



MEETING AGENDA
City Council
REGULAR SESSION CITY COUNCIL
June 2, 2026

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, JUNE 2, 2026 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 Westbrook)

Proclamations

National Automotive Service Professionals Month-June 2026

Employee Introductions

- EMS: Linda Castleman Donlea-Administrative Assistant
- Facility Services: Fernando Ortiz-Facilities Maintenance Technician
- Parks and Recreation: Grace Paliszewski-Events Attendant

Presentations

Presentation of the 2026 Hal Baldwin Scholarship Recipient (S.Williams/S.Gonzalez)

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.Rodriguez)

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 Council Meeting on May 5, 2026 and Council Meeting on May 12, 2026 (S.Edmondson/S.Courney/I.Chavez)
2. **City of Schertz Boards, Committees, and Commissions**
 - **Appointments**
 - **Reappointments**
 - Library Advisory Board for the term ending June 30, 2028: Beverly O Clarke
 - **Resignations, Removals, and Expiring Terms**
3. **Resolution 26-R-070**- Authorizing a RCE funding application and Execution of Interlocal Agreements with Universal City and Cibolo for the Railroad Crossings Improvements Planning Study (B.James/K.Woodlee/J.Nowak)

4. **Resolution 26-R-069** - Authorizing a Roadway Capital Recovery Offset and Reimbursement Agreement for Schertz Station Development (B.James/K.Woodlee/J.Nowak)
5. **Resolution 26-R-074** - Authorizing an amendment to the billboard lease agreement with Clear Channel Outdoor, LLC (S.Williams/B.James)
6. **Resolution 26-R-067** - Authorizing the City Manager to reject all proposal submissions received for the FM 78 Police Station Remodel Project (J.Lowery/D.Roman)

Discussion and Action Items

7. **Resolution 26-R-072** - Authorizing a Notice of Intention to Issue Bonds (S. Gonzalez/J.Walters)
8. **Resolution 26-R-073** - Establish the City's intention to reimburse itself for prior expenditures on improvements from upcoming tax-exempt obligations. (S.Gonzalez/J.Walters)

Public Hearings

9. **Ordinance 26-S-010** - Conduct a public hearing and consider a request to rezone approximately 2.1 acres of land from Pre-Development District (PRE) to General Business District (GB), generally located at the southeast corner of the intersection of FM 1518 and Ray Corbett Dr, also known as a portion of Bexar County Property Identification Number 1103267, City of Schertz, Texas.(B.James/L.Wood/D.Marquez)
10. **Ordinance 26-S-011** - Conduct a public hearing and consider a request for a Specific Use Permit to allow a convenience store with gas pumps on approximately 2.1 acres of land, generally located at the southeast corner of the intersection of FM 1518 and Ray Corbett Dr, also known as a portion of Bexar County Property Identification Number 1103267, City of Schertz, Texas.(B.James/L.Wood/D.Marquez)
11. **Ordinance 26-S-012**- Conduct a public hearing and consider a request to rezone approximately 0.2 acres of land from General Business District (GB) to Main Street Mixed Use District (MSMU), known as 502 Main Street, specifically known as Guadalupe Property Identification Number 67753, City of Schertz, Texas.(B.James/L.Wood/D.Marquez)

12. **Ordinance 26-S-013** - Conduct a public hearing and consider a request to rezone approximately 0.4 acres of land from General Business District (GB) to Main Street Mixed Use District (MSMU), known as 506 Main St. and 508 Main St., specifically known as Guadalupe County Property Identification Numbers 32859 and 32861, City of Schertz, Guadalupe County, Texas.(B.James/L.Wood/D.Marquez)

Closed Session

13. The City Council will meet in closed session pursuant to Texas Government Code Sections 551.071 (consultation with attorney) and 551.074 to discuss the following matters:
 - a. The legal issues and options related to concerns raised in relation to the City Council and social media (consultation with attorney).
 - b. The options related to concerns with Councilmember Place 2 and social media pursuant to adopted city council policies.
14. The City Council will meet in closed session pursuant to Texas Government Code Sections 551.071 (consultation with attorney) to discuss the following matters:
 - a. The legal issues and options regarding DTLC Investements, LLC, and JHDTLC, LLC v. City of Schertz, Texas No. C2026-0401A0533E (466th Judicial District, Comal County, Texas).

Reconvene into Regular Session

15. Take any action based on discussion held in Closed Session under Agenda Item # 13a.
16. Take any action based on discussion held in Closed Session under Agenda Item # 13b.
17. Take any action based on discussion held in Closed Session under Agenda Item # 14a.

Information available in City Council Packets - NO DISCUSSION TO OCCUR

18. June 2026 Major Projects in Progress/CIP

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, SHEILA EDMONDSON, 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 27TH DAY OF MAY 2026 AT 3:30 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.

SHEILA EDMONDSON

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 _____, 2026.

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 Rodriguez Member Audit Committee Investment Advisory Committee Main Street Committee 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 |
|---|---|

| | |
|--|---|
| <p>Councilmember Watson – Place 2 Member Audit Committee</p> <p>Liaison Library Advisory Board Senior Center Advisory Board Schertz-Seguin Local Government Corporation (SSLGC) -Ex-Officio</p> | <p>Councilmember Macaluso – Place 3 Member Interview Committee Hal Baldwin Scholarship Committee TIRZ II Board</p> |
| <p>Councilmember Guerrero – Place 4 Member Hal Baldwin Scholarship Committee Investment Advisory Committee</p> <p>Liaison Schertz Historical Preservation Committee</p> | <p>Councilmember Westbrook – Place 5 Member Schertz-Seguin Local Government Corporation (SSLGC)</p> <p>Liaison Planning and Zoning Commission Schertz Historical Preservation Committee Cibolo Valley Local Government Corporation (CVLGC)-Alternate</p> |
| <p>Councilmember – Place 6 Member Animal Services Advisory Committee Audit Committee Interview Committee-Chair Investment Advisory Committee Main Street Committee</p> <p>Liaison Building and Standards Commission Economic Development Corporation - Alternate Senior Center Advisory Board</p> | <p>Councilmember Sheridan Place 7 Member Main Street Committee</p> <p>Liaison Economic Development Corporation</p> |

Agenda No.

CITY COUNCIL MEMORANDUM

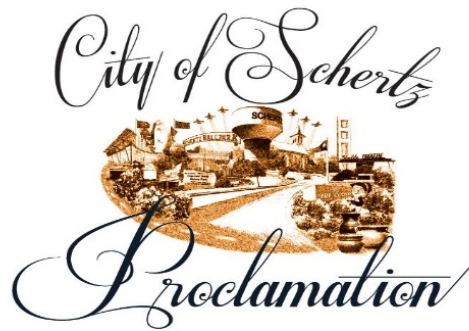
City Council Meeting: June 2, 2026

Department: City Secretary

Subject: National Automotive Service Professionals Month-June 2026

Attachments

National Automotive Service Professionals Month 2026



National Automotive Service Professional Month June 2026

Whereas, the City of Schertz is committed to delivering outstanding services that enhance the quality of life within our community and to recognizing those dedicated to that mission; and

Whereas, the National Institute for Automotive Service Excellence (ASE), established in 1972, works to improve the quality of vehicle repair and service through the testing and certification of automotive professionals, and has designated June as National Automotive Service Professionals Month, including National Automotive Service Professionals Week, June 8-14, and National Automotive Service Professionals Day on June 12; and

Whereas, the City of Schertz Fleet Department consists of seven employees with more than 75 years of combined experience in fleet management and mechanical service, providing preventive maintenance and complex repairs, which could include tire changes to rebuilding & replacing entire A/C systems, to keep city vehicles operating safely and efficiently; and

Whereas, the City of Schertz Fleet Department remains dedicated to providing efficient, cost-effective, and customer-driven municipal fleet management services to support the daily operations of the City.

NOW, THEREFORE, I, Ralph Rodriguez, Mayor of the City of Schertz

do hereby proclaim the month of June 2026 is

“NATIONAL AUTOMOTIVE SERVICE PROFESSIONALS MONTH”

I encourage all citizens to thank and recognize the many contributions our Fleet Department Professionals who ensure our vehicles are roadway safe.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Schertz, Texas to be affixed on this 2ndth day of June 2026

Ralph Rodriguez, Mayor

CITY COUNCIL MEMORANDUM

City Council Meeting: June 2, 2026
Department: Executive Team
Subject: Presentation of the 2026 Hal Baldwin Scholarship Recipient (S.Williams/S.Gonzalez)

BACKGROUND

At the City Council meeting on May 12, City Council approved Resolution 26-R-060, which awarded the following students as recipients of the 2026 Hal Baldwin Scholarship:

Jordann Neskora - \$5,000
Christopher Aikman - \$5,000
Carli Moy - \$2,500
Kaelyn Williams - \$2,500

Kaelyn Williams was unable to attend the meeting on May 12, so she will be recognized at tonight's meeting.

CITY COUNCIL MEMORANDUM

City Council Meeting: June 2, 2026
Department: City Secretary
Subject: Minutes-Approval of the minutes from the Council Meeting on May 5, 2026 and Council Meeting on May 12, 2026
(S.Edmondson/S.Courney/I.Chavez)

Attachments

Draft Minutes 05-05-2026
Draft Minutes 05-12-2026

DRAFT

MINUTES REGULAR MEETING May 5, 2026

A Regular Meeting was held by the Schertz City Council of the City of Schertz, Texas, on May 5, 2026, 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 Rodriguez; Mayor Pro Tem Mark Davis; Councilmember Paul Macaluso; Councilmember Michelle Watson; Councilmember Ben Guerrero; Councilmember Robert Westbrook; Councilmember Allison Heyward; Councilmember Robert Sheridan

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

Call to Order

Mayor Rodriguez 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 Macaluso)

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

Proclamations

57th Annual Professional Municipal Clerks Week - May 3-9, 2026

Mayor Rodriguez presented the 57th Annual Professional Municipal Clerks Week — May 3–9, 2026, proclamation to City Secretary Sheila Edmondson, Deputy City Secretary Sheree Courney, Assistant City Secretary Irene Chavez, and Records Management Coordinator Mellissa Zipp.

Economic Development Week - May 4-8, 2026

Councilmember Allison Heyward presented the Economic Development Week - May 4–8, 2026, proclamation to the Economic Development Corporation Executive Director Scott Wayman, Deputy Director Amy Madison, and Administrative Assistant Kimberly Lovejoy.

National Police Week — May 10-16, 2026, and Police Officer Memorial Day—May 15, 2026

Mayor Rodriguez presented the National Police Week — May 10-16, 2026, and Police Officer Memorial Day — May 15, 2026, proclamations to Assistant Police Chief Phillip Waller, Police Lieutenant Darin S. LaCour, Police Sergeant John Eisen, and Police Officer Ashley Aldaba.

Employee Introductions

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

- EDC: Administrative Assistant Kimberly Lovejoy
- Fire: Firefighters Elijah Bustos, Zachary Baldwin, Joseph Crisp, Albert Lopez, Peyton Stefek, and Ryan McCosh
- Parks: Administrative Assistant Taylor Corbin
- Police: Police Officer Ashley Aldaba
- Public Works-Drainage: Drainage Worker Trainees Kevin Joler and Gregory Mauldin
- Public Works-Street: Street Maintenance Worker Trainee Michael Padilla
- Public Works-Water: Water/Wastewater Operator Trainees Matthew Carpio, Kade Guardiola, Aaron Abel, Kevin Davis, Aishiteru Laterbach, Tyler Bradley, and Adam Kopas
- Utility Billing: Utility Billing Specialist Emilia Zapata

Presentations

Presentation on the 50th July 4th Jubilee and America 250 Celebration (S.Gonzalez/L.Shrum)

Mayor Rodriguez introduced Recreation Manager Cassie Paddock who presented plans for the 50th July 4th Jubilee and America's 250th Celebration of Independence, noting expanded patriotic programming and community engagement leading up to the event. Preparations include patriotic-themed Movies and Music in the Park events, commemorative T-shirt sales, special street banners along Schertz Parkway and Main Street, historical social media features, and red, white, and blue Parks and Recreation Month shirts.

Ms. Paddock reported that Project Flagline will take place June 29, with approximately 100 volunteers placing flags along Schertz Parkway, and flag removal scheduled for July 6.

This year the celebration will expand to a two-day event on July 3 and 4. New July 3 activities include a concert at Pickrell Park featuring the Josh Abbott Band, carnival operations from 6:00 p.m.–10:00 p.m., food vendors, and shuttle service from the Schertz Soccer Complex to alleviate parking congestion. Traditional July 4 activities will continue, including the Freedom 5K, parade, carnival at Meyer Park, live music, food trucks, family activities, floating fireworks, and an expanded fireworks display pending approval. New activities include pie baking and pie eating contests. Ms. Paddock also announced a historic flyover coordinated with the Commemorative Air Force Central Texas Wing featuring a D-Day lead aircraft. The evening program at

Pickrell Park will include remarks from the Mayor and Council, the national anthem, and the fireworks finale.

Presentation of Kick Cancer Pep Rally & 5K Run 2026 Donation to Mays Cancer Center at UT Health San Antonio (S.Gonzalez/L.Shrum/C.Paddock)

Mayor Rodriguez recognized Parks Manager Cassie Paddock, who provided an overview of the annual Kick Cancer 5K held on March 7 in honor of former Council Member Tony Wilcheck. The event drew 467 runners, including 19 clubs and teams, with the largest team being the Pascal Patriots (103 participants). Activities included a pep rally with Clemens High School cheerleaders and a warm-up led by Recreation Specialist Amy Stevens. Sponsors included Iron Sponsors HEB and Schertz Emergency Clinic, and T-shirt sponsors GVEC, Schertz Bank and Trust, Bluebonnet Palace, Orange Theory Fitness, Rapid Plumbing, and Renewal by Anderson. Ms. Paddock presented a 2026 donation of \$11,255.33 to May's Cancer Center at UT Health San Antonio, bringing the total raised since the race's inception to \$237,517.92. Valerie Wilcheck, Tony Wilcheck's wife, participated in the check presentation and photo with the Mayor.

