



**MEETING AGENDA
City Council
REGULAR SESSION CITY COUNCIL
October 21, 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, OCTOBER 21, 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 Macaluso)**

Proclamations

Texas Chamber of Commerce Week - October 13-17, 2025 (Mayor Pro Tem Brown)

National First Responders Day - October 28, 2025 (Councilmember Westbrook)

Domestic Violence Awareness Month - October 2025 (Councilmember Watson)

Presentations

Recognition of the 2025 Emerging Leaders Class (S.Gonzalez/J.Kurz)

Fire Prevention Poster Contest Awards Presentation (G.Rodgers/B.Boney)

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 October 14, 2025 (S.Edmondson/S.Courney)
2. **Resolution 25-R-128** -Approving an amendment to the interlocal agreement (ILA) between the Lower Colorado River Authority (LCRA) and the City of Schertz (S.Williams/B.James)

Discussion and Action Items

3. **Resolution 25-R-148** - Authorizing a contract amendment with Marksmen General Contractors setting the Guaranteed Maximum Price (GMP) for construction of Fire Station #4 (S.Williams/G.Rodgers)

Public Hearings

4. **Ordinance 25-S-041** - Conduct a public hearing and consider a request to amend the Comprehensive Land Use Plan – Future Land Use Map from Complete Neighborhood and Regional Corridor to Industrial Hub on approximately 96-acres of land, known as 10661 IH 10 E, more specifically known as Bexar County Property Identification Number 619206, City of Schertz, Bexar County, Texas (B.James/L.Wood/D.Marquez)
5. **Ordinance 25-S-042** - Conduct a public hearing and consider a request to rezone approximately 96 acres of land from General Business District (GB) and Manufacturing District - Light (M-1) to Planned Development District (PDD), known as 10661 IH 10 E, more specifically known as Bexar County Property Identification Number 619206, City of Schertz, Bexar County, Texas (B.James/L.Wood/D.Marquez)

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, SHEREE COURNEY, DEPUTY 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 15TH DAY OF OCTOBER 2025 AT 5:30 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.

SHEREE COURNEY

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.

NAME: _____ **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 Liaison Animal Services Advisory Committee
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

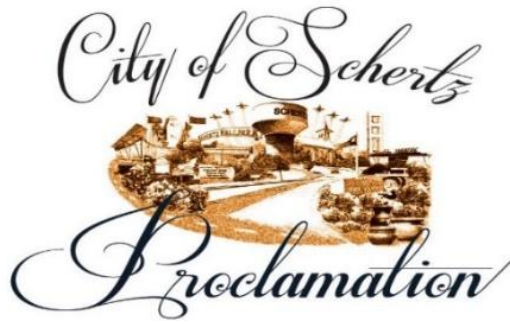
Agenda No.

CITY COUNCIL MEMORANDUM

City Council Meeting: **October 21, 2025**
Department: **City Secretary**
Subject: **Texas Chamber of Commerce Week - October 13-17, 2025 (Mayor Pro Tem Brown)**

Attachments

Chamber of Commerce Week 2025



WHEREAS more than five hundred local chambers of commerce in Texas distinguish themselves as the voice of business in our state: and

WHEREAS The Chamber (Schertz-Cibolo-Selma Area) of Commerce works with businesses, nonprofits, banks, and merchants to advance the civic, economic, professional, and cultural life of our City; and

WHEREAS, The Chamber, founded in 2005, has contributed to the civic and economic life of Schertz for the past twenty years; and

WHEREAS, the business community, represented through The Chamber, has been a driving force in fostering enhanced educational opportunities, infrastructure improvements, leadership development, the creation of jobs, and a positive vision of the future; and

WHEREAS The Chamber encourages the growth of existing services and commercial firms and encourages new businesses to locate in our community, acting as a liaison with the City, schools, and the business community; and

WHEREAS, chambers of commerce foster stronger, more vibrant communities by advocating priorities to promote economic prosperity, boost quality of life and create access to meaningful employment and opportunity for all residents.

WHEREAS, The Chamber has been a strong partner with the City of Schertz in endeavors to promote and develop our local business community.

WHEREAS, chambers of commerce are the voice of the local business community and advocate for favorable business regulations and local municipality support; and

NOW THEREFORE, I, Ralph Gutierrez, by the virtue of the authority vested in me as Mayor of Schertz, proclaim the week of October 13th – 17th as

Texas Chamber of Commerce Week

and acknowledge the numerous benefits and services that The Chamber provides to the businesses and residents in our community.

IN WHITNESS THEREOF, I have
hereunto set my hand and caused the Seal
of the City of Schertz to be affixed this
21st day of October 2025.

Ralph Gutierrez, Mayor

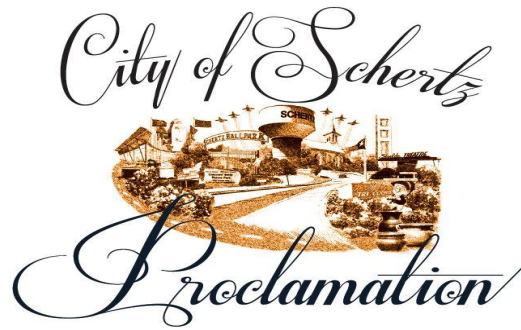
Agenda No.

CITY COUNCIL MEMORANDUM

City Council Meeting: **October 21, 2025**
Department: **City Secretary**
Subject: **National First Responders Day - October 28, 2025**
(Councilmember Westbrook)

Attachments

National 1st Responders Proclamation



National First Responders Day Proclamation **October 28th, 2025**

WHEREAS, the safety and security of the residents, businesses, and visitors of the City of Schertz depend upon the skill, bravery, and selfless dedication of our First Responders; and

WHEREAS, these heroes – including our Police Officers, Firefighters, Emergency Medical Services (EMS) personnel, Fire Marshals, 911 Dispatchers, Public Works personnel, and Emergency Management staff – stand ready at all times, day or night, to face peril and provide aid during moments of crisis; and

WHEREAS, First Responders are the critical first link in the chain of survival and recovery, often placing themselves in harm's way to protect lives, property, and the public welfare in situations ranging from medical emergencies, traffic incidents, and fires to severe weather events and large-scale disasters; and

WHEREAS, the professionalism and preparedness of the Schertz Public Safety and Critical Infrastructure Departments ensure that our community receives the highest level of emergency service, resilience, and compassion when it is needed most; and

WHEREAS, National First Responders Day provides a vital opportunity for all citizens to pause and formally express our deepest gratitude and respect for the personal sacrifices made by these individuals, who routinely confront extreme circumstances to ensure the continuity of our city.

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

October 28th, 2025, as National First Responders Day

and encourage all citizens to observe this day by expressing their gratitude and support for the men and women who serve as our First Responders.

IN WITNESS WHEREOF, I have
hereunto set my hand and caused the Seal
of the City of Schertz to be affixed on this
21st day of October 2025.

Ralph Gutierrez, Mayor

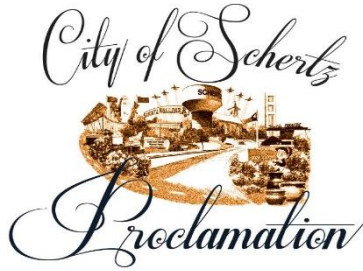
Agenda No.

CITY COUNCIL MEMORANDUM

City Council Meeting: **October 21, 2025**
Department: **City Secretary**
Subject: **Domestic Violence Awareness Month - October 2025 (Councilmember Watson)**

Attachments

DVAM Oct 2025 Proclamation



Domestic Violence Awareness Month October 2025

WHEREAS, the crime of domestic violence violates an individual's privacy and dignity, security and humanity, due to systematic use of physical, emotional, sexual, psychological and economic control and/or abuse including abuse to children and the elderly; and

WHEREAS, the problems of domestic violence are not confined to any group or groups of people, but cut across all economic, racial and societal barriers, and are supported by societal indifferences; and

WHEREAS, the impact of domestic violence is wide ranging, directly affecting individuals and society as a whole, here in this community Thriving Hearts Crisis Center (Formerly Guadalupe Valley Family Violence Shelter) answered **1182 crisis calls and provided 6897 services to survivors from September 2024 to August 2025**; and

WHEREAS, women are not the only targets; men, young children and the elderly also are victims, and sadly, emotional scars are often permanent, and domestic violence costs United States' companies at least \$3.5 billion in lost work time, increased health care costs, higher turnover, and lower productivity; and

WHEREAS, it is battered women themselves who have been in the forefront of efforts to bring peace and equality to the home.

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

October 2025 as “*Domestic Violence Awareness Month*”

and call all citizens, community agencies, religious organizations, medical facilities and businesses to increase their participation in our effort to prevent domestic violence, thereby strengthening the communities in which we live.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Schertz, Texas, to be affixed this 21st day of October 2025.

Ralph Gutierrez, Mayor

CITY COUNCIL MEMORANDUM

City Council Meeting: **October 21, 2025**
Department: **Executive Team**
Subject: **Recognition of the 2025 Emerging Leaders Class (S.Gonzalez/J.Kurz)**

BACKGROUND

The Schertz Emerging Leaders Program is a comprehensive employee development effort to provide advanced training to budding leaders in all departments and at all levels so that they can reach their leadership potential and add even more value to the quality of service that the City provides to its customers.

Congratulations to the 2025 Emerging Leaders Class:

- Ian King, Parks & Recreation, Parks Maintenance Technician II
- Helen Lafitte, Police, CID Officer
- Daisy Marquez, Planning, Senior Planner
- Diego Martinez, Parks & Recreation, Parks Maintenance Technician I
- Scott Morehouse, Police, Patrol Sergeant
- Samuel Ramirez, Jr., Police, CID Officer
- Alanna Sumner, Inspections, Development Specialist
- Christina Timke, Inspections, Permit Technician
- Darienn Trotter, EMS, Lieutenant
- Alexa Venezia, Information Technology, GIS Specialist

Attachments

2025 Schertz Emerging Leaders Class - City Council Presentation

Schertz Emerging Leaders Presentation

Tuesday, October 21, 2025

Sarah Gonzalez, Assistant City Manager

Jessica Kurz, Director of Human Resources & Purchasing





Congratulations Class of 2025!



A special thanks to our Emerging Leaders Program Mentors

- Emily Delgado, Planning Manager
- Jim Lowery, Chief of Police
- Daniel Roman, Assistant Police Chief
- Elliot Waller, Assistant Police Chief
- John Perry, Assistant Fire Chief
- Lizzi Bertoia, Library Director
- Megan Lagunas, Animal Services Manager
- Lauren Shrum, Parks, Recreation & Community Services Director
- Scott Wayman, EDC Director

And to Program Coordinators:

- Sarah Gonzalez, Assistant City Manager
- Jessica Kurz, Human Resources Director
- Zii Reed, City Management Administrative Assistant



And a thank you to Andrew McBride and SSLGC!



Ian King

Parks & Recreation Parks Maintenance Technician II





Helen Lafitte

Police

CID Officer





Daisy Marquez

Planning

Senior Planner





Diego Martinez

Parks & Recreation Parks Maintenance Technician I





Scott Morehouse

Police

Patrol Sergeant





Samuel Ramirez, Jr.

Police CID Officer





Alanna Sumner

Inspections

Development Specialist





Christina Timke

Inspections

Permit Technician





Darienn Trotter

EMS

Lieutenant





Alexa Venezia

Information Technology GIS Specialist



CITY COUNCIL MEMORANDUM

City Council Meeting: **October 21, 2025**
Department: **Fire Department**
Subject: **Fire Prevention Poster Contest Awards Presentation (G.Rodgers/B.Boney)**

BACKGROUND

The Schertz Fire Department Prevention Division held our annual Fire Prevention Poster Contest as part of this year's Fire Prevention Week, 10/5/25 - 10/11/25. Participants from Schertz-based schools and SCUCISD submit posters based on this year's Fire Prevention Week Theme of “Charge into Fire Safety™: Lithium-Ion Batteries in Your Home.” Posters are then judged by the Mayor, City Council members and City staff according to the grade level groups of K-1, 2-3, and 4th grade with an additional pick for Mayor's choice. Within each grade level group there is a 1st, 2nd and 3rd place poster that will be presented with a trophy.

Participation in this fire prevention poster contest encourages fire prevention education at all levels and is vital to our preparedness mission relating to fire prevention education.

Attachments

FPW 2025

SCHERTZ FIRE DEPARTMENT FIRE PREVENTION WEEK POSTER CONTEST

CHARGE *into Fire Safety™*

Lithium-Ion Batteries in Your Home

October is right around the corner and we will once again be honoring National Fire Prevention Week.

This year's theme is "Charge into Fire Safety" reminding everyone to,

BUY only listed products

CHARGE devices safely

RECYCLE batteries responsibly.



OFFICIAL RULES:

- Open to all students in the K-1, 2-3, and 4th grade levels, in Schertz and SCUCISD
- Poster must include items from this year's Fire Prevention Week Theme, "CHARGE INTO FIRE SAFETY"
- You may also include additional fire safety topics, for example, E.D.I.T.H., Stop, Drop and Roll, Get Out and Stay Out.
- All entries must be on white cardstock between 11" x 14" and 22" x 28" - ORIGINAL ARTWORK ONLY
- 1 poster per student: Posters become property of the Schertz Fire Department and may be displayed.
- The student's first and last name, grade, school, and teacher's name must be written on the back of the poster to be included in the assessment.
- LIVE MATCHES MAY NOT BE USED ON THE POSTER

DEADLINES:

- Posters are due to main office of school no later than end of school day on October 2nd.
- ALL posters will be picked up from schools the morning October 3rd.

JUDGING & AWARDS:

- Posters will be judged and top 3 selected from each grade level. Trophies will be awarded to the top 3 from each grade level
- Winners will be announced at City Council on October 21.



**FIRE
PREVENTION
WEEK™**

fpw.org

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**SCHERTZ FIRE
DEPARTMENT**
(210)619-1300

CITY COUNCIL MEMORANDUM

City Council Meeting: **October 21, 2025**
Department: **City Secretary**
Subject: **Minutes - Approval of the minutes from the City Council Meeting on October 14, 2025 (S.Edmondson/S.Courney)**

Attachments

Draft Minutes 10-14-2025

DRAFT

MINUTES REGULAR MEETING October 14, 2025

A Regular Meeting was held by the Schertz City Council of the City of Schertz, Texas, on October 14, 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 Tim Brown; Councilmember Mark Davis; Councilmember Michelle Watson; Councilmember Paul Macaluso; Councilmember Ben Guerrero; Councilmember Robert Westbrook; Councilmember Allison Heyward

Staff present: City Manager Steve Williams; City Attorney Natalie Thamm; Deputy City Manager Brian James; Assistant City Manager Sarah Gonzalez; 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 Davis)

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

Special Announcement

Mayor Gutierrez announced that information regarding the Special election, Annexation vs. Land-use Regulation, was not on the agenda for this meeting. He referred residents to the website for any information.

Proclamations

Hill Country Night Sky Month-October 2025 (Councilmember Heyward)
Councilmember Allison Heyward presented the Hill Country Night Sky Month - October 2025 proclamation to Ms. Susan Fisher, Comal County Friends of the Night Sky.

Planning Month-October 2025 (Councilmember Macaluso)
Councilmember Paul Macaluso presented the Planning Month - October 2025 proclamation to Planning Manager Emily Delgado, Sr. Planner Daisy Marquez, and Planner Will Willingham.

National Manufacturing Month-October 2025 (Councilmember Guerrero)
Councilmember Ben Guerrero presented the National Manufacturing Month - October 2025 proclamation to the Schertz Economic Development Corporation team, Executive Director Scott Wayman, Deputy Director Amy Madison, Business Engagement Manager Ashley Ritchey, and Administrative Assistant Kari Baker.

Honoring Dean Weirtz-Dedication to Preserving History of Schertz (Mayor Pro Tem Brown)

Mayor Pro Tem Tim Brown presented a proclamation posthumously honoring Dean Weirtz for his years of service and dedication to preserving the history of Schertz to Mr. Weirtz's daughter, Ms. Shannon Schulz.

Employee Introductions

Mayor Gutierrez recognized City Department Heads who introduced the following new staff:

- EDC-Kari Baker-Administrative Assistant
- Fire: Colby Cooke-Firefighter; Carson Draehn-Firefighter; Joaquin Garcia-Firefighter; Josiah Rodriguez-Firefighter
- Library: Ashley Phipps-Library Assistant
- Public Affairs: Victoria Garza-Communications Coordinator; Krystal Haynes-Director of Public Affairs
- Police: Ariana Lamothe-Public Safety Communications Officer

City Events and Announcements

- Announcements of upcoming City Events (B.James/S.Gonzalez)
Assistant City Manager Sarah Gonzalez provided the announcement of upcoming city events.
- Announcements and recognitions by the City Manager (S.Williams)
City Manager Steve Williams congratulated Daisy Marquez on her promotion to Senior Planner.
- Announcements and recognitions by the Mayor (R.Gutierrez)
Mayor Gutierrez also congratulated Ms. Marquez on her promotion.

Hearing of Residents

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

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

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Mayor Pro Tem Tim Brown recognized the following residents:

Armando Cruz, 6070 Covers Cove, who stated his frustration with the developer submitting and withdrawing applications for the Golf Course property. Mr. Cruz indicated these actions cause a lot of residents unnecessary stress.

John Carbon, 3541 Woodland Farms, stated he is a candidate for City Council Place 2 in the upcoming election and provided some background information for residents.

Miguel Vazquez, 9320 Benson Way, provided an update on the Schertz-Cibolo Cemetery improvements and upcoming events to include a celebration on Saturday which will include the dedication as an historic landmark. This will give the cemetery the historic landmark designation from the city, county, and state.

Ralph Rodriguez, 729 Mesa Verde, stated he is a candidate for Mayor in the November 4, 2025, election. Mr. Rodriguez promised residents transparency and communication.

Ed Paquette, 9858 Mulhouse, informed council of an ongoing issue in his subdivision with power outages for the past several months. He has contacted CPS on multiple occasions to no avail. Mr. Paquette stated that the city is responsible for ensuring infrastructure is in place before development occurs.

Barbara Palomo, 700 Maple Drive, addressed issues with the Schertz Parkway Trail. She stated that the trail is not being maintained and provided details to Council.

Walt Aldridge, 9852 Mulhouse, stated he resides in Rhine Valley and has experienced multiple power outages. Each time he has to reset all of his breakers. He has suffered financial loss because of the outages and asks Council to intervene with CPS on behalf of the residents.

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 September 16, 2025, the City Council Meeting on September 16, 2025, and the Special Workshop on September 23, 2025 (S.Edmondson/S.Courney)

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

Appointments:

EDC: John Faubush III

Parks & Recreation Advisory: Janet Sanchez

3. **Resolution 25-R-121** - Authorizing a Purchase Agreement with Sterling McCall Ford for one new ambulance for Fiscal Year 2026/2027 (S.Williams/J.Mabbitt)
4. **Resolution 25-R-137** - Authorizing an Interlocal Agreement with the City of New Berlin for the provision of Emergency Medical Services (S.Williams/J.Mabbitt)
5. **Resolution 25-R-123** - Authorizing a DEAGG funding application for the Lower Seguin Road Reconstruction Project (B.James/K.Woodlee/J.Nowak)
6. **Resolution 25-R-142** - Authorizing an Advance Funding Agreement with the State of Texas for Rail Highway Safety Program Off-System (B.James/K.Woodlee/E.Schulze)
7. **Resolution 25-R-141** - Authorizing an Interlocal Agreement with Guadalupe County for Library Services (S.Gonzalez/E.Bertoia)
8. **Resolution 25-R-143** – Authorizing a task order agreement with Kimley-Horn and Associates, Inc., for professional engineering-related services for the 2026 SPAM Resurfacing; Savannah Drive Resurfacing; and Crosswalk Improvements Projects (B.James/K.Woodlee/J.Nowak)
9. **Resolution 25-R-144** – Resolution authorizing a Personal Services Agreement with Charmain Sanchez, dba Terreno Services. (B.James/L.Busch/N.Ferris)
10. **Resolution 25-R-133** - Authorizing the City Manager to reject all bids received for the IH 35 NEX Non-Joint Bid Wastewater Project (B.James/K.Woodlee/E.Schulze)
11. **Resolution 25-R-134** - Authorizing a Subdivision Improvement Agreement with the EastGroup Properties, LLC for the BNSF Schertz Business Park property. (S.Williams/B.James)
12. **Resolution 25-R-147** - Authorizing a Schertz Main Street Area Preservation Incentive Program Grant for Schertz-Cibolo Cemetery located at 93 Bubbling Springs Road (S.Williams/B.James)

Mayor Gutierrez asked if any item needed to be removed from Consent for separate action.

Councilmember Westbrook requested Item number 9, Resolution 25-R-144, be

removed for separate action.

Mayor Gutierrez asked for a motion to approve Consent Agenda Items #1–8 and #10–12.

Moved by Councilmember Michelle Watson, seconded by Councilmember Ben Guerrero

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

Passed

Mayor Gutierrez recognized Councilmember Allison Heyward who introduced Mr. John Faubush III, thanking him for coming to the meeting and welcoming him to the Economic Development Corporation Board of Directors.

Mayor Gutierrez recognized Deputy City Manager Brian James who addressed a list of questions provided by Councilmember Westbrook regarding the subject contract of Resolution 25-R-144. Mr. James stated that the subject contract with Ms. Sanchez dba Terreno Services was to renew the current contract that has been in place for ten years. He explained the unique service that Ms. Sanchez provides and the benefits to the City.

After brief discussion, Councilmember Westbrook made the motion to approve Consent Agenda Item #9, seconded by Councilmember Allison Heyward

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

Passed

Discussion and Action Items

- 13. Resolution 25-R-146** - Authorizing the power of eminent domain for the acquisition of permanent and temporary water line easements necessary for the construction and maintenance of a water supply main between Eckhardt and Schwab Roads (B.James/K.Woodlee)

Mayor Gutierrez recognized City Engineer Kathy Woodlee who provided a brief explanation regarding the request to invoke the power of eminent domain for the acquisition of permanent and temporary water line easements necessary for construction and maintenance of a water supply main between Eckhardt and Schwab Roads.

Mayor Gutierrez opened the floor to council for discussion.

No discussion occurred.

Mayor Gutierrez asked for a motion to approve Resolution 25-R-146.

Moved by Mayor Pro Tem Tim Brown, seconded by Councilmember Ben Guerrero

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

Passed

- 14. Resolution 25-R-138-**Nominating candidates for the Guadalupe County Appraisal Board of Directors to be appointed for the 2025 term. (Mayor/S.Edmondson)

Mayor Gutierrez asked Council for candidate nominations for the Guadalupe County Appraisal Board of Directors.

No nominations were received.

No further action was taken.

- 15. Resolution 25-R-139-**Nominating candidates for the Comal County Appraisal Board of Directors to be appointed for the 2026 term. (Mayor/S.Edmondson)

Mayor Gutierrez asked Council for candidate nominations for the Comal County Appraisal Board of Directors.

No nominations were received.

No further action was taken.

Public Hearings

- 16. Ordinance 25-M-045 -** Conduct a public hearing to consider adjusting the Drainage Fee (B.James/J.Walters)

Mayor Gutierrez recognized Finance Director James Walters, who introduced Ordinance 25-M-045. Mr. Walters provided a synopsis of the Drainage Fee study done by Willdan and the need to increase the rate from \$5.20/month/LUE for all customers to \$8.00/month/LUE for all customers with additional increases proposed in future years. Mr. Walters stated that staff recommends adopting only the current year's rate increase and reviewing the need for future years at a later date.

Mayor Gutierrez opened the Public Hearing at 7:20 p.m.

The following resident came forward to speak:

Mr. Bob Jameson, 4504 Brush Creek Drive, asked why the fee needed to be increased

given the current drought. Citizens should not be responsible for the runoff that is created by developers. He asked why they aren't being required to pay for it.

Mayor Gutierrez closed the Public Hearing at 7:22 p.m.

Mayor Gutierrez opened the floor to Council for discussion.

Councilmembers Guerrero and Macaluso questioned the need for such a large increase since the average rate across the state is \$5.15. Mr. Williams stated that some of these costs are absorbed through the general fund by other cities.

Mayor Pro Tem Brown reminded Council and staff that much of Schertz falls within the flood plain, so drainage will continue to be an issue. However, he would like to keep the cost down as much as possible for the residents. Mayor Gutierrez added that all the debris in Schertz from the 4th of July floods was removed within 48 hours. Debris contributes to drainage issues that ultimately can cause flooding.

Councilmember Heyward stated that this increase gets us where we need to be.

Mayor Gutierrez asked for a motion to approve Ordinance 25-M-045.

Moved by Councilmember Michelle Watson, seconded by Mayor Pro Tem Tim Brown

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

Passed

- 17. Ordinance 25-A-039** - Conduct a public hearing and consider a request for voluntary annexation of approximately 4.7 acres, Bexar County Property Identification Numbers 310108 and 1061511, Bexar County, Texas (B.James/L.Wood/D.Marquez)

Mayor Gutierrez recognized Senior Planner Daisy Marquez who introduced Ordinance 25-A-039. She reminded Council of the public hearing that was held on August 19, 2025, when the petition to voluntarily annex was proposed. This was the first step in the process. Resolution 25-R-112 was unanimously approved, so this is the second step in the process.

Mayor Gutierrez opened the Public Hearing at 7:35 p.m.

No residents came forward to speak.

Mayor Gutierrez closed the Public Hearing at 7:35 p.m.

Mayor Gutierrez opened the floor to Council for discussion.

No discussion occurred.

Mayor Gutierrez asked for a motion to approve Ordinance 25-A-039.

Moved by Councilmember Michelle Watson, seconded by Councilmember Paul Macaluso

Councilmember Allison Heyward was not on the dais during this action.

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

Passed

- 18. Ordinance 25-S-040** - Conduct a public hearing and consider a request to zone approximately 4.7 acres of land to Public Use District (PUB), known as 8890 E Fm 1518 N, more specifically known as Bexar County Property Identification Numbers 310108 and 1061511, Bexar County, Texas (B.James/L.Wood/D.Marquez)

Mayor Gutierrez recognized Senior Planner Daisy Marquez who introduced Ordinance 25-S-040, a request to zone approximately 4.7 acres of land to Public Use District (PUB). Ms. Marquez provided a map outlining the subject property which was annexed under Ordinance 25-A-039. She explained the allowable uses under the PUB designation. She stated 15 public notices were sent on August 21, 2025, with only one response in favor received to date, and a public hearing notice was placed in the San Antonio Express on September 24, 2025. A sign was placed on the property by the applicant. The Planning and Zoning Commission met on September 3, 2025, and recommended approval with a unanimous vote. Due to the compatibility of the proposed zone designation with the Comprehensive Land Use Plan—Future Land Use Map and existing uses in the immediate area, Staff recommended approval of Ordinance 25-S-040.

Mayor Gutierrez opened the Public Hearing at 7:41 p.m.

No residents came forward to speak.

Mayor Gutierrez closed the Public Hearing at 7:41 p.m.

Mayor Gutierrez opened the floor to Council for discussion.

No discussion occurred.

Mayor Gutierrez asked for a motion to approve Ordinance 25-S-040.

Moved by Councilmember Mark Davis, seconded by Councilmember Paul Macaluso

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

Passed

- 19. Ordinance 25-S-043** - Conduct a public hearing and consider a request to rezone approximately 24 acres of land from Pre-Development District (PRE) and General Business District (GB) to Apartment / Multi-family Residential District (R-4), known as Guadalupe County Property Identification Numbers 63835, 72500, and 72501, City of Schertz, Guadalupe County, Texas and Comal County Property Identification Number 81292, 121896, and a portion of Comal County Property Identification Number 75381, City of Schertz, Comal County, Texas. (B.James/L.Wood/E.Delgado)

WITHDRAWN BY APPLICANT - Public Hearing will be held / No Action will be taken by City Council

Mayor Gutierrez recognized Planning Manager Emily Delgado who provided background information. She gave a brief description of the proposed zoning designation and stated 75 public notices had been sent on August 16, 2025. As of October 1, 2025, 14 in opposition had been received, 0 in favor, and 0 neutral. A public hearing notice was published in the San Antonio Express on September 24, 2025, for October 1 and October 14, 2025. Therefore, the public hearings are required to be held. Additionally, notification signs placed on the subject property by the applicant will be removed following the public hearing. Applicant's withdrawal of the application occurred on September 26, 2025.

Mayor Gutierrez opened the Public Hearing opened at 7:46 p.m.

No residents came forward to speak.

Mayor Gutierrez closed the Public Hearing at 7:46 p.m.

Mayor Gutierrez opened the floor to Council for discussion.

No discussion occurred.

Mayor Gutierrez reiterated that the application had been withdrawn, so no action would be taken by Council.

- 20. Ordinance 25-S-044** - Conduct a public hearing and consider a request to rezone approximately 81 acres of land from Pre-Development District (PRE), General Business District (GB) and Single-Family Residential District (R-6) to Middle Density Residential District (R-5), generally located 1,900 feet south of the intersection of IH 35 and Country Club Blvd, also known as Guadalupe County Property Identification Numbers 63833, 63836, 63838, 34548, 34577, 34755 City of Schertz, Guadalupe County, Texas and Comal County Property Identification Number 377261, and a portion of Comal County Property Identification Number 75381, City of Schertz, Comal County, Texas. (B.James/L.Wood/E.Delgado)

WITHDRAWN BY APPLICANT- Public Hearing will be held / No Action will be taken by City Council

Mayor Gutierrez recognized Planning Manager Emily Delgado who provided background information and a map of the subject property. She gave a brief description of the proposed zoning designation and stated 292 public notices had been

sent on August 16, 2025. As of October 1, 2025, 88 in opposition had been received, 1 in favor, and 0 neutral. A public hearing notice was published in the San Antonio Express on September 24, 2025, for October 1 and October 14, 2025. Therefore, public hearings are required to be held. Additionally, notification signs placed on the subject property by the applicant will be removed following the public hearing. Applicant's withdrawal of the application occurred on September 26, 2025.

Mayor Gutierrez opened the Public Hearing opened at 7:49 p.m.

The following resident came forward to speak:

Jan Baldwin, 3401 Columbia Drive, representing several residents in the neighborhood who would like to see the property remain as green space. They certainly don't want to see anything come in that will increase the impervious surface, adding to the drainage issues.

Mayor Gutierrez closed the Public Hearing at 7:46 p.m.

Mayor Gutierrez opened the floor to Council for discussion.
No discussion occurred.

Mayor Gutierrez reiterated that the application had been withdrawn, so no action would be taken by Council.

Workshops

21. Workshop on a potential amendment to the Interlocal Agreement with LCRA for communication towers (S.Williams/B.James)

Mayor Gutierrez recognized Deputy City Manager Brian James, who briefed council on a request to potentially amend an Interlocal agreement with the LCRA for communication towers. Current height restrictions would require LCRA to request either a PDD or a variance through the Board of Adjustments to build a 190' communication tower high. The height is needed to address the The property is owned by LCRA and serves as a utility substation.

Councilmember Davis asked if the height of the tower would interfere with the Randolph Air Force Base flight patterns. Mr. James responded that LCRA would still be required to get a letter of approval from Randolph to ensure there would be no interference with their mission.

Councilmember Macaluso stated he felt it would be suitable for an industrial area given its size. Mr. James responded that ordinarily he would agree, unfortunately, this is the necessary location to provide optimum coverage.

Councilmember Westbrook asked why it was needed. Mr. Eric Anderson, LCRA VP for Telecommunications, responded. It's needed for critical infrastructure communications including Public Safety. The tower is to extend wireless coverage for

the region necessary for grid modernization to enhance communication with CPS assets, LCRA assets, City water/wastewater, SSLGC, etc. Private wireless network that serves critical infrastructure.

Mayor Pro Tem Brown expressed that this is for public utility use even though the company is private.

Councilmember Watson asked if there was anything that could be done regarding the aesthetics. Unfortunately, because of the requirement to build in a lattice style for stability, there isn't.

Councilmembers Guerrero and Heyward agreed that moving forward with an amendment to the ILA would be the best solution.

Information available in City Council Packets - NO DISCUSSION TO OCCUR

- 22. Monthly Update - Major Projects in Progress/CIP (B.James/K.Woodlee)
- 23. Check Report - August 2025 (J.Walters/S.Gonzalez)
- 24. 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

No requests 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 by the Mayor or Councilmembers that items or presentations be placed on a future City Council agenda.

- City and Community Events attended and to be attended (Council)

Councilmember Davis attended the TIRZ meeting.

Councilmember Watson attended National Night Out, the NEP luncheon, and the Tri-County Chamber of Commerce luncheon.

Councilmember Macaluso attended the TIRZ meeting and National Night Out.

Councilmember Guerrero attended National Night Out, Dunkin for Pumpkins, and the ribbon-cutting for the Aviation Apartments.

Councilmember Westbrook attended National Night Out and the ribbon-cutting at JonSan Home Health.

Councilmember Heyward attended ARCIT, Dunkin for Pumpkins, Fire Prevention Poster Judging, ribbon-cutting for Altaf Safri New York Life Partner, ribbon-cutting for JonSan Home Health, and ribbon-cutting for 1518. Ms. Heyward will be representing Texas at the Southern Municipal League in Virginia Beach and unable to attend the October 21, 2025, City Council meeting.

Adjournment

Mayor Gutierrez adjourned the meeting at 8:07 p.m.

Ralph Gutierrez, Mayor

ATTEST:

Sheila Edmondson, City Secretary

CITY COUNCIL MEMORANDUM

City Council Meeting: October 21, 2025
Department: Executive Team
Subject: Resolution 25-R-128 -Approving an amendment to the interlocal agreement (ILA) between the Lower Colorado River Authority (LCRA) and the City of Schertz (S.Williams/B.James)

BACKGROUND

The Lower Colorado River Authority (LCRA) is requesting an interlocal agreement to allow construction of a communications tower on the property they own at 5075 Cibolo Valley Drive, which is zoned R-1. The 5.26 acre property is the LCRA substation that is located to the west of The Enclave at Willow Pointe single family residential subdivision. LCR is wanting to construct a 190' lattice frame tower on the property. The City's UDC does now allow lattice frame towers and does not allow towers over 120' tall. Rather than seek a variance from the Board of Adjustment, the applicant would prefer to be allowed to construct the tower through an interlocal agreement with the City.

GOAL

Amend the current ILA with LCRA to ensure that LCRA can continue to provide communication services to government entities and ensure the safe and efficient operation of the electrical grid.

COMMUNITY BENEFIT

Ensures all aspects of public safety and government services maintain radio communication.

SUMMARY OF RECOMMENDED ACTION

Staff recommends approval of Resolution 25-R-128 authorizing an amendment to the ILA with LCRA to allow for the construction of communication towers.

RECOMMENDATION

Approval of Resolution 25-R-128.

Attachments

Resolution 25-R-128 with attachment

RESOLUTION 25-R-128

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AUTHORIZING AN AMENDMENT OF THE CURRENT INTERLOCAL COOPERATION AGREEMENT (ILA) BETWEEN THE LOWER COLORADO RIVER AUTHORITY ("LCRA") AND THE CITY OF SCHERTZ, TEXAS ("SCHERTZ") FOR CONSTRUCTION OF COMMUNICATION TOWERS.

WHEREAS, the City of Schertz seeks to work cooperatively with LCRA in a variety of areas including ensuring adequate communications for variety of areas of operations including electrical services and public safety communications; and

WHEREAS, LCRA is authorized by law to own, operate and maintain electric generation and transmission facilities for the benefit of its customers and the general public. LCRA's electric system includes a communications network, including a regional, trunked radio system, which has been installed for LCRA's use along transmission line right-of-way and elsewhere around the State for purposes of operating the electric system, for public safety, and for community development; and

WHEREAS, Schertz is authorized by law to provide law enforcement, fire protections, and emergency services for its citizens; and

WHEREAS, the ILA provides for LCRA to assist Schertz with deploying and maintaining radio communications for public safety operations, response to catastrophic or large-scale incidents or natural disasters, and radio communications support for local emergency and other public services; and the Schertz Police Department utilizes the Watchguard video system to fit the needs of the Department, to obtain the best pricing for this need and to provide the best quality of video recording equipment that ensures longevity in its use; and

WHEREAS, Schertz and LCRA are authorized to enter into such an arrangement by Chapter 791 of the Texas Government Code, commonly referred to as the Interlocal Cooperation Act, and more particularly Section 791.025, Texas Government Code; and

WHEREAS, the City Council has determined that it is in the best interest of the City to amend the Interlocal Cooperation Agreement dated July 1, 2012, and subsequently amended on April 29, 2024 to all construction of communications towers by LCRA that are not in compliance with the requirements of Section 21.8.6 Telecommunications Antennas of the Schertz Unified Development Code.

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

Section 1. The City Council hereby authorizes an amendment to the Interlocal Agreement with LCRA generally per the attached Exhibit "A" subject to changes approved by the City Attorney and City Manager.

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"
LCRA Interlocal Amendment

**SECOND AMENDMENT TO
INTERLOCAL COOPERATION AGREEMENT
FOR MOBILE RADIO SERVICES AND EQUIPMENT
BETWEEN CITY OF SCHERTZ
AND LOWER COLORADO RIVER AUTHORITY**

This Second Amendment to Interlocal Cooperation Agreement (this "**Second Amendment**") is entered into by and between the Lower Colorado River Authority ("**LCRA**"), a conservation and reclamation district of the State of Texas created pursuant to Article XVI, Section 59, of the Texas Constitution, and the City of Schertz, Texas ("**USER**"), a home rule municipality and a political subdivision of the State of Texas, as of November 1, 2025. LCRA and USER may also be referred to herein individually as a "**Party**" and collectively as the "**Parties**."

RECITALS:

A. LCRA and USER have heretofore entered into that certain Interlocal Cooperation Agreement dated as of July 1, 2012 (the "**Agreement**"), and an Amended Interlocal Cooperation agreement dated April 29, 2024 (the "**Amended Agreement**") pursuant to which LCRA agreed to provide communications equipment, facilities, and technical services required for the installation and operation, of 700/800 MHz radio equipment to assist USER with deploying and maintaining radio communications for public safety operations, response to catastrophic or large scale incidents or natural disasters, and radio communications coordination support for local emergency and other public services. Capitalized terms used but not otherwise defined herein shall have the respective meanings given to them in the Agreement.

