

ORDINANCE 25-S-035

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS TO APPROVE A SPECIFIC USE PERMIT TO ALLOW MIXED-USE SELF-STORAGE IN GENERAL BUSINESS DISTRICT (GB) ON APPROXIMATELY 2.14 ACRES, LOCATED ALONG THE IH-35 NORTH ACCESS ROAD, APPROXIMATELY 900 FEET WEST OF THE INTERSECTION OF IH-35 AND CIBOLO VALLEY DRIVE, MORE SPECIFICALLY KNOWN AS A PORTION OF GUADALUPE COUNTY PARCEL IDENTIFICATION NUMBER 62840, CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS

WHEREAS, an application for a Specific Use Permit to allow Mixed-Use Self-Storage in General Business District (GB) on approximately 2.14 acres, located along the IH-35 North access road, approximately 900 feet west of the intersection of IH-35 and Cibolo Valley Drive, more specifically known as a portion of Guadalupe County Property Identification Number 62840, more specifically described in Exhibit A (herein, the “Property”) has been filed with the City; and

WHEREAS, the City’s Unified Development Code Section 21.5.11. D. provides for certain criteria to be considered by the Planning and Zoning Commission in making recommendations to City Council and by City Council in considering final action on a requested specific use permit (the “Criteria”); and

WHEREAS, on August 6, 2025, the Planning and Zoning Commission conducted a public hearing and, after considering the Criteria, made a recommendation to City Council to approve the Specific Use Permit for Mixed-Use Self-Storage; and

WHEREAS, on September 2, 2025 the City Council conducted a public hearing and after considering the Criteria and recommendation by the Planning and Zoning Commission, determined that the requested Specific Use Permit be approved as provided for herein.

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

Section 1. A Specific Use Permit for a portion of Guadalupe County Property ID 62840, more particularly described in the attached Exhibit A, is hereby approved to allow Mixed-Use Self-Storage conditioned upon the following occurring:

- a) A building permit is approved within two (2) years of the adoption of the SUP Ordinance in accordance with Unified Development Code Article 5, Section 21.5.11.F Expiration of Specific Use Permit.
- b) Twenty-five percent (25%) of the usable square footage of the first floor of the proposed Mixed-Use Self-Storage building be for office, service, or retail space, separate from the individual self-storage units for rent or lease.

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, APPROVED and ADOPTED on this ___ day of _____, 2025.

CITY OF SCHERTZ, TEXAS

Ralph Gutierrez, Mayor

ATTEST:

Sheila Edmondson, City Secretary

Exhibit "A"
Property Description- Legal Metes and Bounds

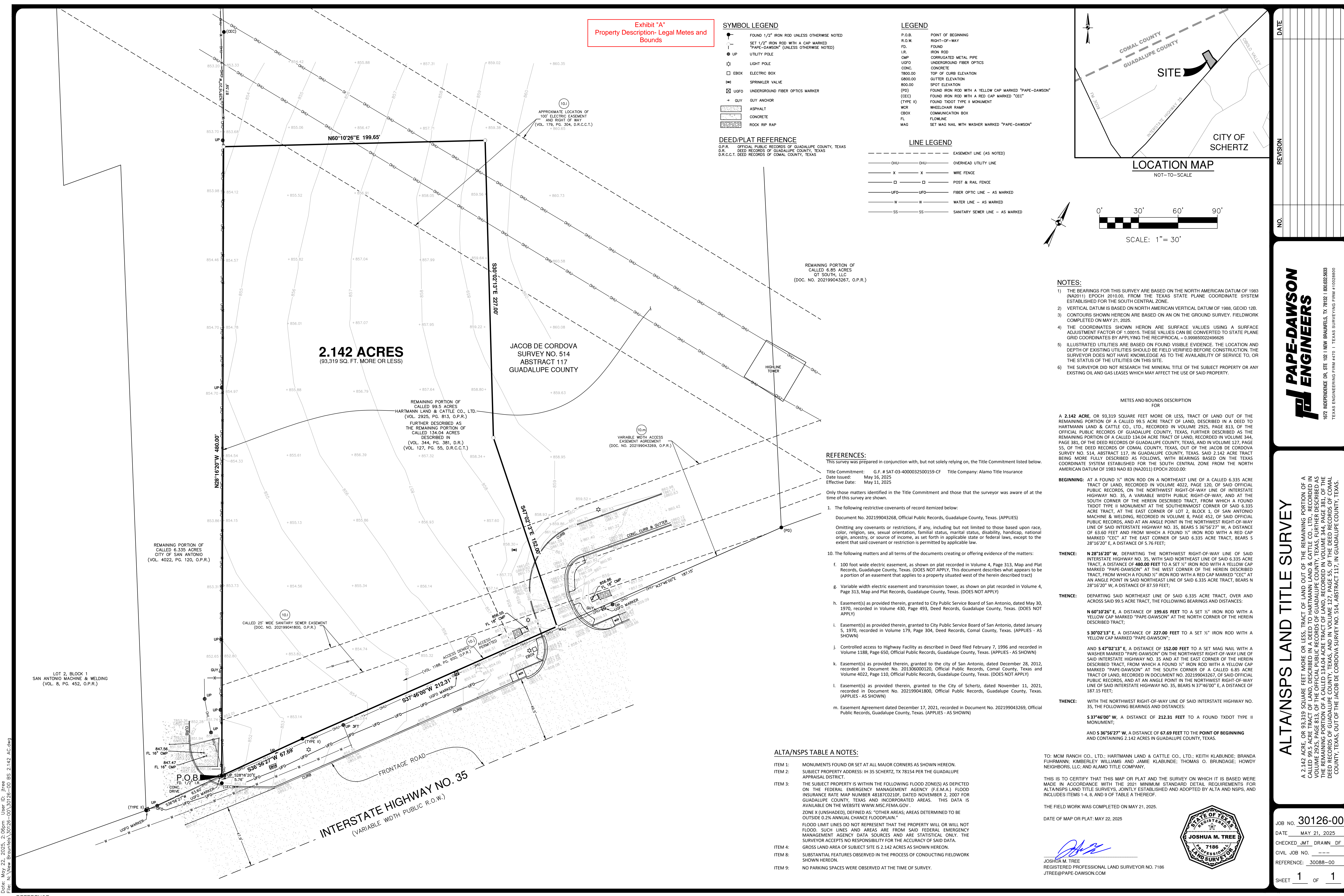


Exhibit "A"
Property Description- Legal Metes and Bounds

SYMBOL LEGEND

—	FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
—	SET 1/2" IRON ROD WITH A CAP MARKED "PAPE-DAWSON" (UNLESS OTHERWISE NOTED)
●	UTILITY POLE
○	LIGHT POLE
□	ELECTRIC BOX
⊠	SPRINKLER VALVE
⊞	UNDERGROUND FIBER OPTICS MARKER
+	QUIY QUIY ANCHOR
—	ASPHALT
—	CONCRETE
—	ROCK RIP RAP

