

ORDINANCE NO. 25-S-047

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS TO REZONE APPROXIMATELY 32 ACRES OF LAND FROM GENERAL BUSINESS DISTRICT-II (GB-2) TO SINGLE-FAMILY RESIDENTIAL DISTRICT (R-2), KNOWN AS GUADALUPE PROPERTY IDENTIFICATION NUMBER 64558, CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS.

WHEREAS, an application for a request to rezone approximately 32 acres of land from General Business District-II (GB-2) to Single-Family Residential District (R-2), known as Guadalupe Property Identification Numbers 64558, 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 deny the requested zoning; and

WHEREAS, on November 18, 2025, the City Council conducted a public hearing and after considering the Criteria and the recommendation of denial 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 32 acres, is hereby zoned to Single-Family Residential District (R-2).

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and codes, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters resolved herein.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

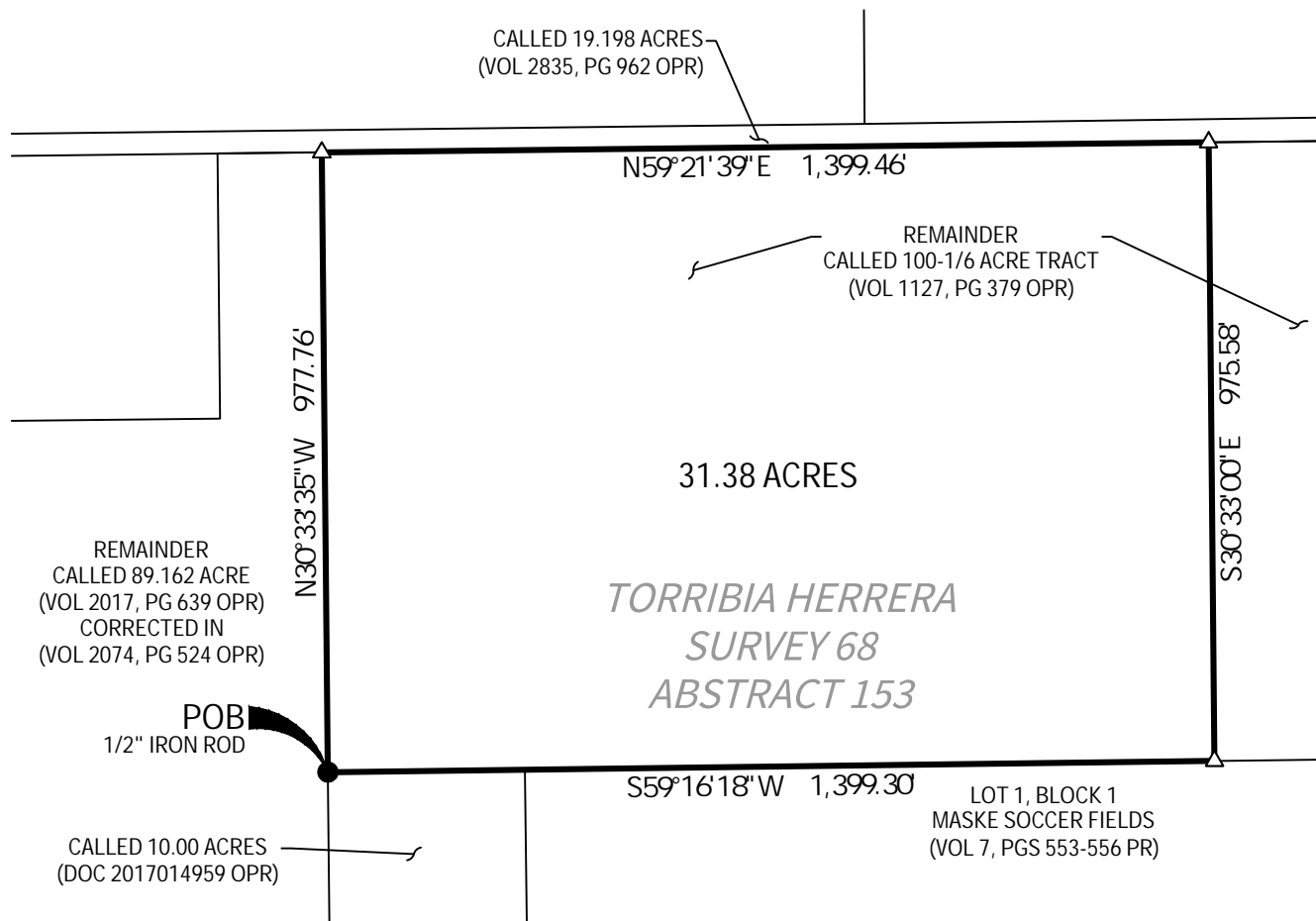
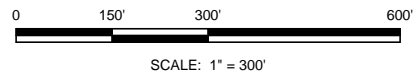
(city seal)