YMCA-Presentation by CEO Louis Lopez -YMCA Presentation of Benefits and Opportunities

Mayor Rodriguez introduced Louis Lopez, CEO of the YMCA of Greater San Antonio, who provided an update on services and partnerships at the Schertz Family YMCA, celebrating its 15th anniversary and the YMCA's 150-year milestone. Mr. Lopez highlighted alignment with the City's strategic plan to improve community wellbeing, noting that membership has grown from 696 in 2010 to 15,568, including over 2,000 seniors, achieving a 34% community penetration rate and a record net promoter score of 77. He outlined programs and impact statistics, including after-school programs serving over 500 children, summer camps and swim lessons for 300 participants, more than 3,000 youth sports participants, 8,000 swim skills lessons, over \$100,000 in financial assistance, and 20 free community events serving more than 15,000 residents. Mental health counseling services were provided to veterans, seniors, teens, and families, with 250 sessions completed last year. Lopez also highlighted volunteer programs, healthy living initiatives, and a new partnership with Gordon Hartman and Morgan's Wonderland to develop a YMCA designed for individuals with special needs and disabilities, which will serve as a model for the entire YMCA system.

City Events and Announcements

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

Assistant City Manager Sarah Gonzalez provided the announcements of upcoming city events.

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

City Manager Steve Williams announced a promotion for David Mosqueda from Drainage

Worker-Trainee to Water/Wastewater Operator Trainee in April.

He also shared information regarding Schertz residents, David and Barbara Williams, who expressed their gratitude to Code Enforcement Officer Steve Miller, for his exceptional assistance identifying and trimming low hanging tree limbs to ensure compliance with city ordinance.

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

Mayor Rodriguez recognized City Secretary staff for the success of the banquet celebrating Boards, Committees, and Commissions volunteers. He also recognized the Samuel Clemens High School baseball team for advancing to the second round of the playoffs. Lastly, he thanked and commended staff who worked to ensure the 2026 Thunderbird Show was a successful event.

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 Rodriguez recognized the following residents:

Amber Cartton, 624 Heather Way, Seguin, introduced herself as a member of the Chamber's Leadership Core Class of 2026. She thanked the council and city staff for their leadership and service, noting her participation in the Chamber's CORE Leadership Program has increased her appreciation for city operations and community service.

Arthur Porter, 4328 Golden Oak, spoke in support of the Senior Center, commending its professional service to the community's seniors and stating that city funds are being well spent.

Daniel Jamerson, 1000 FM 78, speaking on behalf of the VFW, thanked the Mayor and Council for their service, announced upcoming VFW events including a breakfast and flag retirement ceremony, and encouraged community involvement and support.

Raquel Gutierrez, 1016 Silvertree, raised concerns regarding alleged election-related conduct, including campaign sign handling, polling place interactions, public meeting camera positioning, and candidate forum behavior, and urged the Council to review the matters to preserve public trust and election integrity.

Edward Ryan Mercado, 101 Firestone, ceded his time to Raquel Gutierrez.

Michele Tereletsy, 705 Marilyn Dr., thanked City staff and Public Works employees for their responsiveness and assistance with concerns related to the Senior Center and a water issue at her residence. She also thanked the mayor for his responsiveness to her phone calls and text messages.

Dana Eldridge, 2628 Gallant Fox, addressed concerns regarding divisiveness in the community, expressed support for current and prospective city leadership, and commented on upcoming trash service rate considerations.

Lauren Dalton, 117 Carmel Dr. Cibolo, introduced herself as a member of the Chamber's Leadership Core Class of 2026. She expressed appreciation for the Council and city staff, noting that her involvement with the Chamber and the Leadership CORE program has increased her understanding of and appreciation for city operations.

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 Council Meeting on April 21, 2026 (S.Edmondson/S.Courney/I.Chavez)
2. **Resolution 26-R-058** - Authorizing an application for the FY 2027 Motor Vehicle Crime Prevention Authority Grant (S.Williams/J.Lowery)
3. **Resolution 26-R-059** - Authorizing the Schertz/Seguin Local Government Corporation (SSLGC) Budget Amendment for Fiscal Year 2025-2026 (B.James/L.Busch/N.Ferris)
4. **Resolution 26-R-061** - Authorizing an amendment to the service agreement with Magic in the Sky, LLC, for an expanded fireworks display for the 50th Jubilee & America 250 Celebration. (S.Gonzalez/L.Shrum)

Mayor Rodriguez asked if any items needed to be removed for separate action.
No items were removed.

Mayor Rodriguez asked for a motion to approve Consent Agenda Items # 1- 4.

Moved by Councilmember Allison Heyward, seconded by Mayor Pro Tem Mark Davis

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

Passed

Closed Session

Mayor Rodriguez recessed to closed session at 7:16 p.m.

5. The City Council will meet in closed session pursuant to Texas Government Code Sections 551.071 (consultation with attorney) and 551.074 (personnel) to discuss the following matters:
 - a. The legal issues and options related to concerns raised in relation to the municipal special election (consultation with attorney).
 - b. Discussion and deliberation regarding concerns raised about certain actions of the City Manager related to the municipal special election (personnel). The City Manager may request that any discussion and deliberation take place in a public hearing.

Reconvene into Regular Session

Mayor Rodriguez reconvened Regular Session at 9:16 p.m.

6. **Take any action based on discussion held in Closed Session under Agenda Item # 5a.**

No action was taken based on discussion held in Closed Session under Agenda Item #5a.

7. **Take any action based on discussion held in Closed Session under Agenda Item # 5b.**

Mayor Rodriguez recognized Mayor Pro Tem Mark Davis, who provided the following statement on behalf of City Council. After review in closed session with the City Attorney and City Manager and examination of applicable City Charter provisions, policies, and relevant records including email correspondence, considered six allegations of misconduct and/or political interference involving the City Manager. The Council found no substantiated or definitive violations of policy related to election processes or activities. The City Manager has been directed to remind all staff regarding City policies and standards governing political activity and interactions with candidates. A motion was made that no further action be taken by the City Council.

The vote was paused when Councilmember Westbrook requested recognition to provide a statement. He identified two separate issues before the Council: the underlying actions of the City Manager and the transparency of the review process. Based on the information reviewed, Councilmember Westbrook agreed with the presumed outcome and found little fault with the City Manager's actions. However, he expressed that the public would have been better served by a more transparent process within legal limits, noting that public

confidence depends not only on the outcome but also on understanding how the decision was reached. He encouraged Council to strengthen communication regarding the steps taken, standards applied, and any policy improvements considered in matters involving City leadership, with the goal of ensuring fair outcomes while maintaining as much transparency as legally possible.

Mayor Rodriguez then restated the motion made by Mayor Pro Tem Davis, seconded by Councilmember Watson.

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

Passed

Information available in City Council Packets - NO DISCUSSION TO OCCUR

8. May 2026 Major Projects in Progress/CIP
9. Information Regarding Citywide AI & Technology Efficiencies
(S.Gonzalez/B.James/S.Williams)

Requests and Announcements

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

No requests by 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 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 Watson attended the volunteer banquet.

Councilmember Macaluso attended the Air Show, the Hal Baldwin Committee meeting, and the Clemens first series in baseball playoffs.

Councilmember Guerrero attended the Historical Preservation Committee meeting, close-out soccer ceremony, visited the library to recognize volunteers, annual volunteer banquet, and the Air Show.

Councilmember Westbrook attended the Schertz Historical Preservation Society meeting,

the volunteer banquet, and the Schertz Bank and Trust/Chamber Golf Tournament. He also voted in the SCUCISD Bond election.

Councilmember Heyward attended the volunteer banquet, and modeled in the Universal City first annual 55+ fashion show.

Councilmember Sheridan attended the Nichole Kuhlmann retirement, the Air Show, a tour of SSLGC, and the volunteer banquet. He reminded residents to complete the trash survey which is in the Schertz magazine and on the website.

Mayor Rodriguez attended the Air Show, emceed the volunteer banquet, played in the Schertz Bank and Trust/Chamber Golf Tournament, and took part in the closing ceremonies for soccer. He cheered on the Clemens baseball team and reminded residents to complete the trash survey.

Adjournment

Mayor Rodriguez adjourned the meeting at 9:24 p.m.

Ralph Rodriguez, Mayor

ATTEST:

Sheila Edmondson, TRMC, City Secretary

DRAFT

MINUTES REGULAR MEETING May 12, 2026

A Regular Meeting was held by the Schertz City Council of the City of Schertz, Texas, on May 12, 2026, 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 Rodriguez; Mayor Pro Tem Mark Davis; Councilmember Paul Macaluso; Councilmember Ben Guerrero; Councilmember Robert Westbrook; Councilmember Allison Heyward; Councilmember Robert Sheridan

Absent: Councilmember Michelle Watson

Staff present: City Manager Steve Williams; Deputy City Manager Brian James; Deputy City Secretary Sheree Courney; Assistant City Secretary Irene Chavez

Call to Order

Mayor Rodriguez 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 Guerrero)

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

Proclamations

Historic Preservation Month- May 2026

Councilmember Guerrero presented the Historic Preservation Month - May 2026 proclamation to Committee Chair Maggie Titterington and Boardmember Kathleen Samsey.

World Facilities Management Day - May 13, 2026

Councilmember Sheridan presented the World Facilities Management Day - May 13, 2026 proclamation to Chad Lonsberry, Jeremiah Yandell, Lauren Vargas, Joe Villarreal, Matthew Muro, and Dylan Sandberg.

EMS Appreciation Week- May 17-23, 2026

Mayor Rodriguez presented the EMS Appreciation Week - May 17-23, 2026 proclamation to EMS Chief Jason Mabbitt and members of the EMS Team.

TFMA-Texas Flood Awareness Week -May 18-22, 2026

Councilmember Heyward presented the TFMA-Texas Flood Awareness Week - May 18-22, 2026 proclamation to City Engineer Kathy Woodlee, Public Works Director Larry Busch, Assistant City Engineer John Nowak, Chief Building Official Jim Bruce, and MS4/Floodplain Administrator Mark Thomas.

Presentations

Council Chambers: Mayor's Photo Presentation

The meeting included a portrait unveiling honoring former Mayor Ralph Gutierrez for his six years of dedicated service to the City of Schertz. Mayor Rodriguez recognized Mayor Gutierrez's leadership, commitment, and lasting impact on the community, highlighting his contributions to the city's growth, progress, and quality of life. The event was attended by all three living former mayors of Schertz (Mayor Ralph Rodriguez, Mayor Ralph Gutierrez, and Mayor Michael Carpenter). The portrait serves as a permanent tribute to Mayor Gutierrez's public service, vision, and dedication, and the City extended its sincere gratitude for his leadership and lasting legacy.

Former Mayor Ralph Gutierrez expressed his gratitude to residents, family, and friends for attending the portrait unveiling and reflected on his tenure as mayor during significant challenges, including the COVID-19 pandemic, the winter storm, and periods of rapid growth. He acknowledged the resilience, compassion, and patriotism of the Schertz community and emphasized the importance of remembering not just the leaders, but the people whose passion shaped the city. Mayor Gutierrez conveyed heartfelt appreciation for the honor of being recognized and inducted into the city's "Hall of Fame," expressing gratitude on behalf of himself and his family.

Schedule for the Issuance of Certificates of Obligation Series 2026

Mayor Rodriguez recognized Finance Director James Walters who provided an overview of the City of Schertz's plan for the 2026 Certificate of Obligation issuance, totaling approximately \$9.8 million. The funds will support city projects including \$1.1 million for drainage improvements, \$7.8 million for streets (including FM 1518/Lower Seguin Road, Northcliff Country Club Boulevard, and Savannah Overlay), and \$900,000 for facilities upgrades, such as generator replacements at City Hall. Water and sewer projects were deferred due to schedule delays to avoid unnecessary debt issuance. The issuance is structured to align with the City's CIP and maintain the current tax rate. Mr. Walters outlined the timeline for the process, including a Notice of Intent in June, rating agency review, bond pricing on August 4, and anticipated fund receipt on September 2. He noted that Council retains full discretion to cancel or adjust the issuance at any step.

Mayor Rodriguez opened the floor to Council for discussion.

Councilmember Robert Westbrook inquired about circumstances under which the City Council might choose not to proceed with bond pricing, asking when a deal would be considered unfavorable. Mark McCliney of SAMCO Capital Markets explained that historically, rare market events—such as the Lehman Brothers failure during the financial crisis—have led to unexpectedly high interest rates, prompting a delay or cancellation of a bond sale. He emphasized that the City retains flexibility between now and August 4 to adjust or cancel the issuance if market conditions are unfavorable. Mr. McCliney also noted that interest rates typically follow the 10-year Treasury bond and that the City can strategically issue debt when needed, potentially refinancing later if rates drop. Mr. Walters added that if higher rates risked increasing the tax rate without Council approval, staff would restructure the debt and return to Council for guidance.

Councilmember Guerrero asked how frequently interest rates change and what the historical high and low rates have been. Mr. McCliney explained that rates fluctuate mainly with the Federal Funds Rate, following Treasury yields. Historically, rates have been as low as approximately 2.5% during the Great Recession and as high as around 4.8–5.5% in individual years. He noted that recent Federal Funds Rate changes suggest borrowing costs may be lower than in the previous issuance, anticipating favorable conditions for the upcoming bonds.

No additional questions were raised, and the process will continue with a proposed Notice of Intent Resolution presented to Council on June 2 to formally initiate the 2026 Certificate of Obligation issuance.

City Events and Announcements

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

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

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

City Manager Steve Williams shared several announcements at the meeting. He highlighted the new mobile outreach vehicle for the library, the Bookmobile, which will allow the City to bring reading and library services directly to the community.

He also reported that the City's Employee Appreciation Picnic was held earlier in the day, drawing over 300 attendees, including Council members, to celebrate and recognize the workforce. During the picnic, the City presented its Staff Excellence Awards.

- Tatum Hearn from the Public Affairs Department received the Rising Star Award for non-supervisory employees with less than three years of service.
- Jeffrey Dempsey of the Fleet Department earned the Extra Mile Award for employees with over three years of service.
- Nick Ferris, Assistant Director of Public Works received the Leadership Award.
- Cassie Paddock of the Parks Department received the Employee of the Year Award.

City Manager Williams expressed pride in all nominees and winners for their outstanding contributions.

● **Announcements and recognitions by the Mayor (R.Rodriguez)**

Mayor Rodriguez had 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 Rodriguez recognized the following residents:

Chris Lovelace, introduced himself as a member of the Chamber CORE Leadership class and stated he had recently taken a tour of the city and thanked Council for hosting them.