B. LCRA and USER desire to modify the term of the Agreement pursuant to the terms of this Amendment.

AGREEMENT:

NOW THEREFORE, in consideration of the mutual benefits received by both Parties under the terms of the Agreement and this Amendment and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. A new Section 10 of the Agreement is hereby added:

"11.0 LCRA, owns, operates and maintains electric generation and transmission facilities which includes a communications network including a regional, trunked radio system (the "Trunked Radio System"), which has been installed for LCRA's use along transmission line rights-of-way and elsewhere around the State for purposes of operating the electrical system, for public safety and for community development. As such communications towers constructed, owned and operated by LCRA are exempt from the requirements of Section 21.8.6 Telecommunications Antennas of the City of Schertz' Unified Development Code. Communications towers are subject to all State and Federal regulations including obtaining any approvals from JBSA Randolph.

2. Except as is expressly established and amended by this Amendment, all other terms and provisions of the Agreement shall remain in full force and effect.

3. This Amendment may be executed in any number of counterparts and each such counterpart hereof shall be deemed to be an original, but all such counterparts taken together shall constitute but one agreement. In the event that any signature is delivered by facsimile transmission or by e-mail delivery of a ".pdf" format data file, such signature shall create a valid binding obligation of the party executing (or on whose behalf such signature is executed) with the same force and effect as if such facsimile or ".pdf" signature page were an original thereof.

The Parties have caused their authorized officers or representatives to execute this Amendment as of the date first set forth above.

LOWER COLORADO RIVER AUTHORITY

By _____

Name: _____

Title: _____

City of Schertz, Texas

By: _____

Name: _____

Title: _____

CITY COUNCIL MEMORANDUM

City Council Meeting: October 21, 2025
Department: Fire Department
Subject: Resolution 25-R-148 - Authorizing a contract amendment with Marksmen General Contractors setting the Guaranteed Maximum Price (GMP) for construction of Fire Station #4 (S.Williams/G.Rodgers)

BACKGROUND

Project Context

The Fire Station #4 project is a critical component of the City's Capital Improvement Plan (CIP) designed to enhance emergency response capabilities and reduce response times in the **City of Schertz**. This station is vital to ensuring the safety and timely service delivery across our growing community.

Understanding the Process: Construction Manager at Risk (CMR)

The City of Schertz utilized the **Construction Manager at Risk (CMR)** project delivery method for Fire Station #4. This method is preferred for its collaborative approach and its ability to establish budget certainty early in the process.

Under the CMR method, a contractor (in this case, Marksman General Contractors) is selected early in the design phase to act as the construction manager. This allows the contractor to work alongside the City and the project architect to provide continuous input on design, materials, and constructability, ensuring that the final design remains within the project's established budget targets.

The Guaranteed Maximum Price (GMP)

The Guaranteed Maximum Price (GMP) represents the **second and final phase** of the CMR contract. The GMP is a formal proposal from the contractor that includes every cost associated with constructing the facility, including materials, labor, sub-contractor bids, permits, and the contractor's fee.

- **What the GMP Means:** The GMP of **\$9,720,063.00** is the absolute highest price the City will pay for the completion of Fire Station #4. This price acts as a ceiling or cap for the construction costs.
- **Protection for the City:** If the actual costs to build the station exceed this approved amount, the contractor (Marksman General Contractors) is responsible for covering the overage—the City's maximum obligation remains the GMP amount.
- **Cost Savings:** If the actual construction costs come in under the GMP, those savings are typically returned to the City.

Contract Concessions and Staff Recommendation

During the rigorous GMP negotiation process, Marksman General Contractors requested two specific deviations from the standard Master Agreement terms:

- **Fee on their Self Perform work:** Allowing Marksman to charge a fee for work they perform directly (rather than subcontracting it), which incentivizes efficiency.
- **Lump Sum General Conditions:** Fixing the cost for administrative and site overhead (e.g., trailers, site utilities, safety) as a lump sum, which minimizes the City's exposure to escalating

monthly overhead costs.

Staff Recommendation: Given the comprehensive and successful negotiations to arrive at a competitive GMP, staff does not take exception to these two concessions. We recommend proceeding, as the overall value and price certainty achieved outweigh these minor contractual variances.

Final Budget Reconciliation

The proposed GMP amount of **\$9,720,063.00** successfully aligns with the total project budget. Staff confirmed that the **Pre-construction Fee**, which compensates the contractor for their design phase services, was not initially included in the GMP calculation. This fee has been added as a separate line item in the total budget. To accommodate this addition and ensure the project remains within the authorized overall funding, staff made minor budget adjustments by slightly reducing the allowances for Materials Testing and Water Testing.

These minor internal budget shifts ensure that the final recommended GMP and the total project cost are within the City's financial parameters, specifically coming in **\$673.83** under the total project budget ceiling.

Current Request for Council Action

Approval of the GMP formally confirms that the project's scope, as designed, aligns with the final fixed price proposed by Marksman General Contractors. This action is the final step required to allow staff to finalize the contract documents and execute the agreement, officially transitioning the Fire Station #4 project from the design phase to the full construction phase.

GOAL

Approve the guaranteed maximum price for fire station # 4 allowing construction to begin once all pending legal review and approvals are complete.

COMMUNITY BENEFIT

This resolution once signed would allow the construction of fire station # 4 to begin once all pending legal review and approvals are complete.

SUMMARY OF RECOMMENDED ACTION

Authorize the City Manager to execute a contract approving a guaranteed maximum price for Fire Station # 4. Once all pending legal review and approvals are complete this would allow the construction of fire station # 4 to begin.

FISCAL IMPACT

Consideration and possible action to approve this guaranteed maximum price for fire station # 4, with Marksmen General Contractors, for an amount not to exceed **\$9,720,063.00** would allow for construction to begin pending final contract negotiation and legal review.

RECOMMENDATION

Authorize the City Manager to execute a contract approving a guaranteed maximum price for Fire Station # 4, with Marksmen General Contractors, for an amount not to exceed \$9,720,063.00, pending final contract negotiation and legal review.

Attachments

Exhibit A-2019

MGC GMP Proposal Revision 2

Fire Station No. 4 Project Budget

RESOLUTION 25-R-148

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AUTHORIZING A CONTRACT AMENDMENT WITH MARKSMEN GENERAL CONTRACTORS SETTING A GUARANTEED MAXIMUM PRICE FOR THE CONSTRUCTION OF FIRE STATION NO. 4

WHEREAS, the Fire Station No. 4 project is identified as a critical component of the City of Schertz's Capital Improvement Plan (CIP), necessary to enhance emergency response capabilities and support the safety of our growing community; and

WHEREAS, the City Council previously authorized the use of the Construction Manager at Risk (CMR) project delivery method to maximize collaboration, efficiency, and budget certainty during the design phase of the project, with Marksman General Contractors selected as the CMR; and

WHEREAS, the Guaranteed Maximum Price (GMP) represents the final phase of the CMR process, establishing a fixed ceiling price for all costs associated with the construction of Fire Station No. 4; and

WHEREAS, Marksman General Contractors has submitted a final GMP proposal in an amount not to exceed NINE MILLION SEVEN HUNDRED TWENTY THOUSAND SIXTY-THREE DOLLARS AND NO CENTS (\$9,720,063.00); and

WHEREAS, the proposed FMP includes necessary contract concessions related to the Fee on Self Perform Work and Lump Sum General Conditions, which staff has reviewed and recommend proceeding with, given the overall competitive pricing and cost certainty achieved; and

WHEREAS, staff has confirmed that the final FMP amount aligns successfully with the total authorized project budget, following internal reconciliation that accounts for the Pre-Construction Fee, resulting in the final project cost coming in under the total budget ceiling; and

WHEREAS, the City Council finds that approval of this FMP is in the best interest of the City and its citizens, allowing the project to transition from design phase to the full construction phase.

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 a contract amendment with Marksman General Contractors setting the Guaranteed Maximum Price (GMP) for the construction of Fire Station No. 4 in an amount not to exceed NINE MILLION SEVEN HUNDRED TWENTY THOUSAND SIXTY-THREE DOLLARS AND NO CENTS (\$9,720,063.00).

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 21st day of October, 2025.

CITY OF SCHERTZ, TEXAS

Ralph Gutierrez, Mayor

ATTEST:

Sheila Edmondson, City Secretary

DRAFT AIA® Document A133® – 2019

Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the «10th» day of «October» in the year «2025», is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price of «April» in the year «2024» (the “Agreement”) (In words, indicate day, month, and year.)

for the following **PROJECT**:
(Name and address or location)

« Schertz Fire Station No 4 »
« Wiederstein Rd »

THE OWNER:
(Name, legal status, and address)

« City of Schertz »
« 1400 Schertz Parkway »
« Admin Building 2 »
« Schertz, TX 78154 »

THE CONSTRUCTION MANAGER:
(Name, legal status, and address)

« Marksmen General Contractors, LLC »
«11550 West Interstate 10, Ste 375 »
«San Antonio, TX 78230 »
«210-858-3125 »

TABLE OF ARTICLES

- A.1 GUARANTEED MAXIMUM PRICE
- A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION
- A.3 INFORMATION UPON WHICH AMENDMENT IS BASED
- A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

ARTICLE A.1 GUARANTEED MAXIMUM PRICE

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed «Nine Million, Seven Hundred Twenty Thousand, Sixty-Three Dollars» (\$ «\$9,720, 063.00»), subject to additions and deductions by Change Order as provided in the Contract Documents.

ADDITIONS AND DELETIONS:
The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An Additions and Deletions Report that notes added

and deleted text is available from the author and should be reviewed.

This document has important legal consequences.

with on

AIA Document A133 – 2019, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general

§ A.1.1.2 Itemized Statement of the Guaranteed Maximum Price. Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, including allowances; the Construction Manager's contingency; alternates; the Construction Manager's Fee; and other items that comprise the Guaranteed Maximum Price as defined in Section 3.2.1 of the Agreement.

(Provide itemized statement below or reference an attachment.)

«See Attached Marksmen GMP Proposal, Exhibit C, Dated 9.26.25 for the Itemized Statement of the GMP For the purpose of clarity:

- General Conditions will be billed lump sum at a fixed cost each month for the fourteen (14) month duration of the project, with a minimum total cost of \$792,214.00 as calculated on the total GMP cost. GC costs are **not** subject to audit or T&M as they have been substantiated in full. Bonds and Insurance will be broken out of the GC amount to be billed as listed below. Only if the project total time is extended beyond the contractual months qualified in the GMP, for reasons caused by Others and allowable in the Contract, would the GCs be increased.
- Payment and Performance Bonds & Insurances Costs will be billed lump sum, in full, at the fixed costs in the first pay application and remain in full, not to be reduced at the end of the project upon final GMP amount. Only if the GMP goes up will additional Bonds & Insurance costs be captured in those Change Orders accordingly.
- Software will be billed in full in the first month pay application at \$48,602.00, 0.5% of the total GMP, and will remain fixed and is not to be reduced at the end of the project upon final GMP Amount. Only if the GMP goes up will additional Software be captured in those Change Orders accordingly.
- Self-Perform Work is included in the Cost of Work and shall receive the CM fee of 4%. This clause supersedes Section 9.4.5 of the AIA A133-2019 dated April 16, 2024. »

§ A.1.1.3 The Construction Manager's Fee is set forth in Section 6.1.2 of the Agreement.

§ A.1.1.4 The method of adjustment of the Construction Manager's Fee for changes in the Work is set forth in Section 6.1.3 of the Agreement.

§ A.1.1.5 Alternates

§ A.1.1.5.1 Alternates, if any, included in the Guaranteed Maximum Price:

Item	Price
N/A	N/A
N/A	N/A

§ A.1.1.5.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Exhibit A. Upon acceptance, the Owner shall issue a Modification to the Agreement.

(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance
N/A	N/A	N/A

§ A.1.1.6 Unit prices, if any:

(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit (\$0.00)
See Attached Marksmen GMP Proposal, Exhibit C Dated 9.26.25		

ARTICLE A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ A.2.1 The date of commencement of the Work shall be:

(Check one of the following boxes.)

[☐] The date of execution of this Amendment.

[☒] Established as follows:
(Insert a date or a means to determine the date of commencement of the Work.)

« See Attached Marksmen GMP Proposal, Exhibit C »

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of execution of this Amendment.

§ A.2.2 Unless otherwise provided, the Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work. The Contract Time shall be measured from the date of commencement of the Work.

§ A.2.3 Substantial Completion

§ A.2.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Substantial Completion of the entire Work:

(Check one of the following boxes and complete the necessary information.)

[☐] Not later than () calendar days from the date of commencement of the Work.

[☒] By the following date: « See Attached Marksmen GMP Proposal, Exhibit C »

§ A.2.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Construction Manager shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date
N/A	N/A

§ A.2.3.3 If the Construction Manager fails to achieve Substantial Completion as provided in this Section A.2.3, liquidated damages, if any, shall be assessed as set forth in Section 6.1.6 of the Agreement.

ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

§ A.3.1 The Guaranteed Maximum Price and Contract Time set forth in this Amendment are based on the Contract Documents and the following:

§ A.3.1.1 The following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
N/A	N/A	N/A	N/A

§ A.3.1.2 The following Specifications:

(Either list the Specifications here, or refer to an exhibit attached to this Amendment.)

« See Specifications Log Attached Marksmen GMP Proposal, Exhibit C Dated 9.26.25 »

Section	Title	Date	Pages

§ A.3.1.3 The following Drawings:

(Either list the Drawings here, or refer to an exhibit attached to this Amendment.)

« See Attached Drawing Log Marksmen GMP Proposal, Exhibit C Dated 9.26.25 »

Number	Title	Date

§ A.3.1.4 The Sustainability Plan, if any:

(If the Owner identified a Sustainable Objective in the Owner's Criteria, identify the document or documents that comprise the Sustainability Plan by title, date and number of pages, and include other identifying information. The Sustainability Plan identifies and describes the Sustainable Objective; the targeted Sustainable Measures; implementation strategies selected to achieve the Sustainable Measures; the Owner's and Construction Manager's roles and responsibilities associated with achieving the Sustainable Measures; the specific details about design reviews, testing or metrics to verify achievement of each Sustainable Measure; and the Sustainability Documentation required for the Project, as those terms are defined in Exhibit C to the Agreement.)

Title	Date	Pages
N/A	N/A	N/A

Other identifying information:

§ A.3.1.5 Allowances included in the Guaranteed Maximum Price:
(Identify each allowance.)

Item	Price
Owner Contingency	\$100,000.00
CM Construction Contingency	\$281,876.00
Utility Service Allowance	\$80,000.00
Site Miscellaneous	\$20,000.00
Station Alerting	\$25,000.00

§ A.3.1.6 Assumptions and clarifications upon which the Guaranteed Maximum Price is based:
(Identify each assumption and clarification.)

« See GMP Qualifications & Assumptions in the Attached Marksmen GMP Proposal, Exhibit C Dated 9.26.25 »

§ A.3.1.7 The Guaranteed Maximum Price is based upon the following other documents and information:
(List any other documents or information here, or refer to an exhibit attached to this Amendment.)

« See Attached Marksmen GMP Proposal, Exhibit C Dated 9.26.25 »

ARTICLE A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

§ A.4.1 The Construction Manager shall retain the consultants, contractors, design professionals, and suppliers, identified below:
(List name, discipline, address, and other information.)

« N/A »

This Amendment to the Agreement entered into as of the day and year first written above.

OWNER *(Signature)*

« Mark W. Baublitz » « President/CEO »
(Printed name and title)

CONSTRUCTION MANAGER *(Signature)*

« » « »
(Printed name and title)



MARKSMEN
GENERAL CONTRACTORS

GMP PROPOSAL

REVISION #2

Schertz Fire Station #4 **100% CD GMP**

Friday, September 26, 2025

City of Schertz Fire Department

For

Chief Greg Rodgers

TABLE OF CONTENTS:

Scope of Work & Project Team :	3
Cost Summary (<i>Allowances, Unit Prices & Alternates</i>) :	4
CSI Division Breakdown:	5
Clarifications & Assumptions :	6 - 11
Document Log (<i>Plans & Specs</i>) :	12 - 22
Self Perform Summary :	23 - 25
Subcontractor Summary :	26 - 31
Advertising & Solicitations Docs :	32 - 34



SCOPE OF WORK

Project Address:
17355 Wiederstein Road
Schertz, Texas 78154

New Fire Station in Schertz to comprise of a slab on grade foundation, hybrid PEMB & structural steel superstructure, brick, stone, metal panels, metal studs, gypsum assemblies, interior finishes, LVT, sealed concrete, tiling in RR, MEPF systems and exterior improvements. Site will include a detention pond, landscape, irrigation and perimeter fencing.

PROJECT DESIGN TEAM

<i>Discipline</i>	<i>Company Name</i>	<i>Contact</i>	<i>Phone #</i>	<i>E-Mail</i>
Architect	Martinez Architects	Ricardo Martinez	(210) 689-9626	ricardom@martinez-architects.com
Architect	Martinez Architects	Paul Garrison	(281) 800-1023	paulg@martinez-architects.com
Civil Engineer	Hill Country Civil	Ross Corder	(210) 338-6330	ross@hillcountrycivil.com
Geotech Engineer	Terracon	Richard Evers	(210) 641-2112	richard.evers@terracon.com
MEP Engineer	Emerald MEP	Jackie Chang	(210) 942-4500	jackiec@emerald-mep.com
Structural Engineer	JQ-IMEG	Robert Adams	(210) 530-7000	robert.m.adams@imegcorp.com
Landscape Architect	Evergreen D.G.	Stephen Sales	(800) 680-6630	stephen@evergreendesigngroup.com
Technology Design	Combs and Assoc.	Jason Gonzalez	(830) 765-3231	jason.gonzalez@combs-group.com

MARKSMEN PROJECT TEAM

<i>Title</i>	<i>Name</i>	<i>Phone #</i>	<i>E-Mail</i>
Director of Operations	Chris Galan	(830) 328-9984	chrisg@marksmengc.com
Project Executive / PM	Paul LaCasse	(210) 843-1190	pauull@marksmengc.com
Assistant Project Manager	Matt Wendtland	(210) 606-2495	mattw@marksmengc.com
Superintendent	Tyler Williams	(830) 200-9154	tylerw@marksmengc.com

OWNER CONTACTS

<i>Title</i>	<i>Name</i>	<i>Phone #</i>	<i>E-Mail</i>
Fire Chief	Chief Greg Rodgers	(979) 229-6625	groddgers@schertz.com
Project Management Consultant	Ryan Rosborough - AGCM	(361) 816-2468	ryan.rosborough@agcm.com



PROJECT COST SUMMARY

DESCRIPTION	TOTAL
Base Bid Cost of Work (Subcontractors, Materials & Allowances)	\$ 8,560,471
Subtotal:	\$ 8,560,471
General Conditions (8.15% of Total GMP) :	\$ 792,214
Software (0.5% on Total GMP) :	\$ 48,602
Subtotal (Cost of Work):	\$ 9,401,287
GC Fee (4% on COW Less Contingencies & Precon Fee) :	\$ 318,776
TOTAL GMP (Construction Cost):	\$ 9,720,063
Preconstruction Fee - Fixed (Part of the 4% Fee But Not Part of Construction Cost) :	\$ 42,000

CONTINGENCY SUMMARY

Contingencies Listed Below ARE Included within the GMP Total

CM Construction Contingency (Reduced to 3.5%)	\$ 281,876
Owner Requested Contingency	\$ 100,000
Materials Testing (\$ by Owner)	by Owner
Utility Service Allowance	\$ 80,000
Site Miscellaneous (Tree Mitigation)	\$ 20,000
Owner Equipment (\$ per GMP)	by Owner
Station Alerting	\$ 25,000
TOTAL Contingency	\$ 506,876

Section 01 22 00 - UNIT PRICES

Item	Description	Unit	Cost Per Unit
1	ADDITIONAL SELECT FILL: Select fill material required in excess of the quantity indicated by the Contract Documents, per cubic yard.	CY	\$19
2	INCREASED FOOTING DEPTH: Increase in the length of footings required due to soil conditions at the site, per cubic yard of concrete.	CY	\$278
3	DECREASED FOOTING DEPTH: Decrease in the length of footings required due to soil conditions at the site, per cubic yard of concrete including excavation, reinforcing etc.	CY	\$278
4	ADDITIONAL 5" CONCRETE PAVING: Increase in area concrete paved areas, per cubic yard.	CY	\$399
5	ADDITIONAL 9" CONCRETE PAVING: Increase in area concrete paved areas, per cubic yard.	CY	\$320
6	CONCRETE FLATWORK: Increase in area concrete sidewalk areas, per cubic yard.	CY	\$602
7	SOIL STABILIZATION: Increase in quantity of soil stabilization, per cubic yard.	CY	N/A



Section 01 23 00 - ALTERNATES (Reference Q&A #11)

#	Description		Total
1	Take out 4th Bay in the Apparatus Bay as shown on A101	DEDUCT	\$ (275,064)
2	Provide Price for inclusion of epoxy finish and striping in apparatus bays as outlined on A-151	ADD	\$ 101,837
3	Provide Price for epoxy finish and striping in Bays if Alternate 1 is accepted	ADD	\$ 75,437

BREAKDOWN OF COST OF WORK BY DIVISION

CSI Division	Description	Value
01	Temporary Services (Outside of GC's)	\$ 63,078
03	Concrete	\$ 713,029
04	Masonry	\$ 490,397
05	Metals	\$ 281,555
06	Wood, Plastics Composites	\$ 154,494
07	Thermal and Moisture Protection	\$ 310,514
08	Openings	\$ 508,663
09	Finishes	\$ 455,860
10	Specialties	\$ 130,963
11	Equipment	\$ 37,114
12	Furnishings	\$ 4,150
13	Special Construction	\$ 730,241
21	Fire Suppression	\$ 96,414
22	Plumbing	\$ 703,036
23	Mechanical / HVAC	\$ 886,530
26	Electrical	\$ 1,258,510
27	Communications	\$ 304,230
28	Electronic Safety and Security (Included with Communications)	Included
31	Earthwork	\$ 333,796
32	Exterior Improvements	\$ 222,276
33	Utilities	\$ 368,745
	Allowances / Contingency	\$ 506,876

Total Cost of Work: \$ 8,560,471



QUALIFICATIONS & ASSUMPTIONS

GMP CLARIFICATIONS AND ASSUMPTIONS

The documents upon which this GMP are based do not include definitive information for all disciplines; accordingly listed below are clarifications and assumptions for the products and systems that are included in this GMP. Should any conflicts or inconsistencies be discovered between these Clarifications and Assumptions and any of the other contract documents, these Clarifications and Assumptions shall govern.

STANDARD CLARIFICATIONS AND ASSUMPTIONS

- 1) This is not a line item Guaranteed Maximum Price (GMP). The breakdown of cost is to show a path to the lump sum guaranteed maximum price and is for reference only.
- 2) This GMP is guaranteed for thirty (30) calendar days. After such time, Marksmen General Contractors reserves the right to adjust the GMP based upon market conditions in effect at the time of final acceptance. Our GMP is qualified as follows regarding current tariffs:
 - a) The construction industry is currently experiencing shortages and delays in obtaining construction materials, and potential tariffs such that reliable assurance of material availability, timely delivery and firm pricing of materials cannot be guaranteed. The parties acknowledge that some of the materials and products to be used and installed in the construction of the Project may become unavailable, delayed in shipment and/or subject to price increases due to circumstances beyond the control of the Contractor. If a specified product is unavailable, shipment is delayed, or the product is subject to a future tariff, Contractor shall provide written notice to the Owner and shall be afforded additional time and substitute products may be considered. If there is an increase in price materials, equipment, or products between the date of this Agreement and the time when the Project is ready for installation of the affected material, the Contract Sum shall be increased to reflect the additional cost to obtain the materials, provided that the Contractor provides written notice and documentation of the increased costs. Tariffs also cause domestic material supply costs to increase, so the above applies to both domestic and foreign materials.
- 3) Our GMP is based upon the plans and specifications enumerated in the Document Log.
- 4) Our GMP Substantial Completion date of February 17, 2027, is based upon receiving a Notice to Proceed for Procurement on or before November 7, 2025, and a Notice to Proceed for Construction on or before December 1, 2025, inclusive of the receipt of the full construction permit coinciding with our construction start. Any delays caused by issues outside of Marksmen's control will amend the Substantial Completion date.
- 5) Our GMP is based upon the assumption the Owner's Architect, Design Consultants, Other Contractors, and/or all other parties performing work for the Project not under direct contract with Marksmen will:



- a) Comply with Marksmen's site-specific safety program and maintain an injury free environment. This includes badging, State required insurance coverages, and full PPE.
 - b) Perform work according to Marksmen's Project Schedule, and to achieve system and/or area completion dates according to that Schedule.
 - c) Perform work without impacting Marksmen's own ability to perform its work according to its plans, or to affect Marksmen's ability to maintain or accelerate its Construction Schedule.
 - d) Provide detailed schedules, logistical plans and other necessary technical information when, and as requested by Marksmen, in order to enable Marksmen to maintain or accelerate elements of its own construction schedule, which may be required to maintain its overall construction schedule and/or achieve necessary milestone completion dates.
- 6) We have assumed every specification, either referenced by manufacturer or performance, is designed so more than one manufacturer for each specification will be able to meet the design intent of the Work, and details shown in the contract documents will not preclude any manufacturer specified from participating in the proposal process. We have not included any provisions within our GMP for sole source/proprietary specifications. Additionally, in establishing this GMP, Marksmen assumed reasonable substitutions may be made for specified materials.
 - 7) Unit prices shown are strictly for use in Scope of Work outside of the Base Bid Scope of Work (Deductions for Base Bid Scope of Work will not apply to these prices). Unit Price G excluded, not apart of the project.
 - 8) It is our understanding that Testing, as well as any Special Inspections, are by the Owner and as such have not included any costs for same in our GMP. In the event of failed tests, Marksmen and its subcontractors will be responsible for the cost of retesting.
 - 9) It is our understanding that if required, 3rd Party Commissioning is to be by the Owner. Accordingly, we have not included any costs for same in our GMP, but will participate, coordinate and assist in the commissioning process.
 - 10) Unless noted elsewhere within these Clarifications and Assumptions, the Unit Price Scope Items are not included in the GMP and are to be used for changes in the Scope of Work. They are limited to those specified in Section 01 22 00 and do **NOT** apply for price deductions. Reference GMP Summary sheet for listed unit prices.
 - 11) There are (3) alternates in the project that are not included in our GMP. If selected, MGC will revise GMP and resubmit.
 - 12) We have included allowances as specified in Section 01 21 00. Reference GMP Summary Sheet for listed allowances.



- 13) This General Conditions includes Payment and Performance bonds at a fixed cost for the portion of the Work included within the GMP. This cost will be billed in full within the first month of the project commencement. Only if the GMP is increased through Amendment would the Bonds adjust, and will not decrease with a deductive Amendment.
- 14) This GMP includes General Conditions that are INCLUSIVE of all Insurances, Software and Soft Costs for the portion of the Work. This cost will be broken out from the total GCs on the first Pay Application and billed in full on the first month of the project commencement. Only if the GMP is increased through Amendment would the soft costs adjust accordingly, and will not decrease with a deductive Amendment.
- 15) The coverage of the builder's risk insurance policy applies to the new construction only.
- 16) Our GMP is based upon conducting construction operations during both normal and after hours working time. To maintain the schedule, we will be required to perform work outside of normal working hours.
- 17) We have assumed all utility consumption costs during construction, including, but not limited to water, wastewater, gas, sewer and electricity, will be paid for directly by the Owner, and accordingly we do not have included in our GMP any costs for the same.
- 18) Permanent MEP equipment and systems will be utilized for temporary construction and acclimation of the building environment for the installation of finishes. The appropriate temporary filters and protective measures will be provided.
- 19) Any building permit costs, plan expediter fees, plan check fees, impact fees and their associated permits are not included in our GMP. Once quantified, if needed, these costs can be moved into our GMP from the Owner's Contingency, if sufficient budget remains, as a part of the Cost of Work for Marksmen to pay for, if not already the contractual responsibility of the design team(s).
- 20) We exclude any and all fees associated with electronic drawing file requests. CAD files, CAD backgrounds, electronic copies of the specifications, for estimating purposes and for the production of project record documents and/or subcontractor shop drawings shall be provided by the A/E at no cost to Marksmen. We will provide the appropriate release(s) and/or electronic document transfer agreement(s) for the use of these files.
- 21) Unless specifically noted otherwise, all color and/or texture/finish selections shall be from manufacturer's standard color/texture/finish choices.
- 22) We will install building components and exterior improvements as shown in the Construction Documents, which include, but are not limited to, components and improvements with accessibility requirements. We and/or our agents do not accept liability for interpreting the design guidelines established by the Americans with Disabilities Act (ADA) and/or the Texas Accessibility Standards (TAS). Furthermore, we and/or our agents do not accept liability for complying with the opinions of the State Accessibility Inspector. We will make our best effort to point out any ADA and/or TAS issues that we become aware of.



- 23) This GMP does not include the repair and/or replacement of any damage to existing utilities and/or communication systems which are not specifically shown within the drawings. We will perform due diligence in locating and will exercise due care when excavating such systems.
- 24) The schedule, as well as the updates thereto, shall be provided in Microsoft Project. Cost and/or resource loaded schedules are not included.
- 25) Temporary covered walks, sidewalks, parking areas, or any other temporary facilities for students, parents, faculty, staff, or any other Owner related entities are not included. If required, these items shall be reimbursable as COW.
- 26) We have not included any work outside the limits of construction.
- 27) We have not included any requirements and/or costs for LEED, CHPS and/or green building certification.
- 28) We have not included any construction waste recycling requirements.
- 29) Testing and certification of indoor air quality is specifically excluded from our GMP.
- 30) Time extension(s) shall be granted for rainfall events at the Project site which exceed the normal monthly weather recorded (i.e. recorded rainfall equals or exceeds 0.01 inches in the daily 24 hour period) and expected for the locality of the work. Normal weather conditions shall be determined based upon the information compiled from the records of the U.S. Weather Bureau Station in the closest proximity to the Project site. In addition to rain days, impact days resulting from unusual rainfall, and/or other unusual weather events, shall also be granted. Marksmen will compile the monthly weather data for the Project site and will submit its rain day/impact day reports to the Architect/Engineer on a monthly basis, for evaluation and inclusion in a Contract Change Order for extending the Project's date of Substantial Completion.
- 31) Owner maintenance of new MEP systems shall commence upon Substantial Completion. All existing MEP systems shall be maintained by the Owner.
- 32) All extended warranties specified in the Contract Documents, including material/labor warranties, shall be assigned to the Owner following Marksmen's one-year repair/replacement obligation under the Contract. Thereafter, Marksmen shall only be responsible for assisting the Owner in enforcing those warranties provided by manufacturers, suppliers and subcontractors.
- 33) Contractor's obligations to examine documents, project sites, and materials and work furnished by others is limited to the obligation to bring to the attention of the Architect/Owner any defects or deficiencies that a Contractor would discover by reasonable sight inspection. No testing beyond reasonable sight inspection shall be required. Contractor is entitled to rely on the accuracy and completeness of the drawings and specifications provided to the Contractor.

Division 3, 4 & 5 - Concrete, Masonry and Metals

- 1) 7" heavy duty and 5" light duty concrete pavement is included.
- 2) Steel concrete filled bollards included. (18) outside the app bay and (16) bolted down bollards at the inside of the app bay to protect four-fold doors.
- 3) Ametco Model Phoenix 100 Aluminum Gate included for the dumpster enclosure gates.



- 4) ACME DTP "Roxbury" modular size included at \$950/thousand.

Division 6 & 7 - Woods, Plastics & Composites and Thermal & Moisture Protection

- 1) 1/2"/12" slope included for TPO Roofing system per specification minimum.
- 2) Wilsonart standard finishes, color, and grade included.
- 3) Cabinet locks included at Dorm wardrobes only.
- 4) Dorm bunks and furniture excluded, by Owner.

Division 8 & 9 - Openings and Finishes

- 1) 20 year warranty on concrete flooring products excluded. Industry standard 10 year certified warranty included.
- 2) Specifications call for center glazed exterior aluminum and details call for front glazed. We are including center glazed. Pending revision from Architect to correct specification to front glazed.

Division 10 - Specialties

- 1) Markerboards are excluded, not identified on the project.
- 2) Provide and install 24 counts of 60" Metal Corner Guards at all Gyp Corners, quantities not indicated in project documents.
- 3) Full Color Decal included as printed wrap film with laminate per dimensions indicated. Coordination required for final design.

Division 11 & 12 - Equipment and Furnishings

- 1) Dish Washer model: GDT226SSL included, model not indicated in project documents.
- 2) SCBA, Bauer Unicus 4S, excluded.
- 3) Paper towel dispensers to be provided by Owner, per plan flip meeting.
- 4) Furniture, tables and chairs excluded, by Owner.

Division 13 - Special Construction

- 1) All roof canopy assembly will be a PEMB system consisting of Metal Roof, Roof PEMB Framing system, & Metal Panel Soffit.
- 2) IBC 2018 PEMB System included. Coordination required for Architectural plans indicating other non-PEMB material at PEMB wall & roof systems.
- 3) MBCI panels included for roof, soffit and wall panels.

Division 21, 22 & 23 - Fire Suppression, Plumbing and HVAC

- 1) Cement Stabilized Sand is included only at areas required, not throughout. This is listed in the specification 22 10 00.
- 2) Gas detection system yearly calibration excluded, by Owner.

Division 26, 27 & 28 - Electrical, Communications and Electronic Safety & Security

- 1) Owner to provide and install Alerting System.
- 2) Owner to provide and install Wireless Access Points.



- 3) Owner to provide and install All-In-One Video Conferencing Device.
- 4) Conduit for future use outside property line included.

Division 31, 32 & 33 - Earthwork, Exterior Improvements and Utilities

- 1) Door schedule calls for the gate to be 12' wide, yet the opening is 24'-7". We are quoting a 24'-7" Sliding gate.
- 2) 7' tall fence included as directed by Architect.
- 3) Utility impact fees are by owner.
- 4) Tree clearing for CPS primary overhead poles excluded, by CPS and/or Project Utility Allowance. If the Owner desires to have MGC to clear the trees for CPS work, add \$10,000 to the cost of work for MGC to complete this scope once our Earthwork Trade is mobilized on the project.



