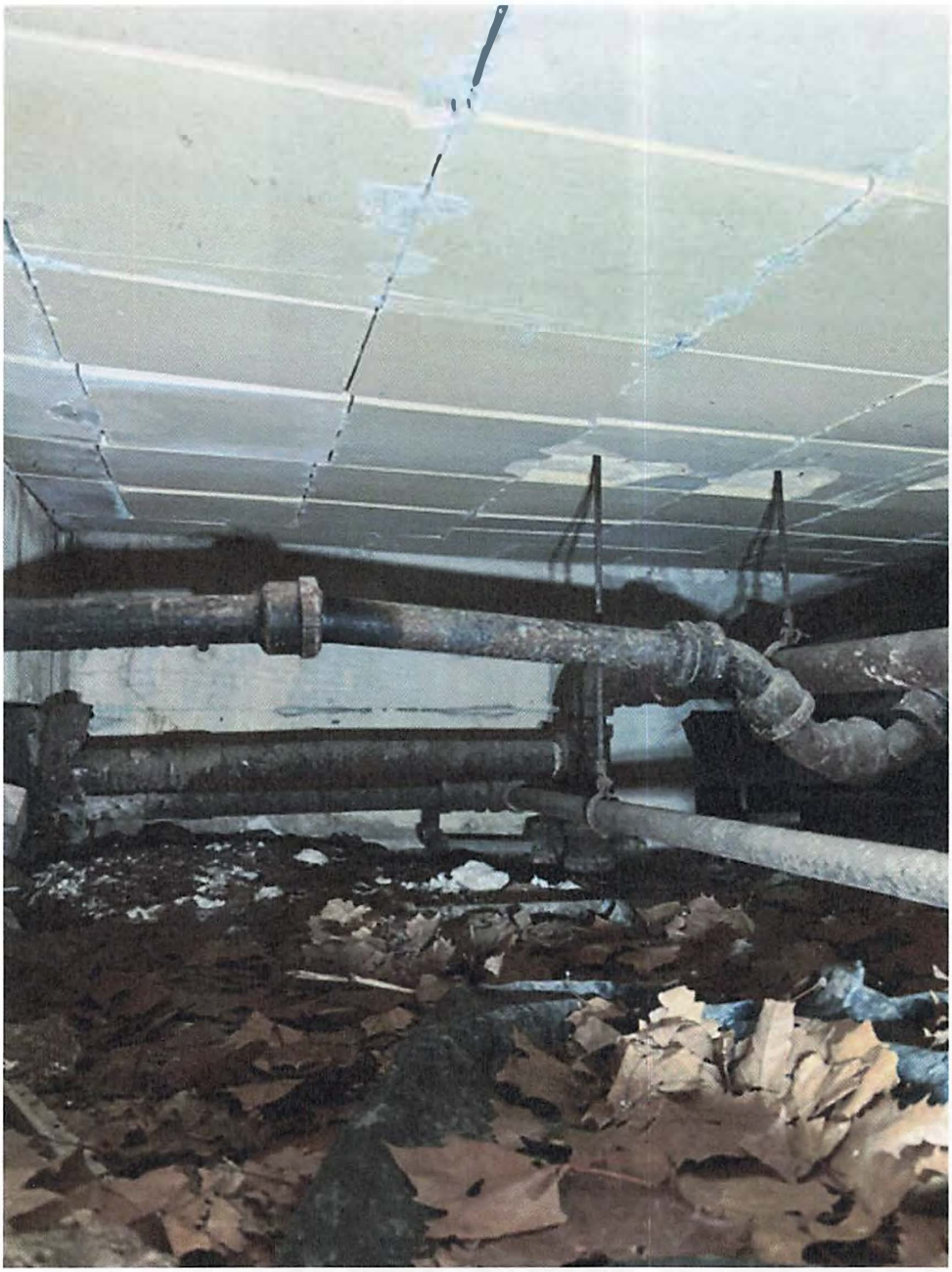


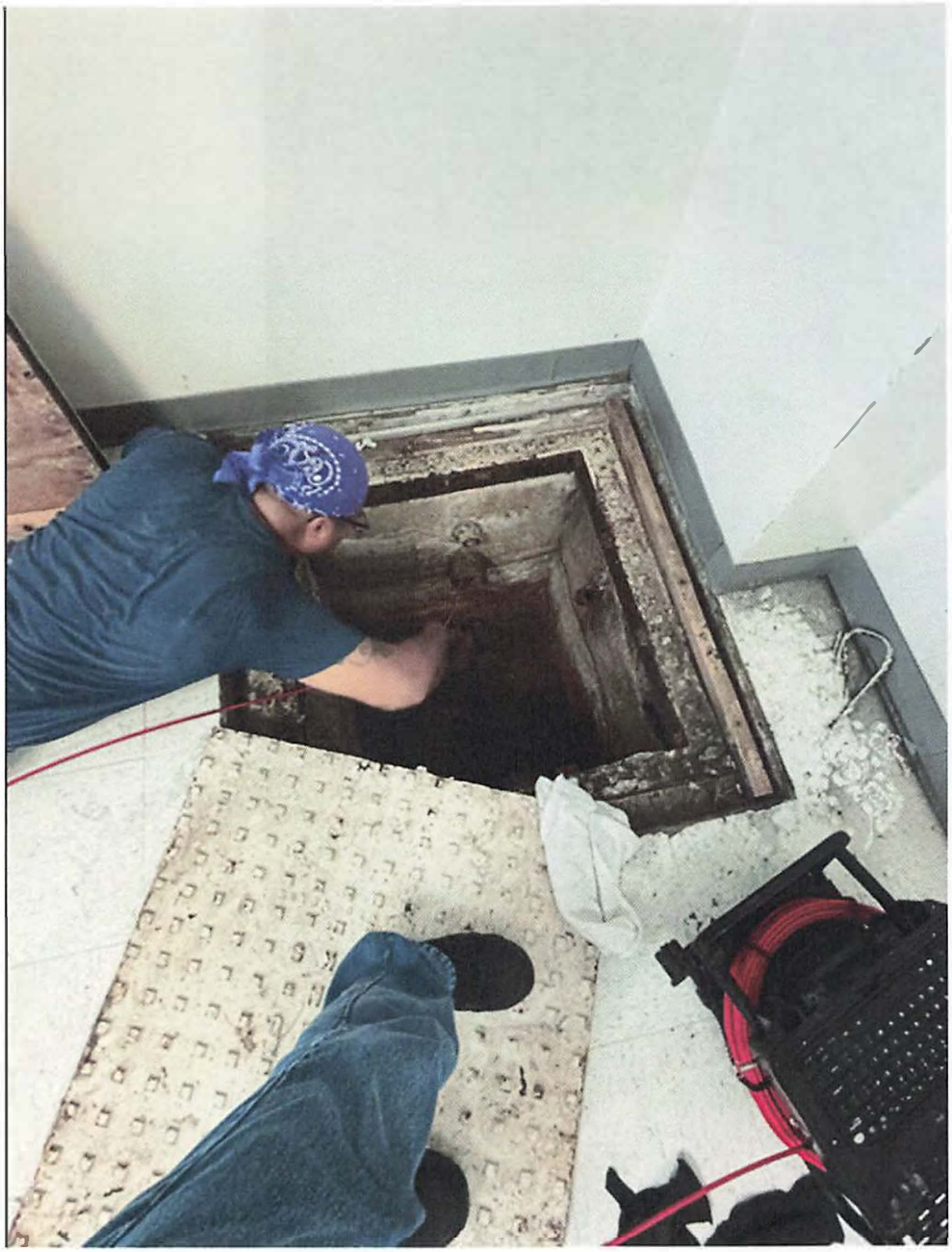


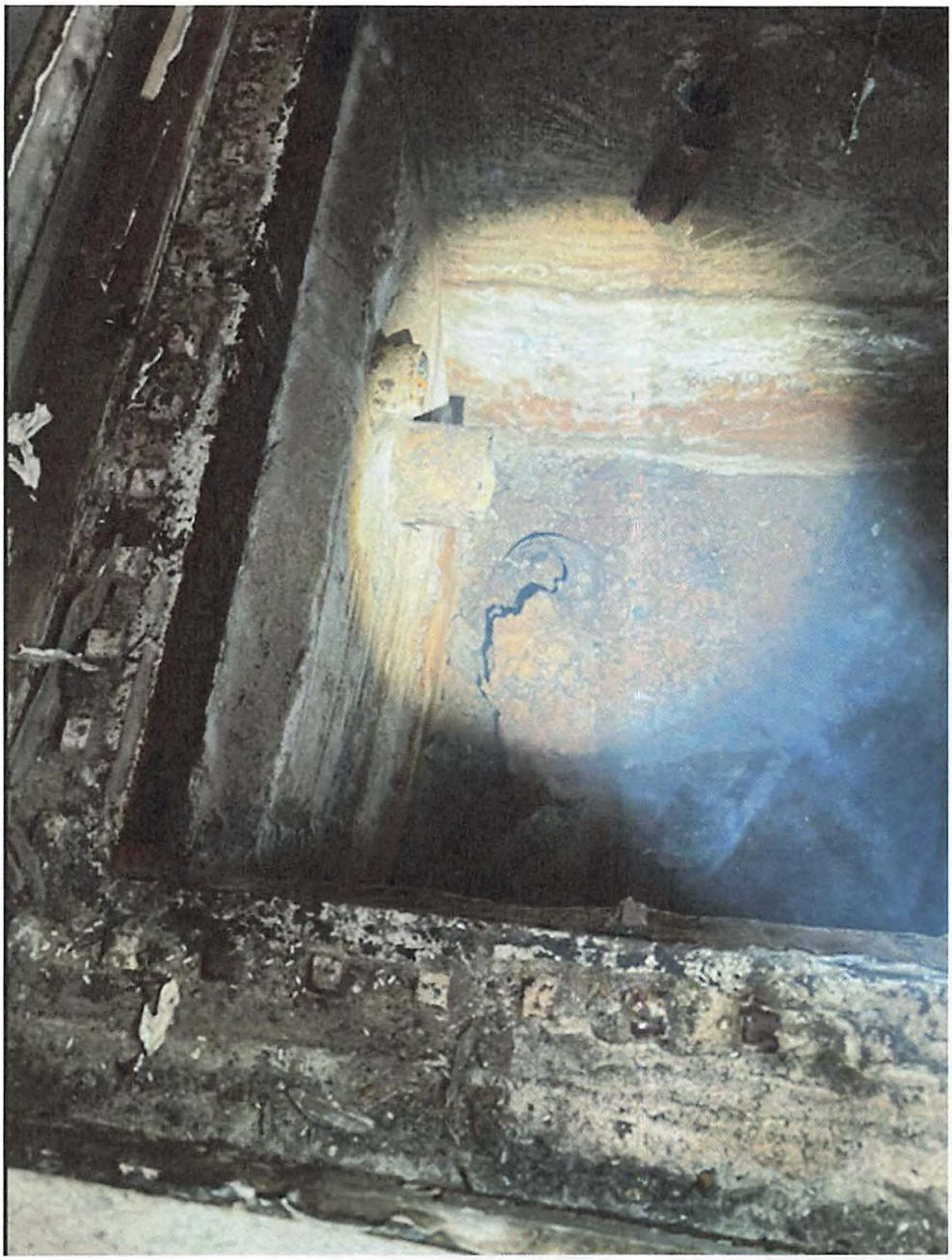














ADDENDUM

Sec. 6.051. OWNERSHIP OR LEASE OF REAL PROPERTY.

(b) The acquisition or conveyance of real property or the construction or renovation of a building or other improvement by an appraisal district must be approved by the governing bodies of three-fourths of the taxing units entitled to vote on the appointment of board members. The board of directors by resolution may propose a property transaction or other action for which this subsection requires approval of the taxing units. The chief appraiser shall notify the presiding officer of each governing body entitled to vote on the approval of the proposal by delivering a copy of the board's resolution, together with information showing the costs of other available alternatives to the proposal. On or before the 30th day after the date the presiding officer receives notice of the proposal, the governing body of a taxing unit by resolution may approve or disapprove the proposal. If a governing body fails to act on or before that 30th day or fails to file its resolution with the chief appraiser on or before the 10th day after that 30th day, the proposal is treated as if it were disapproved by the governing body.

Guadalupe Appraisal District Expansion Options Comparisons

December 11, 2024

Opinion of Probable Project Cost

SINGLE STORY 8,000 SF ADDITION
to Existing Facility Including 30 Additional Parking Stalls

Construction Cost	$3,690,600
Contingencies 15%	$ 553,590
"Soft" Costs 25%	$ 992,650
	$5,166,840

Land purchase cost not included. One to two additional acres are needed.
Inflation to bid date is not included (bid date unknown).
On site storm water detention will likely be required.
Fire lane turn around or second vehicle egress will be required.
Materials and systems assumed to be same as current facility.

TWO STORY 8,960 SF ADDITION
to Existing Facility Including 30 Additional Parking Stalls, 2ND Floor Shell Space

Construction Cost	$3,580,827
Contingencies 15%	$ 537,124
"Soft" Costs 25%	$ 895,207
	$5,013,158

Square footage increased to account for elevator and 2 stairs.
Second floor not finished out initially. No a/c, no plumbing, limited electrical.
Land purchase cost not included. At least one additional acre is needed.
Inflation to bid date is not included (bid date unknown).
On site storm water detention will likely be required.
Fire lane turn around or second vehicle egress will be required.
Materials and systems assumed to be same as current facility.

RENOVATION OF COLLEGE STREET BUILDING – 3 STORY BUILDING 21,900 SF
HVAC and lighting replacement, restroom upgrades, new service counter, IT and security upgrade, repave basketball court for parking

Construction Cost	$2,539,712
Contingencies 15%	$ 380,957
"Soft" Costs 25%	$ 634,928
	$3,555,597

Building purchase cost not included.
Inflation to bid date not included (bid date unknown).
Roofing, fire sprinkler, plumbing and electrical systems require no renovations.

Renovation of College Street Annex Building, Old Band Hall, Gymnasium and Cafeteria could be postponed to a later date.

RENOVATION OF COLLEGE STREET BUILDING – CLASSROOM ANNEX AND OLD BAND HALL 5,290 SF
HVAC and lighting replacement, roofing replacement, IT and security, general painting and interior finish upgrades

Construction Cost	$ 732,346
Contingencies 15%	$ 109,852
"Soft" Costs 25%	$ 183,086
	$1,025,284

RENOVATION OF COLLEGE STREET BUILDING – GYMNASIUM AND CAFETERIA, 8,600 SF
HVAC and lighting replacement, roofing replacement, IT and security, general painting and interior finish upgrades

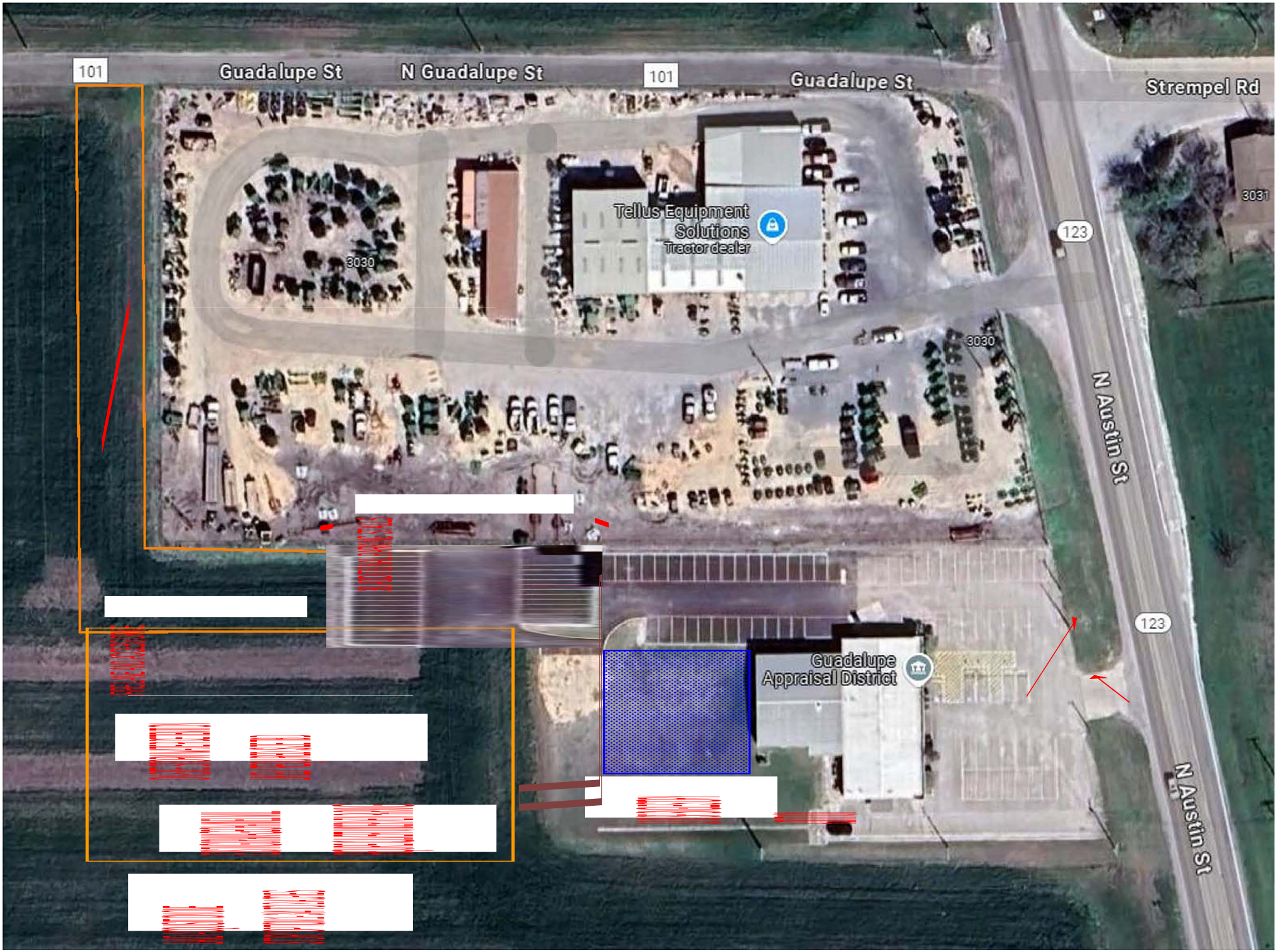
Construction Cost	$1,069,152
Contingencies 15%	$ 160,373
"Soft" Costs 25%	$ 287,288
	$1,496,813

DEBRA J. DOCKERY, ARCHITECT, P.C.
118 Broadway, Suite 516
San Antonio, Texas 78205
tel: (210) 225-6130

GUADALUPE APPRAISAL DISTRICT EXPANSION OPTIONS
DECEMBER 3, 2024
OPINION OF PROBABLE CONSTRUCTION COST - **8,000 SF SINGLE STORY ADDITION AND 30 PARKING SPACES**

REFERENCE	QUANTITY		UNIT COST	DIVISION COST
DIVISION 1 GENERAL REQUIREMENTS	PERCENT OF SUB TOTAL		12%	$ 375,600
DIVISION 2 EXISTING CONDITIONS	8,000	SF	$ 2	$ 12,000
DIVISION 3 CONCRETE	8,000	SF	$ 30	$ 240,000
DIVISION 4 MASONRY	8,000	SF	$ -	$ -
DIVISION 5 METALS	8,000	SF	$ 20	$ 160,000
DIVISION 6 WOODS, PLASTICS AND COMPOSITES	8,000	SF	$ 18	$ 144,000
DIVISION 7 THERMAL AND MOISTURE PROTECTION	8,000	SF	$ 42	$ 336,000
DIVISION 8 OPENINGS	8,000	SF	$ 25	$ 200,000
DIVISION 9 FINISHES	8,000	SF	$ 40	$ 320,000
DIVISION 10 SPECIALTIES	8,000	SF	$ 4	$ 32,000
DIVISION 11 EQUIPMENT	8,000	SF	$ 2	$ 16,000
DIVISION 12 FURNISHINGS	8,000	SF	$ 1	$ 8,000
DIVISION 13 SPECIAL CONSTRUCTION	8,000	SF	$ 15	$ 120,000
DIVISION 22 FIRE SPRINKLER SYSTEM	8,000	SF	$ 6	$ 48,000
DIVISION 22 PLUMBING	8,000	SF	$ 28	$ 224,000
DIVISION 23 HEATING, VENTILATION AND A/C	8,000	SF	$ 35	$ 280,000
DIVISION 26 ELECTRICAL	8,000	SF	$ 60	$ 480,000
DIVISION 28 FIRE ALARM	8,000	SF	$ 5	$ 40,000
DIVISION 31 EARTHWORK	1	LS	$ 150,000	$ 150,000
DIVISION 32 EXTERIOR IMPROVEMENTS CIVIL	1	LS	$ 270,000	$ 270,000
DIVISION 32 EXTERIOR IMPROVMENTS LANDSCAPE	1	LS	$ 75,000	$ 75,000
ADDITIONAL SITE IMPROVEMENTS ROADWAY	1	LS	$ 110,000	$ 110,000
DIVISION 33 UTILITIES	1	LS	$ 50,000	$ 50,000
ROUGH ORDER OF MAGNITUDE CONSTRUCTION OPINION OF PROBABLE COST				$ 3,690,600
CONTENGENCIES - 15%				$ 553,590
"SOFT" COSTS, DESIGN FEES, MATERIALS TESTING, PERMITS -25%				$ 922,650
TOTAL OPINION OF PROJECT COST NOT INCLUDING LAND COST OR INFLATION				$ 5,166,840

NOTES:
LAND PURCHASE COST NOT INCLUDED. ONE TO TWO ADDITIONAL ACRES ARE NEEDED
INFLATION TO BID DATE IS NOT INCLUDED (BID DATE UNKNOWN)
ON SITE STORM WATER DETENTION WILL LIKELY BE REQUIRED
FIRE LANE TURN AROUND OR SECOND VEHICLE EGRESS WILL BE REQUIRED
MATERIALS AND SYSTEMS ASSUMED TO BE SAME AS CURRENT FACILITY - PRE ENGINEERED METAL BUILDING, EXTERIOR METAL WALL PANEL AND ROOFING, STANDARD OFFICE INTERIOR FINISH-OUT

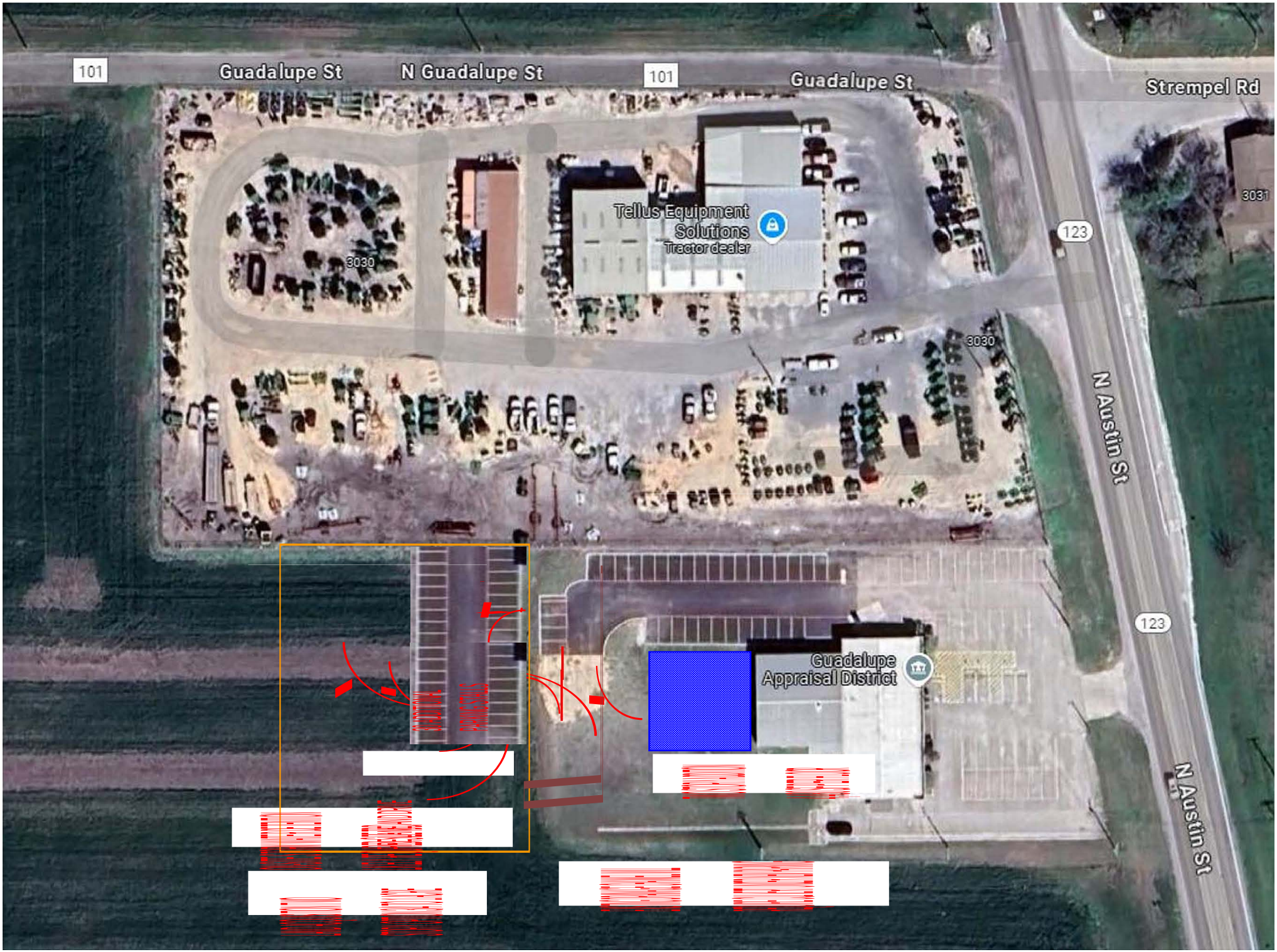

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Guadalupe St
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101
Guadalupe St
Strempel Rd
Tellus Equipment Solutions
Tractor dealer
3030
3030
3031
123
N Austin St
123
Guadalupe Appraisal District
N Austin St

DEBRA J. DOCKERY, ARCHITECT, P.C.
118 Broadway, Suite 516
San Antonio, Texas 78205
tel: (210) 225-6130

GUADALUPE APPRAISAL DISTRICT EXPANSION OPTIONS
DECEMBER 3, 2024
OPINION OF PROBABLE CONSTRUCTION COST - **8,960 TOTAL SF TWO STORY ADDITION (4,480 SF PER FLOOR) AND 30 PARKING SPACES, FUTURE FINISH OUT OF 2ND STORY**

REFERENCE	QUANTITY		UNIT COST	DIVISION COST
DIVISION 1 GENERAL REQUIREMENTS	PERCENT OF SUB TOTAL		12%	$ 343,267
DIVISION 2 EXISTING CONDITIONS	4,480	SF	$ 2	$ 6,720
DIVISION 3 CONCRETE	4,480	SF	$ 42	$ 188,160
DIVISION 4 MASONRY	-	SF	$ -	$ -
DIVISION 5 METALS	8,480	SF	$ 45	$ 381,600
DIVISION 6 WOODS, PLASTICS AND COMPOSITES	4,480	SF	$ 20	$ 89,600
DIVISION 7 THERMAL AND MOISTURE PROTECTION	8,480	SF	$ 53	$ 449,440
DIVISION 8 OPENINGS	4,480	SF	$ 25	$ 112,000
DIVISION 9 FINISHES	4,480	SF	$ 40	$ 179,200
DIVISION 10 SPECIALTIES	4,480	SF	$ 6	$ 26,880
DIVISION 11 EQUIPMENT	4,480	SF	$ 4	$ 17,920
DIVISION 12 FURNISHINGS	4,480	SF	$ 2	$ 8,960
DIVISION 13 SPECIAL CONSTRUCTION	4,480	SF	$ 20	$ 89,600
DIVISION 14 CONVEYING SYSTEMS	8,480	SF	$ 25	$ 212,000
DIVISION 22 FIRE SPRINKLER SYSTEM	8,480	SF	$ 6	$ 50,880
DIVISION 22 PLUMBING	8,480	SF	$ 30	$ 254,400
DIVISION 23 HEATING, VENTILATION AND A/C	4,480	SF	$ 40	$ 179,200
DIVISION 26 ELECTRICAL	4,480	SF	$ 70	$ 313,600
DIVISION 28 FIRE ALARM	4,480	SF	$ 5	$ 22,400
DIVISION 31 EARTHWORK	1	LS	$ 140,000	$ 140,000
DIVISION 32 EXTERIOR IMPROVEMENTS CIVIL	1	LS	$ 300,000	$ 300,000
DIVISION 32 EXTERIOR IMPROVMENTS LANDSCAPE	1	LS	$ 75,000	$ 75,000
ADDITIONAL SITE IMPROVEMENTS ROADWAY	1	LS	$ 90,000	$ 90,000
DIVISION 33 UTILITIES	1	LS	$ 50,000	$ 50,000
ROUGH ORDER OF MADNITUDE CONSTRUCTION OPINION OF PROBABLE COST				$ 3,580,827
CONTINGENCIES - 15%				$ 537,124
"SOFT" COSTS, DESIGN FEES, MATERIALS TESTING, PERMITS -25%				$ 895,207
TOTAL OPINION OF PROJECT COST NOT INCLUDIING LAND COST OR INFLATION				**$ 5,013,158**

NOTES:
SQUARE FOOTAGE INCREASED TO ACCOUNT FOR ELEVATOR AND 2 STAIRS
LAND PURCHASE COST NOT INCLUDED - AT LEAST ONE ADDITIONAL ACRE NEEDED
INFLATION TO BID DATE NOT IKNCLUDED (BID DATE UNKNOWN)
SECOND FLOOR NOT FINISHED OUT AT THIS TIME. NO A/C. LIMITED ELECTRICAL, NO PLUMBING.
ON-SITE STORM WATER DETENTION WILL LIKELY BE REQUIRED
FIRE LANE TURN AROUND OR SECOND VEHICLE EGRESS WILL BE REQUIRED
MATERIALS AND SYSTEMS ASSUMED TO BE SAME AS CURRENT FACILITY - PRE ENGINEERED METAL BUILDING, EXTERIOR METAL WALL PANEL AND ROOFING, STANDARD OFFICE INTERIOR FINISH-OUT


101
Guadalupe St
N Guadalupe St
101
Guadalupe St
Strempel Rd
Tellus Equipment Solutions
Tractor dealer
3030
3030
3031
123
N Austin St
123
Guadalupe Appraisal District
N Austin St

DEBRA J. DOCKERY, ARCHITECT, P.C.
118 Broadway, Suite 516
San Antonio, Texas 78205
tel: (210) 225-6130

GUADALUPE APPRAISAL DISTRICT EXPANSION OPTIONS
DECEMBER 3, 2024

OPINION OF PROBABLE CONSTRUCTION COST - **RENOVATION OF COLLEGE STREET BUILDING**

REFERENCE	QUANTITY		UNIT COST	DIVISION COST
THREE STORY MAIN BUILDING				
GENERAL REQUIREMENTS	PERCENT OF SUB TOTAL		12%	$ 272,112
HVAC REPLACEMENT / REUSE SOME DUCTWORK	21,900	SF	$ 24	$ 525,600
LIGHTING REPLACEMENT	21,900	SF	$ 25	$ 547,500
CEILING REPLACEMENT	21,900	SF	$ 4	$ 87,600
ADD RESTROOMS TO SECOND FLOOR	2	EA	$ 75,000	$ 150,000
RENOVATE RESTROOMS ON FIRST & THIRD FLOORS	4	EA	$ 20,000	$ 80,000
NEW SERVICE COUNTER / PUBLIC LOBBY	1,500	SF	$ 150	$ 225,000
TELECOMMUNICATIONS AND SECURITY	21,900	SF	$ 6	$ 131,400
GENERAL PAINTING AND MODEST RENOVATIONS	21,900	SF	$ 10	$ 219,000
REPAVE BASKETBALL COURT FOR PARKING	13,500	SF	$ 9	$ 121,500
ADD PAVING AT BASKETBALL COURT FOR PARKING	9,000	SF	$ 20	$ 180,000
ROUGH ORDER OF MAGNITUDE CONSTRUCTION OPINION OF PROBABLE COST				$ 2,539,712
CONTENGENCIES = 15%				$ 380,957
"SOFT" COSTS, DESIGN FEES, MATERIALS TESTING, PERMITS -25%				$ 634,928
TOTAL OPINION OF PROBABLE COST NOT INCLUDING BUILDING PURCHASE OR INFLATION				$ 3,555,597

NOTES:
BUILDING PURCHASE NOT INCLUDED
INFLATION TO BID DATE NOT INCLUDED (BID DATE UNKNOWN)
ASSUMPTIONS: ROOFING, FIRE SPRINKLER, PLUMBING SYSTEMS AND ELECTRICAL SERVICES REQUIRE NO RENOVATIONS
REPAVING AND ADDING TO BASKETBALL COURT TO ACHIEVE 30 ADDITIONAL PARKING SPACES
(APPROXIMATE EXISTING PARKING - 24 ON MILAM STREET, 19 ON KREZDORN STREET)

REFERENCE	QUANTITY		UNIT COST	DIVISION COST
SINGLE STORY CLASSROOM ANNEX AND OLD BAND HALL				
GENERAL REQUIREMENTS	PERCENT OF SUB TOTAL		12%	$ 78,466
HVAC REPLACEMENT	5,290	SF	$ 28	$ 148,120
LIGHTING REPLACEMENT	5,290	SF	$ 30	$ 158,700
CEILING REPLACEMENT	5,290	SF	$ 4	$ 21,160
REPLACE ROOFING	5,290	EA	$ 32	$ 169,280
SCREEN OUTDOOR WALKWAY	100	LF	$ 85	$ 8,500
GENERAL PAINTING AND MINOR RENOVATIONS	5,290	SF	$ 20	$ 105,800
TELECOMMUNICATIONS AND SECURITY	5,290	SF	$ 8	$ 42,320
ROUGH ORDER OF MAGNITUDE CONSTRUCTION OPINION OF PROBABLE COST				$ 732,346
CONTENGENCIES = 15%				$ 109,852
"SOFT" COSTS, DESIGN FEES, MATERIALS TESTING, PERMITS -25%				$ 183,086
TOTAL OPINION OF PROBABLE COST NOT INCLUDING BUILDING PURCHASE OR INFLATION				$ 1,025,284

REFERENCE	QUANTITY		UNIT COST	DIVISION COST
GYMNASIUM AND CAFETERIA				
GENERAL REQUIREMENTS	PERCENT OF SUB TOTAL		12%	$ 114,552
HVAC REPLACEMENT / REUSE SOME DUCTWORK	8,600	SF	$ 28	$ 240,800
LIGHTING REPLACEMENT	8,600	SF	$ 30	$ 258,000
ROOFING REPAIRS - ELASTOMERIC COATING	8,600	EA	$ 25	$ 215,000
GENERAL PAINTING AND MINOR RENOVATIONS	8,600	SF	$ 20	$ 172,000
TELECOMMUNICATIONS AND SECURITY	8,600	SF	$ 8	$ 68,800
ROUGH ORDER OF MAGNITUDE CONSTRUCTION OPINION OF PROBABLE COST				$ 1,069,152
CONTENGENCIES = 15%				$ 160,373
"SOFT" COSTS, DESIGN FEES, MATERIALS TESTING, PERMITS -25%				$ 267,288
TOTAL OPINION OF PROBABLE COST NOT INCLUDING BUILDING PURCHASE OR INFLATION				$ 1,496,813

TOTAL ALL CAMPUS $ 6,077,693

216 E College St
GYMNASIUM
AND
CAFETERIA
PARKING LOT
BASKETBALL COURT
TENNIS COURT
PICKLEBALL COURT

Comparison of Facility Projects

Provided below is a summary of three options developed by GAD leadership, to address spacing planning needs of organization, for consideration by GAD Board of Directors.

Note: *Preliminary discussions have been taken with property owners on acquisition of real property to facilitate project options. Market value of land to be acquired for options 1 & 2 was estimated at $5.00 psf based on knowledge of market conditions. Until a contract for purchase is executed for an agreed to amount, purchase amounts are preliminary estimates only used for purpose of consideration by BOD members.*

Project Option 1: 8,000 sqft single story addition to existing facility with 30 parking spaces.

Project Option 2: 8,960 Total sqft Two Story addition to existing facility (4,480 sqft per floor) with 30 parking spaces; future finish out of 2nd Floor.

Project Option 3: Renovation of College Street Building (Three Story Main Bldg). Secondary renovation costs of auxiliary building provided in itemized projected costs for reference purposes.

Project Cost Summaries

	Project Option 1	Project Option 2	Project Option 3
Total Opinion of Project Cost (Excl. Land Acquisition)	**$5,166,840** *per SF* $645.86	**$5,013,158** *per SF* $559.50	**$3,555,597** *per SF* $162.36
Est. Land Acquisition Cost/ Price	*1.75 - 2.00 acres* **$435,600**	*0.75 - 1.00 acres* **$217,800**	**$0**
Est. Acquisition Cost/ Price Improved Property	**$0**	**$0**	216 E. College St **$1,495,000**
Grand Totals of Project:	**$5,602,440**	**$5,230,958**	***3 acres** $5,050,597 ****4acres** $5,450,597
			Sale Proceeds: ($1,100,000)
			$3,950,597
			Net Grand Total of Project Option: **$4,350,597**
Estimated Annual Utility Costs:	**$30,000**	**$24,000**	**$51,000**

RESOLUTION 25-R-070

APPROVAL OF GUADALUPE APPRAISAL DISTRICT REAL ESTATE ACQUISITION AND RENOVATION OF 216 E. COLLEGE STREET IN SEGUIN, TEXAS AS FUTURE SITE FOR APPRAISAL DISTRICT OPERATIONS

WHEREAS, the Texas Property Tax Code, Section 6.051, permits an appraisal district to acquire real property by purchase or lease, convey real property, and construct or renovate buildings or other improvements for the purpose of establishing and operating an appraisal office or branch appraisal office; and

WHEREAS, Section 6.051 requires that the board of directors of an appraisal district propose the property transaction by resolution, which must be approved by the governing bodies of three-fourths of the taxing units entitled to vote on the appointment of board members; and

WHEREAS, the governing body of City of Schertz received notification of the resolution adopted by the Board of Directors of the Guadalupe Appraisal District as required by Section 6.051; and

WHEREAS, the purchase and renovation of the proposed real estate offers the most effective solution to provide the Guadalupe Appraisal District with a permanent location to serve the taxing units and taxpayers of Guadalupe County;

NOW, THEREFORE, BE IT RESOLVED that I, Ralph Gutierrez, Mayor on this date, by the Governing Body of the City of Schertz :

1. **Approval of Acquisition and Renovation:** The City of Schertz hereby approves by a majority vote in a public meeting the purchase and renovation project of a building for the Guadalupe Appraisal District's office situated in Guadalupe County, Texas, at 216 E. College Street in Seguin, Texas, as described in approved Resolution 2025-03 of the Board of Directors of the Guadalupe Appraisal District.
2. **Allocation of Proceeds from Sale of Existing Office:** Any proceeds from the sale of the existing office of the Guadalupe Appraisal District located at 3000 N. Austin Street in Seguin, Texas be allocated to the Guadalupe Appraisal District's dedicated reserve fund for future payments towards the proposed building purchase and renovations.

BE IT FURTHER RESOLVED that this document be filed with the Chief Appraiser of the Guadalupe Appraisal District on or before the 30th day after receipt of notification of the aforementioned resolution.

PASSED AND APPROVED this _____day of _____ 2025.

City of Schertz

_____
Ralph Gutierrez, Mayor

ATTEST:

_____
Sheila Edmondson, City Secretary

Agenda No. 7.

CITY COUNCIL MEMORANDUM

City Council Meeting:	**July 01, 2025**
Department:	**Planning & Community Development**
Subject:	**Ordinance 25-S-026 - Conduct a public hearing and consider amendments to Part III of the Schertz Code of Ordinance, Unified Development Code (UDC), to Article 8, Section 21.8.9 - Outdoor Display and Storage. (B.James/L.Wood/D.Marquez)**

BACKGROUND

Per Unified Development Code (UDC), Section 21.4.7, City Council may, from time to time, on its own motion, or at the request of the City Manager or his/her designee, may change or modify the UDC in order to establish and maintain sound, stable, and desirable development. The proposed UDC amendments, which were initiated by the Planning Division Staff, are meant to simplify the categories of outdoor display and storage by amending the definitions and expanding the exceptions. The Planning and Zoning Commission held a public hearing for the item on June 4, 2025. A public hearing notice was published in the "San Antonio Express" on June 11, 2025.

The proposed UDC amendments include modifications to Article 8, Section 21.8.9- Outdoor Display and Outdoor Storage; to create new categories of Outdoor Display and Storage, amend definitions, clarify general requirements, and expand exceptions.

Proposed Amendments

Staff is proposing modifications to the following UDC Article 8, Section 21.8.9 subsections:

Article	UDC Section	Current UDC	Proposed Amendment
Article 8	Section 21.8.9; Specifically Table 21.8.9	Permitted Outdoor Display and Temporary Outdoor Storage Zoning Districts	Change the classification names to Outdoor Display and Outdoor Storage. • Outdoor Display is permitted in NS, MSMU, GB, GB-2, M-1, and M-2. • Outdoor Storage is permitted in GB-2, M-1, and M-2, and requires an SUP in PUB
Article 8	Section 21.8.9; Specifically 21.8.9.B.1	Outdoor display and temporary outdoor storage of goods in individual packaging and not in storage containers which are associated with the primary business on the site may be allowed adjacent to a front principal building wall and may not extend into the public right-of-way. Such storage shall not be permitted to	Modifying the definition of Outdoor display to include items actively for sale or lease typically seen at home improvement businesses which include: • pallets of mulch; • sod; and

		block windows, entrances or exits, and shall not impair the ability of pedestrians to use the building.	• prefabricated sheds.
Article 8	Section 21.8.9; Specifically 21.8.9.B.2	General outdoor storage consists of all remaining forms of outdoor storage not classified as outdoor display including items of a large size, mass or volume and that are not easily moved or carried such as used tires, railroad ties, discarded inventory, storage pallets, shipping containers, temporary portable storage facilities/containers and semi trailers not attached to a truck.	Modifying the definition of Outdoor Storage to expand on the types of items that would not fall under Outdoor Display, which include the items from the previous definition in addition to: • unpackaged dirt; • landscape materials; and • other items sold in bulk associated with wholesale business. Outdoor Storage items are not considered Outdoor Display and are not permitted in the front yard of the primary structure.
Article 8	Section 21.8.9.; Specifically 21.8.9.B.4.	Exceptions included vehicles for sale, flea markets, and special provisions for vehicles/ food trucks for material delays during the pandemic.	Exceptions expanded to include Garden Centers, Lumber Yards, Outdoor Sales, and Sidewalk Sales.
Article 8	Section 21.8.9; Specifically 21.8.9.B.3.	3. Outdoor Display and Storage Requirementsa. All outdoor display and storage areas must be clearly shown on the Site Plan submitted for the property.b. Unless specifically authorized elsewhere in the City's ordinances, all outdoor display and storage areas shall be located outside the public right-of-wa	Moved to the top of the UDC Section and placed under General Requirements. 1. Be paved and painted to distinguish them from required off-street parking areas; 2. Be clearly shown on the Site Plan submitted for the property, additionally any changes to the approved Outdoor Display or Outdoor Storage areas shall require an Amended Site Plan; 3. Not be located within a required landscape buffer; and 4. Not be permitted in off-street parking spaces, within the public right-of-way, fire lane, stacking spaces, areas meant for interior vehicle access, to block windows, entrances, exits, or to impede the ability of pedestrians to use the building, including ADA requirements.

Article 8	Section 21.8.9; Section 21.8.9.C.	Effective Dates	Removal of the effective dates section. Article 7 of the UDC lists the nonconforming uses, lots, and structures regulations.

GOAL

To amend Part III of the Schertz Code of Ordinance, Unified Development Code (UDC) Article 8- Outdoor Display and Storage.

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 considering UDC amendments, staff considers the criteria listed in UDC Section 21.4.7.D. The criteria are listed below:

1. The proposed amendment promotes the health, safety, and general welfare of the City;

Staff proposes UDC amendments from time to time to proactively better the Unified Development Code that governs development within the City of Schertz. UDC Section 21.8.9- Outdoor Display and Storage has not been reviewed since the pandemic to implement pandemic-specific regulations, and before that, it had not been reviewed since its implementation in 2010.

2. The proposed amendment is consistent with the goals, objectives, and policies of the UDC and the City;

The purpose and intent of the UDC is to ensure the safe, orderly, and efficient development and expansion of the City. By being proactive with these proposed UDC amendments, Staff can provide clarification on questions and issues that have arisen over the years with the interpretation of the ordinance.

The UDC must be amended to keep up with the changing retail and commercial environments. The Main-Street Mixed-Use (MSMU) zoning district was adopted after the adoption of the Outdoor Display and Storage section, which resulted in exclusion from opportunities that can come from outdoor display in commercial areas. With the proposed UDC amendments, MSMU zoning is included in the permitted use table for Outdoor Display and Outdoor Storage. Additionally, the expansion of the exclusions within Section 21.8.9 further clarifies what falls under Outdoor Display versus Outdoor Storage, which is a frequent question businesses have. Commercial businesses have also indicated a desire to have the ability to include Outdoor Display, which is not allowed with the current UDC language for Outdoor Display and Outdoor Storage.

3. The proposed amendment corrects an error, meets the challenge of changing conditions, or is in response to changes in state law; and

Section 21.8.9 was last amended in 2022, with Ordinance 22-S-19, in response to the pandemic. The proposed UDC changes meet the needs of the changing commercial environment by adding garden centers and sidewalk sales to the exclusions and providing clarity to the definitions of Outdoor Display and Outdoor Storage, which in turn allows for businesses that may not have been allowed before per our UDC.

4. Other factors which are deemed relevant and important in the consideration of the amendment.

Staff has ensured all UDC requirements have been met for the proposed amendments. The Planning and Zoning Commission requested an amendment to the Outdoor Storage height limits to exempt heavy equipment. The original Outdoor Storage height limits are 20-feet but do not specify if that restriction applies to equipment such as cranes. With the requested changes, staff included language that exempts heavy equipment from the 20-foot height exemption due to the nature of the equipment.

RECOMMENDATION

Staff Recommendation:
Staff recommends approval of Ordinance 25-S-026.

Planning and Zoning Commission:
The Planning and Zoning Commission met on June 4, 2025, held a public hearing, and made a recommendation of approval with amendments to City Council with a unanimous vote.

Attachments

Ordinance 25-S-026 With Attachments

UDC Section 21.8.9-Outdoor Display and Storage- CLEAN

UDC Section 21.8.9-Outdoor Display and Storage- REDLINES

City Council Presentation Slides

ORDINANCE 25-S-026

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AMENDING PART III SCHERTZ CODE OF ORDINANCES, THE UNIFIED DEVELOPMENT CODE (UDC), ARTICLE 8, SECTION 21.8.9 OUTDOOR DISPLAY AND STORAGE

WHEREAS, pursuant to Ordinance No. 10-S-06, the City of Schertz (the "City") adopted and Amended and Restated the Unified Development Code on April 13, 2010, as further amended (the "Current UDC"); and

WHEREAS, City Staff has reviewed the Current UDC and have recommended certain revisions and updates to, and reorganization of, the Current UDC; 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 of approval with amendments; 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 proposed amendments are appropriate and are in the best interest of the public safety, health, and welfare.

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

Section 1. The Current UDC is hereby amended as set forth on Exhibit A hereto.

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 this ____day of _____ 2025.

CITY OF SCHERTZ, TEXAS

_____
Ralph Gutierrez, Mayor

ATTEST:

_____
Sheila Edmondson, City Secretary

Exhibit “A”
Proposed Unified Development Code (UDC) Amendments

Sec. 21.8.9. Outdoor Display and Storage.

A. Outdoor display and outdoor storage shall be allowed in Non-residential Districts ancillary to a primary use in accordance with this section. Any merchandise, material or equipment situated outdoors in Non-residential Districts shall be subject to the requirements of this section. For the purpose of this section, outdoor display and outdoor storage shall be classified into two (2) categories enumerated as shown below.

Table 21.8.9 Permitted Outdoor Display and Storage				
Category	OP	NS & MSMU	GB and PUB	GB-2, M-1 and M-2
Outdoor Display	-	P	P	P
Outdoor Storage	-	-	-*Not Permitted in GB * Requires a SUP in PUB	P

(P) = Use is permitted in district indicated

(-) = Use is prohibited in district indicated

B. General Requirements for all Outdoor Display and Outdoor Storage Items

1. All areas storing merchandise, equipment, materials, or any other Outdoor Display and Outdoor Storage items shall:
   a. Be paved and painted to distinguish them from required off-street parking areas;
   b. Be clearly shown on the Site Plan submitted for the property additionally any changes to the approved Outdoor Display or Outdoor Storage areas shall require and Amended Site Plan;
   c. Not be located within a required landscape buffer; and
   d. Not be permitted in off-street parking spaces, within the public right-of-way, fire lane, stacking spaces, areas meant for interior vehicle access, to block windows, entrances, exits, or to impede the ability of pedestrians to use the building, including ADA requirements.

C. *Categories of Outdoor Storage and Display.*

1. *Outdoor Display .* Outdoor Display are items actively for sale or lease that can be perused by the public. Outdoor Display includes items typically seen at home improvement businesses or similar type retail/ commercial businesses. Outdoor Display includes items such as pallets of mulch or sod and prefabricated sheds or trailers
   a. Individual items for Outdoor Display cannot exceed fifteen feet (15') in height.
   b. Stacked items for Outdoor Display cannot exceed five feet (5') in height.
   c. The Outdoor Display area shall not exceed twenty-five percent (25%) of the primary building square footage.
2. *Outdoor Storage.* Outdoor Storage consists of all remaining forms of Outdoor Storage not classified as Outdoor Display. Outdoor Storage includes, but is not limited to, items of a large size, mass or volume and that are not easily moved or carried such as used tires, railroad ties, discarded inventory, storage pallets, shipping containers, temporary portable storage facilities/containers and semi trailers not attached to a truck. Outdoor Storage also consists of items for sale to include items sold in bulk such as unpackaged dirt, landscape materials, or items associated with a wholesale business. Outdoor Storage

items are not considered Outdoor Display and are not permitted in the front yard of the primary structure.

a. Outdoor Storage is prohibited within public right-of-way or fire lanes.

b. Outdoor Storage shall not be allowed in off-street parking spaces.

c. Outdoor Storage items shall not exceed a maximum of 20 feet (20') in height, except for heavy equipment.

d. Outdoor Storage items shall be enclosed or shall be located at the rear of the structure, but in no event shall general outdoor storage items be visible from public right-of-way.

3. *Exceptions.*

a. Vehicles for sale as part of a properly permitted vehicle sales use (including boats and manufactured housing) shall not be considered merchandise, material or equipment subject to the restrictions of this section.

b. Such vehicles must be located and displayed on a paved vehicle use area and clearly indicated on the Site Plan.

c. Flea markets, open air markets, farmer's markets with a permanent Certificate of Occupancy for such use are not subject to the restrictions of this section.

d. Vehicles awaiting repair, food trucks and trailers associated with a business may apply for a permit to allow parking on an unpaved area for a period not to exceed six months during construction or unique circumstances.

1) The City Manager or his/her designee shall receive applications, documentation and issue permits for the temporary parking on unpaved areas during construction or other unique circumstances such as parts shortages as the result of a pandemic.

e. Garden Centers, Lumber Yards, and Outdoor Storage Sales Areas are not considered Outdoor Display or Outdoor Storage if the area:

1) is attached to and accessible through the primary building;

2) is enclosed utilizing a metal or steel fence material such as wrought iron with masonry columns, chain link is not permitted; and

3) is identified on an approved site plan.

f. Sidewalk Sales are not considered Outdoor Display or Outdoor Storage if:

1) the items for sale are located in front of or adjacent to the primary building and on the pedestrian walkway; and

2) all items for sale are stored inside the primary building overnight.

Sec. 21.8.9. Outdoor Display and Storage.

A. Outdoor display and outdoor storage shall be allowed in Non-residential Districts ancillary to a primary use in accordance with this section. Any merchandise, material or equipment situated outdoors in Non-residential Districts shall be subject to the requirements of this section. For the purpose of this section, outdoor display and outdoor storage shall be classified into two (2) categories enumerated as shown below.

Table 21.8.9 Permitted Outdoor Display and Storage				
Category	OP	NS & MSMU	GB and PUB	GB-2, M-1 and M-2
Outdoor Display	-	P	P	P
Outdoor Storage	-	-	-*Not Permitted in GB * Requires a SUP in PUB	P

(P) = Use is permitted in district indicated

(-) = Use is prohibited in district indicated

B. General Requirements for all Outdoor Display and Outdoor Storage Items

1. All areas storing merchandise, equipment, materials, or any other Outdoor Display and Outdoor Storage items shall:
   a. Be paved and painted to distinguish them from required off-street parking areas;
   b. Be clearly shown on the Site Plan submitted for the property additionally any changes to the approved Outdoor Display or Outdoor Storage areas shall require and Amended Site Plan;
   c. Not be located within a required landscape buffer; and
   d. Not be permitted in off-street parking spaces, within the public right-of-way, fire lane, stacking spaces, areas meant for interior vehicle access, to block windows, entrances, exits, or to impede the ability of pedestrians to use the building, including ADA requirements.

C. *Categories of Outdoor Storage and Display.*

1. *Outdoor Display* . Outdoor Display are items actively for sale or lease that can be perused by the public. Outdoor Display includes items typically seen at home improvement businesses or similar type retail/ commercial businesses. Outdoor Display includes items such as pallets of mulch or sod and prefabricated sheds or trailersa. Individual items for Outdoor Display cannot exceed fifteen feet (15') in height.
   b. Stacked items for Outdoor Display cannot exceed five feet (5') in height.
   c. The Outdoor Display area shall not exceed twenty-five percent (25%) of the primary building square footage.
2. *Outdoor Storage.*
   a. Outdoor storage consists of all remaining forms of Outdoor Storage not classified as Outdoor Display. Outdoor Storage includes, but is not limited to, items of a large size, mass or volume and that are not easily moved or carried such as used tires, railroad ties, discarded inventory, storage pallets, shipping containers, temporary portable storage facilities/containers and semi trailers not attached to a truck. Outdoor Storage also consists of items for sale to include items sold in bulk such as unpackaged dirt, landscape materials, or items associated with a wholesale business.

Outdoor Storage items are not considered Outdoor Display and are not permitted in the front yard of the primary structure.

b. Outdoor Storage is prohibited within public right-of-way or fire lanes.

c. Outdoor Storage shall not be allowed in off-street parking spaces.

d. Outdoor Storage items shall not exceed a maximum of 20 feet (20') in height, except for heavy equipment.

e. Outdoor Storage items shall be enclosed or shall be located at the rear of the structure, but in no event shall general outdoor storage items be visible from public right-of-way.

3. *Exceptions.*

a. Vehicles for sale as part of a properly permitted vehicle sales use (including boats and manufactured housing) shall not be considered merchandise, material or equipment subject to the restrictions of this section.

b. Such vehicles must be located and displayed on a paved vehicle use area and clearly indicated on the Site Plan.

c. Flea markets, open air markets, farmer's markets with a permanent Certificate of Occupancy for such use are not subject to the restrictions of this section.

d. Vehicles awaiting repair, food trucks and trailers associated with a business may apply for a permit to allow parking on an unpaved area for a period not to exceed six months during construction or unique circumstances.

1) The City Manager or his/her designee shall receive applications, documentation and issue permits for the temporary parking on unpaved areas during construction or other unique circumstances such as parts shortages as the result of a pandemic.

e. Garden Centers, Lumber Yards, and Outdoor Storage Sales Areas are not considered Outdoor Display or Outdoor Storage if the area:

1) is attached to and accessible through the primary building;

2) is enclosed utilizing a metal or steel fence material such as wrought iron with masonry columns, chain link is not permitted; and

3) is identified on an approved site plan.

f. Sidewalk Sales are not considered Outdoor Display or Outdoor Storage if:

1) the items for sale are located in front of or adjacent to the primary building and on the pedestrian walkway; and

2) all items for sale are stored inside the primary building overnight.

Sec. 21.8.9. Outdoor Display and Storage.

A. Outdoor display and ~~temporary~~ outdoor storage shall be allowed in Non-residential Districts ancillary to a primary use in accordance with this section. Any merchandise, material or equipment situated outdoors in Non-residential Districts shall be subject to the requirements of this section. For the purpose of this section, outdoor ~~storage and display~~display and outdoor storage shall be classified into two (2) categories enumerated as shown below.

Table 21.8.9 Permitted Outdoor Display and Storage				
Category	OP	NS & MSMU	GB and PUB	GB-2, M-1 and M-2
Outdoor Display ~~and Temporary Outdoor Storage~~	-	P	P	P
~~General~~ Outdoor Storage	-	-	-*Not Permitted in GB * Requires a SUP in PUB	P

(P) = Use is permitted in district indicated

(-) = Use is prohibited in district indicated

B. General Requirements for all Outdoor Display and Outdoor Storage Items

1. All areas storing merchandise, equipment, materials, or any other Outdoor Display and Outdoor Storage items shall:

a. Be paved and painted to distinguish them from required off-street parking areas;

b. Be clearly shown on the Site Plan submitted for the property additionally any changes to the approved Outdoor Display or Outdoor Storage areas shall require and Amended Site Plan;

c. Not be located within a required landscape buffer; and

d. Not be permitted in off-street parking spaces, within the public right-of-way, fire lane, stacking spaces, areas meant for interior vehicle access, to block windows, entrances, exits, or to impede the ability of pedestrians to use the building, including ADA requirements.

C. *Categories of Oo~~o~~utdoor Ss~~s~~torage and Dd~~d~~isplay.*

1. *Outdoor Display ~~and Temporary Outdoor Storage~~.* Outdoor Dd~~d~~isplay ~~and temporary outdoor storage~~ are ~~displays of~~ items actively for sale or lease that can be perused by the public. Outdoor Display includes items typically seen at home improvement businesses or similar type retail/ commercial businesses. Outdoor Display includes items such as pallets of mulch or sod and prefabricated sheds or trailers ~~are lightweight and that individually can be easily moved without a mechanical lifting device.~~

a. Individual items for Outdoor Display cannot exceed fifteen feet (15') in height.~~Outdoor display and temporary outdoor storage of goods in individual packaging and not in storage containers which are associated with the primary business on the site may be allowed adjacent to a front principal building wall and may not extend into the public right-of-way. Such storage shall not be permitted to block windows, entrances or exits, and shall not impair the ability of pedestrians to use the building.~~

b. Stacked items for Outdoor Display cannot exceed five feet (5') in height.~~Areas intended for outdoor display must be paved and painted to distinguish them from required off-street parking areas. No outdoor displays shall be allowed in off-street parking areas or fire lanes.~~

c. The Outdoor Display area shall not exceed twenty-five percent (25%) of the primary building square footage.