Enrique Fajardo, introduced himself as a member of the Chamber CORE Leadership class and thanked council for their time and hard work.

Ralph Gutierrez, 1016 Silvertree, addressed the Council regarding regional collaboration, emphasizing the importance of maintaining strong, professional relationships between the City of Schertz and the neighboring City of Cibolo. He noted that early in his tenure, there was tension between the two cities, and one of his priorities was fostering communication, trust, and mutual respect. Mayor Gutierrez expressed concern that an item concerning the sale of water leases is moving forward without a joint discussion with Cibolo, stressing that decisions affecting shared infrastructure and regional interests should include both cities to prevent misunderstandings and preserve public trust. He urged the Council to table the item and engage in meaningful discussions with Cibolo before proceeding, highlighting that strong regional relationships are critical for future cooperation, economic development, and infrastructure planning.

Penny Jennings, 2501 Hourless Oaks, addressed the Council regarding a recent social media post by a Council member. She expressed concern that the post was unprofessional and misleading, as it suggested the City Manager had been formally reprimanded, which was not supported by the outcome of the May 5th Council review. Ms. Jennings emphasized that the Council had reviewed six incidents alleging misconduct or political interference, found no validated violations, and had provided guidance to remind staff of appropriate policies regarding political activity. She stated that the social media post undermined the Council's transparency, potentially harmed the City Manager's professional reputation, and may have violated the City Council Code of Ethics. Ms. Jennings formally requested that the Council consider censuring the

Council member, issuing a public apology to residents, and noted that she had filed a formal complaint with the City. She concluded by stressing the importance of trust, honesty, transparency, and ethical conduct in maintaining the Council's positive reputation.

Dana Eldridge, 2628 Gallant Fox, signed up but did not speak.

Billie Langhus, a resident of Jonas Woods, addressed the Council with suggestions regarding public participation during meetings. She requested that residents be allowed to speak earlier on the agenda, ideally first, as many leave after speaking and miss the remainder of the meeting, limiting their ability to support other citizen comments. Ms. Langhus emphasized the importance of decisions being based on verified facts rather than personal opinions or internal feelings, urging thorough investigation before conclusions are drawn. She also highlighted a practical concern regarding the use of microphones, noting that speakers positioned too far from the mic are not properly heard, and recommended adjustments to ensure all public comments are audible. She concluded by thanking the Council for their attention to these matters.

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. City of Schertz Boards, Committees, and Commissions

● Appointments

- Schertz Historical Preservation Committee for the unexpired term ending March 31, 2027:
 - Caleb Hofmann
- Transportation Safety Advisory Commission for the unexpired term ending March 31, 2027:
 - Rick Jamison, Commissioner
- Transportation Safety Advisory Commission for the term ending March 31, 2028:
 - Nathan Serna, Alternate 1

● Reappointments

- There were no reappointments

● Resignations, Removals, and Expiring Terms

- Board of Adjustments for the term ending June 30, 2026:
 - Martin Powell, Alternate 2
- Schertz Historical Preservation Committee effective May 5, 2026
 - Lauren Dalton, Boardmember

2. Resolution 26-R-063 - Authorizing DCIP; DEAGG; and AAMPO funding applications for the Lower Seguin Road Reconstruction Project (B.James/K.Woodlee/J.Nowak)

3. **Resolution 26-R-066**-Authorizing continued legal representation by Denton Navarro Rodriguez Bernal Santee and Zech (DNRBSZ) on matters concerning regarding the sale of water rights (S.Williams/B.James)
4. **Resolution 26-R-052** - Authorizing bad debt revenue adjustments (S.Gonzalez/J.Walters)
5. **Resolution 26-R-068** - Authorizing an Amendment to the Participation Agreement for Water Line Extension Project with Mustang Oaks, LLC (B.James/K.Woodlee)

Mayor Rodriguez asked if any items needed to be removed for separate action.

Councilmember Sheridan requested Agenda Item #3 regarding Resolution 26-R-066 be removed for separate action; and Councilmember Westbrook requested Agenda Item #4 regarding Resolution 26-R-052 be removed for separate action.

Mayor Rodriguez asked for a motion to approve Consent Agenda Items #1, 2, and 5.

Moved by Mayor Pro Tem Mark Davis; seconded by Councilmember Allison Heyward.

AYE: Mayor Pro Tem Mark Davis, Councilmember Paul Macaluso, Councilmember Ben Guerrero, Councilmember Robert Westbrook, Councilmember Allison Heyward, Councilmember Robert Sheridan

Other: Councilmember Michelle Watson (ABSENT)

Passed

Mayor Rodriguez recognized Councilmember Sheridan to address the removal of Agenda Item #3 - Resolution 26-R-066 from Consent.

Councilmember Sheridan expressed concern regarding the intent and scope of Resolution 26-R-066, specifically whether it was limited to authorizing legal representation and addressing potential conflicts of interest, or if it authorized the sale of water rights. Council discussed the resolution, which continues legal representation by Denton Navarro Rodriguez Santee & Zech on potential water rights matters, and clarified it pertains only to legal consultation, not the sale or lease of rights. Staff confirmed the firm represents both the City and the City of Cibolo, ensuring the City can receive advice as discussions progress. Council emphasized the need for transparency, comprehensive briefings, cost-benefit and risk analysis, alignment with long-term strategic and economic plans, and consideration of water resources for 10, 15, and 50 years. Concerns regarding the use of “sale” in the resolution were addressed, with staff clarifying it reflects consideration of options, not commitment. A foundational work session with Council and residents will provide detailed information before any decisions are made.

A motion to approve Consent Agenda Item #3 was made by Councilmember Allison Heyward; seconded by Mayor Pro Tem Mark Davis.

AYE: Mayor Pro Tem Mark Davis, Councilmember Paul Macaluso, Councilmember

Ben Guerrero, Councilmember Robert Westbrook, Councilmember Allison Heyward,
NAY: Councilmember Robert Sheridan
Other: Councilmember Michelle Watson (ABSENT)
Passed

Mayor Rodriguez recognized Councilmember Westbrook to address the removal of Agenda Item #4 - Resolution 26-R-052 from Consent.

Councilmember Westbrook requested clarification on Resolution 26-R-052, authorizing bad debt revenue adjustments. Finance Director James Walters explained that the adjustments, totaling \$787,000 with \$700,000 in write-offs, cover primarily EMS and utility billing, as well as library and magazine services, where payment is unlikely to be collected after extensive efforts. EMS charity care, a separate category, includes patients without insurance and allows the City to seek reimbursement from HHSC. City Manager Steve Williams emphasized that these adjustments comply with Generally Accepted Accounting Principles (GAAP) by removing uncollectible receivables from the balance sheet, while collection efforts may continue. Council discussed differences between standard EMS billing, charity care, and utility billing, noting that charity care has successfully generated over \$2 million in reimbursements over the past five years. Councilmember Westbrook confirmed understanding and noted that the total estimated write-offs, approximately \$2.5 million annually, are already factored into rate-setting and budget planning.

Mayor Rodriguez asked for a motion to approve Consent Agenda Item #4, Resolution 26-R-052.

Moved by Councilmember Allison Heyward, seconded by Councilmember Robert Westbrook

AYE: Mayor Pro Tem Mark Davis, Councilmember Paul Macaluso, Councilmember Ben Guerrero, Councilmember Robert Westbrook, Councilmember Allison Heyward, Councilmember Robert Sheridan

Other: Councilmember Michelle Watson (ABSENT)

Passed

Discussion and Action Items

- 6. Resolution 26-R-060** - Approval and Presentation of the 2026 Recipient of the Hal Baldwin Scholarship (S.Williams/S.Gonzalez) *Presentation to follow approval*

City Manager Steve Williams presented Resolution 26-R-060 to award the four scholarships under the Hal Baldwin Scholarship Program. Three of the recipients were in attendance for recognition at the meeting, while the fourth recipient, who had a scheduling conflict due to a band competition, will be recognized at the June 2nd meeting. Passage of the resolution was requested to formally approve the awards and proceed with the presentations.

Mayor Rodriguez asked for a motion to approve Resolution 26-R-060.

Moved by Mayor Pro Tem Mark Davis; seconded by Councilmember Allison Heyward.

AYE: Mayor Pro Tem Mark Davis, Councilmember Paul Macaluso, Councilmember Ben Guerrero, Councilmember Robert Westbrook, Councilmember Allison Heyward, Councilmember Robert Sheridan

Other: Councilmember Michelle Watson (ABSENT)

Passed

Following the vote, City Manager Steve Williams stated the Hal Baldwin Scholarship Program recognizes students for academic achievement, leadership, and commitment to public service. Three of the recipients were present at the meeting for recognition, while the fourth recipient, who had a scheduling conflict due to a band competition, will be recognized at the June 2nd meeting. Mr. Williams recognized the following recipients:

- Carli Moy was awarded the \$2,500 Hal Baldwin Scholarship. In her application, she stated, “To me, public service means giving back to my community and helping others whenever I can. This scholarship motivates me to continue serving and making a positive difference.” Carli plans to attend Texas A&M University in the fall.
- Jordann Neskora was awarded a \$5,000 Hal Baldwin Scholarship. In her application, she stated, “Public service is about using my skills and time to support those in need and improve the lives of others. Receiving this scholarship encourages me to stay committed to that goal.” Jordann plans to attend The University of Texas in the fall.
- Christopher Aikman was awarded a \$5,000 Hal Baldwin Scholarship. In his application, he stated, “Serving my community allows me to contribute to something bigger than myself. This award inspires me to keep looking for ways to make an impact.” Christopher plans to attend Townsend University in the fall. After college, he plans to join the military to continue a family legacy of service to his country.

The fourth recipient will be formally recognized at the June 2nd meeting. Passage of the resolution was approved, officially awarding the scholarships and allowing the presentations to proceed.

7. Resolution 26-R-065 - Authorizing the fourth amendment to the southern plant wastewater services and funding agreement (S.Williams/B.James)

Mayor Rodriguez recognized Deputy City Manager Brian James who presented Resolution 26-R-065, which authorizes the fourth amendment to the Southern Plant Wastewater Services and Funding Agreement. The amendment addresses the Southern Plant, located near IH-10 off Cibolo Creek, which serves the southern area of the community. The original 2014 agreement with CCMA and the City of Cibolo outlined construction of a plant with a minimum 500,000-gallon daily capacity, including a phased cost-sharing structure depending on Cibolo's participation. With the City of Cibolo opting in, and the need for additional capacity in Schertz, discussions with CCMA indicated the

plant may have approximately 100,000 gallons of extra capacity. The amendment grants Schertz rights to this additional capacity and establishes a proportional payment structure, adjusting automatically as actual capacity is finalized. This ensures the City secures needed capacity while sharing costs fairly without requiring future amendments.

Mayor Rodriguez opened the floor to Council for discussion.

No discussion occurred.

Mayor Rodriguez asked for a motion to approve Resolution 26-R-065.

Moved by Mayor Pro Tem Mark Davis, seconded by Councilmember Allison Heyward

AYE: Mayor Pro Tem Mark Davis, Councilmember Paul Macaluso, Councilmember Ben Guerrero, Councilmember Robert Westbrook, Councilmember Allison Heyward, Councilmember Robert Sheridan

Other: Councilmember Michelle Watson (ABSENT)

Passed

Workshop

8. Workshop Regarding Sidewalk Gaps on Hubertus Road (B.James/K.Woodlee)

Mayor Rodriguez recognized City Engineer Kathy Woodlee who provided the workshop which addressed sidewalk gaps on Hubertus Road near local schools. On the west side, a private developer will build a 10-foot path as part of their project. On the east side, the city will construct a concrete sidewalk at the Randolph Brooks parcel and acquire a pedestrian easement to build a temporary asphalt path along a longer vacant parcel. Estimated costs for these improvements range from \$42,000 to \$100,000, with final costs subject to appraisals and council approval.

Mayor Rodriguez opened the floor to Council for discussion.

After discussion, the council expressed a strong preference to address sidewalk gaps on Hubertus Road as quickly as possible, particularly near the elementary school, to ensure student safety. While the west-side developer is required to build a sidewalk as part of their project, the council supported short-term solutions, including acquiring easements and installing temporary asphalt paths, to provide immediate safe access. The east-side gap at the Randolph Brooks parcel, which has no pending development, should also be constructed now using cost-effective, accessible methods. For the larger east-side vacant parcel, staff will pursue easement or right-of-way acquisition and may return to council for approval if eminent domain is required. Permanent concrete sidewalks will be installed as developments proceed. All actions are to be carried out efficiently, balancing safety, cost, and ongoing construction impacts.

Information available in City Council Packets - NO DISCUSSION TO OCCUR

9. Check Report - April 2026 (S.Gonzalez/J.Walters)

Requests and Announcements

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

Councilmember Westbrook requested a Workshop meeting on June 16, 2026, to discuss the Board, Committee, and Commission Liaison Assignment Process.

Councilmember Sheridan requested a Workshop meeting on water rights with CVLGC.

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

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 Hal Baldwin Scholarship meeting, the Schertz Young Leaders graduation, Spec's Grand Opening, and the National Police Week Memorial.

Councilmember Guerrero attended the Schertz Young Leaders graduation ceremony, Spec's Grand Opening, and the National Police Week Memorial

Councilmember Westbrook attended the Schertz Young Leaders graduation ceremony and the Schertz Employee Appreciation Picnic.

Councilmember Heyward attended the Jersey Mike's ribbon cutting, the Schertz Young Leaders graduation ceremony, the National Police Week Memorial, and the Staff Appreciation Cookout.

Councilmember Sheridan attended National Police Week Memorial, Jersey Mike's ribbon cutting, tour of the Fire Department, and Schertz Young Leaders graduation ceremony. He gave a shutout to Msgt. Joe Salona, a Purple Heart recipient, on his retirement after 20 years of service in the US Army. He said it was a great honor to serve as the Master of Ceremonies for the event.

Mayor Rodriguez attended the Schertz Young Leaders graduation ceremony, Spec's Grand Opening, National Police Week Memorial, Employee Picnic, and provided a proclamation recognizing the nursing staff at the Silver Tree Nursing Home.

Adjournment

Mayor Rodriguez adjourned the meeting at 8:05 p.m.