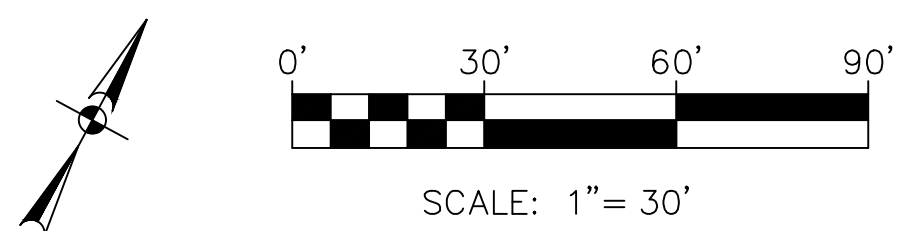
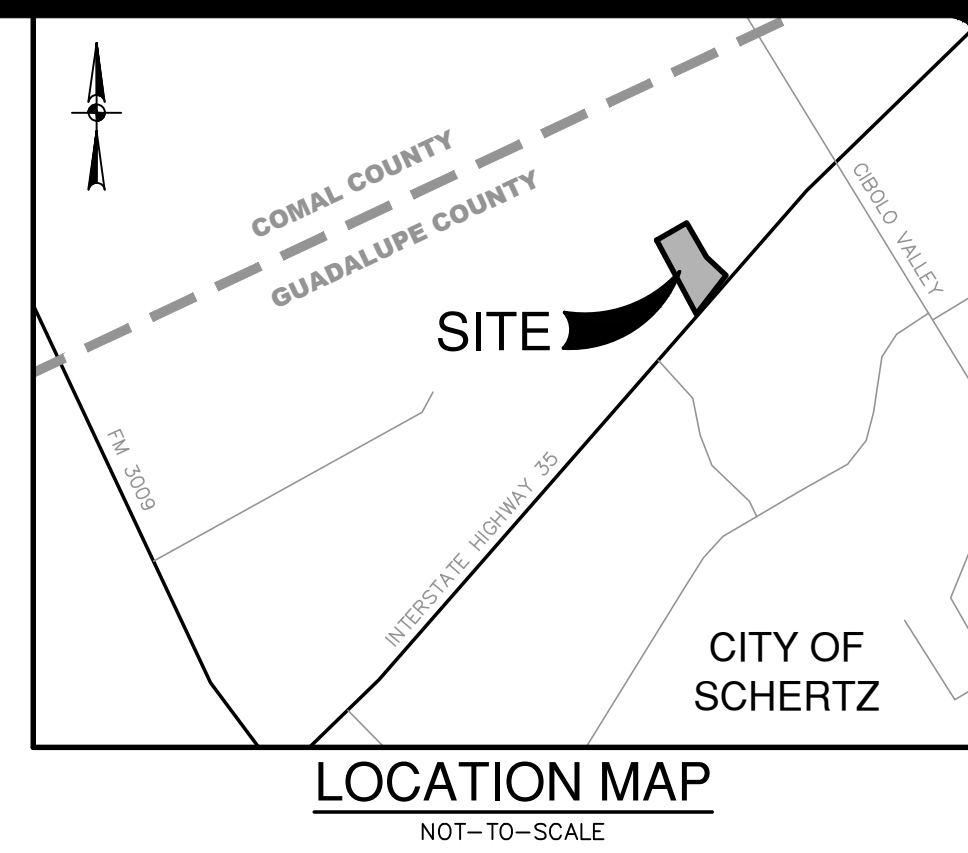
LEGEND

P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
FD.	FOUND
IRP.	IRON ROD
CMP.	CORRUGATED METAL PIPE
UFO.	UNDERGROUND FIBER OPTICS
CONC.	CONCRETE
1800.00	TOP OF CURB ELEVATION
0800.00	UTLITER ELEVATION
800.00	SPOT ELEVATION
(PD)	FOUND IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON"
(CEC)	FOUND IRON ROD WITH A RED CAP MARKED "CEC"
(TYPE II)	FOUND TxDOT TYPE II MONUMENT
WCR	WHEELCHAIR RAMP
CBOX	COMMUNICATION BOX
FL	FLOWLINE
MAG	SET MAG NAIL WITH WASHER MARKED "PAPE-DAWSON"

LINE LEGEND

---	EASEMENT LINE (AS NOTED)
—O—O—	OVERHEAD UTILITY LINE
X X X	WIRE FENCE
□ □ □	POST & RAIL FENCE
—UFO—	FIBER OPTIC LINE - AS MARKED
—W—	WATER LINE - AS MARKED
—SS—	SANITARY SEWER LINE - AS MARKED

DEED/PLAT REFERENCE
D.P.R. OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
D.R. DEED RECORDS OF GUADALUPE COUNTY, TEXAS
D.R.C.C.T. DEED RECORDS OF COMAL COUNTY, TEXAS