2. ~~*General* *Outdoor Storage.*~~

a. ~~General~~ Oo~~o~~utdoor storage consists of all remaining forms of Oo~~o~~utdoor Ss~~s~~torage not classified as Oo~~o~~utdoor Dd~~d~~isplay. Outdoor Storage includes, but is not limited to, ~~including~~ items of a large size, mass or volume and that are not easily moved or carried such as used tires, railroad ties, discarded inventory, storage pallets, shipping containers, temporary portable storage facilities/containers and semi trailers not attached to a truck. Outdoor Storage also consists of items for sale to include items sold in bulk such as unpackaged dirt, landscape materials, or items associated with a wholesale business. Outdoor Storage items are not considered Outdoor Display and are not permitted in the front yard of the primary structure.

b. ~~General~~ Oo~~o~~utdoor Ss~~s~~torage is prohibited within ~~the~~ public right-of-way or fire lanes.

c. ~~General~~ Oo~~o~~utdoor Ss~~s~~torage shall not be allowed in off-street parking spaces.

d. ~~General~~ Oo~~o~~utdoor Ss~~s~~torage items shall not exceed a maximum of 20 feet (20') in height, except for heavy equipment.

e. ~~General~~ Oo~~o~~utdoor Ss~~s~~torage items shall be ~~completely~~ enclosed or shall be ~~moved~~ located at~~to~~ the rear of the structure, but in no event shall general outdoor storage items be visible from public right-of-way.

~~3. *Outdoor Display and Storage Requirements.*~~

~~a. All outdoor display and storage areas must be clearly shown on the Site Plan submitted for the property.~~

~~b. Unless specifically authorized elsewhere in the City's ordinances, all outdoor display and storage areas shall be located outside the public right-of-way.~~

3~~4~~. *Exceptions.*

a. Vehicles for sale as part of a properly permitted vehicle sales use (including boats and manufactured housing) shall not be considered merchandise, material or equipment subject to the restrictions of this section.

b. Such vehicles must be located and displayed on a paved vehicle use area and clearly indicated on the Site Plan.

c. Flea markets, open air markets, farmer's markets with a permanent Certificate of Occupancy for such use are not subject to the restrictions of this section.

d. Vehicles awaiting repair, food trucks and trailers associated with a business may apply for a permit to allow parking on an unpaved area for a period not to exceed six months during construction or unique circumstances.

1) The City Manager or his/her designee shall receive applications, documentation and issue permits for the temporary parking on unpaved areas during construction or other unique circumstances such as parts shortages as the result of a pandemic.

e. Garden Centers, Lumber Yards, and Outdoor Storage Sales Areas are not considered Outdoor Display or Outdoor Storage if the area:

1) is attached to and accessible through the primary building;

2) is enclosed utilizing a metal or steel fence material such as wrought iron with masonry columns, chain link is not permitted; and

3) is identified on an approved site plan.

f. Sidewalk Sales are not considered Outdoor Display or Outdoor Storage if:

1) the items for sale are located in front of or adjacent to the primary building and on the pedestrian walkway; and

2) all items for sale are stored inside the primary building overnight.

~~C. *Effective Dates.*~~

~~1. *Temporary Limited Non-Conforming Use.* Outdoor displays or outdoor storage (temporary or general) described in subsection 21.8.9.B. located on a site on April 30, 2010; in compliance with the provisions of this UDC as in effect on April 12, 2010; and in good working order and actively being used for its intended display or storage purpose on April 30, 2010 may remain in the same location on such site, notwithstanding the provisions of subsection 21.8.9.B. until the earliest to occur of the following:~~

~~a. the removal of such display or storage from its precise location on April 30, 2010; or~~

~~b. the failure of the property owner or lessee or the owner of such display or storage to operate or use such display or storage in the manner intended and in effect on April 30, 2010 for a period of three (3) consecutive business days; or~~

~~c. the reduction in height of any such display or storage that would be governed by subsection 21.8.9.B.2.d. to less than 20 feet (20'); or~~

~~d. the destruction or damage of such display or storage to the extent of twenty-five (25%) or more of its area or value; or~~

~~e. *December 31, 2013.* During such period, the property owner or lessee or the owner of such display or storage may perform minor repair or maintenance of such display or storage and may replace any unit of such display offered for sale or lease that is sold or leased with a like unit offered for sale or lease but shall not substitute other types of items for sale or lease in such display, and shall not replace, enlarge or substitute storage facilities or storage areas that do not comply with subsection 21.8.9.B. In all events, none of such displays or storage shall be in a condition of disrepair or non-operation.~~

~~2. *Other Outdoor Displays or Outdoor Storage.* Outdoor displays and outdoor storage not described in subsection 21.8.9.C.1. shall be in compliance with the provisions of subsection 21.8.9.B. on and after May 1, 2010. Outdoor displays and outdoor storage described in subsection 21.8.9.C.1. shall be discontinued within thirty (30) days after the earliest to occur of the condition described in subsections 21.8.9.C.1.a.—e.~~

~~(Ord. No. 22-S-19, § 1(Exh. A), 4-26-2022)~~

Ordinance 25-S-026

UDC Article 8 -Section 21.8.9 Outdoor Display and Outdoor Storage

Daisy Marquez| Planner

SCHERTZ
COMMUNITY. SERVICE. OPPORTUNITY.

Proposed Amendments

Article 8- UDC Section 21.8.9 Outdoor Display and Outdoor Storage

- **to create new categories of Outdoor Display and Outdoor Storage,**
- **amend definitions,**
- **clarify general requirements,**
- **expand exceptions**

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COMMUNITY ★ SERVICE ★ OPPORTUNITY

Proposed Amendments

Article 8- UDC Section 21.8.9 Outdoor Display and Outdoor Storage

Existing

Table 21.8.9 Permitted Outdoor Display and Storage				
Category	OP	NS	GB and PUB	GB-2, M-1 and M-2
Outdoor Display and Tempo-rary Outdoor Storage	-	P	P	P
General Outdoor Storage	-	-	-	P

(P) = Use is permitted in district indicated

(-) = Use is prohibited in district indicated

Proposed

A. Outdoor display and outdoor storage shall be allowed in Non-residential Districts ancillary to a primary use in accordance with this section. Any merchandise, material or equipment situated outdoors in Non-residential Districts shall be subject to the requirements of this section. For the purpose of this section, outdoor display and outdoor storage shall be classified into two (2) categories enumerated as shown below.

Table 21.8.9 Permitted Outdoor Display and Storage				
Category	OP	NS & MSMU	GB and PUB	GB-2, M-1 and M-2
Outdoor Display	-	P	P	P
Outdoor Storage	-	-	* Not Permitted in GB * Requires a SUP in PUB	P

(P) = Use is permitted in district indicated

(-) = Use is prohibited in district indicated

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Proposed Amendments

Article 8- UDC Section 21.8.9 Outdoor Display and Outdoor Storage

Proposed

B. General Requirements for all Outdoor Display and Outdoor Storage Items

1. All areas storing merchandise, equipment, materials, or any other Outdoor Display and Outdoor Storage items shall:

   a. Be paved and painted to distinguish them from required off-street parking areas;

   b. Be clearly shown on the Site Plan submitted for the property additionally any changes to the approved Outdoor Display or Outdoor Storage areas shall require an Amended Site Plan;

   c. Not be located within a required landscape buffer; and

   d. Not be permitted in off-street parking spaces, within the public right-of-way, fire lane, stacking spaces, areas meant for interior vehicle access, to block windows, entrances, exits, or to impede the ability of pedestrians to use the building, including ADA requirements.

Proposed Amendments

Article 8- UDC Section 21.8.9 Outdoor Display and Outdoor Storage

Proposed Outdoor Display

C. *Categories of Outdoor Storage and Outdoor Display.*

1. *Outdoor Display.* Outdoor display are items actively for sale or lease that can be perused by the public. Outdoor Display includes items typically seen at home improvement businesses or similar type retail / commercial businesses. Outdoor Display includes items such as pallets of mulch or sod and prefabricated sheds or trailers.

   a. Individual items for Outdoor Display cannot exceed fifteen feet (15') in height.

   b. Stacked items for Outdoor Display cannot exceed five feet (5') in height.

   c. The Outdoor Display area shall not exceed twenty-five percent (25%) of the primary building square footage.

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Proposed Amendments

Article 8- UDC Section 21.8.9 Outdoor Display and Outdoor Storage

Proposed Outdoor Storage

2. *Outdoor Storage.* Outdoor storage consists of all remaining forms of outdoor storage not classified as Outdoor Display. Outdoor Storage includes, but is not limited to, items of a large size, mass or volume and that are not easily moved or carried such as used tires, railroad ties, discarded inventory, storage pallets, shipping containers, temporary portable storage facilities/containers and semi trailers not attached to a truck. Outdoor Storage also consists of items for sale to include items sold in bulk such as unpackaged dirt, landscape materials, or items associated with a wholesale business. Outdoor Storage items are not considered Outdoor Display and are not permitted in the front yard of the primary structure.

   a. Outdoor Storage is prohibited within public right-of-way or fire lanes.

   b. Outdoor Storage shall not be allowed in off-street parking spaces.

   c. Outdoor Storage items shall not exceed a maximum of 20 feet (20') in height, except for heavy equipment.

   d. Outdoor Storage items shall be enclosed or shall be located at the rear of the structure, but in no event shall general outdoor storage items be visible from public right-of-way.

Added after P&Z

Proposed Amendments

Article 8- UDC Section 21.8.9 Outdoor Display and Outdoor Storage

Proposed Exceptions

e. Garden Centers, Lumber Yards, and Outdoor Sales Areas are not considered Outdoor Display or Outdoor Storage if the area

1) is attached to and accessible through the primary building;

2) is enclosed utilizing a metal or steel fence material such as wrought iron with masonry columns, chain link fence is not permitted; and

3) is identified on an approved site plan.

f. Sidewalk Sales are not considered Outdoor Display or Outdoor Storage if

1) the items for sale are located in front of or adjacent to the primary building and on the pedestrian walkway; and

2) all items for sale are stored inside the primary building overnight.

UDC SECTION 21.4.7.D Criteria for Approval

1. The proposed amendment promotes the health, safety, and general welfare of the City;

- Section 21.8.9 was last updated during the pandemic,
- Before that it has not been revised since its implementation in 2010

UDC SECTION 21.4.7.D Criteria for Approval

2. The proposed amendment is consistent with the goals, objectives and policies of the UDC and the City;

- Staff is being proactive
- Keep up with the changing retail and commercial environments
- Commercial businesses have shown a desire for Outdoor Display
- MSMU was not in place during the implementation of UDC Section 21.8.9

UDC SECTION 21.4.7.D Criteria for Approval

3. The proposed amendment corrects an error, meets the challenge of changing conditions, or is in response to changes in state law; and

- Clarifying Outdoor Display and Outdoor Storage definitions
- Expansion of Exceptions

UDC SECTION 21.4.7.D Criteria for Approval

4. Other factors which are deemed relevant and important in the consideration of the amendment

- Staff has ensured the UDC amendment meets the UDC requirements
- The Planning and Zoning Commission requested an exemption on the height restriction for heavy equipment

Recommendation

Staff Recommendation:

Staff recommends approval of Ordinance 25-S-026.

Planning and Zoning Commission Recommendation:

The Planning and Zoning Commission held a public hearing for the item and made a recommendation of approval, with amendments to City Council with a unanimous vote.

Agenda No. 8.

CITY COUNCIL MEMORANDUM

City Council Meeting:	**July 01, 2025**
Department:	**Planning & Community Development**
Subject:	**Ordinance 25-S-027 - Conduct a public hearing and consider 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, City of Schertz, Guadalupe County, Texas. (B.James/L.Wood/S.Haas)**

BACKGROUND

Per the applicant letter of intent, the property requesting a rezone is approximately 19 acres of land from Single Family Residential / Agricultural District (R-A) to Middle Density Residential District (R-5), with a proposal to be developed into multifamily style senior housing with a proposed density of 7.65 DU (dwelling units) per acre.

On May 23, 2025, nineteen (19) public hearing notices were mailed to the surrounding property owners within a 200-foot boundary of the subject property and the Schertz-Cibolo-Universal City Independent School District (SCUCISD). At the time of the Staff Report, four (4) response in favor, zero (0) responses neutral, and four (4) responses in opposition have been received. A public hearing was published in the "San Antonio Express" on June 11, 2025. Additionally, a sign was placed on the subject property by the applicant.

Subject Property:

	Zoning	**Land Use**
Existing	Single-Family Residential / Agricultural District (R-A)	Residence / Open Space
Proposed	Middle Denisty Residential District (R-5)	Multi-Family Apartment Dwelling

Adjacent Properties:

	Zoning	**Land Use**
North	General Business District (GB), Public Use District (PUB) Single-Family Residential / Agricultural (R-A)	Undeveloped and Elevated Water Storage Tank (Civic Use)
South	Right-of-Way	Old Wiederstein Road
East	Single-Family Residential / Agricultural District (R-A) and General Business District (GB)	Residence and Undeveloped
West	Single-Family Residential / Agricultural District (R-A)	Residence

GOAL

The goal is to rezone this property to Middle Density Residential District (R-5) to be developed into multifamily style senior housing with a proposed density of 7.65 DU (dwelling units) per acre.

However, it should be noted that while the applicant intends to develop this property with a 7.65 dwelling units per acre, the zoning district does allow up to 12 dwelling units per acre for a development of this size. The zoning district also allows for attached or detached residential dwelling units and that multifamily site design requirements in Article 9 of the UDC be adhered to. Finally, the applicant must provide ten percent (10%) of the total platted area as common, usable open space.

Table 21.5.7.A **Dimensional Requirements** **Residential Zoning Districts**

			Minimum Lot Size and Dimensions			Minimum Yard Setbacks				Miscellaneous Lot Requirements	
	Code	District	Area SqFt	Width Ft	Depth Ft	Front Ft	Side Ft	Rear Ft	Minimum Off-Street Parking Spaces	Max Height	Max Impervious Coverage
Existing	R-A	Single-Family Residential/ Agricultural	21,780	N/A	N/A	25	25	25	2	35	50%
Proposed	R-5	Middle Density Residential District	10,890	N/A	N/A	25	10	10	2	35	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 changes, Staff utilizes the criteria listed in UDC Section 21.5.4.D. The criteria are listed below:

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. This designation is intended to provide a mixture of commercial and residential, with specific call-outs for higher densities. By requesting Middle Density Residential District (R-5), the applicant is meeting that higher density provision and thus implementing the policies of the Comprehensive Plan.

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

As part of promoting health, safety, and general welfare, zone change requests should align with the Unified Development Code (UDC) and city policy. The Schertz strategic plan has stated goals and objectives for a thriving economy. Among these are to "support strategic development" and "effectively plan and manage land use". This zone change request builds on the development occurring in the wider area. To the west is a large mixed-use development called Schertz Station currently under construction. This development consists of multifamily housing and several commercial options ranging from restaurants to retail. Additionally, the Comprehensive Plan details the need for Complete Communities, which "is a concept built on the premise that people should be able to go about all of their essential daily activities and needs within a short distance of their home". "Strategies to achieve this include more dense development, diversity of housing choices and land uses", the proposed zone change for the subject property helps the City achieve this goal based on what is occurring in the wider area.

Finally, the UDC states the explicit purpose to "minimize the conflicts among the uses of land and buildings". The density that is provided by Middle Density Residential District (R-5) helps create a transitional use between the properties that are more open, rural, and less dense to the east, and the denser development occurring to the west in Schertz Station.

As part of this proposed zoning request, the applicant submitted a preliminary Traffic Impact Analysis (TIA) memo which the City of Schertz Engineering Department reviewed and provided the following:

> A preliminary traffic analysis has been done to evaluate the potential impact the adjacent streets by the proposed zone change. The analysis compared the maximum number of peak hour vehicle trips that could be generated from this property based on the current zoning and the maximum number of peak hour vehicle trips that could be generated form this property if the zoning was changed to the requested zoning. The difference between these two peak hour trip totals is 54 vehicle trips. This amount of proposed additional trips is well below the threshold for triggering a full Traffic Impact Analysis for the proposed development. Additionally, the increased amount is generally considered a very small increase relative to the street capacity and existing traffic volumes.
>
> Therefore, the proposed impact to the City's transportation system by the proposed zone change would be considered negligible.

3. Whether the uses permitted by the proposed change will be consistent and appropriate with existing uses in the immediate area;
The immediate area consists of open space, rural residences, single-family subdivisions, and a large mixed-use development. The uses permitted in Middle Density Residential District (R-5) are detailed below.

UDC Section 21.5.8 Permitted Uses	
Middle Density Residential District (R-5)	
Permitted by Right	**Permitted with SUP**
Accessory Building, Residential Gated Community Golf Course and/or Country Club Multi-Family Apartment Dwelling Municipal Uses Operated by the City of Schertz One-Family Dwelling Attached One-Family Dwelling Detached Park/Playground/Similar Public Site School, Public or Private Two-Family Dwelling	Church, Temple, Synagogue, Mosque, or Other Place of Worship New and Unlisted Uses

These uses show a focus on residential which is consistent with the immediate area.

4. Whether other factors deemed relevant and important in the consideration of the amendment.
All UDC requirements have been met for the proposed zone change.

City of Schertz Fire, EMS, and Police Departments have been notified of the zone change and have provided no objections to the request. SCUCISD has also been notified of the zone change request.

The scheduled public hearing provides the opportunity to introduce additional considerations.

RECOMMENDATION
Due to the conformance with the Comprehensive Plan, the proposal's alignment with the UDC and city policy, and it's consistency with the immediate area, Staff is recommending approval of Ord. 25-S-027.

The City of Schertz Planning and Zoning Commission held a public hearing on June 4, 2025 and made a recommendation of approval with a 6-1 vote. Commissioner Brown was the nay vote.

Attachments

Ord. 25-S-027 with Exhibits
Aerial Exhibit
Public Hearing Notice Map
PH Responses
Zoning Exhibit
SCUC ISD 10- Year Forecasting
SCUC ISD Demographic Report
City Council Presentation Slides

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

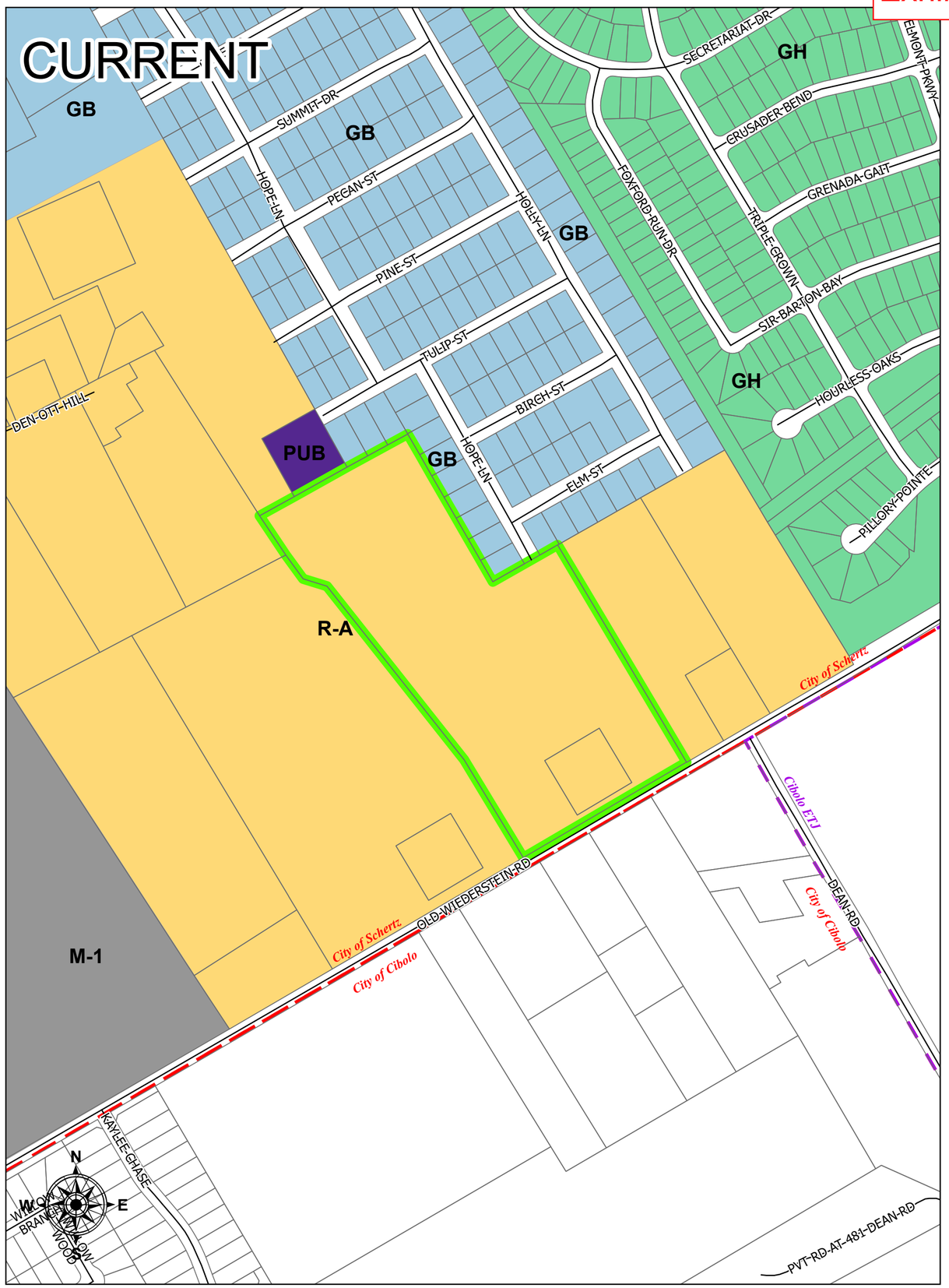
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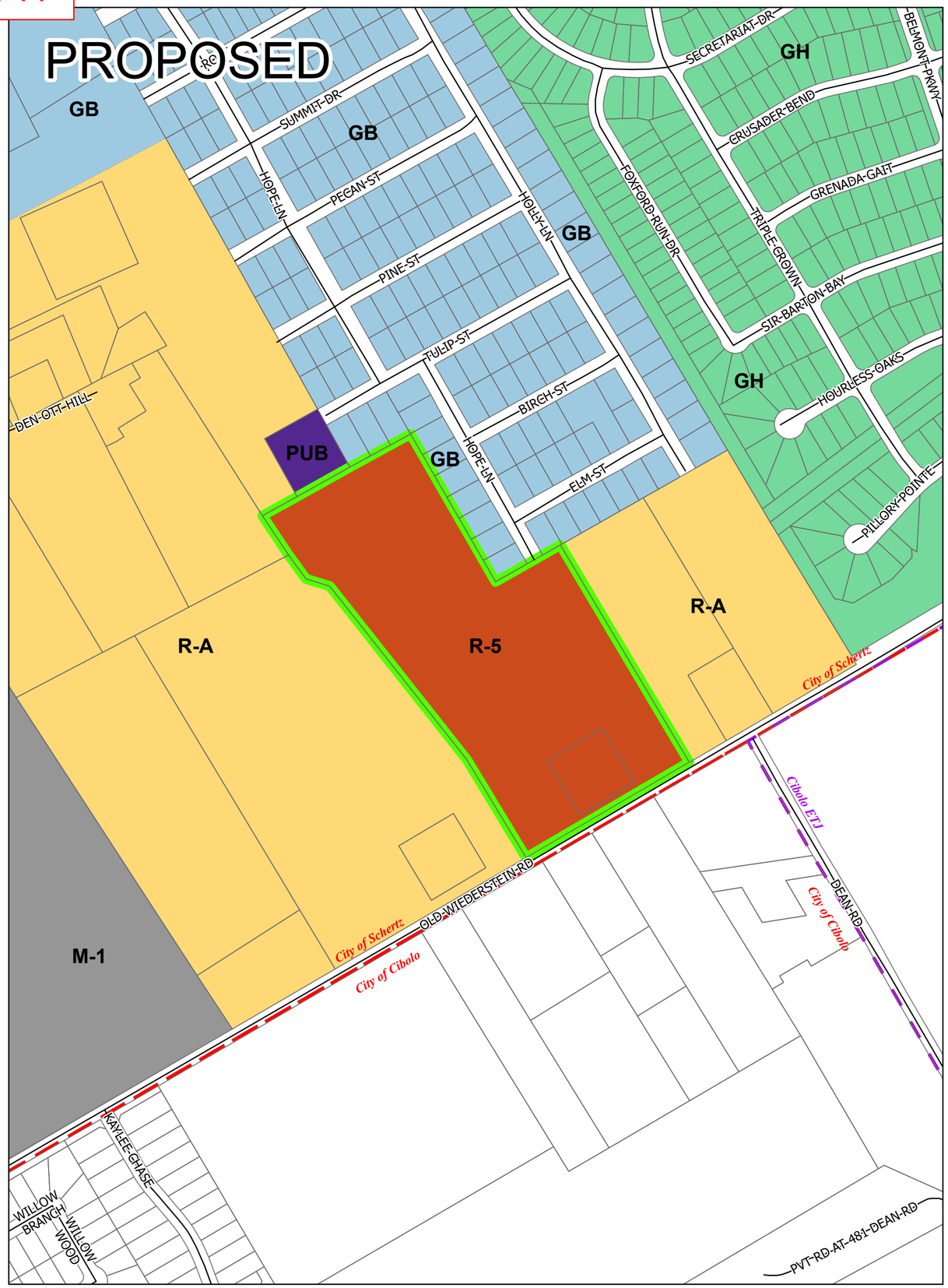
_____
Sheree Courney, Deputy City Secretary

Exhibit “A”

Zoning Exhibit

Exhibit "A"





SCHERTZ
COMMUNITY ★ SERVICE ★ OPPORTUNITY

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

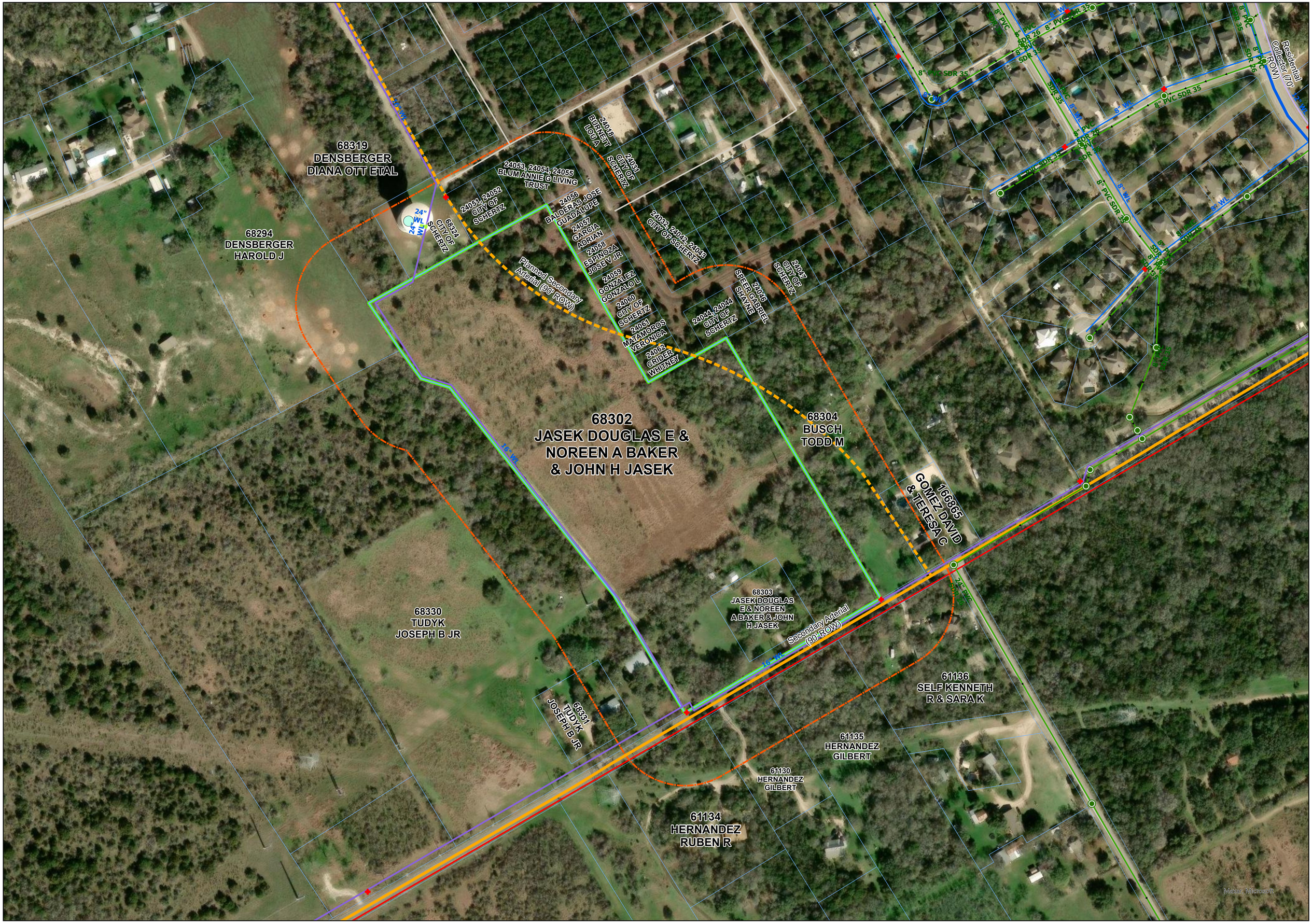
GUADALUPE COUNTY
PARCEL ID: 68301 & 68302

- (PRE) Pre-Development
- (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 Residential
- (R-6) Single-family Residential
- (R-7) Single-family Residential
- (AD) Agricultural District
- (GH) Garden Home/Single-Family Residential (Zero Lot Line)
- (TH) Townhome
- (MHS) Manufactured Home Subdivision
- (MHP) Manufactured Home Parks
- (GB) 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 Municipal Boundary

- City
- ETJ

0 100 200 400 600 800 1,000 Feet



N
W E
S

SCHERTZ
COMMUNITY ★ SERVICE ★ OPPORTUNITY

19018 OLD
WIEDERSTEIN RD
(PLZC20250105)

Streets
- Highways
- Major Roads
- Minor Roads
- Railroads
- Freeway
- Principal Arterial
- Planned Principal Arterial
- Secondary Arterial
- Planned Secondary Arterial
- Secondary Rural Arterial
- Planned Secondary Rural Arterial
- Residential Collector
- Planned Residential Collector
- Commercial Collector B
- Planned Commercial Collector B
- Commercial Collector A
- Planned Commercial Collector A
- <all other values>

Water Main
- 1"
- 2"
- 3"
- 4"
- 6"
- 8"
- 10"
- 12"
- 16"
- 18"
- 20"
- 24"
- 30"
- 36"
- Unknown

- Hydrant
- Manholes

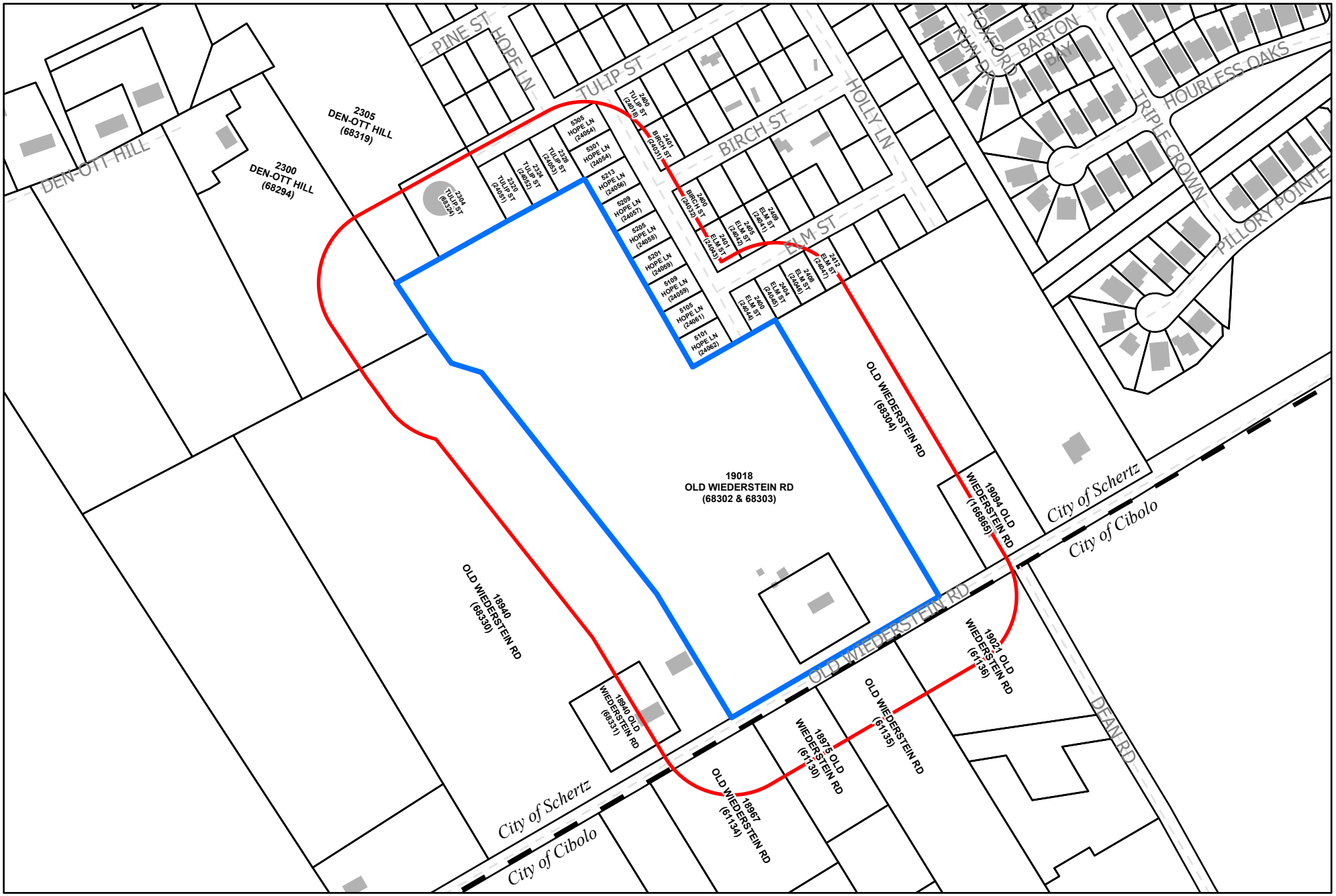
Sewer Structures
- Lift Station (Active)
- Lift Station (Private)
- Lift Station (Schertz)
- Split Manhole

Sewer Main
- Schertz Gravity
- Schertz Pressure
- Neighboring Gravity
- Private Pressure

- Treatment Plant (CCMA)
- Treatment Plant (Schertz)

- Project Boundary
- 200' Buffer
- City
- ETJ
- Parcels
- County Boundaries

0 100 200 400 600 Feet



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Last Update: May 14, 2025

City of Schertz, GIS Department, gis@schertz.com

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City of Schertz

19018 OLD WIEDERSTEIN RD
(PLZC20250105)

Project Area
200' Buffer
Municipal Boundaries

N
W
E
S

0 100 200 400 600 800 Feet

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

May 23, 2025

To whom it may concern,

The City of Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, June 4th, 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:

PLZC20250105 - Hold a public hearing and make a recommendation on a request to rezone approximately 19 acres of land from Single-Family Residential / Agricultural District (RA) 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

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 Samuel Haas, Senior 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 Samuel Haas, Senior Planner directly at (210) 619-1783.

Sincerely,

Samuel Haas
Senior Planner

Reply Form:

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I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLZC20250105**

COMMENTS: R34188 (110x10) 2295 DEN-OTT HILL (ONE OF 3 OWNERS)

NAME: GLORIA OTT DENSBERGER (PLEASE PRINT) SIGNATURE Gloria Densberger

STREET ADDRESS: 2229 DEN-OTT HILL, SCHERTZ, TX

DATE: 5/28/25

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I am: in favor of ☑ opposed to ☐ neutral to ☐ the request for **PLZC20250105**

COMMENTS: I am (1/4 owner) of property ID 68319 - 2305 Den Ott Hill

NAME: DIANA OTT-Densberger SIGNATURE Diana Ott-Densberger
(PLEASE PRINT)

STREET ADDRESS: Po Box 18155 Corpus Christi, TX 78480

DATE: 5-28-2025

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

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COMMENTS: Old Wiederstein Rd is not stucurally sufficient for more traffic.

NAME: Ruben R. Hernandez (PLEASE PRINT) SIGNATURE

STREET ADDRESS: 18967 Old Wiederstein Rd. Cibolo, Tx 78108

DATE: 5-27-25

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

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COMMENTS: Prop. I.D. 68294

NAME: HAROLD J. Densbergen SIGNATURE Harold J Densbergen
(PLEASE PRINT)

STREET ADDRESS: 13834 Jolly Rogen St. Corpus Christi, Tx. 78418

DATE: 5/28/2025

From: Jasek, Douglas [redacted]
Sent: Sunday, June 1, 2025 11:34 AM
To: planning
Cc: Jasek, Douglas
Subject: PLZC20250105 Public Hearing

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

Samuel,

This email is to record my reply **in favor of** the request for PLZC20250105 [rezone approximately 19 acres of land from Single-Family Residential / Agricultural District (RA) 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].

I (along with my siblings) am one of the co-owners of the above referenced property (19018 Old Wiederstein Rd.), and believe that this would be a beneficial use to the community with a lower traffic impact than the previous plans. Thanks.

Doug

Douglas E. (Doug) Jasek, P.E.
Manager – Houston Technical Team / Sr. RM Leader / PE PDR
[redacted]

SAC/PZ Asset Development
Saudi Arabian Chevron Inc.
1400 Smith Street
Houston, TX 77002-7327
HOU140/31048
Tel 832-854-3193
CTN 8-854-3193
Mobile 281-216-2261
Fax 832-854-3423

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

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I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLZC20250105**

COMMENTS: This rezoning will cause more traffic for Old Wiederstein RD/ Cibolo Valley RD.

NAME: James OTT SIGNATURE: James OTT
(PLEASE PRINT)

STREET ADDRESS: 2305 Den-OTT Hill # 68319

DATE: 05/30/2025

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

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COMMENTS: I am in favor of the rezoning to allow for development as senior housing.

NAME: Noreen A. Baker (PLEASE PRINT) SIGNATURE Noreen A Baker

STREET ADDRESS: 7806 Calibram Ln, Austin, TX 78736 [formerly @ 19018 Old Wiederstein Rd]

DATE: 6/1/2025

DEVELOPMENT

NOTICE OF PUBLIC HEARING

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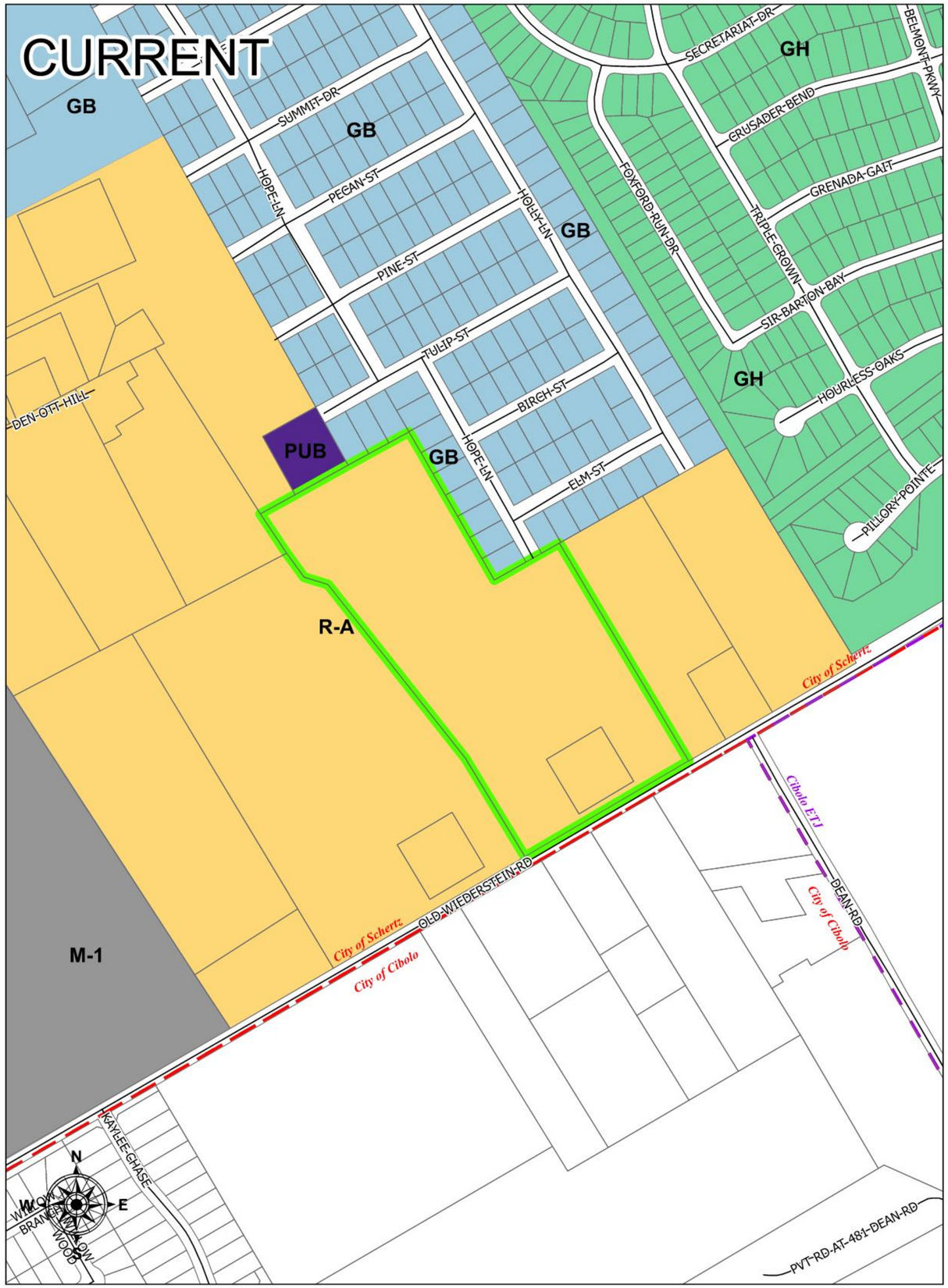
COMMENTS: disturbance of business on property

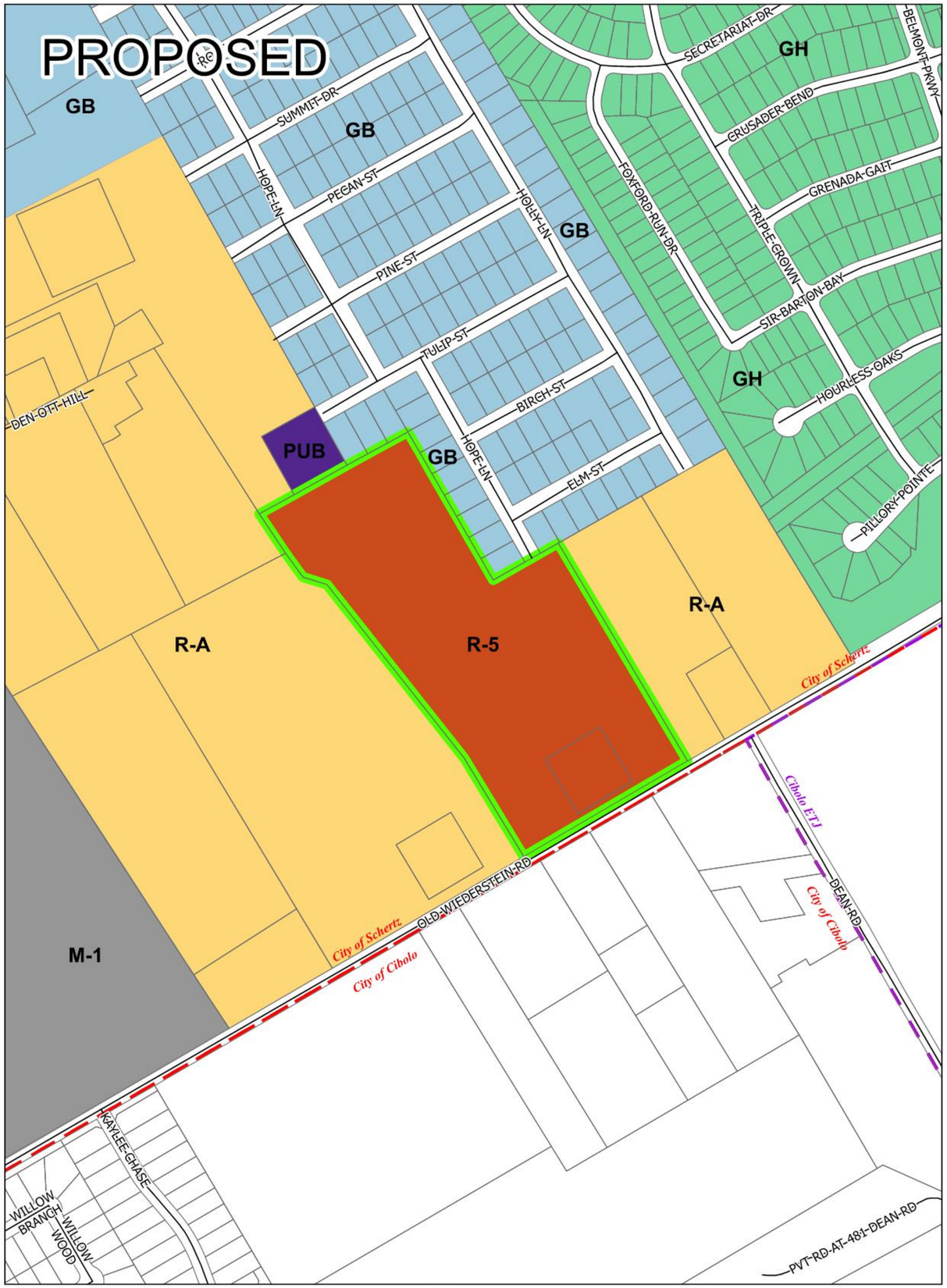
NAME: Teresa Gomez SIGNATURE

(PLEASE PRINT)

STREET ADDRESS: 19094 Old Wiederstein Rd Schertz TX 78108

DATE: 6-3-2025





SCHERTZ
COMMUNITY ★ SERVICE ★ OPPORTUNITY

PROPOSED ZONING CHANGE

GUADALUPE COUNTY
PARCEL ID: 68301 & 68302

(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 Residential
(R-6) Single-family Residential
(R-7) Single-family Residential
(AD) Agricultural District
(GH) Garden Home/Single-Family Residential (Zero Lot Line)
(TH) Townhome
(MHS) Manufactured Home Subdivision
(MHP) Manufactured Home Parks
(GB) 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 Municipal Boundary

City
ETJ

0 100 200 400 600 800 1,000 Feet

Last update: May 14, 2025

City of Schertz, GIS Department: gis@schertz.com (210) 619-1180

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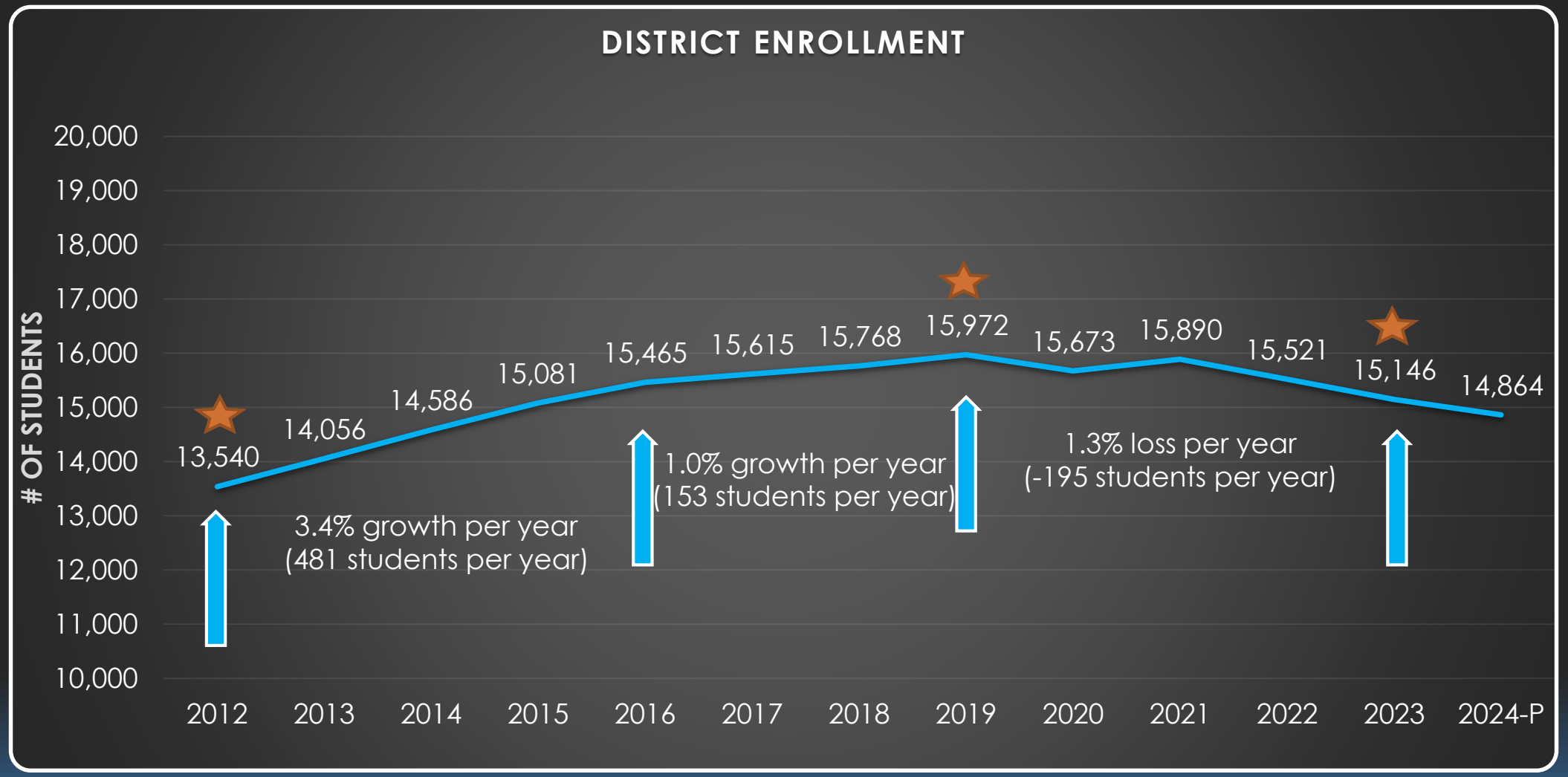
SCHERTZ - CIBOLO - UNIVERSAL CITY ISD

10 YEAR CAMPUS FORECASTING

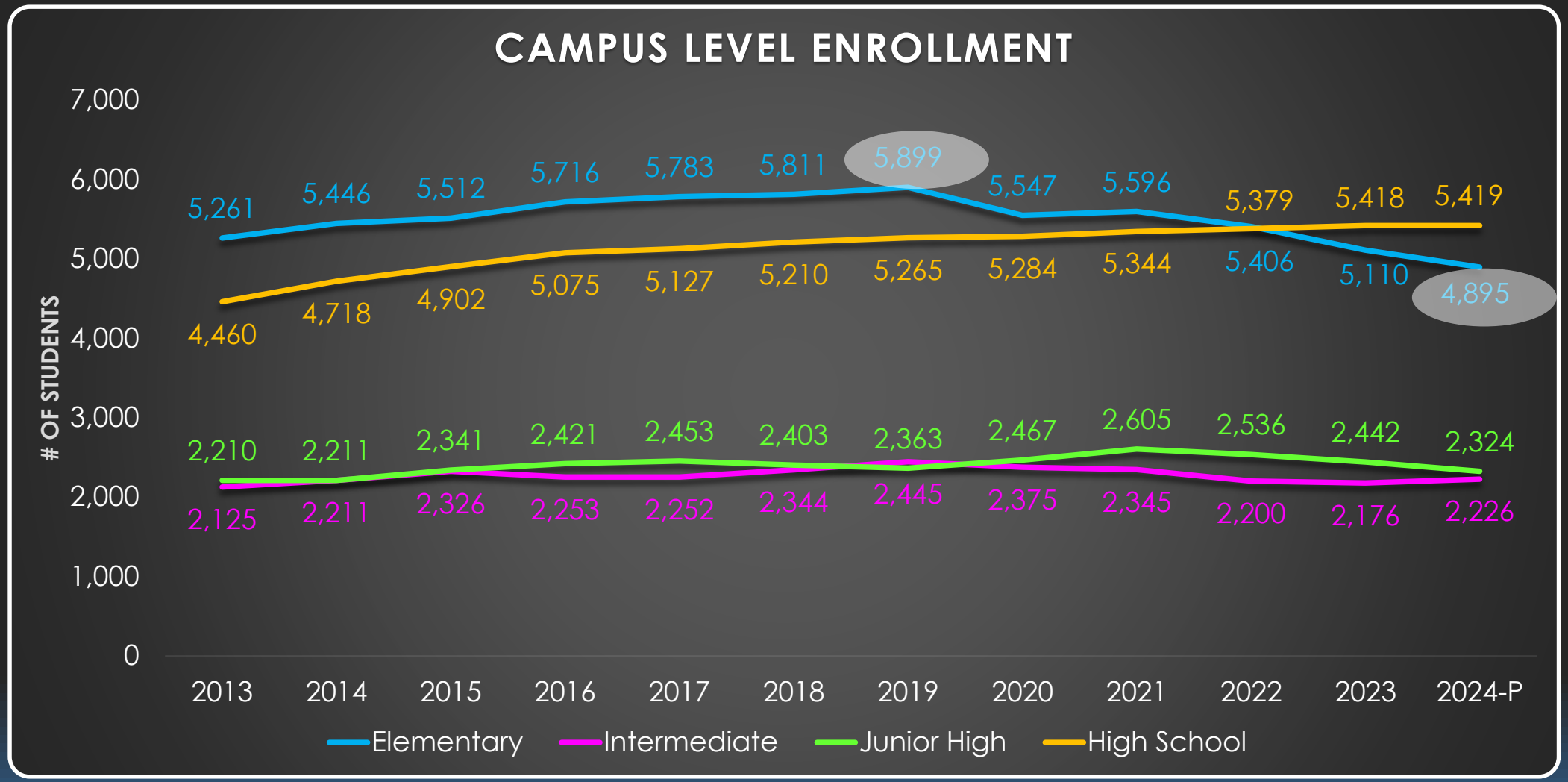
FORECASTING CONSIDERATIONS

- Enrollment
  - Historical Trends
  - Projections
  - Transfers to Charters and Other ISDs
- Campus Capacity
- Bonding Capacity

HISTORICAL ENROLLMENT



HISTORICAL ENROLLMENT BY CAMPUS LEVEL



ENROLLMENT HISTORY BY LEVEL – OCTOBER

- 2019 to 2023 Enrollment Decrease
  - High School enrollment has remained strong
  - We have added 154 High School students since 2019
  - And Junior High has only lost 39 students since 2019
- Elementary is where we have felt the largest drop in enrollment
  - Specifically, 918 students lost since 2019
  - and 219 students lost at the intermediate level.