Ralph Rodriguez, Mayor

ATTEST:

Sheila Edmondson, TRMC, City Secretary

CITY COUNCIL MEMORANDUM

City Council Meeting: June 2, 2026
Department: City Secretary
Subject: City of Schertz Boards, Committees, and Commissions

- **Appointments**
- **Reappointments**
 - **Library Advisory Board for the term ending June 30, 2028:**
Beverly O Clarke
- **Resignations, Removals, and Expiring Terms**

BACKGROUND

In accordance with City policy and the Council Rules of Procedure, periodic appointments and reappointments to City boards, commissions, and committees are presented for City Council consideration. The following individuals are recommended for appointment and reappointment to the respective boards for the terms indicated below:

Library Advisory Board Reappointments
Term Ending June 30, 2028

- Ms. Beverly O Clarke, Regular Board
-

CITY COUNCIL MEMORANDUM

City Council Meeting: June 2, 2026
Department: Engineering
Subject: Resolution 26-R-070- Authorizing a RCE funding application and Execution of Interlocal Agreements with Universal City and Cibolo for the Railroad Crossings Improvements Planning Study (B.James/K.Woodlee/J.Nowak)

BACKGROUND

As the City of Schertz has grown, traffic has increased along the FM 78 corridor. When trains are present there is little to no access onto and off FM 78. This issue is also present in surrounding cities. City staff have had meetings with staff in both Universal City and Cibolo to submit a joint application for the Crossing Safety / Railroad Crossing Elimination (RCE) grant funding program. The RCE funding grant program is geared toward funding improvement projects that focus on improving traffic mobility and safety. The program provides funding for planning studies; project development; and construction. RCE funded studies and projects require a minimum of a 20% local funding match from the applicant and "overmatching" the funding request increases the application's ranking in the selection process Council approval is needed in order to apply for RCE funding. The funding application deadline is June 8, 2026.

The goal of this joint application is improve overall traffic flow and reduce train-related incidents along the FM 78 rail corridor in all three cities. The Planning Study request will examine all the crossings in the corridor, except for the FM 78/FM 3009 crossing since an improvement project is already underway for this crossing, to examine what improvements would be appropriate and develop preliminary cost estimates. The results of this study could be built upon to apply for additional funding through the program to develop construction projects to implement the recommended improvements. By partnering with Universal City and Cibolo and studying the corridor, complimentary improvements that may work together more efficiently can be identified and the future planned improvements better coordinated.

For this application, one City needs to "take the lead" and be the official applicant. Universal City and Cibolo will be listed in the application as co-applicants, but the project will be managed by the City of Schertz. In order for the City of Schertz to be able to collect the local match portions from Universal City and Cibolo for this study, Interlocal Agreements would also need to be executed. The intersections that will be studied are Pat Booker Rd; FM 1518; 1st Street; Randolph; Schertz Parkway; FM 1103; and Country Lane.

GOAL

The goal of Resolution 26-R-070 is Council Authorization of a RCE funding application; for the City Manager to sign and execute interlocal agreements with Universal City and Cibolo for the funding of the Railroad Crossings Improvements Planning Study.

COMMUNITY BENEFIT

Traffic studies and improvement of railroad crossing along FM 78 will help alleviate traffic and create a more efficient flow of traffic crossing the railroad path. Securing RCE funding will significantly enhance city staff's understanding of traffic movements at these intersections and identify improvements which will increase mobility and safety at these railroad crossings.

SUMMARY OF RECOMMENDED ACTION

Staff recommends Council authorize the City Manager to submit a RCE funding application to study the railroad crossings in the FM 78 rail corridor in Universal City, Schertz, and Cibolo and for the City Manager to sign and execute Interlocal Agreements with Universal City and Cibolo for their respective local matches for the Railroad Crossings Improvements Planning Study.

FISCAL IMPACT

The current estimated cost for the study is approximately \$200,000 for each intersection. It is proposed that the City provide a 25% match (\$50,000 per crossing for a total of \$200,000) to increase the project scoring during the selection process. The total study cost would be approximately \$1,400,000 for 7 intersections across Schertz, Universal City, and Cibolo corridor. With external funding each city would provide a local match of at least 20% of the funding for the intersection studies in their jurisdiction. In order to guarantee a more competitive application submittal, the Cities of Schertz, Universal City, and Cibolo will consider matching between 20-30% of the projected cost. The local match for each city is as follows:

| City | Match Range |
|-----------------------------|----------------------|
| Schertz (4 crossings) | \$200,000 |
| Universal City (1 crossing) | \$40,000 - \$60,000 |
| Cibolo (2 crossings) | \$80,000 - \$120,000 |

Funding for the City of Schertz's local match will come from the Fund Balance of the General Fund.

There is also a cost to create and submit the grant application. The estimated cost for this is \$46,542.80. The cost per crossing for the application would be 1/7 of this amount (\$6,648.97). The Interlocal Agreements with Universal City and Cibolo will also secure funding from the cities for their proportionate share of the application costs. Schertz' estimated portion would be \$26,598.88 to be paid from the Engineering Department's operating budget.

RECOMMENDATION

Approve Resolution 26-R-070.

Attachments

Resolution 26-R-070 with attachments

RESOLUTION 26-R-070

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AUTHORIZING APPLYING FOR A RCE GRANT AND INTERLOCAL AGREEMENTS WITH THE CITY OF UNIVERSAL CITY AND THE CITY OF CIBOLO

WHEREAS, the Cities of Schertz, Universal City, and Cibolo wish to evaluate railroad crossings along the FM 78 corridor in their respective jurisdictions to identify appropriate safety and access improvements to the crossings in a collective effort; and

WHEREAS, grant funding is available via the Crossing Safety/Railroad Crossing Elimination (RCE) grant program; and

WHEREAS, the Cities of Schertz, Universal City, and Cibolo all wish to pursue grant funding to study the railroad crossings along FM 78 in their respective jurisdictions; and

WHEREAS, there is a 20 percent minimum local match required for the grant funding, with extra points added for overmatching; and

WHEREAS, one City must take the lead and be the official applicant and project manager for the RCE grant; and

WHEREAS, earlier meetings between the three city's staff determined that it would be most appropriate for the City of Schertz to be the RCE grant applicant and project manager; and

WHEREAS, the Cities of Universal City and Cibolo are willing to enter into an Interlocal Agreement with the City of Schertz to provide funding for their portions of the local match required for the grant; and

WHEREAS, the City Council of the City of Schertz wishes authorize the City Manager to apply for the RCE grant to study the railroad crossings and execute Interlocal Agreements with the City of Universal City and the City of Cibolo related to the RCE grant;

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 apply for a RCE grant to study the railroad crossings along FM 78 in Schertz, Universal City, and Cibolo as identified in attached Exhibit A and authorizes the City Manager to execute Interlocal Agreements in substantially the same format as attached Exhibit B with the Cities of Universal City and Cibolo for their portion of the RCE grant local match.

Section 2. The City Council hereby commits to an overmatch of 25 percent of requested grant funds.

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 Resolution for all purposes and are adopted as a part of the judgment and findings of the City Council.

Section 4. 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 5. This Resolution 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 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 7. 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 8. 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 _____, 2026.

CITY OF SCHERTZ, TEXAS

Ralph Rodriguez, Mayor

ATTEST:

Sheila Edmondson, City Secretary

EXHIBIT A

RAILROAD CROSSINGS TO BE STUDIED

Universal City:

Pat Booker Road and FM 78

City of Cibolo:

FM 1103 and FM 78

Country Lane and FM 78

City of Schertz:

FM 1518 and FM 78

1st Street and FM 78

Randolph Avenue and FM 78

Schertz Parkway and FM 78

EXHIBIT B
INTERLOCAL AGREEMENT

**INTERLOCAL COOPERATION AGREEMENT BETWEEN THE CITY OF SCHERTZ,
TEXAS AND THE CITY OF [Insert City Name] TEXAS, REGARDING RCE GRANT
LOCAL MATCH FOR RAILROAD CROSSINGS STUDY**

This Interlocal Agreement regarding the shared costs of the local match for the RCE Grant Planning Study for railroad crossings along the FM 78 corridor (the “Agreement”), is entered into between the **City of Schertz (“Schertz”)** a Texas municipal corporation acting by and through its City Council, and the **City of [insert name] (“[insert name]”)** a Texas municipal corporation acting by and through its respective City Council, pursuant to authority granted under the Interlocal Cooperation Act, Chapter 791, Texas Government Code, as the same may be amended from time to time, to be effective as of the date on which the last Party signs this Agreement (the “Effective Date”). Schertz and [insert name] are collectively referred to herein as the “Parties” and are each a “Party”.

WITNESSETH:

WHEREAS, Chapter 791 of the Texas Government Code, as amended, titled Interlocal Cooperation Contracts, authorizes contracts between political subdivisions for the performance of governmental functions and services; and,

WHEREAS, the City of Schertz and the City of [insert name] wish to collectively study railroad crossings along the FM 78 corridor via a RCE grant the (“Project”); and,

WHEREAS, [insert name] has requested Schertz act as the entity making the grant application and managing the Project; and

WHEREAS, the RCE grant has a minimum 20% local match requirement; and,

WHEREAS, [insert name] seeks to provide its proportionate share of the required local match for the Project; and,

NOW THEREFORE, in consideration of the mutual covenants and agreements herein contained, the sufficiency of which are acknowledged, and subject to the terms and conditions hereinafter set forth, the Parties agree as follows:

I. Purpose and Scope

1.1 To ensure adequate traffic flow and to protect the health, safety, and welfare of the citizens of the Parties, the railroad crossings along FM 78 will be analyzed to determine appropriate improvements that could be made to the crossings to improve safety and access.

1.2 The process will include applying for RCE grant funding for the Project, with Schertz applying for the RCE grant and managing the Project to secure approval for cost share from [insert name] for the RCE grant’s local match requirement from [insert name] to Schertz.

1.3 Schertz shall be the applicant for the RCE grant and will act as the project manager for the Project.

II. Term of the Agreement

2.1 The term of this Agreement shall begin upon approval by the governing bodies of the Parties and full execution by the designated officials.

2.2 This Agreement shall terminate when the Project is completed, and the proportionate share of the local match for all documented Project costs reimbursed to Schertz by [insert name], or [insert months] months, whichever is sooner. This Agreement may be extended if additional time is necessary to complete the Project and as agreed upon by the Parties.

2.3 Any Party may terminate this Agreement upon thirty (30) days written notice to the other Parties. Notice must be received no less than 30 days before the release of the formal solicitation for the Project construction. If [insert name] terminates this Agreement all documented Project costs accrued on the date of communication to the other Parties shall be submitted to [insert name] and will be due from [insert name] to Schertz.

III. Responsibilities of Schertz

3.1 Act as the entity responsible for all aspects of project management, including contracting for the Project as well as vendor management and payment through Project completion.

3.2 Act as the recipient of RCE grant funding for costs associated with Project.

3.3 Hold regular Project meetings with [insert name] to inform of Project progress and solicit input from [insert name] on the work product.

3.4 Provide to [insert name] evidence of paid invoices for all documented Project costs.

3.5 Upon request, provide [insert name] additional Project updates via email.

3.6 Accept reimbursement from [insert name].

IV. Responsibilities of [insert name]

5.1 Provide approval of Project application cost and local match cost based on the estimated cost of the application and grant local match for the Project through written communication from [insert name] Administrator. The maximum local match for the Project is estimated to be \$[insert amount]. The maximum application cost will be [insert fraction] of the actual application cost.

5.2 If the approval per 5.1 is not given, provide Schertz notice of termination of the project and reimburse Schertz the local match for all documented Project costs incurred to that date.

5.3 The actual local match cost will be calculated as the local match percentage [insert %] of the actual Project study costs for the [insert location(s)] crossings. Each crossing study local match cost will be one-seventh (1/7) of the total Project cost.

5.4 Upon submission of a request for payment from Schertz for the proportionate share of the application cost, reimburse Schertz within 90 calendar days

5.5 Upon submission of a request for payment from Schertz, reimburse Schertz the local match of the Project costs within 90 calendar days.

V. Binding Effect; Benefiting Parties

6.1 This Agreement shall bind and benefit the respective Parties and their legal successors, but shall not otherwise be assignable, in whole or in part, by any Party without first obtaining the written consent of the other Parties.

6.2 This Agreement inures to the benefit of and obligates only the Parties. No term or provision of this Agreement shall benefit or obligate any person or entity not a Party to the Agreement. The Parties shall cooperate fully in opposing any attempt by any third person or entity to claim any benefit, protection, release, or other consideration under this Agreement.

VI. Governmental Functions; Liability; No Waiver of Immunity or Defenses

7.1 Notwithstanding any provision to the contrary herein, this Agreement is a contract for and with respect to the performance of governmental functions by governmental entities.

7.1.1 The services provided for herein are governmental functions, and the Cities shall be engaged in the conduct of a governmental function while providing and/or performing any service pursuant to this Agreement.

7.1.2 The relationship of the Cities shall, with respect to that part of any service or function undertaken as a result of or pursuant to this Agreement, be that of independent contractors.

7.1.3 Nothing contained herein shall be deemed or construed by the Parties, or by any third party, as creating the relationship of principal and agent, partners, joint ventures, or any other similar such relationship between the Parties.

7.2 Each Party reserves and does not waive any defense available to it at law or in equity as to any claim or cause of action whatsoever that may arise or result from or in connection with this Agreement. This Agreement shall not be interpreted nor construed to give to any third party the right to any claim or cause of action, and no Party shall be held legally liable for any claim or cause of action arising pursuant to or in connection with this Agreement except as specifically provided herein or by law.

In the event that any legal proceeding is brought to enforce this Agreement or any provision hereof, the same shall be brought in the State Courts of [insert county] County, Texas. The Parties agree to submit to the jurisdiction of said court.

[Signatures and acknowledgements on the following pages]

**SIGNATURE PAGE TO
INTERLOCAL COOPERATION AGREEMENT BETWEEN THE CITIES OF
SCHERTZ AND [insert name], TEXAS REGARDING THE STUDY OF FM 78
RAILROAD CROSSINGS**

The Parties hereto have executed this Agreement as of the dates set forth below to be effective as of the Effective Date.

