

DRAFT

MINUTES REGULAR MEETING October 21, 2025

A Regular Meeting was held by the Schertz City Council of the City of Schertz, Texas, on October 21, 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; Councilmember Mark Davis; Councilmember Michelle Watson; Councilmember Paul Macaluso; Councilmember Ben Guerrero; Councilmember Robert Westbrook

Absent: Councilmember Allison Heyward; Mayor Pro Tem (Vacant)

Staff present: City Manager Steve Williams; City Attorney Daniel Santee; Deputy City Manager Brian James; Assistant City Manager Sarah Gonzalez; City Secretary Sheila Edmondson; Deputy City Secretary Sheree Courney

Call to Order

Mayor Gutierrez called the meeting to order at 6:00 p.m.

Special Announcements

Mayor Gutierrez announced the passing of Mayor Pro Tem Tim Brown and conveyed heartfelt condolences to his family and friends. Mayor Pro Tem Brown was a highly respected member of the City Council for many years. His commitment to the people of Schertz was evident in every decision he made and every conversation he held.

Mayor Gutierrez recognized two residents, Arturo and Eric, for their heroic action in rescuing a resident from a house fire on Mitchell, thanking them for their bravery, compassion, and dedication to others.

Opening Prayer and Pledges of Allegiance to the Flags of the United States and State of Texas. (Councilmember Macaluso)

Mayor Gutierrez provided the opening prayer and led the Pledges of Allegiance to the Flags of the United States and State of Texas.

Proclamations

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

Councilmember Paul Macaluso presented the Texas Chamber of Commerce Week - October 13-17, 2025, proclamation to Ms. Maggie Titterington, President of The Chamber (Schertz-Cibolo-Selma area).

National First Responders Day - October 28, 2025 (Councilmember Westbrook)
Councilmember Robert Westbrook presented the National First Responders Day - October 28, 2025, proclamation to Fire Chief Greg Rodgers and members of the Schertz Fire and EMS Departments.

Domestic Violence Awareness Month-October 2025 (Councilmember Watson)
Councilmember Michelle Watson presented the Domestic Violence Awareness Month October 2025 proclamation to representatives of Thriving Hearts Crisis Center and Crime Victim Liaison Heather Davis of the Schertz Police Department.

Presentations

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

Mayor Gutierrez recognized Assistant City Manager Sarah Gonzalez, who explained that the Emerging Leaders Program started four years ago in an effort to develop and invest in City staff. The 2025 program covered a variety of leadership topics and introduced the participants to departments across the city and SSLGC, during this 9-month course. She thanked the participants, mentors, staff, and community leaders for their commitment to the success of the Emerging Leaders Program and specifically for the 2025 Emerging Leaders Class. Ms. Gonzalez then recognized each of the graduates as listed below:

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

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

Mayor Gutierrez recognized Fire Marshal Ben Boney who presented the Fire Prevention Poster Contest Awards. There were 232 poster entries for which 658 votes were received. Winning posters were announced by Fire Inspector Jacob Amerson as follows:

- Kindergarten - 1st Grade
 - 3rd Place: Grace Freeman, 1st Grade, Schertz Elementary
 - 2nd Place: Luna Ellis, Kindergarten, Rose Garden Elementary
 - 1st Place: Caleb Villanueva, Kindergarten, Rose Garden Elementary
- 2nd - 3rd Grade
 - 3rd Place: Adelia Mitchell, 2nd Grade, Rose Garden Elementary
 - 2nd Place: Griffin Boney, 3rd Grade, Rose Garden Elementary

1st Place: Autry Huddleston, 3rd Grade, Rose Garden Elementary

- 4th Grade

3rd Place: Jordan Scott, Founders

2nd Place: Eden Carlisle, Founders

1st Place: Patience Lilly, Paschal Elementary

- Mayor's Choice - Adelia Mitchell, 2nd Grade, Rose Garden Elementary

City Events and Announcements

- Announcements of upcoming City Events (B.James/S.Gonzalez)

Deputy City Manager Brian James provided the announcements of upcoming city events.

- Announcements and recognitions by the City Manager (S.Williams)

City Manager Steve Williams recognized Brittany Rodriguez, congratulating her on promotion to EMS Billing Specialist. Mr. Williams also thanked Mr. Richard Weigold for the maintenance work he performed on the lawnmowers and Mr. Jake Oder for his time sharpening all the hand tools in the City Tool Shed.

- Announcements and recognitions by the Mayor (R.Gutierrez)

Mayor Gutierrez provided no announcements or recognitions.

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.

Mayor Gutierrez who recognized Councilmember Mark Davis to read the list of residents. Councilmember Davis recognized the following resident:

Maggie Titterington, 1730 Schertz Parkway, who provided an update of The Chamber upcoming events.

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)

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

No items were removed.

Mayor Gutierrez asked for a motion to approve Consent Agenda Items 1 and 2.

Moved by Councilmember Robert Westbrook, seconded by Councilmember Michelle Watson

AYE: Councilmember Mark Davis, Councilmember Michelle Watson,
Councilmember Paul Macaluso, Councilmember Ben Guerrero,
Councilmember Robert Westbrook

Other: Councilmember Allison Heyward (ABSENT)

Passed

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)

Mayor Gutierrez recognized Fire Chief Greg Rodgers who presented a contract amendment with Marksmen General Contractors setting the maximum price for construction of Fire Station #4 and introduced Mr. Ryan Rosborough, AGCM Project Management. Mr. Rosborough spoke about the guaranteed maximum price and provided renderings of Fire Station 4 to Council.

Mayor Gutierrez opened the floor to Council for discussion.

Councilmember Westbrook asked questions related to the layout of the facility, which were addressed by Chief Rodgers and Mr. Rosborough.