STUDENT TRANSFERS

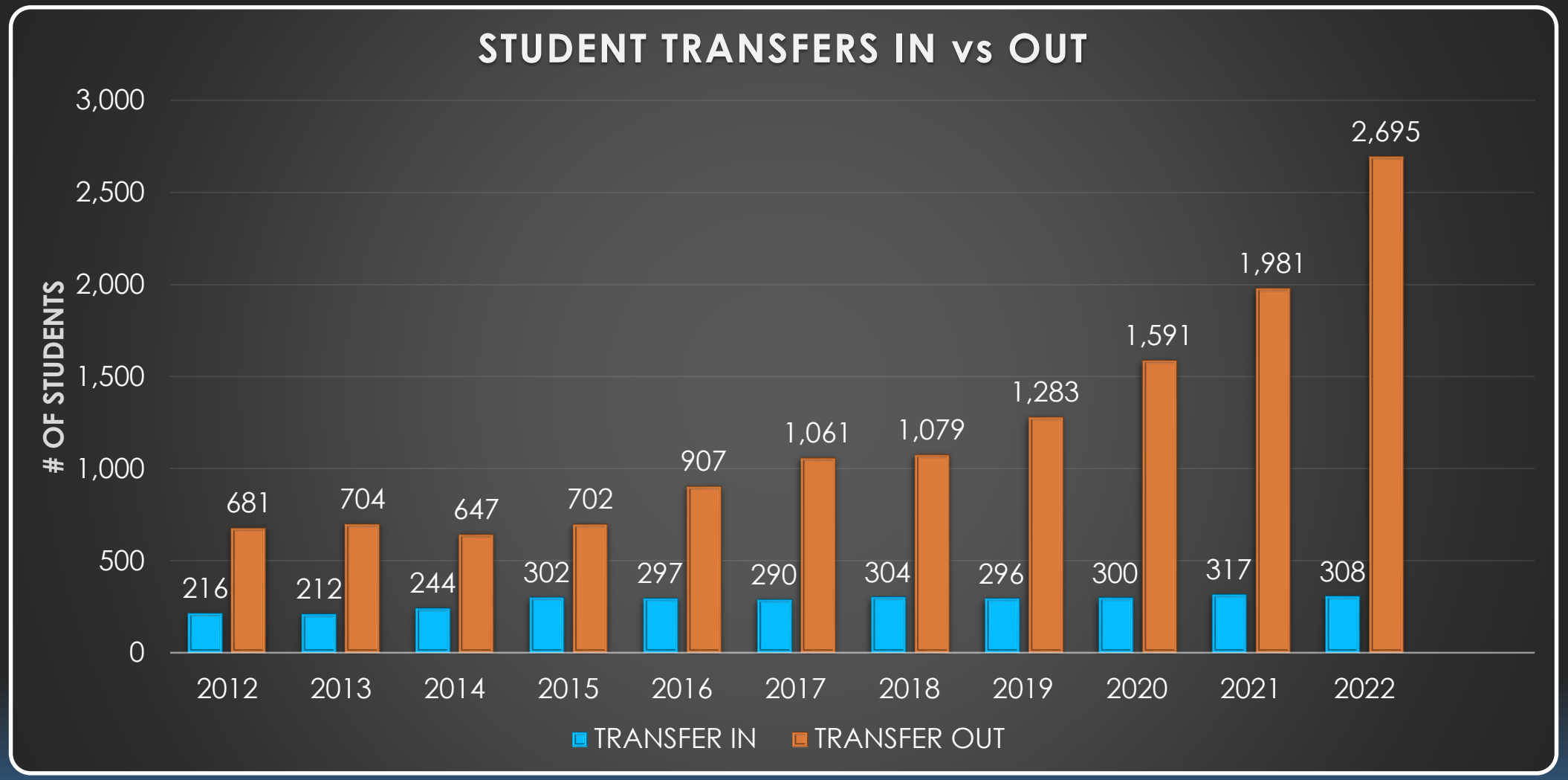
PEIMS YEAR	TRANSFER IN	TRANSFER OUT	DIFFERENCE
2012	216	681	-465
2013	212	704	-492
2014	244	647	-403
2015	302	702	-400
2016	297	907	-610
2017	290	1061	-771
2018	304	1079	-775
2019	296	1283	-987
2020	300	1591	-1291
2021	317	1981	-1664
2022	308	2695	-2387
2023	Data available in March		

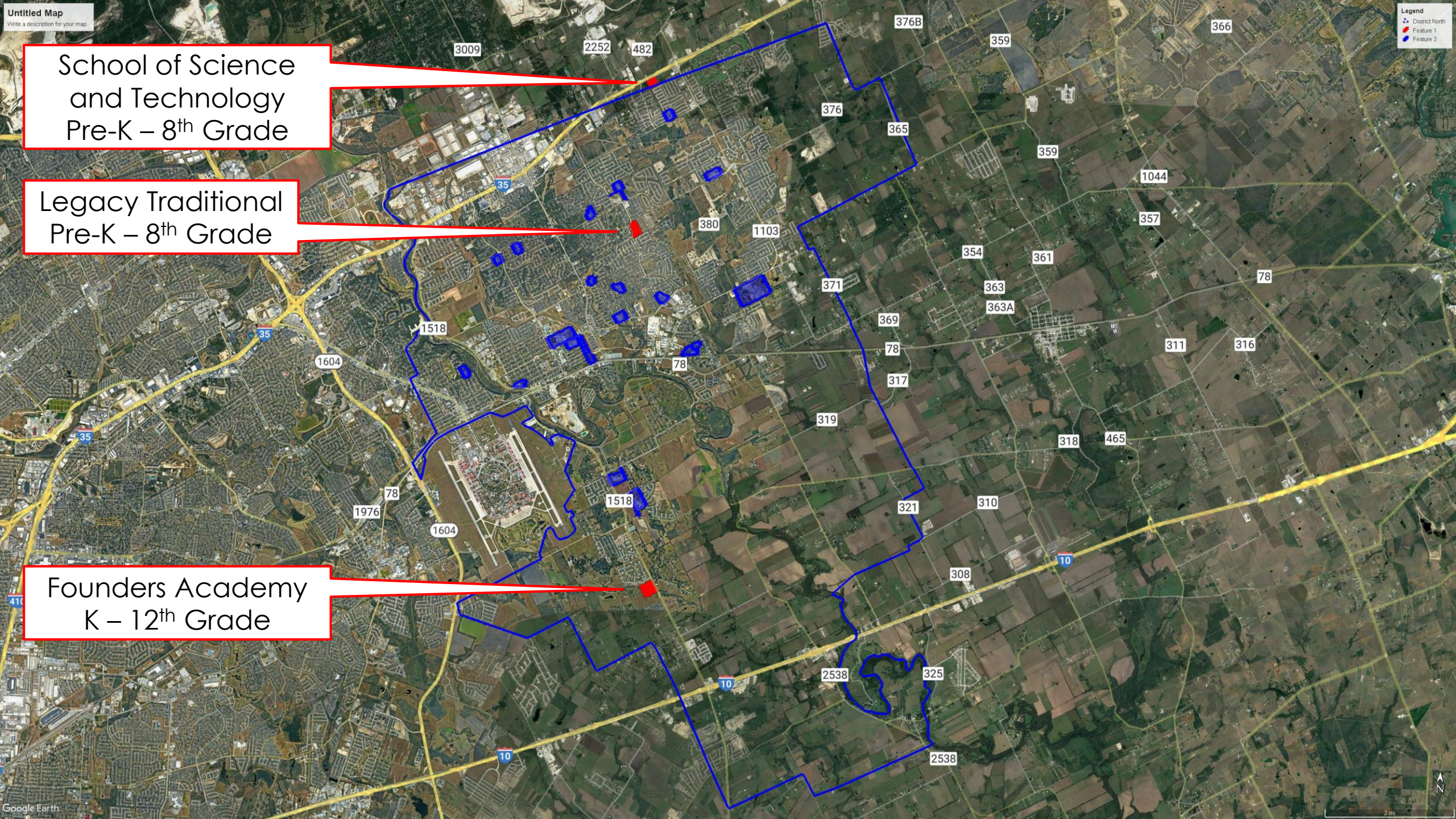
First Year of Founders Charter School →

First Year of School of Science and Technology →

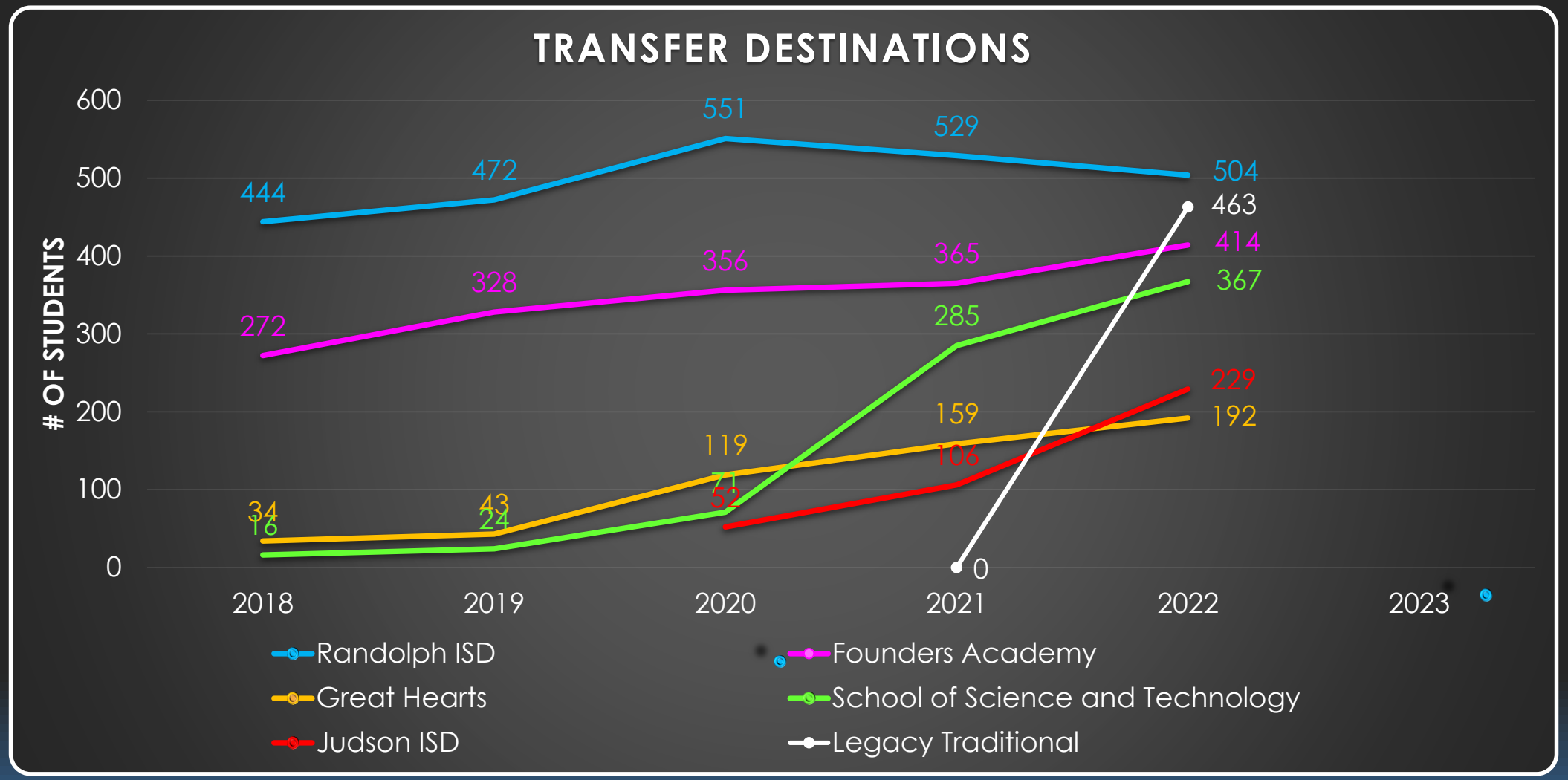
First Year of Legacy Traditional School →

STUDENT TRANSFERS IN VS. OUT

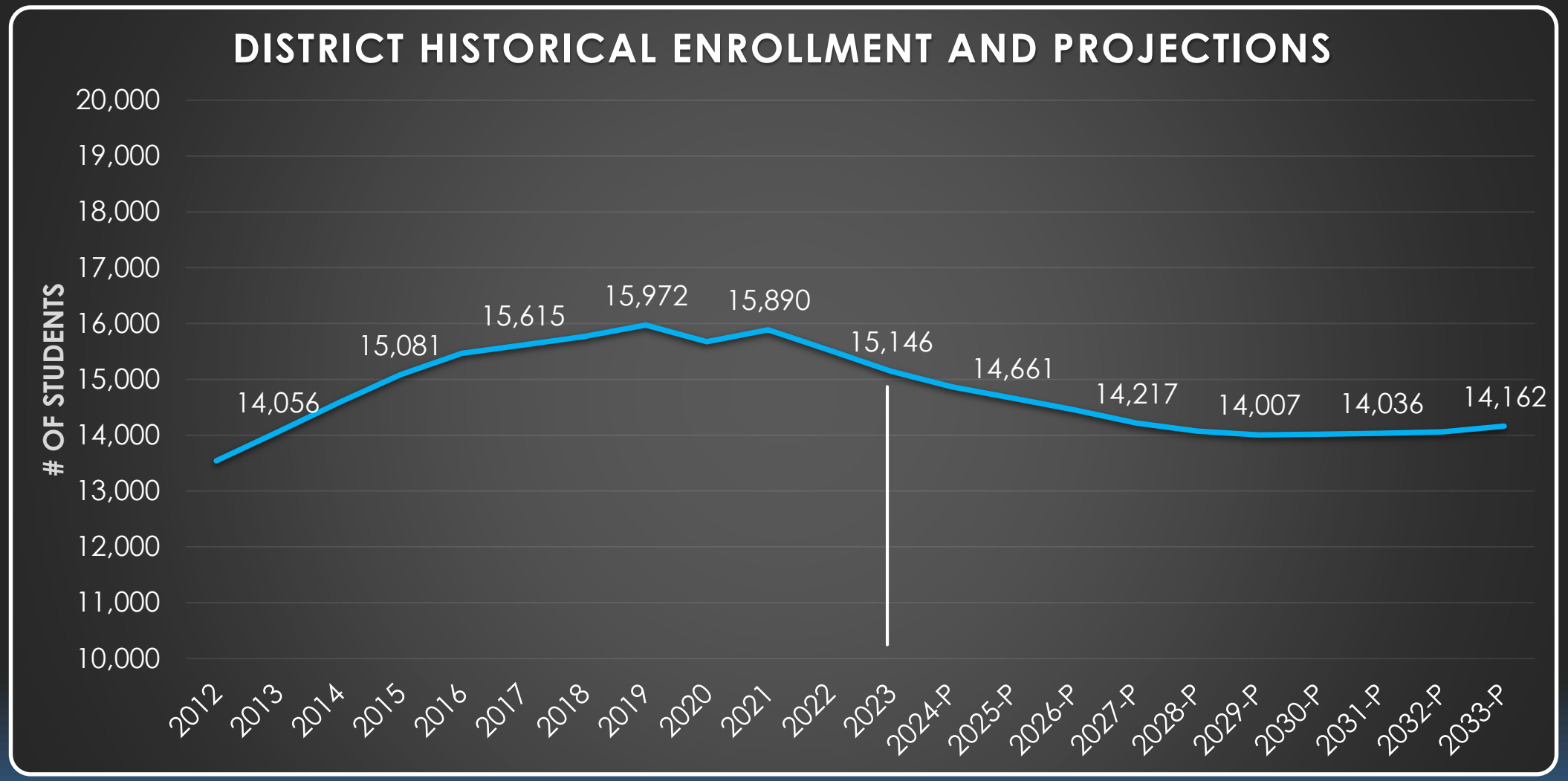



Untitled Map
Write a description for your map.
School of Science and Technology Pre-K – 8th Grade
Legacy Traditional Pre-K – 8th Grade
Founders Academy K – 12th Grade
Legend
District North
Feature 1
Feature 2
3009
2252
482
376B
359
366
376
365
359
1044
380
1103
357
354
361
78
371
363
363A
369
78
1518
1604
78
317
311
316
319
318
465
78
1976
1518
1604
321
310
308
2538
325
2538
35
10
Google Earth
N

MAIN DESTINATIONS FOR TRANSFERS OUT



SO, HOW MANY STUDENTS WILL WE HAVE IN THE FUTURE?



ENROLLMENT PROJECTIONS

- Over the next 6 years our District is projected to lose on average 1.3% of our enrollment annually.
  - Resulting in the potential decline in enrollment of another 1,139 students over the same period
  - Larger graduating classes continue to be replaced with smaller Pre-K and Kinder
  - Growth in Charter enrollment is likely to contribute to the smaller elementary class sizes

PEIMS YEAR	PROJECTED ENROLLMENT	GROWTH (DECLINE)	PERCENTAGE CHANGE
2023	15,146	-375	-2.42%
2024-P	14,864	-282	-1.86%
2025-P	14,661	-203	-1.37%
2026-P	14,451	-210	-1.43%
2027-P	14,217	-234	-1. 62%
2028-P	14,073	-144	-1.01%
2029-P	14,007	-66	-0.47%
2030-P	14,017	10	0.07%
2031-P	14,036	19	0.14%
2032-P	14,059	22	0.16%
2033-P	14,162	103	0.73%

ENROLLMENT PROJECTIONS

- Beginning in 2030 the district is expected to begin adding students
  - Incoming elementary enrollment and graduating classes begin to reach a balance
  - In 2033 we are projected to return to the enrollment we had in 2013

PEIMS YEAR	PROJECTED ENROLLMENT	GROWTH (DECLINE)	PERCENTAGE CHANGE
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2030-P	14,017	10	0.07%
2031-P	14,036	19	0.14%
2032-P	14,059	22	0.16%
2033-P	14,162	103	0.73%

WHY HAS IT BECOME SO HARD TO PROJECT ENROLLMENT?

- Prior to COVID and area Charter Schools, SCUC was essentially the only option for parents moving into our growing community.
  - When projecting growth, birth rates and housing growth were the only two major variables we had to consider.
- Beginning 2017 with the first area Charter School, parents began to exercise their choice.
  - with COVID we saw virtual learning enter the game and homeschooling became more prevalent
  - Our community also continued to experience aging in place
- Projecting enrollment is much more difficult with these added variables.

FORECASTING CONSIDERATIONS

- Enrollment
  - Historical Trends
  - Projections
  - Transfers to Charters and Other ISDs
- Campus Capacity

UNDERSTANDING CAMPUS CAPACITY

- Design Capacity
  - Capacity of a campus as architecturally designed with every full-size classroom at full capacity
  - Ex. Sippel Elementary has a design capacity of 750 students
- Functional Capacity
  - Design capacity of a campus minus 10% to account for special programs on a campus that reduce the capacity of a full-size classroom
  - Ex. Sippel Elementary has a functional capacity of 675 students
- Maximum Capacity
  - Campus capacity considering the addition of portable classroom buildings to the design capacity and the number of students the common areas of the campus can support
  - Ex. Sippel Elementary has a maximum capacity of 1058 students

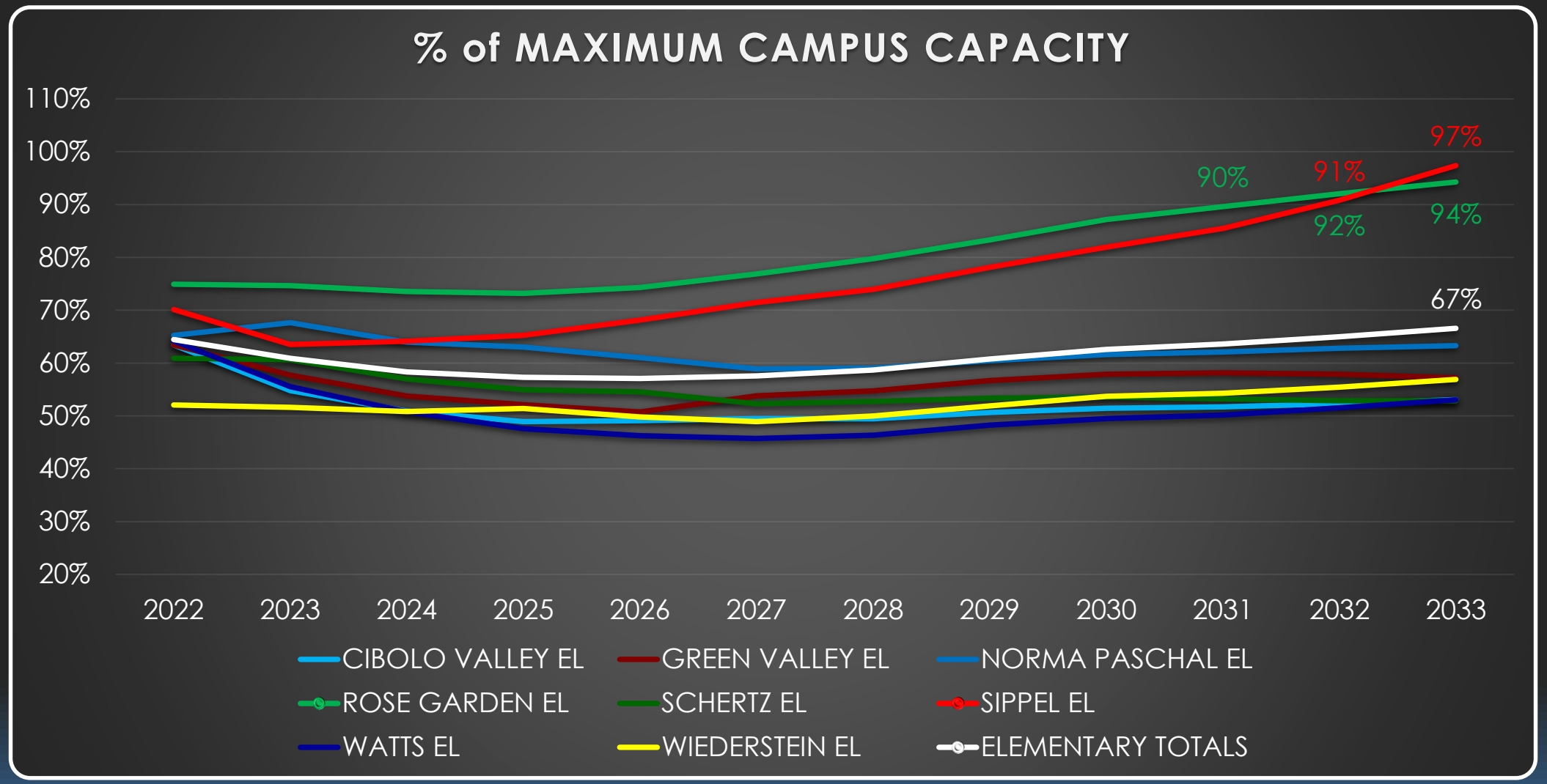
PLANNING USING OUR MAXIMUM CAPACITY

- We begin considering the use of **CAPACITY RELIEF TOOLS** when a campus reaches **90%** of its maximum capacity. The District has several tools at our disposal
- Tools to **REDUCE/MAINTAIN THE ENROLLMENT** of a campus include:
  - Capping enrollment of the campus to new students
  - Moving special programs to campuses with lower enrollments
- Tools to **BALANCE THE ENROLLMENT** at campuses include:
  - Rezoning the attendance boundaries
- Tools to **INCREASE THE CAPACITY** of the campus/district include:
  - Adding portable classroom buildings
  - Adding to or renovating the existing building
  - Building a new campus to the district

ELEMENTARY CAPACITIES

Campus	Functional Capacity	Max Capacity	Previous Year	Current PEIMS	ENROLLMENT PROJECTIONS									
			2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
CIBOLO VALLEY EL	891	1,200	761	657	611	587	589	594	594	608	617	620	627	637
% Max Capacity			63%	55%	51%	49%	49%	49%	49%	51%	51%	52%	52%	53%
GREEN VALLEY EL	673	924	586	533	497	482	469	497	506	524	535	537	535	529
% Max Capacity			63%	58%	54%	52%	51%	54%	55%	57%	58%	58%	58%	57%
NORMA PASCHAL EL	673	924	603	625	591	582	564	544	546	559	569	574	580	585
% Max Capacity			65%	68%	64%	63%	61%	59%	59%	60%	62%	62%	63%	63%
ROSE GARDEN EL	891	1,200	899	896	882	878	891	923	957	999	1,046	1,075	1,104	1,131
% Max Capacity			75%	75%	74%	73%	74%	77%	80%	83%	87%	90%	92%	94%
SCHERTZ EL	675	1,102	671	668	628	605	601	576	581	588	591	586	582	582
% Max Capacity			61%	61%	57%	55%	55%	52%	53%	53%	54%	53%	53%	53%
SIPPEL EL	675	1,058	742	672	679	690	721	756	782	827	867	904	961	1,030
% Max Capacity			70%	64%	64%	65%	68%	71%	74%	78%	82%	85%	91%	97%
WATTS EL	673	924	593	513	469	440	428	423	428	446	457	463	476	490
% Max Capacity			64%	56%	51%	48%	46%	46%	46%	48%	49%	50%	52%	53%
WIEDERSTEIN EL	675	1,058	551	546	538	544	527	517	529	549	568	574	587	602
% Max Capacity			52%	52%	51%	51%	50%	49%	50%	52%	54%	54%	55%	57%
ELEMENTARY TOTALS	5,826	8,390	5,406	5,110	4,895	4,808	4,790	4,830	4,922	5,099	5,250	5,335	5,453	5,587
% Max Capacity			64%	61%	58%	57%	57%	58%	59%	61%	63%	64%	65%	67%
Elementary Percent Change			-3.40%	-5.48%	-4.21%	-1.78%	-0.37%	0.83%	1.91%	3.59%	2.96%	1.63%	2.20%	2.46%
Elementary Absolute Change			-190	-296	-215	-87	-18	40	92	177	151	85	117	134

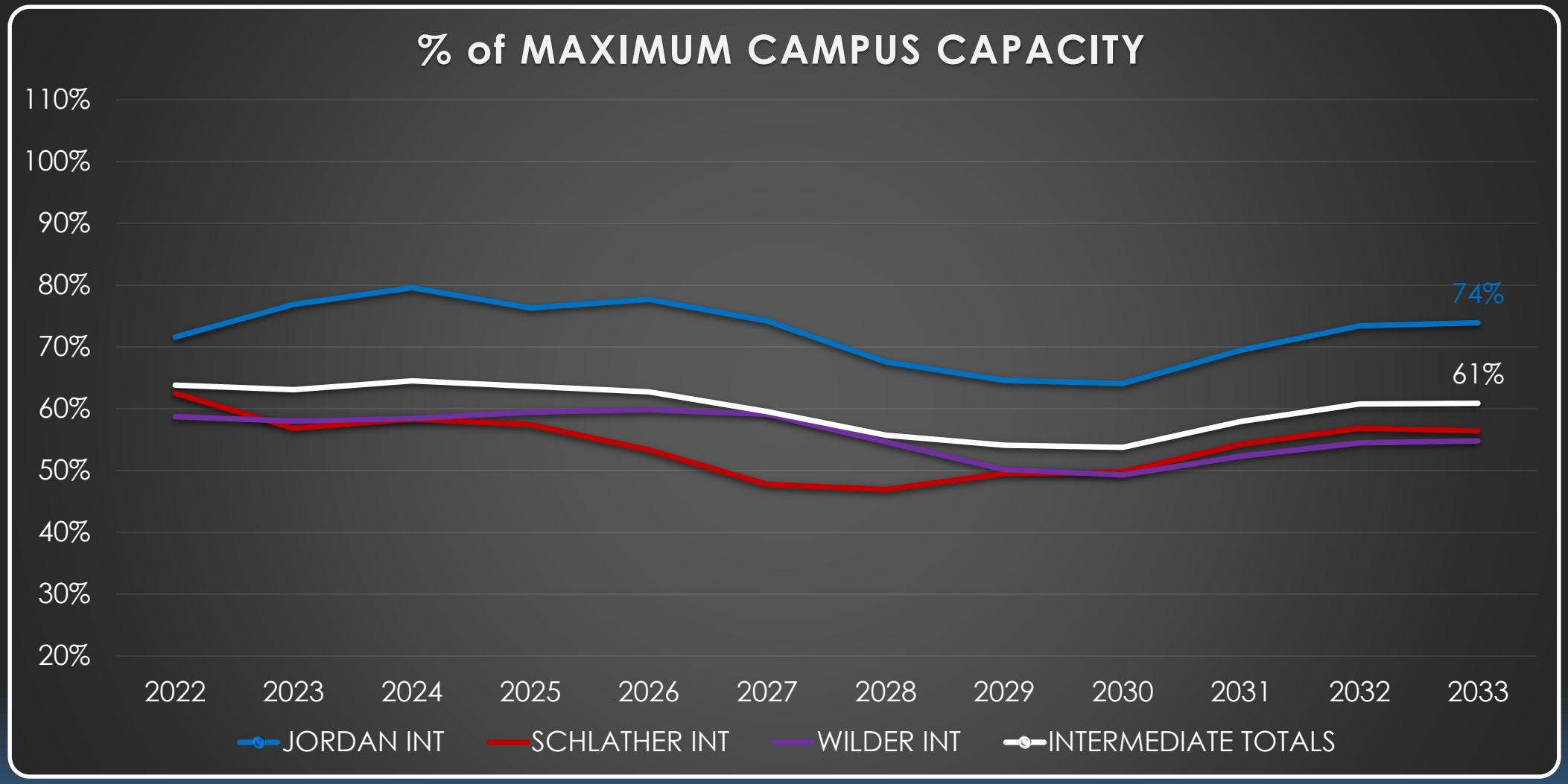
ELEMENTARY CAPACITIES



INTERMEDIATE CAPACITIES

Campus	Functional Capacity	Max Capacity	Previous Year	Current PEIMS	ENROLLMENT PROJECTIONS									
			2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
JORDAN INT	810	1,000	716	769	796	763	777	742	676	646	641	695	734	739
% Max Capacity			72%	77%	80%	76%	78%	74%	68%	65%	64%	70%	73%	74%
SCHLATHER INT	810	1,200	750	682	700	689	640	573	563	594	597	651	682	677
% Max Capacity			63%	57%	58%	57%	53%	48%	47%	50%	50%	54%	57%	56%
WILDER INT	810	1,250	734	725	730	743	748	739	683	627	616	654	681	685
% Max Capacity			59%	58%	58%	59%	60%	59%	55%	50%	49%	52%	54%	55%
INTERMEDIATE TOTALS		3,450	2,201	2,176	2,226	2,195	2,165	2,054	1,922	1,867	1,854	2,000	2,097	2,101
% Max Capacity			64%	63%	65%	64%	63%	60%	56%	54%	54%	58%	61%	61%
Intermediate Percent Change			-6.13%	-1.09%	2.30%	-1.39%	-1.37%	-5.13%	-6.43%	-2.86%	-0.70%	7.87%	4.85%	0.19%
Intermediate Absolute Change			-144	-24	50	-31	-30	-111	-132	-55	-13	146	97	4

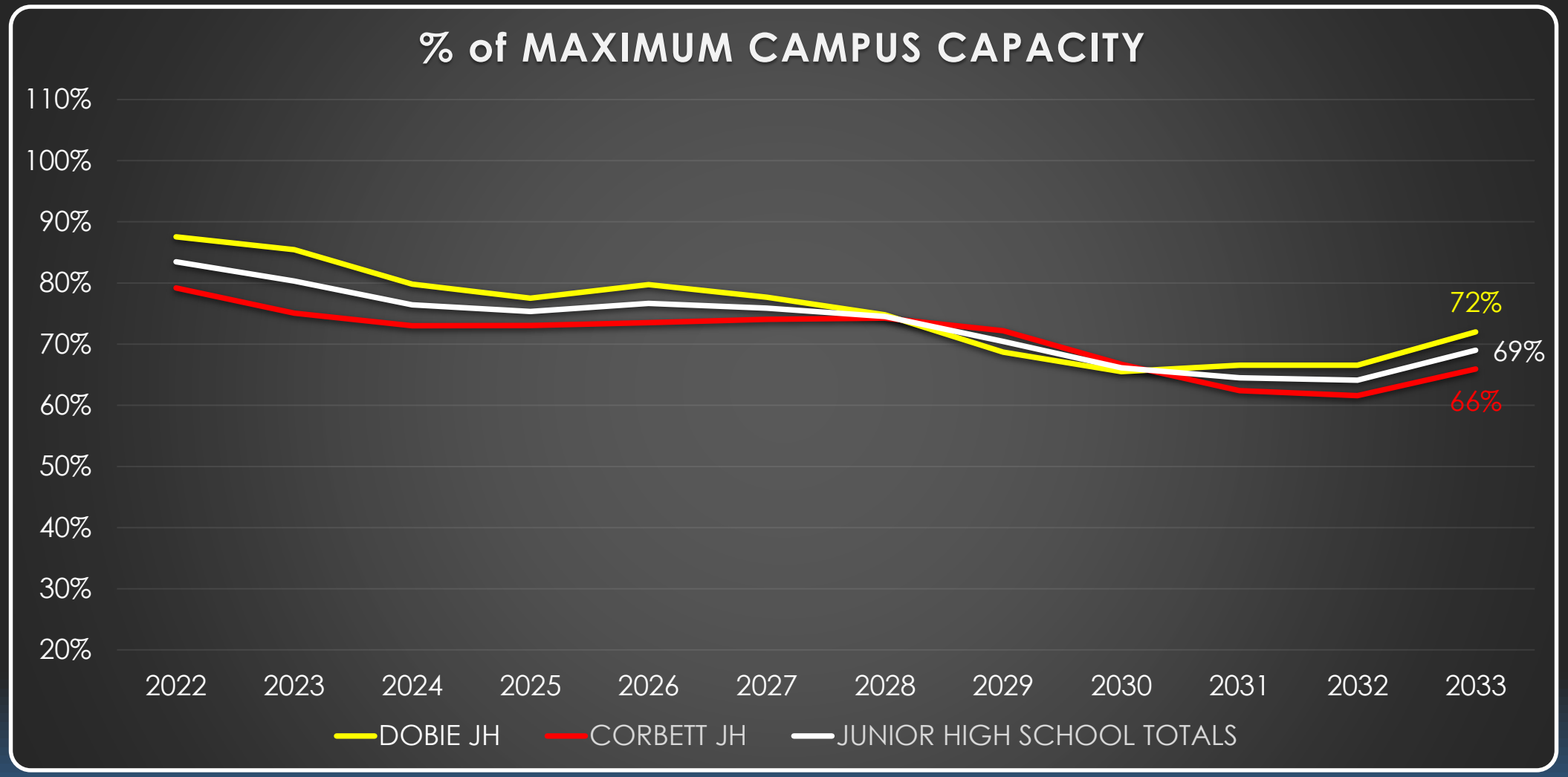
INTERMEDIATE CAPACITIES



JUNIOR HIGH CAPACITIES

Campus	Functional Capacity	Max Capacity	Previous Year	Current PEIMS	ENROLLMENT PROJECTIONS									
			2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
DOBIE JH	1,300	1,540	1,348	1,316	1,229	1,194	1,228	1,196	1,152	1,058	1,009	1,025	1,025	1,109
% Max Capacity			88%	85%	80%	78%	80%	78%	75%	69%	66%	67%	67%	72%
CORBETT JH	1,080	1,500	1,188	1,126	1,095	1,096	1,103	1,111	1,114	1,083	1,001	936	924	989
% Max Capacity			79%	75%	73%	73%	74%	74%	74%	72%	67%	62%	62%	66%
JUNIOR HIGH SCHOOL TOTALS		3,040	2,537	2,442	2,324	2,290	2,331	2,307	2,266	2,141	2,010	1,961	1,949	2,098
% Max Capacity			83%	80%	76%	75%	77%	76%	75%	70%	66%	65%	64%	69%
Junior High School Percent Change			-2.62%	-3.71%	-4.83%	-1.46%	1.79%	-1.03%	-1.78%	-5.52%	-6.12%	-2.44%	-0.61%	7.64%
Junior High School Absolute Change			-68	-94	-118	-34	41	-24	-41	-125	-131	-49	-12	149

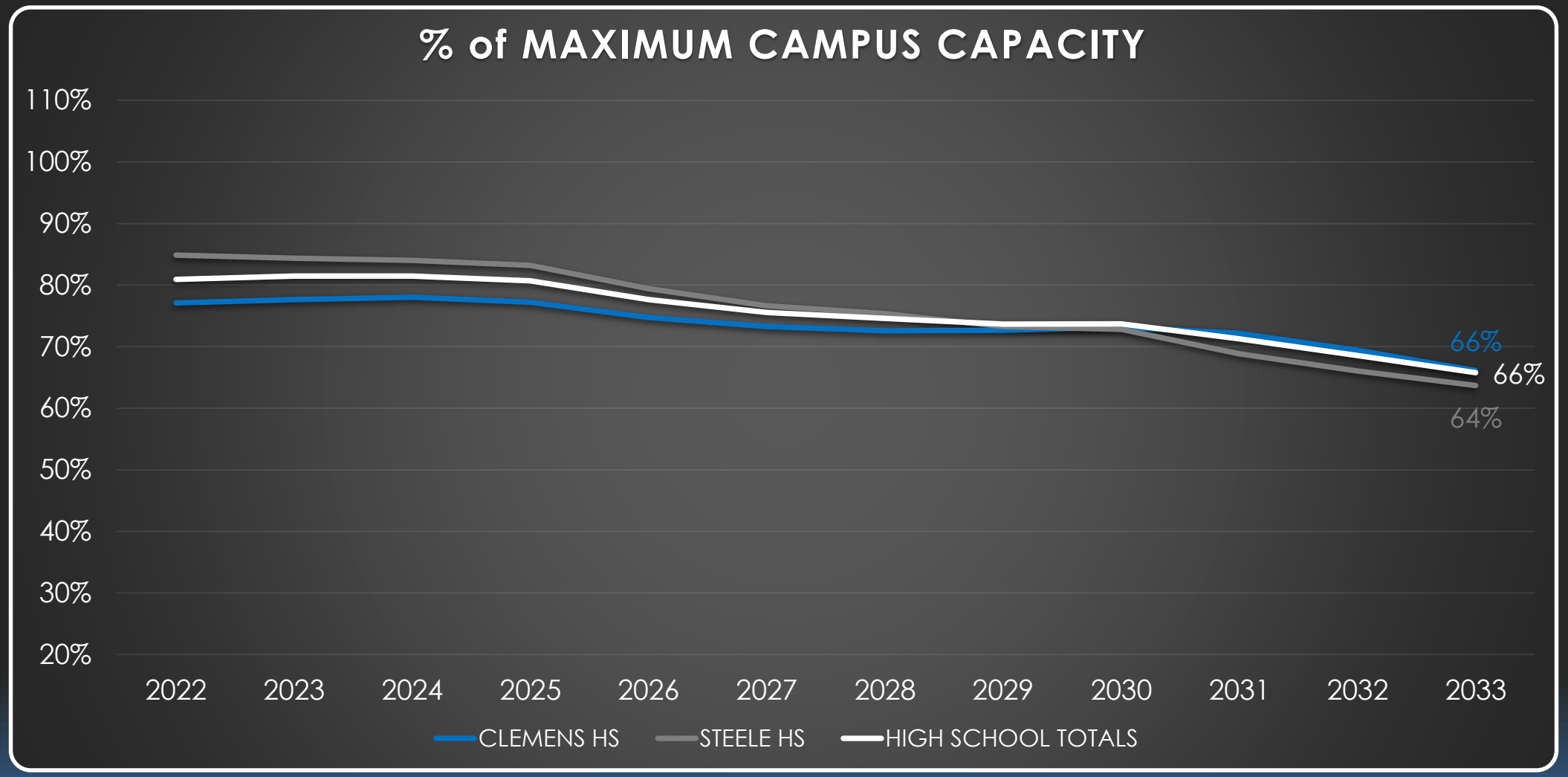
JUNIOR HIGH CAPACITIES



HIGH SCHOOL CAPACITIES

Campus	Functional Capacity	Max Capacity	Previous Year	Current PEIMS	ENROLLMENT PROJECTIONS									
			2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
CLEMENS HS	2,700	3,300	2,544	2,563	2,576	2,550	2,469	2,419	2,397	2,400	2,418	2,383	2,292	2,183
% Max Capacity			77%	78%	78%	77%	75%	73%	73%	73%	73%	72%	69%	66%
STEELE HS	2,160	3,200	2,716	2,700	2,688	2,663	2,541	2,452	2,411	2,345	2,330	2,202	2,113	2,038
% Max Capacity			85%	84%	84%	83%	79%	77%	75%	73%	73%	69%	66%	64%
HIGH SCHOOL TOTALS		6,650	5,381	5,418	5,419	5,368	5,165	5,026	4,963	4,900	4,903	4,740	4,560	4,376
% Max Capacity			81%	81%	81%	81%	78%	76%	75%	74%	74%	71%	69%	66%
High School Percent Change			0.69%	0.71%	0.02%	-0.94%	-3.78%	-2.69%	-1.25%	-1.27%	0.06%	-3.32%	-3.80%	-4.04%
High School Absolute Change			37	38	1	-52	-204	-137	-64	-63	3	-163	-180	-183

HIGH SCHOOL CAPACITIES



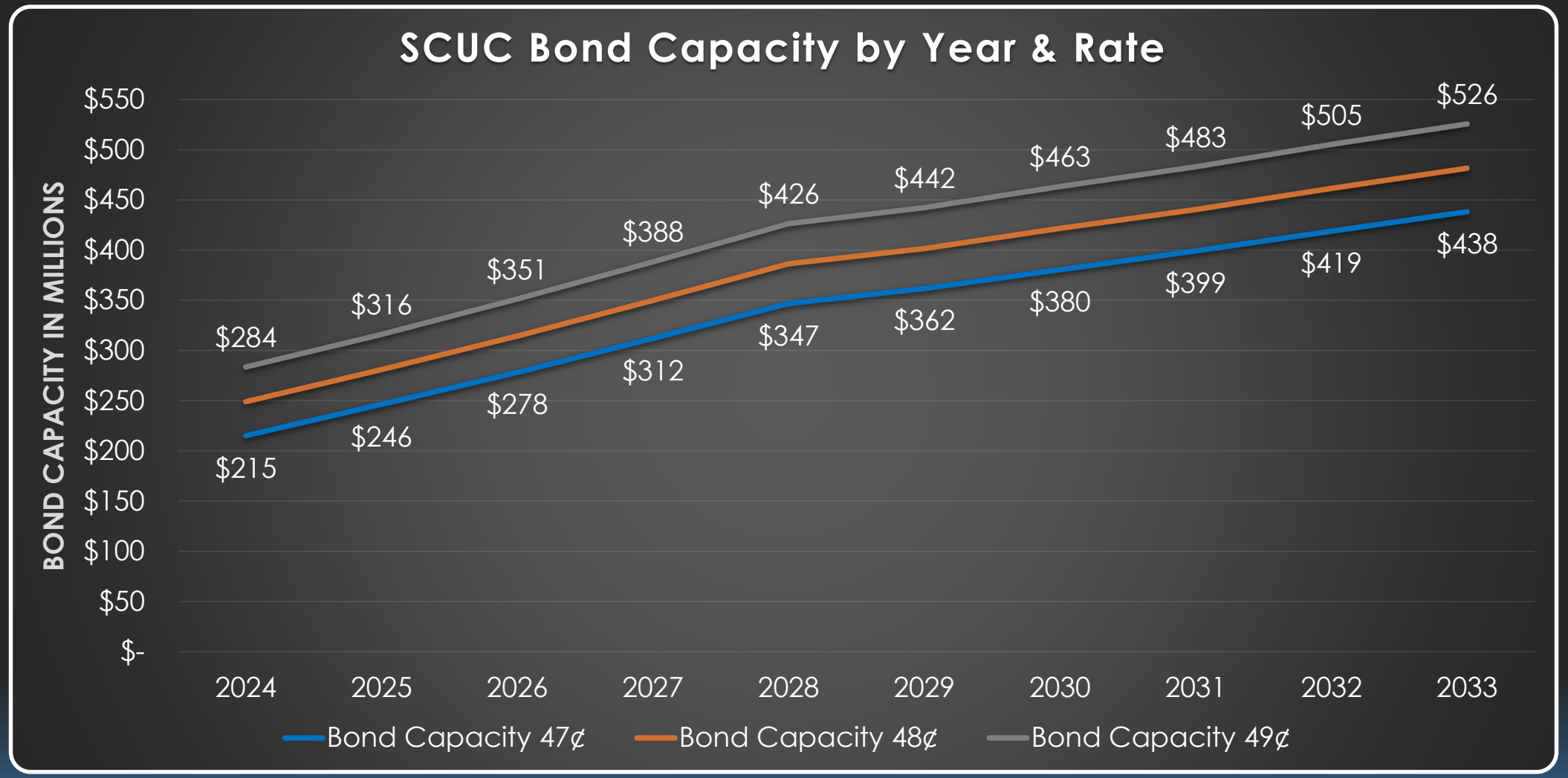
FORECASTING CONSIDERATIONS

- Enrollment
  - Historical Trends
  - Projections
  - Transfers to Charters and Other ISDs
- Campus Capacity
- Bonding Capacity

PROJECTING BONDING CAPACITY - SCUC

- Projecting Tax Revenue
  - Assumes NO refinancing for bond savings
    - Defeasing principal
  - Modest property value growth
    - 4.0% annual increase for 2024-2028
    - 2.0% annual increase for 2029-2033
- As debt is restructured and property values increase, we begin to have some bonding capacity
  - Capacity for additional debt is lower at first, more in later years
- Forecasting using three options for I&S Tax Rate
  - **$0.47** per $100 of valuation (Current), **$0.48** per $100 valuation, and **$0.49** per $100 valuation

PROJECTED AVAILABLE BOND DOLLARS



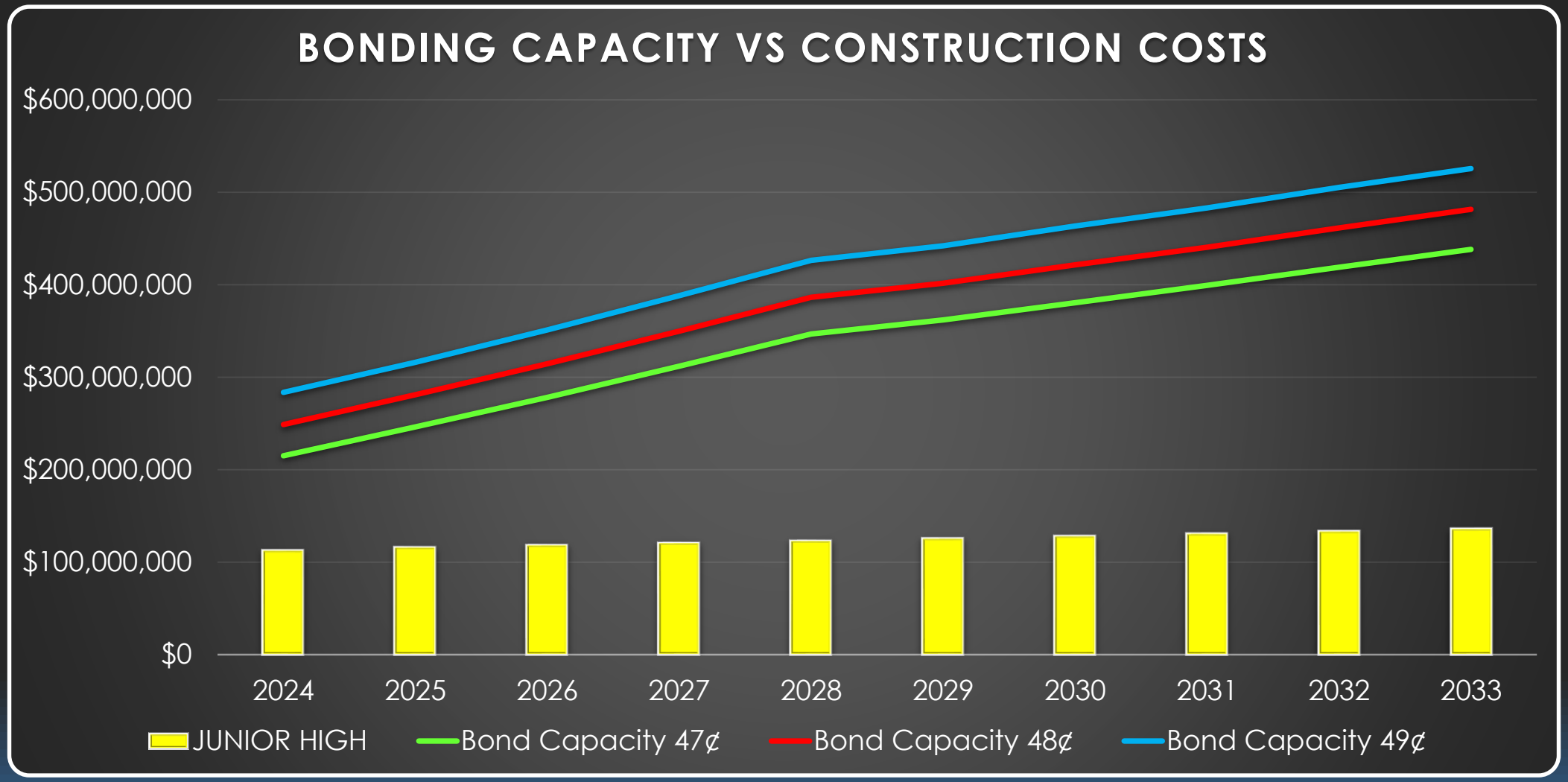
PROJECTING FACILITY COSTS - SCUC

- Projecting Future Costs of New Facilities
  - Fluctuating materials and labor costs make long-term projections difficult
  - The market has seen huge inflation over the last several years, but seems to have stabilized during 2023
    - 2020-2023 we experienced 7-15% inflation annually
  - Projecting past 2024
    - 3% annual inflation for 2024
    - 2% annual inflation for 2025 and beyond
- Construction Estimate Rules of Thumb – 2024 Dollars
  - High School - $235 Million
  - Junior High School - $113 Million
  - Intermediate/Elementary - $72 Million

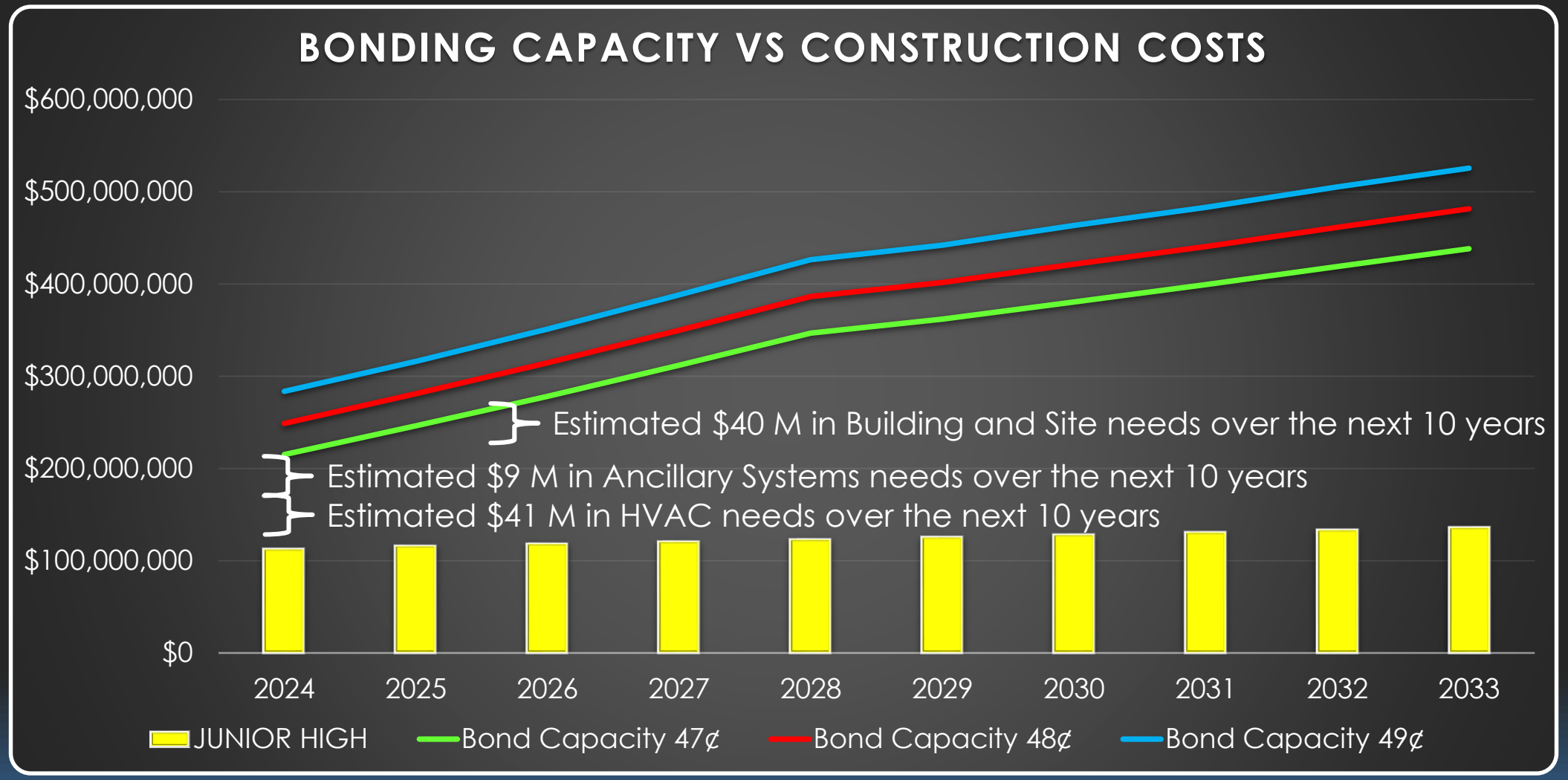
PROJECTING FACILITY COSTS - SCUC

YEAR	High School	Junior High	Elementary/ Intermediate
2024	$ 235,000,000	$ 113,000,000	$ 72,000,000
2025-P	$ 242,050,000	$ 116,390,000	$ 74,160,000
2026-P	$ 246,891,000	$ 118,717,800	$ 75,643,200
2027-P	$ 251,828,820	$ 121,092,156	$ 77,156,064
2028-P	$ 256,865,396	$ 123,513,999	$ 78,699,185
2029-P	$ 262,002,704	$ 125,984,279	$ 80,273,169
2030-P	$ 267,242,758	$ 128,503,965	$ 81,878,632
2031-P	$ 272,587,614	$ 131,074,044	$ 83,516,205
2032-P	$ 278,039,366	$ 133,695,525	$ 85,186,529
2033-P	$ 283,600,153	$ 136,369,435	$ 86,890,260
2034-P	$ 289,272,156	$ 139,096,824	$ 88,628,065

PROJECTED BOND CAPACITIES VS. CONSTRUCTION COSTS



PROJECTED BOND CAPACITIES VS. CONSTRUCTION COSTS



TAKE AWAYS….