DOCUMENT LOG

ADDENDA / REVISION LOG

#	Date	Description / Notes
1	8/15/2025	Addendum #1
2	8/22/2025	Addendum #2

RFI LOG

#	Date	Description / Notes
1	8/12/2025	RFI #1
2	8/19/2025	RFI #2
3	8/20/2025	RFI #4
4	9/4/2025	RFI #5 & 6

DRAWING LOG

Drawing #	Drawing Title	Revision	Drawing Date	Set
Civil				
C-100	Cover Sheet	1	8/22/2025	Add #2
C-101	General Construction Notes (1 of 2)		7/31/2025	IFB
C-102	General Construction Notes (2 of 2)		7/31/2025	IFB
C-103	Tree Table		7/31/2025	IFB
C-200	Existing Conditions and Demolition Plan		7/31/2025	IFB
C-300	Erosion Control Plan		7/31/2025	IFB
C-301	Erosion Control Details 1		7/31/2025	IFB
C-400	Site Plan		7/31/2025	IFB
C-500	Utility Plan	1	8/15/2025	Add #1
C-501	Utility Details		7/31/2025	IFB
C-600	Overall Grading Plan		7/31/2025	IFB
C-601	Grand Plan Sheet 1		7/31/2025	IFB
C-602	Grand Plan Sheet 2		7/31/2025	IFB
C-603	Grand Plan Sheet 3		7/31/2025	IFB
C-604	Existing Drainage Area Map		7/31/2025	IFB
C-605	Proposed Drainage Area Map		7/31/2025	IFB
C-606	Site Proposed Drainage Map		7/31/2025	IFB
C-607	Detention Ponds Details		7/31/2025	IFB
C-700	Site Details (1 of 2)		7/31/2025	IFB
C-701	Site Details (2 of 2)		7/31/2025	IFB
Landscape				
LP-1	Landscape Planting		7/31/2025	IFB



LP-2	Landscape Details & Specifications		7/31/2025	IFB
TD-1	Tree Disposition		7/31/2025	IFB
TD-3	Tree Disposition Specs & Details		7/31/2025	IFB
TD-2	Tree Disposition		7/31/2025	IFB
LI-1	Irrigation Plan		8/22/2025	Add #2
LI-2	Irrigation Details		8/22/2025	Add #2
LI-3	Irrigation Specifications		8/22/2025	Add #2

Structural

S-001	General Notes	1	8/15/2025	Add #2
S-002	General Notes	1	8/15/2025	Add #2
S-003	General Notes	1	8/15/2025	Add #2
S-004	General Notes		7/31/2025	IFB
S-005	General Notes		7/31/2025	IFB
S-101	First Flor Framing Plan	1	8/15/2025	Add #2
S-102	Low Roof Framing Plan	1	8/15/2025	Add #2
S-103	Roof Framing Plan		7/31/2025	IFB
S-201	Site Plan and Details		7/31/2025	IFB
S-300	Typical Foundation Sections and Schedules		7/31/2025	IFB
S-301	Typical Foundation Sections		7/31/2025	IFB
S-302	Foundation Sections		7/31/2025	IFB
S-303	Foundation Sections	1	8/15/2025	Add #2
S-400	Typical Masonry Sections and Schedules	1	8/15/2025	Add #2
S-401	Typical Masonry Sections	1	8/15/2025	Add #2
S-450	Masonry Building Cross-Sections/Wall Elevations	1	8/15/2025	Add #2
S-451	Masonry Building Cross-Sections/Wall Elevations	1	8/15/2025	Add #2
S-500	Typical Steel Sections and Schedules	1	8/15/2025	Add #2
S-501	Typical Steel Sections		7/31/2025	IFB
S-502	Steel Sections	1	8/15/2025	Add #2
S-550	Brace Frame and Moment Frame Elevations		7/31/2025	IFB

Drawing #	Drawing Title	Revision	Drawing Date	Set
Architectural				
G-000	Cover Sheet		7/31/2025	IFB
G-001	General Requirements		7/31/2025	IFB
G-002	Location and Area Maps		7/31/2025	IFB
G-101	Code Summary Fire Exiting and Separation		7/31/2025	IFB
G-301	Site Code Analysis		7/31/2025	IFB
G-501	UL Assemblies		7/31/2025	IFB
AS-100	Overall Site Plan		7/31/2025	IFB
AS-101	Enlarged Site Plan		7/31/2025	IFB
AS-201	Site Details		7/31/2025	IFB
A-101	Floor Plan - Level Plan	1	8/22/2025	Add #2



A-111	Equipment Floor Plans	1	8/22/2025	Add #2
A-121	PEMB Floor Plan - Level 1		7/31/2025	IFB
A-131	Dimension Floor Plan - Level 1		7/31/2025	IFB
A-141	Partition Type Floor Plan		7/31/2025	IFB
A-151	Floor Finish Plan		7/31/2025	IFB
A-161	Reflected Ceiling Plan	1	8/22/2025	Add #2
A-181	Roof Plan		7/31/2025	IFB
A-201	Exterior Elevations		7/31/2025	IFB
A-211	Enlarged Exterior Elevations	2	8/22/2025	Add #2
A-221	Interior Elevations		7/31/2025	IFB
A-222	Interior Elevations	1	8/22/2025	Add #2
A-223	Interior Elevations	1	8/22/2025	Add #2
A-224	Interior Elevations		7/31/2025	IFB
A-225	Interior Elevations	1	8/22/2025	Add #2
A-301	Building Sections		7/31/2025	IFB
A-302	Building Sections		7/31/2025	IFB
A-311	Wall Sections		7/31/2025	IFB
A-312	Wall Sections		7/31/2025	IFB
A-313	Wall Sections		7/31/2025	IFB
A-314	Wall Sections		7/31/2025	IFB
A-315	Wall Sections	1	8/22/2025	Add #2
A-316	Wall Sections		7/31/2025	IFB
A-501	Exterior Details - Plan Details		7/31/2025	IFB
A-502	Exterior Details - Plan Details		7/31/2025	IFB
A-511	Exterior Details - Section Details		7/31/2025	IFB
A-512	Exterior Details - Section Details	1	8/15/2025	Add #1
A-521	Exterior Details - Large Door Details		7/31/2025	IFB
A-522	Exterior Details - Door Details	1	8/15/2025	Add #1
A-523	Exterior Details - Window Details	1	8/15/2025	Add #1
A-551	Interior Details - Millwork Details		7/31/2025	IFB
A-552	Interior Details - Millwork Details		7/31/2025	IFB
A-561	Interior Details - Door & Window Details		7/31/2025	IFB
A-601	Door, Window & Louver Schedules	1	8/22/2025	Add #2
A-801	Overall Signage Floor Plan - Level 1		7/31/2025	IFB
A-901	3D Representations and Isometrics		7/31/2025	IFB
A-902	3D Representations and Isometrics		7/31/2025	IFB
A-903	Clear Floor Plans		7/31/2025	IFB
A-904	Clear RCP		7/31/2025	IFB
Mechanical, Electrical & Plumbing				
MEP201	MEP Site Plan	2	8/22/2025	Add #2
MEP202	MEP Roof Plan	1	8/22/2025	Add #2



M001	Mechanical Symbols Legend		7/31/2025	IFB
M201	Mechanical Plan	1	8/22/2025	Add #2
M501	Mechanical Schedule	1	8/22/2025	Add #2
M601	Mechanical Details	1	8/22/2025	Add #2
M-701	Mechanical Controls	1	8/22/2025	Add #2
E001	Electrical Symbols Legend	1	8/15/2025	Add #1
E101	Lighting Plan	1	8/22/2025	Add #2
E201	Power Plan	2	8/22/2025	Add #2
EF201	Electrical Fire Alarm Plan	1	8/15/2025	Add #1
E401	Electrical One-Line Diagram	2	8/22/2025	Add #2
E501	Lighting Schedules	1	8/22/2025	Add #2
E502	Electrical Panel Schedules	2	8/22/2025	Add #2
E601	Electrical Details		7/31/2025	IFB
E602	Electrical Details	2	8/22/2025	Add #2
P001	Plumbing Symbols Legend		7/31/2025	IFB
P201	Plumbing Plan - Drainage Waste and Vent Piping	1	8/22/2025	Add #2
P202	Plumbing Plan - Water and Gas Piping	2	8/22/2025	Add #2
P401	Plumbing Riser Diagram - Natural Gas Piping	1	8/22/2025	Add #2
P501	Plumbing Schedules		7/31/2025	IFB
P502	Plumbing Notes		7/31/2025	IFB
P601	Plumbing Details	1	8/22/2025	Add #2
P602	Plumbing Details	2	8/22/2025	Add #2
Technology				
T-000	Technology Symbols & Legend		7/31/2025	IFB
T-100	Technology Site Plan		7/31/2025	IFB
T-101	Technology Overall Floor Plan - Level 1		7/31/2025	IFB
T-101A	Technology Overall Floor Plan - Level 1 Area "A"		7/31/2025	IFB
T-101B	Technology Overall Floor Plan - Level 1 Area "B"		7/31/2025	IFB
T-300	Technology Enlarged Views		7/31/2025	IFB
T-400	Technology Typical Details		7/31/2025	IFB
T-401	Technology Typical Details		7/31/2025	IFB
T-402	Technology Typical Details		7/31/2025	IFB
TA-000	Audiovisual Symbols & Legend		7/31/2025	IFB
TA-101	Audiovisual Overall Floor Plan - Level 1		7/31/2025	IFB
TA-101A	Audiovisual Partial Floor Plan - Level 1 Area "A"		7/31/2025	IFB
TA-101B	Audiovisual Partial Floor Plan - Level 1 Area "B"		7/31/2025	IFB
TA-301	Audiovisual Reflected Ceiling Plan - Level 1 Area "A"		7/31/2025	IFB
TA-302	Audiovisual Reflected Ceiling Plan - Level 1 Area "B"		7/31/2025	IFB
TA-400	Audiovisual Enlarged Rooms and Elevations		7/31/2025	IFB
TA-401	Audiovisual Enlarged Rooms and Elevations		7/31/2025	IFB
TA-500	Audiovisual Signal Flow Diagram		7/31/2025	IFB



TA-600	Audiovisual Typical Details		7/31/2025	IFB
TS-000	Security Symbols & Legend		7/31/2025	IFB
TS-100	Security Site Plan		7/31/2025	IFB
TS-101	Security Overall Floor Plan - Level 1		7/31/2025	IFB
TS-101A	Security Partial Floor Plan - Level 2 Area "A"	1	8/22/2025	Add #2
TS-101B	Security Partial Floor Plan - Level 3 Area "B"	1	8/22/2025	Add #2
TS-400	Security Typical Details		7/31/2025	IFB
TS-500	Security Schedules		7/31/2025	IFB

SPECIFICATIONS LOG

Spec #	Specification Title	Revision	Spec. Date	Set
00 01 01	Title Page		7/31/2025	IFB
00 01 10	Table of Contents		7/31/2025	IFB
00 31 32	Geotechnical Data		7/31/2025	IFB
00 31 32.1	Geotechnical Report		7/31/2025	IFB
00 31 50	Independent Testing Agency Approvals		7/31/2025	IFB
00 72 13	General Conditions		7/31/2025	IFB
00 73 00	Supplementary Conditions		7/31/2025	IFB
00 73 43	Prevailing Wage Rates		7/31/2025	IFB
01 11 00	Summary of Work		7/31/2025	IFB
01 14 50	Water Construction Plans (City Spec)		7/31/2025	IFB
01 10 & 01 50	Clearing and Grading (City Spec)		7/31/2025	IFB
01 16 00	Product Requirements		7/31/2025	IFB
01 21 00	Allowances	1	8/15/2025	Add #1
01 22 00	Unit Prices		7/31/2025	IFB
01 23 00	Alternates		7/31/2025	IFB
01 25 13	Product Substitution Procedures		7/31/2025	IFB
01 25 13.1	Product Substitution Procedures Form		7/31/2025	IFB
01 26 00	Contract Modification Procedures		7/31/2025	IFB
01 26 13	Request for Interpretation		7/31/2025	IFB
01 26 13.1	Request for Interpretation Form		7/31/2025	IFB
01 29 00	Payment Procedures		7/31/2025	IFB
01 31 00	Project Management and Coordination		7/31/2025	IFB
01 31 06	Coordination Drawings		7/31/2025	IFB
01 31 06.1	Electronic Transfer Document		7/31/2025	IFB
01 31 19	Project Meetings		7/31/2025	IFB
01 32 16	Construction Progress Schedule		7/31/2025	IFB
01 32 23	Survey and Layout Data		7/31/2025	IFB
01 33 00	Submittal Procedures		7/31/2025	IFB
01 35 16	Alteration Project Procedures		7/31/2025	IFB
01 41 00	Regulatory Requirements		7/31/2025	IFB



01 42 00	Definitions and Abbreviations		7/31/2025	IFB
01 43 00	Inspection and Testing Laboratory Services		7/31/2025	IFB
01 50 00	Temporary Facilities and Controls		7/31/2025	IFB
01 50 04	Temporary Facilities and Controls (City Spec)		7/31/2025	IFB
01 55 13.10	Stabilized Construction Access		7/31/2025	IFB
01 55 26	Traffic Control		7/31/2025	IFB
01 57 00	Storm Water Pollution Control (City Spec)		7/31/2025	IFB
01 57 00	Source Control		7/31/2025	IFB
01 57 10	TPDES Requirements		7/31/2025	IFB
01 57 20	Silt Fence (City Spec)		7/31/2025	IFB
01 57 23	Temporary Storm Water Pollution Control		7/31/2025	IFB
01 57 50	Stabilized Construction Exit (City Spec)		7/31/2025	IFB
01 57 60	Waste Material Disposal (City Spec)		7/31/2025	IFB
01 57 80	Ground Control and Surface Water (City Spec)		7/31/2025	IFB
01 60 00	Materials and Equipment		7/31/2025	IFB
01 72 00	Common Execution Requirements		7/31/2025	IFB
01 73 20)	Utilities (City Spec)		7/31/2025	IFB
01 73 29	Cutting and Patching		7/31/2025	IFB
01 74 16	Site Maintenance		7/31/2025	IFB
01 77 00	Closeout Procedures		7/31/2025	IFB
01 78 23	Operation and Maintenance Data		7/31/2025	IFB
01 79 00	Demonstration and Training		7/31/2025	IFB
01 91 13	General Commissioning Requirements		7/31/2025	IFB
02 08 50	Valve Boxes, Meter Boxes and Meter Vaults (City Spec)		7/31/2025	IFB
02 23 30	Clearing and Grubbing (City Spec)		7/31/2025	IFB
02 26 60	OSHA Trench Safety (City Spec)		7/31/2025	IFB
02 31 40	Channel Excavation (City Spec)		7/31/2025	IFB
02 31 70	Excavation and Backfill for Utilities (City Spec)		7/31/2025	IFB
02 32 20	Utility Backfill Materials (City Spec)		7/31/2025	IFB
02 32 10	Cement Stabilized Sand (City Spec)		7/31/2025	IFB
02 33 00	Embankment (City Spec)		7/31/2025	IFB
02 41 19	Selective Demolition		7/31/2025	IFB
02 50 10	Ductile Iron Pipe Fittings (City Spec)		7/31/2025	IFB
02 50 20	Steel Pipe and Fittings (City Spec)		7/31/2025	IFB
02 50 30	Copper Tubing (City Spec)		7/31/2025	IFB
02 50 50	HDPE Solid and Profile Wall Pipe (City Spec)		7/31/2025	IFB
02 50 60	PVC Pipe (City Spec)		7/31/2025	IFB
02 51 10	Main Water Trench (City Spec)		7/31/2025	IFB
02 51 10	Restraints for Fittings (City Spec)		7/31/2025	IFB
02 51 10	Sanitary Sewer and Water Crossing (City Spec)		7/31/2025	IFB
02 51 11	Water Lines (City Spec)		7/31/2025	IFB



02 51 20	Water Tap and Service Line (City Spec)		7/31/2025	IFB
02 51 30	Wet Connections (City Spec)		7/31/2025	IFB
02 52 00	Fire Hydrants (City Spec)		7/31/2025	IFB
02 52 10	Gate Valves (City Spec)		7/31/2025	IFB
02 52 20	Butterfly Valves (City Spec)		7/31/2025	IFB
02 52 30	Pressure Reducing Valves (City Spec)		7/31/2025	IFB
02 52 40	Air Release and Vacuum Release Valves (City Spec)		7/31/2025	IFB
02 52 50	Tapping Sleeves and Valves (City Spec)		7/31/2025	IFB
02 52 70	Polyurethane Coating (City Spec)		7/31/2025	IFB
02 52 80	Polyurethane Wrap (City Spec)		7/31/2025	IFB
02 53 10	Sewer Main Trench (City Spec)		7/31/2025	IFB
02 53 11	Gravity Sewers (City Spec)		7/31/2025	IFB
02 53 40	Lateral Connection (City Spec)		7/31/2025	IFB
02 55 00	Remediation Soil Stabilization		7/31/2025	IFB
02 61 10	Reinforced Concrete Pipe (City Spec)		7/31/2025	IFB
02 62 10	Geotextile (City Spec)		7/31/2025	IFB
02 63 10	Storm Sewers (City Spec)		7/31/2025	IFB
02 63 20	Cast-In-Place Inlets, Headwalls and Wingwalls (City Spec)		7/31/2025	IFB
02 64 20	Corrugated Metal Pipe (City Spec)		7/31/2025	IFB
02 71 10	Asphalt Treated Base (City Spec)		7/31/2025	IFB
02 71 10	Cemented Stabilized Base Course (City Spec)		7/31/2025	IFB
02 71 30	Flexible Base (City Spec)		7/31/2025	IFB
02 71 60	Geogrid Reinforcement for Pavement (City Spec)		7/31/2025	IFB
02 74 10	Asphalt Concrete Pavement (City Spec)		7/31/2025	IFB
02 74 20	Prime Coat (City Spec)		7/31/2025	IFB
02 74 30	Tack Coat (City Spec)		7/31/2025	IFB
02 75 10	Concrete Paving (City Spec)		7/31/2025	IFB
02 75 11	Concrete Trickle Channel (City Spec)		7/31/2025	IFB
02 75 20	Concrete Pavement Joints (City Spec)		7/31/2025	IFB
02 75 30	Concrete Pavement Curing (City Spec)		7/31/2025	IFB
02 75 40	Concrete Driveway Entrance(City Spec)		7/31/2025	IFB
02 76 70	Thermoplastic Pavement Markings(City Spec)		7/31/2025	IFB
02 77 10	Curb and Gutter(City Spec)		7/31/2025	IFB
02 77 50	Concrete Sidewalks(City Spec)		7/31/2025	IFB
03 10 00	Concrete Formwork(City Spec)		7/31/2025	IFB
03 10 00	Concrete Formwork		7/31/2025	IFB
03 20 00	Concrete Reinforcing(City Spec)		7/31/2025	IFB
03 20 00	Concrete Reinforcing		7/31/2025	IFB
03 30 00	Cast-In-Place Concrete(City Spec)		7/31/2025	IFB
03 30 00	Cast-In-Place Concrete		7/31/2025	IFB
03 31 50	Concrete for Utility Construction(City Spec)		7/31/2025	IFB



03 60 00	Grout(City Spec)		7/31/2025	IFB
03 66 00	Special Concrete Floor Finishes		7/31/2025	IFB
03 66 00.1	Special Concrete Floor Finishes		7/31/2025	IFB
04 05 13	Mortar		7/31/2025	IFB
04 06 10	Mortar(City Spec)		7/31/2025	IFB
04 20 00	Unit Masonry		7/31/2025	IFB
04 21 00	Brick Masonry for Utility Construction(City Spec)		7/31/2025	IFB
04 21 00.1	Unit Masonry		7/31/2025	IFB
04 22 00	Reinforced Unit Masonry		7/31/2025	IFB
04 40 00	Natural Stone Masonry		7/31/2025	IFB
04 72 00	Cast Stone Unit Masonry		7/31/2025	IFB
05 12 13	Architecturally Exposed Structural Steel		7/31/2025	IFB
05 12 23	Structural Steel		7/31/2025	IFB
05 21 00	Steel Joists		7/31/2025	IFB
05 31 00	Steel Deck		7/31/2025	IFB
05 40 00	Cold-Formed Metal Framing		7/31/2025	IFB
05 50 00	Miscellaneous Metals(City Spec)		7/31/2025	IFB
05 50 00	Metal Fabrications		7/31/2025	IFB
05 51 33	Metal Wall Ladders		7/31/2025	IFB
05 53 10	Sewer Main Trench		7/31/2025	IFB
06 10 00	Rough Carpentry		7/31/2025	IFB
06 16 00	Sheathing		7/31/2025	IFB
06 40 10	Interior Architectural Millwork		7/31/2025	IFB
06 82 00	Glass Fiber Reinforced Plastic		7/31/2025	IFB
07 11 13	Bituminous Dampproofing		7/31/2025	IFB
07 18 20	Penetrating Floor Sealer		7/31/2025	IFB
07 21 00	Thermal Insulation		7/31/2025	IFB
07 25 00	Weather Barrier		7/31/2025	IFB
07 26 00	Under Slab Vapor Barrier		7/31/2025	IFB
07 27 27	Fluid-Applied Membrane Air & Moisture Barrier		7/31/2025	IFB
07 41 13	Metal Roof Panels - MBCI	1	8/15/2025	Add #1
07 42 13.13	Formed Metal Roof Panels - MBCI		7/31/2025	IFB
07 42 93	Soffit Panels		7/31/2025	IFB
07 54 19	TPO Membrane Roofing		7/31/2025	IFB
07 62 00	Sheet Metal Flashing and Trim		7/31/2025	IFB
07 71 23	Manufactured Gutter and Downspouts		7/31/2025	IFB
07 84 13	Firestopping		7/31/2025	IFB
07 92 00	Joint Sealants		7/31/2025	IFB
08 11 13	Hollow Metal Doors and Frames		7/31/2025	IFB
08 12 10	Interior Aluminum Storefront System		7/31/2025	IFB
08 14 23	Plastic-Laminate-Faced Wood Doors		7/31/2025	IFB



08 31 13	Access Doors		7/31/2025	IFB
08 33 23	Overhead Coiling Doors		7/31/2025	IFB
08 35 13	Four Fold Doors		7/31/2025	IFB
08 36 00	Sectional Overhead Doors		7/31/2025	IFB
08 41 13	Aluminum Framed Entrances and Storefronts		7/31/2025	IFB
08 41 23	Fire Rated Aluminum Framed Entrance and Storefronts		7/31/2025	IFB
08 51 13	Vertical Hung Aluminum Windows		7/31/2025	IFB
08 71 00	Door Hardware	1	8/22/2025	Add #2
08 71 01	Sliding Barn Door		7/31/2025	IFB
08 80 00	Glazed Systems		7/31/2025	IFB
08 91 00	Metal Louvers		7/31/2025	IFB
09 22 16	Non Structural Metal Framing		7/31/2025	IFB
09 29 00	Gypsum Board		7/31/2025	IFB
09 30 13	Ceramic Tile		7/31/2025	IFB
09 51 00	Acoustical Ceiling		7/31/2025	IFB
09 65 00	Resilient Flooring		7/31/2025	IFB
09 68 13	Tile Carpeting		7/31/2025	IFB
09 90 50	Cleaning an Painting Exposed Piping, Valves and Related Items(City Spec)		7/31/2025	IFB
09 91 00	Painting		7/31/2025	IFB
10 11 00	Marker Boards		7/31/2025	IFB
10 14 00	Signage & Graphics		7/31/2025	IFB
10 26 00	Wall and Door Protection(Metal Corner)		7/31/2025	IFB
10 28 13	Toilet Accessories		7/31/2025	IFB
10 44 00	Fire Extinguishers and Cabinets		7/31/2025	IFB
10 50 30	Turnout Gear Lockers Wall Mounted		7/31/2025	IFB
10 73 16	Aluminum Canopies		7/31/2025	IFB
10 75 00	Flagpoles		7/31/2025	IFB
10 82 13	Roof Screens		7/31/2025	IFB
11 23 00	Commercial Laundry Equipment		7/31/2025	IFB
11 30 00	Residential Appliances		7/31/2025	IFB
12 36 61.16	Solid Surface Countertops		7/31/2025	IFB
12 36 61.19	Quartz Countertops		7/31/2025	IFB
12 49 20	Manual Operated RB 500 Roller Shade		7/31/2025	IFB
13 34 19	Metal Building Systems		7/31/2025	IFB
13 34 19.01	Metal Building Systems		7/31/2025	IFB
21 00 00	Fire Protection		7/31/2025	IFB
21 02 01	Coordination Drawings		7/31/2025	IFB
21 05 29	Hangers and Supports for Fire Suppression Piping and Equipment		7/31/2025	IFB
21 13 13	Wet Pipe Sprinkler System		7/31/2025	IFB
21 13 50	Sprinkler System Corrosion Mitigation		7/31/2025	IFB
22 02 00	Basic Materials and Methods for Plumbing		7/31/2025	IFB



22 05 13	Common Motor Requirements for Plumbing Equipment		7/31/2025	IFB
22 05 16	Expansion Fittings and Loops for Plumbing Piping		7/31/2025	IFB
22 05 29	Hangers and Supports for Plumbing Piping and Equipment		7/31/2025	IFB
22 05 48	Vibration and Seismic Controls for Plumbing Piping		7/31/2025	IFB
22 05 53	Identification for Plumbing Piping and Equipment		7/31/2025	IFB
22 07 16	Plumbing Equipment Insulation		7/31/2025	IFB
22 07 19	Plumbing Piping Insulation		7/31/2025	IFB
22 10 00	Plumbing Piping		7/31/2025	IFB
22 11 12	Domestic Water Piping - Cross-Linked Polyethylene		7/31/2025	IFB
22 11 19	Plumbing Specialties		7/31/2025	IFB
22 11 21	Natural Gas Piping Systems		7/31/2025	IFB
22 30 00	Plumbing Equipment		7/31/2025	IFB
22 40 00	Plumbing Fixtures		7/31/2025	IFB
22 61 00	Compressed Air Systems		7/31/2025	IFB
23 02 00	Basic Materials and Methods for HVAC		7/31/2025	IFB
23 05 13	Common Motor Requirements for HVAC Equipment		7/31/2025	IFB
23 05 26	Variable Frequency Motor Speed Control for HVAC Equipment		7/31/2025	IFB
23 05 29	Hangers and Supports for Piping and Equipment - HVAC		7/31/2025	IFB
23 05 48	Vibration and Seismic Controls for HVAC Piping and Equipment		7/31/2025	IFB
23 05 53	Identification for HVAC Piping and Equipment		7/31/2025	IFB
23 05 93	Testing, Adjusting, and Balance		7/31/2025	IFB
23 07 13	Duct Insulation		7/31/2025	IFB
23 07 16	HVAC Equipment Insulation		7/31/2025	IFB
23 07 19	HVAC Piping Insulation		7/31/2025	IFB
23 09 63	Energy Management and Control System (EMCS)	1	8/22/2025	Add #2
23 23 00	Refrigerant Piping		7/31/2025	IFB
23 31 13	Metal Ductwork		7/31/2025	IFB
23 33 00	Ductwork Accessories		7/31/2025	IFB
23 34 00	HVAC Fans		7/31/2025	IFB
23 34 39	High-Volume, Low-Speed Propeller Fans		7/31/2025	IFB
23 37 13	Air Distribution Devices		7/31/2025	IFB
23 37 23	HVAC Gravity Ventilators		7/31/2025	IFB
23 41 00	Air Filters		7/31/2025	IFB
23 74 19	Rooftop Heating and Cooling Units (Electric)		7/31/2025	IFB
23 74 33	100% Outside Air Rooftop Unit (Electric)		7/31/2025	IFB
23 81 26	Ductless Split System Units		7/31/2025	IFB
23 82 39	Electric Unit Heaters		7/31/2025	IFB
26 02 00	Basic Materials and Methods for Electrical		7/31/2025	IFB
26 05 19	Wire, Cable and Related Materials		7/31/2025	IFB
26 05 26	Grounding		7/31/2025	IFB
26 05 33	Raceways	1	8/15/2025	Add #1



26 05 73	Short Circuit Coordination Study Arc Flash Hazard Analysis	1	8/15/2025	Add #1
26 09 36	Lighting Controls (Stand-Alone)		7/31/2025	IFB
26 21 13	Electrical Service Entrance	1	8/15/2025	Add #1
26 24 16	Panelboards		7/31/2025	IFB
26 27 26	Wiring Devices	1	8/15/2025	Add #1
26 28 13	Fuses		7/31/2025	IFB
26 28 16	Safety and Disconnect Switches		7/31/2025	IFB
26 29 13	Motor Starters		7/31/2025	IFB
26 29 26	Miscellaneous Electrical Controls and Wiring		7/31/2025	IFB
26 32 13.16	Natural Gas Engine-Driven Standby Generating System	2	8/22/2025	Add #2
26 36 13	Manual Transfer Switch and Docking System	1	8/15/2025	Add #1
26 41 13.13	Lighting Protection System		7/31/2025	IFB
26 43 13	Surge Protective Device (SPD) - Service Entrance		7/31/2025	IFB
26 43 13.13	Surge Protective Device (SPD) - Standard Interrupting		7/31/2025	IFB
26 51 15	Ceiling Fence		7/31/2025	IFB
26 51 19	Lighting Fixtures		7/31/2025	IFB
27 00 10	General Requirements for Communications		7/31/2025	IFB
27 05 33	Pathways for Communication Systems		7/31/2025	IFB
27 05 43	Underground Pathways for Communication Systems		7/31/2025	IFB
27 10 00	Structured Cabling System		7/31/2025	IFB
27 41 16	Integrated Audiovisual System		7/31/2025	IFB
28 02 00	Basic Materials and Methods for Fire Alarm		7/31/2025	IFB
28 13 00	Access Control System		7/31/2025	IFB
28 23 00	Video Surveillance System		7/31/2025	IFB
28 46 00	Fire Alarm System		7/31/2025	IFB
31 31 16	Termite Control		7/31/2025	IFB
32 31 11	Slide Gate Operators		7/31/2025	IFB
32 31 19	Ornamental Gates		7/31/2025	IFB
32 31 30	Concrete Fences		7/31/2025	IFB





Schertz Fire Station #4

100% CD GMP

Self Perform Summary

Location	Item	Description	Original Self Perform Total Bid	Self Perform Total Awarded	Original Self Perform Bids Not Awarded
Base Bid	Division 1: Temp Services / General Requirements Total:		\$63,078	\$63,078	\$0
Base Bid	MGC-01.1001	Site Survey/Engineer Layout			
Base Bid	MGC-01.1002	Daily Site Cleanup			
Base Bid	MGC-01.1003	Final Clean Up - Building			
Base Bid	MGC-01.1004	Final Clean Up - Site			
Base Bid	MGC-01.1005	Materials Lift			
Base Bid	MGC-01.1006	Skid Loader			
Base Bid	Division 3 - Concrete Total:		\$24,254	\$12,395	\$11,860
Base Bid	MGC-03.1001	Site Curb Layout Points, Offsets and Verification			
Base Bid	MGC-03.1002	Trench Drain Installation			X
Base Bid	MGC-03.1003	Grout lightpole base standards			X
Base Bid	MGC-03.1004	Housekeeping pads for Electrical & HVAC			
Base Bid	MGC-03.1005	Concrete for Steel Bollards			X
Base Bid	MGC-03.1006	Flagpole Bases			
Base Bid	MGC-03.1007	Set and Place Steel Angles in concrete at App Bay			X
Base Bid	MGC-03.1008	Zip Strip Removals			
Base Bid	Division 4 - Masonry Total:		\$29,097	\$9,097	\$20,000
Base Bid	MGC-04.1001	Masonry Wall Layout & Verification			
Base Bid	MGC-04.1002	Set Door Frames in CMU Walls			
Base Bid	MGC-04.1003	Masonry Rebar Supply			X
Base Bid	MGC-04.1004	Drill & Set Rebar Dowels for Masonry Walls			
Base Bid	MGC-04.1005	Anchors for Semi-Recessed Fire Extinguisher			
Base Bid	Division 5 - Steel Fabrication & Erection Total:		\$7,950	\$7,950	\$0
Base Bid	MGC-05.1001	Structural Steel Layout & Verification			
Base Bid	MGC-05.1002	Touch-Up Painting of Field Welds			
Base Bid	MGC-05.1003	Misc. Steel (Lintels & Angles)			
Base Bid	Division 6 - Wood Casework Total:		\$1,667	\$1,667	\$0
Base Bid	MGC-06.1001	Caulking Casework to Walls			
Base Bid	Division 6 - Rough Carpentry Total:		\$30,440	\$30,440	\$0
Base Bid	MGC-06.2001	Wall Layout & Verification			
Base Bid	MGC-06.2002	2x6 In-Wall Blocking / Openings			
Base Bid	MGC-06.2003	3/4" Plywood Sheathing			
Base Bid	MGC-06.2004	2x14 Roof Blocking & Plywood			
Base Bid	MGC-06.2005	(2) Scissor Lift			
Base Bid	MGC-06.2006	6000 lb. Telescoping Lift			
Base Bid	MGC-06.2007	Firerated Plywood and Firerated Painted			
Base Bid	MGC-06.2008	Plywood for TV Mount			
Base Bid	Division 7 - Waterproofing & Sealants Total:		\$7,280	\$7,280	\$0
Base Bid	MGC-07.2001	Sealing of Inside Control Joints at Sealed Concrete			
Base Bid	MGC-07.2002	Cleaning Inside Control Joints at Sealed Concrete			
Base Bid	MGC-07.2003	Sealants at Interior CMU Joints			
Base Bid	MGC-07.2004	Sealants at Interior Drywall to CMU Joints			
Base Bid	MGC-07.2005	Fire Caulking MEP Penetrations Through Fire Rated Partitions			
Base Bid	Division 7 - Roofing Total:		\$5,102	\$3,136	\$1,967
Base Bid	MGC-07.3001	Walkway pads For MEP			X
Base Bid	MGC-07.3002	Roof Pads Under Roof Ladders			X
Base Bid	MGC-07.3003	MEP Roof Penetrations			

Base Bid		Division 8 - Doors, Frames & Hardware Total:	\$8,193	\$8,193	\$0
Base Bid	MGC-08.1001	Storage & Cataloging of Hardware			
Base Bid	MGC-08.1002	Set Exterior Door Threshold in Bed of Sealant			
Base Bid	MGC-08.1003	Temporary Door			
Base Bid	MGC-08.1004	Tape, Styrofoam, Backer Rod at HM Frame for Hinges/Strikes Screws in Grout			
Base Bid		Division 8 - Storefront / Glazing Total:	\$1,067	\$1,067	\$0
Base Bid	MGC-08.2001	Window Jamb Sill Alum. Flashing			
Base Bid		Division 8 - Overhead / Coiling Doors Total:	\$1,133	\$0	\$1,133
Base Bid	MGC-08.3001	Storage for OHD			X
Base Bid		Division 9 - Drywall Assemblies Total:	\$5,256	\$5,256	\$0
Base Bid	MGC-09.1001	Drywall Penetrations & Frameouts For MEP			
Base Bid	MGC-09.1002	Drywall Layout & Verification			
Base Bid	MGC-09.1003	Access Doors & Frame outs			
Base Bid		Division 9 - Tile Total:	\$2,078	\$2,078	\$0
Base Bid	MGC-09.2001	Floor protection			
Base Bid	MGC-09.2002	Duct Tape & Gorilla Tape			
Base Bid	MGC-09.2003	Floor Preparation			
Base Bid		Division 9 - Resilient Flooring Total:	\$7,713	\$7,713	\$0
Base Bid	MGC-09.3001	Floor Protection			
Base Bid	MGC-09.3002	Duct Tape & Gorilla Tape			
Base Bid	MGC-09.3003	Floor Preparation			
Base Bid		Division 9 - Concrete Flooring (Sealed) Total:	\$19,823	\$19,823	\$0
Base Bid	MGC-09.4001	Floor Protection			
Base Bid	MGC-09.4002	Duct Tape & Gorilla Tape			
Base Bid		Division 9 - Painting & Staining Total:	\$4,829	\$4,829	\$0
Base Bid	MGC-09.5001	Painting of Piping / Ductwork			
Base Bid		Division 10 - Restroom Accessories Total:	\$1,200	\$1,200	\$0
Base Bid	MGC-10.1001	Knox Box			
Base Bid		Division 10 - Flagpoles Total:	\$4,874	\$4,874	\$0
Base Bid	MGC-10.4001	Tamped, Screeded Dry Sand			
Base Bid	MGC-10.4002	Expansion Joint @ Flagpole			
Base Bid	MGC-10.4003	Install Flag Poles			
Base Bid		Division 10 - Lockers Total:	\$16,046	\$0	\$16,046
Base Bid	MGC-10.5001	Installation of Lockers			X
Base Bid		Division 11 - Appliances Total:	\$6,198	\$6,198	\$0
Base Bid	MGC-11.1001	Install of Appliances & Equipment			
Base Bid	MGC-11.1002	Forklift			
Base Bid		Division 13 - PEMB, Insulation & Erection Total:	\$6,507	\$1,067	\$5,440
Base Bid	MGC-13.1001	Furnish & Install of Anchor Bolts			X
Base Bid	MGC-13.1002	Anchor Bolt Templates			
Base Bid		Division 22 - Plumbing Total:	\$2,763	\$2,763	\$0
Base Bid	MGC-22.1001	ADA Pipe Covers			
Base Bid	MGC-22.1002	Additional Protection Pads for Pipe Hangers			
Base Bid	MGC-22.1003	Installation of Temporary Grate in Recessed Protection			
Base Bid		Division 23 - HVAC Total:	\$29,569	\$22,902	\$6,667
Base Bid	MGC-23.1001	Temporary Air Filters Until Final Completion			
Base Bid	MGC-23.1002	Certified Test & Balance			X
Base Bid	MGC-23.1003	Temporary HVAC - Rental Cost			
Base Bid	MGC-23.1004	Electrical Hook Up for Temp AC			
Base Bid	MGC-23.1005	Temp HVAC Setup & Freight			
Base Bid	MGC-23.1006	Additional Protection Pads for Pipe Hangers			
Base Bid		Division 26 - Electrical Total:	\$32,978	\$26,311	\$6,667
Base Bid	MGC-26.1001	Temporary Transformers / Service			X
Base Bid	MGC-26.1002	Plywood Back Boards			
Base Bid	MGC-26.1003	Initial set up for Temp. Diesel Generator			

Base Bid	MGC-26.1004	Generator Monthly Rental & Fuel			
Base Bid	MGC-26.1005	Additional Protection Pads for Pipe Hangers			
Base Bid		Division 31 - SWPPP Total:	\$5,819	\$5,352	\$467
Base Bid	MGC-31.1001	NOI			X
Base Bid	MGC-31.1002	Maintain Silt Fence			
Base Bid	MGC-31.1003	Turn & Replenish Construction Entrance			
Base Bid	MGC-31.1004	Remove & Dispose of Silt Fence			
Base Bid	MGC-31.1005	Remove & Dispose of Concrete Washout Pit			
Base Bid	MGC-31.1006	Remove & Dispose of Entrance			
Base Bid		Division 31 - Earthwork Total:	\$27,552	\$24,029	\$3,523
Base Bid	MGC-31.2001	Spoil Haul Off - Concrete			
Base Bid	MGC-31.2002	Spoil Haul Off - MEP			
Base Bid	MGC-31.2003	Backfill Building Perimeter			
Base Bid	MGC-31.2004	Dewatering			
Base Bid	MGC-31.2005	Termite Control (Pretreat)			X
Base Bid		Division 32 - Landscaping & Irrigation Total:	\$2,213	\$2,213	\$0
Base Bid	MGC-32.1001	Irrigation Sleeves Installation			
Base Bid	MGC-32.1002	Spoil Haul Off - Irrigation			
Base Bid		Division 32 - Pavement Markings Total:	\$2,133	\$2,133	\$0
Base Bid	MGC-32.2001	Pressurewash Prior To Markings			
Base Bid		Division 32 - Fencing Total:	\$6,600	\$6,600	\$0
Base Bid	MGC-32.3001	Knox Box at Every Gate			
Base Bid	MGC-32.3002	Gate hardware (Panic bar & lock)			
Base Bid	MGC-32.3003	Spoil Haul Off - Fencing			
Base Bid		Division 33 - Utilities Total:	\$30,099	\$30,099	\$0
Base Bid	MGC-33.1001	Wiederstein Rd asphalt patching for SS & Water Tie			
Base Bid	MGC-33.1002	Utility Spoil haul off			
Base Bid	MGC-33.1003	Steel Plates			
Base Bid	MGC-33.1004	Traffic Control			
Base Bid	MGC-33.1005	Lane & Sidewalk Closure			
Base Bid	MGC-33.1006	Utility Layout Points, Offsets and Verification			
Base Bid	MGC-33.1007	Water Truck For Compaction			
Base Bid			\$393,510	\$319,741	\$73,768
			Original Self Perform Total Bid	Self Perform Total Awarded	Original Self Perform Bids Not Awarded



Schertz Fire Station #4
100% CD GMP

SUBCONTRACTOR BID SUMMARY

DIVISION 1 - Temporary Services

Temporary Services

1	Marksmen GC, LLC	\$ 63,078	Best Value Selection
2	Villarreal Civil Group	\$ 66,526	
3	White Rock Construction Services LLC	\$ 71,278	

DIVISION 3 - Concrete

Concrete

1	T&D Moravits Comp. Concrete Contractors	\$ 700,634	Best Value Selection (Sub Bond Included)
2	C&M Concrete Precast & Construction	\$ 705,646	
3	Infinity Commercial and Industrial Concrete, LLC	\$ 728,587	
4	Presidio Concrete LLC	\$ 745,852	
5	Vertex Concrete	\$ 750,338	High Risk (Manpower Concerns, Bond & Additional Contingency Required)

Miscellaneous Concrete

1	Marksmen GC, LLC	\$ 12,395	Best Value Selection
2	White Rock Construction Services LLC	\$ 27,166	
3	Villarreal Civil Group	\$ 28,523	

DIVISION 4 - Masonry

Masonry

1	Mills Brothers Masonry Contracting	\$ 481,300	Best Value Selection (Sub Bond Included)
2	Flach Masonry	\$ 510,905	
3	Ericstad, Inc.	\$ 529,190	
4	JW Brick Inc.	\$ 628,050	
5	Rudd & Adams Masonry, Inc.	\$ 777,700	

Miscellaneous Masonry

1	Marksmen GC, LLC	\$ 9,097	Best Value Selection
2	Villarreal Civil Group	\$ 32,894	
3	White Rock Construction Services LLC	\$ 32,298	