CITY OF SCHERTZ, TEXAS

By: _____
Steve Williams,
City Manager

THE STATE OF TEXAS §
 §
COUNTY OF GUADALUPE §

This instrument was acknowledged before me on the ____ day of _____, 2026, by Steve Williams, the City Manager of the City of Schertz, Texas, a Texas municipal corporation, on behalf of said City.

[Seal]

Notary Public in and for the State of Texas

**SIGNATURE PAGE TO
INTERLOCAL COOPERATION AGREEMENT BETWEEN THE CITIES OF
SCHERTZ AND [insert name], TEXAS REGARDING THE STUDY OF FM 78
RAILROAD CROSSINGS**

CITY OF [INSERT NAME]

By: _____
[insert name],
City Administrator

THE STATE OF TEXAS §
 §
COUNTY OF [INSERT COUNTY] §

This instrument was acknowledged before me on the ____ day of _____, 2026, by [insert name], City Administrator of [insert name], a political subdivision of the State of Texas, on behalf of said entity.

[Seal]

Notary Public in and for the State of Texas

CITY COUNCIL MEMORANDUM

City Council Meeting: June 2, 2026
Department: Engineering
Subject: Resolution 26-R-069 - Authorizing a Roadway Capital Recovery Offset and Reimbursement Agreement for Schertz Station Development (B.James/K.Woodlee/J.Nowak)

BACKGROUND

Previously a Roadway Capital Recovery Agreement was approved for the Schertz Station development. The agreement provided for a Roadway Impact Fee credit for the extension of Ripps Kreusler through the development. Ripps Kreusler is a collector roadway identified in the City’s Master Thoroughfare Plan (MTP).

While the Ripps Kreusler extension provided for a significant credit for the Development’s Roadway Impact Fees, the developer was still required to pay a portion of the fees (\$40,000).

When the Capital Recovery Agreement was done during the development process, one item of public infrastructure was inadvertently overlooked. The item overlooked was the multi-use path along Cibolo Valley Drive. Cibolo Valley Drive is identified as a secondary arterial by the MTP. The pathway is part of the roadway section in the MTP, so construction of the pathway would also be eligible for a Roadway Impact Fee credit.

The developer is constructing the pathway along the development’s Cibolo Valley Drive frontage. Determining the exact amount of the Roadway Impact Fee credit is challenging because the MTP does not provide guidance on how to perform such a calculation, unlike providing for calculations for adding lanes to a roadway or building a roadway extension. Staff negotiated with the developer an equitable credit amount for the multi-use pathway construction. The credit amount to be reimbursed will be half of the cost of the multi-use pathway, up to a maximum amount of \$100,000. To reimburse the developer for constructing the multi-use path, a new, revised Roadway Capital Recovery Agreement needs to be executed.

Staff prepared a new agreement modeled after the previously approved agreement. All the “front end” language of the agreement remains the same. Changes were made to the exhibits to the agreement to add in the multi-use pathway construction and identify the amount to be reimbursed to the developer for the pathway construction.

GOAL

The goal of Resolution 26-R-069 is Council Authorizing the City Manager to sign and execute a revised Capital Recovery Agreement with the Schertz Station development to give them credit in the form of a partial reimbursement for construction of the multi-use path along their Cibolo Valley Drive frontage.

COMMUNITY BENEFIT

The construction of the multi-use path along the east side of Cibolo Valley Drive provides for pedestrian and bicycle traffic from the development's southernmost point to Ripps Kreuzler. This provides a safe pathway for area residents to walk and bike, separate from vehicular traffic.

SUMMARY OF RECOMMENDED ACTION

Staff recommends Council authorize a revised Capital Recovery Agreement with the Schertz Station development to include roadway impact fee credit for construction of the multi-use path along Cibolo Valley Drive.

FISCAL IMPACT

The maximum cost of the Roadway Impact Fee credit for the multi-use pathway is \$100,000. The actual cost will be half of the construction costs (estimated to be between \$80,000 and \$100,000) of the multi-use pathway. Funding is available from the Roadway Impact Fee Account for Service Area 1.

RECOMMENDATION

Approve Resolution 26-R-069.

Attachments

Resolution 26-R-069 with attachments

RESOLUTION 26-R-069

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AUTHORIZING A CAPITAL RECOVERY OFFSET AND REIMBURSEMENT AGREEMENT FOR THE SCHERTZ STATION DEVELOPMENT

WHEREAS, the City Council of the City of Schertz approved Resolution 24-R-10 on February 20, 2024 approving a Capital Recovery Offset Agreement for the Schertz Station development, and

WHEREAS, in accordance with Ordinance 78-178 Roadway Capital Recovery Fees, the City shall offset the reasonable value of transportation system facilities through an offset agreement; and

WHEREAS, the earlier approved offset agreement for the Schertz Station development inadvertently did not include construction of a multi-use path along the development's Cibolo Valley Drive frontage; and

WHEREAS, the City Council of the City of Schertz wishes to enter into a new Capital Recovery Offset and Reimbursement Agreement for the Schertz Station development that includes construction of the multi-use path along the Cibolo Valley Drive frontage;

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 Capital Recovery Offset Agreement in substantially the same format as attached Exhibit A.

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 _____, 2026.

CITY OF SCHERTZ, TEXAS

Ralph Rodriguez, Mayor

ATTEST:

Sheila Edmondson, City Secretary

EXHIBIT A

**SCHERTZ STATION CAPITAL RECOVERY OFFSET AND REIMBURSEMENT
AGREEMENT**

THE STATE OF TEXAS §
 §
GUADALUPE COUNTY §

**ROADWAY CAPITAL RECOVERY OFFSET AND REIMBURSEMENT
AGREEMENT**

This Roadway Capital Recovery Offset and Reimbursement Agreement (this “AGREEMENT”) is made by and between the City of Schertz (hereinafter “CITY”), a Texas Home Rule municipality and CV SCHERTZ TX BTR, LP (hereinafter “DEVELOPER”), a Texas limited partnership created under the laws of Texas, collectively, the “PARTIES”.

RECITALS

WHEREAS, pursuant to City of Schertz Code of Municipal Ordinances Chapter 78, Article VII, the City of Schertz has adopted Roadway Capital Recovery Fees (sometimes hereinafter referred to as “capital recovery fee”); and,

WHEREAS, pursuant to City of Schertz Code of Municipal Ordinances Section 78-178, where, in order to serve new development, a developer is required to construct, contribute to, or dedicate, capital improvement or facility expansion identified in the capital improvements plan, the CITY and DEVELOPER may enter into this AGREEMENT whereby the developer is: (1) credited for the reasonable and necessary costs of the capital improvement or facility expansion against the impact fees otherwise due from the new development; or (2) reimbursed for all or a portion of the reasonable and necessary costs of the capital improvement or facility expansion from impact fees as received from other new developments that use the capital improvement or facility expansion; and,

WHEREAS, CITY and DEVELOPER desire to enter into this AGREEMENT in order to memorialize Roadway Capital Recovery Fee Credits (sometimes hereinafter referred to as the “Credits”) achieved by DEVELOPER for reasonable and necessary costs of the capital improvement or facility expansion it incurred.

NOW THEREFORE, in consideration of the foregoing recitals and the mutual covenants and agreements contained herein, and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the PARTIES hereto, intending to be legally bound, hereby agree as follows:

**Article I.
PROJECT DESCRIPTION**

A. **Project.** The Project is the approximately 71-acre Schertz Station mixed use development located at the intersection of IH-35 and Cibolo Valley Drive in the

City of Schertz municipal boundaries. The Project will include a mixture of residential and commercial uses. The Schertz Station Subdivision Preliminary Plat (“Preliminary Plat”) was approved by the City’s Planning and Zoning Commission on October 25, 2023, and is attached hereto as **Exhibit A**.

- B. **Roadway Improvements.** The Schertz Station Subdivision – Multifamily Plat (“Final Plat”) is a proposed final plat included within the Preliminary Plat boundaries. This Final Plat includes roadway improvements and dedications to be made by DEVELOPER, as further outlined in **Exhibit B**.

**Article II.
ROADWAY CAPITAL RECOVERY FEES**

- A. **Roadway Capital Recovery Fees.** The Roadway Capital Recovery Fees for the project are currently assessed as \$1,000 per service unit for residential uses and \$175 for nonresidential use per service unit.

**Article III.
CAPITAL IMPROVEMENT PLAN IMPROVEMENTS MADE BY
DEVELOPER**

- A. **Rough Proportionality.** The PARTIES acknowledge that as provided in Texas Local Government Code Section 212.904, the CITY may require DEVELOPER to contribute a portion of the costs of municipal infrastructure improvements by the making of dedications, the payment of fees, or the payment of construction costs (collectively the “**Infrastructure Costs**”), provided DEVELOPER’S portion of the Infrastructure Costs do not exceed the amount required for infrastructure improvements that are roughly proportionate to the impact of the Project.

**Article IV.
ROADWAY CAPITAL RECOVERY FEE OFFSET CREDIT**

- A. **Roadway Capital Recovery Fee Offset Credit Calculation.** As shown on **Exhibit C**, to this AGREEMENT, the PARTIES agree to the following:
- i. The total number of service unit equivalents of capacity supplied by the system facility contributed by the DEVELOPER for the Final Plat is estimated to be 625.57 vehicle miles.
 - ii. The Roadway Capital Recovery Fee Offset Credit that DEVELOPER is eligible to receive is 625.57 service units towards the Credit.
 - iii. The Roadway Capital Recovery Fee Offset Credits that the DEVELOPER shall receive may be used to offset the roadway impact fees due from within

the Project. The City shall accept Credits at time of issuance of building permit.

- iv. DEVELOPER shall receive the Roadway Capital Recovery Fee Offset Credit upon execution of this AGREEMENT. Provided, however, DEVELOPER shall complete the public improvements shown on **Exhibit B**, and the City shall accept the same for public maintenance in accordance with the terms of applicable provisions of the City's Code of Ordinances prior to issuance of a certificate of occupancy associated with the Final Plat.

Article V.
REIMBURSEMENT OF EXCESS OFFSETS

- A. DEVELOPER may apply for reimbursement of excess offsets following either completion of all development subject to the plat with which the excess offsets are associated or after ten (10) years following execution of this AGREEMENT.
 - i. The DEVELOPER must apply for reimbursement within six months following either:
 - a. Completion of the Project development subject to the plat with which the excess offsets are associated; or
 - b. Ten years after the date of execution of this AGREEMENT.
 - ii. The excess reimbursement shall be enforced in accordance with the following terms:
 - a. The excess offset amount to be reimbursed shall be equal to the number of excess offsets (expressed as a number of service units) multiplied by a fraction equal to the capital recovery fee per service unit to be collected, as set forth herein in effect on the date of execution of this AGREEMENT, divided by the maximum assessable capital recovery fee per service unit, as set forth in the capital recovery plan, established in accordance with the City of Schertz Code of Municipal Ordinances Chapter 78, Article VII, in effect on the date of execution of this AGREEMENT;
 - b. The amount to be reimbursed for excess offsets may be further equitably reduced, if fewer than 50 percent of the number of service units in the plat with which the system facility giving rise to the excess offset have been developed on the date of application for excess offsets;

- c. Repayment of excess offsets shall be made within five years from the date of execution of a reimbursement agreement between the PARTIES hereto pertaining to the applicable excess offsets from roadway capital recovery fees collected within the same roadway service area in which the property in question is located, subject to the availability of such funds;
 - d. Termination or reduction of the CITY's authority under state law to impose capital recovery fees for roadway facilities shall terminate or correspondingly reduce any obligation of the CITY to make payments under this AGREEMENT or any reimbursement agreement; and
 - e. In converting the excess offsets from service unit equivalents to a dollar value, the number of service unit equivalents shall be multiplied by the value of a service unit expressed in dollars using the rates in effect at the time this AGREEMENT was executed.
- B. Execution of an excess offset reimbursement agreement with respect to a plat as provided for in above pursuant to City of Schertz Code of Municipal Ordinances Section 78-178 shall automatically terminate any excess offsets associated with that plat pursuant to this AGREEMENT. Any new development within the area subject to such plat shall pay roadway capital recovery fees then in effect under said Municipal Ordinance.

Article VI. MISCELLANEOUS

The following miscellaneous provisions are made part of this AGREEMENT:

1. **Additional Instruments.** CITY and DEVELOPER agree and covenant to cooperate, negotiate in good faith, and to execute such other and further instruments and documents as may be reasonably required to fulfill the public purposes provided for and included within this AGREEMENT.
2. **Amendments.** This AGREEMENT constitutes the entire understanding and agreement of the PARTIES as to the matters set forth in this AGREEMENT. No alteration of or amendment to this AGREEMENT shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.
3. **Applicable Law and Venue.** This AGREEMENT shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the PARTIES created hereunder are performable in Guadalupe County, Texas. Venue for any action arising under this AGREEMENT shall lie in the state district courts of Guadalupe County, Texas.

4. **Assignment.** The DEVELOPER may assign this AGREEMENT with the CITY's consent (such consent not to be unreasonably conditioned, withheld or delayed, but in no event shall the offsets provided for in the AGREEMENT be transferred to any development not subject to the Preliminary Plat associated with such offsets).

5. **Binding Obligation.** This AGREEMENT shall become a binding obligation on the signatories upon execution by all signatories hereto. The CITY warrants and represents that the individual executing this AGREEMENT on behalf of the CITY has full authority to execute this AGREEMENT and bind the CITY to the same. DEVELOPER warrants and represents that the individual executing this AGREEMENT on its behalf has full authority to execute this AGREEMENT and bind it to the same.

6. **Counterparts.** This AGREEMENT may be executed in one or more counterparts, each of which shall be deemed an original and all of which shall constitute one and the same document.

7. **Construction.** The PARTIES acknowledge that the PARTIES and their counsel have reviewed and revised the AGREEMENT and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of the AGREEMENT.

8. **Enforcement.** The City Attorney or his or her designee may enforce all legal rights and obligations under this AGREEMENT without further authorization. DEVELOPER shall provide to the City Attorney all documents and records that the City Attorney requests to assist in determining DEVELOPER'S compliance with this AGREEMENT.

9. **Entire Agreement.** This AGREEMENT constitutes the entire agreement between the PARTIES with respect to the subject matter covered in this AGREEMENT. There is no other collateral oral or written agreement between the PARTIES that, in any manner, relates to the subject matter of this AGREEMENT, except as provided for in any Exhibits attached hereto or duly approved amendments to this AGREEMENT, as approved by the City Council of the City of Schertz, Texas.