- Student Enrollment/Projections
  - Prior to COVID-19 SCUC ISD's enrollment growth had slowed to 1% per year
  - COVID and the opening of charter schools has impacted district enrollment, especially at the younger grades
  - This multi-year impact is reducing our enrollment even with new housing
  - An average 1% annual decline in enrollment is forecasted for the next six years
- Capacity Relief Tools
  - We have multiple tools to help relieve our campuses once they surpass 90% of their max capacity and move closer to 100%
- With our projected enrollment declining, our attention must be focused on maintaining the infrastructure of our existing buildings and identifying future programmatic needs for our students
- We also need to consider if 2 Junior Highs continue to meet the needs of our District

QUESTIONS/COMMENTS



Zonda™
Education



3Q24

Demographic Report

Annual Enrollment Change

Year (Oct.)	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2020/21	325	951	1,019	1,040	1,077	1,135	1,143	1,232	1,248	1,219	1,293	1,394	1,305	1,292	15,673		
2021/22	455	935	997	1,019	1,074	1,116	1,124	1,221	1,287	1,318	1,428	1,347	1,305	1,264	15,890	217	1.4%
2022/23	436	819	962	998	1,077	1,114	1,067	1,133	1,230	1,306	1,478	1,371	1,247	1,283	15,521	-369	-2.3%
2023/24	430	788	838	967	997	1,090	1,079	1,097	1,178	1,264	1,435	1,459	1,238	1,286	15,146	-375	-2.4%
2024/25	444	737	814	895	989	1,018	1,121	1,116	1,112	1,232	1,469	1,403	1,394	1,202	14,946	-200	-1.3%

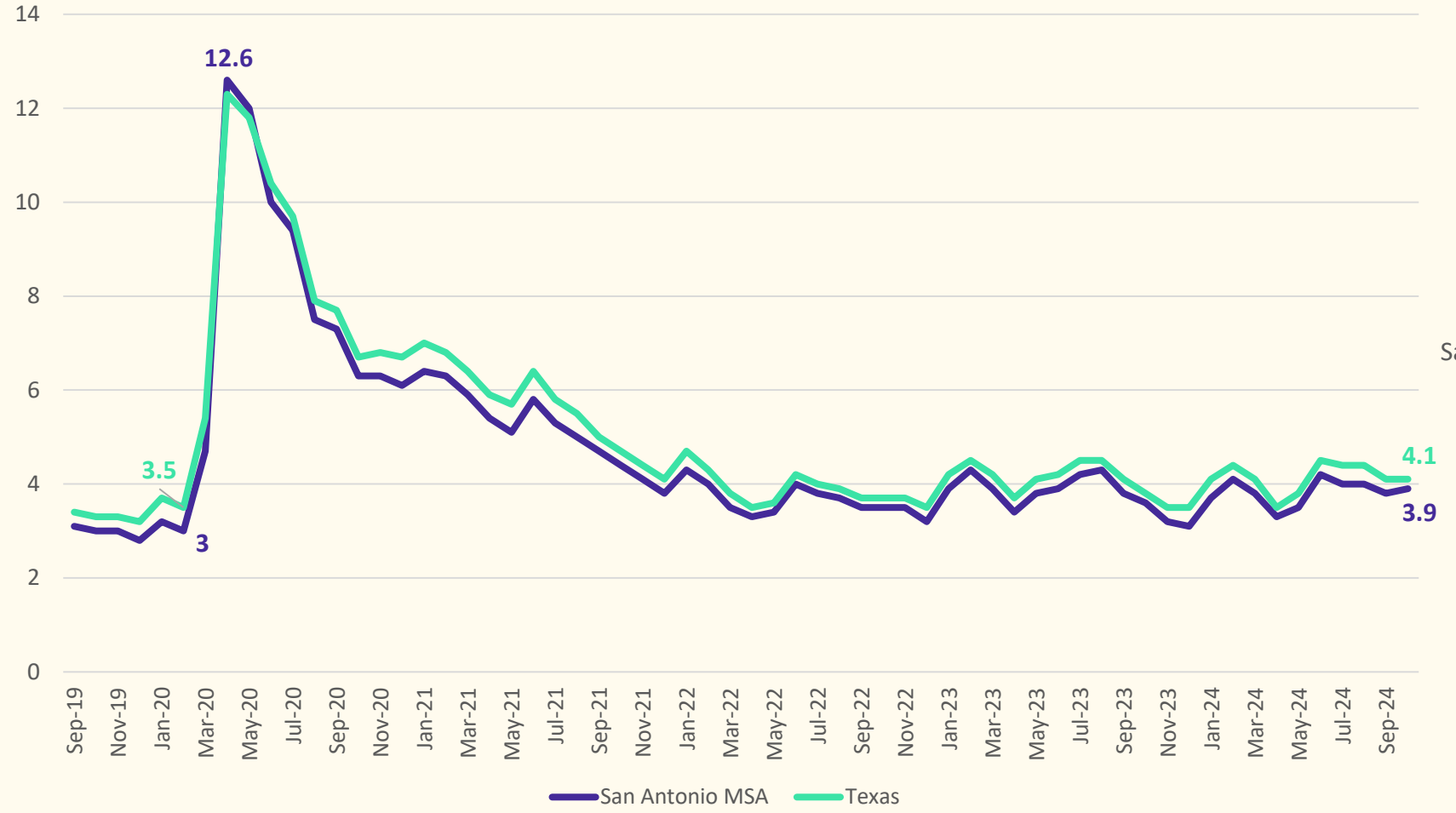
**Yellow Box = largest grade per year*
Green Box = second largest grade per year

2024/25	384	747	849	866	1,006	1,043	1,108	1,118	1,126	1,198	1,413	1,427	1,354	1,225	14,864
Difference	60	-10	-35	29	-17	-25	13	-2	-14	34	56	-24	40	-23	82
	18.5%	-1.1%	-3.4%	2.8%	-1.6%	-2.2%	1.1%	-0.2%	-1.1%	2.8%	4.3%	-1.7%	3.1%	-1.8%	0.5%

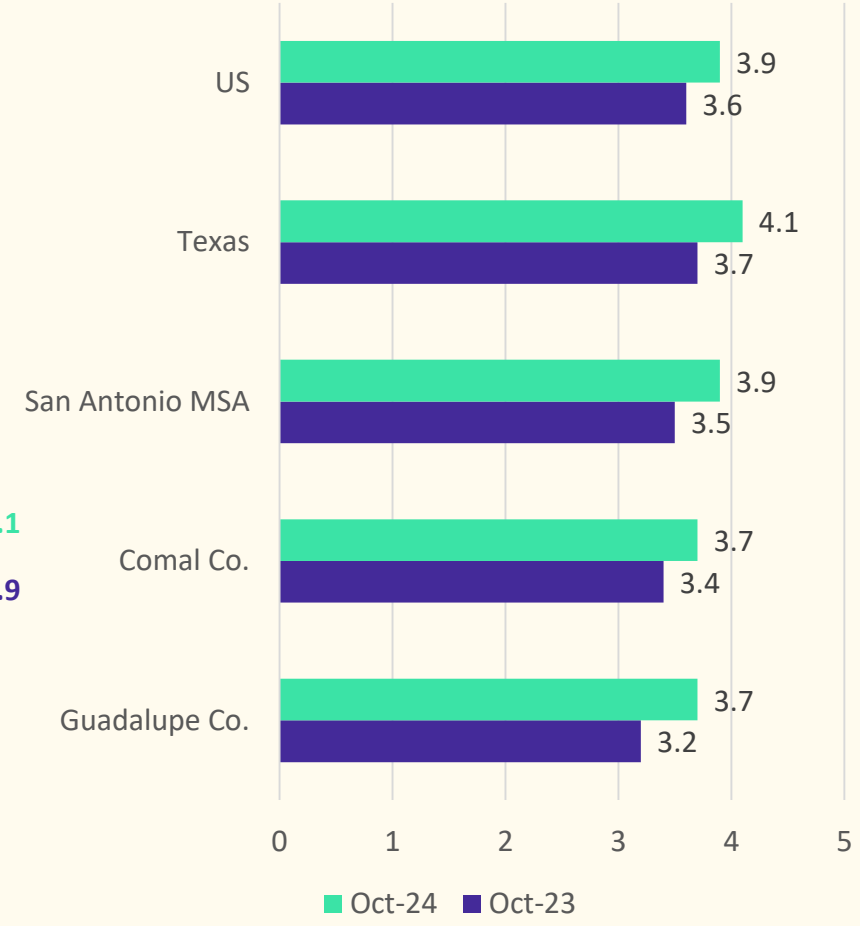
3-year avg.	0.992	0.924	1.028	1.025	1.026	1.023	0.984	1.023	1.020	1.029	1.127	0.975	0.928	0.995	1.005	1.004	1.025	1.006
Cohorts	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Elem	Int	Mid	High
2021/22	1.400	0.983	1.048	1.000	1.033	1.036	0.990	1.068	1.045	1.056	1.171	1.042	0.936	0.969	1.020	1.029	1.050	1.029
2022/23	0.958	0.876	1.029	1.001	1.057	1.037	0.956	1.008	1.007	1.015	1.121	0.960	0.926	0.983	1.000	0.982	1.011	0.998
2023/24	0.986	0.962	1.023	1.005	0.999	1.012	0.969	1.028	1.040	1.028	1.099	0.987	0.903	1.031	1.000	0.998	1.034	1.005
2024/25	1.033	0.935	1.033	1.068	1.023	1.021	1.028	1.034	1.014	1.046	1.162	0.978	0.955	0.971	1.016	1.031	1.030	1.017

Local Economic Conditions

Unemployment Rate, Sept 2019 – Oct 2024



Unemployment Rate, Year Over Year



Zonda Education

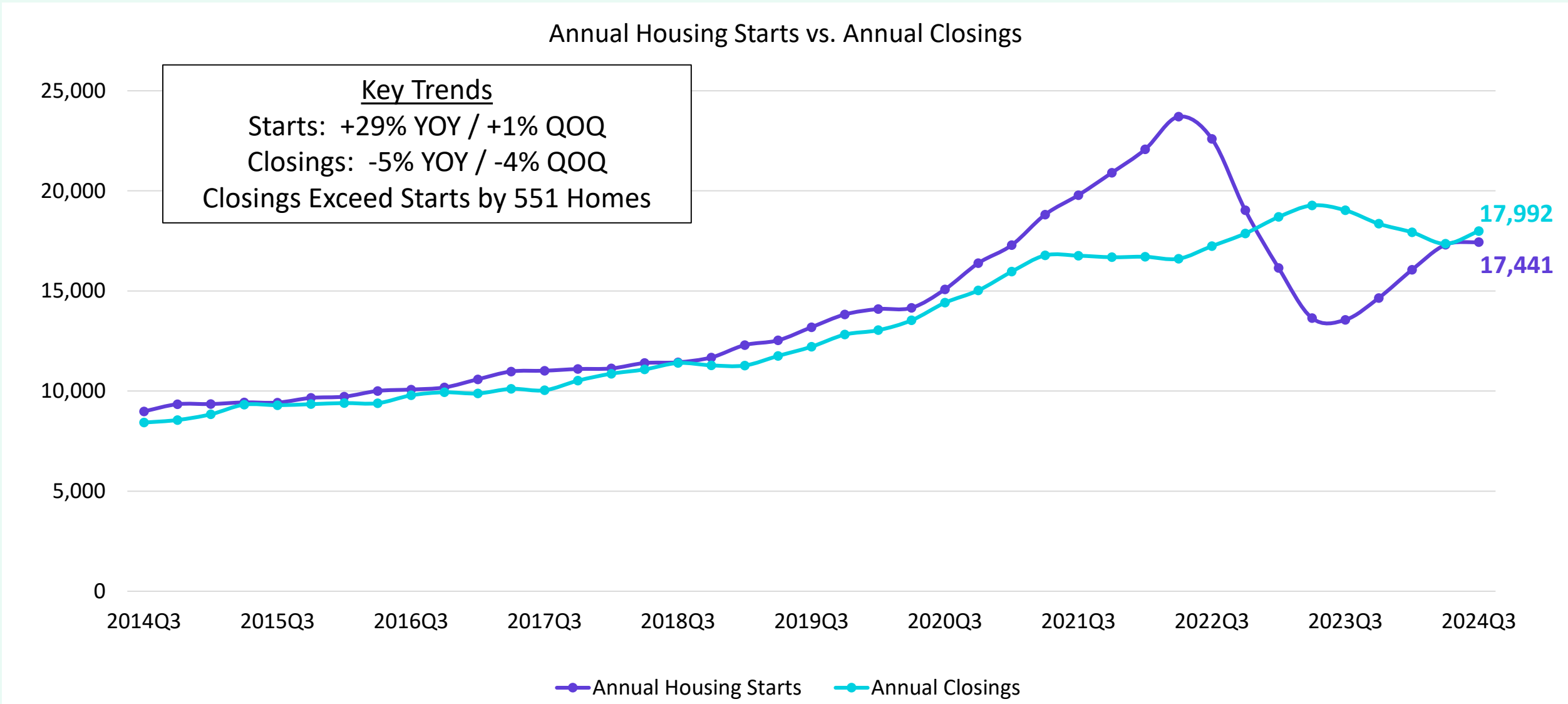
Housing Activity by MSA

Top 25 Housing Starts Markets (3Q2024)

Rank	Market	3Q24 Annualized Starts	3Q24 YOY Change	3Q19 Annualized Starts	Change from 2019
1	Dallas	46,635	11%	33,560	39%
2	Houston	38,128	14%	29,712	28%
3	Phoenix	23,399	50%	21,093	11%
4	Atlanta	18,338	6%	22,899	-20%
5	San Antonio	17,751	33%	13,180	35%
6	Austin	16,663	11%	17,409	-4%
7	Orlando	14,595	-2%	14,056	4%
8	Tampa	12,459	3%	12,144	3%
9	Charlotte	11,625	0%	11,837	-2%
10	Raleigh	11,045	12%	9,723	14%
11	Riverside/San Bernardino	10,871	-2%	9,377	16%
12	Las Vegas	10,870	22%	9,834	11%
13	Miami	10,603	44%	8,387	26%
14	Washington, DC	10,439	2%	12,980	-20%
15	Sarasota	10,387	10%	5,897	76%
16	Jacksonville	10,297	12%	8,506	21%
17	Nashville	9,887	17%	8,439	17%
18	Lakeland	8,556	29%	4,885	75%
19	Denver	8,291	22%	10,144	-18%
20	Portland	8,226	108%	5,143	60%
21	Seattle	7,814	37%	9,002	-13%
22	Minneapolis	7,121	13%	7,755	-8%
23	Sacramento	7,060	20%	5,856	21%
24	Chicago	6,947	19%	6,420	8%
25	Indianapolis	6,846	16%	5,874	17%

Source: Zonda

San Antonio New Home Closings



Source: Zonda

Zonda Education

© 2022 Zonda

San Antonio New Home Ranking Report

ISD Ranked by Annual Closings – 3Q24

Rank	District	Annual Starts	Annual Closings	Inventory	VDL	Future
1	NORTHSIDE ISD	3,637	3,710	1,999	6,305	21,310
2	COMAL ISD	2,442	2,704	1,776	4,918	24,373
3	MEDINA VALLEY ISD	2,202	2,382	1,217	4,596	31,031
4	EAST CENTRAL ISD	2,222	2,055	1,254	4,560	24,573
5	SOUTHWEST ISD	1,333	1,203	739	2,317	7,002
6	JUDSON ISD	679	941	308	508	969
7	**SCHERTZ CIBOLO ISD***	**770**	**831**	**442**	**1,939**	**6,169**
8	NAVARRO ISD	834	810	482	1,253	6,877
9	BOERNE ISD	784	768	555	1,264	9,651
10	SOUTHSIDE ISD	706	731	298	964	16,713
11	NEW BRAUNFELS ISD	610	618	388	767	6,366
12	NORTH EAST ISD	347	342	220	899	5,316
13	SEGUIN ISD	318	321	250	588	5,519
14	SOUTH SAN ANTONIO ISD	247	222	162	160	720
15	MARION ISD	194	166	111	264	4,352
16	FLORESVILLE ISD	127	139	54	205	0
17	SAN ANTONIO ISD	70	100	138	327	688
18	LYTLE ISD	88	73	50	334	1,046
19	PLEASANTON ISD	49	64	25	83	0
20	ALAMO HEIGHTS ISD	4	39	23	16	19

** Based on additional research by Zonda Education*

*** Totals **DO NOT** include age-restricted communities*

Zonda Education

District New Home Starts and Closings by Quarter



Starts	2018	2019	2020	2021	2022	2023	2024
1Q	175	201	237	294	349	103	189
2Q	180	176	197	300	393	187	260
3Q	177	207	261	265	174	241	163
4Q	185	198	232	319	63	157	
Total	**717**	**782**	**927**	**1,178**	**979**	**688**	**612**

Closings	2018	2019	2020	2021	2022	2023	2024
1Q	133	138	165	190	181	280	235
2Q	185	211	249	258	227	247	249
3Q	185	240	286	268	218	199	200
4Q	161	179	213	196	334	155	
Total	**664**	**768**	**913**	**912**	**960**	**881**	**684**

District Housing Overview by Elementary Zone

Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Const.	Inventory	Vacant Dev. Lots	Future
CIBOLO VALLEY	85	19	110	27	29	52	275	238
GREEN VALLEY	0	0	0	0	0	0	0	0
PASCHAL	4	0	1	0	1	3	41	242
ROSE GARDEN	205	57	226	38	86	126	680	2,722
SCHERTZ	0	0	23	2	0	1	0	60
SIPPEL	288	63	227	64	89	151	637	1,556
WATTS	53	7	93	26	14	28	23	580
WIEDERSTEIN	135	17	151	43	28	81	283	771
Grand Total	**770**	**163**	**831**	**200**	**247**	**442**	**1,939**	**6,169**

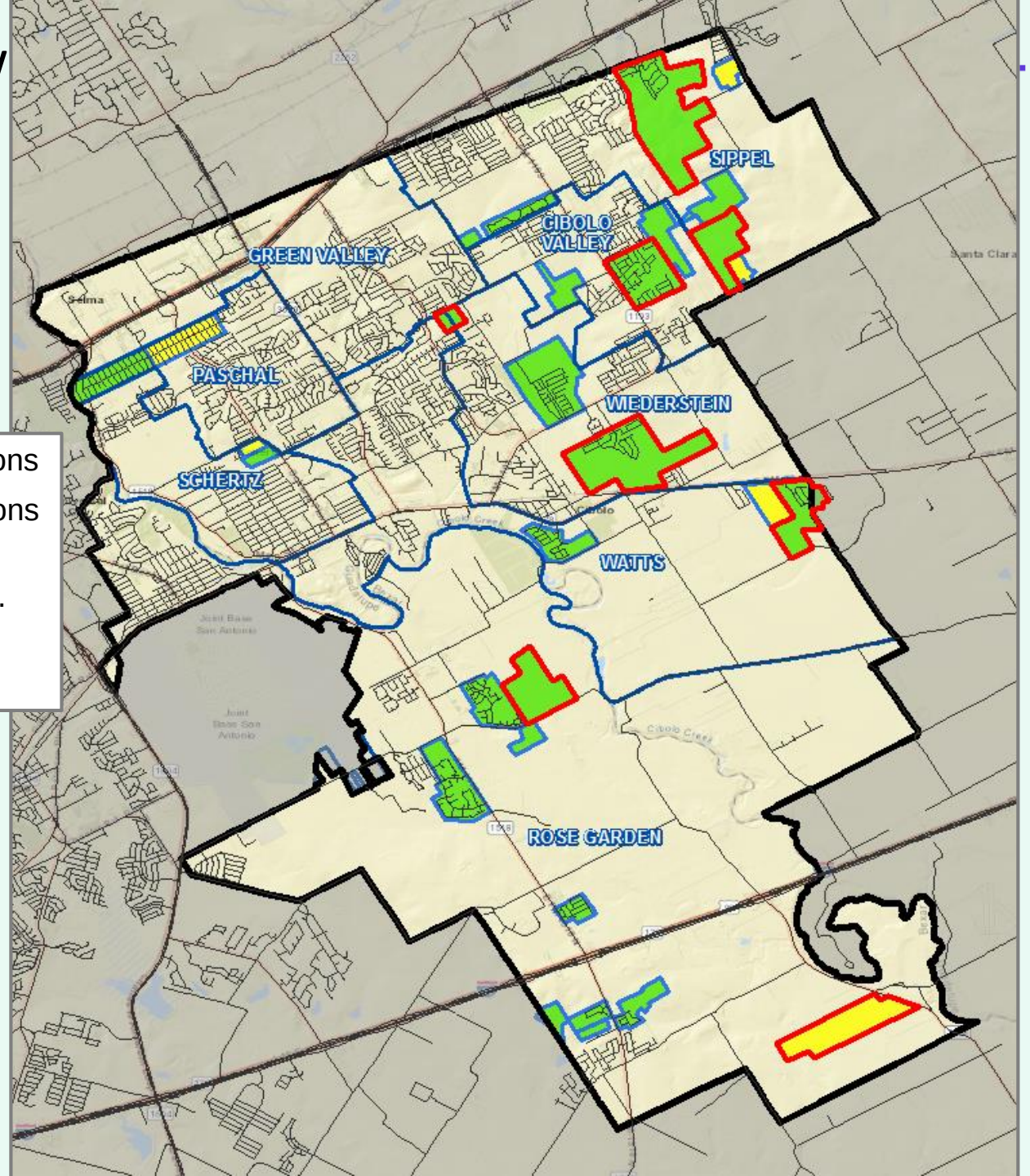
Highest activity in the category

Second highest activity in the category

Third highest activity in the category

District Housing Overview

- The district has 24 actively building subdivisions
- Within SCUCISD there are 6 future subdivisions in various stages of planning
- Of these, groundwork is underway on approx. 770 lots within 8 subdivisions
- 265 lots were delivered in the 3rd quarter



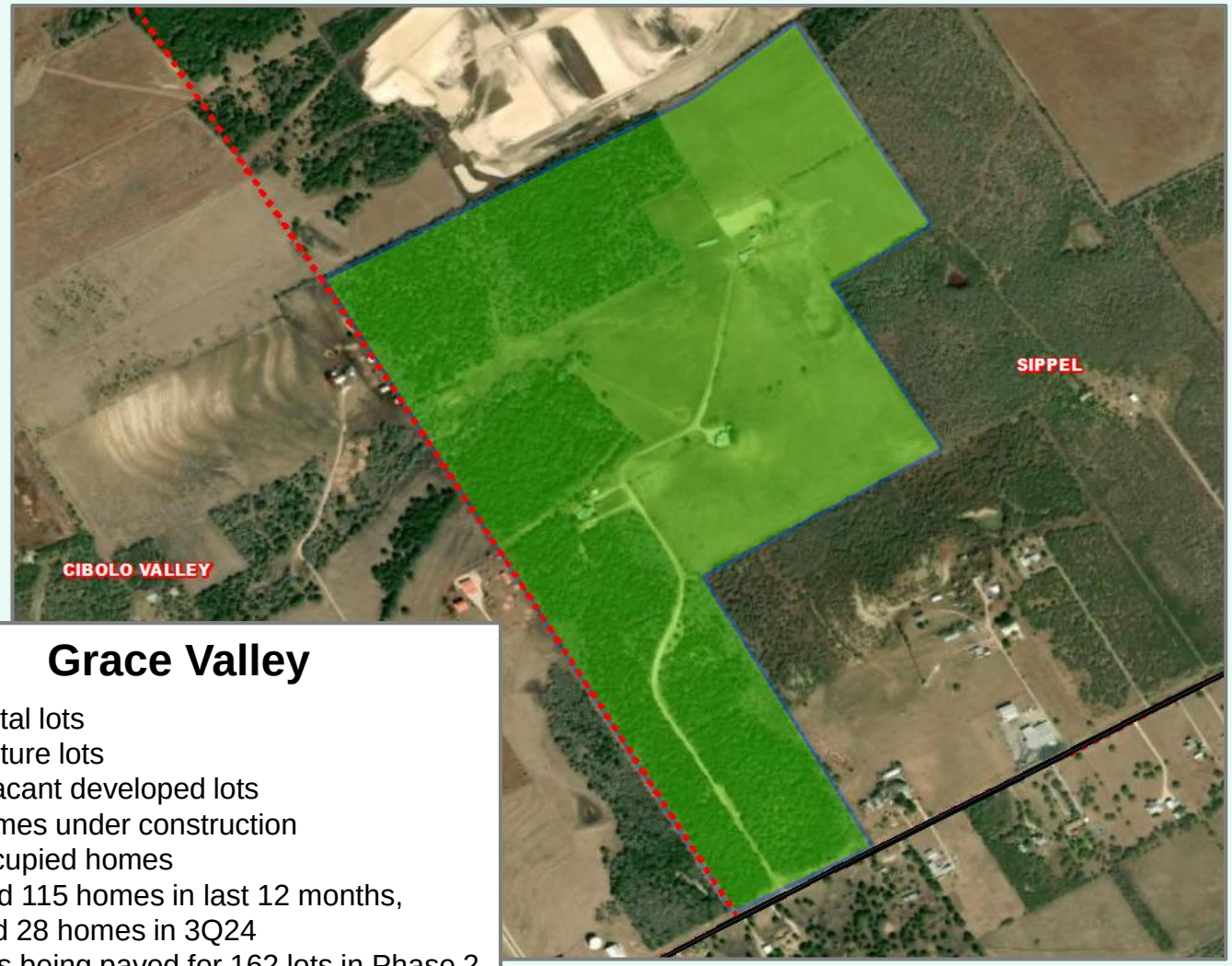
Groundwork Underway
Active
Future
Elementary Attendance Zones

Zonda Education

Residential Activity

Nov 2024





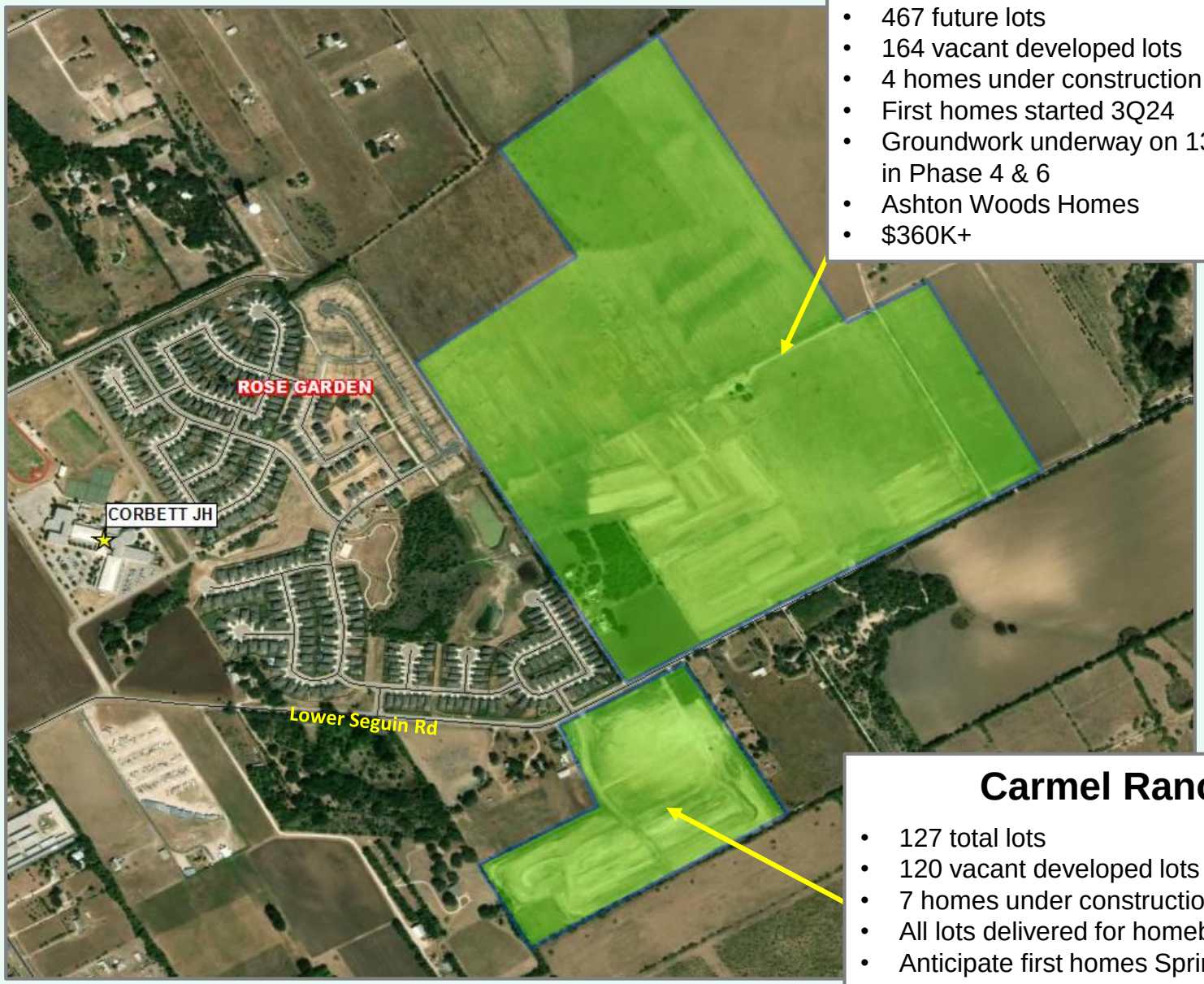
Grace Valley

- 868 total lots
- 574 future lots
- 159 vacant developed lots
- 31 homes under construction
- 97 occupied homes
- Started 115 homes in last 12 months, started 28 homes in 3Q24
- Streets being paved for 162 lots in Phase 2
- Lennar
- $237K+
- Current Student Yield = .20

Residential Activity

Saddlebrook Ranch

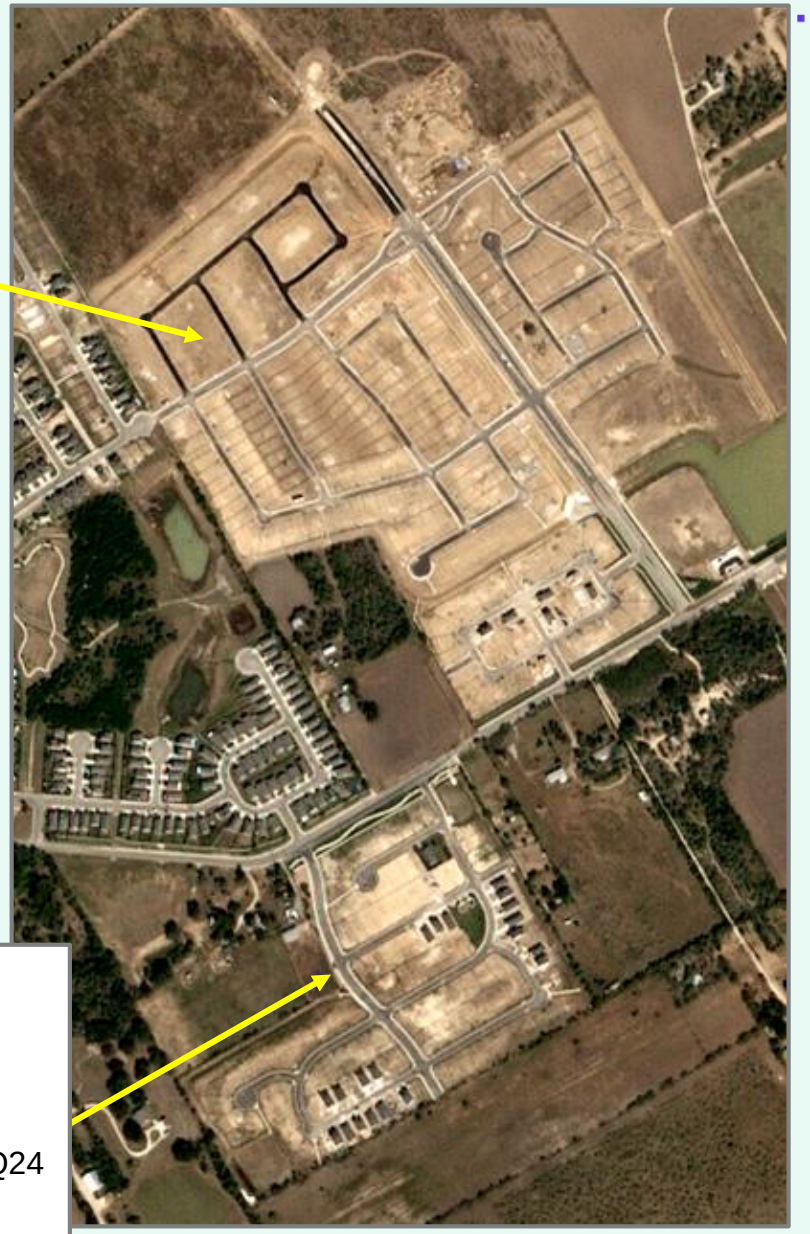
- 635 total lots
- 467 future lots
- 164 vacant developed lots
- 4 homes under construction
- First homes started 3Q24
- Groundwork underway on 132 lots in Phase 4 & 6
- Ashton Woods Homes
- $360K+



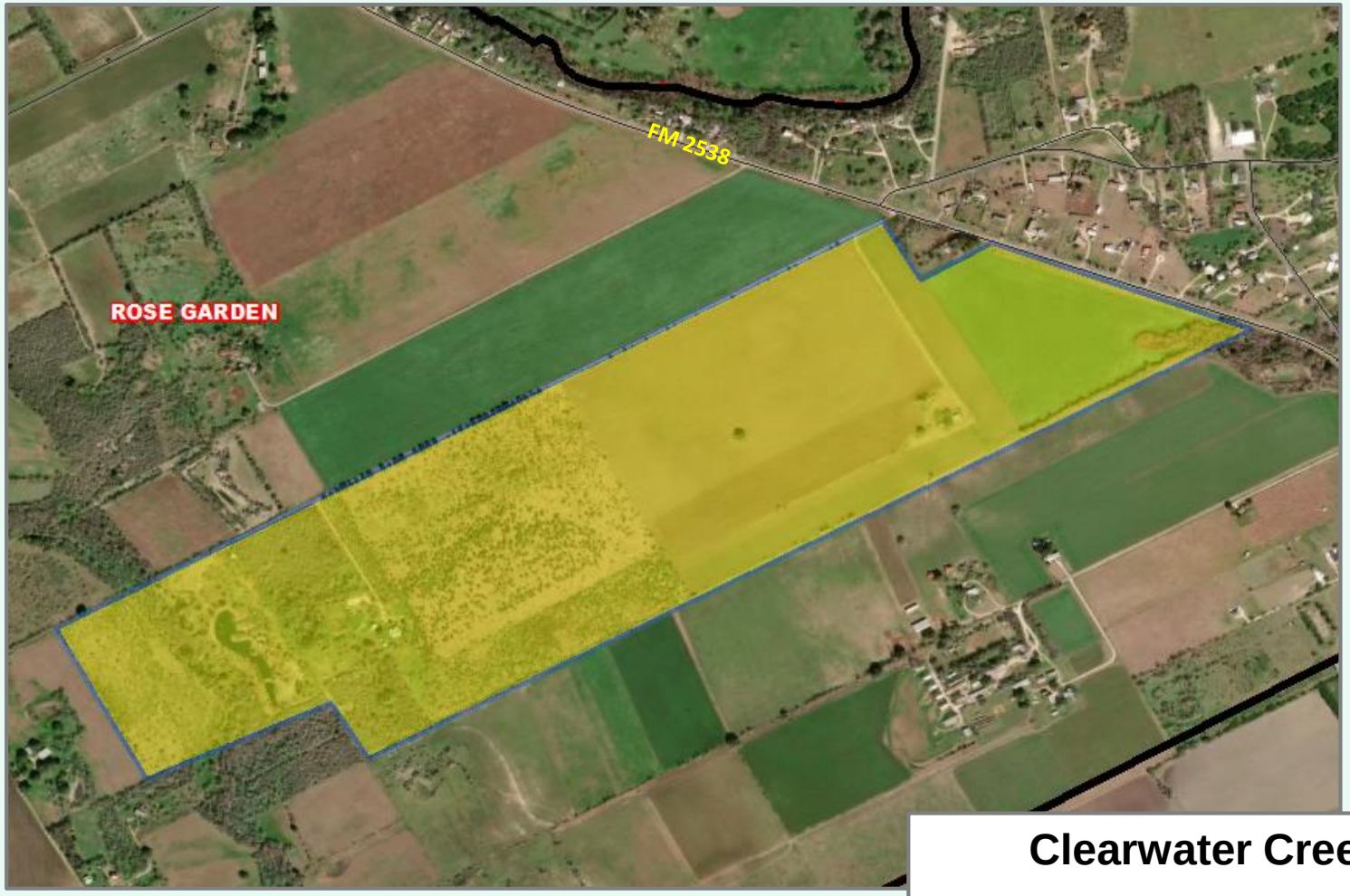
Carmel Ranch

- 127 total lots
- 120 vacant developed lots
- 7 homes under construction
- All lots delivered for homebuilding 3Q24
- Anticipate first homes Spring 2025
- Meritage Homes
- $402K+

Nov 2024



Residential Activity



Nov 2024



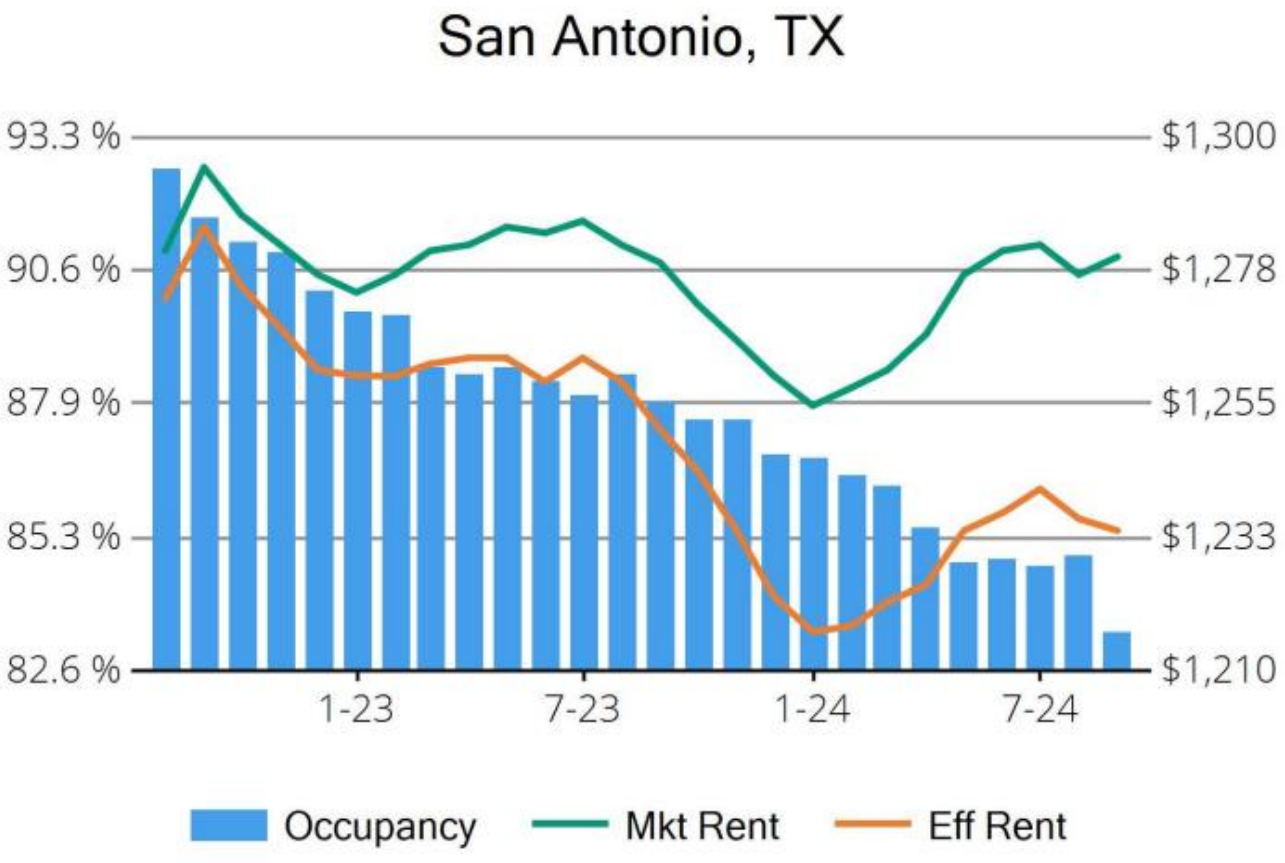
Clearwater Creek

- 1,156 total future lots
- Initial groundwork underway on 104 lots in Phase 1
- Lennar

Housing Market Trends: Multi-family Market- September 2024

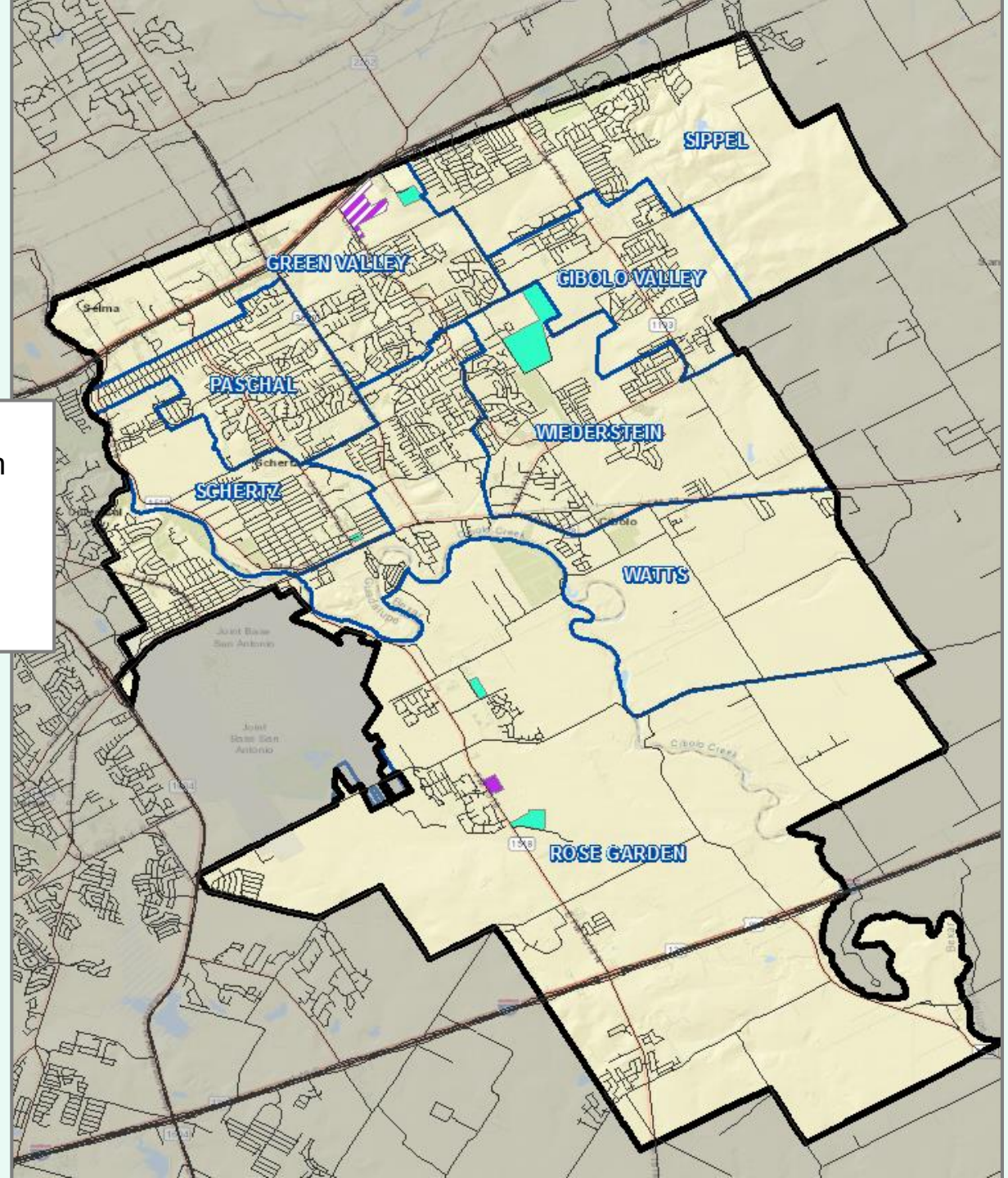
Stabilized and Lease-up Properties

Conventional Properties	Sep 2024	Annual Change
Occupancy	83.4	-5.6%
Unit Change	13,675	
Units Absorbed (Annual)	1,484	
Average Size (SF)	865	+0.8%
Asking Rent	$1,280	+0.1%
Asking Rent per SF	$1.48	-0.7%
Effective Rent	$1,234	-1.3%
Effective Rent per SF	$1.43	-2.1%
% Offering Concessions	44%	+35.7%
Avg. Concession Package	7.0%	+20.7%



District Multifamily Overview

- There are more than 600 multifamily units under construction, 318 of which are single family rental homes
- There are nearly 1,300 future multifamily units in various stages of planning across the district



Multifamily Developments

- Future Apartment
- Future Single Family Rental
- Apartment Under Construction
- Mobile Home Under Construction
- Single Family Rental Under Construction

Zonda Education

Residential Activity



Nov 2024



Schertz Station

- 318 single-family rental homes under construction
- Estimated lease date mid 2025

Residential Activity

Aviator 1518

- 300 apartment units under construction
- Estimated lease date mid 2025

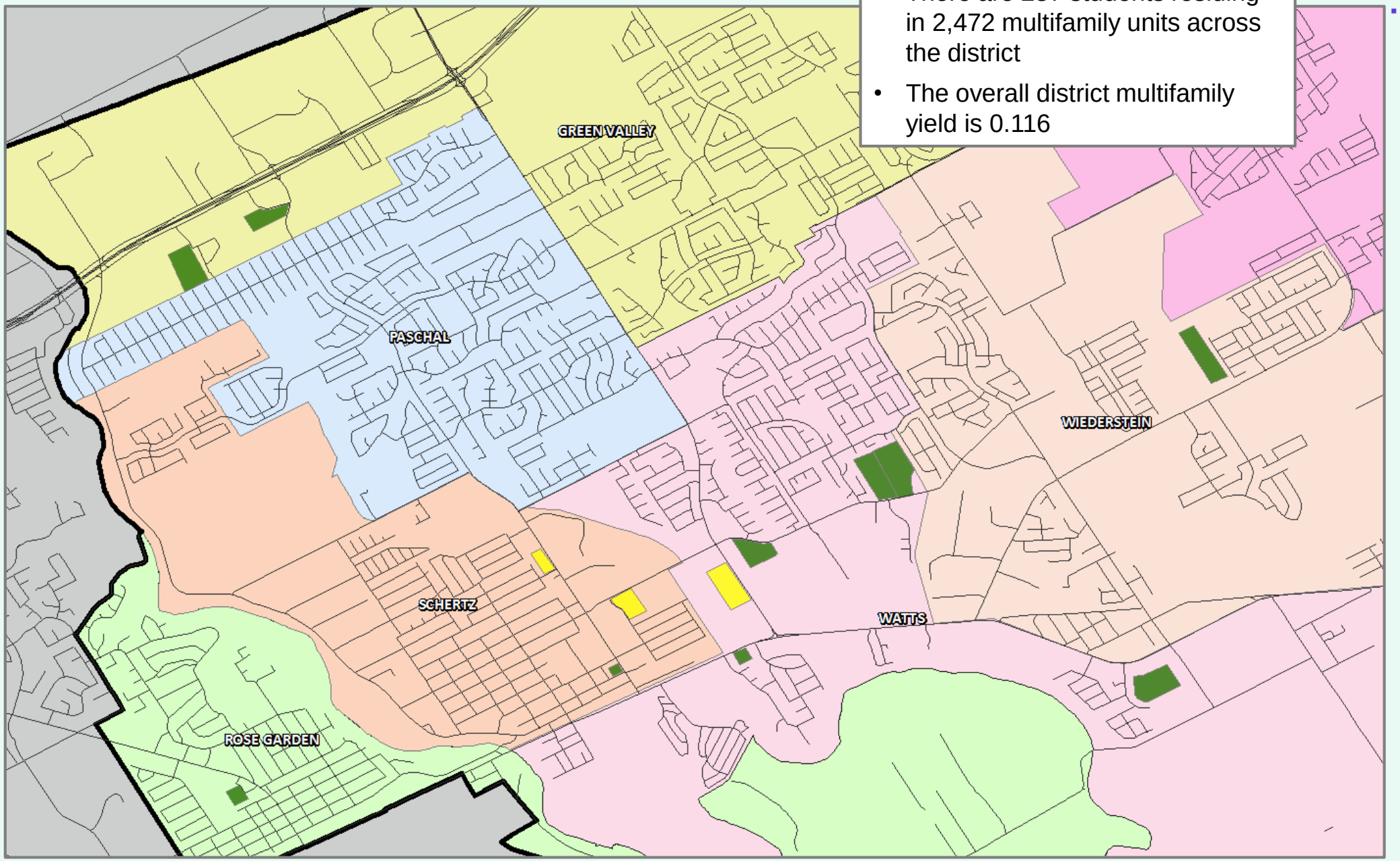


Nov 2024



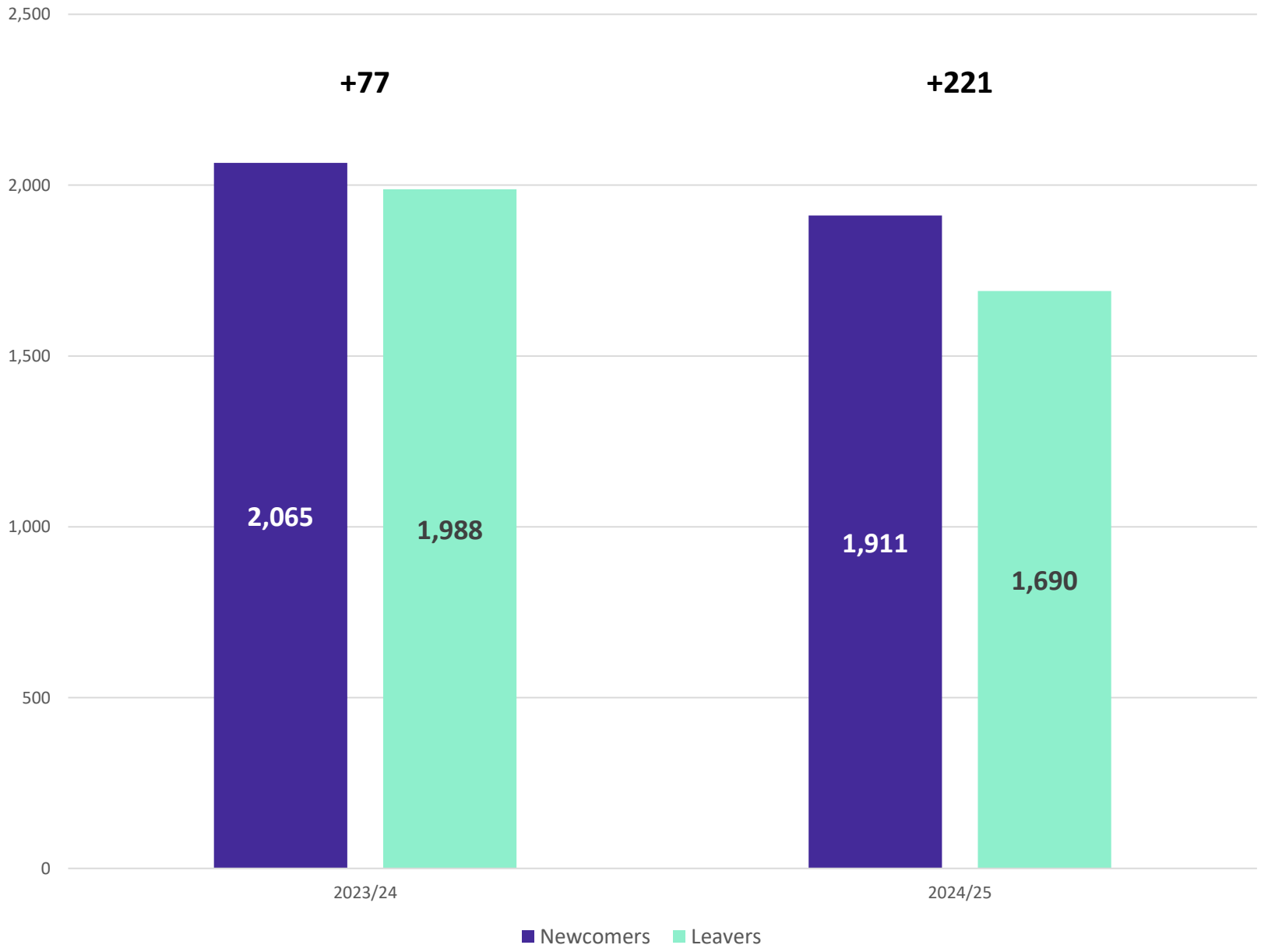
District Multifamily Yield

- There are 287 students residing in 2,472 multifamily units across the district
- The overall district multifamily yield is 0.116



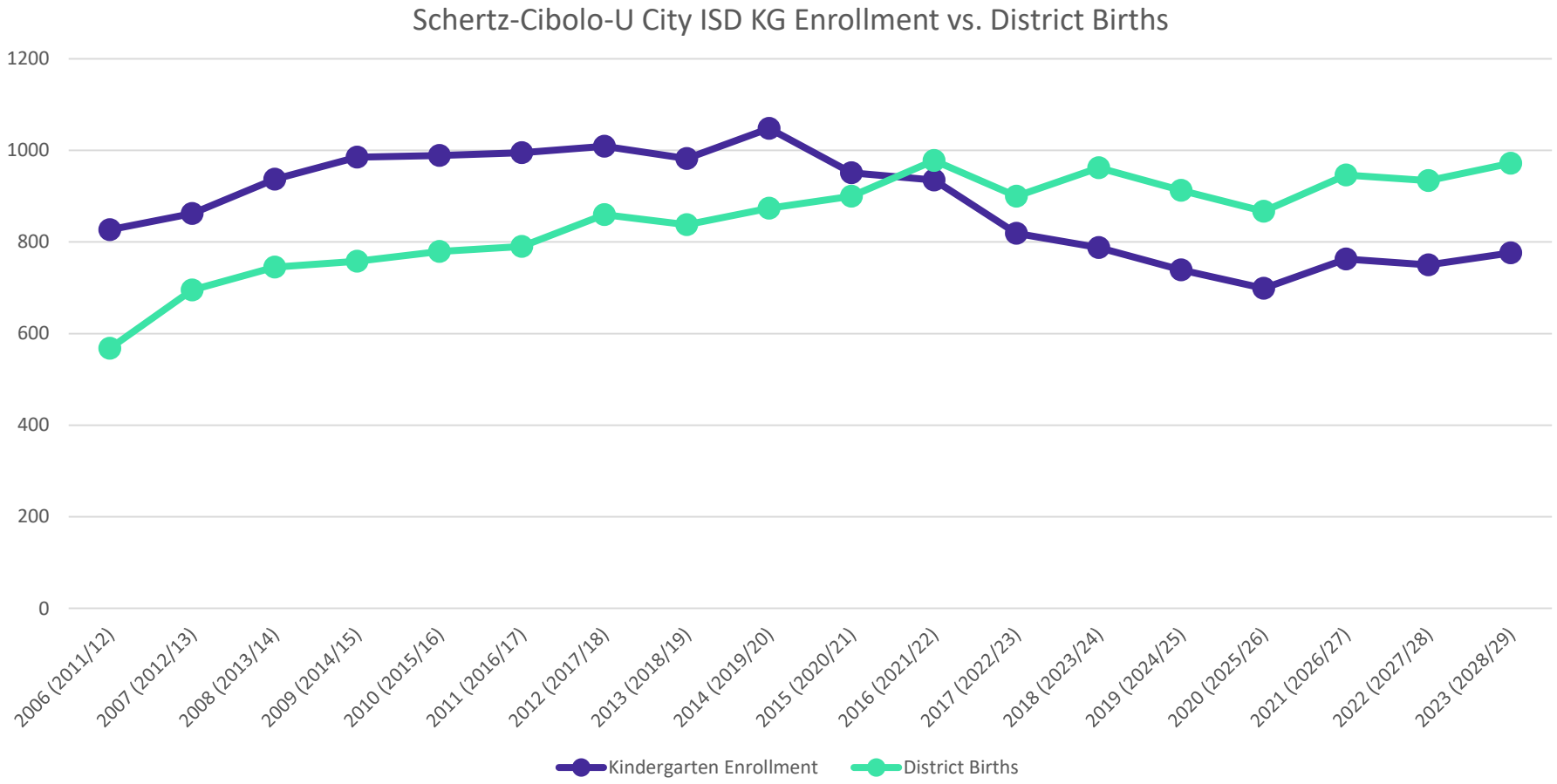
Zonda Education

Newcomers and Leavers



Zonda Education

Birth Rate Analysis



	Kindergarten Enrollment	District Births	Ratio
2006 (2011/12)	827	568	1.456
2007 (2012/13)	862	695	1.240
2008 (2013/14)	937	745	1.258
2009 (2014/15)	985	758	1.299
2010 (2015/16)	989	779	1.270
2011 (2016/17)	995	790	1.259
2012 (2017/18)	1,009	860	1.173
2013 (2018/19)	982	838	1.172
2014 (2019/20)	1,048	874	1.199
2015 (2020/21)	951	900	1.057
2016 (2021/22)	935	978	0.956
2017 (2022/23)	819	900	0.910
2018 (2023/24)	788	962	0.819
2019 (2024/25)	739	913	0.809
2020 (2025/26)	699	867	0.806
2021 (2026/27)	763	946	0.807
2022 (2027/28)	750	934	0.803
2023 (2028/29)	776	972	0.798

Ten Year Forecast by Grade Level

Year (Oct.)	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2020/21	325	951	1,019	1,040	1,077	1,135	1,143	1,232	1,248	1,219	1,293	1,394	1,305	1,292	15,673		
2021/22	455	935	997	1,019	1,074	1,116	1,124	1,221	1,287	1,318	1,428	1,347	1,305	1,264	15,890	217	1.4%
2022/23	436	819	962	998	1,077	1,114	1,067	1,133	1,230	1,306	1,478	1,371	1,247	1,283	15,521	-369	-2.3%
2023/24	430	788	838	967	997	1,090	1,079	1,097	1,178	1,264	1,435	1,459	1,238	1,286	15,146	-375	-2.4%
2024/25	444	737	814	895	989	1,018	1,121	1,116	1,112	1,232	1,469	1,403	1,394	1,202	14,946	-200	-1.3%
2025/26	452	715	766	853	925	1,022	1,057	1,171	1,147	1,150	1,415	1,438	1,354	1,374	14,839	-107	-0.7%
2026/27	458	780	747	805	886	972	1,051	1,094	1,207	1,189	1,315	1,388	1,374	1,352	14,618	-221	-1.5%
2027/28	461	768	815	789	838	922	998	1,091	1,120	1,253	1,370	1,286	1,335	1,363	14,409	-209	-1.4%
2028/29	463	797	806	858	825	877	953	1,038	1,119	1,160	1,436	1,342	1,237	1,326	14,237	-172	-1.2%
2029/30	463	811	826	836	888	851	903	988	1,057	1,161	1,331	1,406	1,287	1,232	14,040	-197	-1.4%
2030/31	463	833	840	860	865	918	878	938	1,015	1,098	1,335	1,303	1,352	1,279	13,977	-63	-0.4%
2031/32	463	850	867	874	894	900	948	913	961	1,052	1,264	1,307	1,252	1,343	13,888	-89	-0.6%
2032/33	463	862	877	899	906	926	929	985	935	997	1,207	1,237	1,254	1,246	13,723	-165	-1.2%
2033/34	463	885	890	910	931	939	957	966	1,009	970	1,146	1,184	1,185	1,247	13,682	-41	-0.3%
2034/35	463	902	917	924	943	965	971	995	991	1,047	1,115	1,124	1,140	1,180	13,677	-5	0.0%

Yellow box = largest grade per year
Green box = second largest grade per year

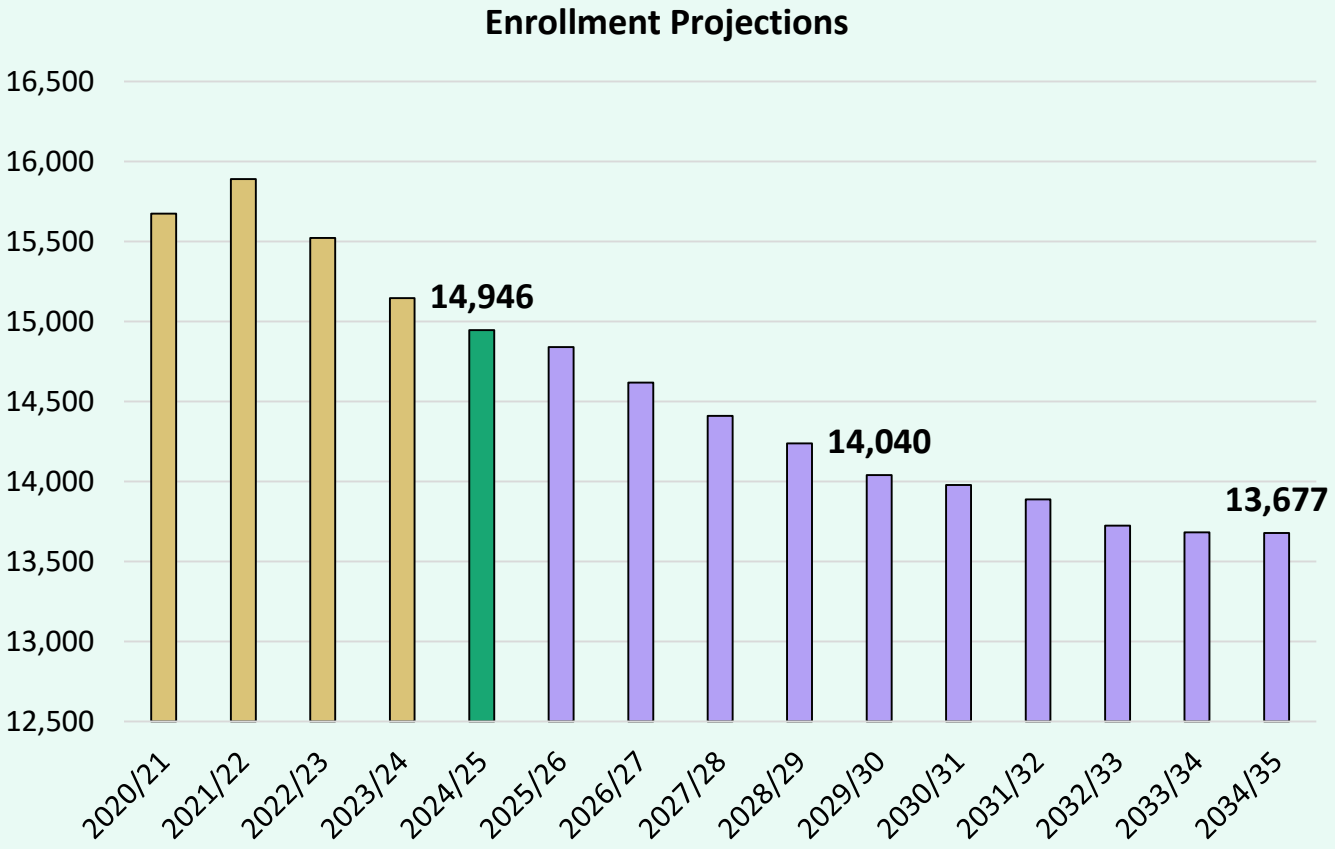
Ten Year Forecast by Campus

Campus	Functional Capacity	Max Capacity	Fall 2024/25	ENROLLMENT PROJECTIONS 2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
CIBOLO VALLEY EL	1,038	1,200	591	535	523	519	510	512	521	526	534	544	554
GREEN VALLEY EL	732	899	503	481	463	469	462	453	451	450	450	448	449
NORMA PASCHAL EL	704	871	574	556	545	521	531	524	528	527	530	531	531
ROSE GARDEN EL	1,031	1,200	861	838	814	813	814	830	856	876	906	936	969
SCHERTZ EL	683	1,017	663	635	618	571	561	561	564	556	553	550	545
SIPPEL EL	704	997	641	625	628	645	647	665	689	707	731	757	783
WATTS EL	739	906	500	486	473	457	473	480	494	505	519	530	546
WIEDERSTEIN EL	704	997	564	577	584	598	628	650	676	701	710	722	737
ELEMENTARY TOTALS			4,897	4,733	4,648	4,593	4,626	4,675	4,779	4,848	4,933	5,018	5,114
Elementary Percent Change			-4.17%	-3.35%	-1.80%	-1.18%	0.72%	1.06%	2.22%	1.44%	1.75%	1.72%	1.91%
Elementary Absolute Change			-213	-164	-85	-55	33	49	104	69	85	85	96
JORDAN INT	888	1,126	811	781	754	752	711	675	665	694	728	737	755
SCHLATHER INT	832	1,116	724	740	683	615	607	607	556	569	583	585	599
WILDER INT	855	1,188	702	707	708	722	673	609	595	598	603	601	612
INTERMEDIATE TOTALS			2,237	2,228	2,145	2,089	1,991	1,891	1,816	1,861	1,914	1,923	1,966
Intermediate Percent Change			2.80%	-0.40%	-3.73%	-2.61%	-4.69%	-5.02%	-3.97%	2.48%	2.85%	0.47%	2.24%
Intermediate Absolute Change			61	-9	-83	-56	-98	-100	-75	45	53	9	43
DOBIE JH	1,285	1,540	1,231	1,184	1,262	1,256	1,180	1,108	1,073	1,052	992	1,023	1,058
CORBETT JH	1,285	1,500	1,113	1,113	1,134	1,117	1,099	1,110	1,040	961	940	956	980
JUNIOR HIGH SCHOOL TOTALS			2,344	2,297	2,396	2,373	2,279	2,218	2,113	2,013	1,932	1,979	2,038
Junior High School Percent Change			-4.01%	-2.01%	4.31%	-0.96%	-3.96%	-2.68%	-4.73%	-4.73%	-4.02%	2.43%	2.98%
Junior High School Absolute Change			-98	-47	99	-23	-94	-61	-105	-100	-81	47	59
CLEMENS HS	2,733	3,300	2,589	2,618	2,531	2,523	2,523	2,491	2,503	2,492	2,388	2,309	2,206
STEELE HS	2,733	3,200	2,790	2,871	2,806	2,739	2,726	2,673	2,674	2,582	2,464	2,361	2,261
ALSELC			89	92	92	92	92	92	92	92	92	92	92
HIGH SCHOOL TOTALS			5,468	5,581	5,429	5,354	5,341	5,256	5,269	5,166	4,944	4,762	4,559
High School Percent Change			0.92%	2.07%	-2.72%	-1.38%	-0.24%	-1.59%	0.25%	-1.95%	-4.30%	-3.68%	-4.26%
High School Absolute Change			50	113	-152	-75	-13	-85	13	-103	-222	-182	-203
DISTRICT TOTALS			**14,946**	**14,839**	**14,618**	**14,409**	**14,237**	**14,040**	**13,977**	**13,888**	**13,723**	**13,682**	**13,677**
District Percent Change			-1.32%	-0.72%	-1.49%	-1.43%	-1.19%	-1.38%	-0.45%	-0.64%	-1.19%	-0.30%	-0.04%
District Absolute Change			-200	-107	-221	-209	-172	-197	-63	-89	-165	-41	-5