- NOTES:**
- THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD2011) EPOCH 2010.00, FROM THE TEXAS STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
 - VERTICAL DATUM IS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988, GEOID 12B.
 - CONTOURS SHOWN HEREON ARE BASED ON AN ON THE GROUND SURVEY, FIELDWORK COMPLETED ON MAY 21, 2025.
 - THE COORDINATES SHOWN HEREON ARE SURFACE VALUES USING A SURFACE ADJUSTMENT FACTOR OF 1.00015. THESE VALUES SHOULD BE CONVERTED TO STATE PLANE GRID COORDINATES BY APPLYING THE RECIPROCAL = 0.99985022496928.
 - ILLUSTRATED UTILITIES ARE BASED ON FOUND VISIBLE EVIDENCE. THE LOCATION AND DEPTH OF EXISTING UTILITIES SHOULD BE FIELD VERIFIED BEFORE CONSTRUCTION. THE SURVEYOR DOES NOT HAVE KNOWLEDGE AS TO THE AVAILABILITY OF SERVICE TO, OR THE STATUS OF THE UTILITIES ON THIS SITE.
 - THE SURVEYOR DID NOT RESEARCH THE MINERAL TITLE OF THE SUBJECT PROPERTY OR ANY EXISTING OIL AND GAS LEASES WHICH MAY AFFECT THE USE OF SAID PROPERTY.

METES AND BOUNDS DESCRIPTION FOR

A 2.142 ACRE, OR 93,319 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF THE REMAINING PORTION OF A CALLED 99.5 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO HARTMANN LAND & CATTLE CO., LTD., RECORDED IN VOLUME 2925, PAGE 813, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, FURTHER DESCRIBED AS THE REMAINING PORTION OF A CALLED 134.04 ACRE TRACT OF LAND, RECORDED IN VOLUME 344, PAGE 381, OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS, AND IN VOLUME 127, PAGE 55, OF THE DEED RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE JACOB DE CORDOVA SURVEY NO. 514, ABSTRACT 117, IN GUADALUPE COUNTY, TEXAS, SAID 2.142 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NAD2011) EPOCH 2010.00.

REFERENCES:
This survey was prepared in conjunction with, but not solely relying on, the Title Commitment listed below.
Title Commitment: G.F. # SAT-03-4000032500159-CF Title Company: Alamo Title Insurance
Date Issued: May 16, 2025
Effective Date: May 11, 2025

- Only those matters identified in the Title Commitment and those that the surveyor was aware of at the time of this survey are shown.
- The following restrictive covenants of record itemized below:
Document No. 202199043268, Official Public Records, Guadalupe County, Texas. (APPLIES)
Omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
 - The following matters and all terms of the documents creating or offering evidence of the matters:
f. 100 foot wide electric easement, as shown on plat recorded in Volume 4, Page 313, Map and Plat Records, Guadalupe County, Texas. (DOES NOT APPLY, THIS DOCUMENT DESCRIBES WHAT APPEARS TO BE A PORTION OF AN EASEMENT THAT APPLIES TO A PROPERTY SITUATED WEST OF THE HEREIN DESCRIBED TRACT)
 - Variable width electric easement and transmission tower, as shown on plat recorded in Volume 4, Page 313, Map and Plat Records, Guadalupe County, Texas. (DOES NOT APPLY)
 - Easement(s) as provided therein, granted to City Public Service Board of San Antonio, dated May 30, 1970, recorded in Volume 430, Page 493, Deed Records, Guadalupe County, Texas. (DOES NOT APPLY)
 - Easement(s) as provided therein, granted to City Public Service Board of San Antonio, dated January 5, 1970, recorded in Volume 179, Page 304, Deed Records, Comal County, Texas. (APPLIES - AS SHOWN)
 - Controlled access to Highway Facility as described in Deed filed February 7, 1996 and recorded in Volume 1188, Page 650, Official Public Records, Guadalupe County, Texas. (APPLIES - AS SHOWN)
 - Easement(s) as provided therein, granted to the city of San Antonio, dated December 28, 2012, recorded in Document No. 202306000120, Official Public Records, Comal County, Texas and Volume 4022, Page 110, Official Public Records, Guadalupe County, Texas. (DOES NOT APPLY)
 - Easement(s) as provided therein, granted to the City of Schertz, dated November 11, 2021, recorded in Document No. 202199041800, Official Public Records, Guadalupe County, Texas. (APPLIES - AS SHOWN)
 - Easement Agreement dated December 17, 2021, recorded in Document No. 202199043269, Official Public Records, Guadalupe County, Texas. (APPLIES - AS SHOWN)