DIVISION 5 - Metals

Structural Steel Fabrication & Erection

1	Danco Construction, Inc.	\$ 273,605	Best Value Selection (Scope Gaps)
2	Rast Iron Works Co., Inc.	\$ 289,576	
3	Texas Air Products	\$ 355,031	
4	United Structural Metals FAB	\$ 552,834	

Miscellaneous Structural Steel

1	Marksmen GC, LLC	\$ 7,950	Best Value Selection
2	Villarreal Civil Group	\$ 8,451	
3	White Rock Construction Services LLC	\$ 8,904	

DIVISION 6 - Wood, Plastics, and Composites

Wood Casework (Millwork & Countertops)

1	The Koehler Company	\$ 122,387	Best Value Selection
2	Buda WW LLC	\$ 122,420	
3	Majestic Stone	\$ 123,832	
4	The Hanson Group	\$ 126,385	
5	Kcm Cabinets Inc.	\$ 134,500	

Miscellaneous Wood Casework (Millwork & Countertops)			
1	Marksmen GC, LLC	\$ 1,667	Best Value Selection
2	White Rock Construction Services LLC	\$ 1,851	
3	Villarreal Civil Group	\$ 2,415	
Rough Carpentry			
1	Marksmen GC, LLC	\$ 30,440	Best Value Selection
2	Villarreal Civil Group	\$ 30,546	
3	White Rock Construction Services LLC	\$ 34,995	
DIVISION 7 - Thermal and Moisture Protection			
Waterproofing, Insulation & Sealants			
1	CHM Weatherguard, LLC	\$ 186,920	Best Value Selection (Sub Bond Included)
2	Sunset Painting & Waterproofing LLC	\$ 189,929	
3	Tailored Foam	\$ 210,300	
4	Alpha Insulation and Waterproofing Inc	\$ 217,201	
5	Chamberlin Austin, LLC dba Chamberlin Roofing & Waterproofing	\$ 222,637	
Miscellaneous Waterproofing & Sealants			
1	Marksmen GC, LLC	\$ 7,280	Best Value Selection
2	White Rock Construction Services LLC	\$ 8,112	
3	Villarreal Civil Group	\$ 8,320	
Roofing and Sheet Metal			
1	Rhino Roofers	\$ 113,178	Best Value Selection (Sub Bond Included)
2	Samuel Dean Sheet Metal, Inc.	\$ 158,478	
3	Eskola, LLC	\$ 159,970	
4	Beldon Roofing Company	\$ 175,485	
5	Fry Roofing Inc.	\$ 181,492	
Miscellaneous Roofing and Sheet Metal			
1	Marksmen GC, LLC	\$ 3,136	Best Value Selection
2	Villarreal Civil Group	\$ 5,850	
3	White Rock Construction Services LLC	\$ 5,982	
DIVISION 8 - Openings			
Doors, Frames, and Hardware			
1	LaForce, LLC	\$ 122,857	Best Value Selection (Sub Bond & Scope Gap)
2	3Sixty	\$ 135,167	
3	Architectural Division 8	\$ 154,713	
4	McLarkin	\$ 162,500	
Miscellaneous Doors, Frames and Hardware			
1	Marksmen GC, LLC	\$ 8,193	Best Value Selection
2	Villarreal Civil Group	\$ 8,465	
3	White Rock Construction Services LLC	\$ 9,123	
Storefront & Glazing			
1	Bulverde Glass, Inc.	\$ 133,650	Best Value Selection (Sub Bond Included)
Miscellaneous Storefront & Glazing			
1	Marksmen GC, LLC	\$ 1,067	Best Value Selection
2	White Rock Construction Services LLC	\$ 1,103	
3	Villarreal Civil Group	\$ 1,230	
Overhead / Coiling Doors			
1	Alamo Door Systems	\$ 242,896	Best Value Selection (Sub Bond Included)
2	Cedar Park Overhead Doors	\$ 254,352	
3	Miner, Ltd.	\$ 264,483	

DIVISION 9 - Finishes			
Gypsum and Acoustical Settings			
1	Millard Drywall & Acoustical Const	\$ 268,192	Best Value Selection (Sub Bond & Scope Gaps)
2	OMEGA	\$ 329,254	
3	Minaya Construction, LLC.	\$ 420,491	
4	Tekton Construction	\$ 430,000	
5	Lasco Acoustics & Drywall, Inc.	\$ 459,339	
Miscellaneous Gypsum and Acoustical Settings			
1	Marksmen GC, LLC	\$ 5,256	Best Value Selection
2	Villarreal Civil Group	\$ 5,296	
3	White Rock Construction Services LLC	\$ 5,823	
Tile			
1	San Antonio Tile Inc.	\$ 26,068	Best Value Selection
2	Exposed Flooring	\$ 27,400	
3	Intertech Flooring	\$ 34,843	
4	Allegiance Floors	\$ 36,410	
5	Burditt Tile & Stone Inc.	\$ 36,577	
Miscellaneous Tile			
1	Marksmen GC, LLC	\$ 2,078	Best Value Selection
2	Villarreal Civil Group	\$ 2,156	
3	White Rock Construction Services LLC	\$ 2,284	
Resilient Flooring			
1	San Antonio Tile Inc.	\$ 40,239	Best Value Selection (Scope Gap)
2	San Antonio Floor Finishers, Inc.	\$ 41,850	
3	Burditt Tile & Stone Inc.	\$ 41,949	
4	Allegiance Floors	\$ 42,730	
5	Exposed Floor	\$ 46,840	
Miscellaneous Resilient Flooring			
1	Marksmen GC, LLC	\$ 7,713	Best Value Selection
2	White Rock Construction Services LLC	\$ 8,534	
3	Villarreal Civil Group	\$ 8,595	
Concrete Flooring (Sealed)			
1	Allegiance Floors	\$ 12,150	Best Value Selection
2	Modern Day Concrete	\$ 14,262	
3	Riverbed Concrete Flooring LLC	\$ 20,463	
4	San Antonio Tile Inc.	\$ 87,971	
Miscellaneous Concrete Flooring			
1	Marksmen GC, LLC	\$ 19,823	Best Value Selection
2	White Rock Construction Services LLC	\$ 22,208	
3	Villarreal Civil Group	\$ 26,545	
Painting			
1	Millard Drywall & Acoustical Const	\$ 69,512	Best Value Selection (Sub Bond Included)
2	Pr1mer Finishes, LLC	\$ 85,909	
3	Gam Painters LLC	\$ 87,499	
4	K&M Painting, Inc.	\$ 92,450	
5	Sunset Painting & Waterproofing, L.L.C.	\$ 98,323	
Miscellaneous Painting			
1	Marksmen GC, LLC	\$ 4,829	Best Value Selection
2	White Rock Construction Services LLC	\$ 5,103	
3	Villarreal Civil Group	\$ 5,698	
DIVISION 10 - Specialties			
Toilet Partitions and Accessories			
1	Specialties Direct Texas Inc.	\$ 16,876	Best Value Selection
2	Texas Air Products Ltd	\$ 17,694	
3	Lashley	\$ 21,520	

Miscellaneous Toilet Partitions and Accessories			
1	Marksmen GC, LLC	\$ 1,200	Best Value Selection
2	White Rock Construction Services LLC	\$ 1,305	
3	Villarreal Civil Group	\$ 1,354	
Signage			
1	Sign Resource Management, Inc.	\$ 38,407	Best Value Selection
2	Corpus Christi Stamp Works	\$ 38,513	
3	Sign International	\$ 39,420	
4	Executive Signs Enterprises, Inc.	\$ 41,920	
Flagpoles			
1	Colonial Flag	\$ 3,872	Best Value Selection
2	Kronbergs Flags and Flagpoles	\$ 4,711	
Miscellaneous Flagpoles			
1	Marksmen GC, LLC	\$ 4,874	Best Value Selection
2	Villarreal Civil Group	\$ 4,978	
3	White Rock Construction Services LLC	\$ 5,275	
Lockers			
1	Specialties Direct Texas Inc.	\$ 12,983	Best Value Selection
2	Gear Grid	\$ 8,382	Furnish Only
Aluminum Canopies			
1	Avadek	\$ 52,751	Best Value Selection (Specified)
DIVISION 11 - Equipment			
Appliances			
1	Manna Distributors	\$ 30,916	Best Value Selection (Scope Gap)
2	Ferguson	\$ 38,634	
Miscellaneous Appliances			
1	Marksmen GC, LLC	\$ 6,198	Best Value Selection
2	Villarreal Civil Group	\$ 6,985	
3	White Rock Construction Services LLC	\$ 7,527	
DIVISION 12 - Furnishings			
Window Shades / Blinds			
1	Service Shade Shop	\$ 4,150	Best Value Selection
2	Custom Drapery Company	\$ 4,690	
3	CAPITOL BLIND & DRAPERY CO	\$ 5,392	
4	Next Generation Window Coverings LLP	\$ 5,800	
5	Marek Brothers Systems, LLC.	\$ 8,443	
DIVISION 13 - Special Construction			
PEMB, Insulation & Erection			
1	Danco Construction	\$ 729,174	Best Value Selection
2	Red Dot Building Systems	\$ 740,992	
3	ADS Martin	\$ 825,000	Incomplete Scope
4	United Structural Fab	\$ 840,000	Incomplete Scope
5	Metal Building Systems	\$ 900,664	
Miscellaneous PEMB, Insulation & Erection			
1	Marksmen GC, LLC	\$ 1,067	Best Value Selection
2	Villarreal Civil Group	\$ 7,845	
3	White Rock Construction Services LLC	\$ 8,304	

DIVISION 21 - Fire Suppression			
Fire Sprinkler Systems			
1	Primetime Fire Protection	\$ 96,414	Best Value Selection (Scope Gap)
2	Fire Code Sprinklers, LLC	\$ 79,800	Incomplete Scope
3	Safeguard	\$ 88,992	Incomplete Scope
4	Automatic Fire Protection, LLC	\$ 98,200	
5	Skelton Fire Alarm	\$ 98,218	
DIVISION 22 - Plumbing			
Plumbing			
1	Airco Mechanical	\$ 700,273	Best Value Selection (Sub Bond Included)
2	Consolidated Service Co.	\$ 624,438	High Risk (Manpower Concerns, Bond & Additional Contingency Required)
3	Bleuwave San Antonio dba Satex Plumbing	\$ 729,180	
4	International Mechanical Services	\$ 730,000	
5	Beyer Plumbing Co.	\$ 772,000	
Miscellaneous Plumbing			
1	Marksmen GC, LLC	\$ 2,763	Best Value Selection
2	White Rock Construction Services LLC	\$ 3,003	
3	Villarreal Civil Group	\$ 3,156	
DIVISION 23 - Mechanical			
HVAC			
1	Gillette Air Conditioning Co., Inc.	\$ 863,628	Best Value Selection (Sub Bond Included)
2	International Mechanical Services Inc.	\$ 866,809	High Risk (Bond & Contingency Required)
3	G1 Mechanical LLC	\$ 867,545	High Risk (Bond & Contingency Required)
4	Consolidated Service Co.	\$ 965,690	
5	Airco Mechanical	\$ 985,000	
Miscellaneous HVAC			
1	Marksmen GC, LLC	\$ 22,902	Best Value Selection
2	Villarreal Civil Group	\$ 31,827	
3	White Rock Construction Services LLC	\$ 36,549	
DIVISION 26 - Electrical			
Electrical Systems			
1	JMEG, LLC	\$ 1,232,199	Best Value Selection (Sub Bond & Scope Gap)
2	Airco Mechanical	\$ 1,065,850	High Risk (New Elec. Division/Manpower Concerns)
3	Arcmen Electrical Contractors LLC	\$ 1,234,850	High Risk (Bond & Contingency Required)
4	Southwest Electrical Contracting Services	\$ 1,297,576	
5	Titan Electric	\$ 1,414,636	
Miscellaneous Electrical Systems			
1	Marksmen GC, LLC	\$ 26,311	Best Value Selection
2	Villarreal Civil Group	\$ 34,587	
3	White Rock Construction Services LLC	\$ 36,108	
DIVISION 27 & 28 - Communications and Electronic Safety & Security Systems			
Structured Cabling Systems			
1	FSG	\$ 304,230	Best Value Selection (Sub Bond & Scope Gap)
2	Alterman, Inc.	\$ 307,229	
3	Tele-Pro Communications	\$ 308,532	
4	Advanced Connections, Inc. (ACI Cabling)	\$ 332,593	
5	3Sixty	\$ 339,219	Incomplete Scope
DIVISION 31 - Earthwork			
SWPPP / Erosion Control			
1	CTEX Environmental LLC	\$ 15,636	Best Value Selection
2	Villarreal Civil Group	\$ 15,835	
3	Environmental Allies, Inc.	\$ 16,159	
4	Q A Diversified LLC	\$ 16,246	
5	AK Fuquay	\$ 16,675	

Miscellaneous SWPPP / Erosion Control			
1	Marksmen GC, LLC	\$ 5,352	Best Value Selection
2	White Rock Construction Services LLC	\$ 6,382	
3	Villarreal Civil Group	\$ 6,667	
Earthwork & Asphalt			
1	Villarreal Civil Group	\$ 288,779	Best Value Selection (Sub Bond & Scope Gap)
2	R & S Excavation	\$ 302,995	
3	Texas Clear Cut llc	\$ 308,995	Incomplete Scope
4	Winco Contractors	\$ 310,025	
5	Terra Nova	\$ 313,692	Incomplete Scope
Miscellaneous Earthwork & Asphalt			
1	Marksmen GC, LLC	\$ 24,029	Best Value Selection
2	White Rock Construction Services LLC	\$ 30,012	
3	Villarreal Civil Group	\$ 30,254	
DIVISION 32 - Exterior Improvements			
Landscaping & Irrigation			
1	Choate Usa - Landscape/Irrigation	\$ 120,660	Best Value Selection (Scope Gaps)
2	Pecan Construction Group	\$ 128,323	
3	LW Landscaping	\$ 129,042	
4	Gratr Landscapes Ltd	\$ 133,157	
5	Maldonado Nursery & Landscaping, Inc.	\$ 146,710	
Miscellaneous Landscaping & Irrigation			
1	Marksmen GC, LLC	\$ 2,213	Best Value Selection
2	Villarreal Civil Group	\$ 2,360	
3	White Rock Construction Services LLC	\$ 2,431	
Pavement Markings			
1	Roadway Striping Inc.	\$ 19,388	Best Value Selection (Scope Gaps)
2	Stripe It Up	\$ 26,200	
Miscellaneous Pavement Markings			
1	Marksmen GC, LLC	\$ 2,133	Best Value Selection
2	White Rock Construction Services LLC	\$ 2,378	
3	Villarreal Civil Group	\$ 3,546	
Fencing			
1	Encore Fence	\$ 71,282	Best Value Selection
2	Metalink, LLC	\$ 85,635	
3	Monarch	\$ 93,085	
4	American Fence Company, Inc.	\$ 96,150	
5	Gratr Landscapes Ltd	\$ 120,804	
Miscellaneous Fencing			
1	Marksmen GC, LLC	\$ 6,600	Best Value Selection
2	White Rock Construction Services LLC	\$ 7,109	
3	Villarreal Civil Group	\$ 7,845	
DIVISION 33 - Utilities			
Utilities			
1	AR Utilities & Excavation LLC	\$ 338,646	Best Value Selection (Sub Bond Included)
2	Southwest Backhoe & Utility	\$ 359,000	Incomplete Scope
3	3 A S Utility Contractors LLC	\$ 363,901	
4	Central Backhoe & Utilities	\$ 364,905	
5	JC Utilities LLC	\$ 365,100	
Miscellaneous Utilities			
1	Marksmen GC, LLC	\$ 30,099	Best Value Selection
2	White Rock Construction Services LLC	\$ 33,102	
3	Villarreal Civil Group	\$ 34,256	

San Antonio Express - News
Attn: Advertising AR Department
4747 Southwest Freeway
Houston, TX 77027

MARKSMEN GENERAL CONTRACTORS
11550 W. INTERSTATE 10, SUITE 375
SAN ANTONIO, TX, 78230

34377461

San Antonio Express - News
AFFIDAVIT OF PUBLICATION

STATE OF TEXAS:
COUNTY OF BEXAR

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared, a Newspaper Representative for the Hearst Newspapers, LLC – dba: San Antonio Express - News, a newspaper published in COUNTY OF BEXAR County, Texas and that the publication, of which the annexed herein, or attached to, is a true and correct copy, was published to wit:

Customer ID	Customer	Order ID	Publication	Pub Date
20071720	MARKSMEN GENERAL CONTRACTORS	34377461	SAE Express-News	08/09/25
20071720	MARKSMEN GENERAL CONTRACTORS	34377461	SAE Express-News	08/16/25


Newspaper Representative Signature


Newspaper Representative Printed Name

Sworn and subscribed to before me, this



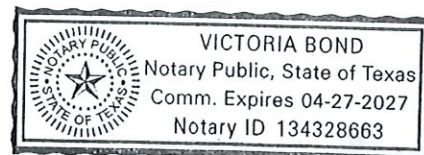
day of



A.D.




Notary Public in and for the State of Texas



34377461

Page 2 of 2 San Antonio Express - News

REQUEST FOR PROPOSALS

Marksman GC CMaR is soliciting for subcontractor and supplier proposals for Schertz Fire Station #4. Scope of work is for a new PEMB Fire Station, utilities, and related site work. Proposals are due 09/05/2025 at 2:00 PM. Site visits are scheduled for 08/19/25 at 10:00 am. Submit inquiries and proposals to bids@marksmengc.com.



Revision: 9

Line Item	Description	C A + B Current Estimate	E Original Commitments	Comments
1	Construction	9,720,063.00		Per new GMP Submittal 10-7-25
2	Land Cost (Procurement, Development, Ph 1 Environmental Survey, Wetland Survey, etc.,)	1,986,716.00	1,986,716.00	\$6500 for Martinez Tree Survey, 1,980,216 for Land
3	Precon Fee	45,000.00	45,000.00	Marksman Precon Fee
4	CM/DB Basic Services	0.00		
5	CM/DB Reimbursable Services	0.00		
6	Eikon TOTAL INVOICES	121,886.67	121,886.67	
7	Martinez Architects	885,000.00	885,000.00	
8	A/E Additional Services			
9	ADA	3,000.00		\$1749 per Martinez invoice #8
10	Geotech	6,400.00	6,400.00	Terracon, proposal executed
11	Survey	0.00		
12	Platting	61,076.50	61,076.50	Per John Nowak 3-21-25 email, +5752+6696 for Unintech CPS Plat/Staking
13	AG CM Program Management Fee	429,885.00	429,885.00	Executed
14	Legal Fees (Procurement Attorney, Real Estate Attorney, Land Purchase Attorney, Contract Review Attorney, Claims/Litigation, etc.,)	0.00		
15	Miscellaneous Fees (Permit)	0.00		
16	Environmental Impact Fee			
17	Capital Impact Fees	165,855.00		49000(Domestic) +49000(Irrigation)+27855(Sewer) +40K (CCMA and SSLGC)
18	Advertising	0.00		
19	Prompt Pay Interest	0.00		
20	Owner Issuance Fees	116,000.00	116,000.00	Bond Issuance Fees?
21	Hazardous Materials (Abatement)	0.00		
22	Construction Audit	0.00		
23	3rd Party Consultants (security, A/V, landscape, kitchen, equipoment, etc.,)	0.00		
24	Construction Materials Testing	35,000.00	31,095.00	Terracon current proposal + Contingency
25	Envelope Testing	8,000.00		Water Testing if needed or requested
26	Electrical Testing	0.00		
27	Testing and Air Balancing	0.00		Included in GMP
28	Commissioning (Cx)	0.00		
29	Physical Plant/Facility Services	0.00		
30	Services			
31	Data Service	5,000.00		Verizon?
32	Gas Service	7,500.00		
33	Electrical Service	135,000.00		Per Dana Cutter 8-24-25 email
34	Water Service	0.00		Included in Impact Fees line 17
35	Telecommunications/Network	20,000.00		Cabling in Marksman Scope
36	Management Software/Licensing Fees	0.00		
37	Security System	0.00		Included in marksman scope
38	Alerting System	65,000.00	53,398.00	\$38K from USDD for Equipment = \$15,398 from Georae + Contingency
39	Equipment	100,000.00		extractor,scba, gear dryer, sauna, exercise, etc
40	Furniture	150,000.00		Mattresses, Couches, Tables, Computers, Phones
41	Artwork	0.00		
42	Moving Expenses	0.00		
43	Storage Fees	0.00		
44	Portable Moves	0.00		
45	Building Rentals	0.00		
46	Owner's Contingency	200,000.00		
	Totals	14,266,382.17	3,736,457.17	

Target Budget 14,267,056.00
Over/Under -673.83

CITY COUNCIL MEMORANDUM

City Council Meeting: October 21, 2025

Department: Planning & Community Development

Subject: Ordinance 25-S-041 - Conduct a public hearing and consider a request to amend the Comprehensive Land Use Plan – Future Land Use Map from Complete Neighborhood and Regional Corridor to Industrial Hub on approximately 96-acres of land, known as 10661 IH 10 E, more specifically known as Bexar County Property Identification Number 619206, City of Schertz, Bexar County, Texas (B.James/L.Wood/D.Marquez)

BACKGROUND

The applicant is proposing to amend approximately 96-acres of the Comprehensive Land Use Plan-Future Land Use Map from Complete Neighborhood and Regional Corridor to Industrial Hub.

On July 24, 2025, four (4) public hearing notices were mailed to the surrounding property owners within two hundred (200) feet of the subject property. At the time of this report, staff received zero (0) responses in favor, zero (0) responses neutral, and zero (0) responses opposed to the proposed Comprehensive Land Use Plan Amendment. A public hearing notice was published in the "San Antonio Express" on October 1, 2025. A sign was placed on the property by the applicant.

Subject Property:

	Future Land Use Designation
Existing	Regional Corridor and Complete Neighborhood
Proposed	Industrial Hub

Adjacent Properties:

	Future Land Use Designation
North	Complete Neighborhood
South	IH-10 Access Road
East	Regional Corridor and Complete Neighborhood
West	Regional Corridor and Complete Neighborhood

GOAL

The goal is to amend the Comprehensive Land Use Plan for approximately 96 acres of the Future Land Use Map from Complete Neighborhood and Regional Corridor to Industrial Hub.

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

The Comprehensive Land Plan Amendment Criteria for approval are listed in the Unified Development Code Section 21.4.6.D. The Criteria are listed below:

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

The comprehensive plan has objectives to create a rational and reasonable basis for making decisions about the community. The Comprehensive Plan is meant to be a living document to remain relevant with the desires of the community. When the Comprehensive Plan was initially done Industrial Hub was confined to a specific area. However, the Industrial Hub Land Use Designation was meant to create an employment center along IH-10, within proximity to Loop 1604, and the subject property. The proposed Industrial Hub is an extension of that desire. Additionally, the Strategic Plan calls for the goal to create a thriving economy by supporting business retention and recruitment; thus this Comprehensive Plan Amendment promotes the health, safety, and general welfare of the City.

2. An amendment to the text is consistent with the goals, objectives, and other policies of the Comprehensive Land Plan;

The policies of the Comprehensive Plan include encouraging economic diversity by promoting a diversity of businesses, industries, and employment opportunities. The proposed Comprehensive Plan Amendment, is an extension of the existing Industrial Hub in the area, which further promotes employment opportunities within this area. The intent of the Industrial Hub Land Use Designation is for light and heavy industrial activities, including manufacturing, warehouses, processing, and distribution centers. These areas should be located near major roads, highways, and railways. The subject property promotes the intent of the proposed Industrial Hub Land Use Designation as it is located near the 1604 Loop and IH-10, major highways that connect to the larger San Antonio Metropolitan Area.

3. An amendment to the Future Land Use Map, Master Thoroughfare Plan or any other applicable maps contained in the Comprehensive Land Plan is consistent with the policies of the Comprehensive Land Plan that apply to the map being amended;

The Comprehensive Land Use Plan lists best practices for implementation of the plan. One of those best practices includes keeping the plan updated. The Comprehensive Land Use Plan is intended to be a living document that allows for flexibility to ensure its elements are appropriate and remain consistent and relevant to the community with normal updates.

The subject area is within proximity to Focus Area 2 of the Comprehensive Plan. The strategies, as a result of the study, recommend strategically planning development to serve the adjacent residential areas and tap into the business potential along the highway. The proposed amendment is consistent with the recommended strategies as the subject property is located along IH-10, is within proximity to Loop 1604, and is within proximity to the potential workforce.

4. Any proposed amendment addresses circumstances that have changed since the last time the plan map or text was considered, implements plan policies better than the current plan map or text, corrects a mapping error, or addresses a deficiency in the plan; and

The subject property is located within a pocket of Southern Schertz that contains the only existing Manufacturing (Light) District (M-1) zoning. Additionally, the property is nestled between the 1604 Loop and IH-10. The proposed Comprehensive Plan Amendment to Industrial Hub is compatible with what is in the existing area and the existing transportation network. During the Comprehensive Land

Use Plan Amendment, the existing zoning within this pocket of Southern Schertz should have been considered. With this amendment, the Future Land Use Map can reflect the development character of this area.

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

Staff has reviewed the Comprehensive Plan Amendment, and has ensured it has met all the UDC requirements. The proposed Comprehensive Plan Amendment was sent to the City of Schertz Fire, EMS, and Police Departments for review and have not provided objections to the proposed Comprehensive Plan Amendment.

RECOMMENDATION

Staff Recommendation:

Due to the unique location of the property within proximity of 1604 Loop and IH-10, the existing industrial zoning in the subject area, Staff recommends approval of Ord 25-S-041.

Planning and Zoning Commission:

A public hearing was held for the proposed Comprehensive Plan Amendment at the August 6, 2025, Planning and Zoning Commission Meeting. At the August 6, 2025, Planning and Zoning Commission, the recommendation for the Comprehensive Plan Amendment was motioned for a continuance to the September 3, 2025, Planning and Zoning Commission meeting.

The Planning and Zoning Commission made a recommendation of approval at the September 3, 2025, Planning and Zoning Commission Meeting with a 4-1 vote, with Commissioner Hughes with the Nay vote.

Attachments

Ordinance 25-S-041 with Attachments
Comprehensive Plan Exhibit
Notification Map
City Council Presentation Slides

ORDINANCE NO. 25-S-041

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS, TO AMEND THE COMPREHENSIVE LAND USE PLAN BY CHANGING APPROXIMATELY 96 ACRES OF THE FUTURE LAND USE MAP FROM COMPLETE NEIGHBORHOOD AND REGIONAL CORRIDOR LAND USE DESIGNATION TO INDUSTRIAL HUB LAND USE DESIGNATION, KNOWN AS 10661 IH 10 E, MORE SPECIFICALLY KNOWN AS BEXAR COUNTY PROPERTY IDENTIFICATION NUMBER 619206, CITY OF SCHERTZ, BEXAR COUNTY

WHEREAS, an application to amend the Comprehensive Land Use Plan by changing approximately 96 acres of the Future Land Use Map from the Complete Neighborhood Land Use Designation and Regional Corridor Land Use Designation to Industrial Hub Land Use Designation, known as 10661 IH 10 E, more specifically known as Bexar County Property Identification Number 619206, and more specifically described in the Exhibit “A” attached herein (herein, the “Property”) has been filed with the City; and

WHEREAS, the City’s Unified Development Code section 21.4.6.D. provides certain criteria to be considered by the Planning and Zoning Commission in making recommendations to the City Council and by City Council in considering final action on an amendment to the Comprehensive Land Use Plan (“The Criteria”); and

WHEREAS, on August 6, 2025, the Planning and Zoning Commission conducted a public hearing and, on September 3, 2025, after considering the Criteria, made a recommendation to City Council to approve the requested Comprehensive Land Use Plan Amendment; and

WHEREAS, on October 21, 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 Comprehensive Land Use Plan Amendment be approved as provided herein.

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

Section 1. The current Comprehensive Land Use Plan is hereby amended to change the Future Land Use Map of the property, as shown and more particularly described in the attached Exhibit “B”, from Complete Neighborhood Land Use Designation and Regional Corridor Land Use Designation to Industrial Hub Land Use Designation.

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



**A METES AND BOUNDS
DESCRIPTION OF A 94.083 ACRE TRACT OF LAND**

BEING A 94.083 ACRE (4,098,271 SQUARE FEET) TRACT OF LAND SITUATED IN THE ANTONIO ZAMORA SURVEY NO. 36, ABSTRACT NO. 828, COUNTY BLOCK 5083, CITY OF SCHERTZ, BEXAR COUNTY, TEXAS AND BEING PART OF NEW CITY BLOCK 16564 (DE-ANNEXED BY THE CITY OF SAN ANTONIO, JUNE 19, 1986), DESCRIBED IN INSTRUMENT TO FLOTEX DEVELOPERS, L.L.C., RECORDED IN DOCUMENT NO. 20060172676 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A TXDOT TYPE II MONUMENT FOUND MARKING THE NORTH BOUNDARY OF INTERSTATE HIGHWAY 10 WESTBOUND FRONTAGE ROAD ON THE SOUTHERLY BOUNDARY LINE OF A CALLED 18.119 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT TO 2020 FI GRAYTOWN, LLC, RECORDED IN DOCUMENT NO. 20200277081 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY;

THENCE, SOUTH 69°22'05" WEST, 616.11 FEET ALONG THE COMMON LINE OF SAID FRONTAGE ROAD AND 18.119 ACRE TRACT TO A POINT FOR THE SOUTHWEST CORNER OF SAID 18.119 ACRE TRACT AND THE **POINT OF BEGINNING** (POB) AND EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 69°22'05" WEST, 2085.02 FEET ALONG SAID FRONTAGE ROAD TO A POINT FOR A SOUTHWEST CORNER OF THE HEREIN DESCRIBED ALSO BEING AN EXTERIOR SOUTHEAST CORNER OF A CALLED 77.494 ACRE TRACT DESCRIBED AS PARCEL ONE IN INSTRUMENT TO BRYCAP FARM PROPERTIES, LLC, RECORDED IN DOCUMENT NO. 20090056951 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY;

THENCE, DEPARTING THE NORTH LINE OF SAID FRONTAGE AND ALONG THE COMMON LINE OF SAID 77.494 ACRE TRACT AND THE HEREIN DESCRIBED TRACT THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. NORTH 60°18'20" WEST, 872.30 FEET TO A 1/2" IRON ROD FOUND;
2. NORTH 30°16'54" EAST, 1110.86 FEET TO A 1/2" IRON ROD FOUND;
3. NORTH 59°34'37" WEST, 319.64 FEET TO A 1/2" IRON ROD FOUND;
4. NORTH 29°06'44" EAST, 1072.97 FEET TO A 1/2" IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF A CALLED 204.795 ACRE TRACT DESCRIBED IN THE DEED TO 2020 FI GRAYTOWN, LLC, RECORDED IN DOCUMENT NO. 20200277080 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY;

THENCE, SOUTH 60°35'03" EAST, 2520.90 FEET TO A 1" SQUARE IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID 204.795 ACRE TRACT, ALSO BEING ON THE WEST




BOUNDARY LINE OF SAID 18.119 ACRE TRACT FOR THE NORTHEAST CORNER OF THE
HEREIN DESCRIBED TRACT;

THENCE, SOUTH 29°32'03" WEST, 595.21 FEET TO THE **POINT OF BEGINNING**, AND
CONTAINING 94.083 ACRES OF LAND IN BEXAR COUNTY, TEXAS. THE BASIS OF THIS
DESCRIPTION IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE
(FIPS 4204) (NAD'83). ALL DISTANCES ARE ON THE GRID AND SHOWN IN U.S. SURVEY FEET,

Kimley-Horn and Associates, Inc.




James L. Janisse

Registered Professional Land Surveyor #6663

Ph. 210-541-9166

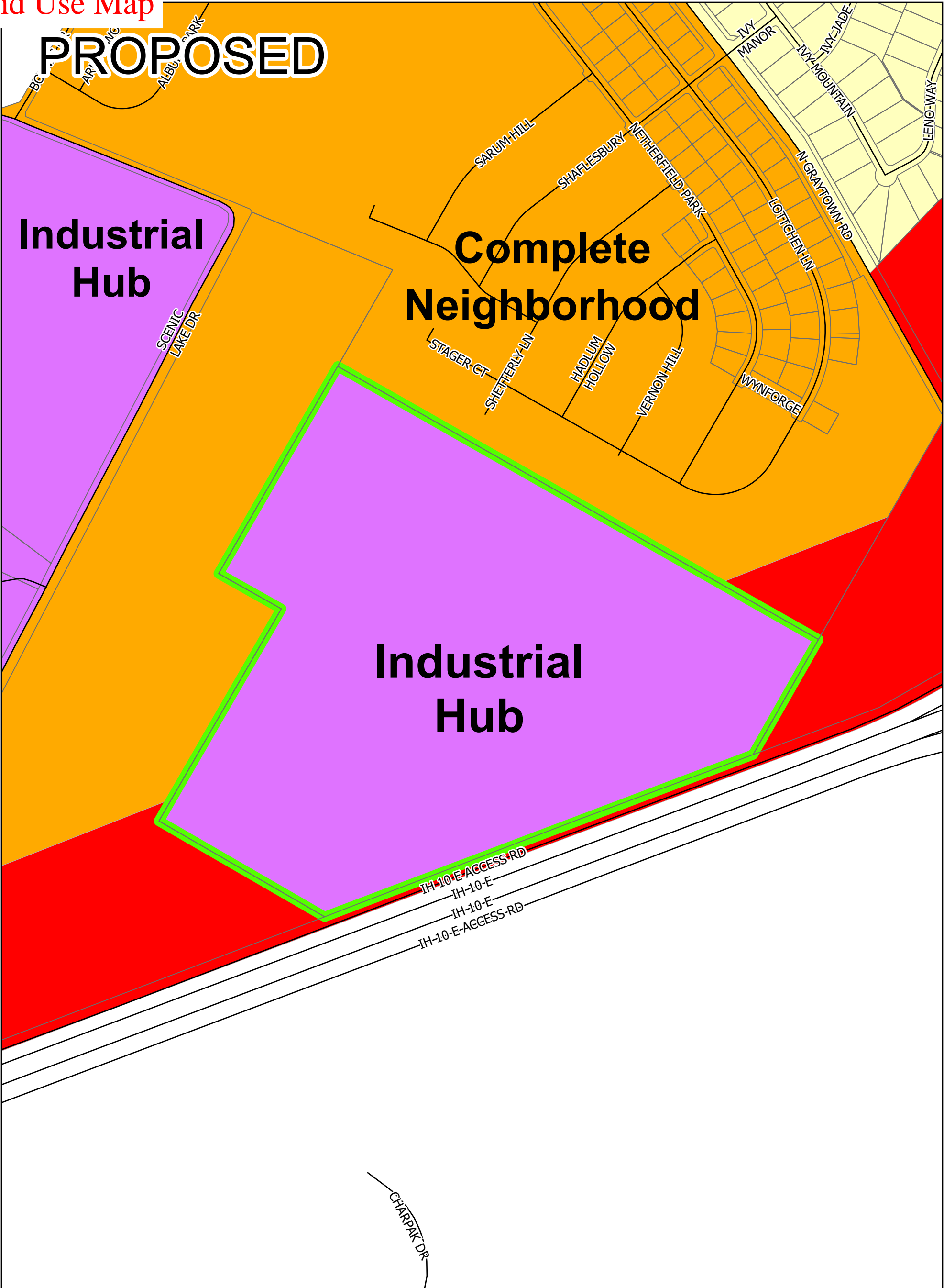
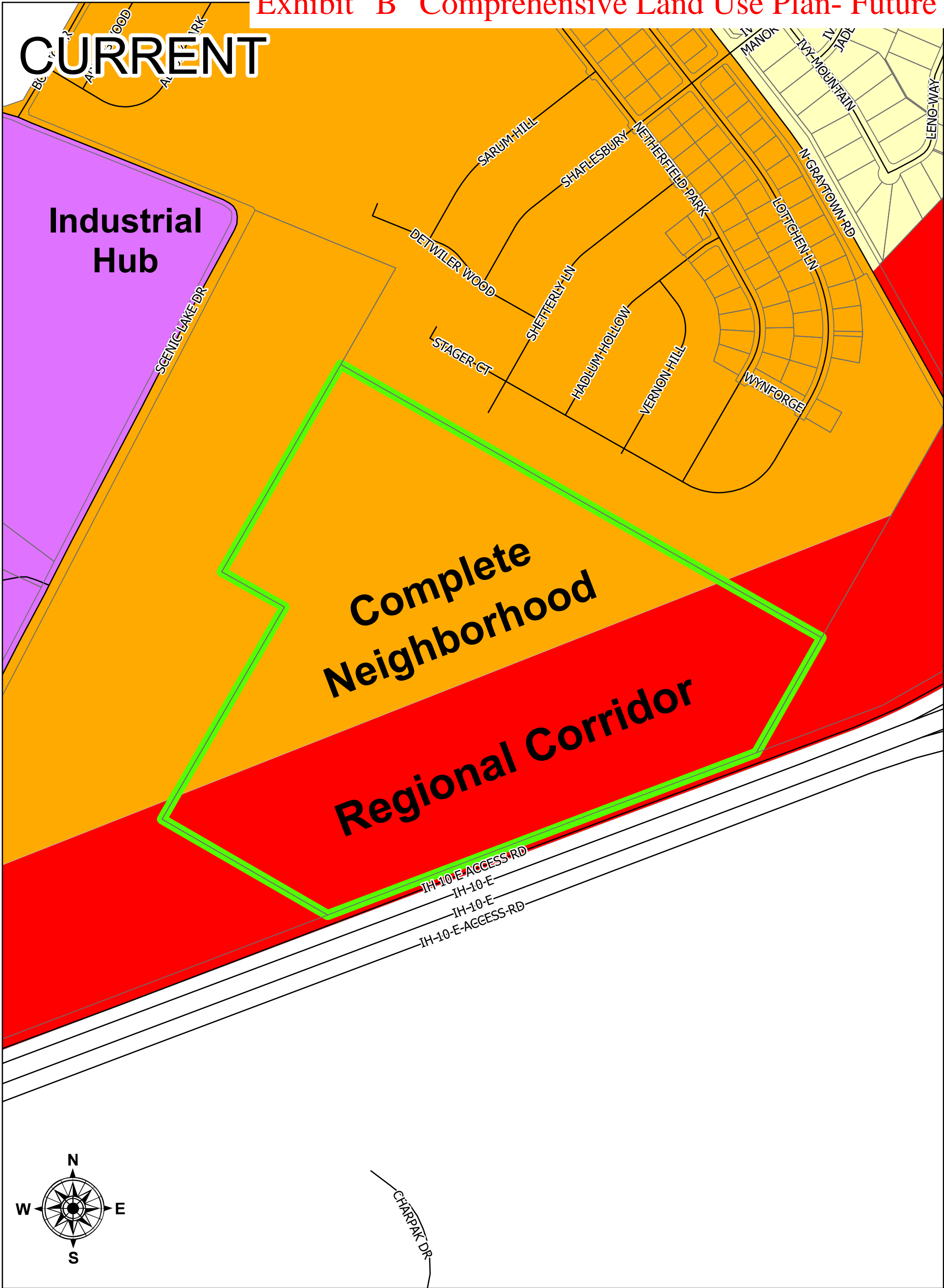
jay.janisse@kimley-horn.com