Yellow box = exceeds Functional capacity
Pink box = exceeds Max capacity

Zonda Education

Key Takeaways



- If the current trend continues, Schertz-Cibolo-Universal City ISD could experience more than 900 new home closings by the end of 2024
- The district has more than 440 homes currently in inventory with more than 1,900 additional lots available to build on
- Groundwork is underway on approx. 770 lots within 8 subdivisions
- Schertz-Cibolo-Universal City ISD is forecasted to enroll more than 14,000 students by 2029/30

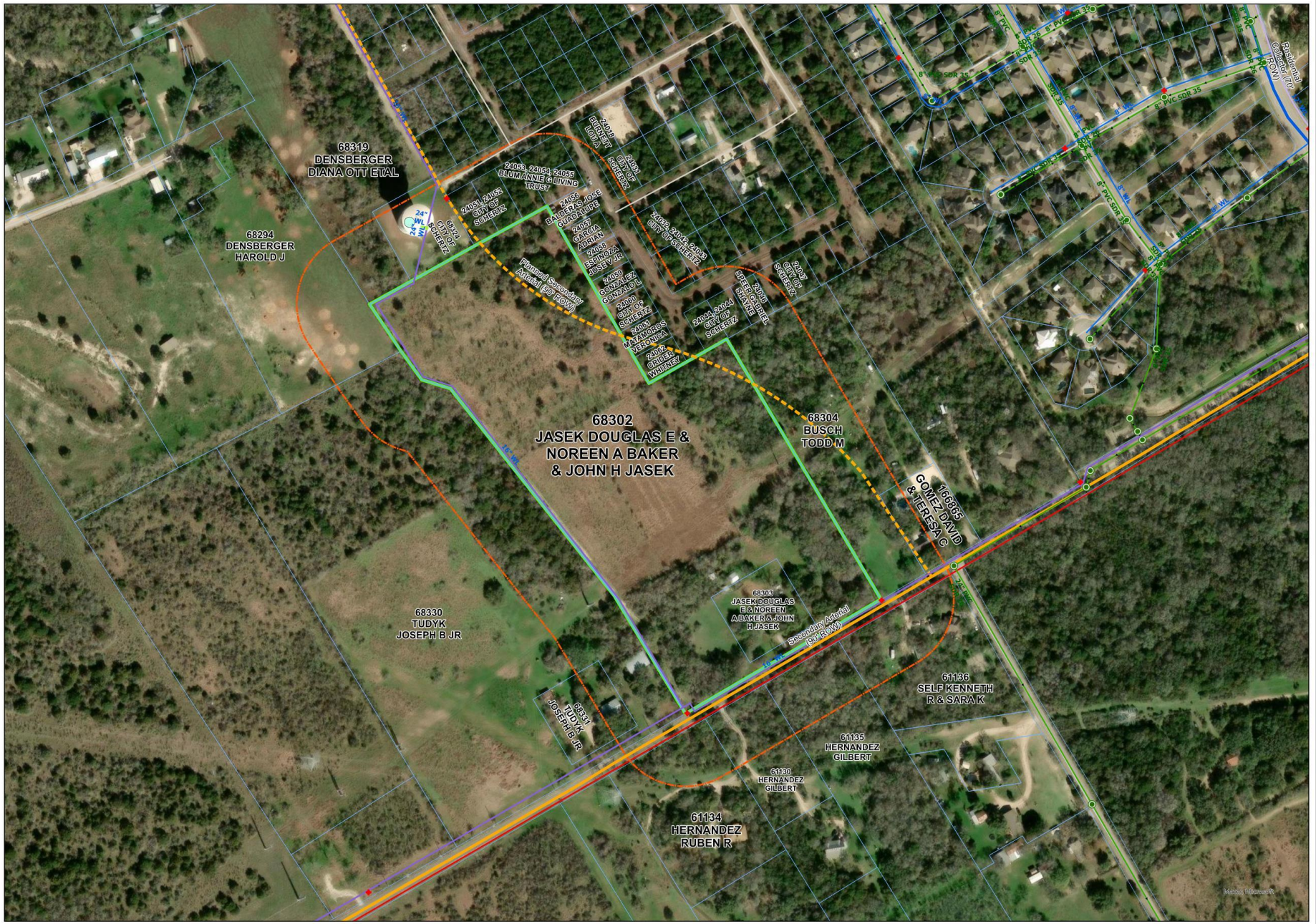


Ord. 25-S-027

Zone Change Request to Middle Density Residential (R-5)

Samuel Haas| Senior Planner

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W
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S

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19018 OLD
WIEDERSTEIN RD
(PLZC20250105)

Approx. 19 Acres

Guadalupe PID: 68302, 68303

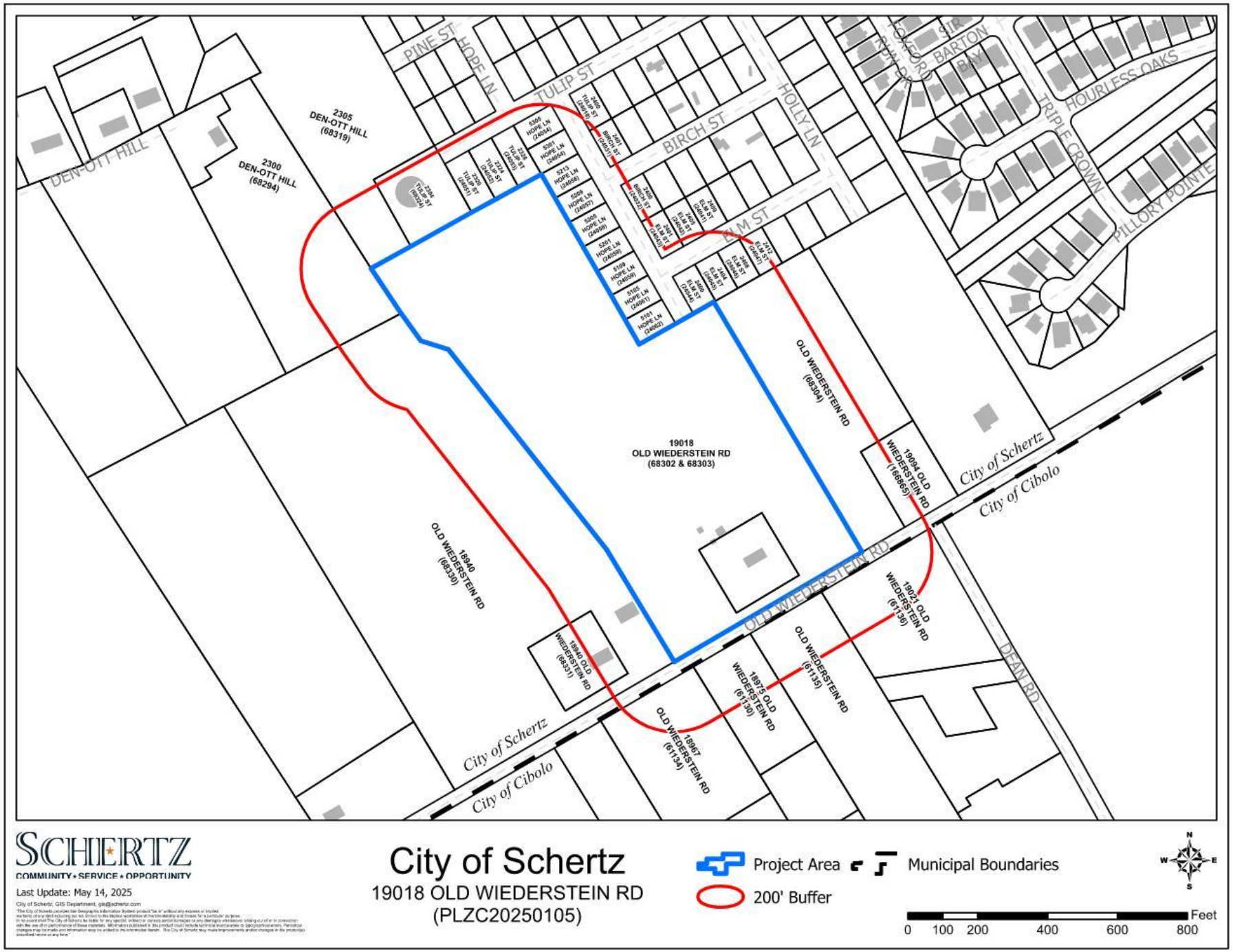
19018 Old Wiederstein

Existing: Residential

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Background

- The applicant is proposing to rezone to Middle Density Residential District (R-5) to be developed into multifamily style senior housing with a proposed density of 7.65 DU (dwelling units) per acre
- R-5 accommodates up to 12 DU/ac for a development of this size.
  - The zoning district also allows for attached or detached residential dwelling units
  - Multifamily site design requirements in Article 9.
  - Ten percent (10%) of the total platted area as common, usable open space.



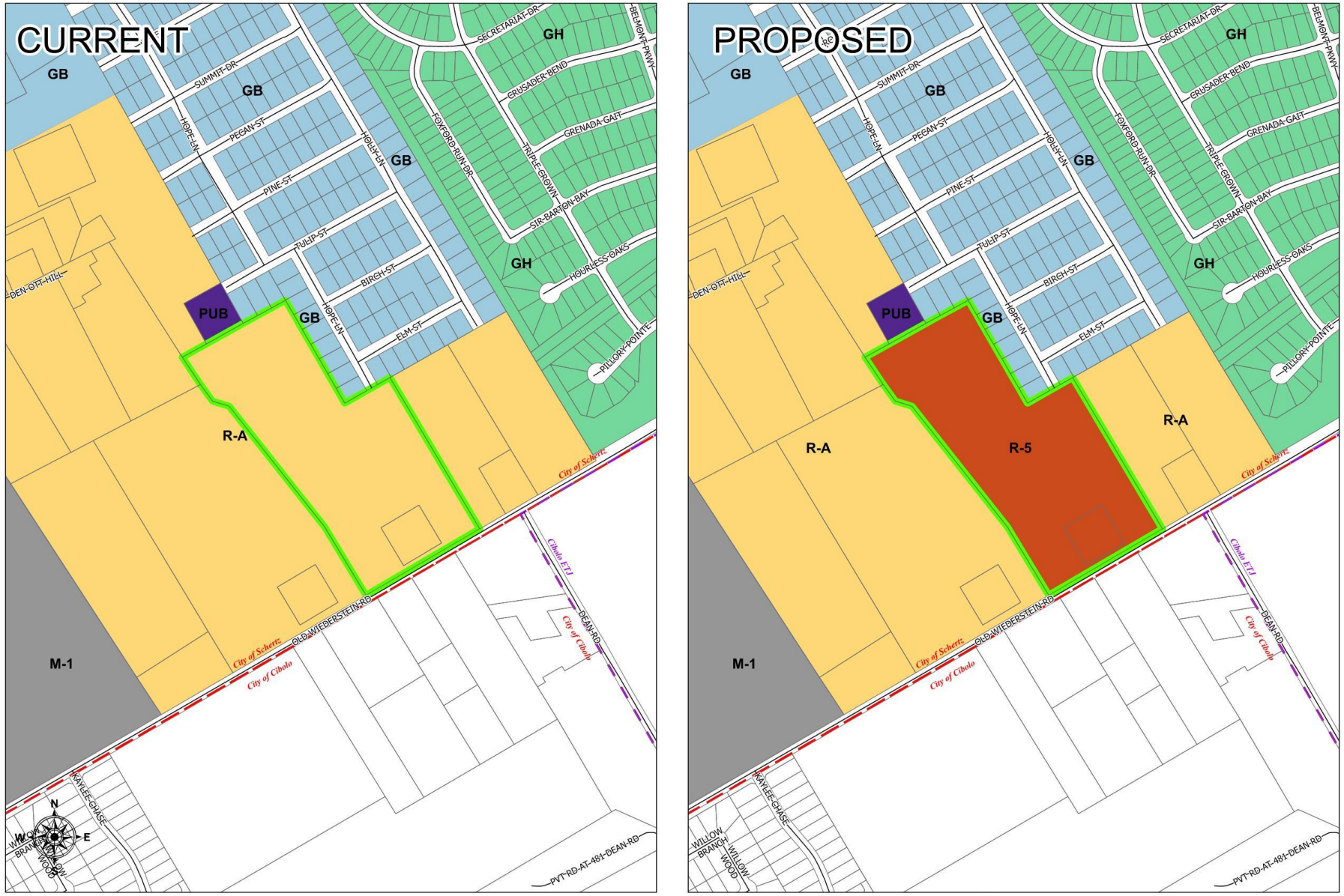
May 23, 2025, a total of 19 Public Hearing Notices were sent out.

Responses Received:

- 4 – Opposition,
- 4-In Favor
- 0-Neutral

1 sign was posted on the property.

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Last update: May 14, 2025

City of Schertz, GIS Department: gis@schertz.com (210) 619-1180

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PROPOSED ZONING CHANGE

GUADALUPE COUNTY
PARCEL ID: 68301 & 68302

(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 Residential
(R-6) Single-family Residential
(R-7) Single-family Residential
(AD) Agricultural District
(GH) Garden Home/Single-Family Residential (Zero Lot Line)
(TH) Townhome
(MHS) Manufactured Home Subdivision
(MHP) Manufactured Home Parks
(GB) 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 Municipal Boundary
City
ETJ

0 100 200 400 600 800 1,000 Feet

- **Existing Zoning:**

Single-Family Residential / Agricultural District (RA)

- **Proposed Zoning:**

Middle Density Residential District (R-5)

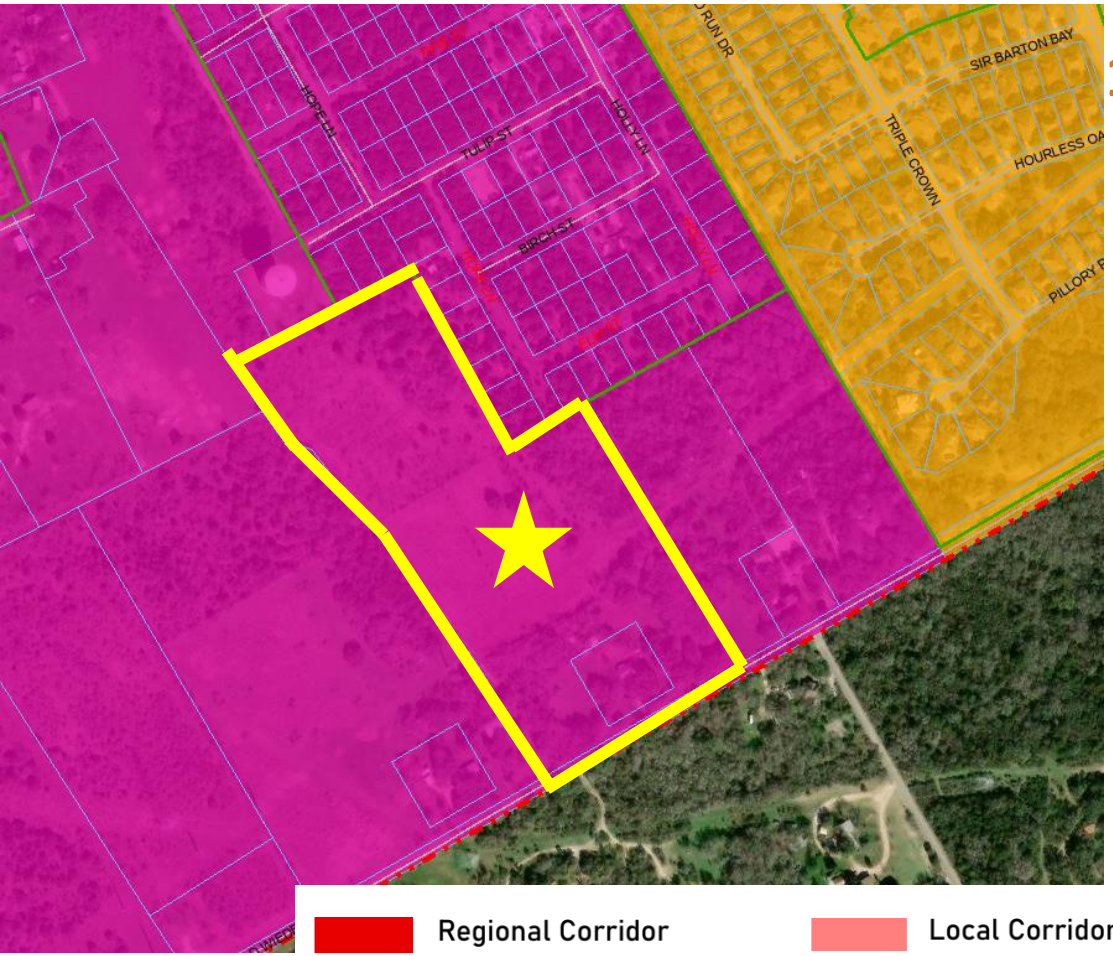
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Table 21.5.7.A
Dimensional Requirements
Residential Zoning Districts

			Minimum Lot Size and Dimensions			Minimum Yard Setbacks				Miscellaneous Lot Requirements	
	Code	District	Area SqFt	Width Ft	Depth Ft	Front Ft	Side Ft	Rear Ft	Minimum Off-Street Parking Spaces	Max Height	Max Impervious Coverage
Existing	RA	Single-Family Residential/ Agricultural	21,780	N/A	N/A	25	25	25	2	35	50%
Proposed	R-5	Middle Density Residential District	10,890	N/A	N/A	25	10	10	2	35	80%

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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 for a mix of residential, commercial and entertainment
- Specific callout for multifamily residential.

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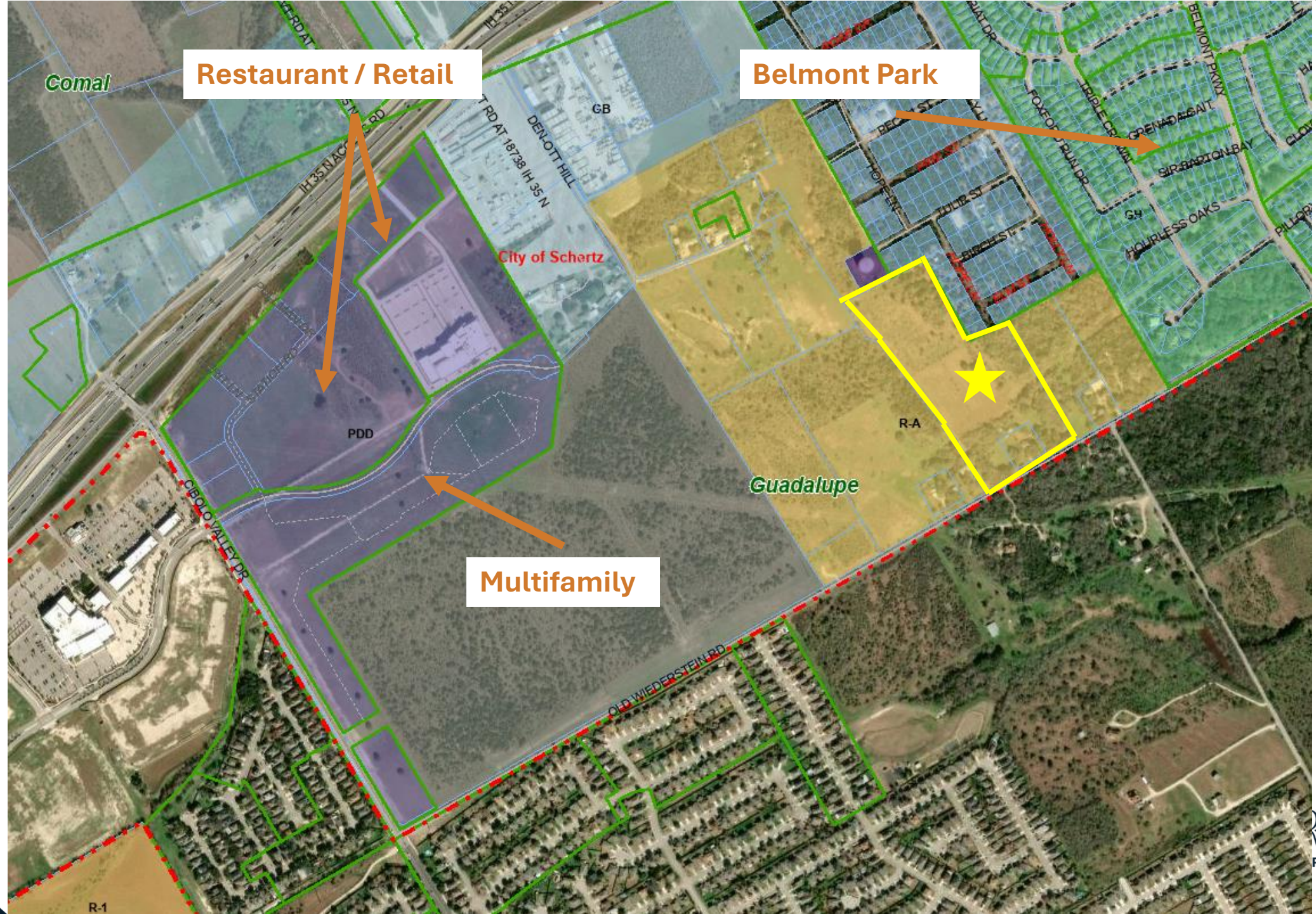
UDC SECTION 21.5.4.D Criteria for Approval

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 immediate area consists of:

- Single Family Subdivision
- Multifamily Housing
- Restaurants and Retail

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Restaurant / Retail
Belmont Park
Multifamily
Comal
City of Schertz
Guadalupe
PDD
R-A
R-1
GB
IH 35 N
DEN OTT HILL
OLD WIEDERSTEIN RD
CIBOLO VALLEY DR
BELMONT PKWY
GRENADA GAIT
SIR BARTON BAY
HOURLESS OAKS
TULIP ST
BIRCH ST

UDC SECTION 21.5.4.D Criteria for Approval

2. Continued.

- A preliminary traffic analysis was conducted
- The proposed increase in traffic would be considered negligible

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 open space, rural residences, single-family subdivisions, and a large mixed-use development.

Examples of Permitted Uses (UDC 21.5.8)	
Permitted by Right	Specific Use Permit
Accessory Building, Residential Gated Community Golf Course and/or Country Club Multi-Family Apartment Dwelling Municipal Uses Operated by the City of Schertz One-Family Dwelling Attached One-Family Dwelling Detached Park/Playground/Similar Public Site School, Public or Private Two-Family Dwelling	Church, Temple, Synagogue, Mosque, or Other Place of Worship New and Unlisted Uses

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

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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.
- SCUCISD has also been notified of the zone change request.
- The scheduled public hearing provides the opportunity to introduce additional considerations.

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Recommendation

Staff Recommendation

- The proposed zone change aligns with the Comprehensive Land Plan
- Is consistent with surrounding land uses.
- Staff recommends approval of Ord. 25-S-027.
- The City of Schertz Planning and Zoning Commission held a public hearing on June 4, 2025 and made a recommendation of approval with a 6-1 vote.

Agenda No. 9.

CITY COUNCIL MEMORANDUM

City Council Meeting:	**July 01, 2025**
Department:	**Planning & Community Development**
Subject:	**Ordinance 25-S-029 – Conduct a public hearing and consider 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, City of Schertz, Bexar County, Texas. (B.James/L.Wood/S.Haas)**

BACKGROUND

Per the applicant's letter of intent, the applicant is proposing to rezone three separate tracts. The first is an approximately 95-acre tract from Agricultural District (AD) to Single-Family Residential District (R-1), the second is an approximately 51-acre tract from Agricultural District (AD) to Single-Family Residential District (R-2), and the final tract is an approximately 27-acre tract from Agricultural District (AD) and Single-Family Residential / Agricultural District (R-A) to Single-Family Residential District (R-6). The purpose of this rezone is to develop a single family subdivision with a mixture of housing types and lot sizes.

The property is not platted and is currently undeveloped. On May 23, 2025, eight (8) 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, one (1) response in favor, zero (0) responses neutral, and zero (0) responses in opposition were received. A public hearing notice was published in the "San Antonio Express" on June 11, 2025. Additionally, one (1) sign was placed on the subject property.

Subject Property:

	Zoning	**Land Use**
Existing	Agricultural District (AD) and Single-Family Residential / Agricultural District (R-A)	Undeveloped / Rural Residence
Proposed	Single-Family Residential District (R-1, R-2, & R-6)	Single-Family Subdivision

Adjacent Properties:

	Zoning	**Land Use**
North	Agricultural District (AD)	Undeveloped
South	Right-of-Way	Lower Seguin Road
East	N/A - City Limits - Waterway, Agricultural District (AD), and Single Family Residential / Agricultural District (R-A)	Cibolo Creek & Rural Residence
West	Planned Development District (PDD)	Single-Family Subdivision (Saddlebrook Ranch)

GOAL

Per the applicant's letter of intent, the applicant is proposing to rezone approximately 173 acres to develop a single-family subdivision with a mixture of housing types and lot sizes.

Table 21.5.7.A **Dimensional Requirements** **Residential Zoning Districts**

			Minimum Lot Size and Dimensions			Minimum Yard Setbacks				Miscellaneous Lot Requirements	
	Code	District	Area SqFt	Width Ft	Depth Ft	Front Ft	Side Ft	Rear Ft	Minimum Off-Street Parking Spaces	Max Height	Max Impervious Coverage
Existing	AD	Agricultural	217,800	100	100	25	25	25	2	35	30%
Existing	R-A	Single-Family Residential/ Agricultural	21,780	N/A	N/A	25	25	25	2	35	50%
Proposed	R-1	Single-Family Residential	9,600	80	120	25	10	20	2	35	50%
Proposed	R-2	Single-Family Residential	8,400	70	120	25	10	20	2	35	50%
Proposed	R-6	Single-Family Residential	7,200	60	120	25	10	20	2	35	50%

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

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 Complete Neighborhood. The Complete Neighborhood Land Use Designation is intended for a mix of residential lot sizes with neighborhood commercial to create a complete neighborhood. The proposed zone change to multiple Single-Family Residential Districts (R-1, R-2, and R-6) implements the policies of the Comprehensive Land Use Plan by providing a different lot sizes and a mix of residential properties. Specifically, the proposed rezone would create approximately 94.86 acres of Single Family Residential District (R-1), approximately 51.11 acres of Single Family Residential District (R-2), and approximately 26.78 acres of Single Family Residential District (R-6).

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

As part of promoting health, safety, and general welfare, zone change requests should align with the Unified Development Code (UDC) and city policy. Among these policies is the explicit purpose to "minimize the conflicts among the uses of land and buildings". There are several single-family subdivisions either in development or constructed along the Lower Seguin Road corridor, including:

- Rhine Valley - 447 lots, Planned Development District zoning, Lot sizes range from 45 feet by 120 feet to 60 feet by 120 feet
- Carmel Ranch - 131 lots, Planned Development District zoning, Lot sizes range from 55 feet by 125 feet to 70 feet by 120 feet
- Saddlebrook Ranch - 633 lots, Planned Development District zoning, Lot sizes range from 50 feet by 100 feet to 70 feet by 118 feet
- Monterey Meadows - Ord. 24-S-148 - Approx. 174 lots, R-2 and R-6 zoning districts

The proposed rezoning is consistent with and similar to existing and currently in development residential subdivisions in the area.

Furthermore, one of the UDC's goals is to "lessen congestion in the streets and provide convenient, safe and efficient circulation for vehicular and pedestrian traffic". As part of this proposed zoning, the applicant submitted a preliminary Traffic Impact Analysis (TIA) detailing the impact the proposed development will have on the transportation system in the immediate area. The City of Schertz Engineering Department reviewed this preliminary TIA and provided the following:

> A preliminary traffic analysis has been done to evaluate the potential impact the adjacent streets by the proposed zone change. The existing zoning allows for some residential development which would generate a maximum number of

peak hour vehicle trips if the property were developed to the maximum density allowed. A comparison was done comparing this maximum peak hour trip to the peak hour trips the property would generate based on the requested zoning. The difference between these two peak values is significant. If the proposed zoning is approved, the site could generate approximately 311 more peak hour vehicle trips. This increase in the peak hour trips would require a full Traffic Impact Analysis (TIA) by the developer as the proposed project progresses through the City's development process. For this zone change application, the developer did a preliminary TIA to analyze the effects of this additional traffic to the adjacent streets. This preliminary TIA shows that certain improvements to Lower Seguin Road will need to be provided to mitigate these additional peak hour vehicle trips. Such improvements include: a right turn/deceleration lane and left turn lane at the entrance to the proposed development. Further analysis will be required via a Final TIA for the development as it progresses through the development process, should the zone change request be approved. The developer will be required to construct all mitigation measure identified in the Final TIA to mitigate the effects of the additional traffic being generated.

In additional to any improvements identified in the TIA, the developer will also be responsible for some widening of Lower Seguin Road along the development's frontage. This widening, along with the widening done by the Saddlebrook development to the west and the widening that the Monterey Meadows proposed development is required to do on the south side of Lower Seguin Road across from this proposed development, will also add some additional traffic volume capacity to Lower Seguin Road in the vicinity of this proposed development. The Monterey Meadows development is further ahead of this development in the development process and is expected to be constructed slightly in advance of, or at the same time, as this development. The Preliminary TIA analysis did not rely on any of these improvements in its analysis. Instead it assumed a "worst case scenario" and analyzed the effects of the additional traffic with Lower Seguin Road remained in its current width. The required street widening by the proposed developments will increase the positive effect of the mitigation improvements identified in the Preliminary TIA for this development.

In summary, the proposed zone change will increase traffic on the City's transportation system, but that traffic increase can be successfully mitigated by street improvements the developer will be required to construct.

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

The immediate area consists of undeveloped land, rural residences, and several single-family subdivisions currently being developed. The uses permitted in Single-Family Residential Districts (R-1, R-2, and R-6) are as follows:

UDC Section 21.5.8 Permitted Uses	
Single-Family Residential Districts (R-1, R-2, and R-6)	
Permitted by Right	**Permitted with SUP**
Accessory Building, Residential Family or Group Home Gated Community Golf Course and/or Country Club Municipal Uses Operated by the City of Schertz One-Family Dwelling Detached Park/Playground/Similar Public Site School, Public or Private	Bed and Breakfast Inn Church, Temple, Synagogue, Mosque, or Other Place of Worship In-Home Day Care New and Unlisted Uses

The uses allowed by right and by Specific Use Permit are consistent with the current immediate area and consistent with the trajectory of the Lower Seguin Corridor.

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

All UDC requirements have been met for the proposed zone change. City of Schertz Fire, EMS, and Police Departments have been notified of the zone change and have provided no objections to the request.

SCUC ISD has also been notified of the zone change request.

The scheduled public hearing provides the opportunity to introduce additional considerations.

RECOMMENDATION

Due to the conformance with the Comprehensive Plan, and the compatibility and consistency of potential land uses staff is recommending approval of Ord. 25-S-029.

The City of Schertz Planning and Zoning Commission held a public hearing on June 4, 2025, and made a recommendation of approval with a 7-0 vote.

Attachments

Ord. 25-S-029 with Exhibits
Aerial Exhibit
Public Hearing Notice Map
PH Responses
Zoning Exhibit
SCUC ISD 10- Year Forecasting
SCUC ISD Demographic Report
City Council Presentation Slides

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

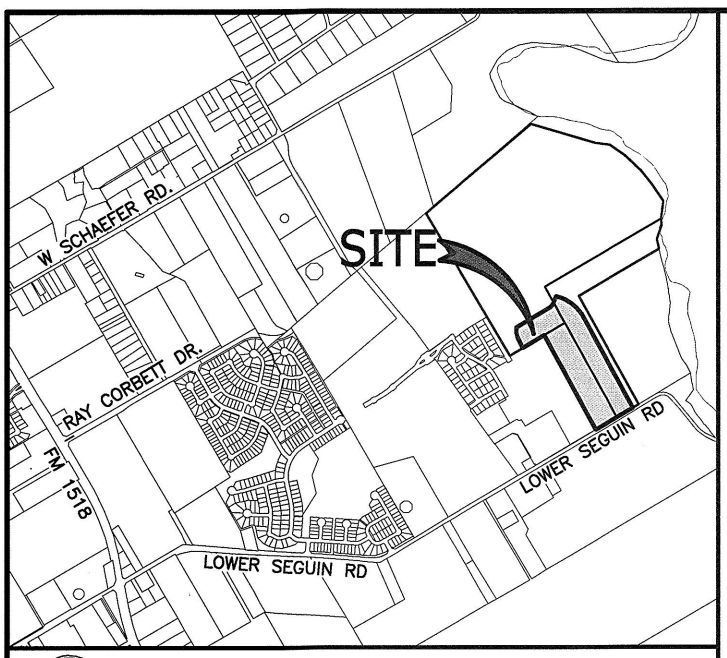
ATTEST:

_____
Sheree Courney, Deputy City Secretary

Exhibit “A”

Metes & Bounds

Exhibit "A"



VICINITY MAP

NOT TO SCALE

SCALE: 1"=200'

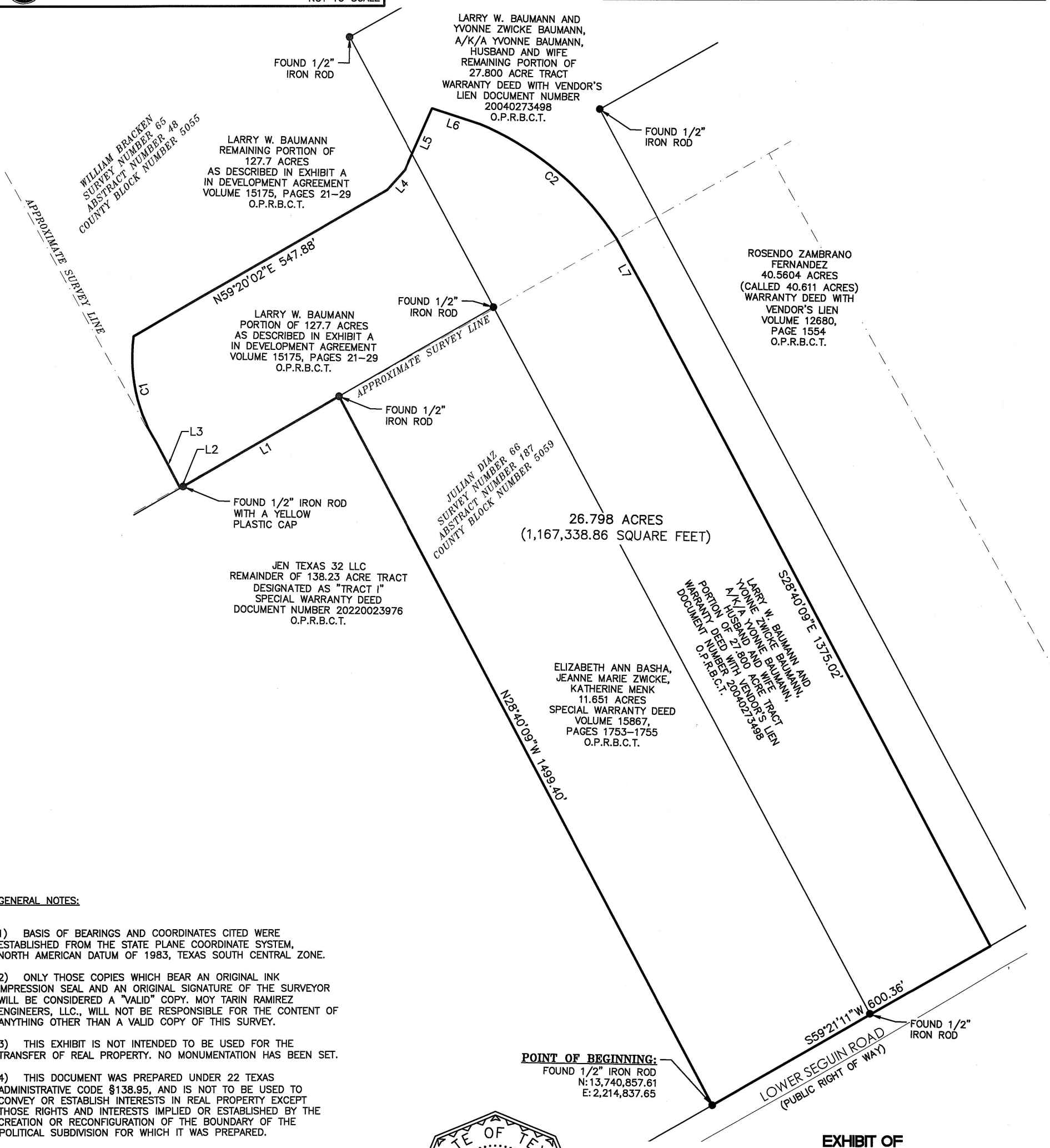
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LEGEND:

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

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S59°12'56"W	337.37'
L2	S59°30'13"W	6.86'
L3	N28°21'34"W	96.57'
L4	N41°10'10"E	49.88'
L5	N23°00'18"E	126.12'
L6	S72°46'09"E	95.10'
L7	S29°44'00"E	120.02'

CURVE TABLE					
CURVE NO.	DELTA	ARC LENGTH	RADIUS	CHORD BEARING	CHORD DIST.
C1	39°11'03"	207.97'	304.10'	N12°50'27"W	203.94'
C2	34°08'31"	339.66'	570.00'	S50°48'33"E	334.65'



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.

· Engineers
· Surveyors
· Planners

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

STATE OF TEXAS
REGISTERED
STEPHANIE L. JAMES
5950
PROFESSIONAL
LAND SURVEYOR

Stephanie L. James

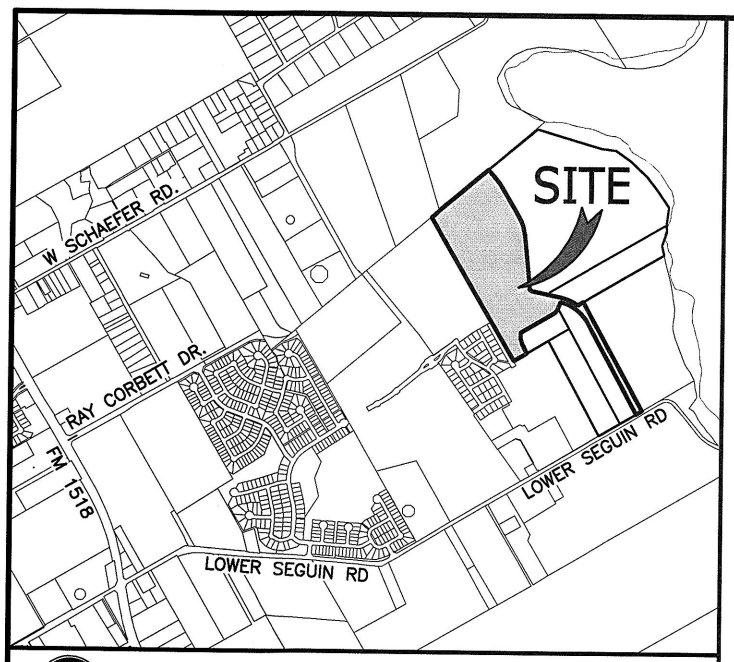
EXHIBIT OF

A 26.798 ACRE (1,167,338.86 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, AND PARTIALLY SITUATED IN THE JULIAN DIAZ SURVEY NUMBER 66, ABSTRACT NUMBER 187, COUNTY BLOCK NUMBER 5059, BOTH IN BEXAR COUNTY, TEXAS, AND BEING ALL OF AN 11.651 ACRE TRACT AS CONVEYED TO ELIZABETH ANN BASHA, JEANNE MARIE ZWICKE, KATHERINE MENK, BY SPECIAL WARRANTY DEED AS RECORDED IN VOLUME 15867, PAGES 1753–1755, 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, AND 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, ALL 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 (26.798 ac) Tract 1 Zoning Exhibit for Judah Ranch Sub.dwg 2024/12/20 10:33am didrogo

Exhibit "A"



VICINITY MAP

NOT TO SCALE

SCALE: 1"=300'

0 300 600

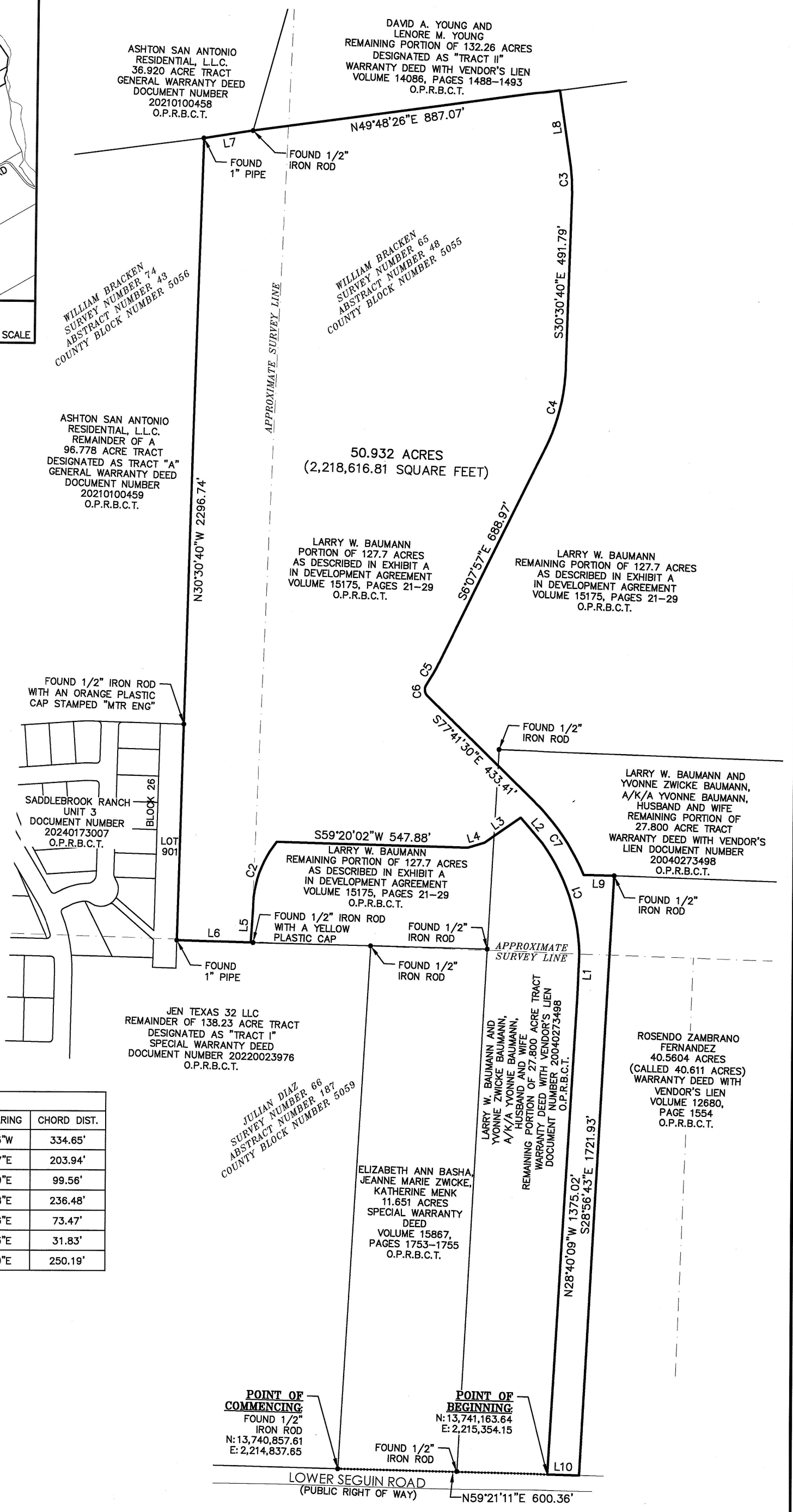
LEGEND:

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.

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· Engineers
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12770 CIMARRON PATH, SUITE 100 TEL: (210) 698–5051

SAN ANTONIO, TEXAS 78249 FAX: (210) 698–5085

STATE OF TEXAS REGISTERED STEPHANIE L. JAMES 5950 PROFESSIONAL LAND SURVEYOR

Stephanie L. James

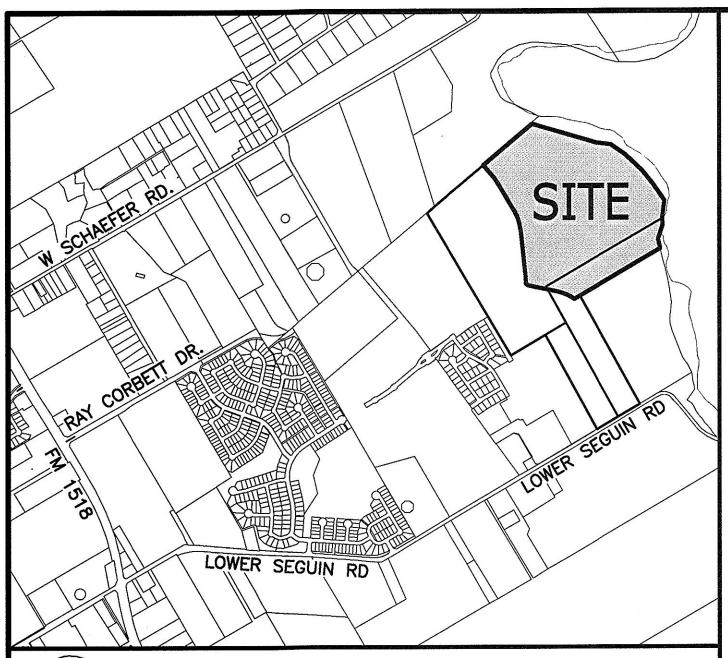
EXHIBIT OF

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 didrogo

Exhibit "A"



VICINITY MAP

NOT TO SCALE

SCALE: 1"=300'

0 300 600

LEGEND:

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

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S59°18'29"W	87.45'
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.
C1	22°54'20"	251.86'	630.00'	N66°14'20"W	250.19'
C2	79°04'55"	34.51'	25.00'	N38°09'03"W	31.83'
C3	7°31'22"	73.53'	560.00'	N02°22'16"W	73.47'
C4	24°22'43"	238.27'	560.00'	N18°19'18"W	236.48'
C5	10°11'59"	99.69'	560.00'	N35°36'39"W	99.56'

DAVID A. YOUNG AND
LENORE M. YOUNG
REMAINING PORTION OF 132.26 ACRES
DESIGNATED AS "TRACT II"
WARRANTY DEED WITH VENDOR'S LIEN
VOLUME 14086, PAGES 1488–1493
O.P.R.B.C.T.

N49°48'26"E 885.43'

S73°32'22"E 928.68'

SCHERTZ CITY LIMITS

L3

L4

L5

SCHERTZ CITY LIMITS

L6

L7

SCHERTZ CITY LIMITS

L8

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

L9

L10

L11

L2

C5

N30°30'40"W 491.79'

C4

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.

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.

N6°07'57"W 688.97'

C3

C2

FOUND 1/2"
IRON ROD

N77°41'30"W 433.41'

C1

L1

S59°44'05"W 1296.45'

APPROXIMATE
SURVEY LINE

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

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.

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

FOUND 1/2"
IRON ROD

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.

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3) THIS EXHIBIT IS NOT INTENDED TO BE USED FOR THE TRANSFER OF REAL PROPERTY. NO MONUMENTATION HAS BEEN SET.

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STATE OF TEXAS
REGISTERED
STEPHANIE L. JAMES
5950
PROFESSIONAL
LAND SURVEYOR

MTR
· Engineers
· Surveyors
· Planners
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

EXHIBIT OF

AN 89.740 ACRE (3,909,094.85 SQUARE FEET) TRACT OF LAND, LOCATED IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS, SITUATED IN THE WILLIAM BRACKEN SURVEY NUMBER 65, ABSTRACT NUMBER 48, COUNTY BLOCK NUMBER 5055, 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 (89.740 ac) Tract 3 Zoning Exhibit for Judah Ranch Sub.dwg 2024/12/20 1:56pm didrogo

Exhibit “B”

Zoning Exhibit

Exhibit "B"

CURRENT

PROPOSED

AD

PDD

R-A

R-1

R-2

R-6

PRE

LOWER-SEGUIN-RD

WEIR-RD

PVT RD AT 13011 LOWER SEGUIN RD

PVT RD AT 12820 LOWER SEGUIN RD

PRAIRIE VALLEY

BAY MARE LN

MULHOUSE DR

WINDING PEAR LN

GALLNEER GLEN

BLUEBONNET PT

RIVER DR

PINE

PEPPERCORN PL

REDBUD CANYON

SPUR HOLLOW

RED APPLE RD

DENIM STAKE DR

KETTLE CORN TRL

DEW RIDGE WAY

HORSEBACK PL

SORREL RIVER

LOWER PEACH WAY

BRANCH AVE

BULL

PASEO POST PL

HILL PLAINS DR

ST SARREBOURG

ST-LOUIS WAY

MIRECOURT WAY

LAGUNA CREST

QUAIL CREST

HORIZON CREST

CARMEL RANCH

CARMEL VIEW

WINDING BUTTE

N

S

E

W

SCHERTZ

COMMUNITY ★ SERVICE ★ OPPORTUNITY

Last update: January 23rd, 2025

City of Schertz, GIS Specialist: Alexa Venezia, avenezia@schertz.com (210) 619-1174

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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)

0 400 800 1,600 2,400 Feet



N
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S

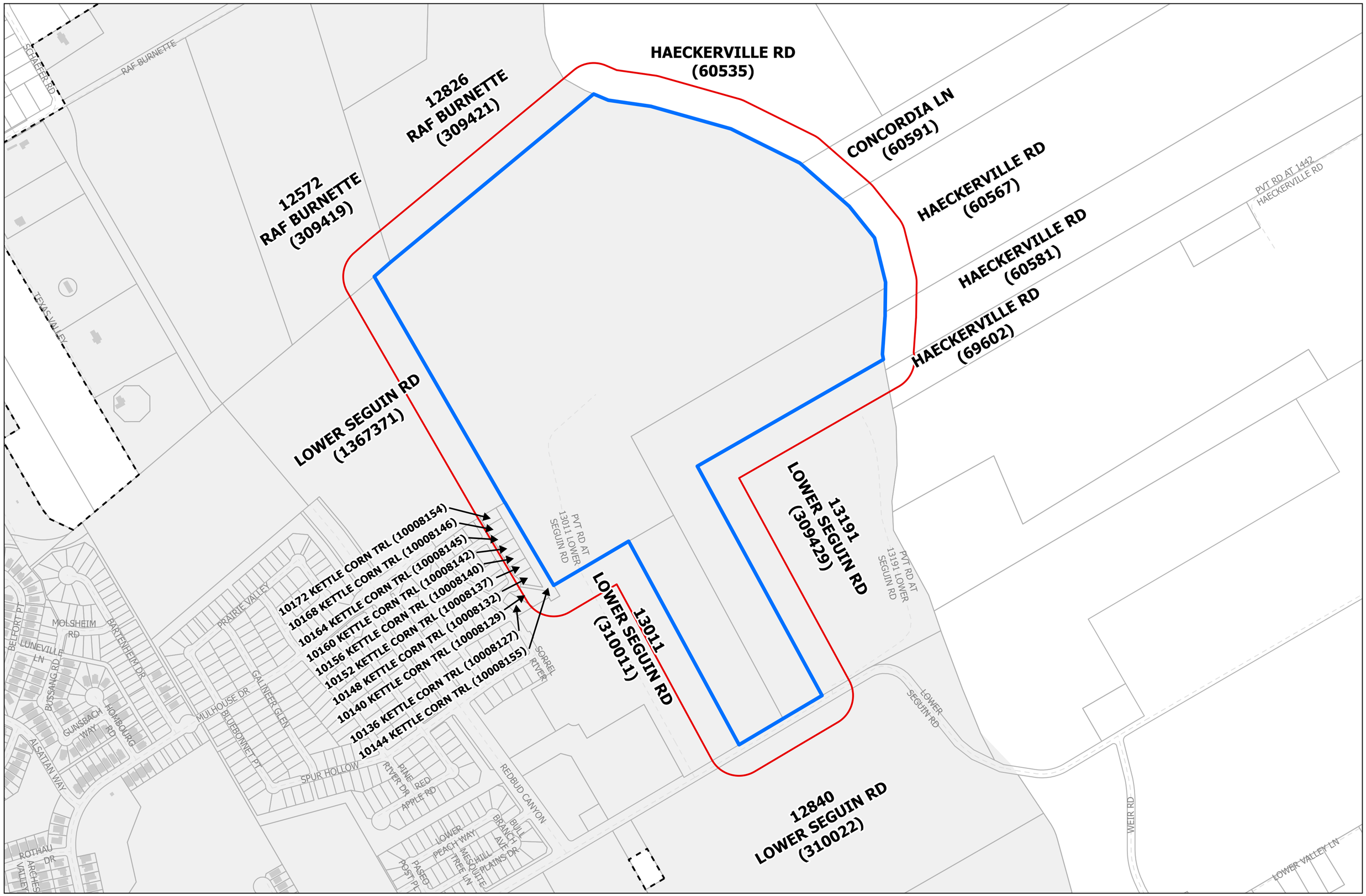
SCHERTZ
COMMUNITY ★ SERVICE ★ OPPORTUNITY

PARCEL IDs:
310012, 309425, 309427

PLZC20240315

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

0 300 600 1,200 1,800 Feet



SCHERTZ
COMMUNITY ★ SERVICE ★ OPPORTUNITY

City of Schertz

PARCEL IDs:
310012, 309425, 309427

Project Boundary
City Limits
Schertz ETJ Boundary
200' Buffer

N
W
E
S

0 450 900 1,800 2,700 Feet

Last update: January 23rd, 2025

City of Schertz, GIS Specialist: Alexa Venezia, avenezia@schertz.com (210) 619-1174

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SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

May 23, 2025

To whom it may concern,

The City of Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, June 4th, 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:

PLZC20240315 - Hold a public hearing and make a recommendation on a request to rezone approximately 173 acres of land from Agricultural District (AD) and Single-Family Residential / Agricultural District (RA) 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

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 Samuel Haas, Senior 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 Samuel Haas, Senior Planner directly at (210) 619-1783.