- ALTA/NSPS TABLE A NOTES:**
- MONUMENTS FOUND OR SET AT ALL MAJOR CORNERS AS SHOWN HEREON.
 - SUBJECT PROPERTY ADDRESS: IH 35 SCHERTZ, TX 78154 PER THE GUADALUPE APPRAISAL DISTRICT.
 - THE SUBJECT PROPERTY IS WITHIN THE FOLLOWING FLOOD ZONE(S) AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 48357C2110F, DATED NOVEMBER 2, 2007 FOR GUADALUPE COUNTY, TEXAS AND INCORPORATED AREAS. THIS DATA IS AVAILABLE ON THE WEBSITE WWW.MSC.FEMA.GOV.
ZONE X (UNSHADED), DEFINED AS: "OTHER AREAS; AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN."
FLOOD LIMIT LINES DO NOT REPRESENT THAT THE PROPERTY WILL OR WILL NOT FLOOD. SUCH LINES AND AREAS ARE FROM SAID FEDERAL EMERGENCY MANAGEMENT AGENCY DATA SOURCES AND ARE STATISTICAL IN NATURE. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF SAID DATA.
 - GROSS LAND AREA OF SUBJECT SITE IS 2.142 ACRES AS SHOWN HEREON.
 - SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK SHOWN HEREON.
 - NO PARKING SPACES WERE OBSERVED AT THE TIME OF SURVEY.

TO: MCM RANCH CO., LTD.; HARTMANN LAND & CATTLE CO., LTD.; KEITH KLABUNDE; BRANDA FUHRMANN; KIMBERLEY WILLIAMS AND JAMIE KLABUNDE; THOMAS O. BRUNDAGE; HOWDY NEIGHBORS, LLC; AND ALAMO TITLE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 4, 8, AND 9 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON MAY 21, 2025.

DATE OF MAP OR PLAT: MAY 22, 2025

JOSHUA M. TREE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7186
JTREE@PAPE-DAWSON.COM



DATE	
REVISION	
NO.	

PAPE-DAWSON ENGINEERS
1672 INDEPENDENCE DR. STE 102 | NEW BRAUNFELS, TX 78132 | 800.632.5683
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1008800

ALTANSPS LAND TITLE SURVEY

A 2.142 ACRE, OR 93,319 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF THE REMAINING PORTION OF A CALLED 99.5 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO HARTMANN LAND & CATTLE CO., LTD., RECORDED IN VOLUME 2925, PAGE 813, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, FURTHER DESCRIBED AS THE REMAINING PORTION OF A CALLED 134.04 ACRE TRACT OF LAND, RECORDED IN VOLUME 344, PAGE 381, OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS, AND IN VOLUME 127, PAGE 55, OF THE DEED RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE JACOB DE CORDOVA SURVEY NO. 514, ABSTRACT 117, IN GUADALUPE COUNTY, TEXAS.

JOB NO.	30126-00
DATE	MAY 21, 2025
CHECKED	JMT DRAWN DF
CIVIL JOB NO.	---
REFERENCE:	30088-00
SHEET	1 OF 1

Date: May 22, 2025, 9:05am User: JMT Job: 30126-00 BS: 2.142 AC.dwg
File: N:\New Encumbrance\30126-00\30126-00_2.142 AC.dwg