Signature Date: 12/19/24

Exhibit “B”

Comprehensive Land Use Plan- Future Land Use Map Amendment

Exhibit "B" Comprehensive Land Use Plan- Future Land Use Map



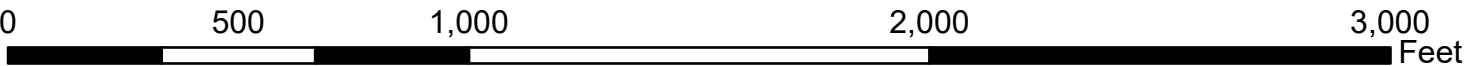
Last update: July 8th, 2025
City of Schertz, GIS Specialist: Alexa Venezia, avenezia@schertz.com (210) 619-1174

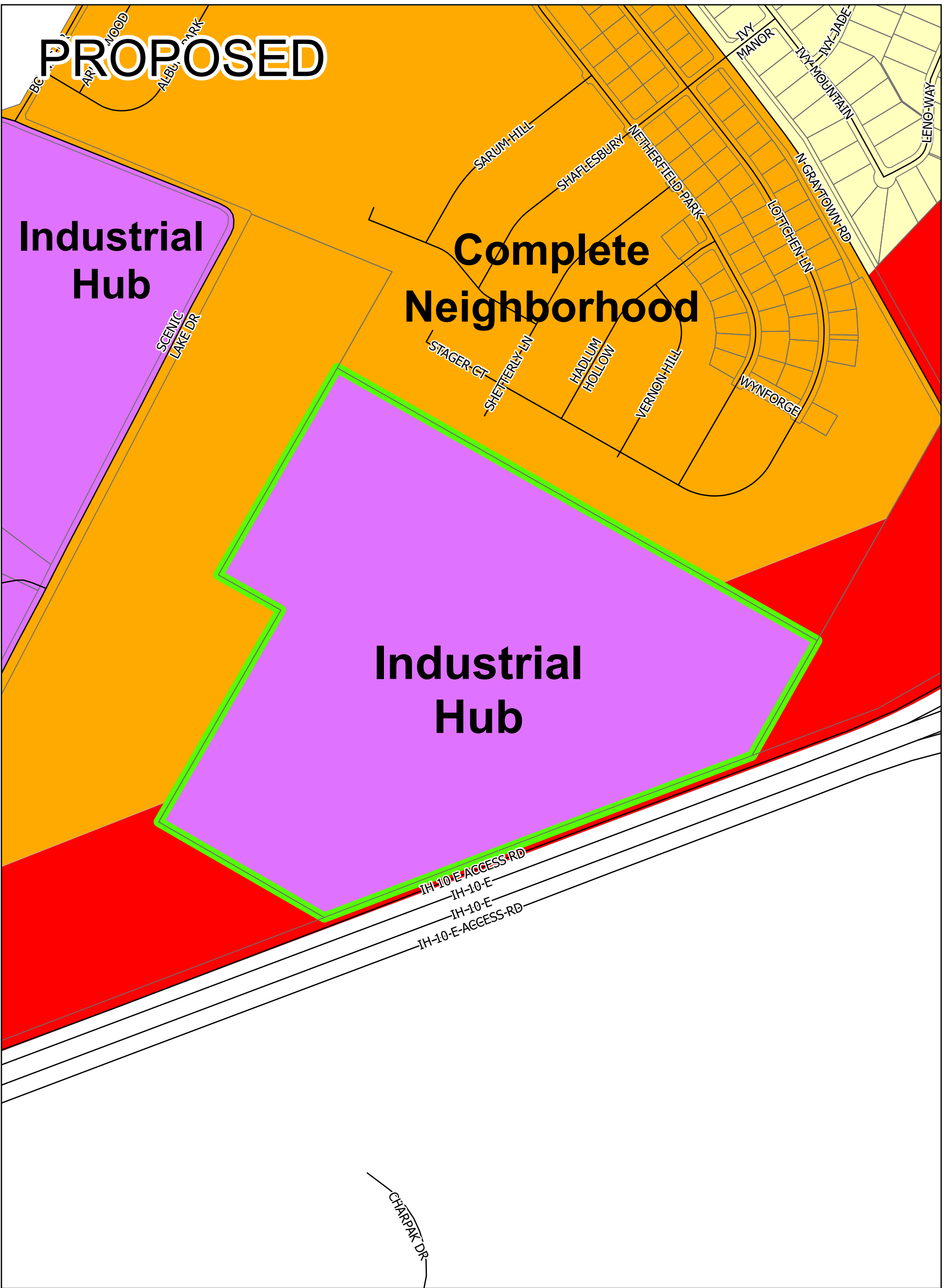
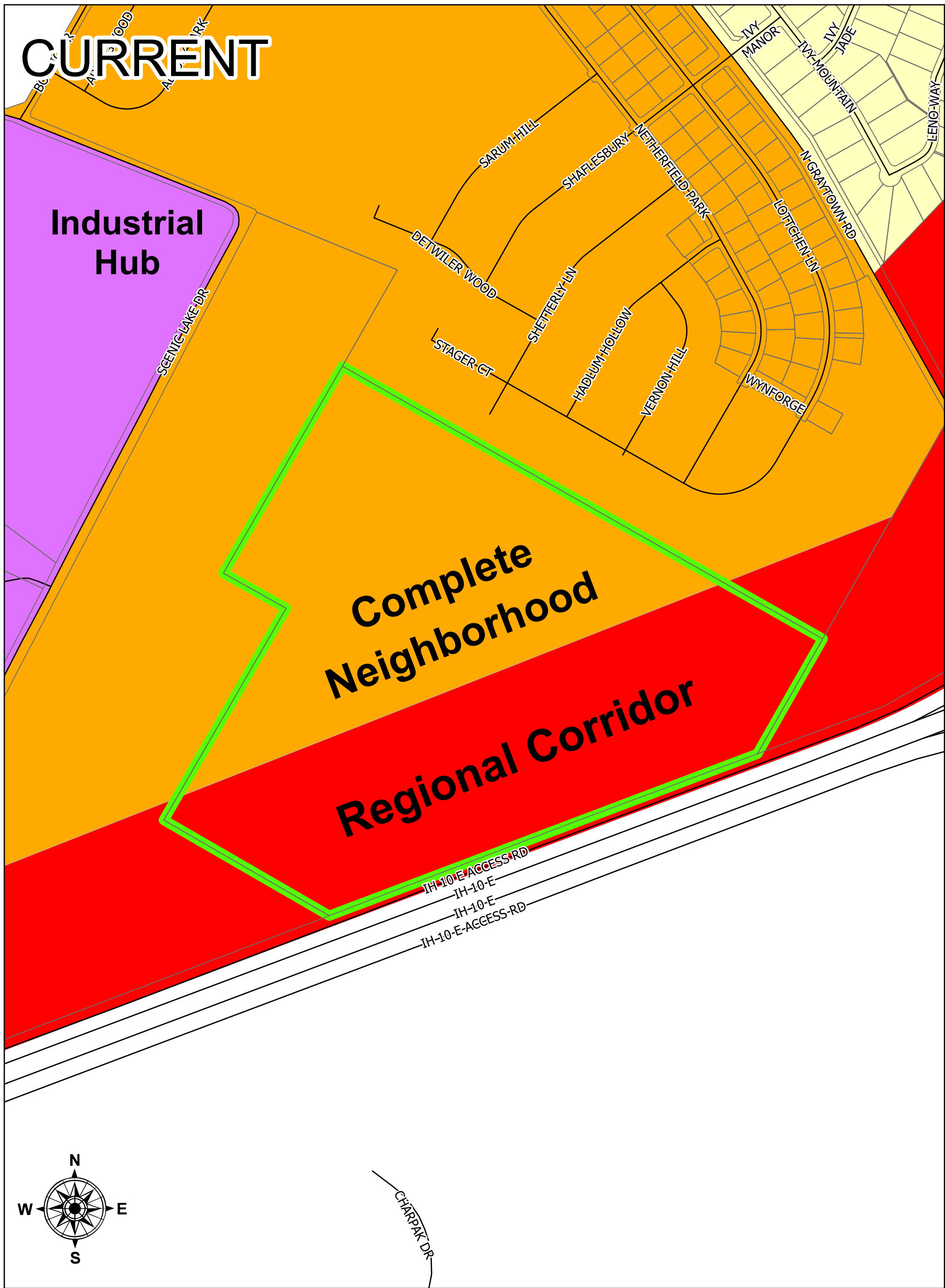
The City of Schertz provides this Geographic Information System product "as is" without any express or implied warranty of any kind including but not limited to the implied warranties of merchantability and fitness for a particular purpose. In no event shall The City of Schertz be liable for any special,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

PROPOSED COMPREHENSIVE LAND USE CHANGE

**BEXAR COUNTY
PARCEL ID:
619206**

- | | | |
|-----------------------|------------------|-------------------|
| Complete Neighborhood | Local Corridor | Public Use |
| Development Deferment | Main Street | Regional Corridor |
| Industrial Hub | Mixed Use Center | Rural Living |

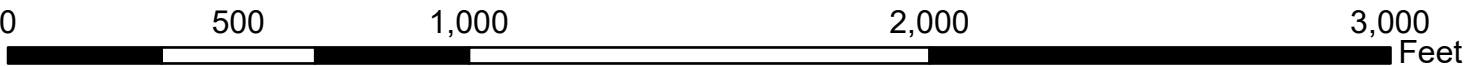


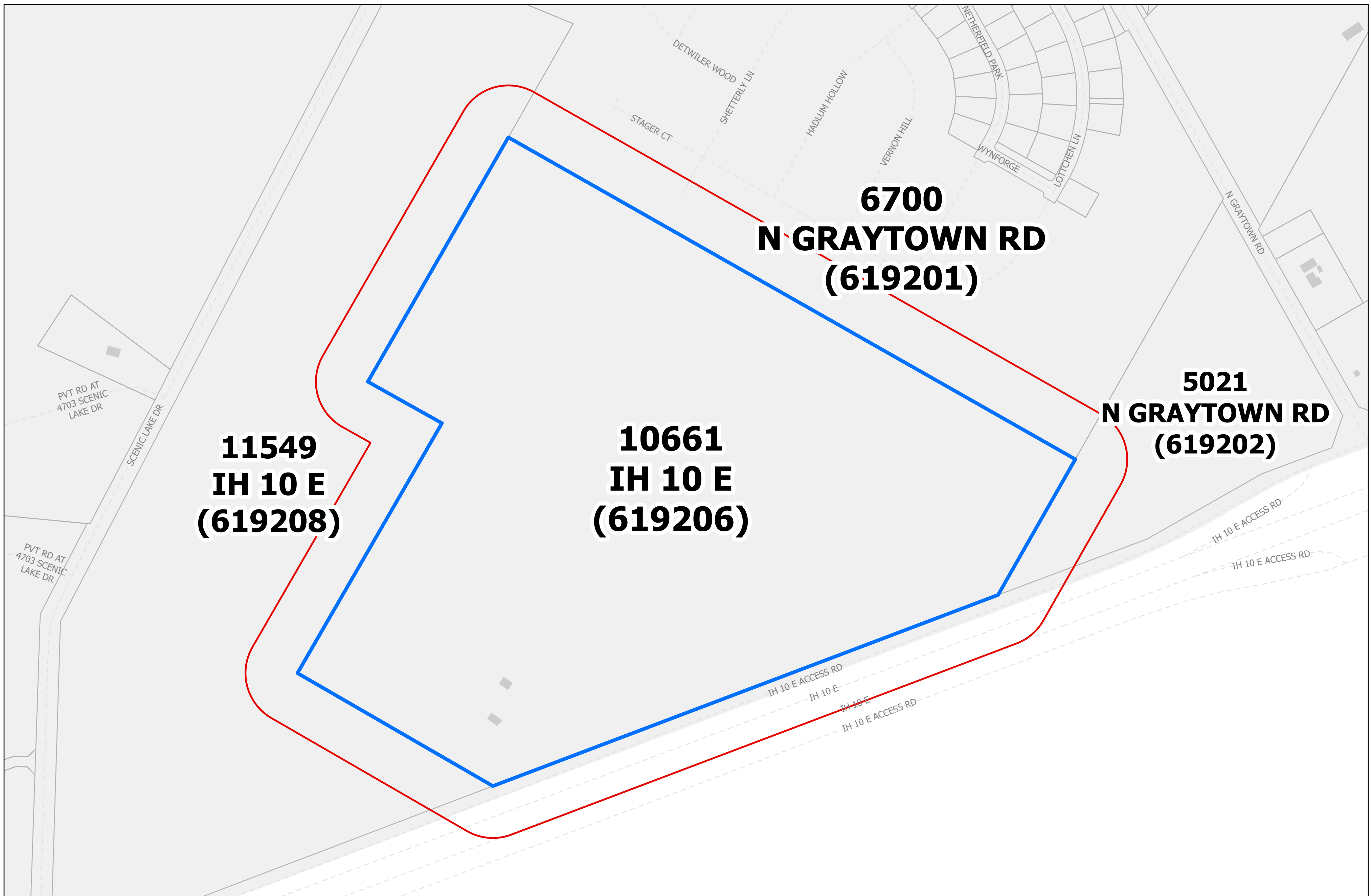


**PROPOSED COMPREHENSIVE
LAND USE CHANGE**

**BEXAR COUNTY
PARCEL ID:
619206**

- | | | |
|-----------------------|------------------|-------------------|
| Complete Neighborhood | Local Corridor | Public Use |
| Development Deferment | Main Street | Regional Corridor |
| Industrial Hub | Mixed Use Center | Rural Living |





City of Schertz

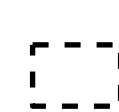
Parcel ID:
619206



Project Boundary



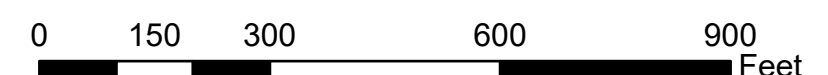
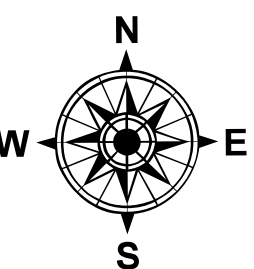
City Limits



Schertz ETJ
Boundary



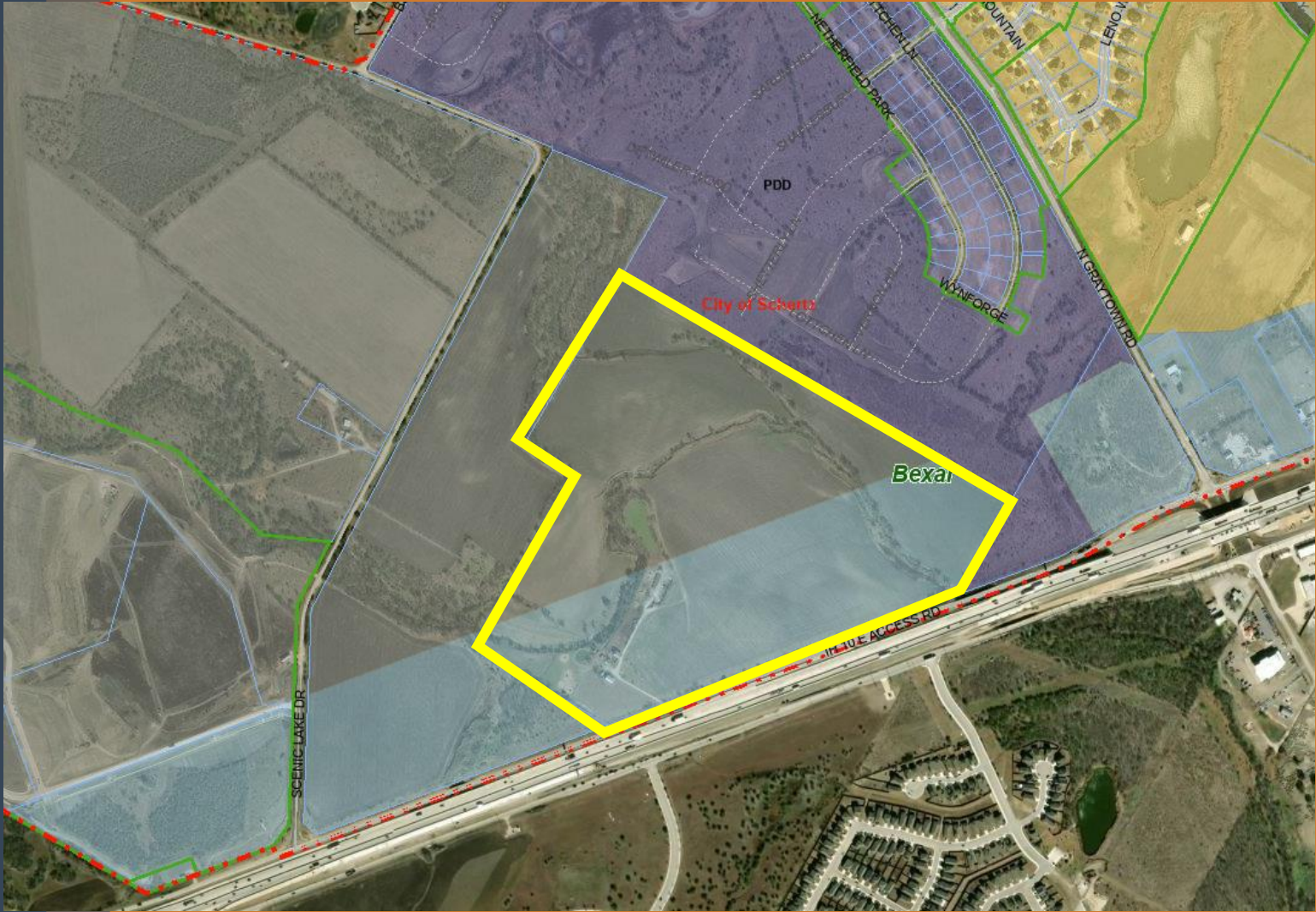
200' Buffer



Ordinance 25-S-041

Comprehensive Land Use Plan- Future Land Use Map Amendment - 96 acres

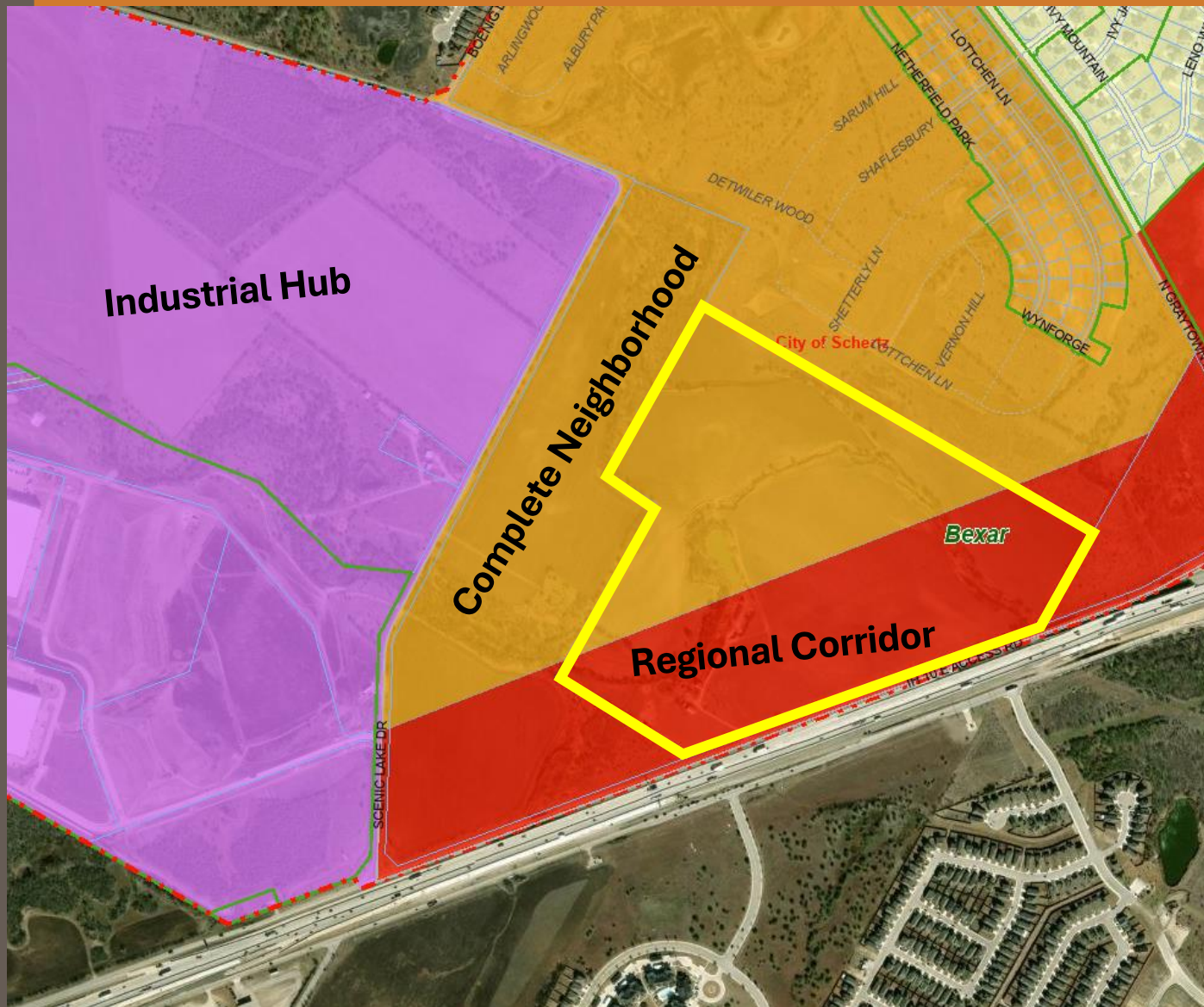
Daisy Marquez| Planner



Zoning and Land Use

	Zoning	Use
Subject Property	General Business District (GB) and Manufacturing (Light) District (M-1)	Undeveloped
North	Manufacturing District-Light (M1) and Planned Development District (PDD)	Undeveloped & Graytown PDD
East	Planned Development District (PDD) General Business	Graytown PDD & Undeveloped
South	Right-of-Way	IH-10 access road
West	General Business District (GB) and Manufacturing (Light) District (M-1)	Undeveloped

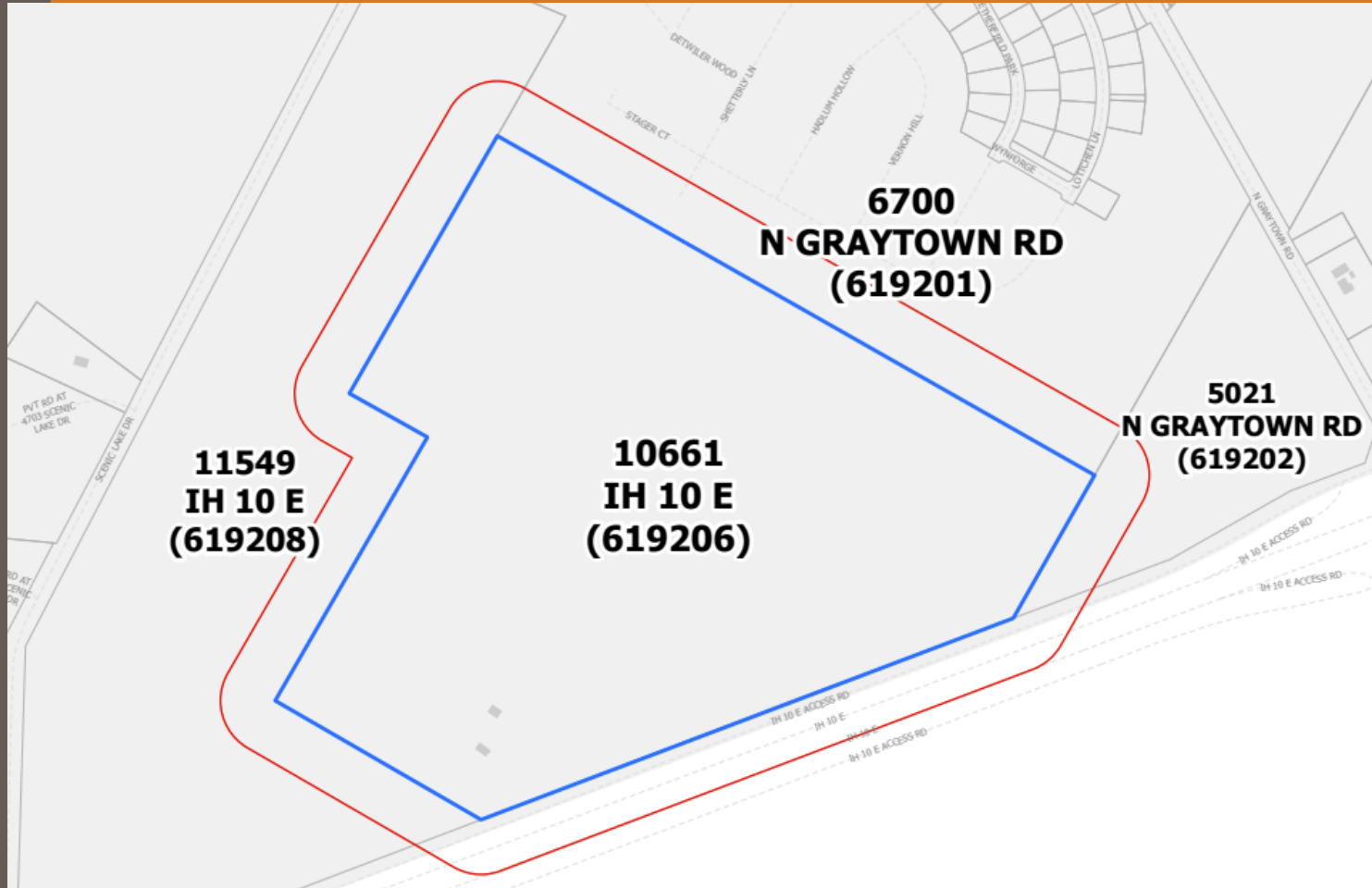
96 acres



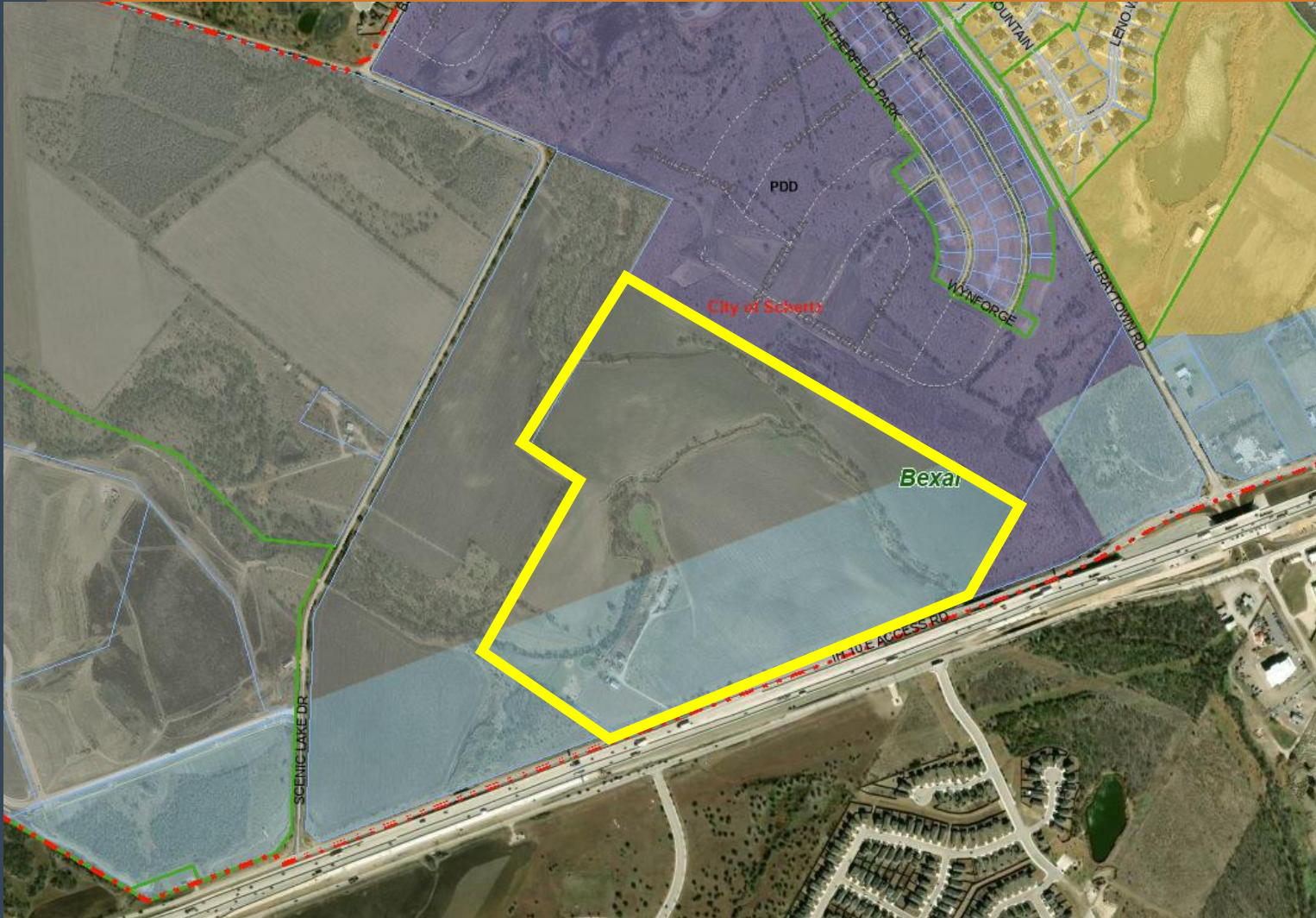
Land Use Designation

	Land Use Designation
Subject Property	Regional Corridor & Complete Neighborhood
North	Complete Neighborhood
East	Regional Corridor & Complete Neighborhood
South	Right-of-Way
West	Regional Corridor & Complete Neighborhood

Public Hearing Notices



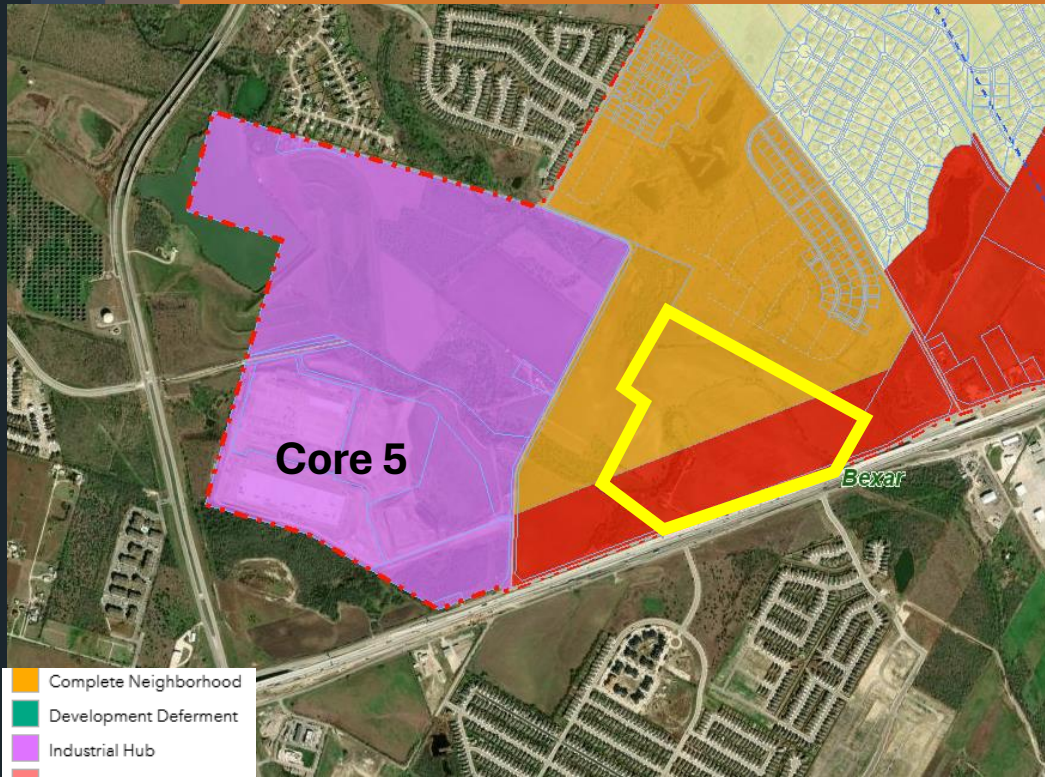
- 4 public notices were sent on 7.24.2025
- Responses
 - (0) in favor
 - (0) Neutral
 - (0) in Opposition
- 1 sign was placed by the applicant
- “San Antonio Express” October 1, 2025



96 acres

UDC SECTION 21.4.6.D Criteria for Approval

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



- Comprehensive Land Use Plan
 - Meant to be living document to remain relevant with the desires of the community
- Existing Industrial Hub
 - Employment center along IH-10 within proximity to Loop 1604
- **The Proposed Industrial Hub is an extension of the desire to create that employment center.**
- Strategic Plan
 - Thriving Economy by supporting business retention and recruitment
- **Implements Comprehensive Plan and Strategic Plan Goals and Policies, thus promoting health, safety, and general welfare of the city.**

UDC SECTION 21.4.6.D Criteria for Approval

2. An amendment to the text is consistent with the goals, objectives, and other policies of the Comprehensive Land Plan;

Encourage Economic Diversity

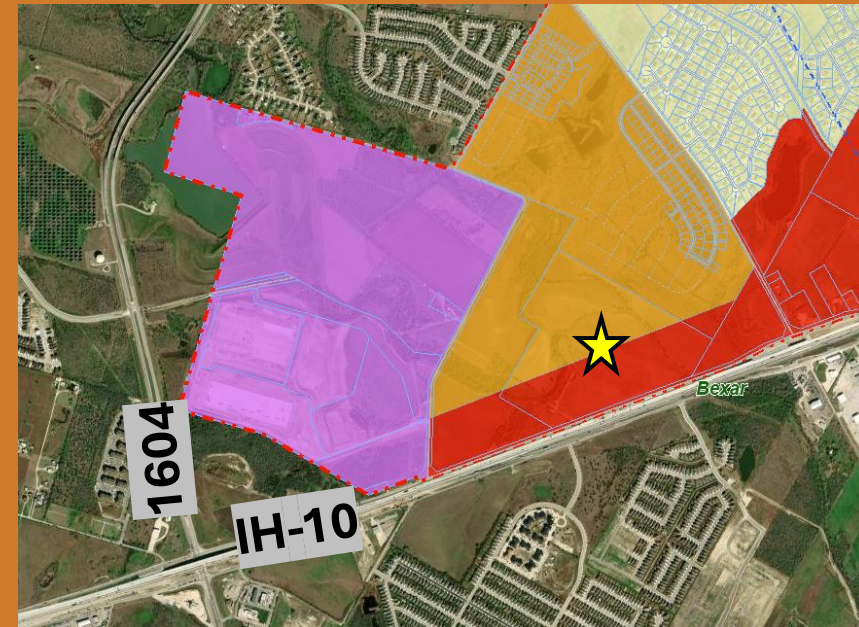
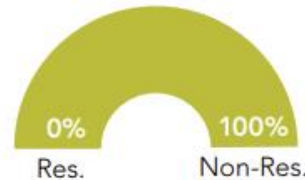
Promote a diverse economy by attracting various businesses, industries, and employment opportunities, fostering innovation, and supporting local entrepreneurship.

- Promotes employment opportunities in the area
- Near pre-existing Industrial Hub
- Takes advantage of location on IH-10 and Loop 1604



Industrial HUB

The Industrial Hub land use category includes all light and heavy industrial activities, including manufacturing warehouses, processing, and distribution centers. Optimizing transportation and supply chain logistics, industrial hubs are typically located near major roads, highways, and railways. Industrial hubs are often buffered from surrounding development by transitional uses, such as flex buildings or R&D, that mitigate potential impacts to other lower-intensity commercial and residential areas.



UDC SECTION 21.4.6.D Criteria for Approval

3. An amendment to the Future Land Use Map, Master Thoroughfare Plan or any other applicable maps contained in the Comprehensive Land Plan is consistent with the policies of the Comprehensive Land Plan that apply to the map being amended;

Best Practices for Implementation

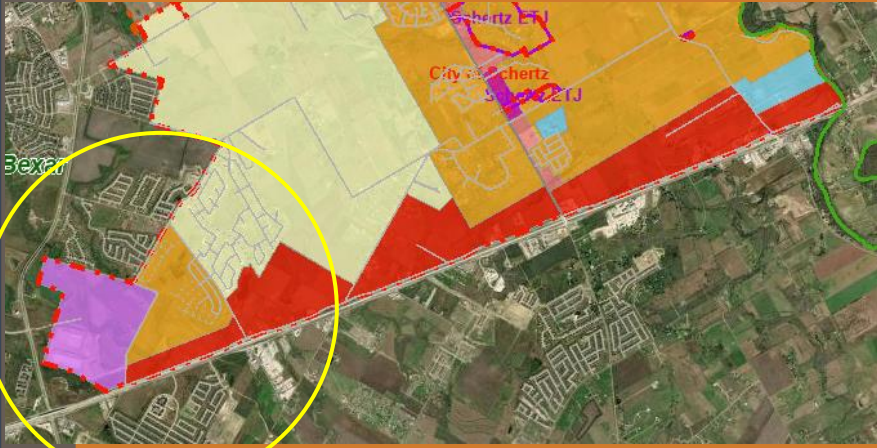
Keep it Updated

This Comprehensive Plan is meant to be a living document that allows flexibility for political, economic, physical, technological, and social conditions, as well as any other unforeseen circumstances that may ultimately influence and/or change the priorities and perspective of the community. To ensure that the Plan continues to reflect the goals of the community and remain relevant, the Plan must be reviewed on a regular basis to ensure that its elements are still appropriate and the associated policy statements and recommendations are still applicable.