Sincerely,

Samuel Haas
Senior Planner

Reply Form:

City Council will have one reading on the request after the recommendation from the Planning and Zoning Commission. This form is used to calculate the protest in accordance with LGC, Local Government Code 211.006(d). ***The written protest must be received by City no later than noon (central time) on the Friday before consideration by the City Council.*** *If the name of the person signing this form does not match the name listed as the owner on the appraisal district website, proof of ownership is required in order for this to count towards the protest.*

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for **PLZC20240315**

COMMENTS: PLEASE PROCEED WITH REZONING

NAME: ROBERT NADER/ALLISON MINNS (PLEASE PRINT) SIGNATURE: R Nader/Allison Minns

STREET ADDRESS: 1392 WACKERVILLE RD

DATE: 5.27.25

CURRENT

PROPOSED

AD

PDD

PRE

R-A

R-1

R-2

R-6

PRAIRIE VALLEY
BAY MARE LN
MULHOUSE DR
WINDING PEAR LN
GALLNEER GLEN
BLUEBONNET PT
RIVER DR
PINE
PEPPERCORN PL
REDBUD CANYON
SPUR HOLLOW
RED APPLE RD
DENIM STAKE DR
KETTLE CORN TRL
DEW RIDGE WAY
HORSEBACK PL
SORREL RIVER
LOWER PASEO POST PL
PEACH WAY
BRANCH AVE
BULL HILL
PLAINS DR
ST SARREBOURG
ST-LOUIS WAY
MIRECOURT WAY
LAGUNA CREST
QUAIL CREST
HORIZON CREST
CARMEL RANCH
CARMEL VIEW
WINDING BUTTE
LOWER-SEGUIN-RD
WEIR-RD
PVT RD AT 13011 LOWER SEGUIN RD
PVT RD AT 12820 LOWER SEGUIN RD
N
S
E
W

PROPOSED ZONING CHANGE

BEXAR COUNTY
PARCEL IDs:
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Classification

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- (M-1) Manufacturing (Light)
- (M-2) Manufacturing (Heavy)
- (DVL) Development Agreement (Delayed Annexation)

0 400 800 1,600 2,400 Feet

SCHERTZ
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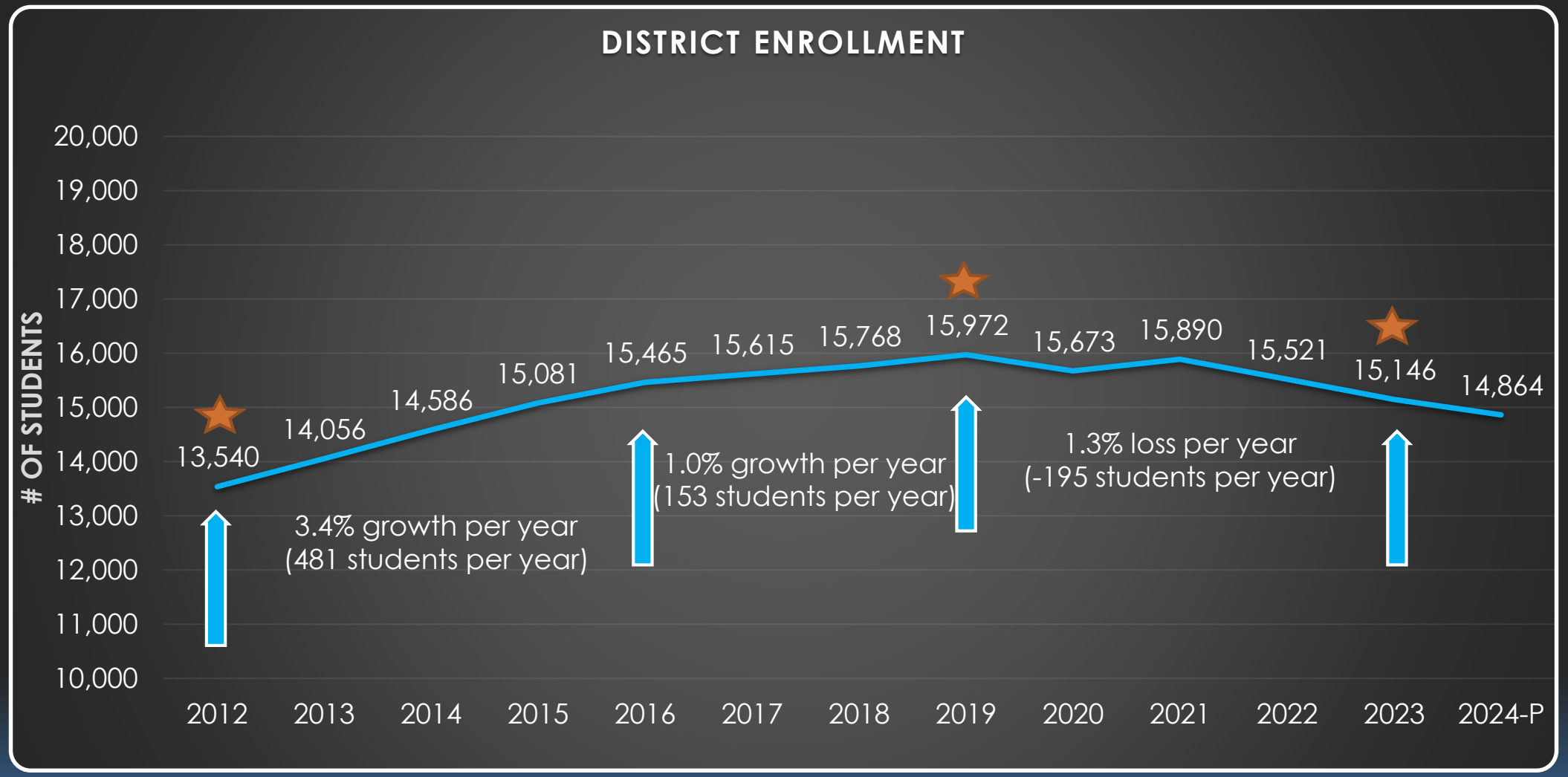
SCHERTZ - CIBOLO - UNIVERSAL CITY ISD

10 YEAR CAMPUS FORECASTING

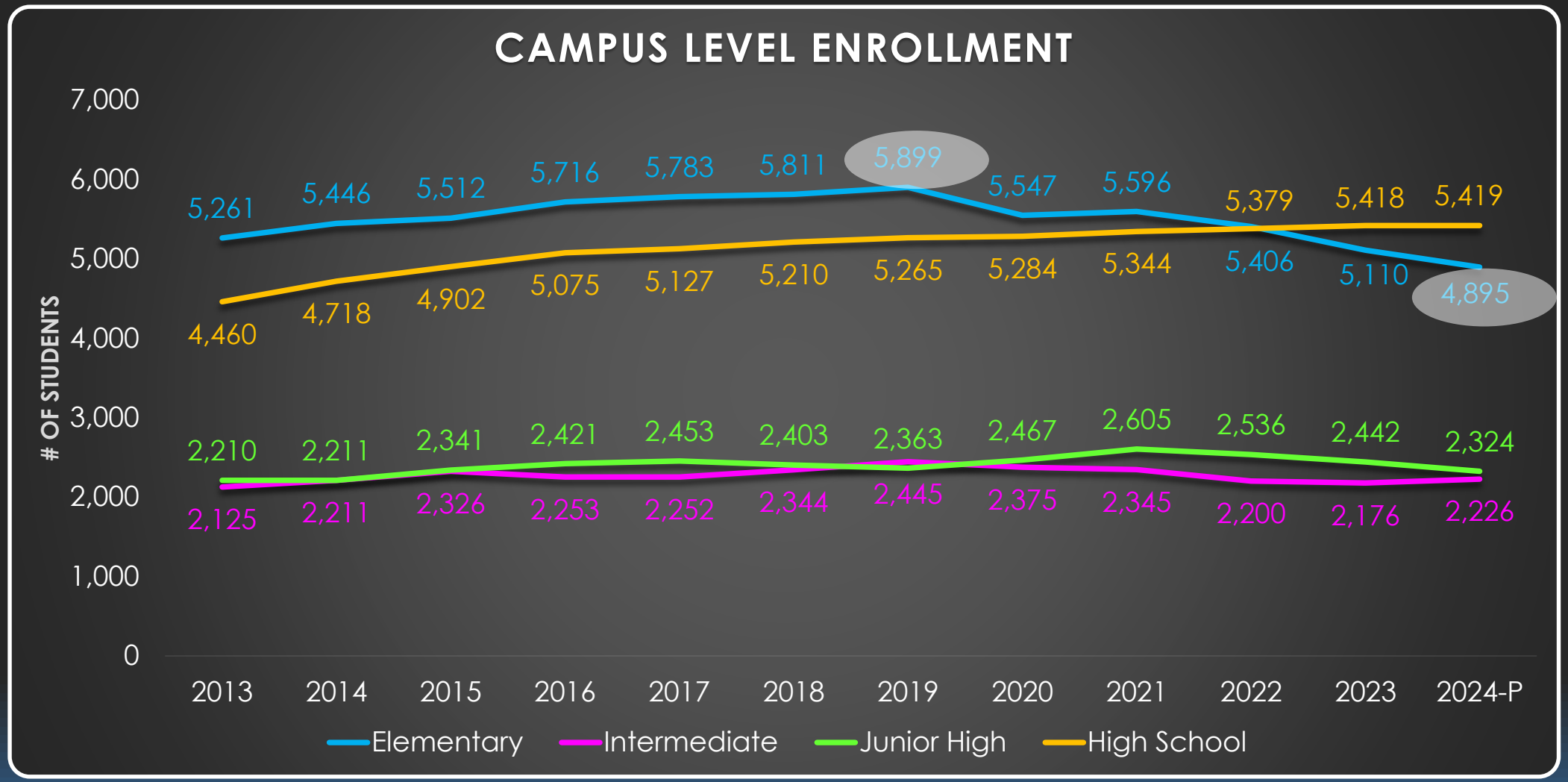
FORECASTING CONSIDERATIONS

- Enrollment
  - Historical Trends
  - Projections
  - Transfers to Charters and Other ISDs
- Campus Capacity
- Bonding Capacity

HISTORICAL ENROLLMENT



HISTORICAL ENROLLMENT BY CAMPUS LEVEL



ENROLLMENT HISTORY BY LEVEL – OCTOBER

- 2019 to 2023 Enrollment Decrease
  - High School enrollment has remained strong
  - We have added 154 High School students since 2019
  - And Junior High has only lost 39 students since 2019
- Elementary is where we have felt the largest drop in enrollment
  - Specifically, 918 students lost since 2019
  - and 219 students lost at the intermediate level.

STUDENT TRANSFERS

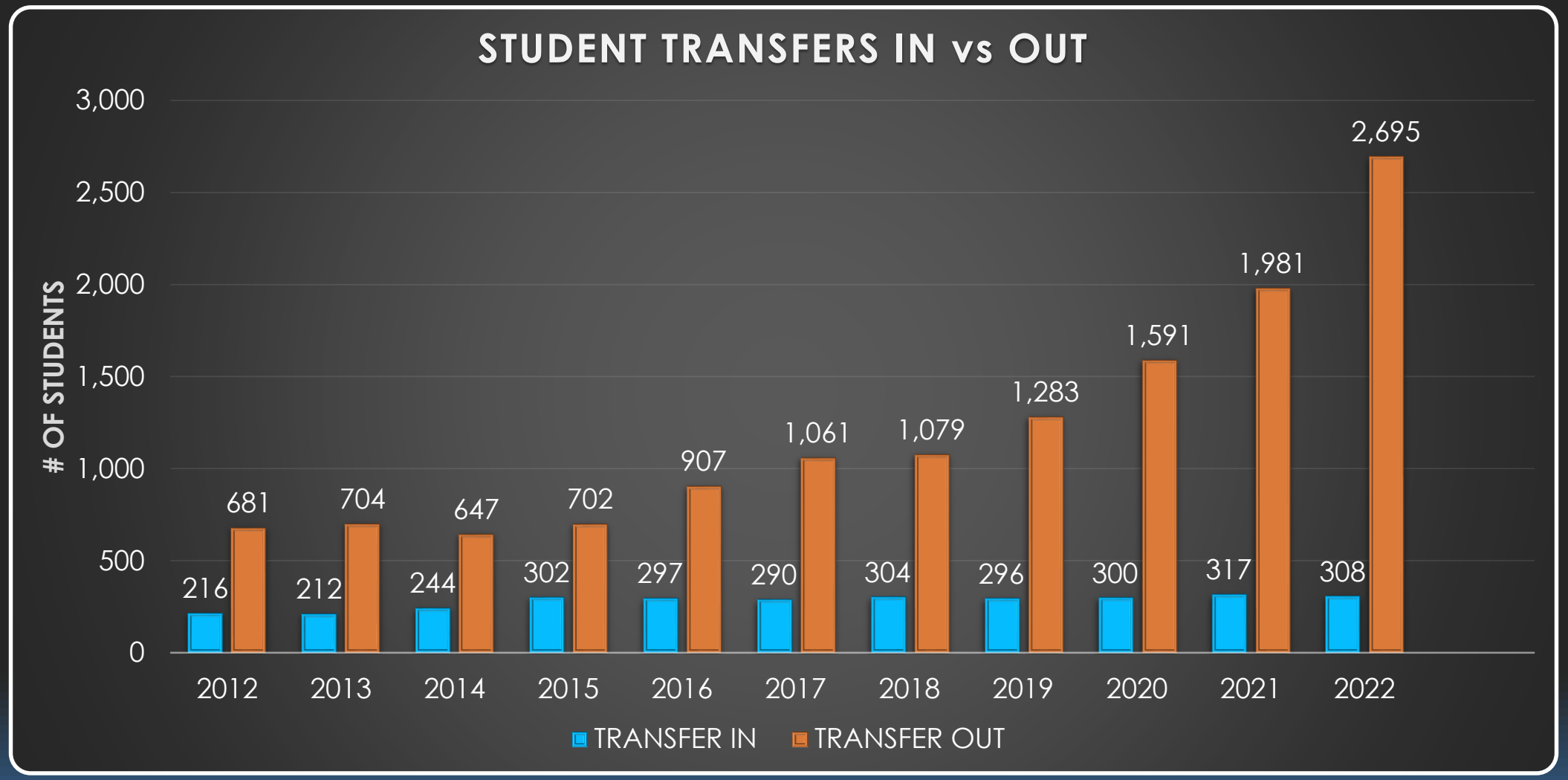
PEIMS YEAR	TRANSFER IN	TRANSFER OUT	DIFFERENCE
2012	216	681	-465
2013	212	704	-492
2014	244	647	-403
2015	302	702	-400
2016	297	907	-610
2017	290	1061	-771
2018	304	1079	-775
2019	296	1283	-987
2020	300	1591	-1291
2021	317	1981	-1664
2022	308	2695	-2387
2023	Data available in March		

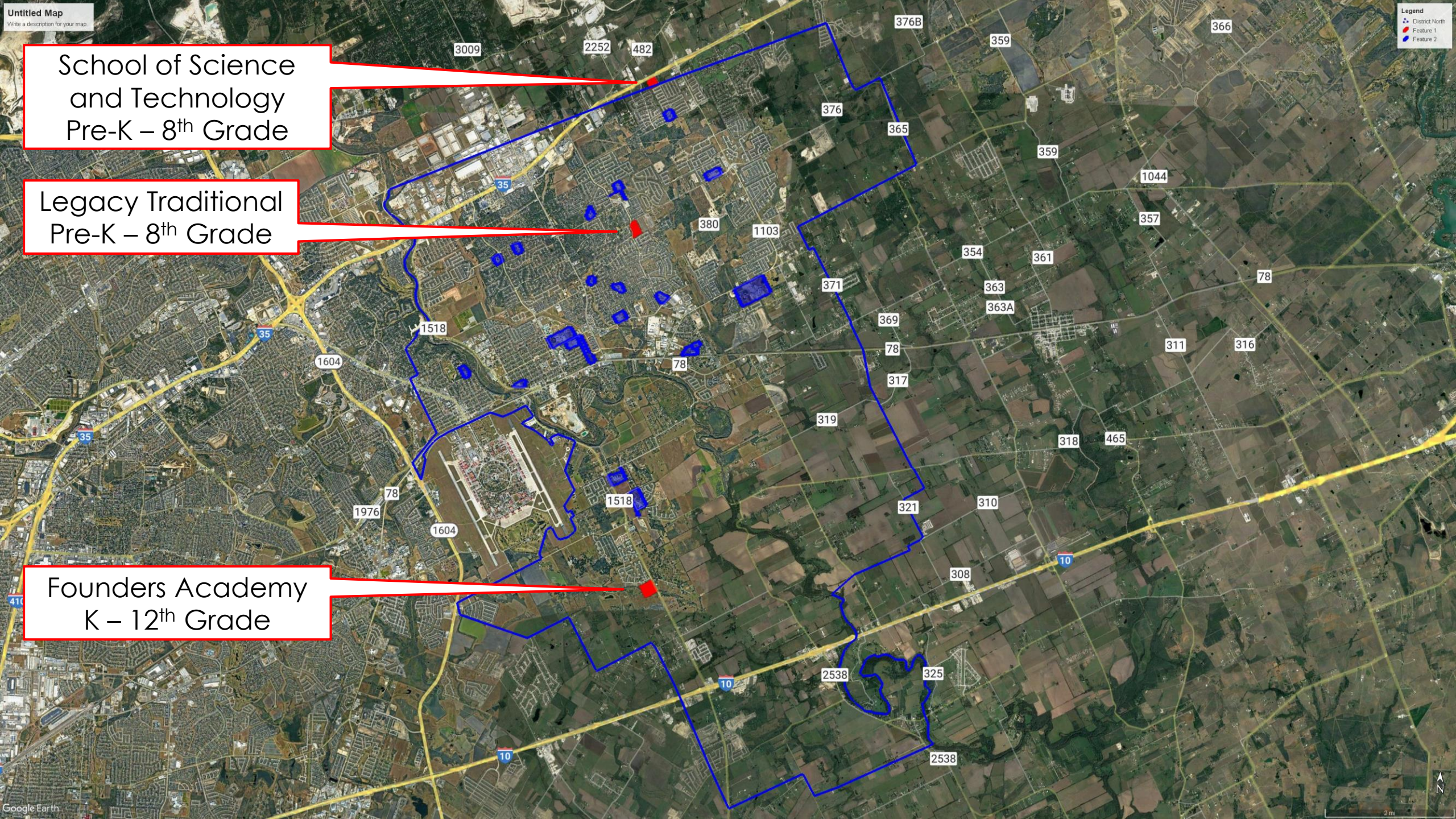
First Year of Founders Charter School →

First Year of School of Science and Technology →

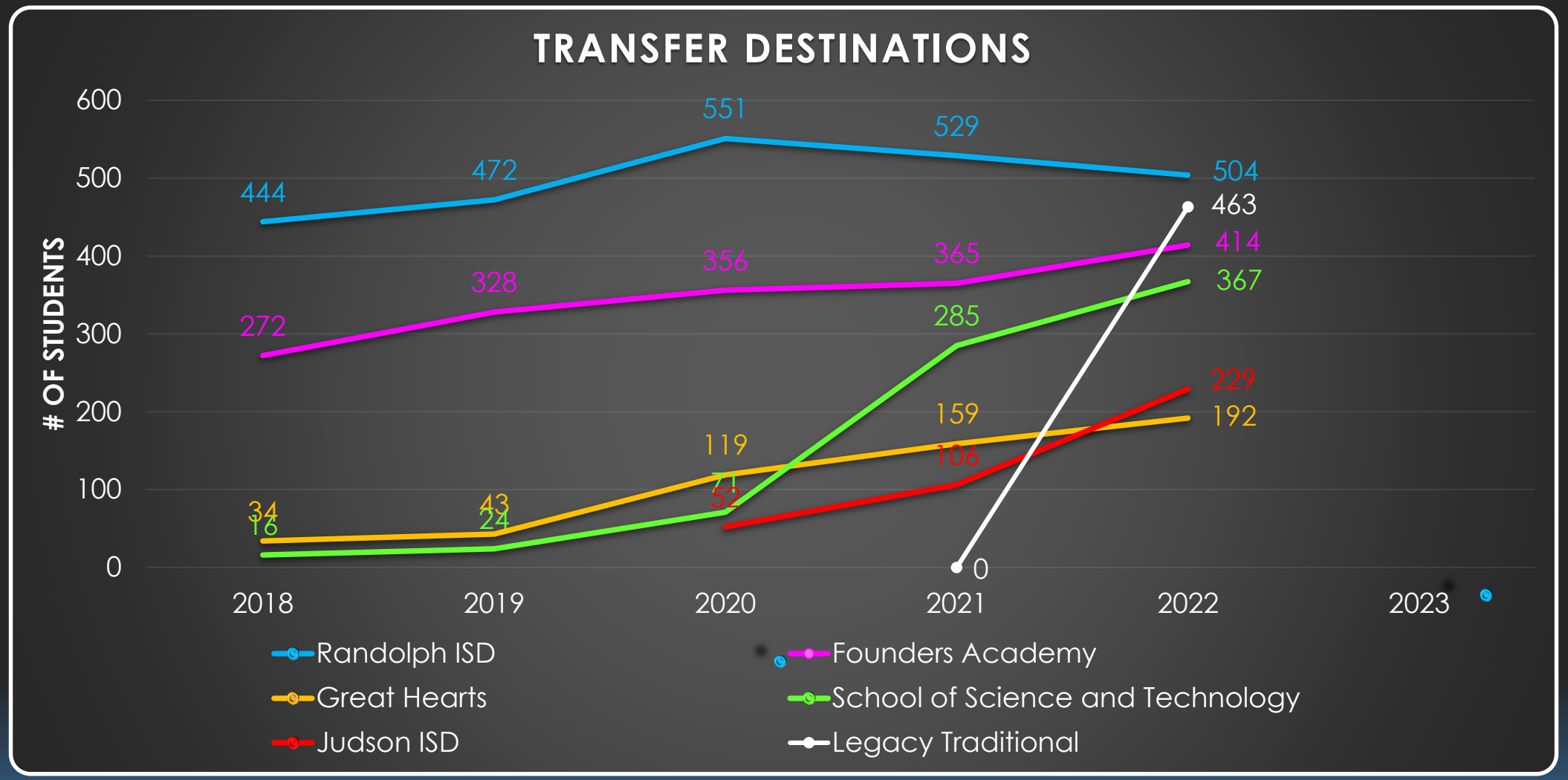
First Year of Legacy Traditional School →

STUDENT TRANSFERS IN VS. OUT

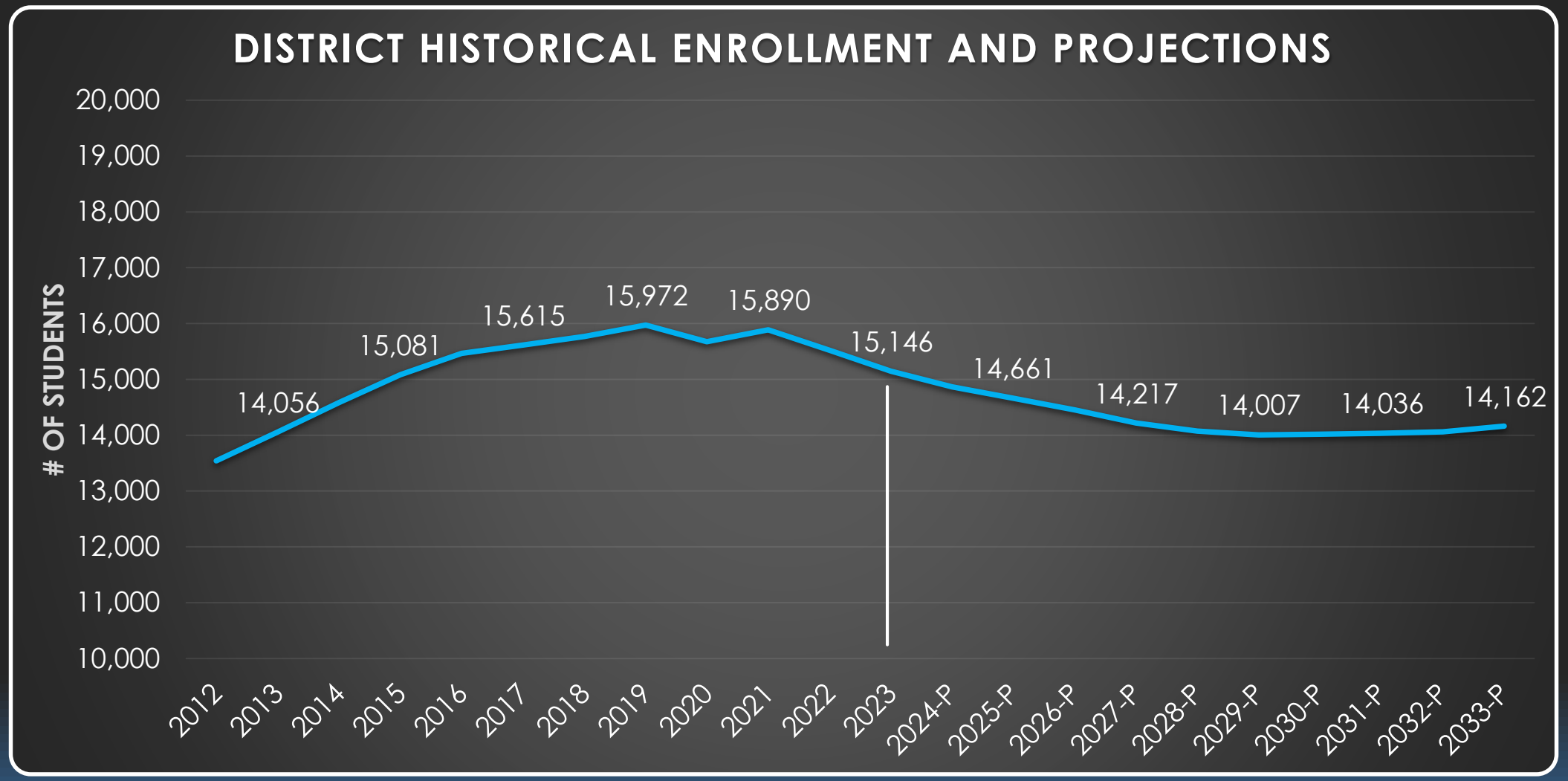



Untitled Map
Write a description for your map.
School of Science and Technology Pre-K – 8th Grade
Legacy Traditional Pre-K – 8th Grade
Founders Academy K – 12th Grade
Legend
District North
Feature 1
Feature 2
3009
2252
482
376B
359
366
376
365
359
1044
380
1103
357
354
361
78
371
363
363A
369
78
1518
1604
78
317
311
316
319
318
465
78
1976
1518
1604
321
310
308
2538
325
2538
35
10
Google Earth
N

MAIN DESTINATIONS FOR TRANSFERS OUT



SO, HOW MANY STUDENTS WILL WE HAVE IN THE FUTURE?



ENROLLMENT PROJECTIONS

- Over the next 6 years our District is projected to lose on average 1.3% of our enrollment annually.
  - Resulting in the potential decline in enrollment of another 1,139 students over the same period
  - Larger graduating classes continue to be replaced with smaller Pre-K and Kinder
  - Growth in Charter enrollment is likely to contribute to the smaller elementary class sizes

PEIMS YEAR	PROJECTED ENROLLMENT	GROWTH (DECLINE)	PERCENTAGE CHANGE
2023	15,146	-375	-2.42%
2024-P	14,864	-282	-1.86%
2025-P	14,661	-203	-1.37%
2026-P	14,451	-210	-1.43%
2027-P	14,217	-234	-1. 62%
2028-P	14,073	-144	-1.01%
2029-P	14,007	-66	-0.47%
2030-P	14,017	10	0.07%
2031-P	14,036	19	0.14%
2032-P	14,059	22	0.16%
2033-P	14,162	103	0.73%

ENROLLMENT PROJECTIONS

- Beginning in 2030 the district is expected to begin adding students
  - Incoming elementary enrollment and graduating classes begin to reach a balance
  - In 2033 we are projected to return to the enrollment we had in 2013

PEIMS YEAR	PROJECTED ENROLLMENT	GROWTH (DECLINE)	PERCENTAGE CHANGE
2023	15,146	-375	-2.44%
2024-P	14,864	-282	-1.86%
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2030-P	14,017	10	0.07%
2031-P	14,036	19	0.14%
2032-P	14,059	22	0.16%
2033-P	14,162	103	0.73%

WHY HAS IT BECOME SO HARD TO PROJECT ENROLLMENT?

- Prior to COVID and area Charter Schools, SCUC was essentially the only option for parents moving into our growing community.
  - When projecting growth, birth rates and housing growth were the only two major variables we had to consider.
- Beginning 2017 with the first area Charter School, parents began to exercise their choice.
  - with COVID we saw virtual learning enter the game and homeschooling became more prevalent
  - Our community also continued to experience aging in place
- Projecting enrollment is much more difficult with these added variables.

FORECASTING CONSIDERATIONS

- Enrollment
  - Historical Trends
  - Projections
  - Transfers to Charters and Other ISDs
- Campus Capacity

UNDERSTANDING CAMPUS CAPACITY

- Design Capacity
  - Capacity of a campus as architecturally designed with every full-size classroom at full capacity
  - Ex. Sippel Elementary has a design capacity of 750 students
- Functional Capacity
  - Design capacity of a campus minus 10% to account for special programs on a campus that reduce the capacity of a full-size classroom
  - Ex. Sippel Elementary has a functional capacity of 675 students
- Maximum Capacity
  - Campus capacity considering the addition of portable classroom buildings to the design capacity and the number of students the common areas of the campus can support
  - Ex. Sippel Elementary has a maximum capacity of 1058 students

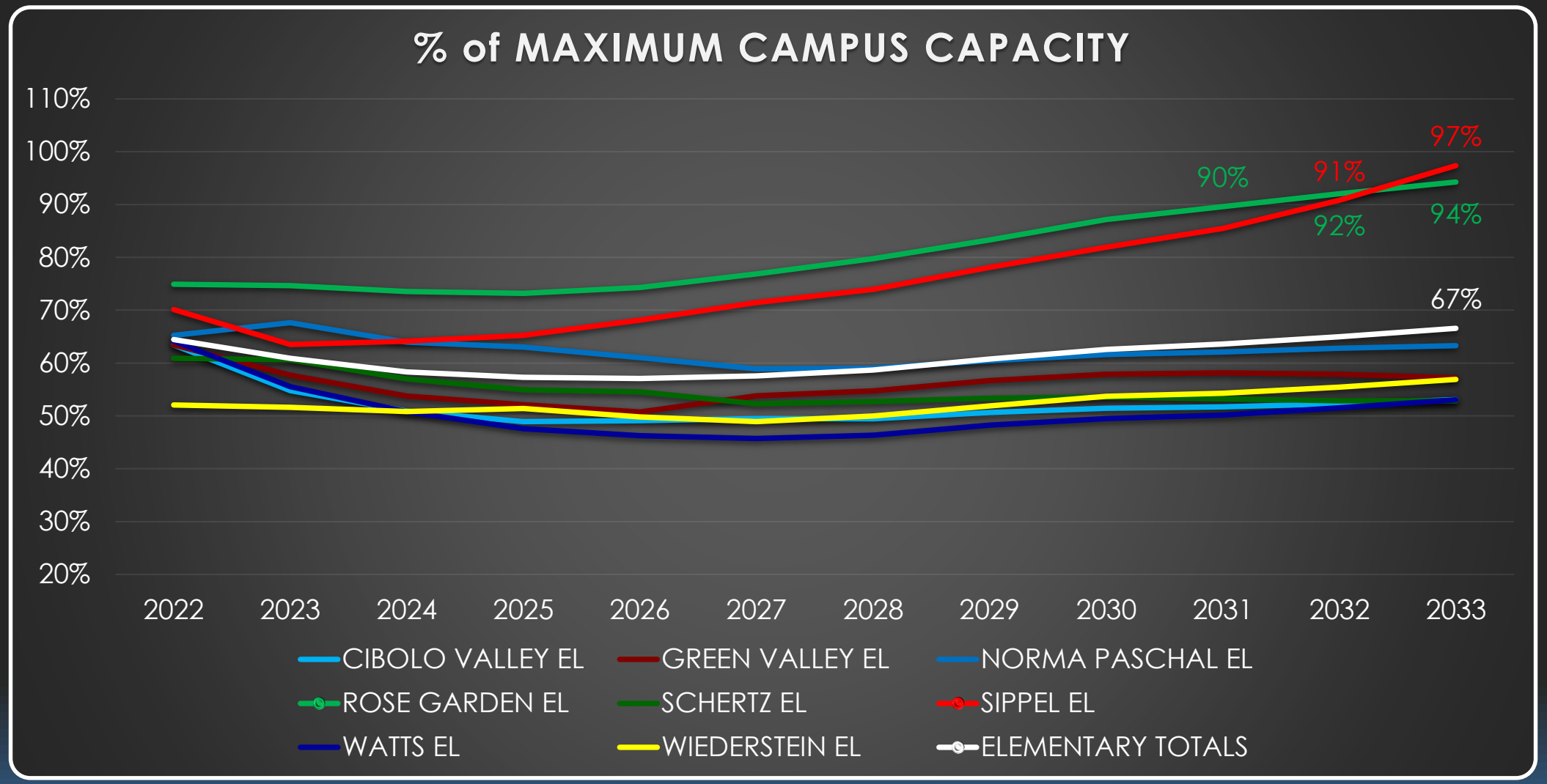
PLANNING USING OUR MAXIMUM CAPACITY

- We begin considering the use of **CAPACITY RELIEF TOOLS** when a campus reaches **90%** of its maximum capacity. The District has several tools at our disposal
- Tools to **REDUCE/MAINTAIN THE ENROLLMENT** of a campus include:
  - Capping enrollment of the campus to new students
  - Moving special programs to campuses with lower enrollments
- Tools to **BALANCE THE ENROLLMENT** at campuses include:
  - Rezoning the attendance boundaries
- Tools to **INCREASE THE CAPACITY** of the campus/district include:
  - Adding portable classroom buildings
  - Adding to or renovating the existing building
  - Building a new campus to the district

ELEMENTARY CAPACITIES

Campus	Functional Capacity	Max Capacity	Previous Year	Current PEIMS	ENROLLMENT PROJECTIONS									
			2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
CIBOLO VALLEY EL	891	1,200	761	657	611	587	589	594	594	608	617	620	627	637
% Max Capacity			63%	55%	51%	49%	49%	49%	49%	51%	51%	52%	52%	53%
GREEN VALLEY EL	673	924	586	533	497	482	469	497	506	524	535	537	535	529
% Max Capacity			63%	58%	54%	52%	51%	54%	55%	57%	58%	58%	58%	57%
NORMA PASCHAL EL	673	924	603	625	591	582	564	544	546	559	569	574	580	585
% Max Capacity			65%	68%	64%	63%	61%	59%	59%	60%	62%	62%	63%	63%
ROSE GARDEN EL	891	1,200	899	896	882	878	891	923	957	999	1,046	1,075	1,104	1,131
% Max Capacity			75%	75%	74%	73%	74%	77%	80%	83%	87%	90%	92%	94%
SCHERTZ EL	675	1,102	671	668	628	605	601	576	581	588	591	586	582	582
% Max Capacity			61%	61%	57%	55%	55%	52%	53%	53%	54%	53%	53%	53%
SIPPEL EL	675	1,058	742	672	679	690	721	756	782	827	867	904	961	1,030
% Max Capacity			70%	64%	64%	65%	68%	71%	74%	78%	82%	85%	91%	97%
WATTS EL	673	924	593	513	469	440	428	423	428	446	457	463	476	490
% Max Capacity			64%	56%	51%	48%	46%	46%	46%	48%	49%	50%	52%	53%
WIEDERSTEIN EL	675	1,058	551	546	538	544	527	517	529	549	568	574	587	602
% Max Capacity			52%	52%	51%	51%	50%	49%	50%	52%	54%	54%	55%	57%
ELEMENTARY TOTALS	5,826	8,390	5,406	5,110	4,895	4,808	4,790	4,830	4,922	5,099	5,250	5,335	5,453	5,587
% Max Capacity			64%	61%	58%	57%	57%	58%	59%	61%	63%	64%	65%	67%
Elementary Percent Change			-3.40%	-5.48%	-4.21%	-1.78%	-0.37%	0.83%	1.91%	3.59%	2.96%	1.63%	2.20%	2.46%
Elementary Absolute Change			-190	-296	-215	-87	-18	40	92	177	151	85	117	134

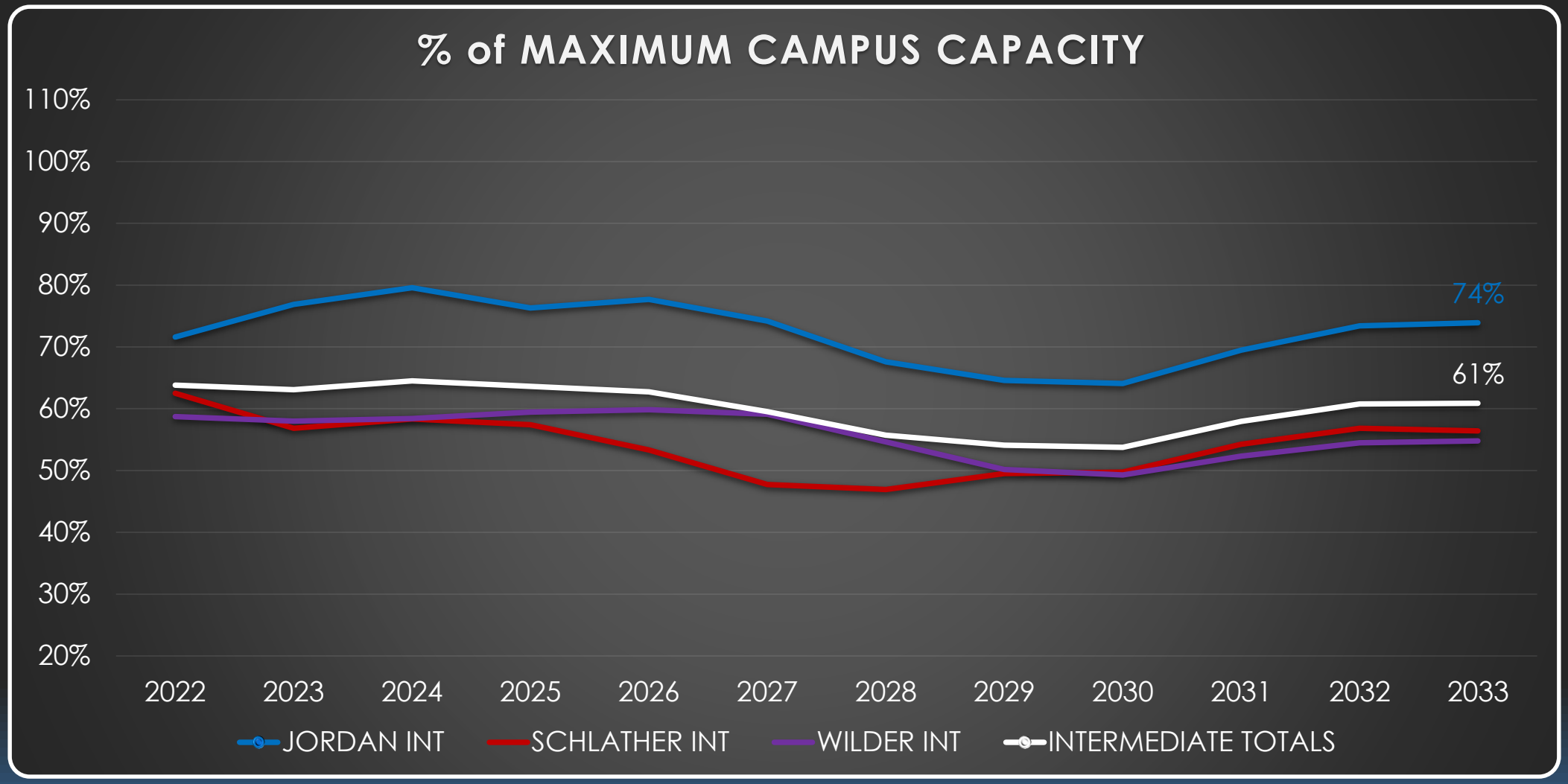
ELEMENTARY CAPACITIES



INTERMEDIATE CAPACITIES

Campus	Functional Capacity	Max Capacity	Previous Year	Current PEIMS	ENROLLMENT PROJECTIONS									
			2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
JORDAN INT	810	1,000	716	769	796	763	777	742	676	646	641	695	734	739
% Max Capacity			72%	77%	80%	76%	78%	74%	68%	65%	64%	70%	73%	74%
SCHLATHER INT	810	1,200	750	682	700	689	640	573	563	594	597	651	682	677
% Max Capacity			63%	57%	58%	57%	53%	48%	47%	50%	50%	54%	57%	56%
WILDER INT	810	1,250	734	725	730	743	748	739	683	627	616	654	681	685
% Max Capacity			59%	58%	58%	59%	60%	59%	55%	50%	49%	52%	54%	55%
INTERMEDIATE TOTALS		3,450	2,201	2,176	2,226	2,195	2,165	2,054	1,922	1,867	1,854	2,000	2,097	2,101
% Max Capacity			64%	63%	65%	64%	63%	60%	56%	54%	54%	58%	61%	61%
Intermediate Percent Change			-6.13%	-1.09%	2.30%	-1.39%	-1.37%	-5.13%	-6.43%	-2.86%	-0.70%	7.87%	4.85%	0.19%
Intermediate Absolute Change			-144	-24	50	-31	-30	-111	-132	-55	-13	146	97	4

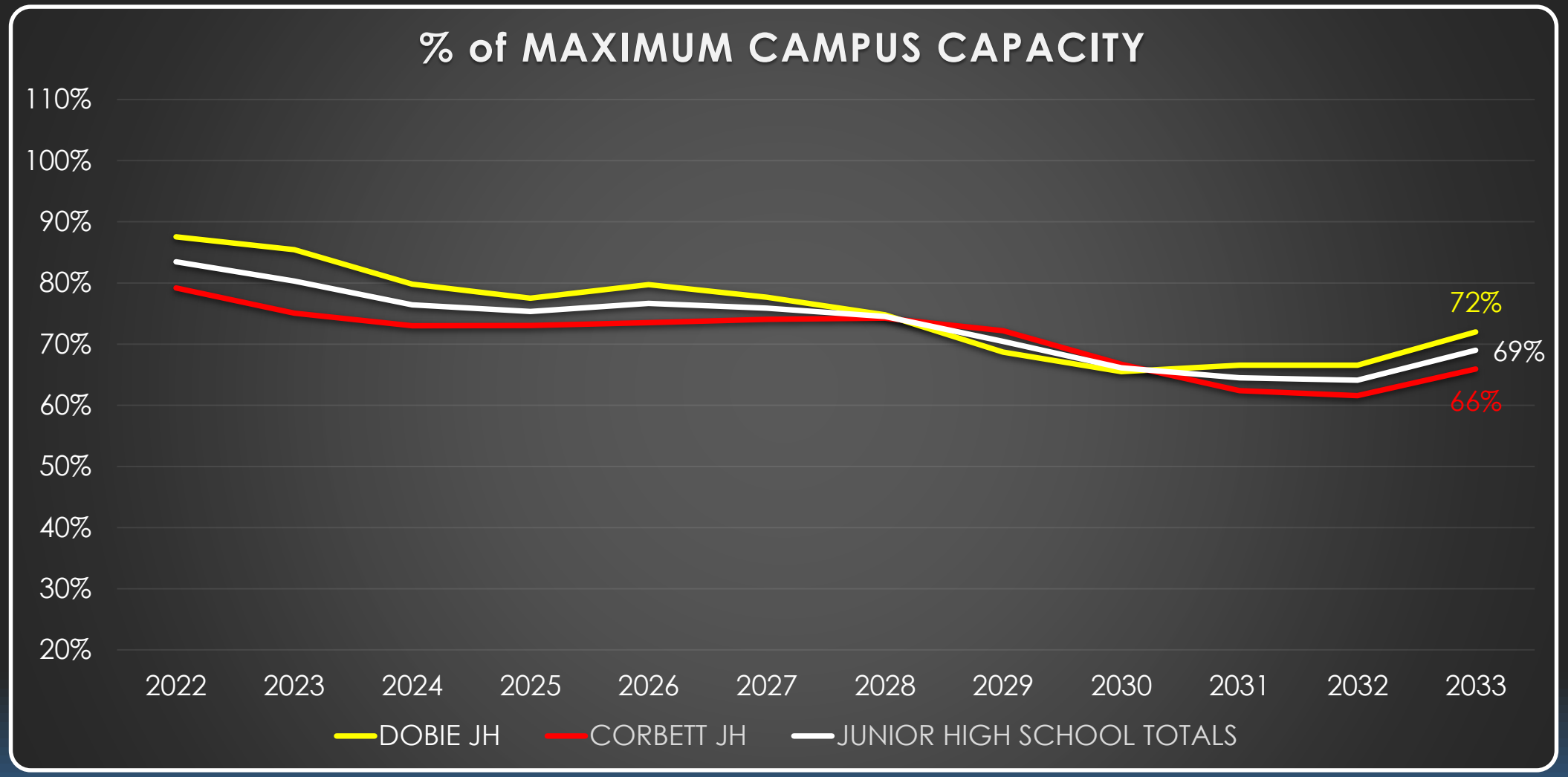
INTERMEDIATE CAPACITIES



JUNIOR HIGH CAPACITIES

Campus	Functional Capacity	Max Capacity	Previous Year	Current PEIMS	ENROLLMENT PROJECTIONS									
			2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
DOBIE JH	1,300	1,540	1,348	1,316	1,229	1,194	1,228	1,196	1,152	1,058	1,009	1,025	1,025	1,109
% Max Capacity			88%	85%	80%	78%	80%	78%	75%	69%	66%	67%	67%	72%
CORBETT JH	1,080	1,500	1,188	1,126	1,095	1,096	1,103	1,111	1,114	1,083	1,001	936	924	989
% Max Capacity			79%	75%	73%	73%	74%	74%	74%	72%	67%	62%	62%	66%
JUNIOR HIGH SCHOOL TOTALS		3,040	2,537	2,442	2,324	2,290	2,331	2,307	2,266	2,141	2,010	1,961	1,949	2,098
% Max Capacity			83%	80%	76%	75%	77%	76%	75%	70%	66%	65%	64%	69%
Junior High School Percent Change			-2.62%	-3.71%	-4.83%	-1.46%	1.79%	-1.03%	-1.78%	-5.52%	-6.12%	-2.44%	-0.61%	7.64%
Junior High School Absolute Change			-68	-94	-118	-34	41	-24	-41	-125	-131	-49	-12	149

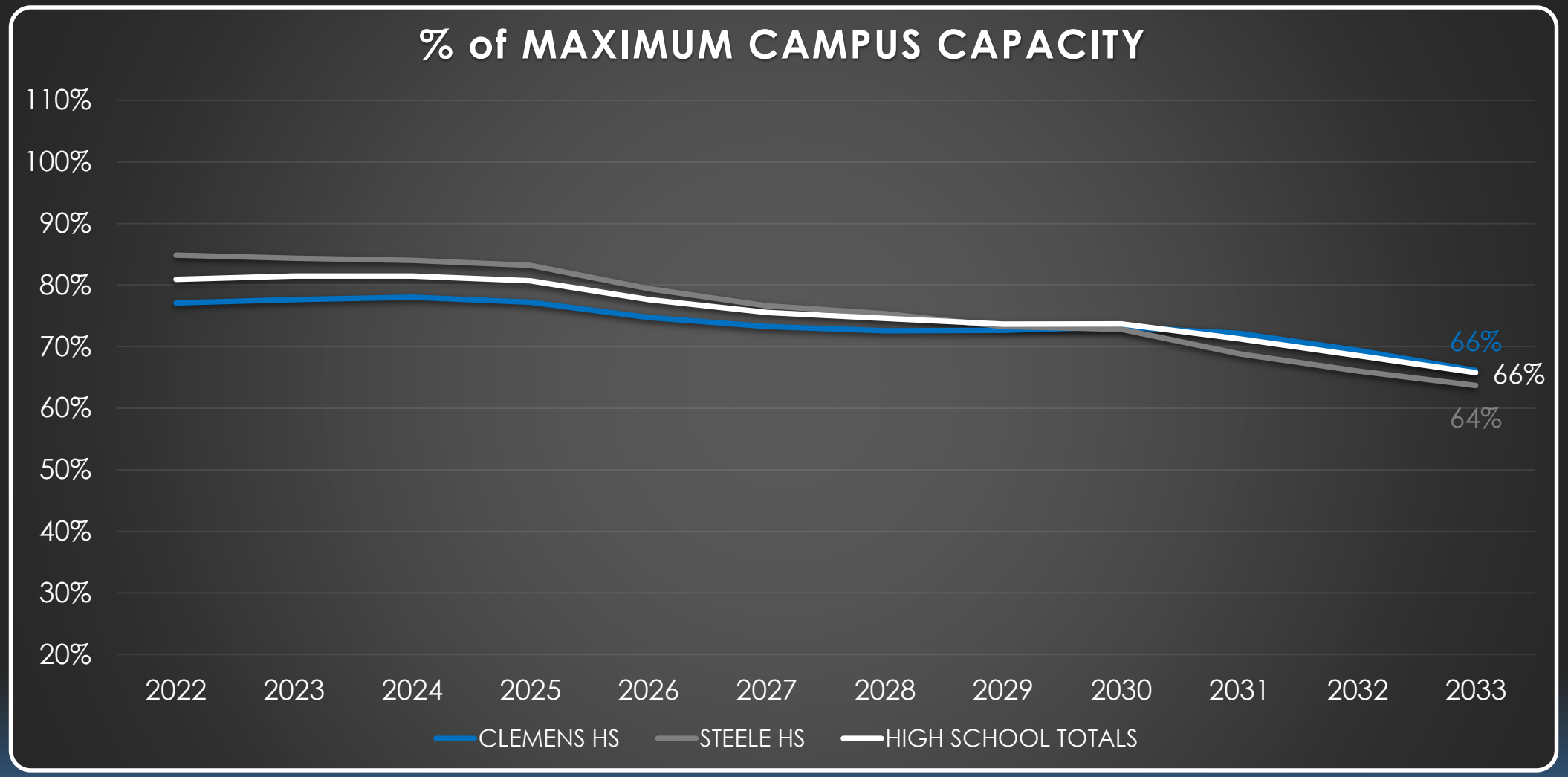
JUNIOR HIGH CAPACITIES



HIGH SCHOOL CAPACITIES

Campus	Functional Capacity	Max Capacity	Previous Year	Current PEIMS	ENROLLMENT PROJECTIONS									
			2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
CLEMENS HS	2,700	3,300	2,544	2,563	2,576	2,550	2,469	2,419	2,397	2,400	2,418	2,383	2,292	2,183
% Max Capacity			77%	78%	78%	77%	75%	73%	73%	73%	73%	72%	69%	66%
STEELE HS	2,160	3,200	2,716	2,700	2,688	2,663	2,541	2,452	2,411	2,345	2,330	2,202	2,113	2,038
% Max Capacity			85%	84%	84%	83%	79%	77%	75%	73%	73%	69%	66%	64%
HIGH SCHOOL TOTALS		6,650	5,381	5,418	5,419	5,368	5,165	5,026	4,963	4,900	4,903	4,740	4,560	4,376
% Max Capacity			81%	81%	81%	81%	78%	76%	75%	74%	74%	71%	69%	66%
High School Percent Change			0.69%	0.71%	0.02%	-0.94%	-3.78%	-2.69%	-1.25%	-1.27%	0.06%	-3.32%	-3.80%	-4.04%
High School Absolute Change			37	38	1	-52	-204	-137	-64	-63	3	-163	-180	-183

HIGH SCHOOL CAPACITIES



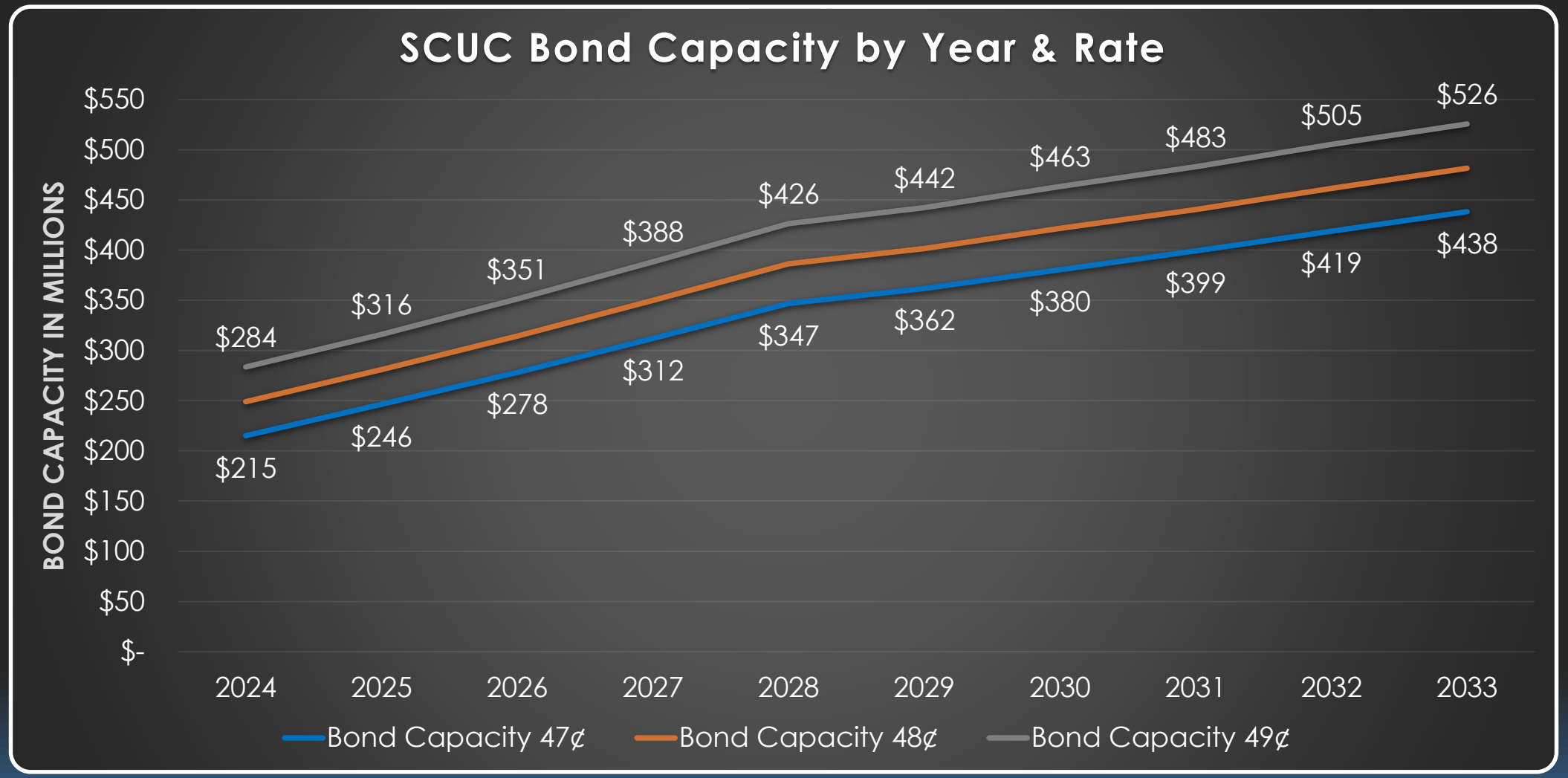
FORECASTING CONSIDERATIONS

- Enrollment
  - Historical Trends
  - Projections
  - Transfers to Charters and Other ISDs
- Campus Capacity
- Bonding Capacity

PROJECTING BONDING CAPACITY - SCUC

- Projecting Tax Revenue
  - Assumes NO refinancing for bond savings
    - Defeasing principal
  - Modest property value growth
    - 4.0% annual increase for 2024-2028
    - 2.0% annual increase for 2029-2033
- As debt is restructured and property values increase, we begin to have some bonding capacity
  - Capacity for additional debt is lower at first, more in later years
- Forecasting using three options for I&S Tax Rate
  - **$0.47** per $100 of valuation (Current), **$0.48** per $100 valuation, and **$0.49** per $100 valuation

PROJECTED AVAILABLE BOND DOLLARS



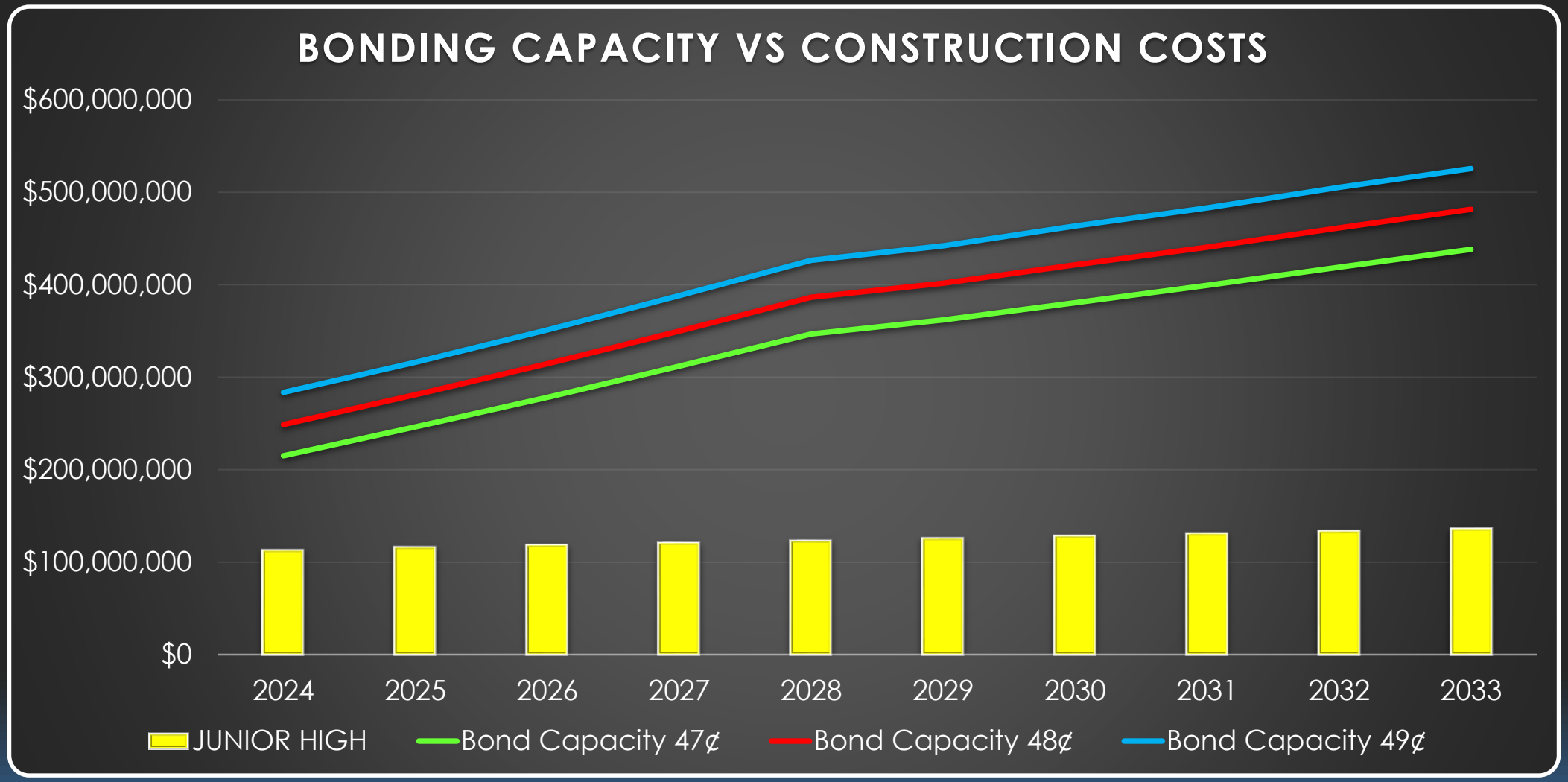
PROJECTING FACILITY COSTS - SCUC

- Projecting Future Costs of New Facilities
  - Fluctuating materials and labor costs make long-term projections difficult
  - The market has seen huge inflation over the last several years, but seems to have stabilized during 2023
    - 2020-2023 we experienced 7-15% inflation annually
  - Projecting past 2024
    - 3% annual inflation for 2024
    - 2% annual inflation for 2025 and beyond
- Construction Estimate Rules of Thumb – 2024 Dollars
  - High School - $235 Million
  - Junior High School - $113 Million
  - Intermediate/Elementary - $72 Million

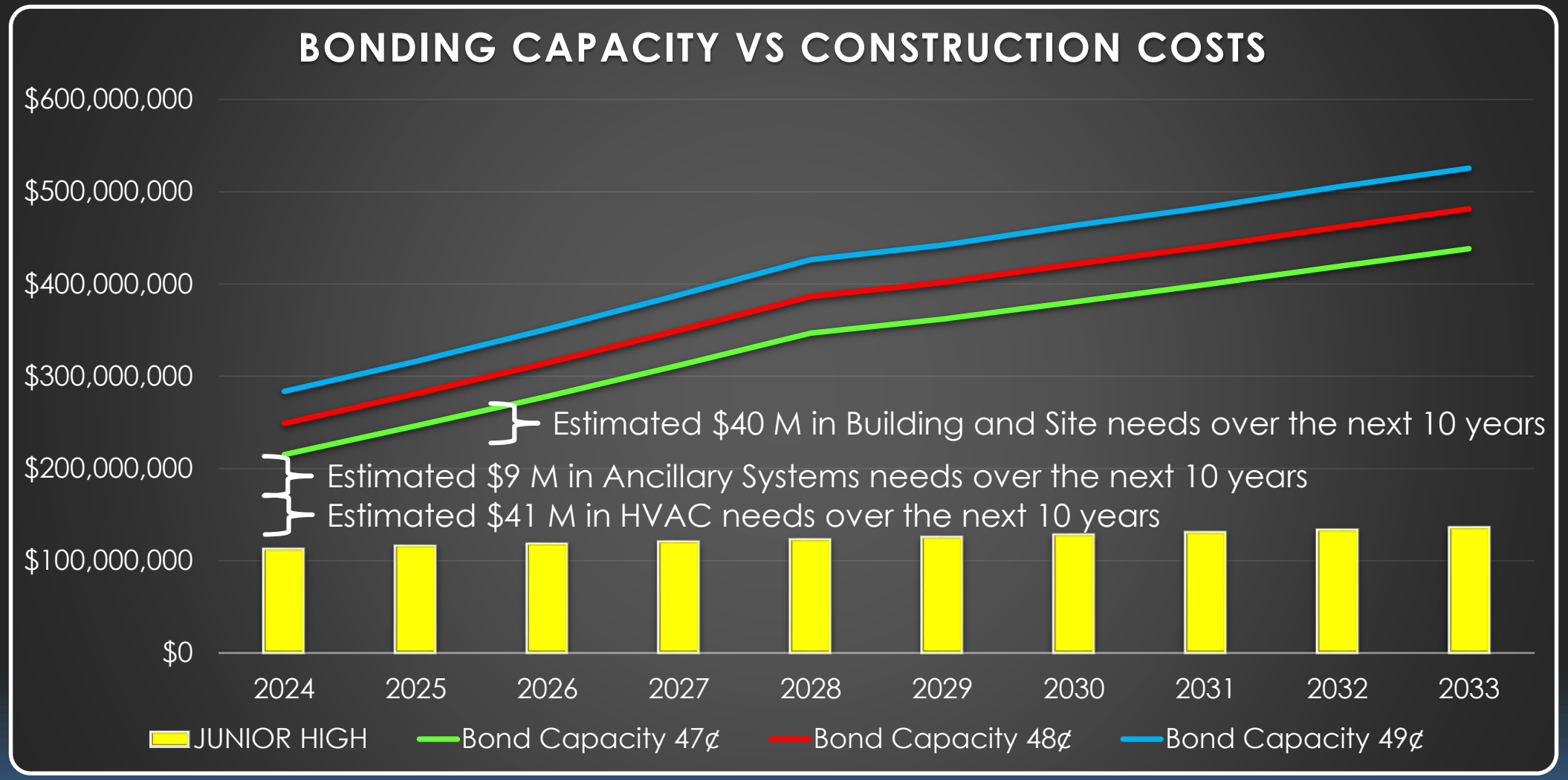
PROJECTING FACILITY COSTS - SCUC

YEAR	High School	Junior High	Elementary/ Intermediate
2024	$ 235,000,000	$ 113,000,000	$ 72,000,000
2025-P	$ 242,050,000	$ 116,390,000	$ 74,160,000
2026-P	$ 246,891,000	$ 118,717,800	$ 75,643,200
2027-P	$ 251,828,820	$ 121,092,156	$ 77,156,064
2028-P	$ 256,865,396	$ 123,513,999	$ 78,699,185
2029-P	$ 262,002,704	$ 125,984,279	$ 80,273,169
2030-P	$ 267,242,758	$ 128,503,965	$ 81,878,632
2031-P	$ 272,587,614	$ 131,074,044	$ 83,516,205
2032-P	$ 278,039,366	$ 133,695,525	$ 85,186,529
2033-P	$ 283,600,153	$ 136,369,435	$ 86,890,260
2034-P	$ 289,272,156	$ 139,096,824	$ 88,628,065

PROJECTED BOND CAPACITIES VS. CONSTRUCTION COSTS



PROJECTED BOND CAPACITIES VS. CONSTRUCTION COSTS



TAKE AWAYS….