Exhibit "A"

Property Description: Legal Metes and Bounds

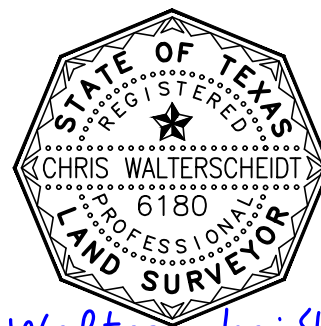
Exhibit A: Property Description: Legal Metes and Bounds

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

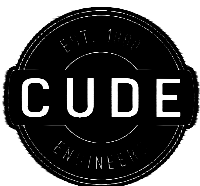


LEGEND

- POB = POINT OF BEGINNING
- OPR = OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
- PR = PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
- VOL = VOLUME
- PG = PAGE
- DOC = DOCUMENT
- △ = CALCULATED POINT
- = FOUND AS NOTED



Chris Walterscheid



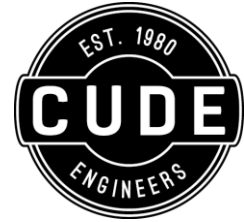
CUDE ENGINEERS
 4122 POND HILL RD. SUITE 101
 SAN ANTONIO, TEXAS 78231
 T:210.681.2951 F:210.523.7112
 WWW.CUDEENGINEERS.COM
 TBPELS FIRM #10048500
 TBPE FIRM #455

EXHIBIT OF
 31.38 ACRES
 TORRIBIA HERRERA SURVEY 68, ABSTRACT 153
 GUADALUPE COUNTY, TEXAS

P:\04451\000\0-Survey\Drawings\EX\04451.000\31_38 AC ZONING.dwg 2025/04/24 10:11am dblair

REPRODUCTION OF THE ORIGINAL SIGNED AND SEALED PLAN AND/OR ELECTRONIC MEDIA MAY HAVE BEEN INADVERTENTLY ALTERED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE SCALE OF THE DOCUMENT AND CONTACTING CUDE ENGINEERS TO VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION.

Exhibit A: Property Description: Legal Metes and Bounds



LEGAL DESCRIPTION
31.38 ACRES OF LAND

31.38 ACRES OF LAND SITUATED IN THE TORRIBIA HERRERA SURVEY NO. 68, ABSTRACT NO. 153, GUADALUPE COUNTY, TEXAS, BEING OUT OF THE REMAINDER OF A CALLED 100 1/6 ACRE TRACT DESCRIBED IN VOLUME 1127, PAGE 379, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS; SAID 31.38 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF A CALLED 10.00 ACRE TRACT RECORDED IN DOCUMENT 2017014959, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 30°33'35" W, A DISTANCE OF 977.76 FEET TO A POINT IN A SOUTH LINE OF A CALLED 19.198 ACRE TRACT RECORDED IN VOLUME 2835, PAGE 962, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 59°21'39" E, ALONG AND WITH A SOUTH LINE OF SAID 19.198 ACRE TRACT, A DISTANCE OF 1,399.46 FEET TO A POINT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 30°33'00" E, OVER AND ACROSS SAID 100-1/16 ACRE TRACT, A DISTANCE OF 975.58 FEET TO A POINT IN A NORTH LINE OF LOT 1, BLOCK 1, MASKE SOCCER FIELDS RECORDED IN VOLUME 7, PAGE 553, PLAT RECORDS OF GUADALUPE COUNTY, TEXAS FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 59°16'18" W, ALONG AND WITH A NORTH LINE OF SAID LOT 1, AND A NORTH LINE OF SAID 10.00 ACRE TRACT, A DISTANCE OF 1,399.30 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 31.38 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 (2011). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES USING A SCALE FACTOR OF 1.00016.