10. **Execution of Agreement.**

- a. City Council has authorized the City Manager to execute this AGREEMENT on behalf of the CITY, as evidenced by Resolution _____, dated _____, 2026.
- b. Sara Hanback is authorized to execute this AGREEMENT on DEVELOPER'S behalf.

11. **Exhibits and Attachments.** All Exhibits and Attachments referenced in this AGREEMENT are attached hereto and incorporated herein for all purposes.

12. **Force Majeure.** It is expressly understood and agreed by the PARTIES to this AGREEMENT that if the performance of any obligations hereunder is delayed by reason of war, civil commotion, acts of God, inclement weather, fire or other casualty, or court injunction, inability to obtain labor or materials or reasonable substitutes therefore, governmental restrictions, governmental regulations, governmental controls, governmental action, delay in issuance of permits or approvals (including, without limitation, fire marshal approvals), enemy or hostile governmental action, civil commotion, fire or other casualty, and other causes beyond the reasonable control of the obligated party and delays caused by the other party, the party so obligated or permitted shall be excused from doing or performing the same during such period of delay, so that the time period applicable to such obligation or requirement shall be extended for a period of time equal to the period such party was delayed.

13. **Gender.** The gender of the wording throughout this AGREEMENT shall always be interpreted to mean either sex, and where the context requires, the plural of any word shall include the singular.

14. **Governmental Records.** All invoices, records and other documents required for submission to the CITY pursuant to the terms of this AGREEMENT are Governmental Records for the purposes of Texas Penal Code Section 37.10.

15. **Immunities and defenses.**

- a. By entering into this AGREEMENT, the PARTIES do not waive, and shall not be deemed to have waived, any rights, immunities, or defenses either may have, including the defense of the PARTIES, and nothing contained herein shall ever be construed as a waiver of sovereign, statutory or official immunity by the CITY with such rights being expressly reserved to the fullest extent authorized by law and to the same extent which existed prior to the execution hereof.
- b. No employee of CITY, or any councilmember or agent of CITY, shall be personally responsible for any liability arising under or growing out of this AGREEMENT.

16. **Mutual Assistance.** CITY and DEVELOPER will do all things reasonably necessary or appropriate to carry out the terms and provisions of this AGREEMENT and to aid and assist each other in carrying out such terms and provisions.

17. **Notices.** Any notice, statement and/or communication required and/or permitted to be delivered hereunder shall be in writing and shall be mailed by first-class mail, postage prepaid, or delivered by hand, by messenger, by facsimile, or by reputable

overnight carrier, and shall be deemed delivered when received at the addresses of the PARTIES set forth below, or at such other address furnished in writing to the other PARTIES thereto:

If to Developer:

CV SCHERTZ TX BTR, LP
c/o Embrey
7600 Broadway, Suite 300
San Antonio, Texas 78209
Attention: Jeremy Williams

With a copy to:

Killen, Griffin & Farrimond, PLLC
10101 Reunion Place, Suite 250
San Antonio, Texas 78216
Attention: Ashley Farrimond

If to the City:

City of Schertz
1400 Schertz Parkway
Schertz, Texas 78154
Attention: City Manager

With copy to:

Denton Navarro Rodriguez Bernal Santee & Zech, P.C.
2517 N. Main Avenue
San Antonio, Texas 78212
Attention: T. Daniel Santee

18. **Ordinance Applicability.** The signatories hereto shall be subject to all ordinances of CITY, whether now existing or in the future arising provided however no ordinance shall reduce or diminish the contractual obligations contained herein. This AGREEMENT shall confer no vested rights on the Project unless specifically enumerated herein.

19. **Severability.** In the event any provision of this AGREEMENT is illegal, invalid, or unenforceable under the present or future laws, then, and in that event, it is the intention of the PARTIES hereto that the remainder of this AGREEMENT shall not be affected thereby, and it is also the intention of the PARTIES to this AGREEMENT that in lieu of each clause or provision that is found to be illegal, invalid, or unenforceable a provision be added to this AGREEMENT which is legal,

valid and enforceability and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.

20. Survival of Covenants. Any of the representations, warranties, covenants, and obligations of the PARTIES, as well as any rights and benefits of the PARTIES, pertaining to a period of time following the termination of this AGREEMENT shall survive termination.

EXECUTED in duplicate originals to be effective as of the date of the last signature below (the “**Effective Date**”).

Signature Pages to Follow

This Roadway Capital Recovery Offset Agreement has been executed by the PARTIES as of the dates of the Acknowledgments to be effective as of the Effective Date.

DEVELOPER:

CV SCHERTZ TX BTR, LP,
a Texas limited partnership

By: CV Schertz BTR GP, LLC,
a Texas limited liability company,
its General Partner

By: _____
Name: Sara Hanback
Title: Vice President of Finance

THE STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me on the ____ day of _____, 2026 by Sara Hanback, Vice President of Finance, CV Schertz BTR GP, LLC, General Partner, CV SCHERTZ TX BTR, LP.

(SEAL)

Notary Public in and for
The State of Texas

My Commission Expires:_____

City:

CITY OF SCHERTZ,
a Texas municipal corporation

By: _____

Name: Steve Williams, City Manager

Date: _____

THE STATE OF TEXAS §
 §
COUNTY OF GUADALUPE §

This instrument was acknowledged before me on the ____ day of _____, 2026 by Steve Williams, City Manager of the City of Schertz, Texas, a Texas municipal corporation, on behalf of said City.

(SEAL)

Notary Public in and for
The State of Texas

My Commission Expires: _____

Roadway Improvements:

- Extension of Ripps Kreusler Road
- 8' wide sidewalk along Ripps Kreusler Road
- Intersection Plans at Cibolo Valley Drive and Ripps Kreusler Road (Traffic Signalization)
- Intersection Plans for Ripps Kreusler Road and other driveway(s)
- IH-35 Deceleration Lane
- Multi-Use Path along Cibolo Valley Drive, from southern development boundary to Ripps-Kreusler

EXHIBIT “C”

Roadway Capital Recovery Fees Calculation

Service Area 1

Impact fee CIP projects being constructed: 29 E/W Collector 5 [Ripps-Kreusler] is a UC – Undivided Collector and the Multi-Use Path for 27 N/S Connector (1) [Cibolo Valley Drive]

Hourly Vehicle-Mile Capacity per Lane Mile of Roadway Facility for an Undivided Collector is 500

Length being constructed: 2,202 feet full width – 3 lanes (center left turn lane receives credit as a lane. Includes ROW dedication).

Multi-Use Path length: 1,440 feet

Credit Calculations

2,202' x 3 lanes = 6,606 lane feet

500 VM per LM = 0.0947 VM per Lane Foot

6,606 lane feet x 0.0947 = 625.57 vehicles miles of credit

2.09 vehicle miles per development unit for apartments

625.57/2.09 = 299.30 units of credit

Reimbursement of Excess Construction Credit

Multi-Use Pathway: ½ the actual construction costs of the path.

*For informational purposes only – estimated path construction cost is \$160,000, thus the City would reimburse the developer \$80,000 once the path construction is complete and accepted by the City.

CITY COUNCIL MEMORANDUM

City Council Meeting: June 2, 2026
Department: Purchasing
Subject: Resolution 26-R-074 - Authorizing an amendment to the billboard lease agreement with Clear Channel Outdoor, LLC (S.Williams/B.James)

BACKGROUND

Council approved the purchase of 2.37 acres at 12235 Aztec Way on March 3, 2026 via resolution 26-R-040. This property is at the southeast corner of FM 78 and Aztec Way. The Cibolo Creek runs through this property. A small portion of the property along Aztec Way is not in the City limits. Purchasing it allowed the city to better maintain the property for drainage purposes. It also will allow the City to ensure the property is kept free of debris and refuse. The property is adjacent to Palm Park.

There is currently a billboard lease on this property. The lease started in August 2021 and is for 10 years, at a rate currently of \$2,400.00 per year. Unless all parties were willing to dissolve the agreement, the lease terms need to be accepted along with the sale of the property. The proposed amendment to the lease agreement outlines that rent payments will increase to \$3,500 per year in 2031 (or 20% of net advertising revenue - whichever is greater), and has a 10% increase every 5 years. Additionally, the end of the term of the Lease will be extended to thirty (30) years from the effective date of this amendment (2056). Once this amendment is authorized by Council, the sale of the property can be finalized.

GOAL

Provide for a safe and livable community.

COMMUNITY BENEFIT

Improve property conditions and the overall appearance of the City. Promote environmental stewardship and health. Develop water, wastewater and drainage infrastructure.

SUMMARY OF RECOMMENDED ACTION

Approval of Resolution 26-R-074 authorizing the amendment to the billboard lease agreement.

FISCAL IMPACT

This is a revenue source for the City. Rent payments are currently \$2,400 per year, which will increase to \$3,500 per year in 2031. It has a 10% increase every 5 years.

RECOMMENDATION

Approval of Resolution 26-R-074

Resolution 26-R-074 with attachment
Assignment of Lease Agreement
Original Lease Agreement with Clear Channel

RESOLUTION 26-R-074

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AUTHORIZING THE CITY MANAGER TO EXECUTE AN AMENDMENT TO THE BILLBOARD LEASE AGREEMENT ON PROPERTY AT 12235 AZTEC WAY AND RELATED MATTERS IN CONNECTION THEREWITH.

WHEREAS, The City of Schertz desires to improve property conditions and the overall appearance of the City, promote environmental stewardship and health, develop water, wastewater and drainage infrastructure; and

WHEREAS, the acquisition of 2.37 acres at 12235 Aztec Way will serve to create a safe and livable community; and

WHEREAS, the acquisition is consistent with the City's goal of making infrastructure investments; and

WHEREAS, Council authorized the acquisition on March 3, 2026 via resolution 26-R-040 and

WHEREAS, there is currently a billboard lease agreement on the property that must terminate or convey with the sale of the property; and

WHEREAS, the City of Schertz wishes to accept the terms of the lease agreement as amended in Exhibit A attached hereto

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

Section 1. The City Council hereby authorizes the City Manager to execute the amendment to the billboard lease agreement in substantially the form as set forth in Exhibit A.

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 _____, 2026.

CITY OF SCHERTZ, TEXAS

Ralph Rodriguez, Mayor

ATTEST:

Sheila Edmondson, City Secretary

Exhibit A
Amendment to Billboard Lease Agreement

**AMENDMENT TO LEASE
(Lease # 7484)**

THIS LEASE AMENDMENT (this "Amendment"), dated to be effective this ___ day of _____ 20__ (the "Effective Date"), is made and entered into by and between CLEAR CHANNEL OUTDOOR, LLC, a Delaware limited liability company ("Tenant"), and CITY OF SCHERTZ ("Landlord").

RECITALS

- A. Landlord and Tenant (collectively, the "Parties" and each, individually, a "Party") have entered into the following agreement: CLEAR CHANNEL OUTDOOR, LLC LEASE AGREEMENT dated August 5, 2021 (as it may have been amended, the "Lease").
- B. Pursuant to the Lease, Tenant is leasing from Landlord certain real property described therein for the purpose of maintaining and operating outdoor advertising structures.
- C. The Parties desire to amend and modify certain terms of the Lease as provided herein.

AGREEMENTS

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

- 1. Except as otherwise defined herein, capitalized terms used in this Amendment shall have the meanings assigned to such terms in the Lease.
- 2. Tenant shall pay base rent ("Base Rent") of three thousand five hundred dollars (\$3,500.00) annually, payable in twelve (12) equal monthly installments on or before the first day of each month (prorated for any partial months). Base Rent will increase ten percent (10%) every 5 years of the term. In addition, within thirty (30) days following the one (1) year period after the Rent Commencement Date and each anniversary thereof during the Term, Tenant shall pay to Landlord the amount, if any, by which twenty percent (20%) of the annual net advertising revenue (defined as gross advertising revenue less any agency commission) indefeasibly received and recognized by Tenant for the Structures in respect of such one-year period exceeds the Base Rent paid to Landlord during such year ("Percentage Rent"). Such Percentage Rent payment shall be accompanied by a reasonably detailed statement of how such Percentage Rent was calculated. Landlord shall maintain such information as confidential and solely for revenue verification purposes. If, after Landlord's inspection, Landlord believes that additional amount(s) are due, Landlord shall Landlord shall notify Tenant in writing within fifteen (15) business days of receipt of such statement, and Tenant shall deliver any such additional undisputed payment within fifteen (15) business days' following such written notice.
- 3. The end of the effective term of the Lease is hereby extended to thirty (30) years from the effective date of this amendment.
- 3. Except as amended or modified hereby, all other terms of the Lease shall remain unaltered and in full force and effect.
- 4. This Amendment may be executed in one or more counterparts, each of which shall be deemed an original but all of which when taken together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the Parties have executed this Amendment as of the Effective Date.

TENANT:

CLEAR CHANNEL OUTDOOR, LLC, a Delaware limited liability company

By: _____
Name: Ruben Batista
Title: President/GM San Antonio Division

LANDLORD:

CITY OF SCHERTZ

By: _____
Name:
Title:

Assignment of Lease Agreement and Consent to Assignment

This Assignment of Lease Agreement (“Assignment”) is effective on April 24, 2026, between:

Assignor: Tommie C. Mangham, a sole proprietor, having a principal office at 3390 Alternate 90, Seguin, Texas 78155 (“Assignor”); and

Assignee: The City of Schertz, Texas, a Texas home-rule municipality, and having a principal office at 1400 Schertz Parkway, Schertz, Texas 78154 (“Assignee” or “New Landlord”).

WHEREAS, Assignor has been the landlord under a certain lease agreement dated August 5, 2021 (“Lease”) with Clear Channel Outdoor, LLC, a Delaware limited liability company, as tenant (“Tenant”) for the property known as 12235 Trainer Hale Road in the County of Bexar, State of Texas (“Property”);

WHEREAS, Assignor desires to assign the Lease to Assignee, and Assignee desires to accept the Assignment and assume Assignor’s obligations under the Lease as landlord; and

WHEREAS, the Tenant consents to this Assignment under the terms herein;

NOW, THEREFORE, the parties agree as follows:

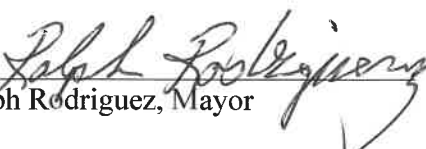
1. **Assignment**. Assignor assigns to Assignee all rights, title and interest in the Lease, subject to the terms of the Lease, effective on the date first above written (“Effective Date”).
2. **Assumption**. Assignee accepts the assignment and assumes all obligations under the Lease, as of the Effective Date (“New Landlord”).
3. **Tenant Consent**. Tenant under the Lease consents to this Assignment and agrees to commence rent payments to Assignee as New Landlord, at the address provided above, as of the date of this Assignment.
4. **Entire Agreement**. This Assignment constitutes the entire understanding between the parties related to this Lease and supersedes any prior agreements regarding the assignment hereof.