- Focus Area 2
 - strategically planning development to serve the adjacent residential areas and tap into the business potential along the highway

UDC SECTION 21.4.6.D Criteria for Approval

4. Any proposed amendment addresses circumstances that have changed since the last time the plan map or text was considered, implements plan policies better than the current plan map or text, corrects a mapping error, or addresses a deficiency in the plan; and

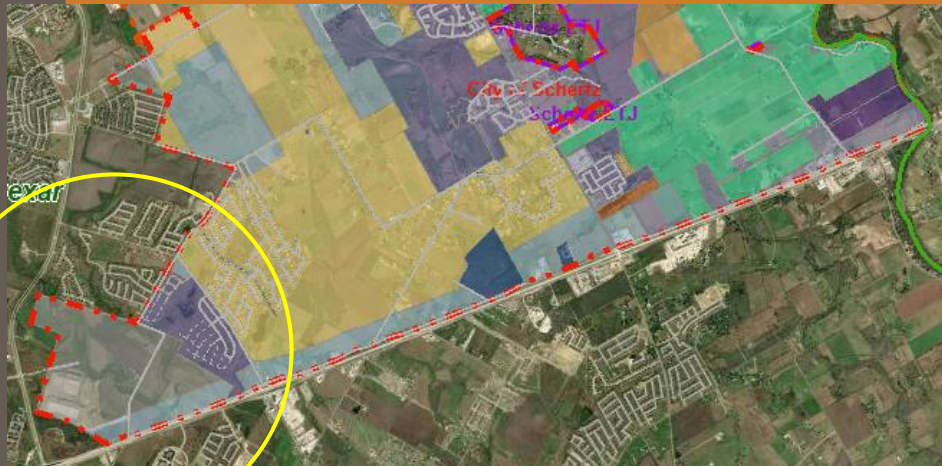


Existing Industrial Hub/ M-1 Zoning

- The existing zoning within this pocket of Southern Schertz should have been considered.
- Location along 1604 and IH-10

Proposed Industrial Hub

- Reflects the development character of this area



UDC SECTION 21.4.6.D Criteria for Approval

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

- Meets all the UDC requirements.
- The proposed Comprehensive Plan Amendment was sent to the City of Schertz Fire, EMS, and Police Departments for review and have not provided objections to the proposed Comprehensive Plan Amendment.

Staff Recommendation

Due to the unique location of the property within proximity of 1604 Loop and IH-10, the existing industrial zoning in the subject area, Staff recommends approval of Ord.25-S-041.

Planning & Zoning Commission

The Planning and Zoning Commission held a public hearing for the item on August 6, 2025. The item was motioned for continuance to the September 3, 2025, Planning and Zoning Commission Meeting.

At the September 3, 2025, Planning and Zoning Commission meeting, the Commission made a recommendation of approval to City Council with a 4-1 vote, with Commissioner Hughes voting nay.

CITY COUNCIL MEMORANDUM

City Council Meeting: October 21, 2025

Department: Planning & Community Development

Subject: Ordinance 25-S-042 - Conduct a public hearing and consider a request to rezone approximately 96 acres of land from General Business District (GB) and Manufacturing District - Light (M-1) to Planned Development District (PDD), known as 10661 IH 10 E, more specifically known as Bexar County Property Identification Number 619206, City of Schertz, Bexar County, Texas (B.James/L.Wood/D.Marquez)

BACKGROUND

The applicant is proposing to rezone approximately 96 acres from General Business District (GB) and Manufacturing District - Light (M-1) to Planned Development District (PDD). The subject property is currently a residence, is not platted, and is partially within the 100-year floodplain.

On July 24, 2025, four (4) public hearing notices were mailed to the surrounding property owners within a 200-foot boundary of the subject property. At the time of the Staff Report, zero (0) responses in favor, zero (0) responses neutral, and zero (0) responses in opposition were received. The Planning and Zoning Commission held a public hearing for the item on August 6, 2025. The Planning and Zoning Commission made a recommendation to City Council for the item on September 3, 2025. A public hearing was published in the "San Antonio Express" on October 1, 2025. Additionally, one public hearing notice sign was placed on the subject property by the applicant.

Subject Property:

	Zoning	Land Use
Existing	General Business District (GB) and Manufacturing District - Light (M-1)	Agriculture and Residence
Proposed	Planned Development District (PDD)	Office-Warehouse

Adjacent Properties:

	Zoning	Land Use
North	Manufacturing District - Light (M-1) and Planned Development District (PDD)	Undeveloped and Graytown PDD
South	Right-of-Way	IH-10 Access Road
East	Planned Development District (PDD)	Undeveloped and Graytown PDD
West	General Business District (GB) and Manufacturing District - Light (M-1)	Undeveloped

Zoning Districts:

Table 21.5.7.B Dimensional Requirements Non-Residential Zoning Districts										
			Minimum Lot Size Requirements			Minimum Yard Setbacks				Misc. Lot Requirements
	Code	Zoning District	Area (sq.ft.)	Width (ft)	Depth (ft)	Front (ft)	Rear (ft)	Side (ft)	Max Height (ft)	Max Impervious Coverage

Existing	GB	General Business District	10,000	100	100	25	0 Non-Res/ 25 Adj. Res	0 Non-Res/ 25 Adj. Res	120	80%
Existing	M-1	Manufacturing District - Light	10,000	100	100	25	0 Non-Res/ 50 Adj. Res	0 Non-Res/ 25 Adj. Res	120	80%
Proposed Base Zoning	GB-2	General Business District-II	10,000	100	100	25	0 Non-Res/25 Adj.Res	0 Non-Res/ 25 Adj. Res	120	80%

Proposed Planned Development District (PDD)

The applicant is proposing a light industrial development that allows for logistics and warehousing. The 96-acre PDD is proposing to utilize General Business District-II (GB-2) as the base zoning district.

Section 21.5.8- Permitted Use Table

The proposed PDD amends the uses permitted in General Business District-II (GB-2) as per Table 21.5.8- Permitted Uses.

Uses that require an approved Specific Use Permit per Table 21.5.8 in GB-2 are not permitted. Additionally, Truck Sales, Heavy Equipment and Trailer/ Manufactured Home Sales are not allowed.

All other uses listed in the permitted use table 21.5.8 shown as permitted in General Business District-II (GB-2), would be allowed within the PDD area.

Examples of Uses allowed in the PDD and Allowed in GB-2
Automobile Parking Structure; Automobile Repairs and Service, Minor; Automobile Repairs and Service, Major; Office/ Showroom; Office-Warehouse/ Distribution Center; Packing/Mailing; Truck Terminal; General Manufacturing/ Industrial Use
*This is not an exhaustive list of permitted uses. Please reference the permitted use table in UDC Section 21.5.8.

Section 21.9.7- Landscaping

The PDD amends UDC Section 21.9.7.D.5 that requires all trees to have a Diameter at Breast Height (DBH) of two caliper inches at the time of planting and instead requires that all trees to have a DBH of three caliper inches at the time of planting.

The PDD requires that the subject property follow all landscaping requirements for commercial development instead of industrial development. The PDD amends UDC Section 21.9.7.D.11, and will be required to plant trees at a ratio of nine (9) trees per acre as required of commercial properties instead of the six trees per acre ratio for industrial properties, which results in increased landscaping.

Drainage Easement Development Restrictions (100-Year Floodplain)

A large portion of the property is encumbered by the 100-year floodplain at the rear of the property. In the proposed Preliminary Plat, which is conceptual and not approved, it designates the area that is most of the 100-year Floodplain as a 900-lot drainage easement. As per the PDD, those approximately 68 acres shall not be developed other than for public infrastructure and the required screening and landscaping for non-residential to residential properties, which requires an eight-foot masonry wall and a twenty-foot landscape buffer with one shade tree every 30-linear feet. Without the proposed PDD, the property within the 100-year floodplain could potentially be developed. With the 68 acres being left undeveloped with only drainage and screening, it provides for a larger buffer to the residential areas than would be required without the PDD.

GOAL

The applicant is requesting a zone change for approximately 96 acres of land to Planned Development District (PDD). Per the letter of intent submitted with the application, the applicant desires to use the space for logistics-oriented uses such as warehousing and distribution.

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

The Planned Development District (PDD) criteria for approval are listed in UDC Section 21.5.10.F. The criteria are listed below:

1. Whether the proposed PDD implements the policies of the adopted Comprehensive Land Plan;

The proposed zone change is accompanied by a Comprehensive Land Use Plan- Future Land Use Map Amendment. The subject property is currently designated as Complete Neighborhood at the rear and Regional Corridor along IH-10. Complete Neighborhood is intended for a mix of residential uses with commercial activity appropriate for the adjacent neighborhoods. Regional Corridor is intended for commercial and entertainment along major thoroughfares that typically contain "big box" stores. Complete Neighborhood and Regional Corridor do not support industrial uses that are allowed within the base zoning of General Business District (GB-2). Ultimately, General Business District-II (GB-2) does not implement the policies of the Land Use Designations of Complete Neighborhood and Regional Corridor.

However, the applicant is also proposing a Comprehensive Land Use Plan- Future Land Use Map Amendment that requests the land use designation be amended to Industrial Hub, which staff is recommending approval of. The proposed Future Land Use Map Amendment to Industrial Hub is appropriate for the immediate area as this area of Southern Schertz consists of the only existing Manufacturing (Light) District (M-1) and industrial development due to its proximity to 1604 Loop and IH-10.

The Industrial Hub Land Use Designation is intended for light and heavy industrial activities that include manufacturing, warehousing, processing, and distribution, which is buffered from surrounding development with transitional uses to mitigate the potential impacts to other lower-intensity commercial and residential areas. Optimizing transportation and supply chain logistics, industrial hubs should be located near major roads, highways, and railways. The proposed PDD is compatible with the proposed Land Use Designation of Industrial Hub, as it proposes warehousing and logistics uses. The subject property is uniquely situated in an area with access to Loop 1604 and IH-10, which meets the intent of the Industrial Hub Land Use Designation.

2. Whether the proposed PDD promotes the health, safety, or general welfare of the City and the safe, orderly, efficient and healthful development of the City;

As part of promoting health, safety, and welfare, the City should encourage development compatible with surrounding uses, utilizing standards and transitional uses to alleviate negative impacts.

The subject property is approximately 96 acres of land, and approximately 76 acres of that land are within the current 100-year floodplain. The 100-year floodplain encumbers the property within the existing General Business District (GB) zoning and most of the existing Manufacturing (Light) District (M-1) zoning. The PDD is proposing to place most of the 100-year floodplain in an approximately 69-acre 900 lot dedicated for drainage, as shown in the conceptual preliminary plat. Additionally, the PDD does not permit development within the 900 lot, which allows for the preservation of the floodplain and naturally creates a buffer of land from the proposed industrial development area to the residential PDD to the northeast. Although the City of Schertz does not prohibit development within the floodplain, UDC Section 21.13.3- Flood Damage Prevention is in place to promote public health, safety, and general welfare and to minimize public and private losses due to flood conditions. Without the PDD, it would not be possible to restrict development within the floodplain, and it would not be possible to create

an approximately 500-foot building setback to the residential PDD to the northeast.

3. Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified;

The subject property is currently zoned as Manufacturing (Light) District (M-1) and General Business District (GB). The existing M-1 zoning would allow for the development of industrial uses immediately adjacent to residential areas and within the floodplain. As per UDC Section 21.5.7.B, M-1 zoning is only required to implement a 50-foot building setback adjacent to residential uses or zoning. With the PDD, there will be at least a 500-foot building setback from the residential zoning of the Graytown PDD. The buffering created by the proposed PDD, ensures there is appropriate buffering between the proposed industrial uses of the subject property and the immediate area of the land to be reclassified.

The applicant is proposing General Business District-II (GB-2) as the base zoning of the PDD, with restrictions on the permitted uses, to ensure higher-intensity industrial uses are not permitted.

The PDD prohibits uses within General Business District-II (GB-2) that require an approved Specific Use Permit. The uses listed below would be prohibited per the PDD:

- Antenna and/or Antenna Support Structure
- Athletic Stadium (Private)
- Automobile Sales
- Convenience Store with Gas Pumps
- Gasoline Station/ Fuel Pumps
- Mini-Warehouse Public-Storage
- Portable Building Sales

Additional prohibited uses are listed below:

- Truck Sales, Heavy Equipment
- Trailer/ Manufactured Homes Sales

Examples of Uses Allowed in the PDD and Allowed in GB-2
Automobile Parking Structure; Automobile Repairs and Service, Minor; Automobile Repairs and Service, Office / Showroom; Office-Warehouse/ Distribution Center; Packaging/ Mailing; Truck Terminal; General Manufacturing/ Industrial Use
*This is not an exhaustive list of permitted uses. Please reference the permitted use table in UDC section 21.5.8.

4. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers or other public services and utilities to the area;

The subject property has direct access to IH-10 E Access Road, which is a major thoroughfare that provides access to IH-10. The subject property is within the Schertz and SSLGC Dual CCN for water, Schertz and SARA Dual CCN for sewer, and CPS for electric. During the development process, the City of Schertz Fire, Planning, and Engineering Departments will review the development and any public infrastructure improvements for water, wastewater, and roadways.

5. The extent to which the proposed PDD will result in a superior development than could be achieved through conventional zoning.

The property is currently zoned General Business District (GB) and Manufacturing (Light) District (M-1). The Manufacturing (Light) District (M-1) allows for light industrial, assembly and manufacturing, warehousing, and distribution. Currently, the subject property is permitted, by right, to use the property for all uses allowed in Manufacturing (Light) District (M-1) and General Business District (GB). The uses allowed in Manufacturing (Light) District (M-1) are not appropriate immediately adjacent to residential. Additionally, UDC Section 21.5.7.B, General Business District (GB) requires a 25-foot building setback adjacent to residential, and Manufacturing (Light) District (M-1) requires a 50-foot building setback adjacent to residential. The proposed PDD utilizes a base zoning district of General Business District-II (GB-2). Although General Business District-II

(GB-2) is more intense than the existing General Business District (GB), it is less intense than the existing Manufacturing (Light) District (M-1) which is immediately adjacent to residential.

General Business District-II (GB-2) is intended for non-residential and light industrial uses alongside retail and service establishments. Although General Business District-II (GB-2) allows for lighter industrial uses, the PDD ensures a significant buffer area is maintained between the buildable area of the subject property and the adjacent residential uses. Through the PDD, the drainage area, approximately 64 acres and shown on the proposed 900 lot on the conceptual preliminary plat, is restricted from being developed for industrial uses, which ensures a transitional buffer for the residential area to the east. The restriction of development on the 64-acre 900 lot cannot be enforced through conventional zoning.

Additionally, the proposed PDD proposes to increase the landscaping requirements more than what a conventional General Business District-II (GB-2) requires.

Landscaping Requirements	Required per General Business District-II (GB-2)	Proposed Planned Development District (PDD)
UDC Section 21.9.7.D.5	Trees are required to be two (2) caliper inches at Diameter at Breast Height (DBH).	Tree will be required to be three (3) caliper inches Diameter at Breast Height (DBH).
UDC Section 21.9.7.D.11	Industrial properties are required to provide shade trees at a ratio of six (6) trees per acre.Example: For 96 acres (of potential development), 576 trees total trees would be required.	The property shall provide shade trees at a ratio of nine (9) trees per acre.Example: For 96 acres (of potential development), 864 total trees would be required.

Through the proposed PDD, development of the floodplain can be prevented, permitted would can be limited, the building setback would be increased to adjacent properties, and landscaping requirements would be increased. This would not be possible with the existing conventional zoning.

6. Whether all the applicant's back taxes owed to the City have been paid in full; and

Yes, all back taxes have been paid at the time of the application.

7. Whether other criteria are met, which, at the discretion of the Planning and Zoning Commission and City Council, are deemed relevant and important in the consideration of the amendment.

Staff has ensured all UDC requirements have been met for the proposed zone change. The zoning application was sent to the City of Schertz Fire, EMS, and Police Departments.

- EMS indicated that there are existing response time delays down FM 1518 and into Bexar County.
- PD expressed that individually, the zone change does not have an impact, but the increase in development within the City as a whole will have an impact.

RECOMMENDATION

Staff Recommendation:

Due to the proposed amended Future Land Use Map Designation to Industrial Hub, the increased screening to residential uses, restriction of uses allowed in the proposed PDD, and the increase of landscaping requirements, Staff recommends approval of Ordinance 25-S-042.

Planning and Zoning Commission:

A public hearing for the proposed zone change was held at the August 6, 2025, Planning and Zoning Commission Meeting. At the August 6, 2025, Planning and Zoning Commission meeting, the recommendation for the proposed zone change was motioned for a continuance to the September 3, 2025, Planning and Zoning Commission meeting.

At the September 3, 2025, Planning and Zoning Commission meeting, the Commission made a recommendation of approval to City Council with a 4-1 vote, with Commissioner Hughes voting nay.

Attachments

Ordinance 25-S-042 with Attachments

Notification Map

Zoning Exhibit

City Council Presentation Slides

ORDINANCE NO. 25-S-042

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS, TO REZONE APPROXIMATELY 96 ACRES OF LAND FROM GENERAL BUSINESS DISTRICT (GB) AND MANUFACTURING (LIGHT) DISTRICT (M-1) TO PLANNED DEVELOPMENT DISTRICT (PDD), KNOWN AS 10661 IH 10 E, MORE SPECIFICALLY KNOWN AS BEXAR PROPERTY IDENTIFICATION NUMBER 619206, CITY OF SCHERTZ BEXAR COUNTY, TEXAS.

WHEREAS, an application to zone approximately 96 acres of land from General Business District (GB) and Manufacturing (Light) District (M-1) to Planned Development District (PDD), known as 10661 IH 10 E, more specifically known as Bexar Property Identification Number 619206, 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 21.5.10.F. 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 zone change to Planned Development District (PDD) (the “Criteria”); and

WHEREAS, on August 6, 2025, the Planning and Zoning Commission conducted a public hearing and, on September 3, 2025, after considering the Criteria, made a recommendation to City Council to approve the requested zoning Planned Development District (PDD) according to the development standards set forth in Exhibit “C” attached herein (the “Development Standards”); and

WHEREAS, on October 21, 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”, approximately 96 acres, is hereby zoned to Planned Development District (PDD) as per Exhibit “C”.

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, 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



A METES AND BOUNDS DESCRIPTION OF A 94.083 ACRE TRACT OF LAND

BEING A 94.083 ACRE (4,098,271 SQUARE FEET) TRACT OF LAND SITUATED IN THE ANTONIO ZAMORA SURVEY NO. 36, ABSTRACT NO. 828, COUNTY BLOCK 5083, CITY OF SCHERTZ, BEXAR COUNTY, TEXAS AND BEING PART OF NEW CITY BLOCK 16564 (DE-ANNEXED BY THE CITY OF SAN ANTONIO, JUNE 19, 1986), DESCRIBED IN INSTRUMENT TO FLOTEX DEVELOPERS, L.L.C., RECORDED IN DOCUMENT NO. 20060172676 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A TXDOT TYPE II MONUMENT FOUND MARKING THE NORTH BOUNDARY OF INTERSTATE HIGHWAY 10 WESTBOUND FRONTAGE ROAD ON THE SOUTHERLY BOUNDARY LINE OF A CALLED 18.119 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT TO 2020 FI GRAYTOWN, LLC, RECORDED IN DOCUMENT NO. 20200277081 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY;

THENCE, SOUTH 69°22'05" WEST, 616.11 FEET ALONG THE COMMON LINE OF SAID FRONTAGE ROAD AND 18.119 ACRE TRACT TO A POINT FOR THE SOUTHWEST CORNER OF SAID 18.119 ACRE TRACT AND THE **POINT OF BEGINNING** (POB) AND EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 69°22'05" WEST, 2085.02 FEET ALONG SAID FRONTAGE ROAD TO A POINT FOR A SOUTHWEST CORNER OF THE HEREIN DESCRIBED ALSO BEING AN EXTERIOR SOUTHEAST CORNER OF A CALLED 77.494 ACRE TRACT DESCRIBED AS PARCEL ONE IN INSTRUMENT TO BRYCAP FARM PROPERTIES, LLC, RECORDED IN DOCUMENT NO. 20090056951 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY;

THENCE, DEPARTING THE NORTH LINE OF SAID FRONTAGE AND ALONG THE COMMON LINE OF SAID 77.494 ACRE TRACT AND THE HEREIN DESCRIBED TRACT THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. NORTH 60°18'20" WEST, 872.30 FEET TO A 1/2" IRON ROD FOUND;
2. NORTH 30°16'54" EAST, 1110.86 FEET TO A 1/2" IRON ROD FOUND;
3. NORTH 59°34'37" WEST, 319.64 FEET TO A 1/2" IRON ROD FOUND;
4. NORTH 29°06'44" EAST, 1072.97 FEET TO A 1/2" IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF A CALLED 204.795 ACRE TRACT DESCRIBED IN THE DEED TO 2020 FI GRAYTOWN, LLC, RECORDED IN DOCUMENT NO. 20200277080 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY;

THENCE, SOUTH 60°35'03" EAST, 2520.90 FEET TO A 1" SQUARE IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID 204.795 ACRE TRACT, ALSO BEING ON THE WEST

Exhibit "A" : Property Description: Legal Metes and Bounds




Page 2

BOUNDARY LINE OF SAID 18.119 ACRE TRACT FOR THE NORTHEAST CORNER OF THE
HEREIN DESCRIBED TRACT;

THENCE, SOUTH 29°32'03" WEST, 595.21 FEET TO THE **POINT OF BEGINNING**, AND
CONTAINING 94.083 ACRES OF LAND IN BEXAR COUNTY, TEXAS. THE BASIS OF THIS
DESCRIPTION IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE
(FIPS 4204) (NAD'83). ALL DISTANCES ARE ON THE GRID AND SHOWN IN U.S. SURVEY FEET,

Kimley-Horn and Associates, Inc.




James L. Janisse

Registered Professional Land Surveyor #6663

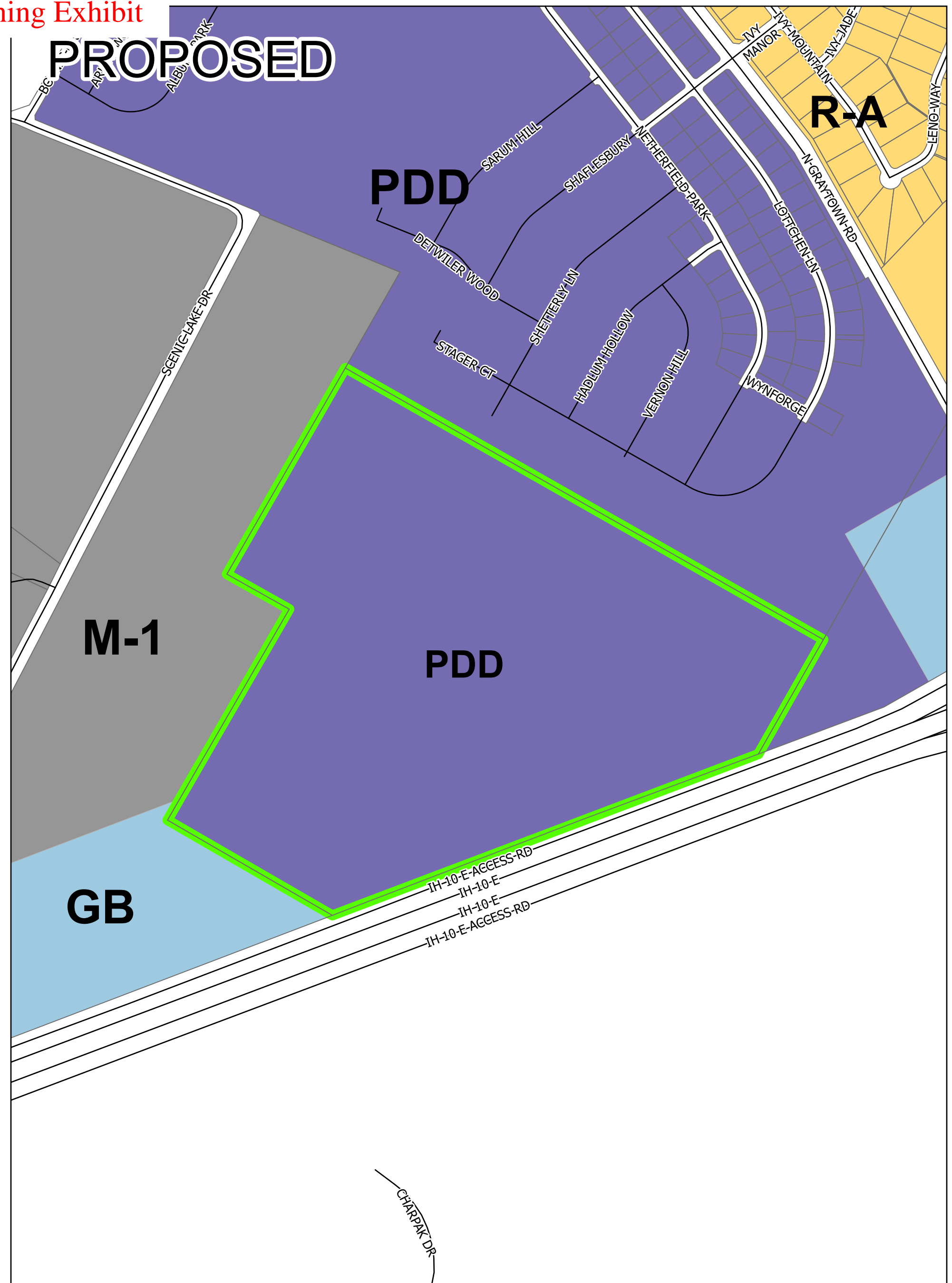
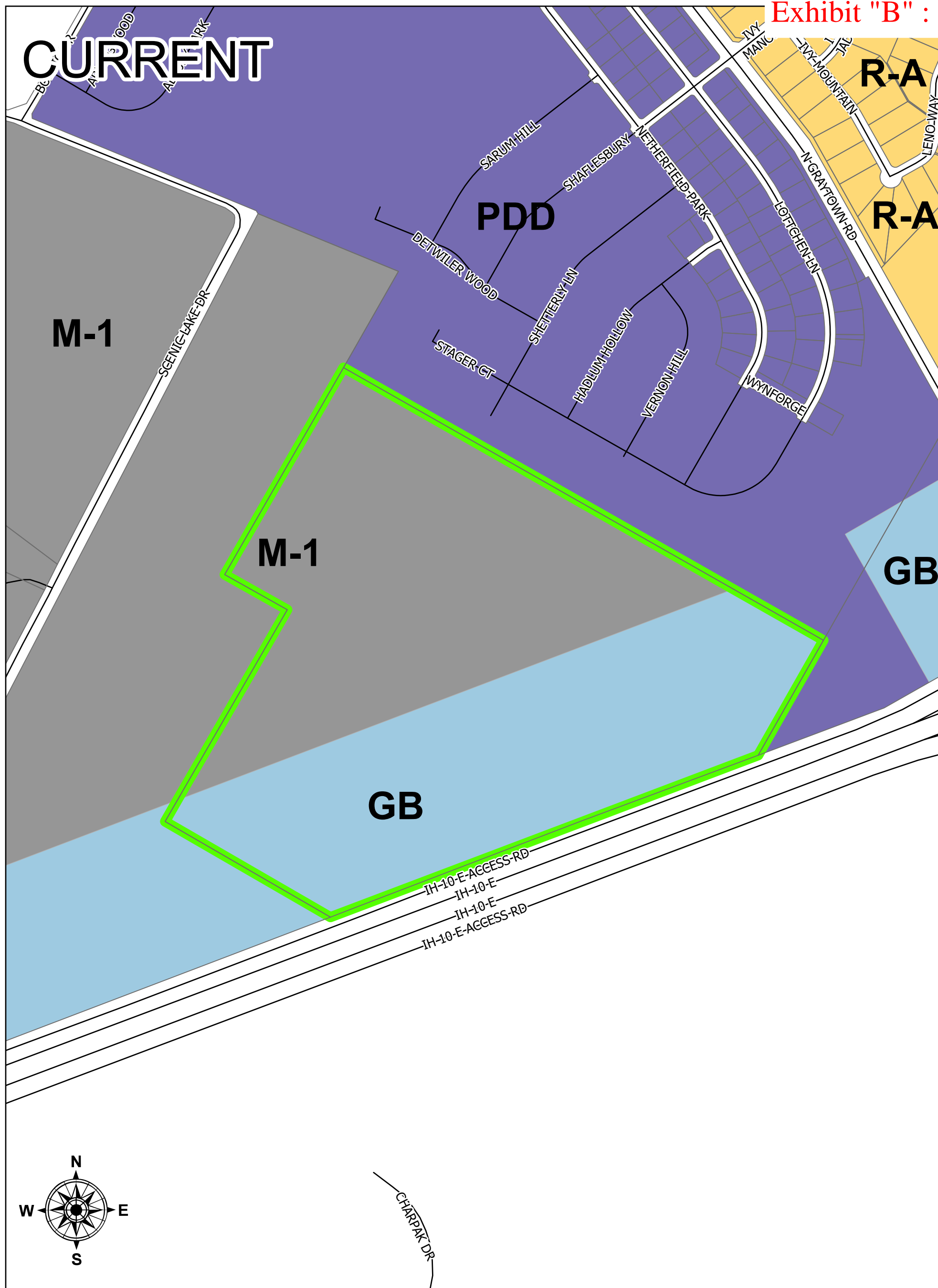
Ph. 210-541-9166

jay.janisse@kimley-horn.com

Signature Date: 12/19/24

Exhibit "B"
Zoning Exhibit

Exhibit "B" : Zoning Exhibit



SCHERTZ
COMMUNITY • SERVICE • OPPORTUNITY

Last update: July 8th, 2025

City of Schertz, GIS Specialist: Alexa Venezia, avenezia@schertz.com (210) 619-1174

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PROPOSED ZONING CHANGE

BEXAR COUNTY
PARCEL ID:
619206

Classification

(PRE) Pre-Development	(R-4) Apartment/Multi-Family Residential	(GB) General Business
(PDD) Planned Development	(R-5) Middle Density District	(GB-2) General Business II
(PUB) Public Use	(R-6) Single-family Residential	(NS) Neighborhood Services
(R-A) Single-family Residential/Agricultural	(R-7) Single-family Residential	(OP) Office and Professional
(R-1) Single-Family Residential	(AD) Agricultural District	(MSMU) Main Street Mixed Use
(R-2) Single-Family Residential	(GH) Garden Home/Single-Family Residential (Zero Lot Line)	(MSMU-ND) Main Street Mixed Use New Development
(R-3) Two-Family Residential	(TH) Townhome	(M-1) Manufacturing (Light)
	(MHS) Manufactured Home Subdivision	(M-2) Manufacturing (Heavy)
	(MHP) Manufactured Home Parks	(DVL) Development Agreement (Delayed Annexation)

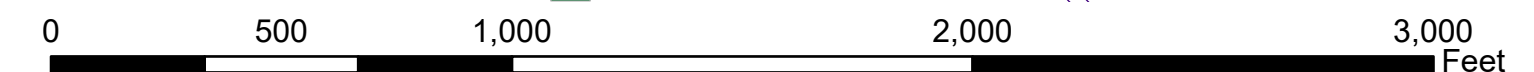


Exhibit “C”
Planned Development District (PDD) Development Standards

Exhibit "C" : Planned Development District (PDD) Development Standards

Planned Development District ("PDD") Conditions for the Property Located at 10661 Interstate 10 E, Schertz, Texas 78154

Development of the Property will comply with all City of Schertz ("City") Unified Development Code ("UDC") requirements. The development of the tract will be subject to the additional requirements listed below. These standards are intended to enhance development of the site and provide additional buffering of adjacent residential uses.

Property Address: 10661 Interstate 10 E, Schertz, Texas, 78154

Base Zoning District: GB-2 (General Business-2 District)

Conditions:

1. Zoning and Permitted Uses – The PDD shall be based on the GB-2 zoning district with specific restrictions on the allowed uses to align with the goals of the development and the City's vision for the site.
2. Prohibited Uses – Any uses allowed in the GB-2 zoning district that require a Special Use Permit (SUP) shall be prohibited within this PDD, in accordance with UDC Section 21.5.8 - Permitted Use Table. Additionally, the following uses shall also be prohibited in under this PDD:
 - i. Truck Sales, Heavy Equipment
 - ii. Trailer/Manufactured Home Sales
3. Permitted Uses – All other uses permitted within GB-2 as identified in UDC Section 21.5.8 - Permitted Use Table shall be allowed within the PDD. Additionally, commercial uses that align with the Project's intended function as warehousing, distribution, business park, and associated commercial development shall be permitted within the PDD.
4. Site Design – The PDD shall follow the City's Commercial Use Site Design Standards as identified in Table 21.5.7.B – Dimensional Requirements for Non-Residential Zoning Districts for GB-2 zoning.
 - i. **Section 21.8.9. - Outdoor Display and Storage.** The PDD shall follow the Outdoor Display and Storage requirements for General Business District-II (GB-2)."
5. Landscaping Buffer – In addition to the requirements contained in UDC Section 21.9.7.D for landscaping for commercial development (UDC Section 21.9.7.D.11), the minimum size for all required trees shall be three (3) caliper inches.

Exhibit "C" : Planned Development District (PDD) Development Standards

6. Drainage Easement – No buildings or structures shall be permitted on the 900 series lot, identified as a drainage easement on the preliminary plat. This restriction will be enforced through the PDD. Provided, however, this restriction shall not limit utilities or other public infrastructure within this area. Development of the Property shall comply with the requirements of UDC Section 21.9.7.D.14.B (i & ii). For clarify, one (1) shade tree shall be planted for every 30' adjacent to single-family use and an 8' masonry wall erected (excepting where adjacent to existing right-of-way or future right-of-way shown on the City's Master Thoroughfare Plan).
7. Amendments to the PDD – Any significant changes to the established standards for the approved PDD, or changes that alter the concept of the PDD, shall require the plan to be resubmitted for approval by the Planning and Zoning Commission and the City Council, including a new public hearing with applicable fees. Minor changes, which do not alter the concept or intent of the development, such as changes to the quantity, size, or location of buildings or access driveways, may be approved administratively by the City.
8. Appendices and Attachments
 - i. Conceptual Plan attached as Exhibit "A"
 - ii. Preliminary Plat attached as Exhibit "B"

Exhibit "C" : Planned Development District (PDD) Development Standards

Exhibit A – Conceptual Site Plan

Exhibit "C" : Planned Development District (PDD) Development Standards

Exhibit B – Preliminary Plat

Conceptual Preliminary Plat

NOT TO SCALE



IRF	1/2" IRON ROD FOUND
IRFC	1/2" IRON ROD W/PLASTIC CAP FOUND
ROW	RIGHT-OF-WAY
NCB	NEW CITY BLOCK
VOL.	VOLUME
PG.	PAGE
OPRBC	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
PRBC	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
635	EXISTING CONTOUR RIGHT OF WAY CENTERLINE

1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SURVEYOR'S NAME" UNLESS NOTED OTHERWISE;
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK; 3. DIMENSIONS SHOWN ARE SURFACE; AND
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

FINISHED FLOOR ELEVATIONS FOR NON-RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SCHERTZ ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. FLOOD-PROOFING MAY BE ALLOWED IF ELEVATING THE STRUCTURE IS NOT FEASIBLE, IF APPROVED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SCHERTZ.

INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SCHERTZ FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE PUBLIC WORKS AND THE SCHERTZ FIRE DEPARTMENT FIRE MARSHAL.

