

ORDINANCE 25-S-046

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS TO REZONE APPROXIMATELY 11.03 ACRES OF LAND FROM PRE-DEVELOPMENT DISTRICT (PRE) TO AGRICULTURAL DISTRICT (AD), GENERALLY KNOWN AS 7703 TRAINER HALE ROAD, APPROXIMATELY 1,700 FEET NORTH FROM THE INTERSECTION OF TRAINER HALE ROAD AND IH-10, MORE SPECIFICALLY KNOWN AS BEXAR COUNTY PARCEL IDENTIFICATION NUMBER 339346, CITY OF SCHERTZ, BEXAR COUNTY, TEXAS.

WHEREAS, an application for a request to rezone approximately 11.03 acres of land from Pre-Development District (PRE) to Agricultural District (AD), generally known as 7703 Trainer Hale Road, approximately 1,700 feet north from the intersection of Trainer Hale Road and IH-10, more specifically known as Bexar County Parcel Identification Number 339346, City of Schertz, Bexar County, Texas, more specifically described in the Exhibit A and Exhibit B attached herein (herein, the “Property”) has been filed with the City; and

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

WHEREAS, on October 1, 2025, the Planning and Zoning Commission conducted a public hearing and, after considering the Criteria, made a recommendation to City Council to approve the requested zoning with a 7-0 vote; and

WHEREAS, on November 18, 2025, the City Council conducted a public hearing and after considering the Criteria and recommendation by the Planning and Zoning Commission, determined that the requested zoning be approved as provided for herein.

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

Section 1. The Property as shown and more particularly described in the attached Exhibit A and Exhibit B, is hereby zoned to Agricultural District (AD).

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

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

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

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

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

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

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

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

PASSED AND APPROVED 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"
Legal Metes and Bounds

METES & BOUNDS DESCRIPTION

OF AN 11.03 ACRE (CALLED 11.050 ACRE) TRACT OF LAND OUT OF THE ELIGIO GORTARI SURVEY NO. 2, ABSTRACT NO. 5, COUNTY BLOCK 5192, BEXAR COUNTY, TEXAS, BEING THE SAME TRACT OF LAND AS CONVEYED TO BERRY E. ROWDEN AND WIFE, BRENDA J. ROWDEN FROM PAUL CAMERON IN VOLUME 9275, PAGE 2130, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, SAID TRACT, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a found ½" iron rod in the southwesterly R.O.W. line of Trainer Hale Rd. (a Public R.O.W.) for the southeast corner of the herein described tract, the north corner of a called 9.536 acre tract as conveyed to Michael A. Hunter in Vol. 11939, Pg. 1002, Real Property Records of Bexar County, Texas, said rod being located North 38°30'58" West, a distance of 107.62 feet from a found ½" iron rod marking the common easterly corner of said Hunter Tract and a called 20.002 acre tract as conveyed to the H.O.W. Foundation in Vol. 6386, Pg. 96, Real Property Records of Bexar County, Texas;

THENCE leaving said R.O.W., along and with the northerly boundary line of said Hunter Tract, generally along a fence, South 59°05'32" West, a distance of 2287.17 feet (called South 59°04'06" West, a distance of 2287.13 feet) to a set ½" iron rod for the south corner of the herein described tract, the east corner of a called 10.500 acre tract as conveyed to Kenneth R. Jarzombek in Vol. 2823, Pg. 2049, Real Property Records of Bexar County, Texas;

THENCE along and with the northeasterly boundary line of said Jarzombek Tract, North 31°27'09" West, a distance of 479.64 feet (called North 31°27'09" West, a distance of 483.02 feet) to a found ½" iron rod at fence corner for the west corner of the herein described tract, an angle point of said Jarzombek Tract;

THENCE continuing along and with the common boundary of the herein described tract and said Jarzombek Tract, North 58°53'09" East, a distance of 910.27 feet (called North 59°05'36" East, a distance of 909.88 feet) to a found ½" iron rod for the north corner of the herein described tract, the west corner of a called 14.0545 acre tract as conveyed to Emma Jean Tucker in Vol. 14589, Pg. 318, Real Property Records of Bexar County, Texas;

THENCE along and with the southwesterly boundary line of said Tucker Tract, South 31°31'49" East, a distance of 452.05 feet (called South 31°31'49" East, a distance of 452.35 feet) to a found ½" iron rod for an angle point of the herein described tract, the south corner of said Tucker Tract;

THENCE along and with the southerly boundary line of said Tucker Tract, North 59°05'32" East, a distance of 1372.43 feet (called North 59°02'46" East, a distance of 1372.28 feet) to a set ½" iron rod in the southwesterly R.O.W. line of said Trainer Hale Rd. for the north corner of the herein described tract, the east corner of said Tucker Tract;

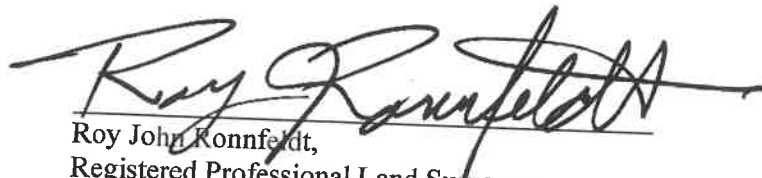
THENCE along and with said R.O.W., South 38°30'58" East, a distance of 31.14 feet (called South 39°28'53" East, a distance of 31.14 feet) to the **POINT OF BEGINNING** and containing 11.03 acres, more or less.