IN WITNESS WHEREOF, the parties have had their duly authorized representatives execute this Assignment, which may be executed in counterparts, as of the date first written above.

Assignor:

Assignee: CITY OF SCHERTZ, TEXAS

By:  03/31/26
Tommie C. Mangham, Sole Proprietor

By: 
Ralph Rodriguez, Mayor

Consenting Party/Tenant:
Clear Channel Outdoor, LLC

By: _____
Luis de la Torre, President and General Manager

CLEAR CHANNEL OUTDOOR, LLC LEASE AGREEMENT

1. This Lease Agreement ("Lease") is effective August 5, 2021 (the "Effective Date") and entered into between Tommie C. Mangham, a(n) Sole proprietor Texas Corporation, (Landlord) and CLEAR CHANNEL OUTDOOR, LLC, a Delaware limited liability company ("Tenant) Landlord hereby leases to Tenant the real estate commonly known as 12235 Trainer Hale Rd in the County of Bexar in the State of Texas ("Property") whose permanent property tax number and legal description are attached as Exhibit A. The Property is leased for the purpose of erecting, maintaining operating (whether physically on-premise or via remotely changeable off premise technology), improving, supplementing, posting, painting, illuminating, repairing, repositioning and/or removing outdoor advertising structures (whether traditional static. digital or other technology displays), including, without limitation, wireless communications equipment fixture connections electrical supply and connections panels. signs, copy and any equipment and accessories as Tenant may place thereon (collectively, the Structures) Tenant may elect in its sole discretion at any time and from time to time during the term of this Lease, to convert and operate any advertising face on the Structures as digital, static. or any combination thereof. This Lease includes reasonably necessary rights of access for ingress egress utility maintenance and visibility Tenant may lease or license the use of the Structures, or any portion thereof, for any lawful purpose.

2

This Lease shall be in effect commencing on the Effective Date for a term ("Term") that is Ten (10) years following the Rent Commencement Date , defined as either (i) the first day of the month after the date construction is completed and all requisite governmental and private permits and approvals are obtained for Tenant's operation of the Structures, or (ii) if this Lease is a renewal of an existing lease the Rent Commencement Date shall also be the Effective Date If a governmental or quasi governmental entity acquires the property, then this Lease shall automatically be extended to the date which is 30 years from the closing date of said acquisition.

3

Beginning on the Effective Date, Tenant shall pay Landlord rent in the amount of One Hundred Dollars (\$100.00) for the period of time prior to the Rent Commencement Date, if any. Beginning on the Rent Commencement Date Tenant shall pay Landlord rent in the applicable amount and pursuant to the terms set forth on Exhibit B attached hereto

4. This Lease shall continue in full force and effect for its initial term and thereafter for successive like terms unless not less than ninety (90) days (and no more than one hundred twenty (120) days) before the end of any such initial or subsequent successive like term Landlord or Tenant gives notice of termination During any term of this Lease and for a period of ninety (90) days following the expiration or earlier termination of this Lease, Landlord hereby grants to Tenant a right of first refusal, acceptance of which is exercisable at Tenant's sole discretion, to match the material terms of any offer acceptable to Landlord for the use or purchase of all or any portion of the Property (the "Offer) which includes without limitation, similar time periods for performance and investigation as are set forth in the Offer. A copy of all relevant document(s) comprising the Offer shall be delivered to Tenant (the Offer Documents). Tenant shall then have twenty (20) days from its receipt of the Offer Documents in which to match the material terms of the Offer by giving notice of acceptance to Landlord. If Tenant rejects the Offer and the Property transfers pursuant to the terms of the Offer, Landlord shall promptly notify Tenant of such transfer and provide Tenant with any relevant contact information of such new owner of the Property Landlord shall defend and indemnify Tenant from any claims, demands, attorneys' fees, costs and expenses made against or incurred by Tenant as a result of the breach of this provision If ownership of the Property changes Landlord shall promptly deliver written notice to Tenant of such change, including an IRS Form W-9 for the new owner and evidence of the ownership transfer (collectively Ownership Transfer Documents") Landlord acknowledges that Tenant will be unable to deliver rents to the new owner until

Tenant's receipt of the Ownership Transfer Documents Any delay in rent payments as a result of Landlord not delivering the Ownership Transfer Documents shall not be a default under this Lease nor be subject to any late penalty or interest. Prior to transferring ownership of the Property, Landlord shall furnish the new owner with a true and correct copy of this Lease.

5

Tenant has the sole right to make any necessary applications with, and obtain permits from, governmental entities for the construction, use, maintenance, and removal of the Structures, and Landlord shall reasonably cooperate at no cost to Landlord and hereby grants Tenant a limited power of attorney solely for this purpose. All such permits shall remain the property of Tenant. Tenant may elect, but shall have no obligation, to pursue any zoning matter or to continue to maintain any permit. Tenant is the owner of the Structures under this Lease and has the right to remove the Structures at any time or within one hundred twenty (120) days following the termination or expiration of this Lease. Landlord shall provide all reasonably necessary access to Tenant for such removal. If for any reason not caused by Tenant the Structures are removed, materially damaged or destroyed, all rent payments shall cease until the Structures are rebuilt, provided Tenant is reasonably pursuing. If the Structures are removed for any reason, only the above ground portions of the Structures need be removed and the area immediately surrounding the foundation shall be restored, reasonable wear and tear excepted.

CCO LLC/April 2019

6. Landlord and Landlord's tenants, agents, employees or other persons acting on Landlord's behalf, shall not place or maintain any object on the Property or any neighboring property owned or controlled by Landlord which, in Tenant's sole and reasonable opinion, would obstruct access to the Property or all or any portion of the view of the advertising copy on the Structures. If Landlord fails to remove the obstruction within five (5) days after notice from Tenant, Tenant may in its sole discretion: (a) remove the obstruction at Landlord's expense; (b) cancel this Lease and receive all pre-paid rent for any unexpired term of this Lease and the actual costs incurred by Tenant for the purchase and installation of the digital face(s) on the Structures prorated over a seven (7) year period, if applicable; or (c) reduce the rent to One Hundred Dollars (\$100.00) per year while the obstruction continues. Tenant may trim any trees and vegetation currently on the Property and on any neighboring property owned or controlled by the Landlord as often as Tenant in its sole and reasonable discretion deems appropriate to prevent obstructions. Without limiting the foregoing, Landlord shall not permit any neighboring property owned or controlled by Landlord to be used for off premise advertising.

7.

If in Tenant's sole and reasonable opinion for any reason not caused by Tenant: (a) the view of the Structures advertising copy becomes entirely or partially obstructed; (b) electrical service or illumination is unavailable or restricted; (c) the Property cannot safely be used for the erection or maintenance of the Structures for any reason; (d) the Property becomes unsightly; (e) there is a diversion, reduction or change in directional flow of traffic from the street or streets currently adjacent to or leading to or past the Property; (f) the Structures' value for advertising purposes is diminished; (g) Tenant is unable to obtain or maintain any necessary permit for the erection, use and/or maintenance of the Structures; or (h) the Structures' use is prevented or restricted by law or Tenant is compelled or required by any governmental entity to reduce the number of billboards operated by it in the city, county or state in which the Structures are located; then Tenant may immediately at its option either: (i) reduce rent in direct proportion to the loss suffered for so long as such loss continues; or (ii) cancel this Lease and receive all pre-paid rent for any unexpired term of this Lease.

8. If the Structures or the Property, or any part thereof, is condemned by proper authorities, taken without the exercise of eminent domain, whether permanently or temporarily; or any right of way from which the Structures are visible is relocated, Tenant shall have the right to relocate the Structures on Landlord's remaining adjacent property or to terminate this Lease.

upon not less than thirty (30) days notice and to receive all pre paid rent for any unexpired term of this Lease. Tenant shall be entitled to all compensation and other remedies provided by law, utilizing the undivided fee rule or any other legal theory, including, without limitation, just compensation for the taking of the Structures, value of permits, if any, and Tenant's leasehold interest in this Lease and/or relocation assistance. Landlord shall assert no rights in Tenant's interests. If the compensation or value between Tenant's and Landlord's property interests is not specified, Tenant and Landlord shall, acting reasonably, mutually determine Tenant's and Landlord's respective interest in the compensation award. If condemnation proceedings are initiated, Landlord shall include Tenant as a party thereto. No right of termination set forth anywhere in this Lease may be exercised prior to the sale to any entity with the power of eminent domain or by or for the benefit of any entity with the power of eminent domain.

9.

Landlord represents that it is the owner (or owner's authorized agent) of the Property, and both Landlord and Tenant represent to the other party that it has the authority to enter into this Lease. Landlord shall defend and indemnify Tenant from any claims, demands, attorneys' fees, costs and expenses made against or incurred by Tenant as a result of Landlord's breach of this provision. In addition, Landlord agrees to immediately reimburse Tenant for any rent that was improperly received by Landlord as a result of its breach of this provision. Tenant shall indemnify and hold Landlord harmless from all injuries to the Property or third persons caused by Tenant, Tenant's employees, agents, licensees and contractors. Landlord shall indemnify and hold Tenant, its parents and affiliates harmless from all injuries to Structures or third persons caused by Landlord, Landlord's employees, agents, licensees and contractors.

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If the Property is currently encumbered by a deed of trust or mortgage, ground lease or other similar encumbrance Landlord shall deliver to Tenant on or before the Commencement Date a non-disturbance agreement in a form reasonably acceptable to Tenant

11.

If (a) Tenant has not been informed of the current address of Landlord or its authorized agent, or (b) two or more of the monthly payments sent by Tenant are not deposited by Landlord within ninety (90) days after the last such payment is sent by Tenant, then no further rent shall be payable hereunder for the period commencing with the due date of the first such payment not deposited and continuing until Landlord (i) gives Tenant notice of its business address or that of its authorized agent or (ii) deposits all previous payments. In either case, Tenant's rent obligations shall be reinstated retroactively as if neither event described in (a) or (b) of this section had occurred, and such action will not be considered a breach of the Lease by Tenant

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This Lease is binding upon the heirs, assigns and successors of both Landlord and Tenant. Landlord agrees not to assign this Lease to any competitor of Tenant without Tenant's written permission. Tenant shall have the absolute right to assign or sublet.

CCO LLC/April 2019

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13.

Any notice to any party under this Lease shall be in writing by commercial carrier, certified or registered mail, and shall be effective on the earlier of (a) the date when delivered and receipted for by a person at the address specified below, or (b) the date which is three (3) days after mailing (postage prepaid) by commercial carrier, certified or registered mail, return receipt requested to such address; provided that in either case notices shall be delivered to such other address as shall have been specified in writing by such party to all parties hereto prior to the notice being delivered.

If to Landlord:

Tommie C Mangham
3390 Alternate 90
Seguin TX
78155

With a copy to:

If to Tenant:
Clear Channel Outdoor, LLC
Attn: Vice President Real Estate
3714 N Pan Am Expressway
San Antonio, TX 78219

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With a copy to:
Clear Channel Outdoor LLC
Attn: **Legal Department**
2325 East Camelback Road, Ste. 400
Phoenix, AZ 85016

This Lease shall be governed exclusively by the provisions hereof and by the laws of the state and county in which the Property is located, as the same may from time to time exist without regard to conflicts of law provisions. If suit is brought (or arbitration instituted) or an attorney is retained by any party to this Lease because the other party breached this Lease, the prevailing party shall be entitled to reimbursement for reasonable attorneys' fees and all related costs and expenses. Each of Landlord and Tenant irrevocably waives any and all right to trial by jury in any legal proceeding arising out of or related to this Lease or the transactions contemplated hereby. Neither party shall be liable for punitive damages arising under or related to this Lease

15. Neither Landlord nor Tenant shall be bound by any terms, conditions or oral representations that are not set forth in this Lease. This Lease represents the entire agreement of Tenant and Landlord with respect to the Structures and the Property and supercedes any previous agreement. Landlord and Tenant agree and acknowledge that: (i) this Lease has been freely negotiated by both parties; and (ii) in the event of any controversy, dispute or contest over the meaning, interpretation, validity, or enforceability of this Lease, or any of its terms or conditions, there shall be no inference, presumption, or conclusion drawn whatsoever against either party by virtue of that party having drafted this Lease or any portion thereof. Landlord hereby grants Tenant all rights necessary to record a memorandum of this Lease in the form attached hereto as Exhibit C without Landlord's signature including a limited power of attorney solely for such purpose. Landlord understands that the terms of this Lease are proprietary and confidential and Tenant would be damaged by the unauthorized disclosure of the terms. Therefore Landlord agrees not to disclose the terms to any third party. Such agreement shall survive the termination of this Lease.

16.

This Lease may be executed in one or more counterparts, each of which shall be deemed an

original but all of which when taken together shall constitute one and the same instrument

TENANT:

CLEAR CHANNEL OUTDOOR, LLC

LANDLORD: Tommie C Mangham

By

Name: Luis de la Torre

Its President / General Manager

Telephone No. 210-227-3451

Facsimile No. 210-270-0515

By: In C.

C.

Mayhe

m

Name: Tommie C
Mangham

Its:

Telephone
No.

Facsimile No. SS or Tax ID No.