BY: _____
CITY ENGINEER

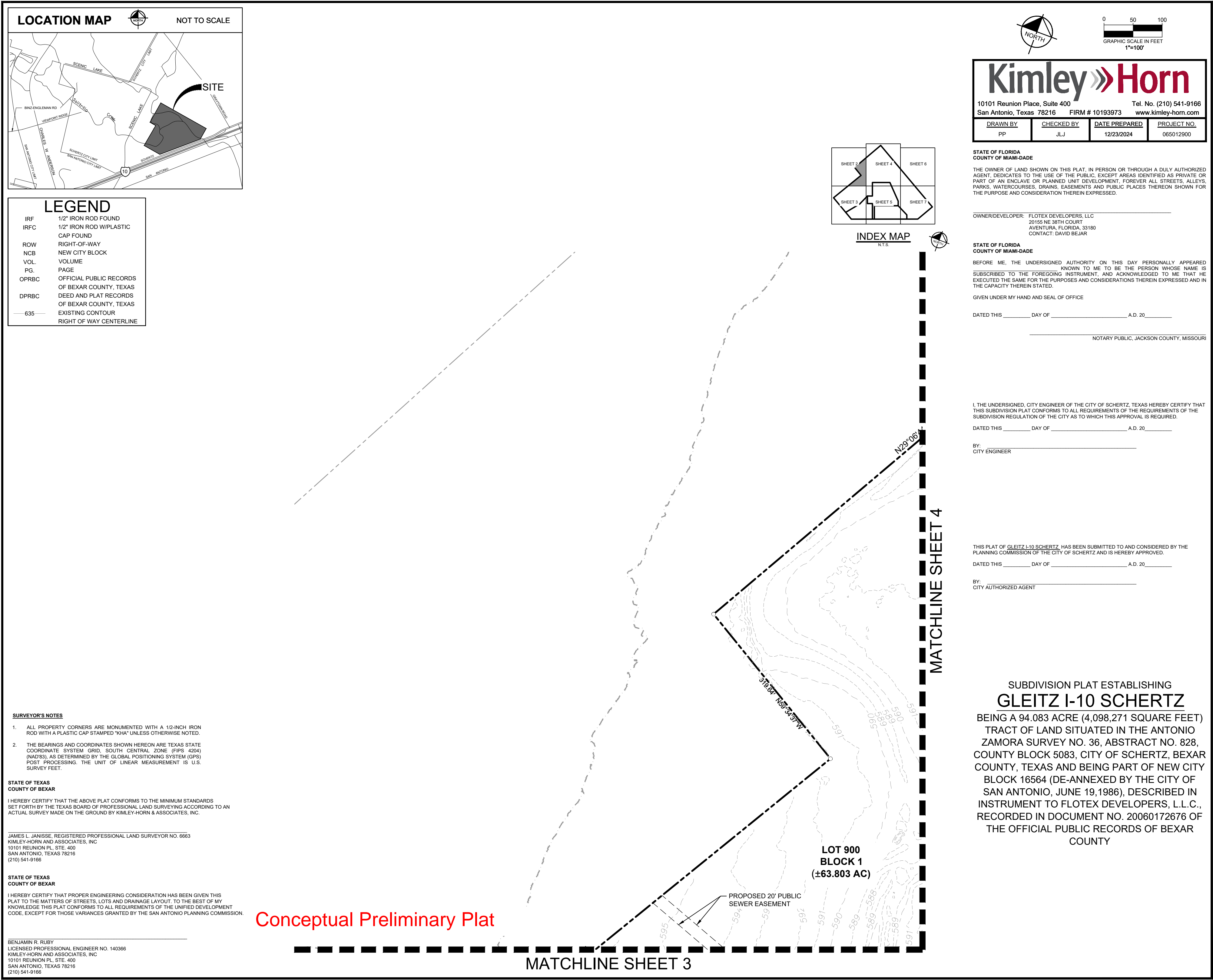
BY: _____
CHAIRMAN

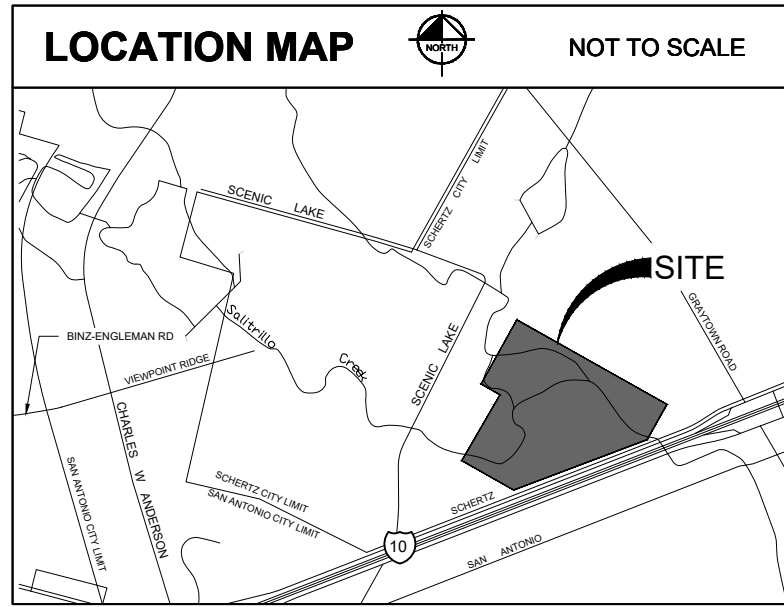
BY: _____
SECRETARY

SUBDIVISION PLAT ESTABLISHING
GLEITZ I-10 SCHERTZ
BEING A 94.083 ACRE (4,098,271 SQUARE FEET)
TRACT OF LAND SITUATED IN THE ANTONIO
ZAMORA SURVEY NO. 36, ABSTRACT NO. 828,
COUNTY BLOCK 5083, CITY OF SCHERTZ, BEXAR
COUNTY, TEXAS AND BEING PART OF NEW CITY
BLOCK 16564 (DE-ANNEXED BY THE CITY OF
SAN ANTONIO, JUNE 19, 1986), DESCRIBED IN
INSTRUMENT TO FLOTEX DEVELOPERS, L.L.C.,
RECORDED IN DOCUMENT NO. 20060172676 OF
THE OFFICIAL PUBLIC RECORDS OF BEXAR
COUNTY



SHEET 1 OF 7





LEGEND	
IRF	1/2" IRON ROD FOUND
IRFC	1/2" IRON ROD W/PLASTIC CAP FOUND
ROW	RIGHT-OF-WAY
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VOL.	VOLUME
PG.	PAGE
OPRBC	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DPRBC	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
— 635 —	EXISTING CONTOUR
—	RIGHT OF WAY CENTERLINE

SURVEYOR'S NOTES

- ALL PROPERTY CORNERS ARE MONUMENTED WITH A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "KHA" UNLESS OTHERWISE NOTED.
- THE BEARINGS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (FIPS 4204) (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS) POST PROCESSING. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

**STATE OF TEXAS
COUNTY OF BEXAR**

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY KIMLEY-HORN & ASSOCIATES, INC.

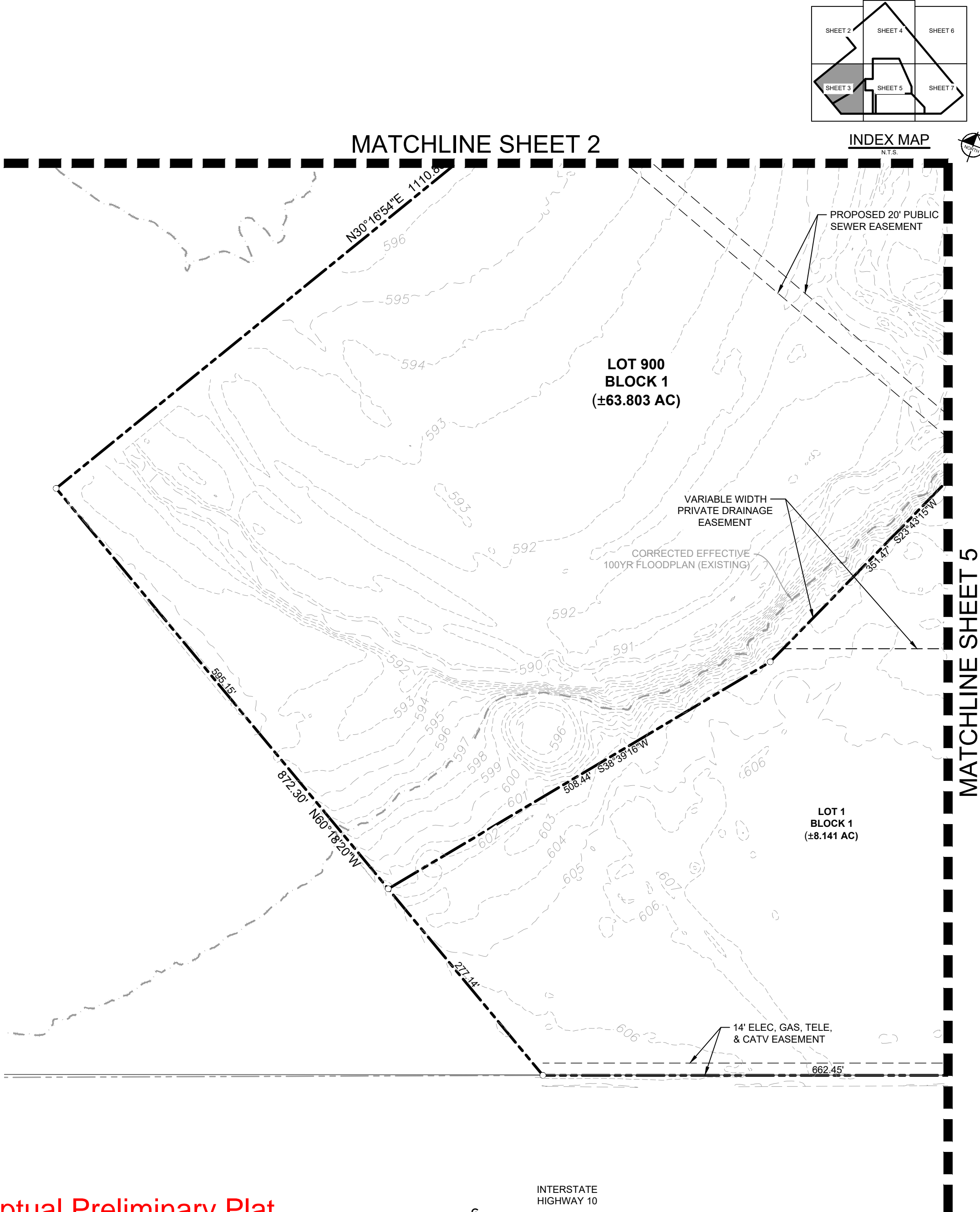
JAMES L. JANISSE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6663
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PL., STE. 400
SAN ANTONIO, TEXAS 78216
(210) 541-9166


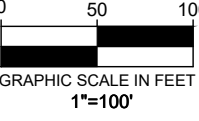
**STATE OF TEXAS
COUNTY OF BEXAR**

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

BENJAMIN R. RUBY
LICENSED PROFESSIONAL ENGINEER NO. 140366
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PL., STE. 400
SAN ANTONIO, TEXAS 78216
(210) 541-9166

Conceptual Preliminary Plat



Kimley»Horn

10101 Reunion Place, Suite 400 Tel. No. (210) 541-9166
San Antonio, Texas 78216 FIRM # 10193973 www.kimley-horn.com

DRAWN BY	CHECKED BY	DATE PREPARED	PROJECT NO.
PP	JGM	12/23/2024	065012900

**STATE OF FLORIDA
COUNTY OF MIAMI-DADE**

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: FLOTEX DEVELOPERS, LLC
20155 NE 38TH COURT
AVENTURA, FLORIDA, 33180
CONTACT: DAVID BEJAR

**STATE OF FLORIDA
COUNTY OF MIAMI-DADE**

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE _____

DATED THIS _____ DAY OF _____ A.D. 20 _____

NOTARY PUBLIC, JACKSON COUNTY, MISSOURI

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF SCHERTZ, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE REQUIREMENTS OF THE SUBDIVISION REGULATION OF THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

DATED THIS _____ DAY OF _____ A.D. 20 _____

BY: _____
CITY ENGINEER

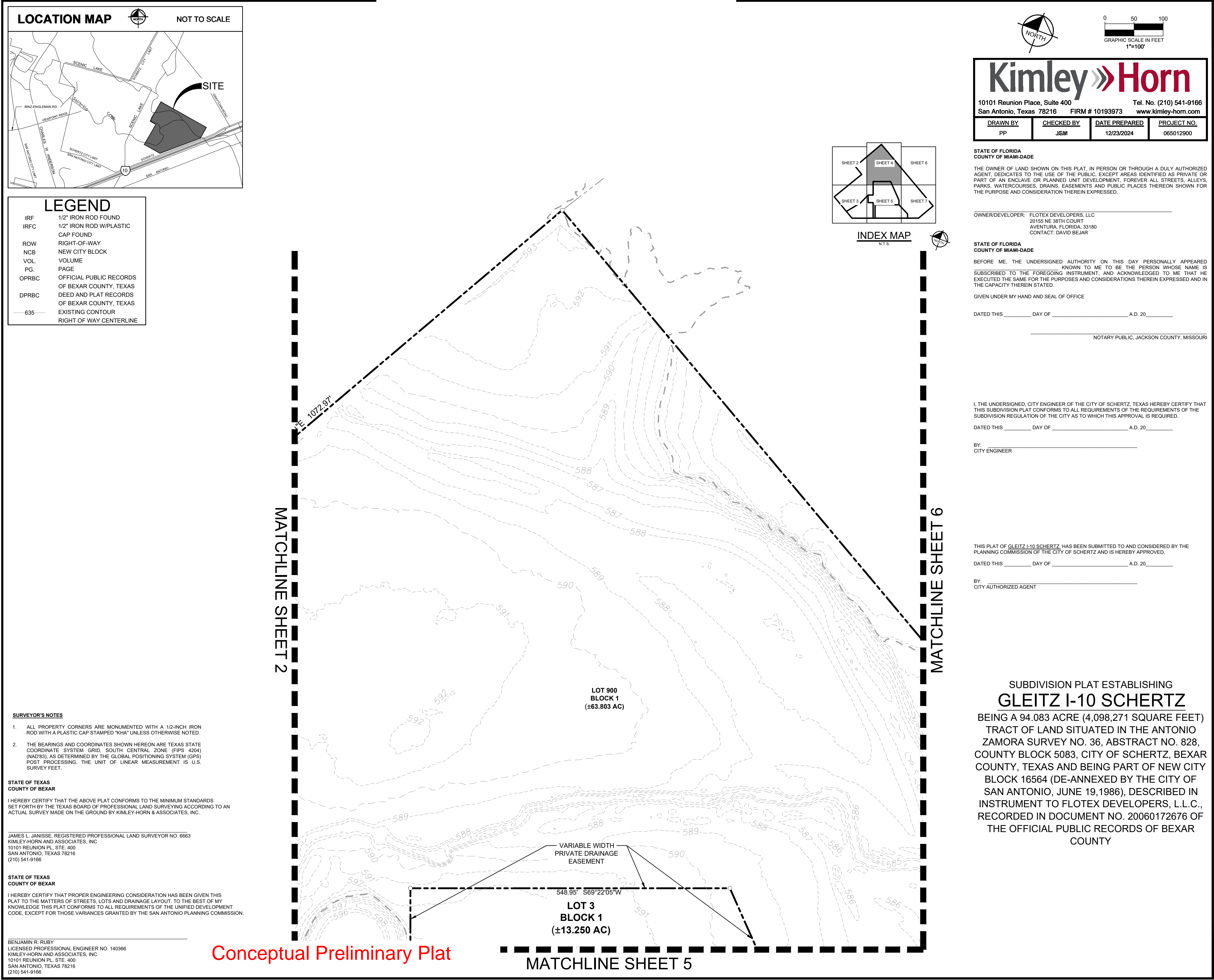
THIS PLAT OF GLEITZ I-10 SCHERTZ, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SCHERTZ AND IS HEREBY APPROVED.

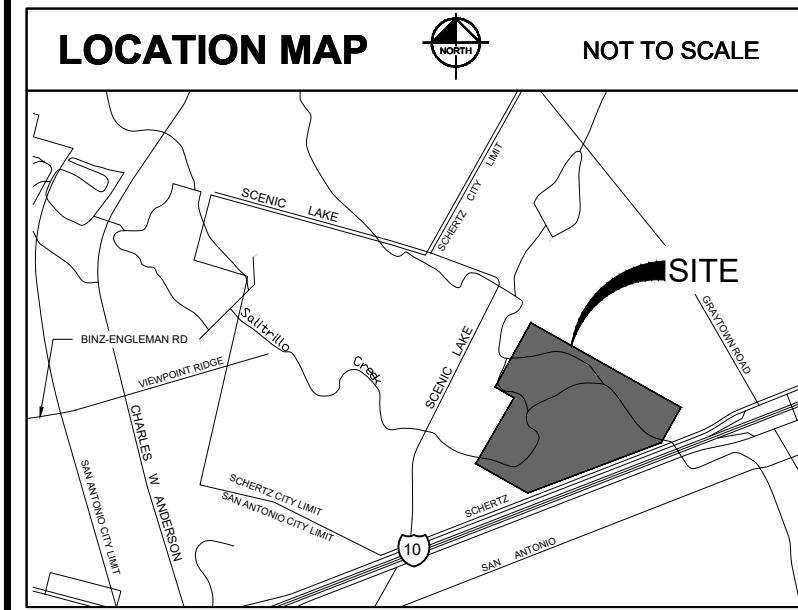
DATED THIS _____ DAY OF _____ A.D. 20 _____

BY: _____
CITY AUTHORIZED AGENT

**SUBDIVISION PLAT ESTABLISHING
GLEITZ I-10 SCHERTZ**

BEING A 94.083 ACRE (4,098,271 SQUARE FEET) TRACT OF LAND SITUATED IN THE ANTONIO ZAMORA SURVEY NO. 36, ABSTRACT NO. 828, COUNTY BLOCK 5083, CITY OF SCHERTZ, BEXAR COUNTY, TEXAS AND BEING PART OF NEW CITY BLOCK 16564 (DE-ANNEXED BY THE CITY OF SAN ANTONIO, JUNE 19, 1986), DESCRIBED IN INSTRUMENT TO FLOTEX DEVELOPERS, L.L.C., RECORDED IN DOCUMENT NO. 20060172676 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY





LEGEND	
IRF	1/2" IRON ROD FOUND
IRFC	1/2" IRON ROD W/PLASTIC CAP FOUND
ROW	RIGHT-OF-WAY
NCB	NEW CITY BLOCK
VOL.	VOLUME
PG.	PAGE
OPRBC	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
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— 635 —	EXISTING CONTOUR
—	RIGHT OF WAY CENTERLINE

SURVEYOR'S NOTES

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**STATE OF TEXAS
COUNTY OF BEXAR**

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY KIMLEY-HORN & ASSOCIATES, INC.

JAMES L. JANISSE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6663
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PL., STE. 400
SAN ANTONIO, TEXAS 78216
(210) 541-9166

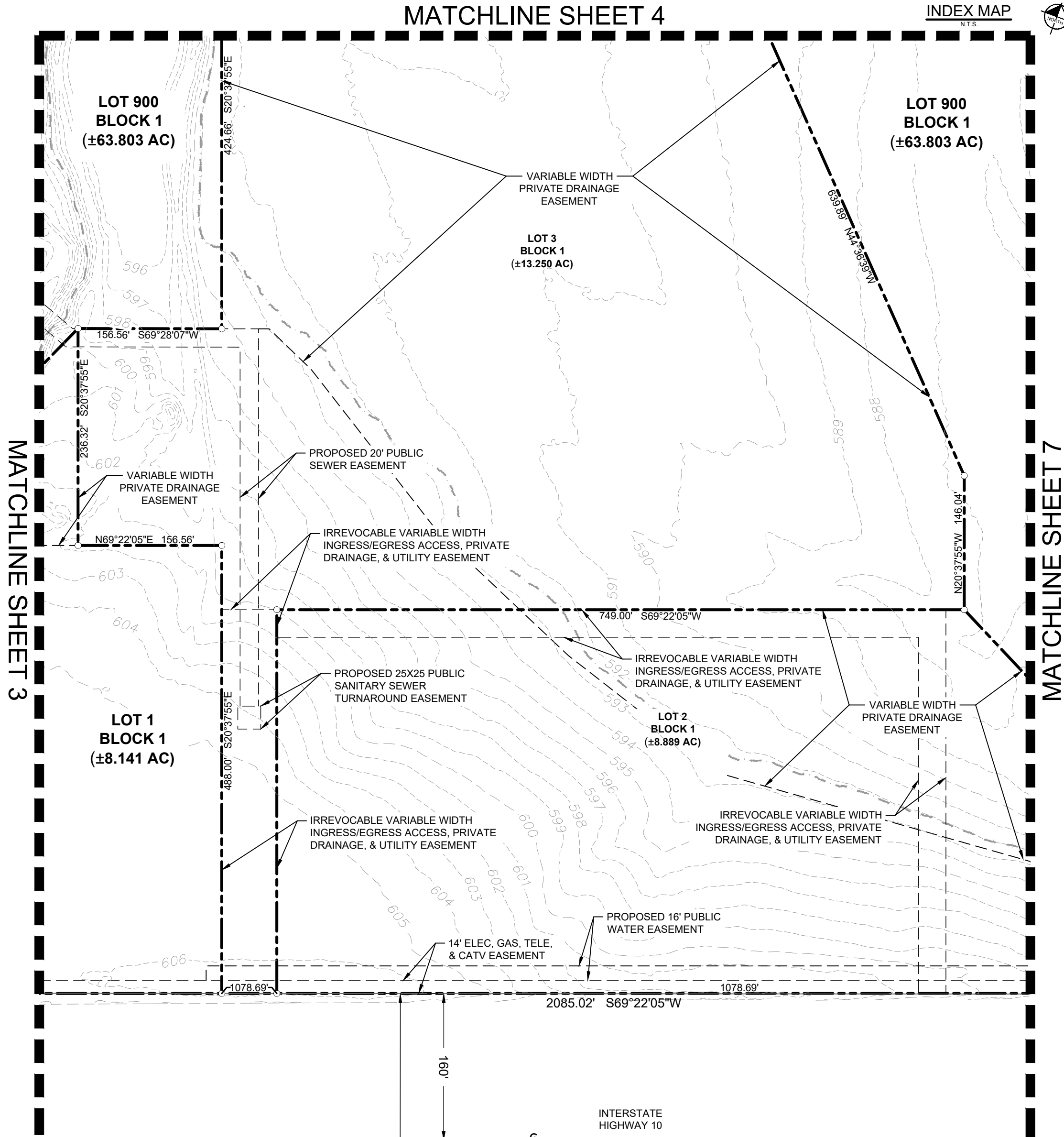
**STATE OF TEXAS
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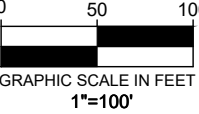
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

BENJAMIN R. RUBY
LICENSED PROFESSIONAL ENGINEER NO. 140366
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PL., STE. 400
SAN ANTONIO, TEXAS 78216
(210) 541-9166

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Conceptual Preliminary Plat



Kimley»Horn

10101 Reunion Place, Suite 400 Tel. No. (210) 541-9166
San Antonio, Texas 78216 FIRM # 10193973 www.kimley-horn.com

DRAWN BY	CHECKED BY	DATE PREPARED	PROJECT NO.
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STATE OF FLORIDA
COUNTY OF MIAMI-DADE

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OWNER/DEVELOPER: FLOTEX DEVELOPERS, LLC
20155 NE 38TH COURT
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CONTACT: DAVID BEJAR

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

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GIVEN UNDER MY HAND AND SEAL OF OFFICE

DATED THIS _____ DAY OF _____ A.D. 20 _____

NOTARY PUBLIC, JACKSON COUNTY, MISSOURI

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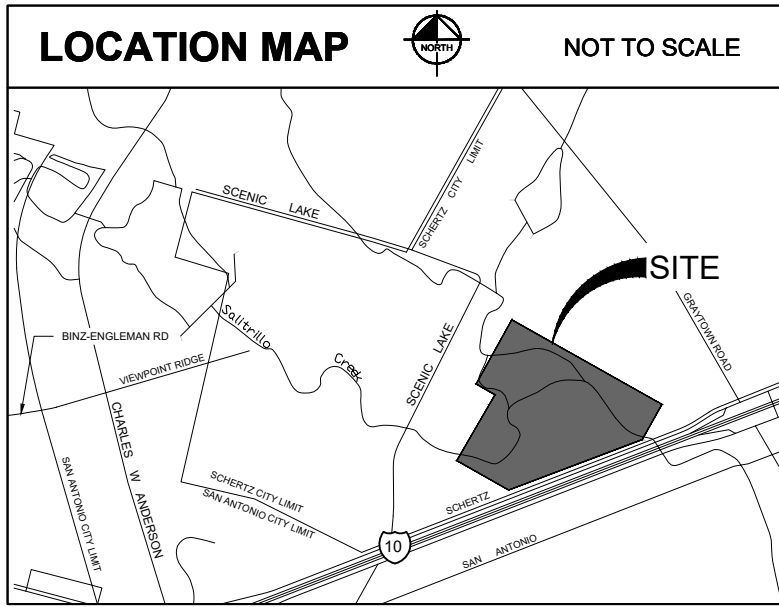
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BY: _____
CITY AUTHORIZED AGENT

**SUBDIVISION PLAT ESTABLISHING
GLEITZ I-10 SCHERTZ**

BEING A 94.083 ACRE (4,098,271 SQUARE FEET)
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VOL.	VOLUME
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SURVEYOR'S NOTES

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**STATE OF TEXAS
COUNTY OF BEXAR**

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(210) 541-9166

**STATE OF TEXAS
COUNTY OF BEXAR**

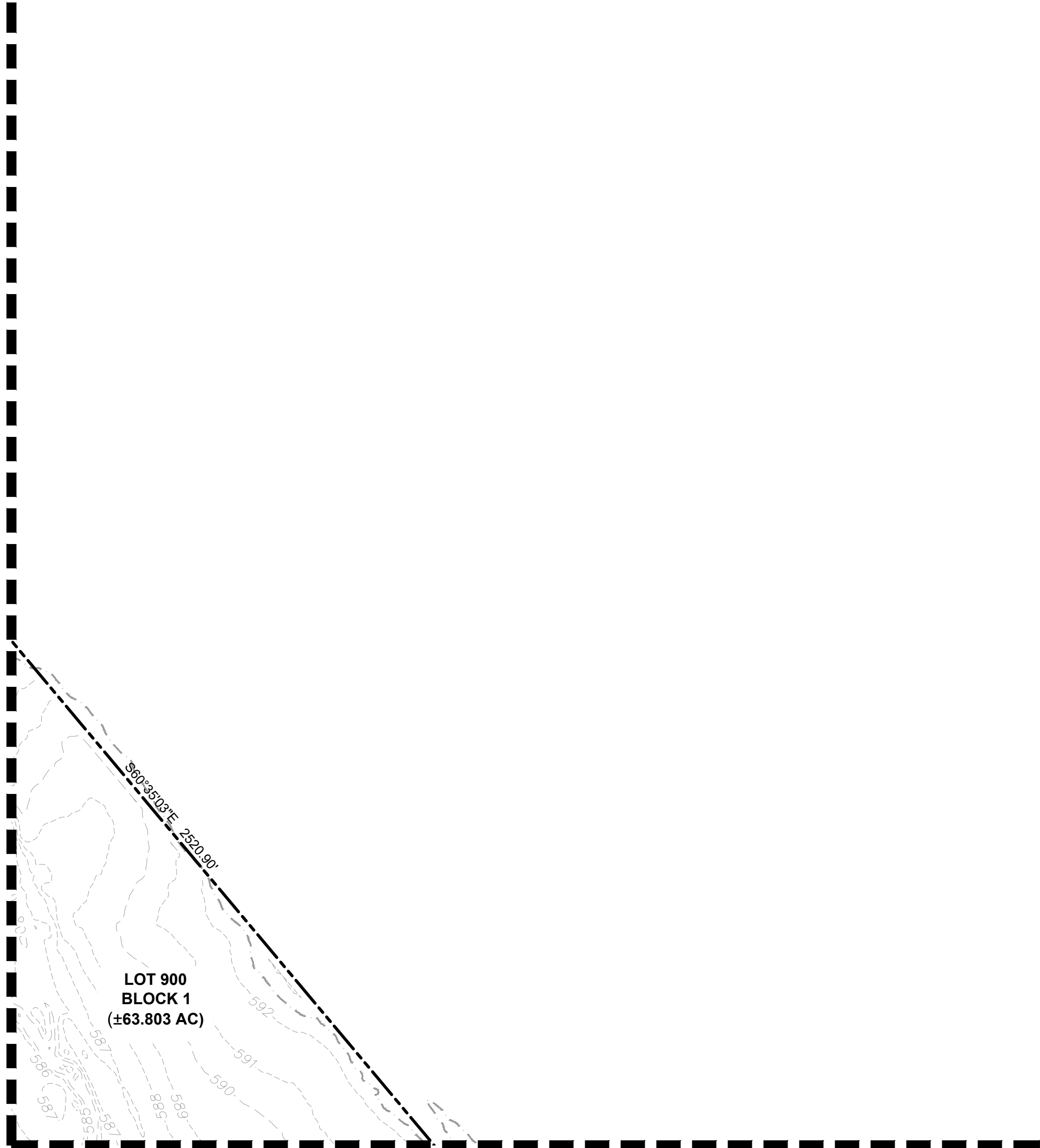
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BENJAMIN R. RUBY
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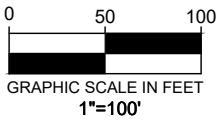
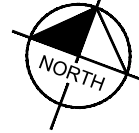
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Conceptual Preliminary Plat

MATCHLINE SHEET 4



MATCHLINE SHEET 7



Kimley»Horn

10101 Reunion Place, Suite 400 Tel. No. (210) 541-9166
San Antonio, Texas 78216 FIRM # 10193973 www.kimley-horn.com

DRAWN BY	CHECKED BY	DATE PREPARED	PROJECT NO.
PP	JGM	12/23/2024	065012900

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

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OWNER/DEVELOPER: FLOTEX DEVELOPERS, LLC
20155 NE 38TH COURT
AVENTURA, FLORIDA, 33180
CONTACT: DAVID BEJAR

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

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GIVEN UNDER MY HAND AND SEAL OF OFFICE

DATED THIS _____ DAY OF _____ A.D. 20____

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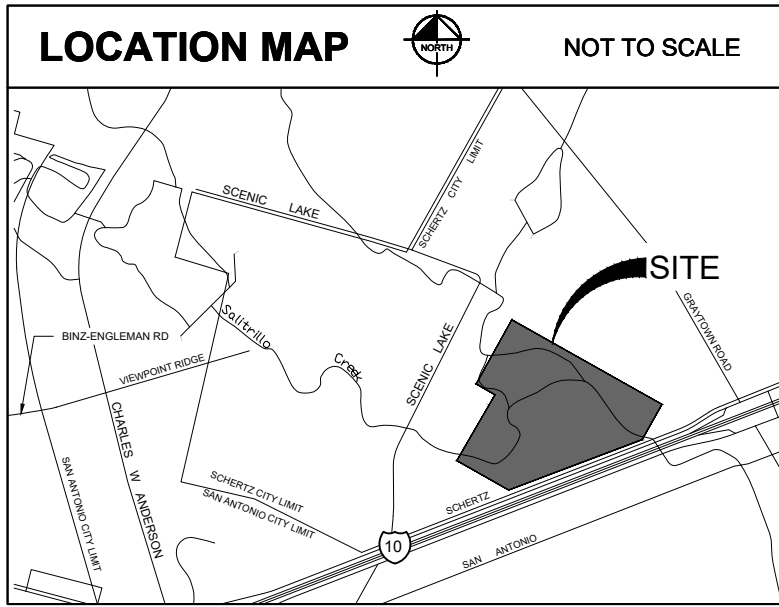
BY: _____
CITY ENGINEER

THIS PLAT OF GLEITZ I-10 SCHERTZ, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SCHERTZ AND IS HEREBY APPROVED.

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SUBDIVISION PLAT ESTABLISHING
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SURVEYOR'S NOTES

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COUNTY OF BEXAR**

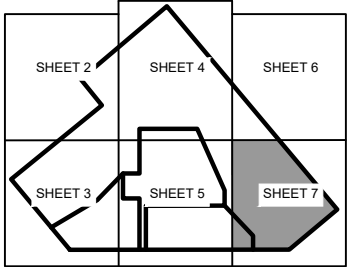
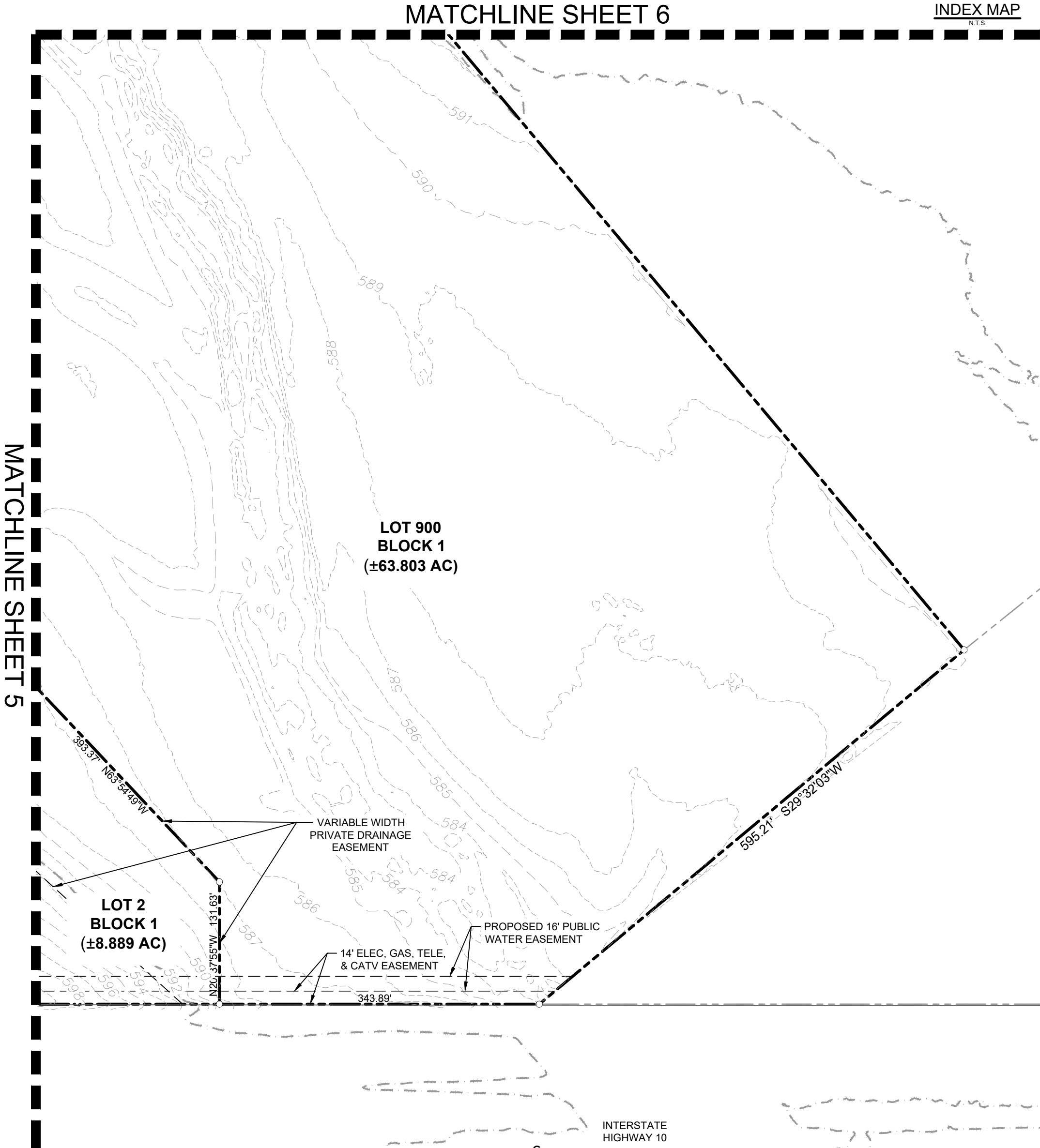
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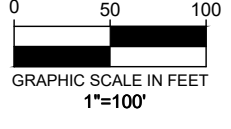
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**STATE OF TEXAS
COUNTY OF BEXAR**

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**STATE OF FLORIDA
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DATED THIS _____ DAY OF _____ A.D. 20 _____

NOTARY PUBLIC, JACKSON COUNTY, MISSOURI

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF SCHERTZ, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE REQUIREMENTS OF THE SUBDIVISION REGULATION OF THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

DATED THIS _____ DAY OF _____ A.D. 20 _____

BY: _____
CITY ENGINEER

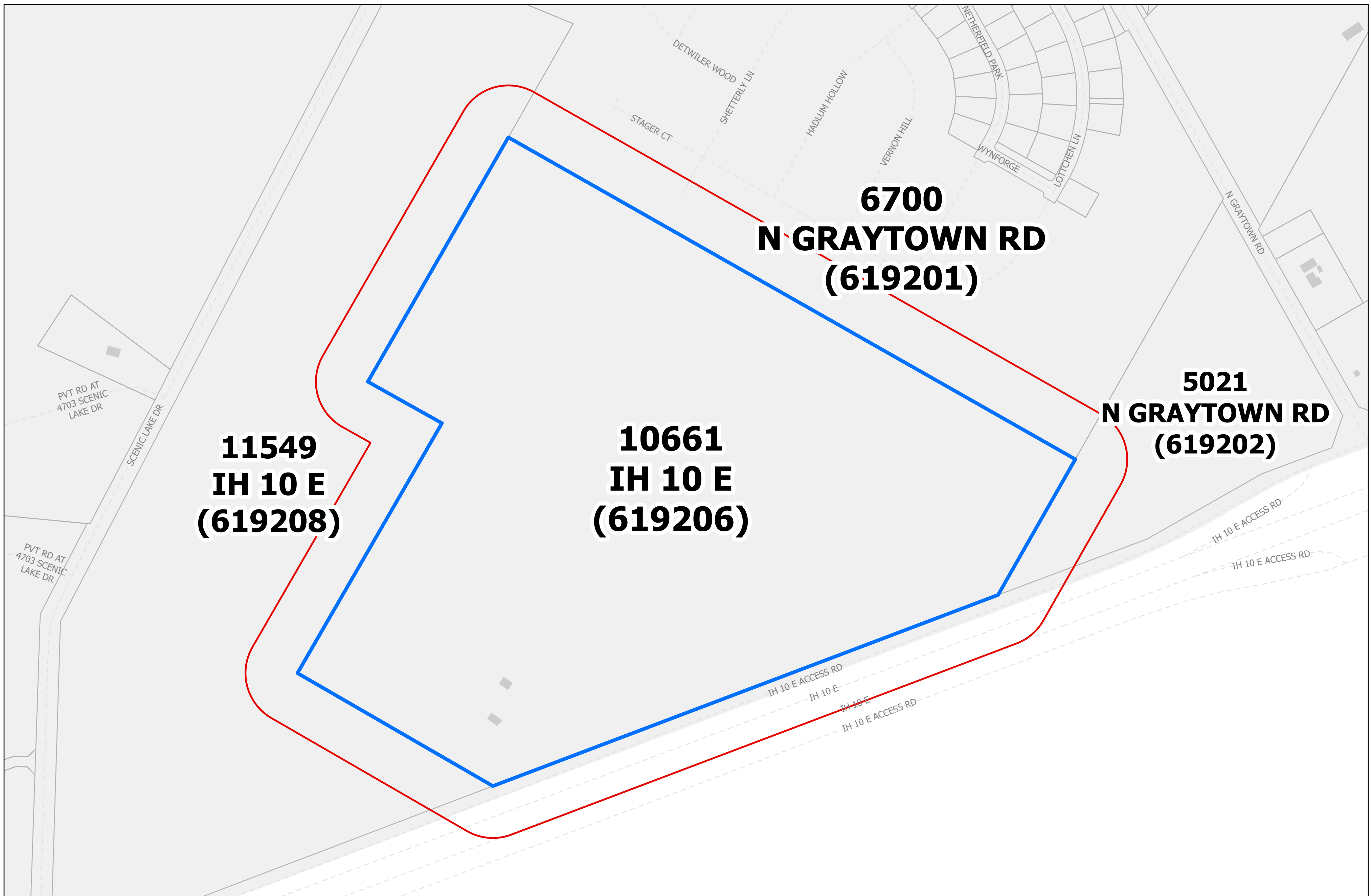
THIS PLAT OF GLEITZ I-10 SCHERTZ, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SCHERTZ AND IS HEREBY APPROVED.