- Student Enrollment/Projections
  - Prior to COVID-19 SCUC ISD's enrollment growth had slowed to 1% per year
  - COVID and the opening of charter schools has impacted district enrollment, especially at the younger grades
  - This multi-year impact is reducing our enrollment even with new housing
  - An average 1% annual decline in enrollment is forecasted for the next six years
- Capacity Relief Tools
  - We have multiple tools to help relieve our campuses once they surpass 90% of their max capacity and move closer to 100%
- With our projected enrollment declining, our attention must be focused on maintaining the infrastructure of our existing buildings and identifying future programmatic needs for our students
- We also need to consider if 2 Junior Highs continue to meet the needs of our District

QUESTIONS/COMMENTS



Zonda™
Education



3Q24

Demographic Report

Annual Enrollment Change

Year (Oct.)	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2020/21	325	951	1,019	1,040	1,077	1,135	1,143	1,232	1,248	1,219	1,293	1,394	1,305	1,292	15,673		
2021/22	455	935	997	1,019	1,074	1,116	1,124	1,221	1,287	1,318	1,428	1,347	1,305	1,264	15,890	217	1.4%
2022/23	436	819	962	998	1,077	1,114	1,067	1,133	1,230	1,306	1,478	1,371	1,247	1,283	15,521	-369	-2.3%
2023/24	430	788	838	967	997	1,090	1,079	1,097	1,178	1,264	1,435	1,459	1,238	1,286	15,146	-375	-2.4%
2024/25	444	737	814	895	989	1,018	1,121	1,116	1,112	1,232	1,469	1,403	1,394	1,202	14,946	-200	-1.3%

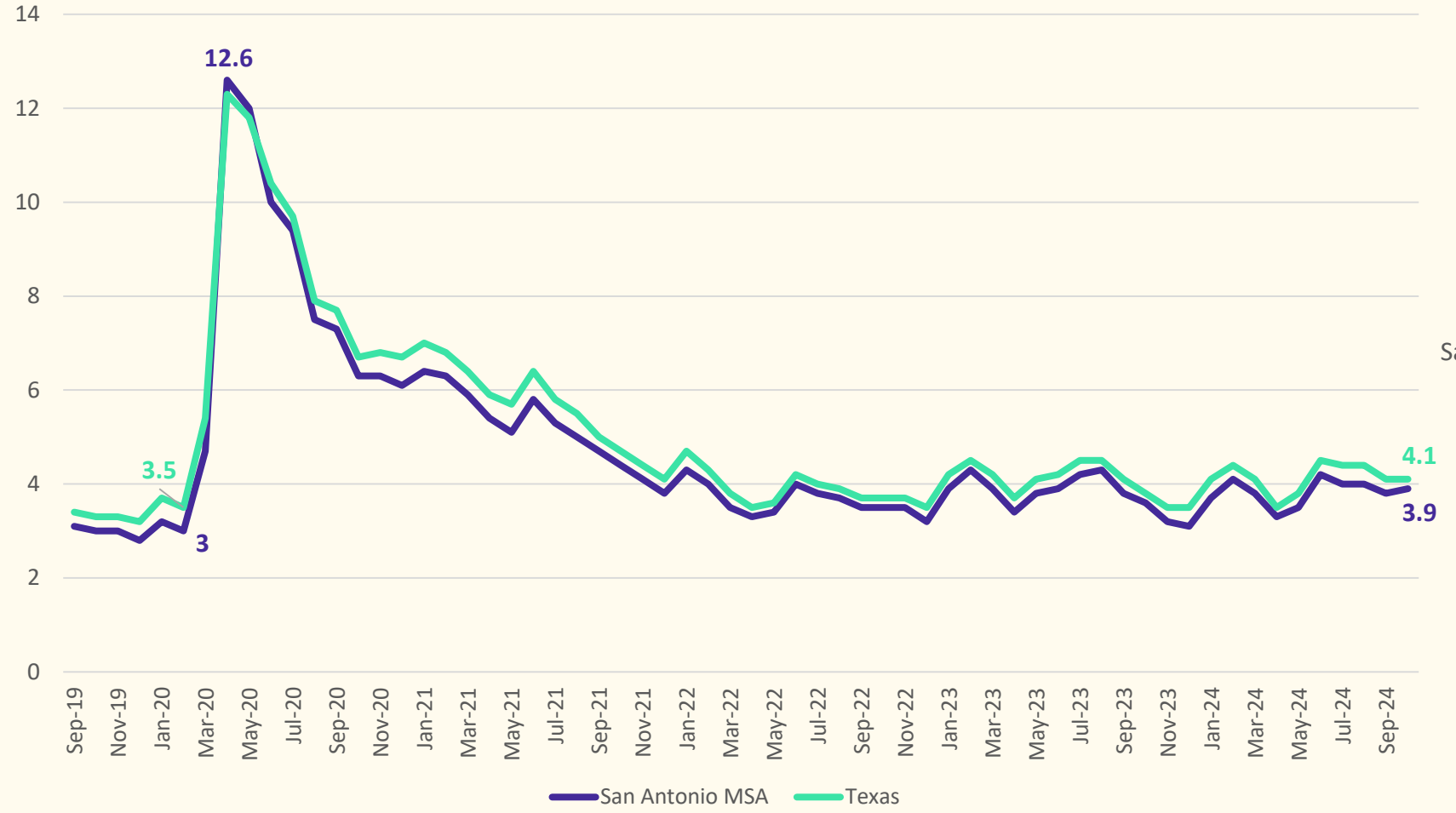
**Yellow Box = largest grade per year*
Green Box = second largest grade per year

2024/25	384	747	849	866	1,006	1,043	1,108	1,118	1,126	1,198	1,413	1,427	1,354	1,225	14,864
Difference	60	-10	-35	29	-17	-25	13	-2	-14	34	56	-24	40	-23	82
	18.5%	-1.1%	-3.4%	2.8%	-1.6%	-2.2%	1.1%	-0.2%	-1.1%	2.8%	4.3%	-1.7%	3.1%	-1.8%	0.5%

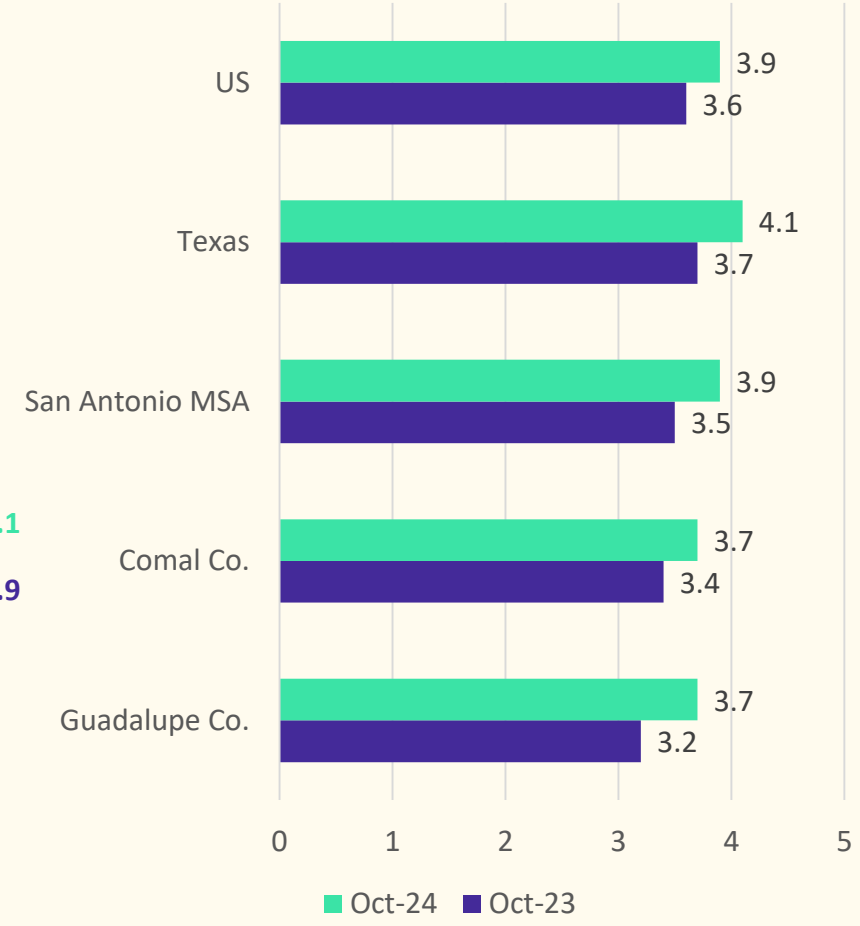
3-year avg.	0.992	0.924	1.028	1.025	1.026	1.023	0.984	1.023	1.020	1.029	1.127	0.975	0.928	0.995	1.005	1.004	1.025	1.006
Cohorts	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Elem	Int	Mid	High
2021/22	1.400	0.983	1.048	1.000	1.033	1.036	0.990	1.068	1.045	1.056	1.171	1.042	0.936	0.969	1.020	1.029	1.050	1.029
2022/23	0.958	0.876	1.029	1.001	1.057	1.037	0.956	1.008	1.007	1.015	1.121	0.960	0.926	0.983	1.000	0.982	1.011	0.998
2023/24	0.986	0.962	1.023	1.005	0.999	1.012	0.969	1.028	1.040	1.028	1.099	0.987	0.903	1.031	1.000	0.998	1.034	1.005
2024/25	1.033	0.935	1.033	1.068	1.023	1.021	1.028	1.034	1.014	1.046	1.162	0.978	0.955	0.971	1.016	1.031	1.030	1.017

Local Economic Conditions

Unemployment Rate, Sept 2019 – Oct 2024



Unemployment Rate, Year Over Year



Zonda Education

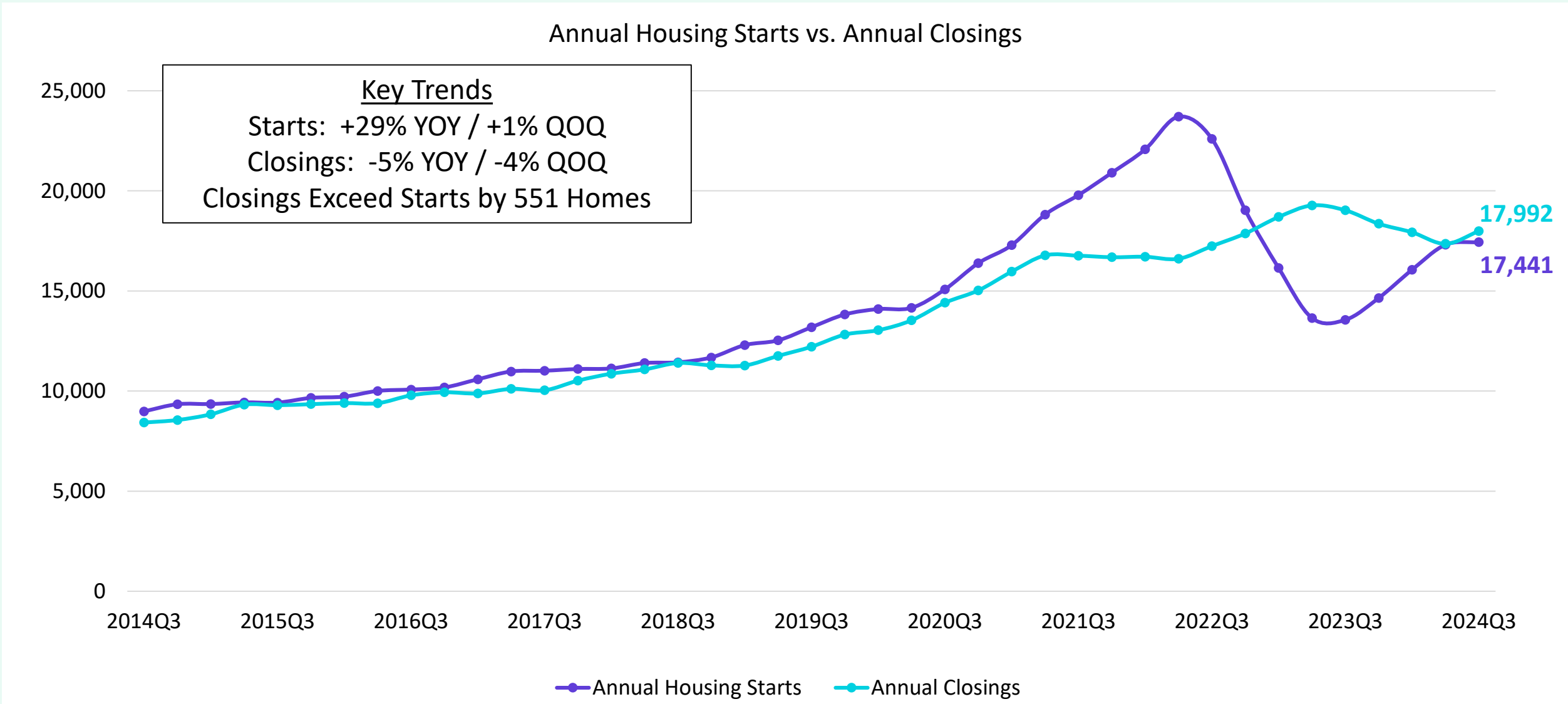
Housing Activity by MSA

Top 25 Housing Starts Markets (3Q2024)

Rank	Market	3Q24 Annualized Starts	3Q24 YOY Change	3Q19 Annualized Starts	Change from 2019
1	Dallas	46,635	11%	33,560	39%
2	Houston	38,128	14%	29,712	28%
3	Phoenix	23,399	50%	21,093	11%
4	Atlanta	18,338	6%	22,899	-20%
5	San Antonio	17,751	33%	13,180	35%
6	Austin	16,663	11%	17,409	-4%
7	Orlando	14,595	-2%	14,056	4%
8	Tampa	12,459	3%	12,144	3%
9	Charlotte	11,625	0%	11,837	-2%
10	Raleigh	11,045	12%	9,723	14%
11	Riverside/San Bernardino	10,871	-2%	9,377	16%
12	Las Vegas	10,870	22%	9,834	11%
13	Miami	10,603	44%	8,387	26%
14	Washington, DC	10,439	2%	12,980	-20%
15	Sarasota	10,387	10%	5,897	76%
16	Jacksonville	10,297	12%	8,506	21%
17	Nashville	9,887	17%	8,439	17%
18	Lakeland	8,556	29%	4,885	75%
19	Denver	8,291	22%	10,144	-18%
20	Portland	8,226	108%	5,143	60%
21	Seattle	7,814	37%	9,002	-13%
22	Minneapolis	7,121	13%	7,755	-8%
23	Sacramento	7,060	20%	5,856	21%
24	Chicago	6,947	19%	6,420	8%
25	Indianapolis	6,846	16%	5,874	17%

Source: Zonda

San Antonio New Home Closings



Source: Zonda

Zonda Education

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San Antonio New Home Ranking Report

ISD Ranked by Annual Closings – 3Q24

Rank	District	Annual Starts	Annual Closings	Inventory	VDL	Future
1	NORTHSIDE ISD	3,637	3,710	1,999	6,305	21,310
2	COMAL ISD	2,442	2,704	1,776	4,918	24,373
3	MEDINA VALLEY ISD	2,202	2,382	1,217	4,596	31,031
4	EAST CENTRAL ISD	2,222	2,055	1,254	4,560	24,573
5	SOUTHWEST ISD	1,333	1,203	739	2,317	7,002
6	JUDSON ISD	679	941	308	508	969
7	**SCHERTZ CIBOLO ISD***	**770**	**831**	**442**	**1,939**	**6,169**
8	NAVARRO ISD	834	810	482	1,253	6,877
9	BOERNE ISD	784	768	555	1,264	9,651
10	SOUTHSIDE ISD	706	731	298	964	16,713
11	NEW BRAUNFELS ISD	610	618	388	767	6,366
12	NORTH EAST ISD	347	342	220	899	5,316
13	SEGUIN ISD	318	321	250	588	5,519
14	SOUTH SAN ANTONIO ISD	247	222	162	160	720
15	MARION ISD	194	166	111	264	4,352
16	FLORESVILLE ISD	127	139	54	205	0
17	SAN ANTONIO ISD	70	100	138	327	688
18	LYTLE ISD	88	73	50	334	1,046
19	PLEASANTON ISD	49	64	25	83	0
20	ALAMO HEIGHTS ISD	4	39	23	16	19

** Based on additional research by Zonda Education*

*** Totals **DO NOT** include age-restricted communities*

Zonda Education

District New Home Starts and Closings by Quarter



Starts	2018	2019	2020	2021	2022	2023	2024
1Q	175	201	237	294	349	103	189
2Q	180	176	197	300	393	187	260
3Q	177	207	261	265	174	241	163
4Q	185	198	232	319	63	157	
Total	**717**	**782**	**927**	**1,178**	**979**	**688**	**612**

Closings	2018	2019	2020	2021	2022	2023	2024
1Q	133	138	165	190	181	280	235
2Q	185	211	249	258	227	247	249
3Q	185	240	286	268	218	199	200
4Q	161	179	213	196	334	155	
Total	**664**	**768**	**913**	**912**	**960**	**881**	**684**

District Housing Overview by Elementary Zone

Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Const.	Inventory	Vacant Dev. Lots	Future
CIBOLO VALLEY	85	19	110	27	29	52	275	238
GREEN VALLEY	0	0	0	0	0	0	0	0
PASCHAL	4	0	1	0	1	3	41	242
ROSE GARDEN	205	57	226	38	86	126	680	2,722
SCHERTZ	0	0	23	2	0	1	0	60
SIPPEL	288	63	227	64	89	151	637	1,556
WATTS	53	7	93	26	14	28	23	580
WIEDERSTEIN	135	17	151	43	28	81	283	771
Grand Total	**770**	**163**	**831**	**200**	**247**	**442**	**1,939**	**6,169**

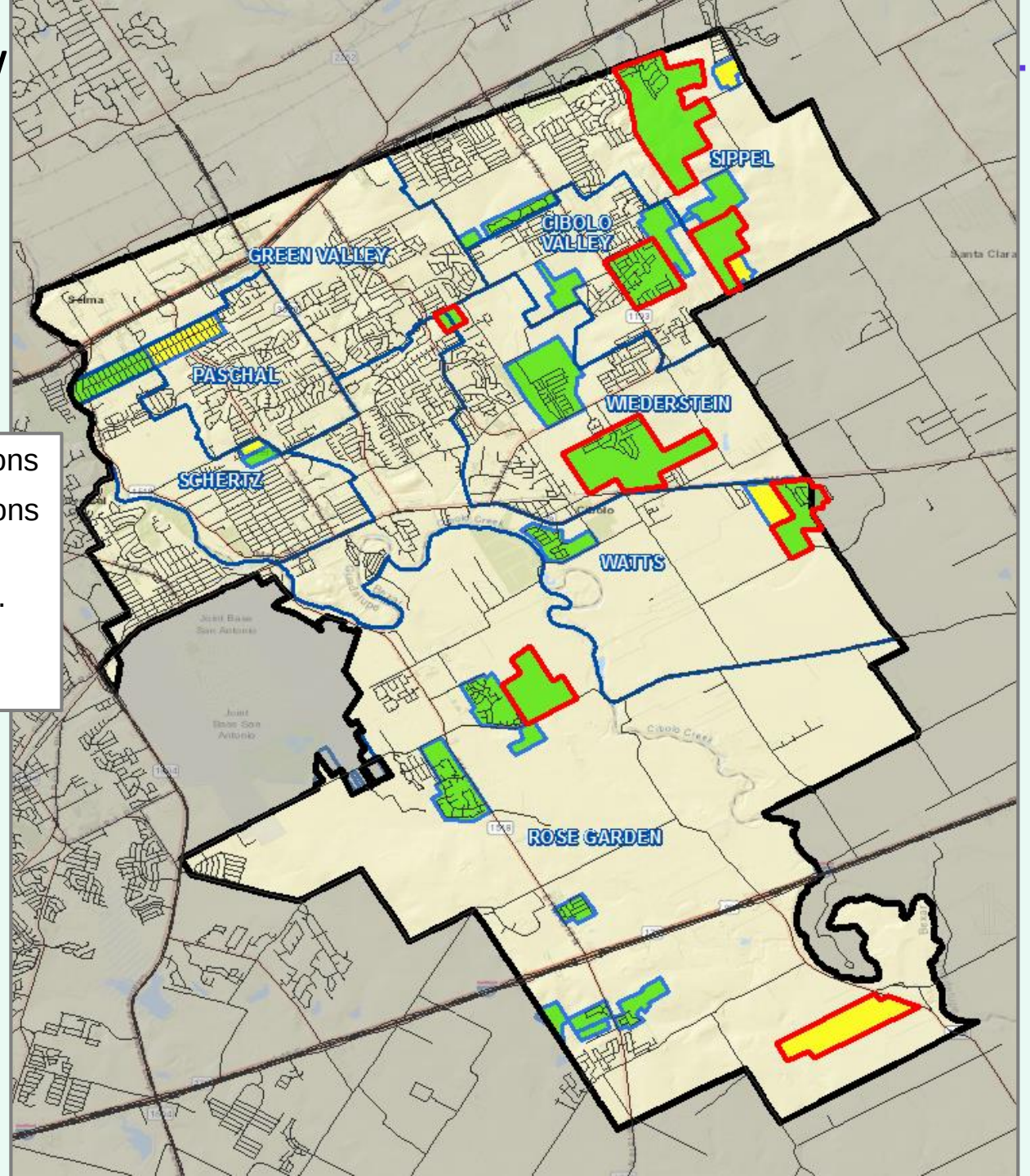
Highest activity in the category

Second highest activity in the category

Third highest activity in the category

District Housing Overview

- The district has 24 actively building subdivisions
- Within SCUCISD there are 6 future subdivisions in various stages of planning
- Of these, groundwork is underway on approx. 770 lots within 8 subdivisions
- 265 lots were delivered in the 3rd quarter



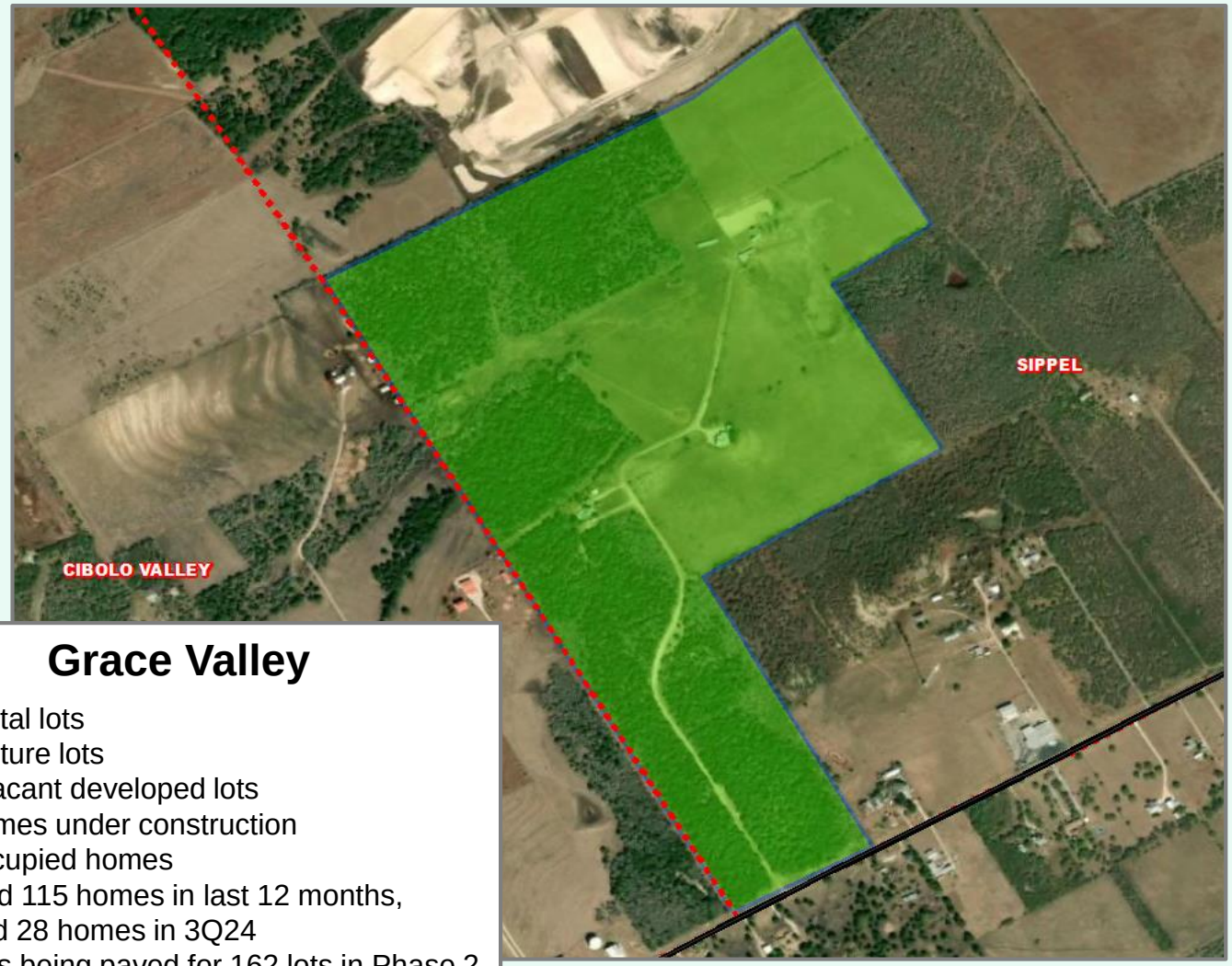
Groundwork Underway
Active
Future
Elementary Attendance Zones

Zonda Education

Residential Activity

Nov 2024





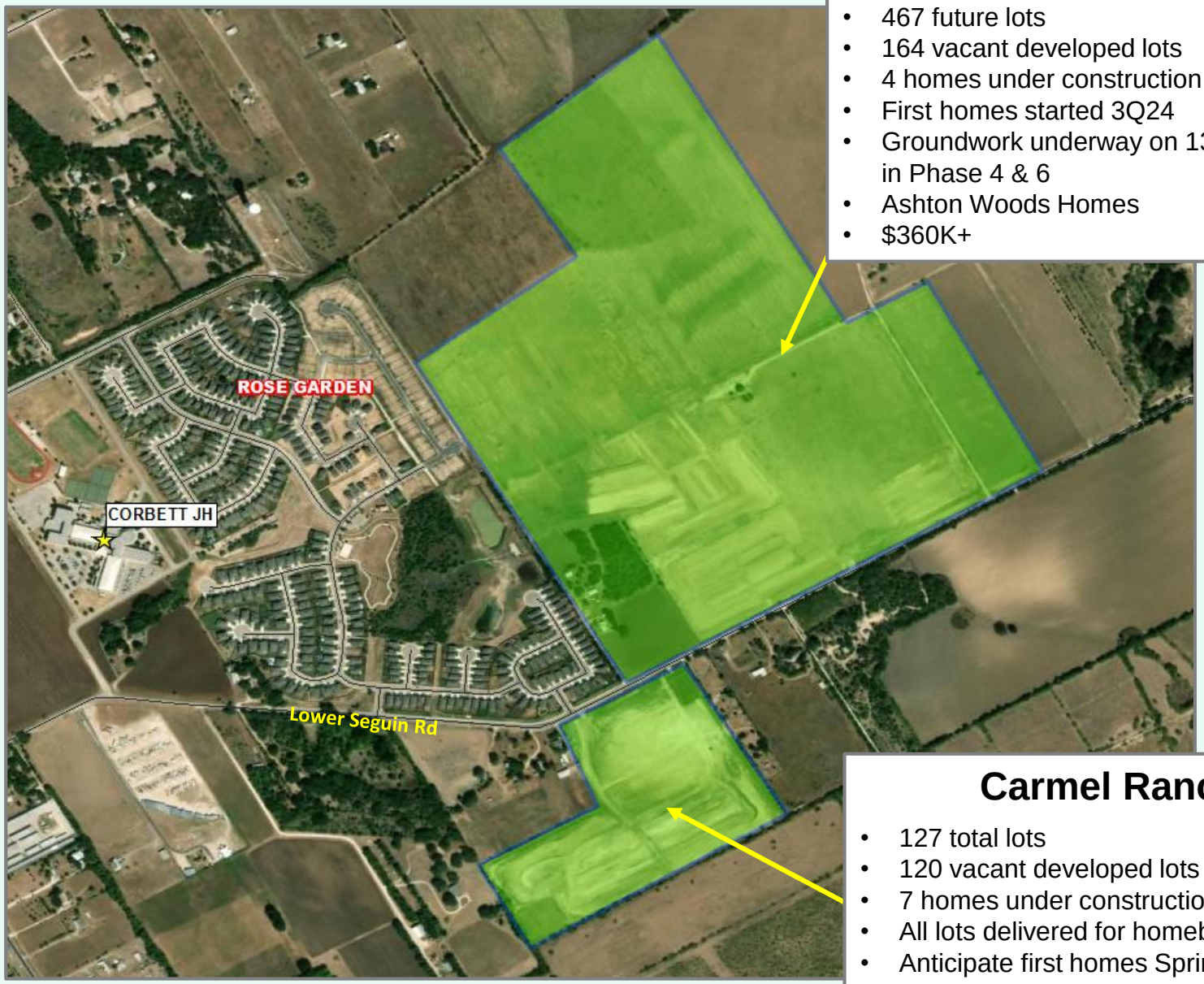
Grace Valley

- 868 total lots
- 574 future lots
- 159 vacant developed lots
- 31 homes under construction
- 97 occupied homes
- Started 115 homes in last 12 months, started 28 homes in 3Q24
- Streets being paved for 162 lots in Phase 2
- Lennar
- $237K+
- Current Student Yield = .20

Residential Activity

Saddlebrook Ranch

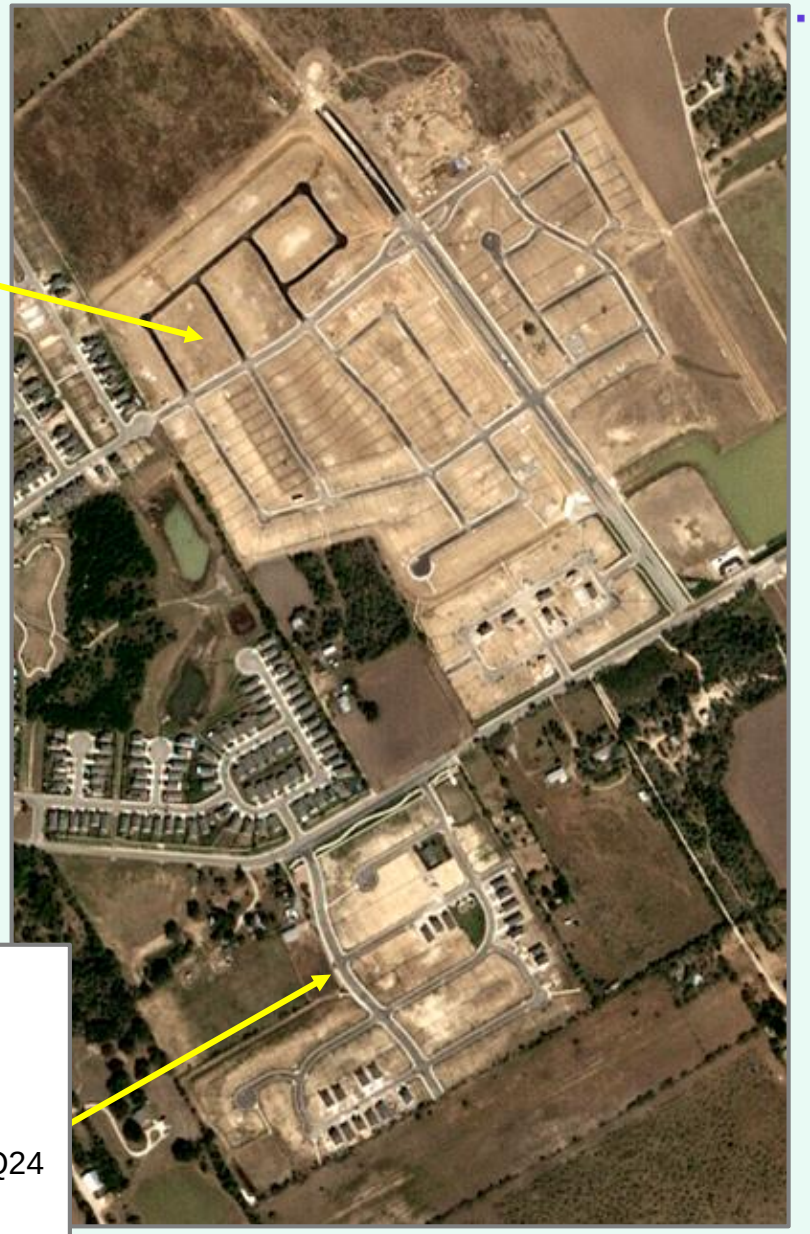
- 635 total lots
- 467 future lots
- 164 vacant developed lots
- 4 homes under construction
- First homes started 3Q24
- Groundwork underway on 132 lots in Phase 4 & 6
- Ashton Woods Homes
- $360K+



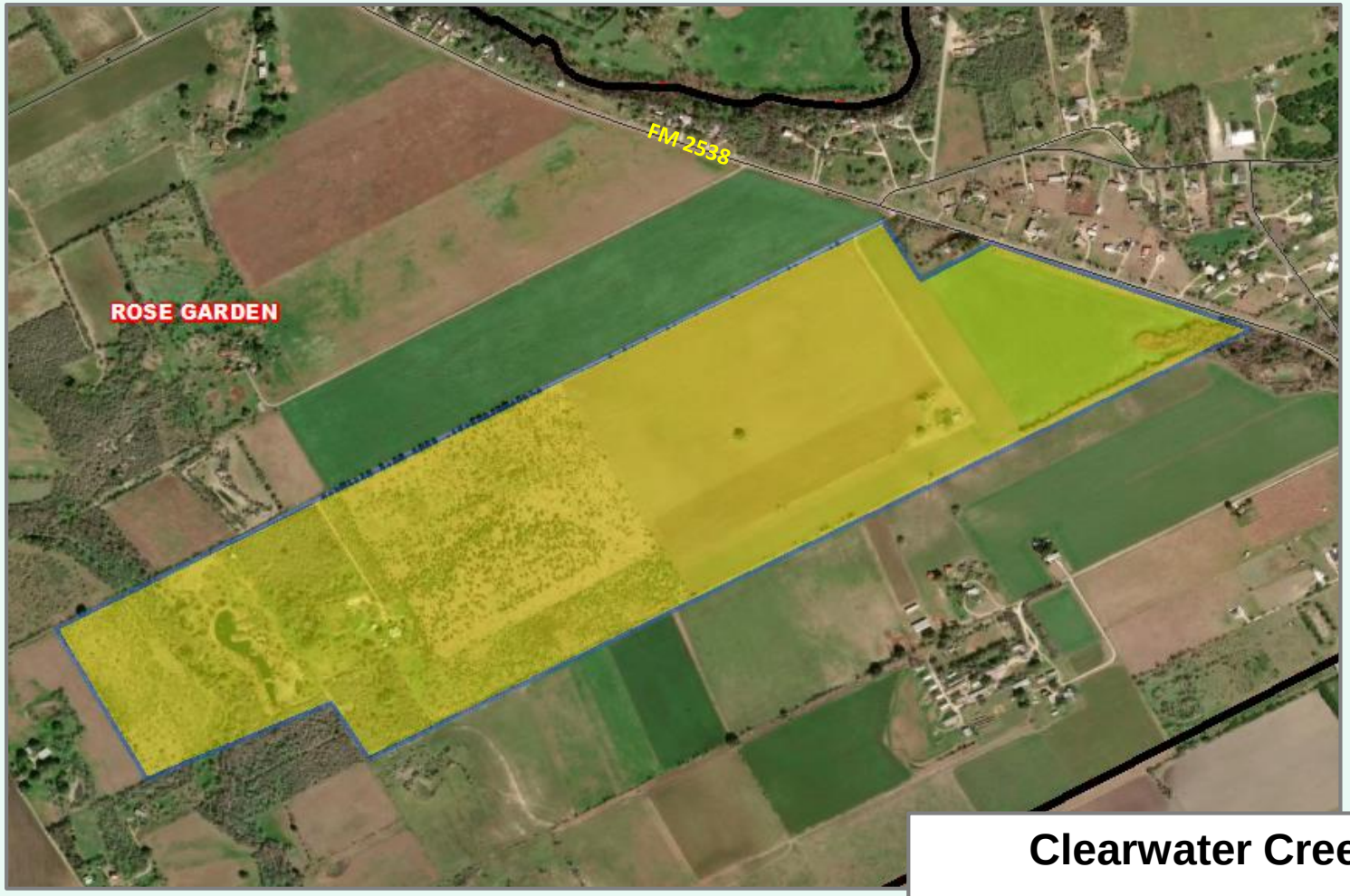
Carmel Ranch

- 127 total lots
- 120 vacant developed lots
- 7 homes under construction
- All lots delivered for homebuilding 3Q24
- Anticipate first homes Spring 2025
- Meritage Homes
- $402K+

Nov 2024



Residential Activity



Nov 2024



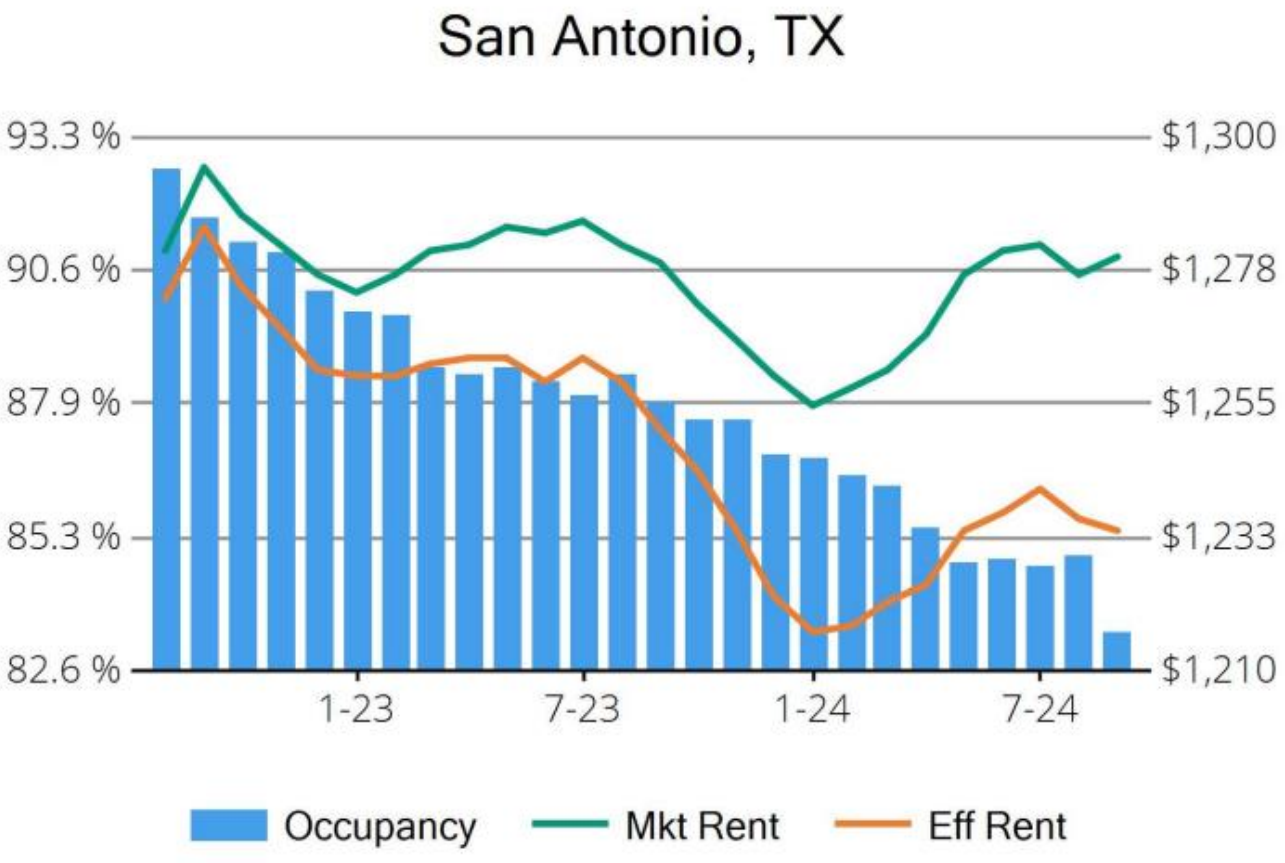
Clearwater Creek

- 1,156 total future lots
- Initial groundwork underway on 104 lots in Phase 1
- Lennar

Housing Market Trends: Multi-family Market- September 2024

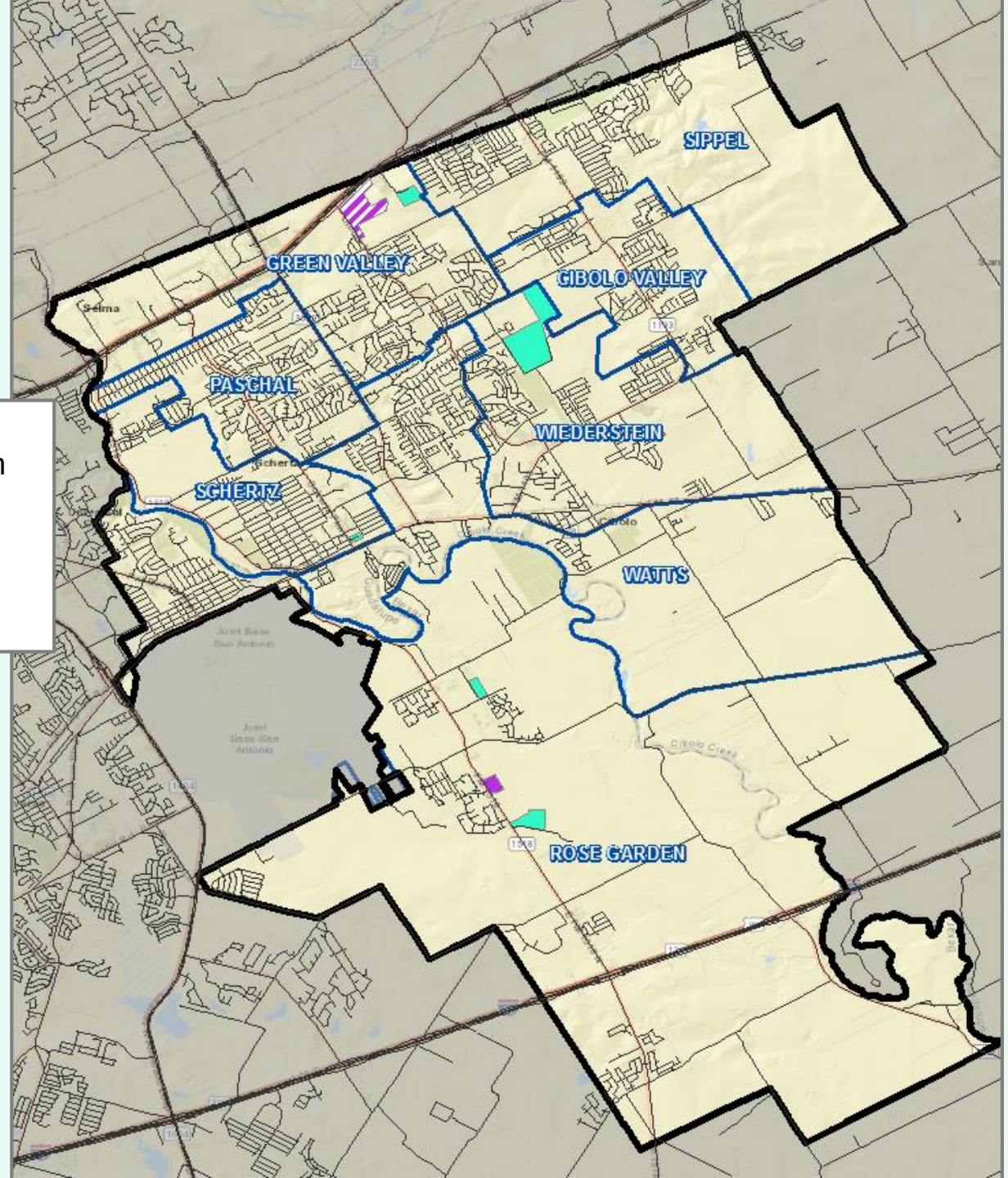
Stabilized and Lease-up Properties

Conventional Properties	Sep 2024	Annual Change
Occupancy	83.4	-5.6%
Unit Change	13,675	
Units Absorbed (Annual)	1,484	
Average Size (SF)	865	+0.8%
Asking Rent	$1,280	+0.1%
Asking Rent per SF	$1.48	-0.7%
Effective Rent	$1,234	-1.3%
Effective Rent per SF	$1.43	-2.1%
% Offering Concessions	44%	+35.7%
Avg. Concession Package	7.0%	+20.7%



District Multifamily Overview

- There are more than 600 multifamily units under construction, 318 of which are single family rental homes
- There are nearly 1,300 future multifamily units in various stages of planning across the district



Multifamily Developments

- Future Apartment
- Future Single Family Rental
- Apartment Under Construction
- Mobile Home Under Construction
- Single Family Rental Under Construction

Zonda Education

Residential Activity



Nov 2024



Schertz Station

- 318 single-family rental homes under construction
- Estimated lease date mid 2025

Residential Activity

Aviator 1518

- 300 apartment units under construction
- Estimated lease date mid 2025

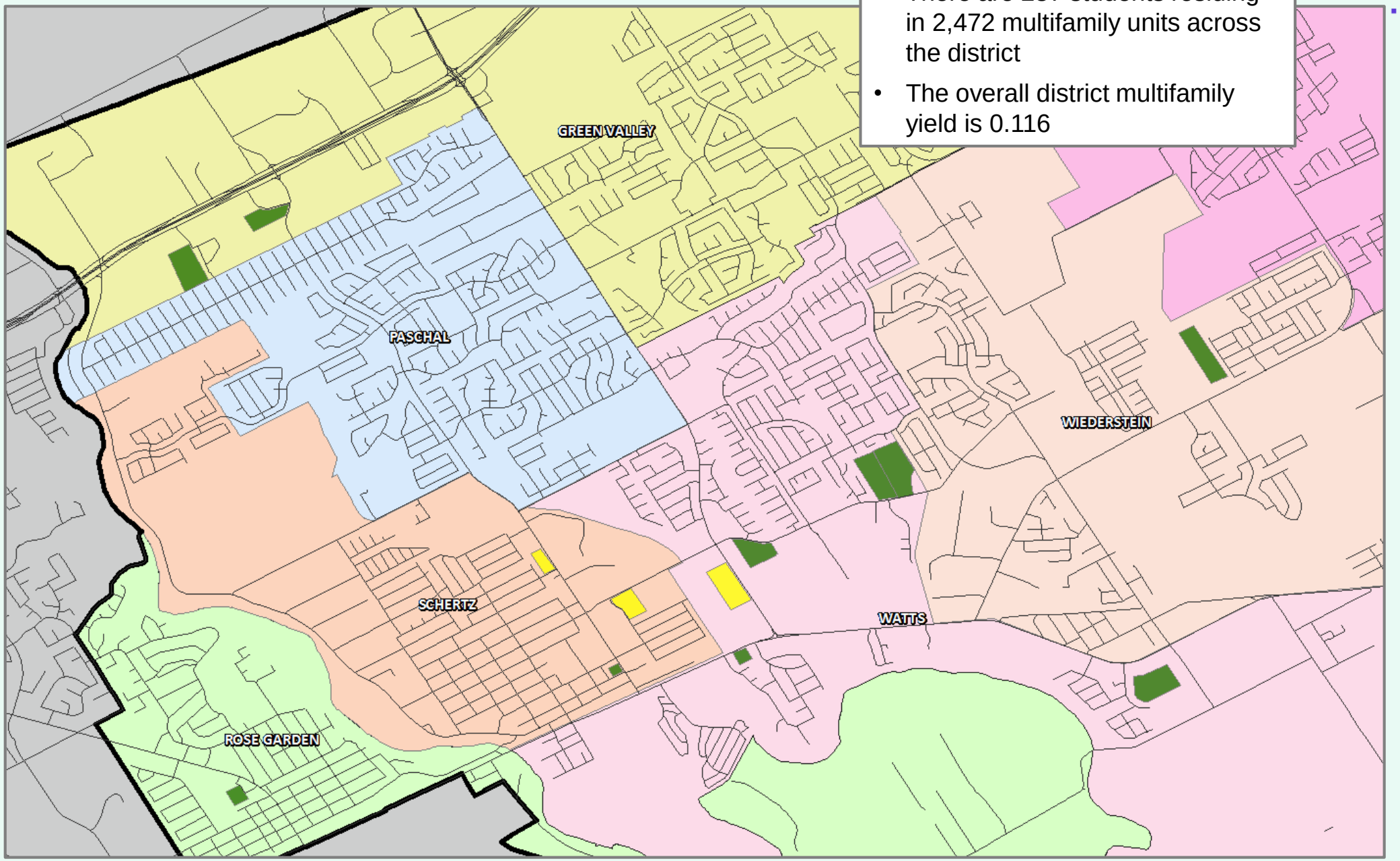


Nov 2024



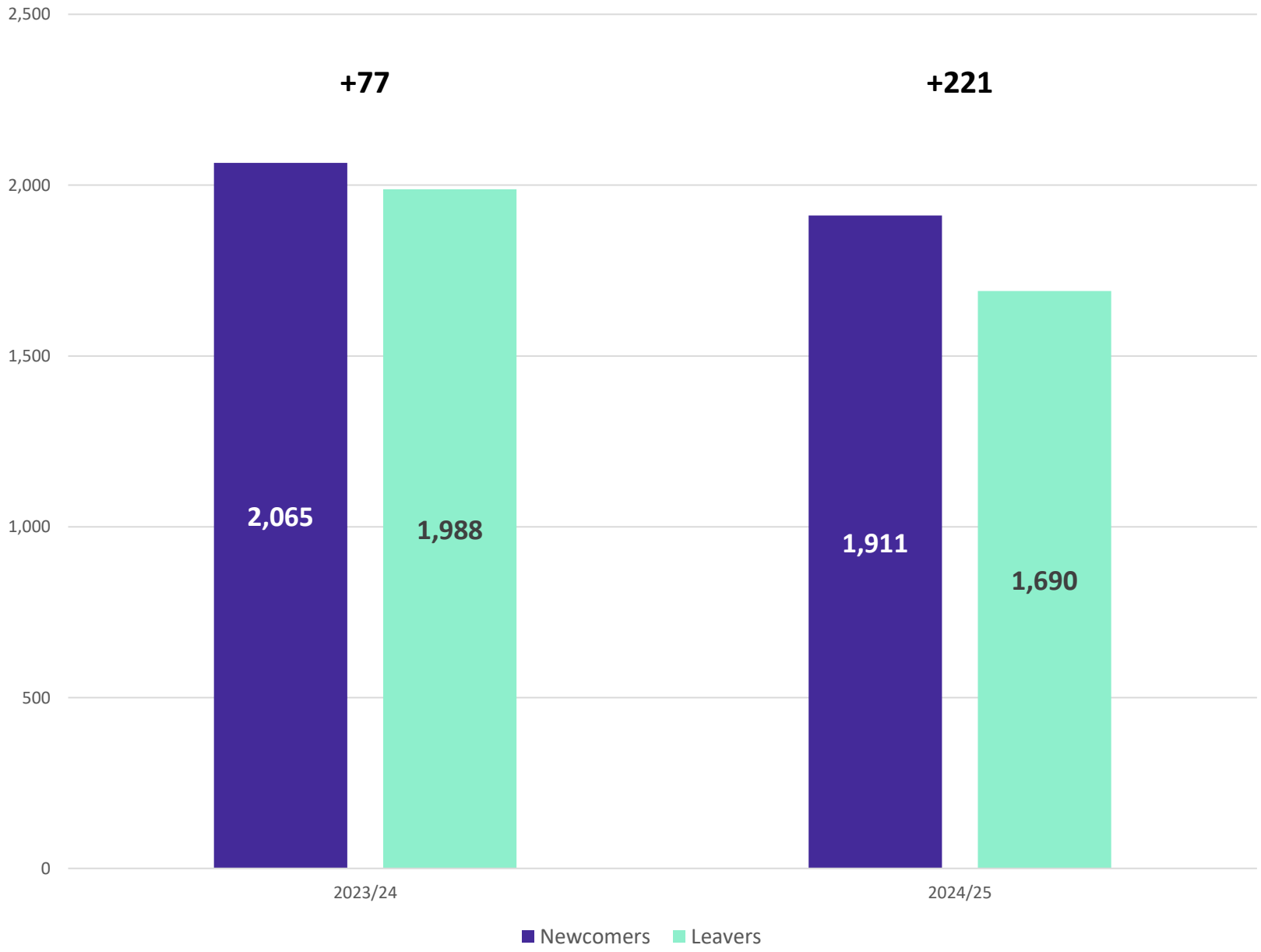
District Multifamily Yield

- There are 287 students residing in 2,472 multifamily units across the district
- The overall district multifamily yield is 0.116