Mayor Gutierrez asked for a motion to approve Resolution 25-R-148.

Moved by Councilmember Ben Guerrero, seconded by Councilmember Mark Davis

AYE: Councilmember Mark Davis, Councilmember Michelle Watson,
Councilmember Paul Macaluso, Councilmember Ben Guerrero,
Councilmember Robert Westbrook

Other: Councilmember Allison Heyward (ABSENT)

Passed

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)

Mayor Gutierrez recognized Senior Planner Daisy Marquez who introduced Ordinance 25-S-041, 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. Ms. Marquez presented a map outlining the subject property. She explained the allowable uses under the current land use designations. She stated 4 public notices were sent on July 24, 2025, with no responses being received to date, and a public hearing notice was published in the San Antonio Express on October 1, 2025. Applicant placed one sign on the property. The Planning and Zoning Commission met on September 3, 2025, and recommended approval with a 4-1 vote. Due to the unique location of the property within proximity of Loop 1604 and IH-10, the existing industrial zoning in the subject area, Staff recommended approval of Ordinance 25-S-041.

Mayor Gutierrez recognized Ms. Ashley Farrimond, attorney for the applicant. Ms. Farrimond explained the applicant is seeking comprehensive zoning to GB2 with a PDD overlay for the entire property because they are proposing one project for it. No variances are being requested. The development would be done in phases, with phase one being commercial, service-oriented space and phase two would be warehouse distribution type facilities. The back 68 acres would be dedicated to open space.

Mayor Gutierrez opened the Public Hearing at 7:05 p.m.

No residents came forward to speak.

Mayor Gutierrez closed the Public Hearing at 7:05 p.m.

Mayor Gutierrez opened the floor to Council for discussion.

Councilmember Guerrero asked why one of the Planning and Zoning Commissioners voted Nay. Ms. Marquez stated the commissioner did not appreciate that the Comprehensive Land Use Plan - Future Land Use Map had just been amended and an applicant was requesting an amendment to it.

Councilmember Macaluso asked how the amendment would serve the adjacent

residential area. Ms. Marquez and Mr. James explained that the proposed change would provide employment to the residents in the area. Mr. Macaluso stated that his understanding was that some service opportunities would be provided with the development, but the majority would not be, so he didn't see this as an improvement for the adjacent residents. Mr. James stated it's more of an employment concept, not retail or restaurants on the frontage road.

Mayor Gutierrez asked for a motion to approve Ordinance 25-S-041.

Moved by Councilmember Robert Westbrook, seconded by Councilmember Michelle Watson

AYE: Councilmember Mark Davis, Councilmember Michelle Watson,
Councilmember Ben Guerrero, Councilmember Robert Westbrook

NAY: Councilmember Paul Macaluso

Other: Councilmember Allison Heyward (ABSENT)

Passed

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)

Mayor Gutierrez recognized Senior Planner Daisy Marquez who introduced Ordinance 25-S-042, a request to rezone approximately 96 acres of land to Planned Development District (PDD). Ms. Marquez presented a map outlining the subject property. She explained the need for the PDD is to preserve the 100-year floodplain on approximately 70 acres. They propose to keep 68 acres undeveloped. Ms. Marquez stated 4 public notices were sent on July 24, 2025, with no responses being received to date, and a public hearing notice was published in the San Antonio Express on October 1, 2025. Applicant placed one sign on the property. The Planning and Zoning Commission held a public hearing on August 6, 2025. The item was motioned for continuance to the September 3, 2025, Planning and Zoning Meeting. At that meeting, they recommended approval with a 4-1 vote. Due to the proposed amended Future Land Use Map Designation to Industrial Hub, the increased screening for residential uses, restriction on uses allowed in the proposed PDD, and the increase of landscaping requirements, Staff recommended approval of Ordinance 25-S-042.

Mayor Gutierrez recognized Ms. Ashley Farrimond, attorney for the applicant. Ms. Farrimond explained the applicant is seeking the zone change to PDD because it is the best option for the property. The uses permitted would be office, office warehouse, service oriented, smaller retail and then the distribution in the back. It also provides a buffer for the residents.

Mayor Gutierrez opened the Public Hearing at 7:30 p.m.

No residents came forward to speak.

Mayor Gutierrez closed the Public Hearing at 7:30 p.m.

Mayor Gutierrez opened the floor to Council for discussion.

Councilmember Macaluso stated that he feels a PDD should only be used for superior development, which he doesn't see in this project.

Councilmember Guerrero expressed concerns regarding EMS response times.

Mayor Gutierrez asked for a motion to approve Ordinance 25-S-042.

Moved by Councilmember Mark Davis, seconded by Councilmember Michelle Watson

AYE: Councilmember Mark Davis, Councilmember Michelle Watson,
Councilmember Ben Guerrero, Councilmember Robert Westbrook

NAY: Councilmember Paul Macaluso

Other: Councilmember Allison Heyward (ABSENT)

Passed

Requests and Announcements

- Requests by Mayor and Councilmembers for updates or information from Staff

Mayor Gutierrez stated there would be a Workshop Session on November 18, 2025. There were no requests for updates or information from Staff from Councilmembers.

- Requests by Mayor and Councilmembers that items or presentations be placed on a future City Council agenda

There were no requests by 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 Macaluso attended the Panera Bread Ribbon-cutting at Schertz Station.

Councilmember Guerrero attended Cemetery function and the Panera Bread Ribbon-Cutting.

Councilmember Westbrook attended the Rotary Fairway for Kids Golf Tournament and The Chamber luncheon.

Adjournment

Mayor Gutierrez adjourned the meeting at 7:34 p.m.

Ralph Rodriguez, Mayor

ATTEST:

Sheila Edmondson, City Secretary