STATE OF TEXAS §

COUNTY OF BEXAR §

November 4, 2013

It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.

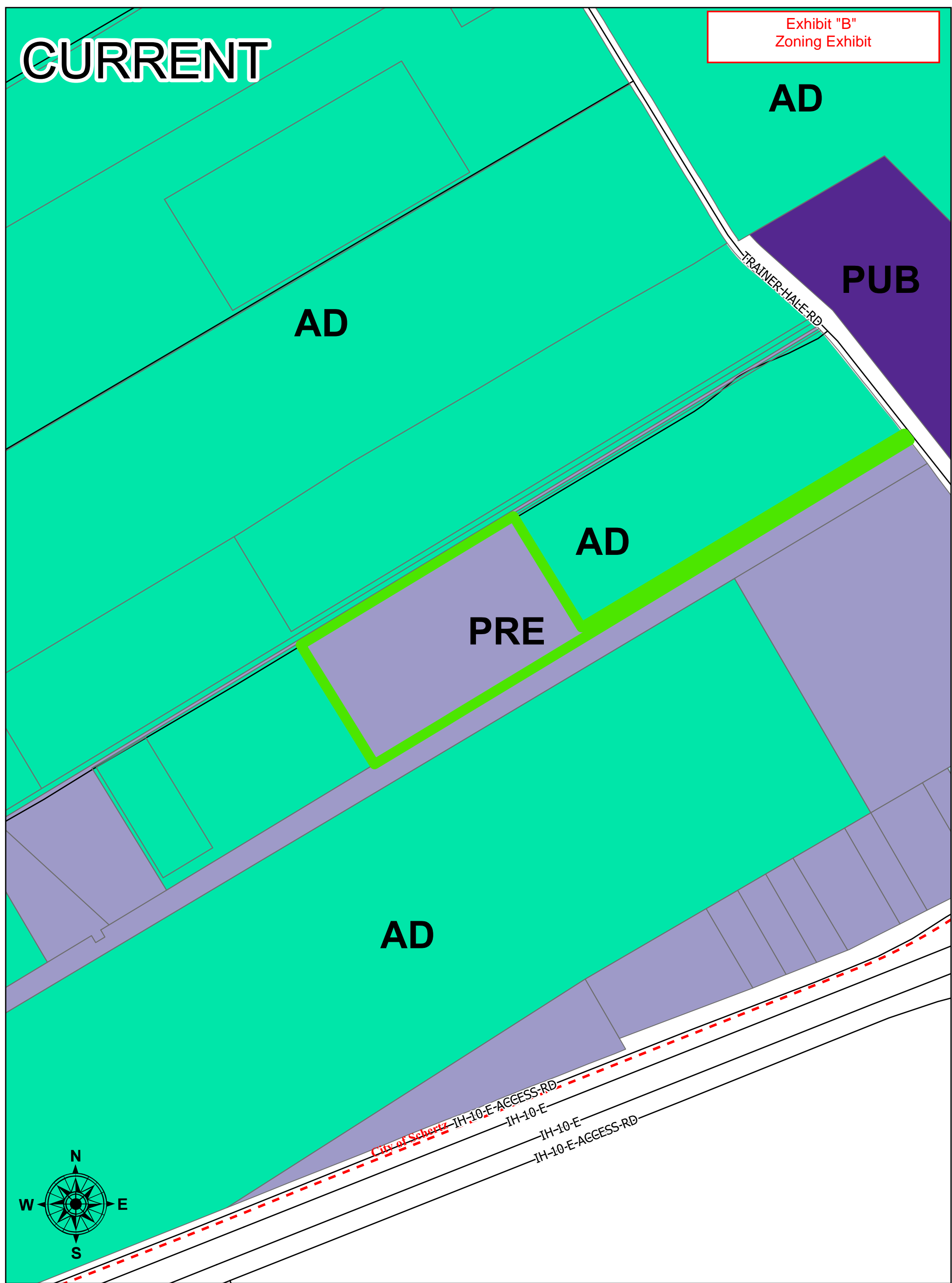


Roy John Ronnfeldt,
Registered Professional Land Surveyor
Registration No. 3520



Exhibit "B"
Zoning Exhibit

CURRENT



PROPOSED



Exhibit "B"
Zoning Exhibit

PROPOSED ZONE CHANGE

BEXAR COUNTY
PARCEL ID:
339346

Zoning District

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