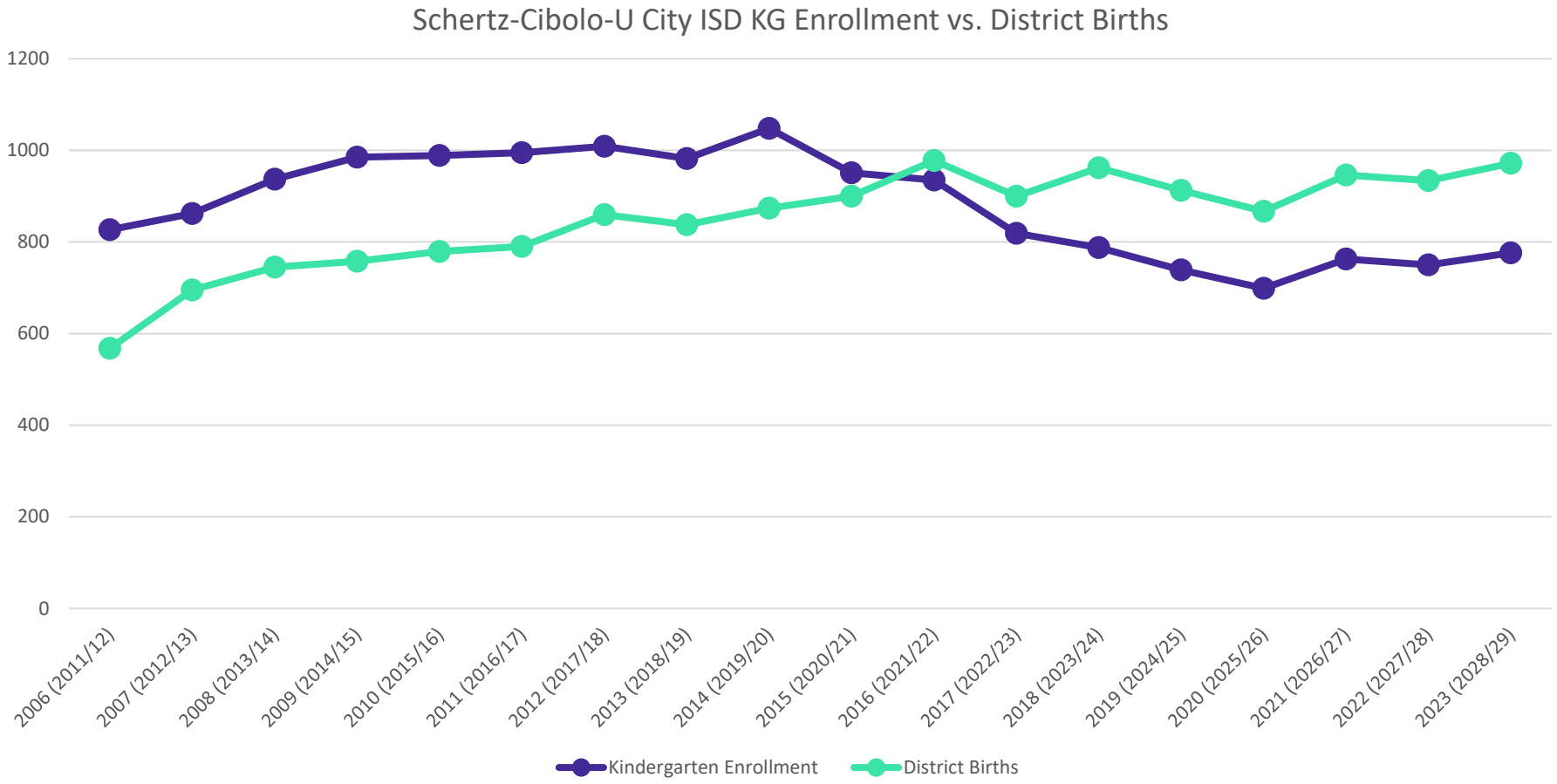
Zonda Education

Newcomers and Leavers



Zonda Education

Birth Rate Analysis



	Kindergarten Enrollment	District Births	Ratio
2006 (2011/12)	827	568	1.456
2007 (2012/13)	862	695	1.240
2008 (2013/14)	937	745	1.258
2009 (2014/15)	985	758	1.299
2010 (2015/16)	989	779	1.270
2011 (2016/17)	995	790	1.259
2012 (2017/18)	1,009	860	1.173
2013 (2018/19)	982	838	1.172
2014 (2019/20)	1,048	874	1.199
2015 (2020/21)	951	900	1.057
2016 (2021/22)	935	978	0.956
2017 (2022/23)	819	900	0.910
2018 (2023/24)	788	962	0.819
2019 (2024/25)	739	913	0.809
2020 (2025/26)	699	867	0.806
2021 (2026/27)	763	946	0.807
2022 (2027/28)	750	934	0.803
2023 (2028/29)	776	972	0.798

Ten Year Forecast by Grade Level

Year (Oct.)	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2020/21	325	951	1,019	1,040	1,077	1,135	1,143	1,232	1,248	1,219	1,293	1,394	1,305	1,292	15,673		
2021/22	455	935	997	1,019	1,074	1,116	1,124	1,221	1,287	1,318	1,428	1,347	1,305	1,264	15,890	217	1.4%
2022/23	436	819	962	998	1,077	1,114	1,067	1,133	1,230	1,306	1,478	1,371	1,247	1,283	15,521	-369	-2.3%
2023/24	430	788	838	967	997	1,090	1,079	1,097	1,178	1,264	1,435	1,459	1,238	1,286	15,146	-375	-2.4%
2024/25	444	737	814	895	989	1,018	1,121	1,116	1,112	1,232	1,469	1,403	1,394	1,202	14,946	-200	-1.3%
2025/26	452	715	766	853	925	1,022	1,057	1,171	1,147	1,150	1,415	1,438	1,354	1,374	14,839	-107	-0.7%
2026/27	458	780	747	805	886	972	1,051	1,094	1,207	1,189	1,315	1,388	1,374	1,352	14,618	-221	-1.5%
2027/28	461	768	815	789	838	922	998	1,091	1,120	1,253	1,370	1,286	1,335	1,363	14,409	-209	-1.4%
2028/29	463	797	806	858	825	877	953	1,038	1,119	1,160	1,436	1,342	1,237	1,326	14,237	-172	-1.2%
2029/30	463	811	826	836	888	851	903	988	1,057	1,161	1,331	1,406	1,287	1,232	14,040	-197	-1.4%
2030/31	463	833	840	860	865	918	878	938	1,015	1,098	1,335	1,303	1,352	1,279	13,977	-63	-0.4%
2031/32	463	850	867	874	894	900	948	913	961	1,052	1,264	1,307	1,252	1,343	13,888	-89	-0.6%
2032/33	463	862	877	899	906	926	929	985	935	997	1,207	1,237	1,254	1,246	13,723	-165	-1.2%
2033/34	463	885	890	910	931	939	957	966	1,009	970	1,146	1,184	1,185	1,247	13,682	-41	-0.3%
2034/35	463	902	917	924	943	965	971	995	991	1,047	1,115	1,124	1,140	1,180	13,677	-5	0.0%

Yellow box = largest grade per year
Green box = second largest grade per year

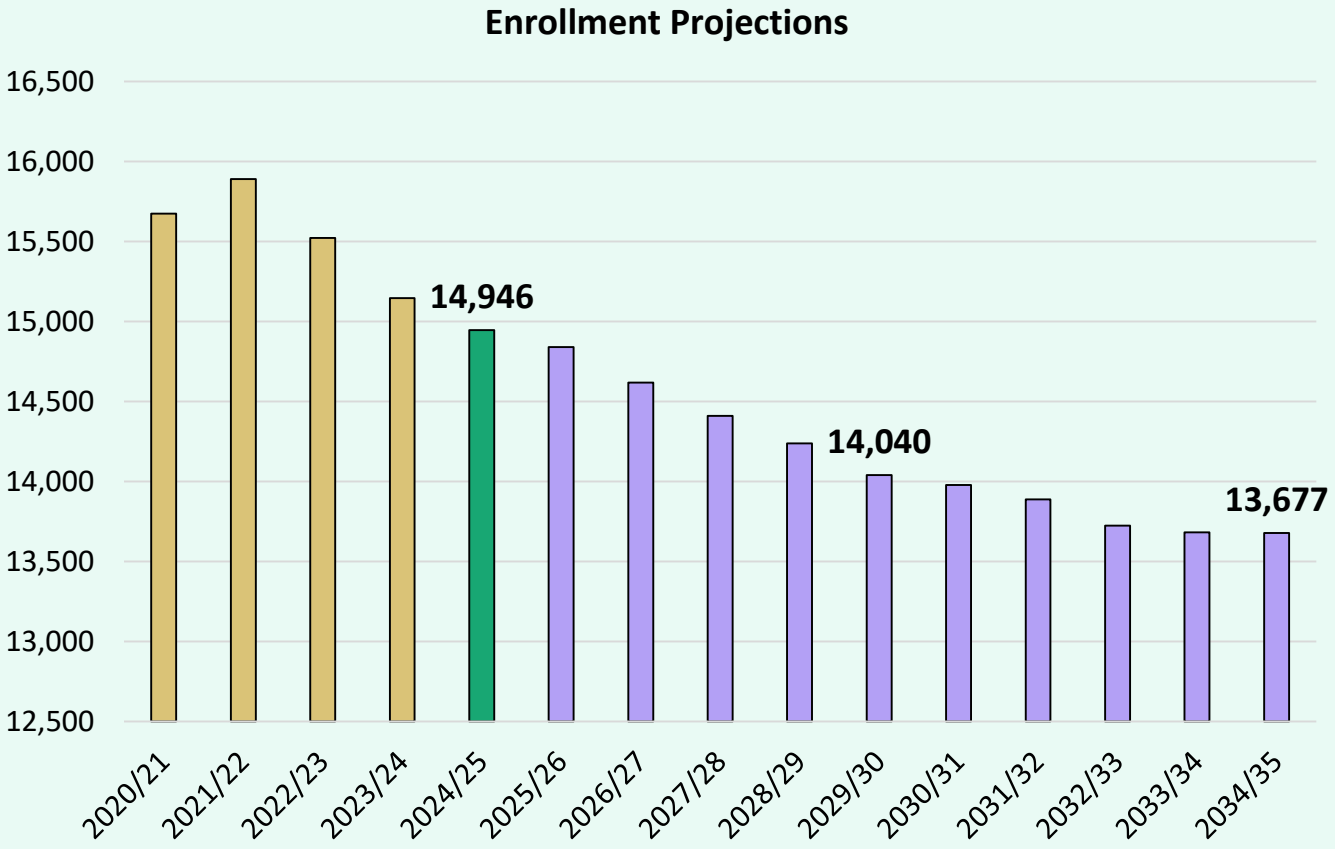
Ten Year Forecast by Campus

Campus	Functional Capacity	Max Capacity	Fall 2024/25	ENROLLMENT PROJECTIONS 2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
CIBOLO VALLEY EL	1,038	1,200	591	535	523	519	510	512	521	526	534	544	554
GREEN VALLEY EL	732	899	503	481	463	469	462	453	451	450	450	448	449
NORMA PASCHAL EL	704	871	574	556	545	521	531	524	528	527	530	531	531
ROSE GARDEN EL	1,031	1,200	861	838	814	813	814	830	856	876	906	936	969
SCHERTZ EL	683	1,017	663	635	618	571	561	561	564	556	553	550	545
SIPPEL EL	704	997	641	625	628	645	647	665	689	707	731	757	783
WATTS EL	739	906	500	486	473	457	473	480	494	505	519	530	546
WIEDERSTEIN EL	704	997	564	577	584	598	628	650	676	701	710	722	737
ELEMENTARY TOTALS			4,897	4,733	4,648	4,593	4,626	4,675	4,779	4,848	4,933	5,018	5,114
Elementary Percent Change			-4.17%	-3.35%	-1.80%	-1.18%	0.72%	1.06%	2.22%	1.44%	1.75%	1.72%	1.91%
Elementary Absolute Change			-213	-164	-85	-55	33	49	104	69	85	85	96
JORDAN INT	888	1,126	811	781	754	752	711	675	665	694	728	737	755
SCHLATHER INT	832	1,116	724	740	683	615	607	607	556	569	583	585	599
WILDER INT	855	1,188	702	707	708	722	673	609	595	598	603	601	612
INTERMEDIATE TOTALS			2,237	2,228	2,145	2,089	1,991	1,891	1,816	1,861	1,914	1,923	1,966
Intermediate Percent Change			2.80%	-0.40%	-3.73%	-2.61%	-4.69%	-5.02%	-3.97%	2.48%	2.85%	0.47%	2.24%
Intermediate Absolute Change			61	-9	-83	-56	-98	-100	-75	45	53	9	43
DOBIE JH	1,285	1,540	1,231	1,184	1,262	1,256	1,180	1,108	1,073	1,052	992	1,023	1,058
CORBETT JH	1,285	1,500	1,113	1,113	1,134	1,117	1,099	1,110	1,040	961	940	956	980
JUNIOR HIGH SCHOOL TOTALS			2,344	2,297	2,396	2,373	2,279	2,218	2,113	2,013	1,932	1,979	2,038
Junior High School Percent Change			-4.01%	-2.01%	4.31%	-0.96%	-3.96%	-2.68%	-4.73%	-4.73%	-4.02%	2.43%	2.98%
Junior High School Absolute Change			-98	-47	99	-23	-94	-61	-105	-100	-81	47	59
CLEMENS HS	2,733	3,300	2,589	2,618	2,531	2,523	2,523	2,491	2,503	2,492	2,388	2,309	2,206
STEELE HS	2,733	3,200	2,790	2,871	2,806	2,739	2,726	2,673	2,674	2,582	2,464	2,361	2,261
ALSELC			89	92	92	92	92	92	92	92	92	92	92
HIGH SCHOOL TOTALS			5,468	5,581	5,429	5,354	5,341	5,256	5,269	5,166	4,944	4,762	4,559
High School Percent Change			0.92%	2.07%	-2.72%	-1.38%	-0.24%	-1.59%	0.25%	-1.95%	-4.30%	-3.68%	-4.26%
High School Absolute Change			50	113	-152	-75	-13	-85	13	-103	-222	-182	-203
DISTRICT TOTALS			**14,946**	**14,839**	**14,618**	**14,409**	**14,237**	**14,040**	**13,977**	**13,888**	**13,723**	**13,682**	**13,677**
District Percent Change			-1.32%	-0.72%	-1.49%	-1.43%	-1.19%	-1.38%	-0.45%	-0.64%	-1.19%	-0.30%	-0.04%
District Absolute Change			-200	-107	-221	-209	-172	-197	-63	-89	-165	-41	-5

Yellow box = exceeds Functional capacity
Pink box = exceeds Max capacity

Zonda Education

Key Takeaways



- If the current trend continues, Schertz-Cibolo-Universal City ISD could experience more than 900 new home closings by the end of 2024
- The district has more than 440 homes currently in inventory with more than 1,900 additional lots available to build on
- Groundwork is underway on approx. 770 lots within 8 subdivisions
- Schertz-Cibolo-Universal City ISD is forecasted to enroll more than 14,000 students by 2029/30

Ord. 25-S-029

Zone Change from Agricultural District and Single Family Residential / Agricultural (RA) to Single Family Residential (R-1, R-2, R-6).

Samuel Haas | Senior Planner

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Approx. 173 Acres

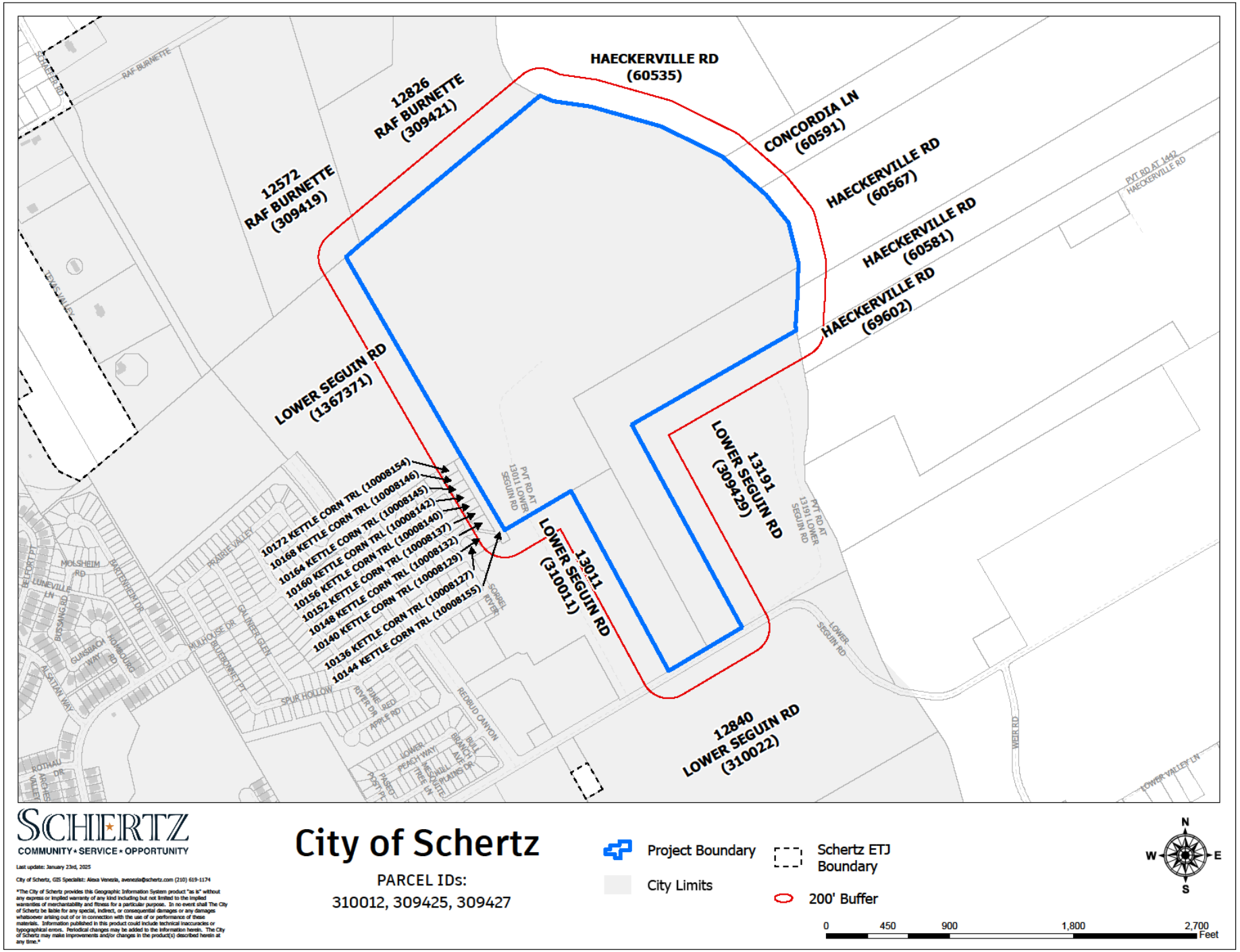
Bexar PID: 31002, 309425, 309427

Existing: Rural Residence, and Undeveloped

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Background

- Applicant is proposing to rezone three separate tracts
  - 95-acre tract from Agricultural District (AD) to Single-Family Residential District (R-1)
  - 51-acre tract from Agricultural District (AD) to Single-Family Residential District (R-2)
  - 27-acre tract from Agricultural District (AD) and Single-Family Residential / Agricultural District (RA) to Single-Family Residential District (R-6)
- The purpose of this rezone is to develop a single-family subdivision with a mixture of housing types and lot sizes.



May 23, 2025, a total of 8 Public Hearing Notices were sent out.

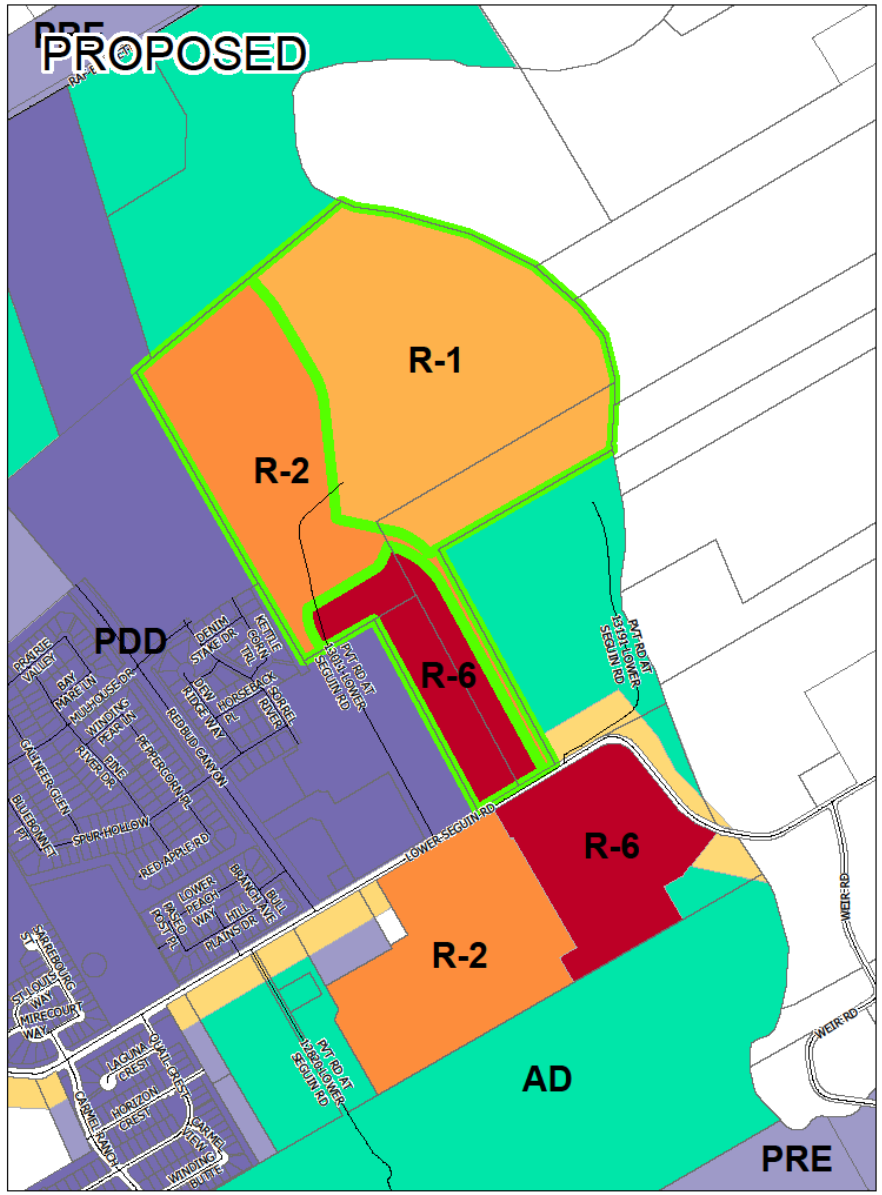
Responses Received:

- 0 – Opposition,
- 1-In Favor
- 0-Neutral

1 sign was posted on the property.

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Last update: January 23rd, 2025

City of Schertz, GIS Specialist: Alexa Venezia, avenezia@schertz.com (210) 619-1174

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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)

0 400 800 1,600 2,400 Feet

- **Existing Zoning:**

Agricultural District (AD) and Single-Family Residential / Agricultural District (RA)

- **Proposed Zoning:**

Single-Family Residential District (R-1, R-2, & R-6)

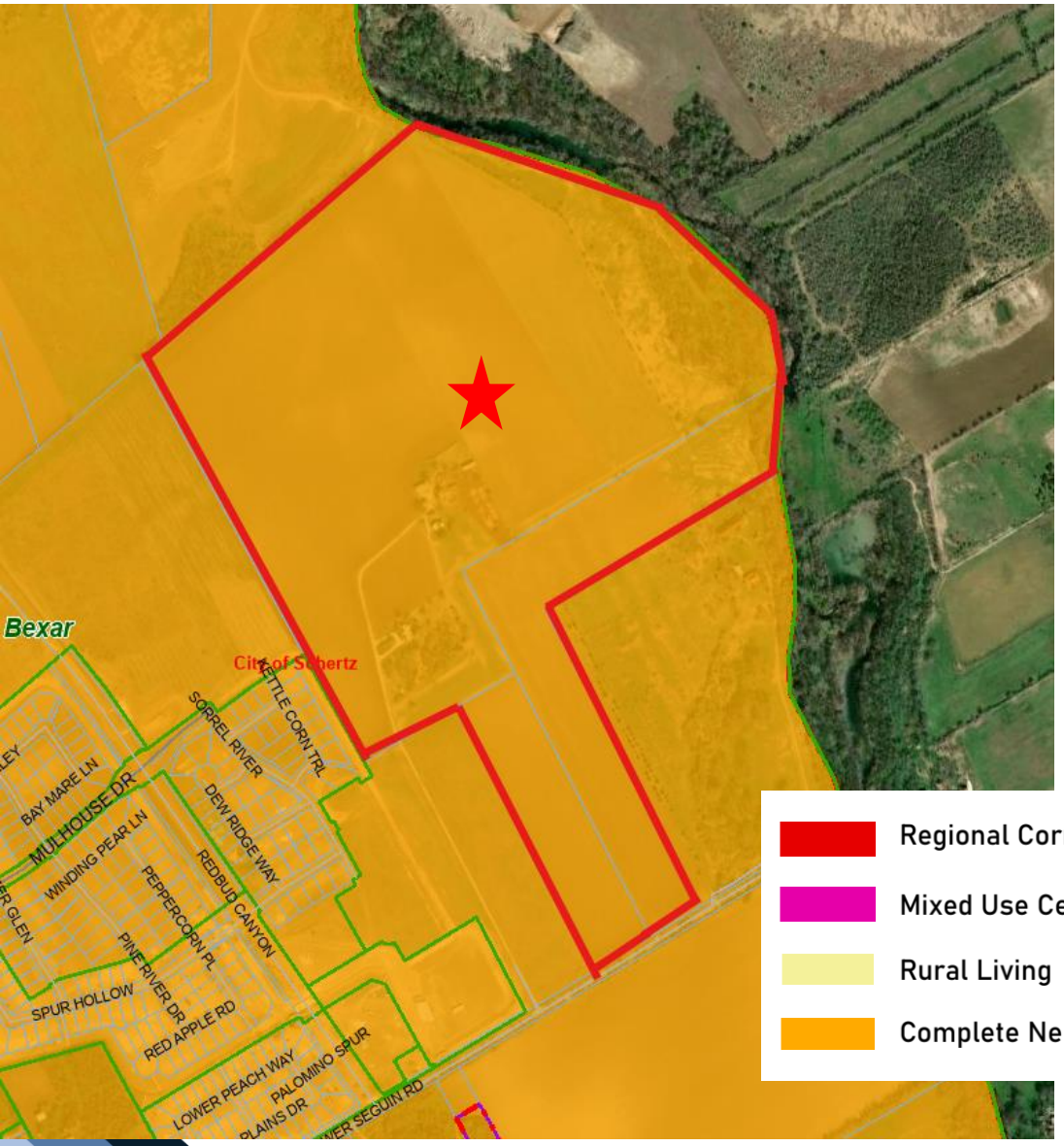
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Table 21.5.7.A
Dimensional Requirements
Residential Zoning Districts

			Minimum Lot Size and Dimensions			Minimum Yard Setbacks				Miscellaneous Lot Requirements	
	Code	District	Area SqFt	Width Ft	Depth Ft	Front Ft	Side Ft	Rear Ft	Minimum Off-Street Parking Spaces	Max Height	Max Impervious Coverage
Existing	AD	Agricultural	217,800	100	100	25	25	25	2	35	30%
Existing	RA	Single-Family Residential/ Agricultural	21,780	N/A	N/A	25	25	25	2	35	50%
Proposed	R-1	Single-Family Residential	9,600	80	120	25	10	20	2	35	50%
Proposed	R-2	Single-Family Residential	8,400	70	120	25	10	20	2	35	50%
Proposed	R-6	Single-Family Residential	7,200	60	120	25	10	20	2	35	50%

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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 Complete Neighborhood
   - Intended for a mix of residential lot sizes with neighborhood commercial
   - Multiple Single-Family Residential Districts (R-1, R-2, and R-6) provides different lot sizes and a mix of residential properties.

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UDC SECTION 21.5.4.D Criteria for Approval

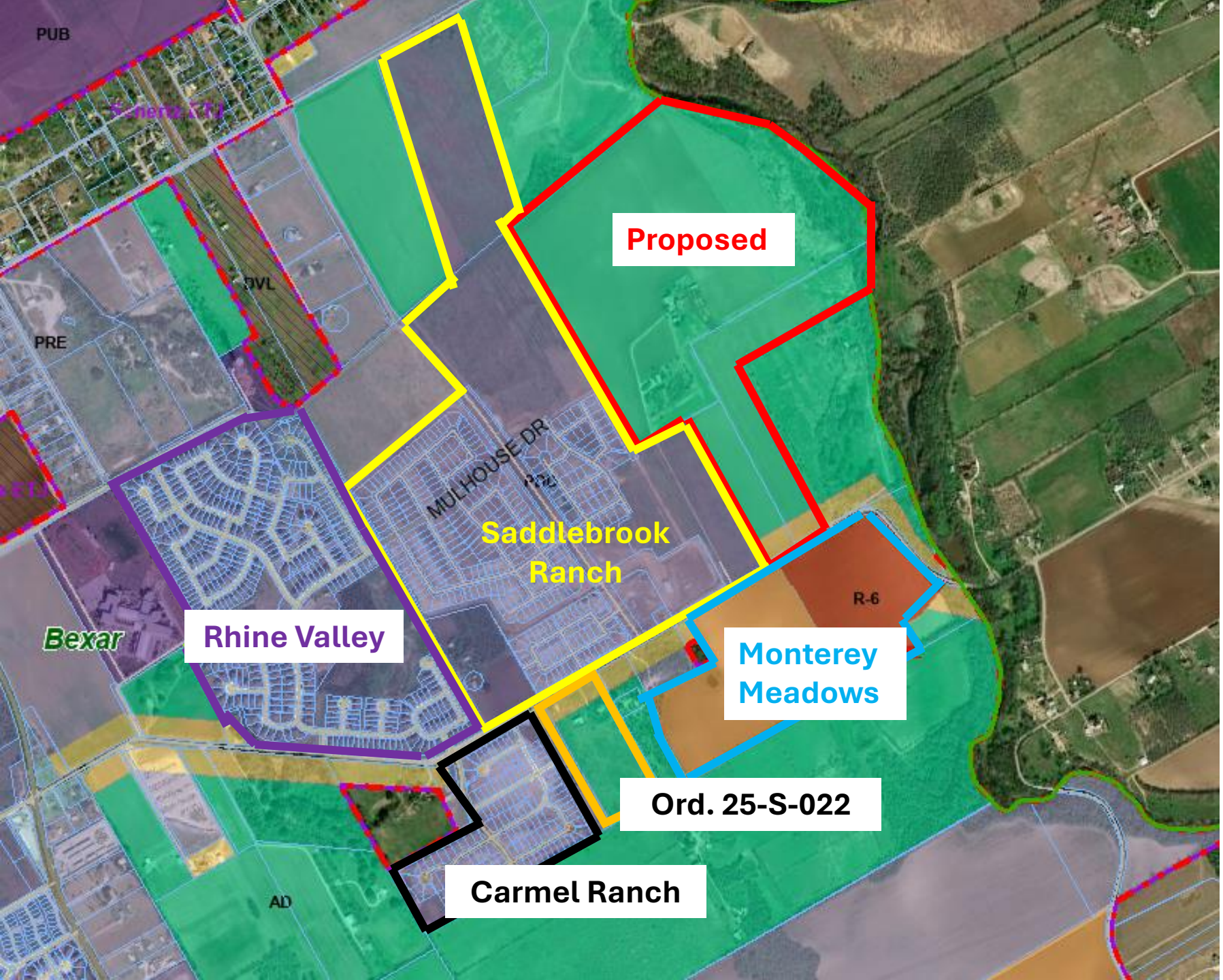
2. Whether the proposed zoning change promotes the health, safety, and general welfare of the City

The City should encourage development compatible with surrounding uses. There are several single-family subdivisions either in development or constructed along the Lower Seguin Road corridor:

- Rhine Valley - 447 lots
- Carmel Ranch - 131 lots
- Saddlebrook Ranch - 633 lots
- Monterey Meadows - Ord. 24-S-148 - Approx. 174 lots

The proposed zoning would help minimize conflicts as it is similar to other developments on the Lower Seguin Corridor.

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- Rhine Valley - 447 lots
- Carmel Ranch - 131 lots
- Saddlebrook Ranch - 633 lots
- Monterey Meadows - Ord. 24-S-148 - Approx. 174 lots
- Ord.25-S-022 – R-2 (20 acres)

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UDC SECTION 21.5.4.D Criteria for Approval

2. Continued.

- A preliminary traffic analysis was conducted
- It will increase traffic on the City's transportation system
  - but the traffic can be successfully mitigated by street improvements the developer will be required to construct

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 undeveloped land, rural residences, and several single-family subdivisions currently in development

Examples of Permitted Uses (UDC 21.5.8)	
Permitted by Right	Specific Use Permit
Accessory Building, Residential Family or Group Home Gated Community Golf Course and/or Country Club Municipal Uses Operated by the City of Schertz One-Family Dwelling Detached Park/Playground/Similar Public Site School, Public or Private	Bed and Breakfast Inn Church, Temple, Synagogue, Mosque, or Other Place of Worship In-Home Day Care New and Unlisted Uses

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

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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.
- SCUCISD has also been notified of the zone change request.
- The scheduled public hearing provides the opportunity to introduce additional considerations.

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Recommendation

Staff Recommendation

- The proposed zone change aligns with the Comprehensive Land Plan
- Is consistent with surrounding land uses.
- Staff recommends approval of Ord. 25-S-029
- The City of Schertz Planning and Zoning Commission held a public hearing on June 4, 2025, and made a recommendation of approval with a 7-0 vote.

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Agenda No. 10.

CITY COUNCIL MEMORANDUM

City Council Meeting: July 01, 2025
Department: **Engineering**
Subject: **Monthly Update - Major Projects in Progress/CIP (B.James/K.Woodlee)**

Attachments

7-1-25 Council Update on In Progress Projects

Informational Only

CITY COUNCIL MEMORANDUM

City Council Meeting: **July 1, 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: This project is being pushed back to FY 25-26 or FY26-27 as we need to reallocate funding from this project to help fund the repairs of the retention wall and pavers at the Schertz Library.

2. **Library Retention Wall (Pavers)**
   Project Description – Replacing the failing plastic panels around the library foundation with concrete panels. This includes removal and replacement of some of the concrete pavers in the rear courtyard.
   - Project Status: Design
   - Projected Completion: Spring 2026
   - Project Cost: $350,000
   - Consultant: Unintech Consulting Engineering
   - Contractor: To be determined

   Project Update: Staff is reviewing the construction plans and evaluating replacing the pavers with decorative concrete instead of new pavers.

3. **Fire Station 4**

   Project Description – Fire Station 4 Design and Build
   - Project Status: Site Plan Development and Construction Design
   - Projected Completion: Fall 2026
   - Project Cost: Estimated $13.25 million
   - Consultant: AGCM – Owner Rep & Martinez Architecture
   - Contractor: Marksman - CMAR

   Project Update: The project is going well. We are at 50% plans and quickly approaching 75%. At that point, we will get pricing to ensure we are at a good point before moving forward as pricing is very dynamic over the past 6 months.

4. **FM 78 Build Out PD CID Property Room**

   Project Description – Remodel a portion of the County Building that PD will utilize for CID and Property
   - Project Status: Pending approval from County
   - Projected Completion: TBD
   - Consultant: TBD
   - Contractor: TBD

   Project Update: Currently awaiting approval from the County as to when the Police Department can move into the designated space in the County building located off FM 78.

5. **Police Department building remodel**

   Project Description – Remodel office areas within building 06 where the Police Department operates.
   - Project Status: Pending approval from the County that PD can move into the County building
   - Projected Completion: TBD
   - Consultant: TBD
   - Contractor: TBD

   Project Update: This project is in conjunction with the Police Department moving into the County building on FM 78. Once moved, remodeling of the specific areas within the Police Department will begin.

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: No new updates since last council meeting. Design of the project is complete. The project has been on hold pending resolution of some easement acquisition challenges. Staff are 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 consists 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 also includes 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: Summer 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: No change since the last update. The collection and conveyance system including the lift station was put into operation March 3, 2025. The CCMA South Plant is operational. The Woman Hollering Package Treatment Plant has been shut down and is being cleaned and removed from the leased property location. The Sedona Lift Station and the pump and haul operation at Hallie's Cove are being decommissioned. Staff are continuing to work on generating punch lists for the project to be completed. It is estimated that the remainder of the 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 list 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. The wet well structure has been set and hydrostatic tested. The contractor continues with the site work. Electrical equipment and generators have long lead times, but all have been ordered. Staff is working with the contractor to schedule utility work in Fairlawn Avenue that will impact traffic. The plan is to have that work completed while schools are closed.



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. The new water lines have all been tested and placed into service from Schaefer Rd down to IH 10. Terracon has been scheduled to perform load testing on old, abandoned AC water lines to determine whether they can remain abandoned in place or if they will need to be removed. Capital Excavation has installed the sewer from Founder School down to the Sedona lift station. Final testing still remains before the new sewer line is fully operational and abandonment of the old line begins. Final close out documents are being assembled to complete the construction contract with Qro Mex.

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: No new updates. Pesado has completed the generator, electrical building, and pump pads and continues with yard piping and other site work. Pesado indicated that the electrical switchboard delivery has been moved up 2 months to August 2025. The planned schedule is to complete construction near the end of September.

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/Easement Acquisition
- Projected Completion: Spring 2026
- Project Cost: Design NTE $200,000, Construction Estimate $4,400,000

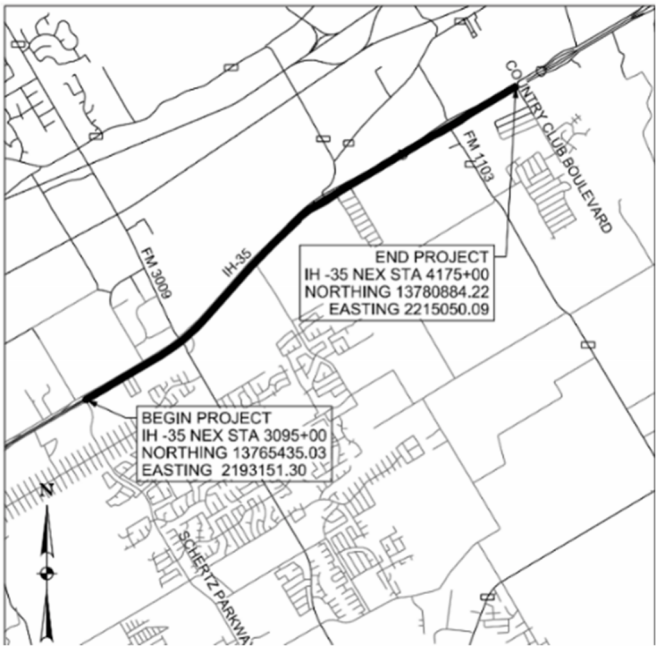
Project Update: The easement acquisition continues. We are waiting on a counteroffer from one (1) property owner that is working to secure their own appraisal. Another property is in probate. Staff is considering asking council to approve moving forward with eminent domain due to lack of response and overall timeline to acquire these easements.

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: Halff is working to secure the last easement necessary for the sewer portion of the project. The last property owner has provided a counteroffer over our appraised values. This offer has been sent to TXDOT for review since this project is reimbursable. TXDOT has informed us that reimbursement is based on fair market value. We are making one (1) last offer to the owner and if rejected, staff will ask council to approve proceeding with eminent domain.



Extent of IH 35 NEX – Northern Segment

7. **Robin Hood Way Waterline Replacement**

Project Description – Replacement and upsizing of water line in Robin Hood Way, Sherlock Lane, and Nottingshire. 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: No change from last month. Staff are reviewing the preliminary plans for the project.

8. **Bell North Sewer Extension**

Project Description – Ten commercial properties on the west end of Bell North Drive are served by private grinder pumps that pump into a public wastewater force main that discharges into a manhole near 17316 Bell North Drive. This project is the construction of a gravity sewer main within Bell North Drive that will flow toward and discharge into the main on Doerr Lane.

- Project Status: Design
- Projected Completion:
- Project Cost: Design $95,000
- Consultant: Freeland Turk Engineering Group LLC

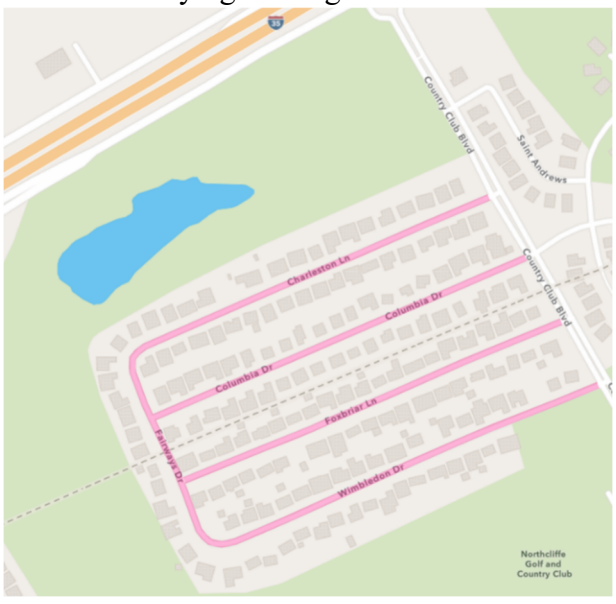
Project Update: Freeland Turk has provided a 50% set of plans for review. Staff is meeting with the consultant to discuss the design and ways to proceed with the abandonment of the onsite grinder lift stations.

9. **Northcliffe Country Club Estates Water and Wastewater Main Replacement**

Project Description – replacement of the water and wastewater mains and rehabilitation of the streets in the Northcliffe Country Club Estates subdivision.

- Project Status: Design
- Projected Completion: Fall 2026
- Project Cost: Design & Easement Acquisition Services - $5,000,000
- Consultant: Unintech Consulting Engineers, Inc

Project Update: Project design is underway. Locate marks have been completed in the neighborhood for the survey data collection and surveying has begun.



10. Cibolo West Wastewater Trunk Main

Project Description – Installation of approximately 21,680 LF of gravity wastewater trunk main that will collect wastewater at the location of the Saddlebrook Wastewater Lift Station as well as areas north of Schaefer Road and convey flows south along a route including along Weir and Trainer Hale Roads and the west side of Cibolo Creek to the CCMA South Water Reclamation Plant. Having this line in place will ultimately allow the decommissioning of the Corbett and Saddlebrook Lift Stations. The project is a collaboration between the City of Schertz and Green Valley Special Utility District (GVSUD).

- Project Status: Route Study
- Projected Completion: Study expected to be complete Summer 2025
- Total Project Cost: $16,213,000
- Consultant for Study: Lockwood, Andrews, & Newnam, Inc.

Project Update: The route study and sizing of the trunk main is underway. Staff from the City and from GVSUD meet with the consultant biweekly to review progress. The proposed alignment is being fine-tuned in some locations, and the wastewater model is being used to determine line size needs. Easement needs are being identified, and preliminary cost estimates are being prepared and reviewed.

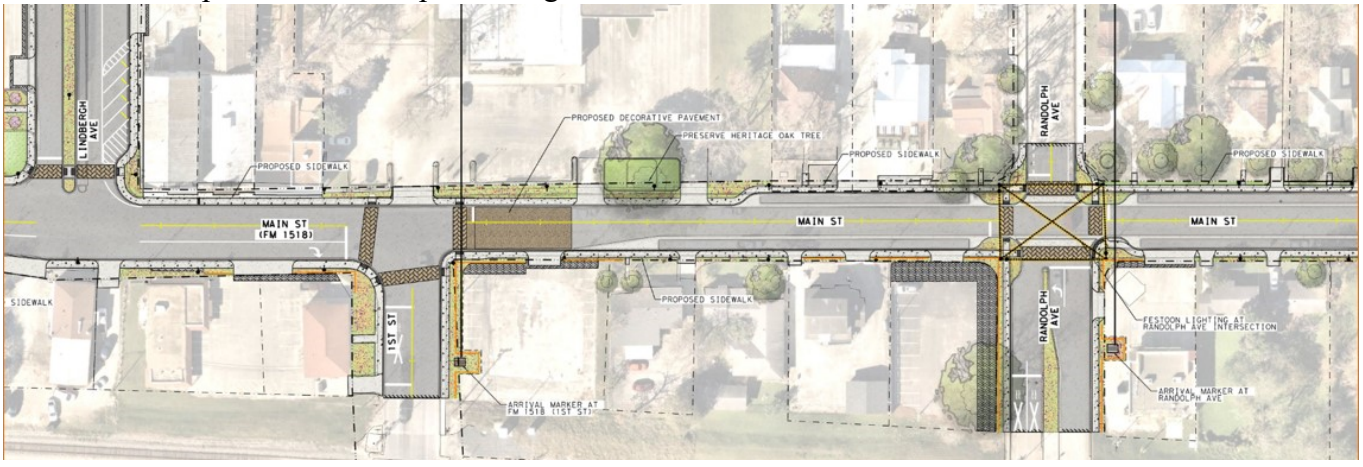
<u>Street Projects:</u>

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: No changes from last month. The consultant is finetuning the water and sewer line replacement plans to address some conflicts with AT&T's existing duct bank. The duct bank depth is not as deep in some places as expected and the alignment meanders in some sections. Options are being explored to address the conflicts as quickly and least costly as possible. The water and sewer replacement are expected to get started towards the end of Summer.



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: March 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: No changes from last month. Right-of-Way acquisition at the Schertz Parkway and Doerr Lane intersections is underway. Our consultant is coordinating with the utility companies to get the known conflicts addressed. There are some last-minute sewer line changes being incorporated into the project plans to up-size part of the new sewer line to a 24" diameter. Staff will be working with EDC to start detailed public outreach to businesses in the near future.

3. **Lower Seguin Road Reconstruction**

Project Description – The project will reconstruct 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 City intends to pursue Federal DCIP funding for project construction.

- Project Status: Design
- Projected Completion: January 2027
- Project Cost: $18,200,000
- Consultant: Halff & Associates

Project Update: Plans are almost fully completed and the application for DCIP funding has been submitted. The DCIP funding application and selection process has been changed. The application deadline was extended to July 3rd, and the selection process is now a two-step process. The initial applications received by July 3rd will be scored and ranked. Those projects ranked high enough will be notified in August that their application will be considered a formal application and the project will proceed through another round of discussions/evaluations. The second round of the selection project will have some direct discussions with the applicants. The final selection is expected to be completed in September and the funding awarded.

4. **2024 SPAM Resurfacing**

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: Warranty
- Projected Completion: May 9, 2025
- Project Cost: $2,009,978
- Design Consultant: Kimley-Horn Associates
- Contractor: R.L. Jones LP

Project Update: No change from last month. The project is fully complete.

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: Winter 2026
- Project Cost: $5,705,000 (estimated total)
- Design Consultant: Unintech Consulting Engineering
- Contractor: E-Z Bel Construction, LLC

Project Update: The new water main in Zuehl has been installed. Part of the new water main on Mill Street has also been installed. The new sewer main has been installed on Church Street between 1st street and the west end. CenterPoint Energy has removed the gas line conflict with the western manhole on Church Street and the manhole has been installed. The new sewer main on Church Street has been pressure tested and passed. The homes on Zuehl are in the process of being connected to the new sewer main which will allow the existing sewer main to be abandoned. In about a month, the contractor expects to have the new water line on Zuehl, supplying water to the residences on the street and be working on the street rehabilitation. The contractor is installing the new sewer main on 1st Street between Church Street and FM. Part of this main is deeper than the rest of the sewer main – about 12-feet deep (see picture below). Also shown below is a picture of the new water main being installed in Mill Street.





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: No change from last month. The preliminary plan review has been completed and comments provided to our consultant. The consultant is working on final plans now.

7. 2024 SPAM Rehabilitation

Project Description – Rehabilitation of St. Andrews, Maple, and part of the Silvertree Subdivision streets. Rehabilitation involves removing the existing pavement, applying cement stabilizing to the material underneath, and placing a new layer of pavement on the street.

- Project Status: Construction
- Projected Completion: Winter 2025
- Project Cost: $3,561,660
- Consultant: Kimley-Horn Associates
- Contractor: E-Z Bel Construction, LLC

Project Update: Construction is expected to start early August 2025.

8. FM 3009 Overpass

Project Description – TXDOT project for overpass construction at the FM 3009/FM 78 intersection to elevate the main lanes of FM 3009 over the railroad tracks and FM 78. On and off ramps will be provided so vehicles can travel between FM 3009 and FM 78 at the intersection. The project includes some improvements to FM 78 to improve operational efficiencies of the on and off ramps.

- Project Status: Schematic Design and Environmental Clearance
- Projected Completion: TBD
- Project Cost: $40,000,000 (TXDOT)
- Consultant: Kimley-Horn Associates

Project Update: No change from last month. The schematic plans and the environmental clearance are still underway. TXDOT has formally applied to the Alamo Area Metropolitan Planning Organization (AAMPO) for construction funding. While TXDOT has applied for funding, this doesn't mean the funding will be available and construction starting soon. By applying for funding now, it gets the project "on the list" for AAMPO to consider and does not mean construction will occur soon. While funding is being considered by AAMPO, the environmental clearance and design efforts will continue, and more public meetings will be held to help refine 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: Pending Construction Schedule
   - Projected Completion: Summer 2025
   - Project Cost: $200,000 (estimated total)
   - Consultant: Unintech Engineering
   - Contractor: Kutscher Drilling

   Project Update: One bid was received (Kutscher Drilling) for the new well that is needed to be compliant with Edwards Aquifer Authority standards and council approved the contract on May 6. Construction is still pending the vendor's scheduling, likely July 2025. Once the new well is drilled, the final phase is adding the additional storage tanks which city staff will facilitate.

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: City staff continues to work with the vendor through zoom training sessions and have separate department workshops to practice utilizing the software program in preparation for the planned rollout in July.

Studies and Plans:

1. **Master Thoroughfare Plan and Roadway Impact Fee Update**
   Staff has reviewed a scope and fee proposal from a consultant to begin work on an update to the Master Thoroughfare Plan and Roadway Impact Fee Program. It is planned that this project will be brought to Council for authorization on July 15, 2025.

2. **Regional Flood Planning**
   Though not a formal, funded study, Staff is working with Regions 11 and 12 Flood Planning Groups to identify flooding issues throughout the City and flood management strategies to address them.

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

Agenda No. 11.

CITY COUNCIL MEMORANDUM

City Council Meeting:	**July 01, 2025**
Department:	**Planning & Community Development**
Subject:	**Quarterly Update-City Council Approved Zoning and Specific Use Permit Ordinances in relation to current development status (B.James/L.Wood/E.Delgado)**

BACKGROUND

The quarterly report identifies the zoning ordinances and specific use permit ordinances that have been heard and approved by City Council from 2023 to current. The report provides the ordinance approval date, a description of the request, location of the project, and the current development status. The current development status will provide information on whether the project is moving forward and is in the platting or site plan process or if no applications have been submitted in conjunction with that specific ordinance.

Attachments

City Council Approved Ordinances- Current Status 07.2025

City Council Approved Ordinances- Current Status 07.2025- Page 1

Ordinance Number	City Council Approval Date	Ordinance Request	Project Name	Project Location	Current Status
23-S-04	3/28/2023	Rezone 87 Acres to General Business District II (GB-2)	No project name provided	12625 E IH 10	Approved Clearing and Grading Permit. No development plans submitted at this time.
23-S-10	5/23/2023	Rezone 1 Acre to Neighborhood Services District (NS)	FM 3009 Medical Office	1663 FM 3009	Final Plat Administratively Approved. Site Plan Certification Application Under Review.
23-S-12	6/20/2023	Specific Use Permit for a Convenience Store with Gas Pumps	Grayton Commercial C-Store	11185 Ih 10 E // Bexar County Property ID 619232	Preliminary Plat Certification Application Under Review
23-S-16	9/19/2023	Specific Use Permit for a Convenience Store with Gas Pumps	Tex Stop FM 78	1008 and 1020 FM 78	Minor Plat Administratively Approved. Site Plan Administratively Approved. Currently in Building Permit Review.
23-S-24	11/14/2023	Rezone 2.1 Acres to Planned Developent District (PDD)	Addition of 2.1 Acres to the Heritage Oaks PDD on Schertz Parkway	Guadalupe County Parcel ID 31970, 31971, 31972, 31973, 31980, 31981, 31982, 31983	Formal Replat Application Completed for the Live Oaks Hills Subdivision Unit 1.
23-S-32	1/9/2024	Specific Use Permit for a Convenience Store with Gas Pumps	Gas Station on IH 35 near the intersection of IH 35 and FM 2252	Guadalupe County Parcel ID 114083, Comal County Parcel ID 119021	Preliminary Plat Application Under Review
23-S-33	1/9/2024	Specific Use Permit for a Truck Terminal	Sysco Annex Lot	Near Baugh Lane and Schwab Road, Comal County Parcel ID 464879	Site Plan Certification Application Under Review
23-S-35	1/16/2024	Rezone 65 Acres to Planned Development District (PDD)	Schertz Gateway PDD	Comal County Parcel ID 75458 and Guadalupe County Parcel ID 64005 near IH 35 and Schwab Road	No applications at this time.
24-S-02	2/20/2024	Specific Use Permit for Automobile Repairs & Service Major	No project name provided	1205 Borgfeld Road	No applications at this time.
24-S-05	3/16/2024	Rezone 26 Acres to General Business District (GB)	Del Toro Multi-Sport	Bexar County Parcel ID 308363	No applications at this time.
24-S-09	4/16/2024	Rezone 7.7 Acres to Single Family Residential District (R-1)	Hallies Court at Hallies Cove	8215 Trainer Hale Road	Final Plat Certification Application under review.
24-S-11	4/16/2024	Rezone 3.6 Acres to Neighborhood Services District (NS)	Kellum Phase III	3517 FM 3009	Site Plan Certification Application Under Review
24-S-18	5/21/2024	Rezone 1.8 Acres to Single-Family Residential / Agricultural (RA)	Burnette Plat	12396 Schaefer Road	Final Plat Certification Application Administratively Certified. Formal Final Plat Application has not been submitted.
24-S-19	5/21/2024	Rezone 3 Acres to Single-Family Residential / Agricultural (RA)	No project name provided	11627 Voges Pass, Bexar County Parcel ID 308402	Building Permit issued, construction completed for remodel of home.
24-S-26	6/18/2024	Specific Use Permit Mixed-Use Self-Storage	FM 3009 Storage SUP	Portion of Guadalupe County Property ID:70506 (FM 3009 & Forest Ridge)	Preliminary Plat Certification Application Under Review
24-S-22	7/2/2024	Rezone 894 Acres to Agricultural District (AD)	Comal and Guadalupe County Annexation Properties Zoning Ordinance / No Development to Occur	Comal and Guadalupe County Annexation Properties Zoning Ordinance / No Development to Occur	No applications at this time. No development to occur.
24-S-24	7/2/2024	Rezone 2,167 Acres to Agricultural District (AD)	Bexar County Annexation Properties Zoning Ordinance / No Development to Occur	Bexar County Annexation Properties Zoning Ordinance / No Development to Occur	No applications at this time. No development to occur.
24-S-140	7/16/2024	Rezone 1 Acre to Single Family Residential / Agricultural (RA)	Johnson Property	11639 Voges Pass	No applications at this time.
24-S-141	7/16/2024	Rezone 3.6 Acres to Single Family Residential / Agricultural (RA)	Saunders Addition	6691 FM 482 (Intersection of Friesenhahn and FM 482)	Preliminary Plat Certification Application Under Review.
24-S-142	7/16/2024	Specific Use Permit for a Convenience Store with Gas Pumps	Maske Gas Station and Retail	Intersection of Maske Road and E FM 1518, Guadalupe County Parcel ID 64548	Preliminary Plat Certification Application Under Review.
24-S-145	8/20/2024	Rezone 3.3 Acres to Single Family Residential District (R-6)	No project name provided	7444 FM 482	No applications at this time. Property went through the zone change and specific use permit process in 2025, please see 25-S-008 and 25-S-009.
24-S-148	9/17/2024	Rezone 71 Acres to 41 Acres as Single Family Residential District (R-2) and 30 Acres as Single Family Residential District (R-6)	Monterey Meadows	12840 Lower Seguin Road	Preliminary Plat Certification Application Under Review
24-S-149	9/17/2024	Rezone 79 Acres to Single Family Residential District (R-1)	Poppy Hills Subdivision	8676 Trainer Hale Road	Master Development Plan Certification Application Under Review

City Council Approved Ordinances- Current Status 07.2025- Page 2

Ordinance Number	City Council Approval Date	Ordinance Request	Project Name	Project Location	Current Status
24-S-157	11/19/2024	Rezone 218 Acres to Agricultural District (AD)	Annexation Properties Zoning Ordinance / No Development to Occur	Annexation Properties Zoning Ordinance / No Development to Occur	No applications at this time. No development to occur.
24-S-159	12/3/2024	Rezone 3.014 Acres to Agricultural District (AD)	Annexation Property Zoning Ordinance / No Development to Occur	Comal County Parcel ID 79004	No applications at this time. No development to occur.
24-S-167	12/3/2024	Rezone 100 Acres to Manufacturing District Light (M-1) and Apartment / Multi-Family Residential (R-4)	Hausman Square	Comal county Parcel IDs 79017, 75463, 79018, 75468, Intersection of IH 35 and Schwab Road	Preliminary Plat Certification Application Under Review
24-S-168	12/3/2024	Rezone 1.66 Acres to Main Street Mixed Use (MSMU)	Contreras Rezone to MSMU	819, 817, 815 Main Street and 810 Exchange Ave	No applications at this time.
24-S-169	12/3/2024	Rezone 0.23 Acres to Main Street Mixed Use (MSMU)	702 Main Street Zone Change	702 Main Street	No applications at this time.
24-S-170	12/3/2024	Specific Use Permit for a Mixed Use Self-Storage Development	I-35 & Cibolo Valley Drive SUP	Guadalupe County Parcel ID 185564, Intersection of IH 35 and Cibolo Valley Drive (near existing QT)	No applications at this time.
25-S-002	1/7/2025	Rezone 85 Acres to 55 acres of Single Family Residential District (R-2) and 33 acres of Single Family Residential District (R-6)	Krueger-Martin Tract	2,000 feet north of the intersection of Weir Road and Trainer Hale Road, Bexar County Parcel IDs 310048 and 1190132	No applications at this time.
25-S-003	1/7/2025	Rezone 20 Acres to Middle Density Residential District (R-5)	Eckhardt Estates	5524 Eckhardt Road, Comal County Parcel ID 75449 and 78233	Preliminary Plat Certification Application Under Review
25-S-007	3/4/2025	Specific Use Permit for Automobile Repairs & Service Major on a 0.4 acre tract	Alamo Food Trailers	Guadalupe County Parcel ID 121092	No applications at this time.
25-S-008	3/4/2025	Rezone 4.3 acres to General Business District (GB)	No project name provided	7444 FM 482	No applications at this time.
25-S-009	3/4/2025	Specific Use Permit for Nursery, Major on approximately 4.3 acres	No project name provided	7444 FM 482	No applications at this time.
25-S-011	4/15/2025	Rezone 0.4 acres to Single Family Residential District (R-6)	No project name provided	305 Aviation Avenue	No applications at this time.
25-S-020	5/6/2025	Rezone 1.38 acres to Single-Family Residential / Agricultural (R-A)	No project name provided	9126 Trainer Hale Road, Bexar County Parcel ID 310235	No applications at this time.
25-S-021	6/3/2025	Rezone 4.15 acres to General Business District II (GB-2)	No project name provided	46 and 44 Maske Road. Guadalupe County Parcel IDs 199116 and 199117	No applications at this time.
25-S-022	6/3/2025	Rezone 20 acres to Single Family Residential District (R-2)	Trails at Lower Seguin	12816 and 12746 Lower Seguin Road, Bexar County Parcel IDs 310027, 310026, 310028	Preliminary Plat Certification Application Under Review.
25-S-023	6/3/2025	Rezone 62 acres to Single Family Residential District (R-2)	Sterling Grove	3,800 feet east of the intersection of FM 1518 and Trainer Hale Road, Bexar County Parcel IDs 310054 and a portion of 310053 and 310061	No applications at this time.