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Chris Walterscheid 04/24/2025

CHRIS WALTERSCHEIDT
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6180
CUDE ENGINEERS
4122 POND HILL ROAD, SUITE 101
SAN ANTONIO, TEXAS 78231
TBPELS FIRM NO. 10048500
TBPE FIRM NO. 455
JOB NO. 04451.000

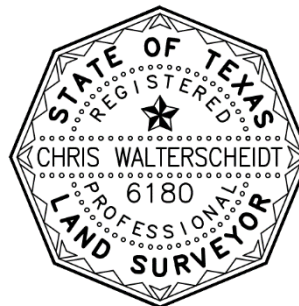
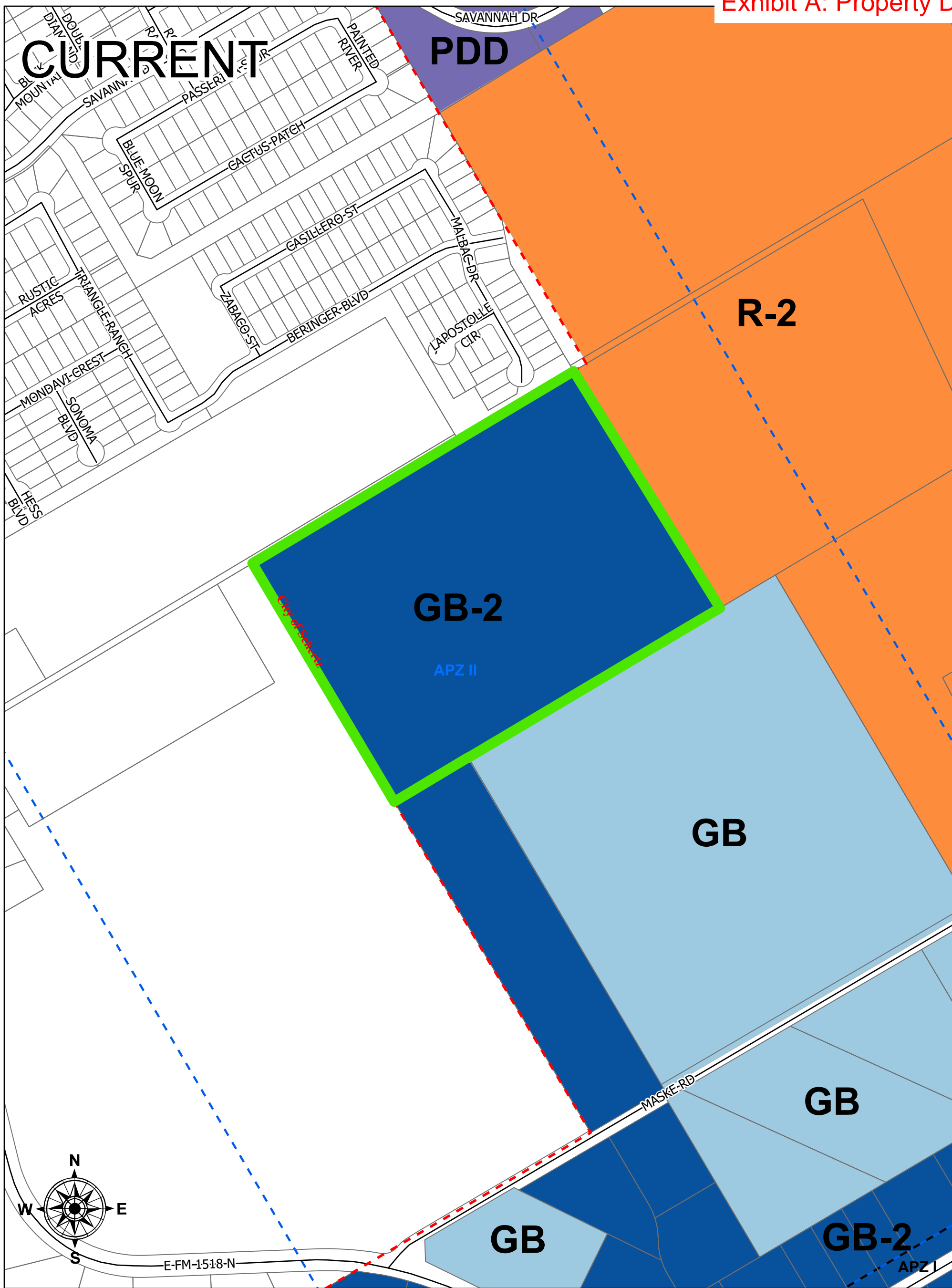


Exhibit "B"
Zoning Exhibit

Exhibit A: Property Depiction: Legal Metes and Bounds



SCHERTZ
COMMUNITY * SERVICE * OPPORTUNITY

Last Update: Aug 26, 2025

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

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

PROPOSED ZONE CHANGE

GUADALUPE COUNTY

PARCEL ID:

64558

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