DATED THIS _____ DAY OF _____ A.D. 20 _____

BY: _____
CITY AUTHORIZED AGENT

**SUBDIVISION PLAT ESTABLISHING
GLEITZ I-10 SCHERTZ**

BEING A 94.083 ACRE (4,098,271 SQUARE FEET)
TRACT OF LAND SITUATED IN THE ANTONIO
ZAMORA SURVEY NO. 36, ABSTRACT NO. 828,
COUNTY BLOCK 5083, CITY OF SCHERTZ, BEXAR
COUNTY, TEXAS AND BEING PART OF NEW CITY
BLOCK 16564 (DE-ANNEXED BY THE CITY OF
SAN ANTONIO, JUNE 19, 1986), DESCRIBED IN
INSTRUMENT TO FLOTEX DEVELOPERS, L.L.C.,
RECORDED IN DOCUMENT NO. 20060172676 OF
THE OFFICIAL PUBLIC RECORDS OF BEXAR
COUNTY



City of Schertz

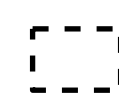
Parcel ID:
619206



Project Boundary



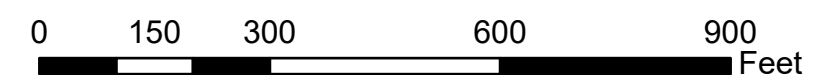
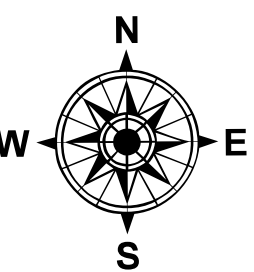
City Limits

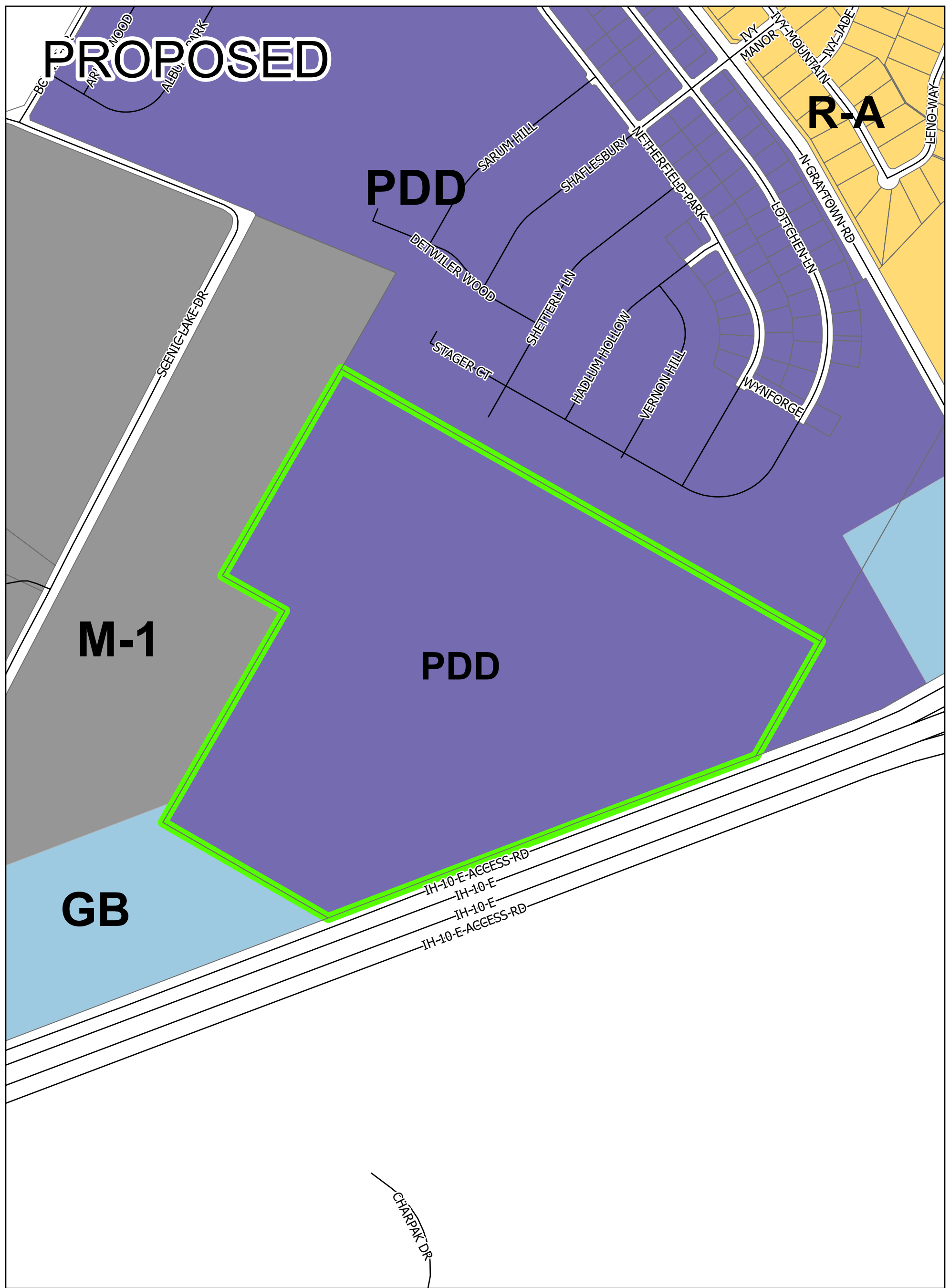
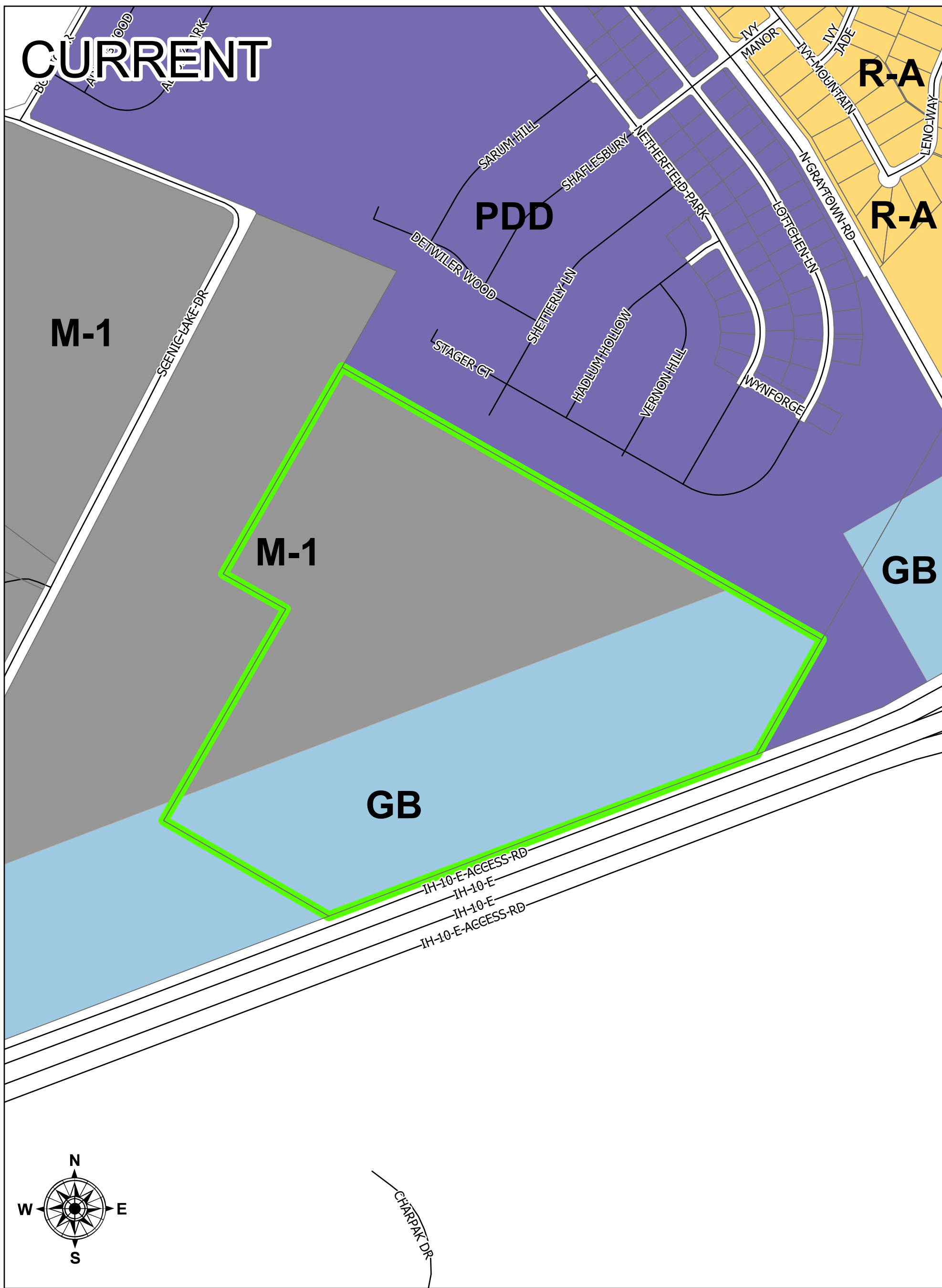


Schertz ETJ
Boundary



200' Buffer





PROPOSED ZONING CHANGE

BEXAR COUNTY
PARCEL ID:
619206

Classification

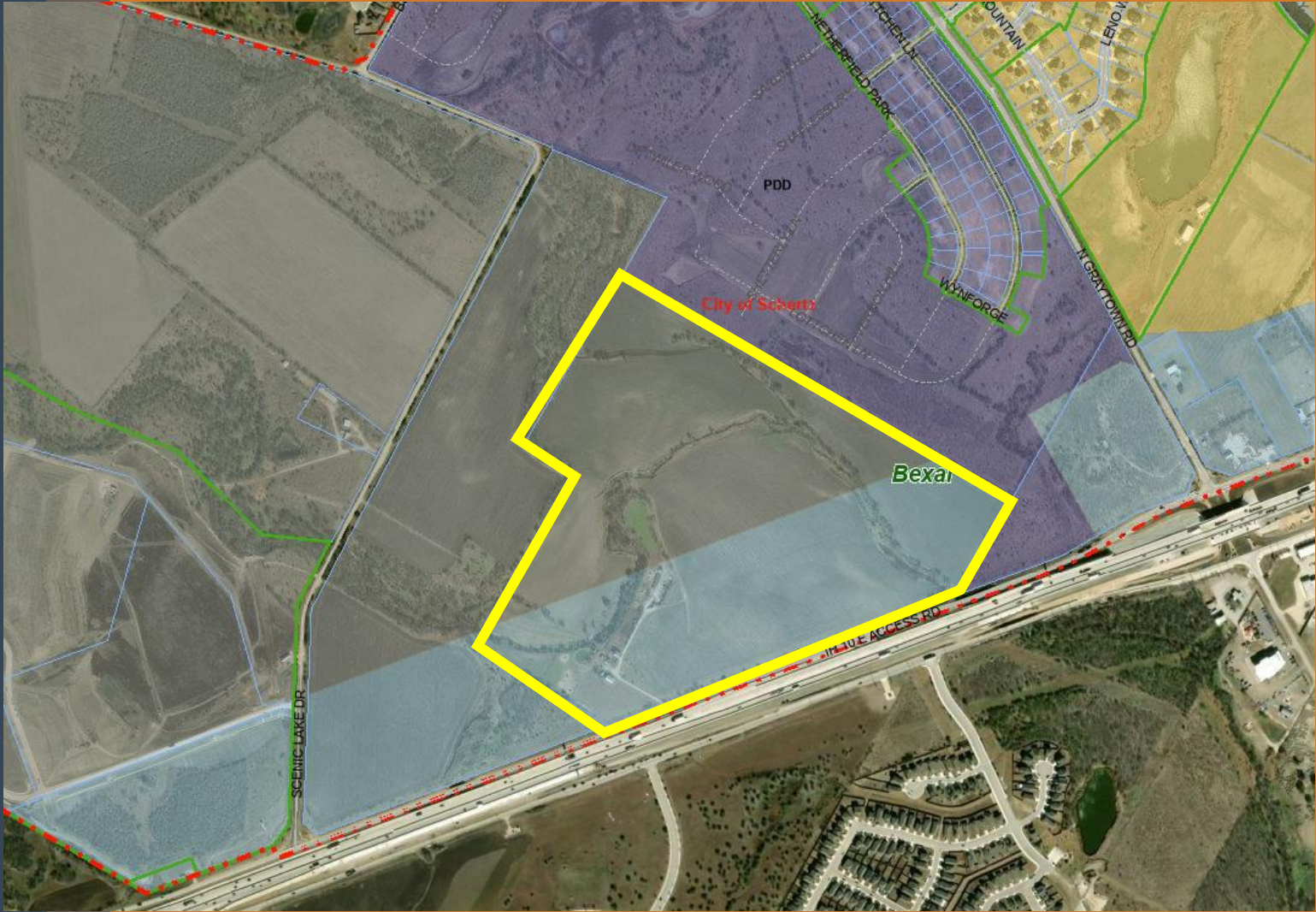
- | | | |
|--|--|--|
| (PRE) Pre-Development | (R-4) Apartment/Multi-Family Residential | (GB) General Business |
| (PDD) Planned Development | (R-5) Middle Density District | (GB-2) General Business II |
| (PUB) Public Use | (R-6) Single-family Residential | (NS) Neighborhood Services |
| (R-A) Single-family Residential/Agricultural | (R-7) Single-family Residential | (OP) Office and Professional |
| (R-1) Single-Family Residential | (AD) Agricultural District | (MSMU) Main Street Mixed Use |
| (R-2) Single-Family Residential | (GH) Garden Home/Single-Family Residential (Zero Lot Line) | (MSMU-ND) Main Street Mixed Use New Development |
| (R-3) Two-Family Residential | (TH) Townhome | (M-1) Manufacturing (Light) |
| | (MHS) Manufactured Home Subdivision | (M-2) Manufacturing (Heavy) |
| | (MHP) Manufactured Home Parks | (DVL) Development Agreement (Delayed Annexation) |



Ord. 25-S-042

96 Acre Rezone to PDD

Daisy Marquez| Planner

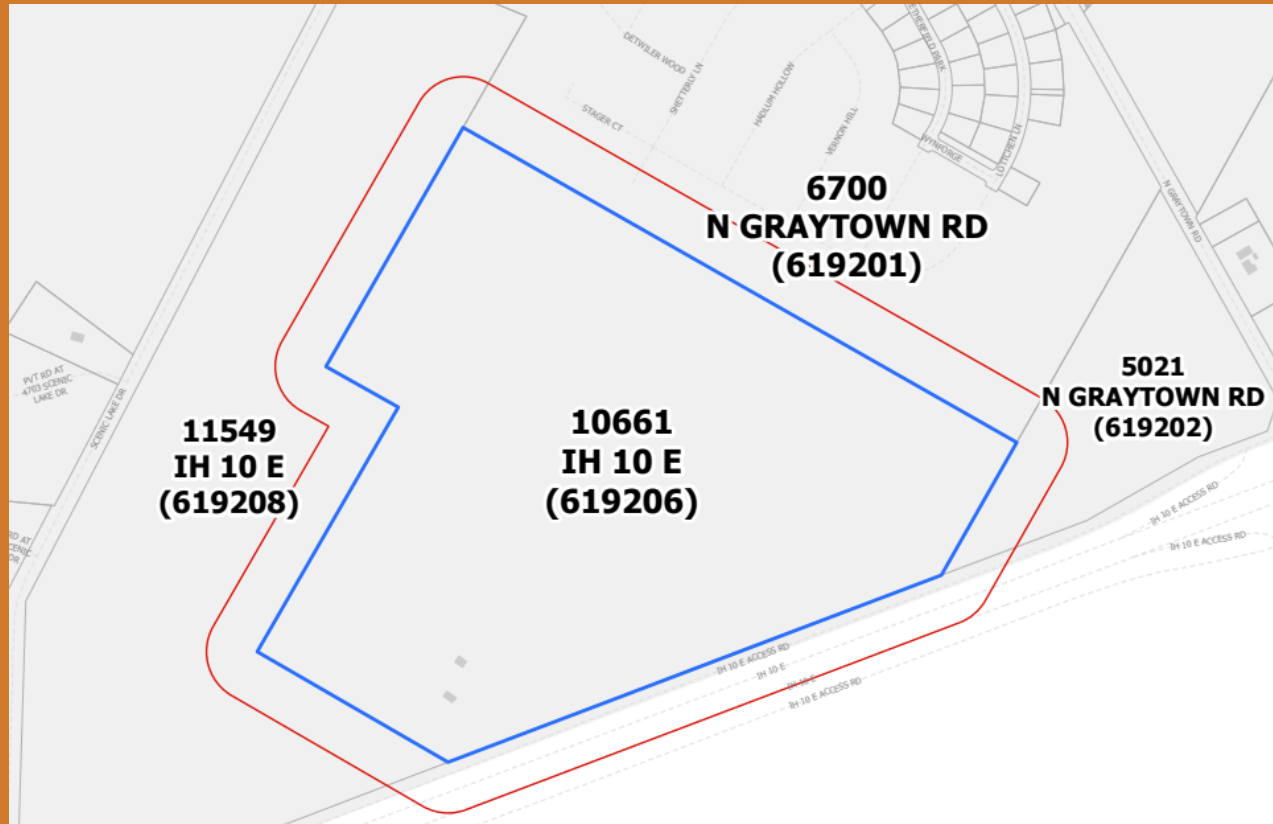


Zoning and Land Use

	Zoning	Use
Subject Property	General Business District (GB) & Manufacturing (Light) District (M-1)	Residence
North	Manufacturing District-Light (M1) & Planned Development District (PDD)	Undeveloped & Graytown Residential Subdivision
East	Planned Development District (PDD) and General Business District (GB)	Undeveloped
South	Right-of-Way	IH-10 access road
West	General Business District (GB) & Manufacturing (Light) District (M-1)	Undeveloped

96 acres

Public Hearing Notices

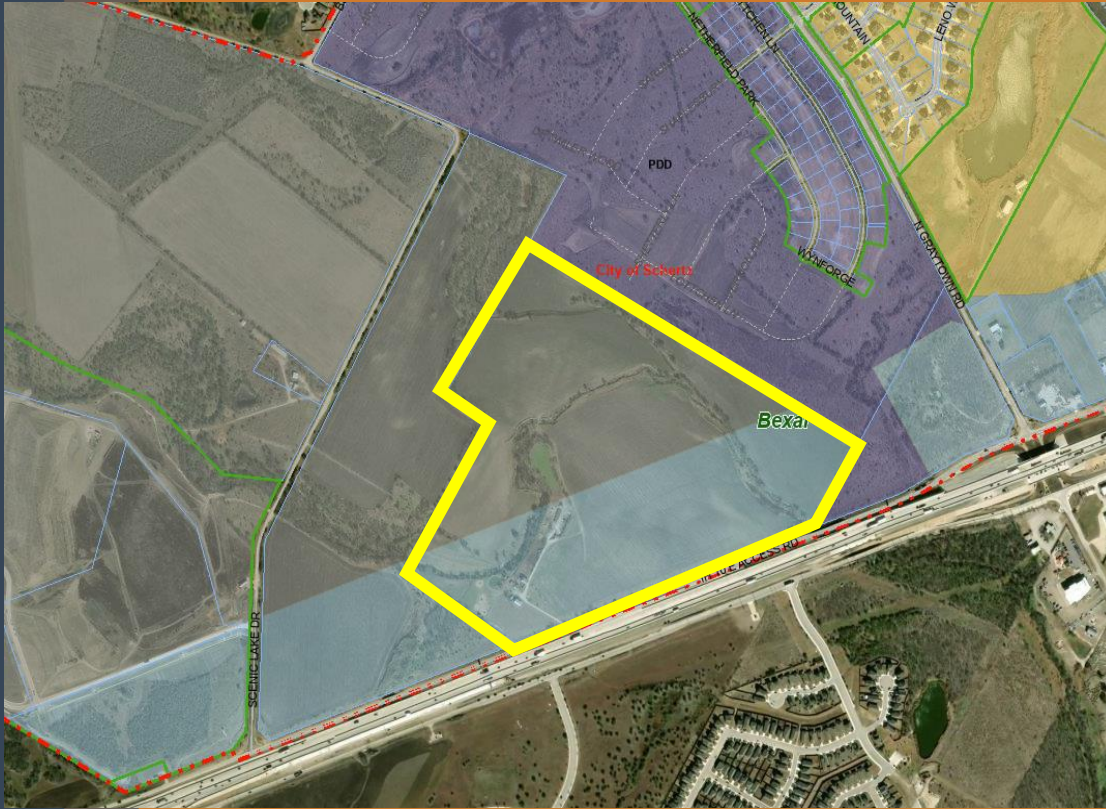


- 4 public notices were sent on 7.24.2025
- Responses
 - (0) in favor
 - (0) Neutral
 - (0) in Opposition
- 1 sign was placed by the applicant
- “San Antonio Express” October 1, 2025

Table 21.5.7.B
Dimensional Requirements for Non-Residential Zoning Districts

			Minimum Lot Size Dimensions			Minimum Yard Setbacks			Miscellaneous Lot Requirements	
	Code	Zoning District	Area Sq. Ft.	Width Ft.	Depth Ft.	Front Ft.	Rear Ft.	Side Ft.	Max Height	Max Impervious Coverage
Existing Zoning	GB	General Business District (GB)	10,000	100	100	25	0 Non-Res/ 25 Adj. Res	0 Non-Res/ 25 Adj. Res	120	80%
Existing Zoning	M-1	Manufacturing (Light) District	10,000	100	100	25	0 Non Res/ 50 Adj. Res	0 Non-Res/ 25 Adj. Res	120	80%
Proposed Base Zoning GB-2	GB-2	General Business District-II (GB-2)	10,000	100	100	25	0 Non-Res/ 25 Adj. Res	0 Non-Res/ 25 Adj. Res	120	80%

Proposed PDD



- Light Industrial Development
- 96-acre PDD
- General Business District-II (GB-2) Base Zoning District

Proposed PDD

Section 21.5.8- Permitted Use Table

Prohibited Uses

- If an SUP is Required in GB-2 Zoning

- Antenna and/or Antenna Support Structure
- Athletic Stadium (Private)
- Automobile Sales
- Convenience Store with Gas Pumps
- Gasoline Station/ Fuel Pumps
- Mini-Warehouse Public-Storage
- Portable Building Sales

- Truck Sales, Heavy Equipment
- Trailer/ Manufactured Home Sales

Permitted Uses

- Uses Permitted in GB-2

Examples of Uses Allowed in the PDD and Allowed in GB-2

Automobile Parking Structure; Automobile Repairs and Service, Minor; Automobile Repairs and Service, Office / Showroom; Office-Warehouse/ Distribution Center; Packaging/ Mailing; Truck Terminal; General Manufacturing/ Industrial Use
--

*This is not an exhaustive list of permitted uses. Please reference the permitted use table in UDC section 21.5.8.
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Proposed PDD

Section 21.9.7- Landscaping

21.9.7.D.5

- All Trees will be required to be 3” DBH
 - UDC only requires 2” DBH

21.9.7.D.11

- Minimum Tree Planting Requirement of 9 trees per acre
 - UDC only requires 6 Trees per acre for industrial developments and zoning
 - Following Commercial Planting Requirements

Proposed PDD

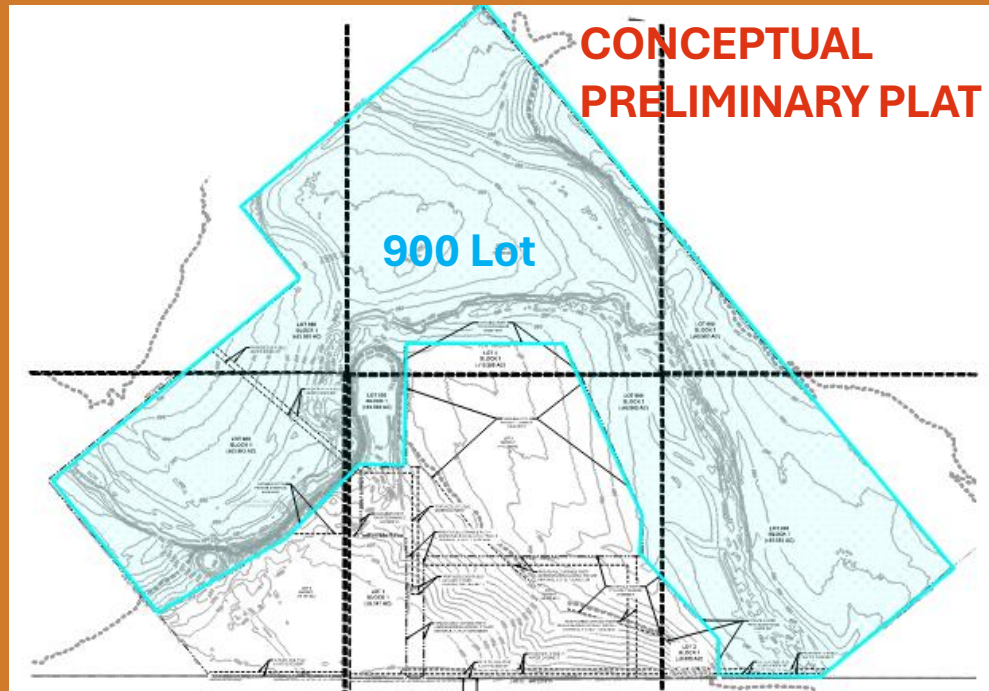
Drainage Easement Development Restrictions (100-Year Floodplain)

- Floodplain Preservation
- 8-foot masonry wall with 1 shade tree every 30 linear feet adjacent to residential uses and zoning
- Approximately 68 acres to remain undeveloped
 - Larger buffer to residential areas than would be required



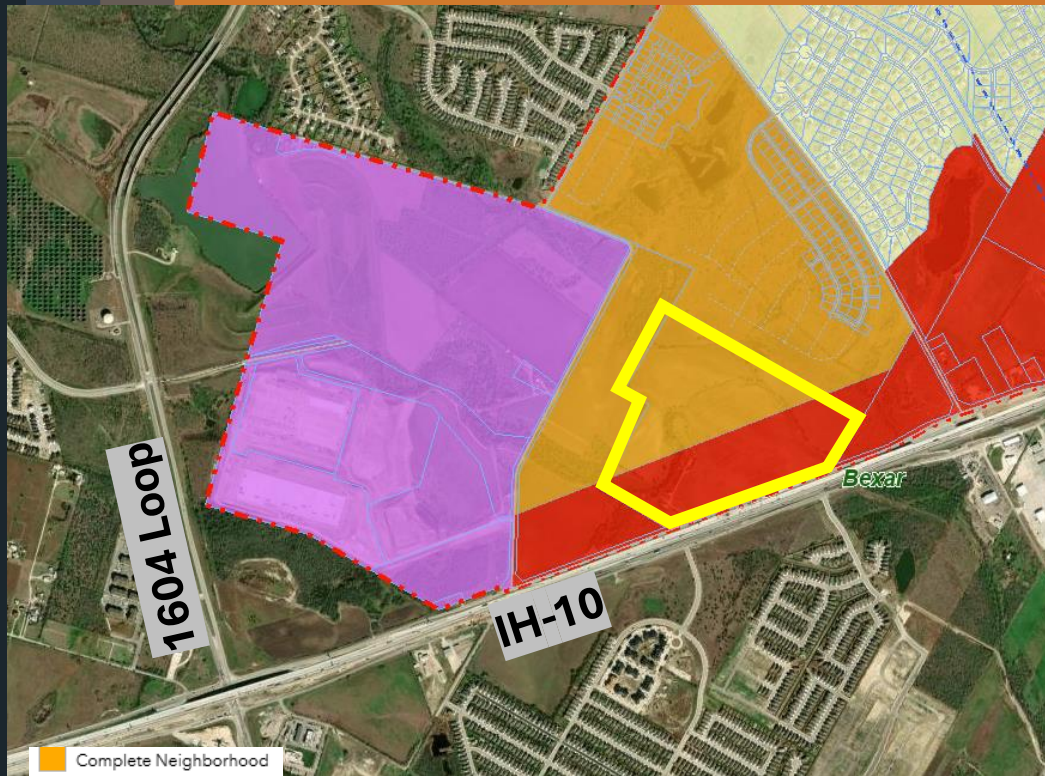
Proposed PDD

Drainage Easement Development Restrictions (100-Year Floodplain)



UDC SECTION 21.5.10.F Criteria for Approval

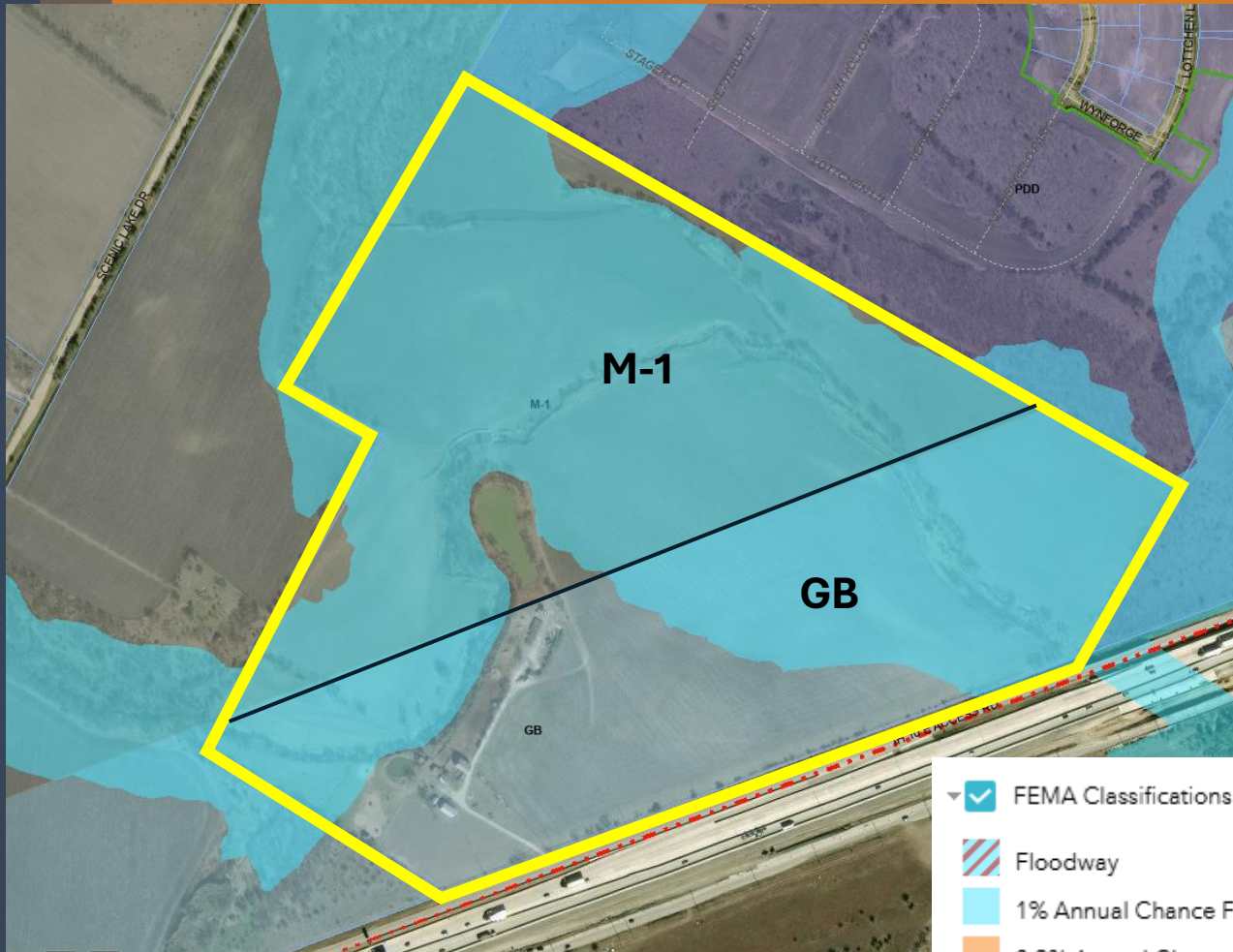
1. Whether the proposed PDD implements the policies of the adopted Comprehensive Land Plan;



- Accompanied by Comprehensive Land Use Plan – FLUP Amendment
 - Consider the existing Industrial Hub & only existing M-1 zoning along IH-10
- Complete Neighborhood and Regional Corridor
 - PDD is not compatible
- Industrial Hub
 - Light and Heavy Industrial Uses
 - Located near Major Roads, Highways, and Railways
 - PDD is compatible with Industrial Hub

UDC SECTION 21.5.10.F Criteria for Approval

2. Whether the proposed PDD promotes the health, safety, or general welfare of the City and the safe, orderly, efficient and healthful development of the City;



- 96-acre zone change
- 100-year floodplain on approximately 70 acres

UDC SECTION 21.5.10.F Criteria for Approval

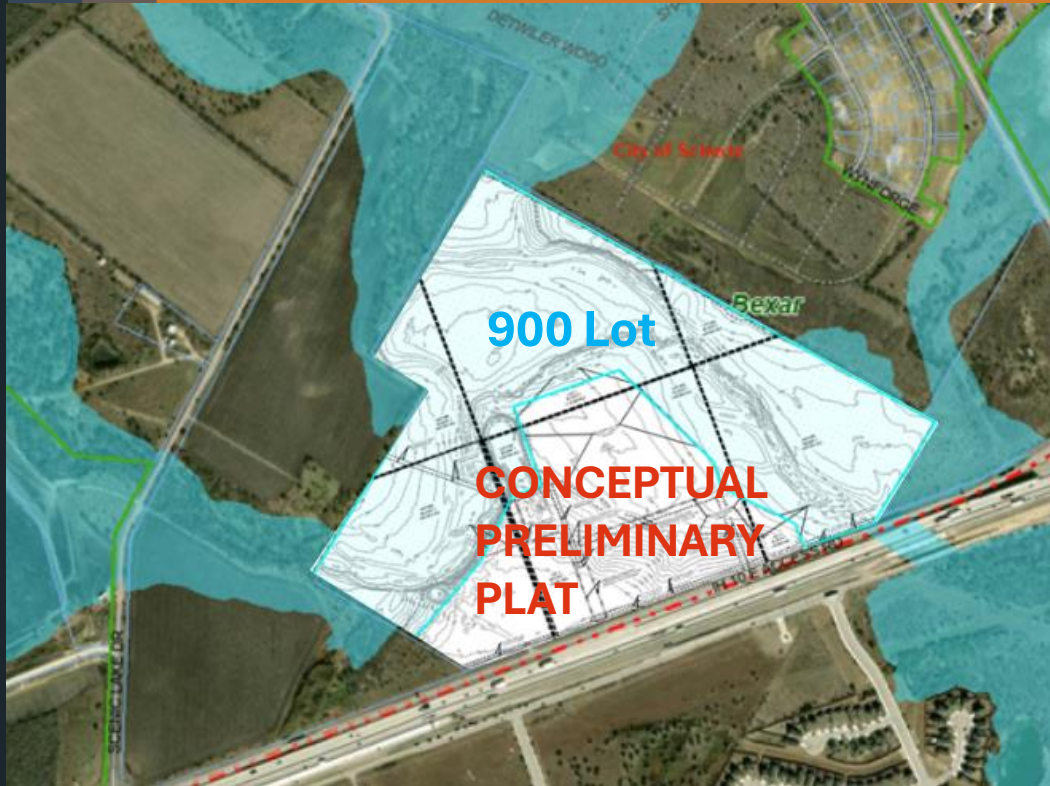
2. Continued.



- The PDD restricts development within the 100-year floodplain via a 900 lot
 - Not possible without PDD
 - Natural buffer to the residential zoning / uses

UDC SECTION 21.5.10.F Criteria for Approval

3. Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified;



- Existing M-1 and GB would allow for commercial and heavy industrial uses adjacent to residential
 - M-1 requires a 50-foot building setback adjacent to residential
 - GB requires a 25-foot building setback adjacent to residential
- Proposed PDD
 - Residential Buffer larger than conventional zoning
 - Restriction of Uses
 - Restriction of Development in Floodplain
 - Prohibited Uses

UDC SECTION 21.5.10.F Criteria for Approval

4. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers or other public services and utilities to the area;

- Access to IH-10
- Schertz and SSLGC Dual CCN for Water
- Schertz and SARA Dual CCN for Sewer
- CPS Electric

UDC SECTION 21.5.10.F Criteria for Approval

5. The extent to which the proposed PDD will result in a superior development than could be achieved through conventional zoning.

- Proposed PDD
 - GB-2 Base Zoning
 - Restriction of Permitted Uses
 - Additional Residential Buffering
 - Restriction of Development in Floodplain
 - Additional Landscaping Requirements

Ensures appropriate uses, buffering adjacent to residential, and provides increased landscaping.

UDC SECTION 21.5.10.F Criteria for Approval

6. Whether all the applicant's back taxes owed to the City have been paid in full; and

This does not impact the Planning and Zoning Commission recommendation to the City Council.

UDC SECTION 21.5.10.F Criteria for Approval

7. Whether other criteria are met which, at the discretion of the Planning and Zoning Commission and City Council, are deemed relevant and important in the consideration of the amendment.

Staff has ensured all UDC requirements have been met for the proposed zone change.

The zoning application was sent to the City of Schertz Fire, Ems, and Police Departments.

- EMS indicated that there are existing response time delays down FM 1518 and into Bexar County.
- PD expressed that individually, the zone change does not have impact, but the increase in development within the City as a whole will have an impact.

Staff Recommendation

Due to the proposed amended Future Land Use Map Designation to Industrial Hub, the increased screening to residential uses, restriction of uses allowed in the proposed PDD, and the increase of landscaping requirements, Staff recommends approval of Ord.25-S-042.

Planning and Zoning Commission

The Planning and Zoning Commission held a public hearing for the item on August 6, 2025. The item was motioned for continuance to the September 3, 2025, Planning and Zoning Commission Meeting.

At the September 3, 2025, Planning and Zoning Commission meeting, the Commission made a recommendation of approval to City Council with a 4-1 vote, with Commissioner Hughes voting nay.