CCO LLC/April 2019

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LEGAL DESCRIPTION

EXHIBIT C

MEMORANDUM OF LEASE

WHEN RECORDED MAIL TO:

CLEAR CHANNEL OUTDOOR, LLC
Attn: Legal Department
2325 East Camelback Road, Suite 400
Phoenix, Arizona 85016

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE (this "Memorandum") is made by Tommie C Mangham, ("Landlord"), whose address is 3390 Alternate 90 Seguin, Texas 78155 and CLEAR CHANNEL OUTDOOR, LLC, a Delaware limited liability company ("Tenant"), whose address is 3714 N Pan Am Expressway, San Antonio, TX 78219 upon the following terms:

1. Landlord is the owner of the following described Property:

LEGAL DESCRIPTION: CB 5054 P-20C ABS 464

2. Landlord and Tenant have entered into that certain Clear Channel Outdoor, LLC, dated August 5, 2021 (the "Lease"), wherein Tenant has leased portion(s) of the Property for the construction, maintenance and operation of one or more outdoor advertising structures for a term beginning 8/5/2021, and continuing for a maximum period of Ten (10) years, including extensions and renewals, if any.
3. Under the Lease, Tenant has a right of first refusal with respect to the Property on terms set forth therein.
4. Under the Lease, Tenant has the right to record this Memorandum without the signature of Landlord.
5. The purpose of this Memorandum is to give record notice of the Lease and of the rights created thereby, all of which are hereby confirmed.

[SIGNATURE PAGE FOLLOWS]

EXHIBIT B

**RENTAL TERMS & SCHEDULE
MAG & PERCENTAGE RENT**

Tenant shall pay to Landlord, as base rent for the Term ("Rent"), the applicable annual amount set forth in the table below. Such Rent shall be payable in twelve (12) equal monthly installments on or before the first day of each month, commencing on the Rent Commencement Date (prorated for any partial months)

| Lease Year | 2 Static Faces | | | |
|-------------------|-----------------------|--|--|--|
| 1 | \$2,000.00 | | | |
| 2 | \$2,000.00 | | | |
| 3 | \$2,200.00 | | | |
| 4 | \$2,200.00 | | | |
| 5 | \$2,200.00 | | | |
| 6 | \$2,400.00 | | | |
| 7 | \$2,400.00 | | | |
| 8 | \$2,400.00 | | | |
| 9 | \$2,400.00 | | | |
| 10 | \$2,400.00 | | | |

CITY COUNCIL MEMORANDUM

City Council Meeting: June 2, 2026
Department: Police Department
Subject: Resolution 26-R-067 - Authorizing the City Manager to reject all proposal submissions received for the FM 78 Police Station Remodel Project (J.Lowery/D.Roman)

BACKGROUND

Following a thorough internal review of the project's scope, timeline, and delivery requirements, the City has decided to cancel the current solicitation. The City intends to restructure the project and seek new proposals using a Design-Build delivery model. This approach will better integrate design and construction, streamline project management, and improve risk allocation.

GOAL

The goal of restructuring the project is to obtain competitive, fair, and fiscally responsible pricing that aligns more closely with the project budget, while ensuring the work can be completed by a qualified contractor in a manner that best serves the community's needs.

COMMUNITY BENEFIT

After careful review, the City has determined that it is in the City's best interest to reject all proposals received for the project and proceed with re-bidding. Rejecting the proposal allows the City to ensure responsible stewardship of taxpayer funds and to review the project scope, schedule, and bidding documents to confirm they accurately reflect the intended work. Restructuring the project is expected to create a more competitive procurement process and may result in pricing that better aligns with the project's budget and available resources. This action benefits the community by helping ensure that funds are used efficiently and transparently, preserving resources for this and other important community needs while still allowing the project to move forward in a financially responsible manner.

SUMMARY OF RECOMMENDED ACTION

Approve Resolution 26-R-067 to reject the current proposal submissions received for the FM 78 Police Station Remodel Project.

RECOMMENDATION

Approve Resolution 26-R-067 to reject the current proposal submissions received for the FM 78 Police Station Remodel Project.

Attachments

Resolution 26-R-067

RESOLUTION 26-R-067

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AUTHORIZING THE CITY MANAGER TO REJECT ALL SUBMISSIONS RECEIVED FOR THE FM 78 POLICE STATION REMODEL PROJECT

WHEREAS, City staff has reviewed the proposals received, and determined that restructuring the project as a Design-Build model would better suit the City's needs, streamline the project, and optimize risk allocation; and

WHEREAS, the City Council has determined that it is in the best interest of the City to reject all received proposals for the FM78 Police Station Architecture Design and Remodel and re-solicit the project as a Design-Build model

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 reject all proposals received for the FM 78 Police Station Remodel Project.

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 Rodriguez, Mayor

ATTEST:

Sheila Edmondson
City Secretary

CITY COUNCIL MEMORANDUM

City Council Meeting: June 2, 2026
Department: Finance
Subject: Resolution 26-R-072 - Authorizing a Notice of Intention to Issue Bonds (S. Gonzalez/J.Walters)

BACKGROUND

To align with the Capital Improvements Plan (CIP), the City needs to issue debt to finance essential improvement projects across the community. These bonds will fund necessary roadway development and expansion, generator replacements, and drainage improvements. Current recommended projects include:

| | |
|--|-------------|
| Lower Seguin Road Improvements: | \$3,200,000 |
| Annual Street Preservation & Maintenance (SPAM): | \$1,488,400 |
| Northcliffe Country Club Estates Rehabilitation: | \$1,701,600 |
| Savannah Drive Mill and Overlay: | \$1,460,000 |
| Generator for Community Center/Building 1: | \$300,000 |
| Generator for Public Safety Complex: | \$600,000 |
| Wendy Swan Drainage Improvements: | \$1,100,000 |

The total bond sale is proposed to be \$9,850,000, with \$8,750,000 allocated for the General Fund and \$1,100,000 for the Drainage Fund.

To sell Certificates of Obligation Bonds (CO), the City Council must approve publishing a Notice of Intent in the official paper for two consecutive weeks. If no petition is received within 30 days of the notice, the City Council may review the bond sale on August 4, 2026. If a petition is received, the bond sale will be put to a vote in the next election instead of being sold.

This resolution does not guarantee that the debt will be issued. The Council may modify the debt amounts or cancel the sale at any time before acceptance. This resolution solely serves to post notice of a potential debt issuance later this year as required by law when issuing certificates of obligation.

GOAL

To get approval to issue the notices advertising the potential sale of new debt by the City.

COMMUNITY BENEFIT

These funds will enhance the quality of life in the city by alleviating traffic congestion, providing smoother driving surfaces, and improving the overall appearance and feel of Schertz. Additionally, these projects will improve drainage around Wendy Swan Memorial Park and provide reliable energy in emergency for City Buildings.

SUMMARY OF RECOMMENDED ACTION

To approve resolution 26-R-072 authorizing the publication of the notice of intent to issue certificates of obligation.

FISCAL IMPACT

The proposed new debt payments will not cause an increase in the tax rate. This issuance will use the current funding levels, lower scheduled payments on CO 2019 and the CO 2024 bonds.

General Fund: \$675,900

Drainage: \$75,000

Total Debt Service: \$750,900

Amounts listed are estimates only and subject to change by the sale date.

RECOMMENDATION

Staff Recommends approval of Resolution 26-R-072

Attachments

Resolution 26-R-072

Proposed Debt Payment Schedule

Debt Issuance Timetable

RESOLUTION NO: 26-R-072

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AUTHORIZING AND APPROVING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION; COMPLYING WITH THE REQUIREMENTS CONTAINED IN SECURITIES AND EXCHANGE COMMISSION RULE 15c2-12; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council (the *City Council*) of the City of Schertz, Texas (the *City*) has determined that it is advisable and necessary to issue and sell one or more series of certificates of obligation (the *Certificates*) in an amount not to exceed \$9,850,000 as provided pursuant to the provisions of the Certificate of Obligation Act of 1971, as amended, Texas Local Government Code, Section 271.041 through Section 271.064, for the purpose of paying contractual obligations of the City to be incurred for making permanent public improvements and for other public purposes, to-wit: (1) (a) constructing street improvements (including utilities repair, replacement, and relocation), curbs, gutters, and sidewalk improvements, including drainage and traffic safety signalization and signage incidental thereto; (b) for drainage improvements, including designing, engineering, and construction costs related thereto; (c) renovating, equipping, and improving public safety facilities, including replacing generators at the City's public safety building; (d) renovating, equipping, and improving administrative office buildings housing the governmental functions of the City, including replacing generators at the City's civic center and City hall building; (2) the purchase of materials, supplies, equipment, machinery, landscaping, land, and rights-of-way for authorized needs and purposes relating to the aforementioned capital improvements; and (3) the payment of professional services related to the design, construction, project management, and financing of the aforementioned projects. The Certificates will be payable from the levy of an annual ad valorem tax, within the limitations prescribed by law, upon all taxable property within the City and from a lien on and pledge of certain of the revenues derived from the operation of the City's utility system. The Certificates are to be issued, and this notice is given, under and pursuant to the provisions of the Certificate of Obligation Act of 1971, as amended, Texas Local Government Code Section 271.041 through Section 271.064, Chapter 1502, as amended, Texas Government Code, and the City's Home Rule Charter; and

WHEREAS, prior to the offering, sale, and issuance of the Certificates, the appropriate officials of the City must review and approve the distribution of a "deemed final" preliminary official statement (the *Official Statement*) in order to comply with the requirements contained in 17 C.F.R. §240.15c2-12 (the *Securities and Exchange Commission Rule*); and

WHEREAS, based upon their review of the Official Statement, the appropriate officials of the City must find to the best of their knowledge and belief, after reasonable investigation, that the representations of facts pertaining to the City contained in the Official Statement are true and correct and that, except as disclosed in the Official Statement, there are no facts pertaining to the City that would adversely affect the issuance of the Certificates or the City's ability to pay the debt service requirements on the Certificates when due; and

WHEREAS, the City Council will comply with the requirements contained in the Securities and Exchange Commission Rule concerning the creation of a contractual obligation between the City and the proposed purchaser(s) of the Certificates (the *Purchasers*) to provide the Purchasers with an Official Statement in a time and manner that will enable the Purchasers to comply with the distribution requirements and continuing disclosure requirements contained in the Securities and Exchange Commission Rule; and

WHEREAS, the City Council authorizes the Mayor, City Manager, Director of Finance, City Secretary, and the City Attorney, as appropriate, or their designees, to review, approve, and execute any document or certificate in order to allow the City to comply with the requirements contained in the Securities and Exchange Commission Rule; and

WHEREAS, prior to the issuance of the Certificates, the City Council is required to publish notice of its intention to issue the Certificates in a newspaper of general circulation in the City, and if the City maintains an internet website, publish such notice of intent on the City's internet website, such notice stating (i) the time and place the City Council tentatively proposes to pass the ordinance authorizing the issuance of the Certificates, (ii) the purposes for which the Certificates are to be issued, (iii) the manner in which the City Council proposes to pay the Certificates; (iv) the then-current principal amount of all outstanding ad valorem debt obligations of the City; (v) the then-current combined principal and interest required to pay all outstanding ad valorem debt obligations of the City on time and in full, which may be based on the City's expectations relative to the interest due on any variable rate ad valorem debt obligations; (vi) the maximum principal amount of the Certificates to be authorized; (vii) the estimated combined principal and interest required to pay the certificates to be authorized on time and in full; (viii) the estimated interest rate for the Certificates to be authorized or that the maximum interest rate for the Certificates may not exceed the maximum legal interest rate; and (ix) the maximum maturity date of the Certificates to be authorized; and

WHEREAS, the City Council hereby finds and determines that such documents pertaining to the sale of the Certificates should be approved, and the City should proceed with the giving of notice of intention to issue the Certificates in the time, form, and manner provided by law;

WHEREAS, the City Council hereby finds and determines that the adoption of this Resolution is in the best interests of the residents of the City; now, therefore,

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

SECTION 1: The City Secretary is hereby authorized and directed to cause notice to be published of the City Council's intention to issue the Certificates in an amount not to exceed \$9,850,000 for the purpose of paying contractual obligations of the City to be incurred for making permanent public improvements and for other public purposes, to: (1) (a) constructing street improvements (including utilities repair, replacement, and relocation), curbs, gutters, and sidewalk improvements, including drainage and traffic safety signalization and signage incidental thereto; (b) for drainage improvements, including designing, engineering, and construction costs related thereto; (c) renovating, equipping, and improving public safety facilities, including replacing generators at the City's public safety building; (d) renovating, equipping, and improving administrative office buildings

housing the governmental functions of the City, including replacing generators at the City's civic center and City hall building; (2) the purchase of materials, supplies, equipment, machinery, landscaping, land, and rights-of-way for authorized needs and purposes relating to the aforementioned capital improvements; and (3) the payment of professional services related to the design, construction, project management, and financing of the aforementioned projects. The Certificates will be payable from the levy of an annual ad valorem tax, within the limitations prescribed by law, upon all taxable property within the City and additionally from a pledge of and lien on certain revenues derived from the operation of the City's utility system. The notice hereby approved and authorized to be published shall read substantially in the form and content of Exhibit A attached hereto, which notice is incorporated herein by reference as a part of this Resolution for all purposes.

SECTION 2: The City Secretary shall cause the notice described in Section 1 to be published in a newspaper of general circulation in the City, once a week for two consecutive weeks, the date of the first publication shall be at least forty-six (46) days prior to the date stated therein for passage of the ordinance authorizing the issuance of the Certificates. Additionally, the City Secretary shall cause the notice described in Section 1 to be posted continuously on the City's website for at least forty-five (45) days prior to the date stated therein for passage of the ordinance authorizing the issuance of the Certificates.

SECTION 3: The Mayor, City Manager, Director of Finance, City Secretary, and the City Attorney, as appropriate, or their designees, are authorized to review and approve the Official Statement pertaining to the offering, sale, and issuance of the Certificates and to execute any document or certificate in order to comply with the requirements contained in the Securities and Exchange Commission Rule.

SECTION 4: 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 5: All ordinances and 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 6: This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

SECTION 7: 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 8: 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, as amended, Texas Government Code.

SECTION 9: This Resolution shall be in force and effect from and after the date of its adoption, and it is so resolved.

[The remainder of this page intentionally left blank.]

PASSED AND ADOPTED, this the _____ day of _____, 2026.

CITY OF SCHERTZ, TEXAS

Ralph Rodriguez, Mayor

ATTEST:

Sheila Edmondson, City Secretary

Exhibit A

NOTICE OF INTENTION TO ISSUE
CITY OF SCHERTZ, TEXAS
CERTIFICATES OF OBLIGATION

NOTICE IS HEREBY GIVEN that the City Council of the City of Schertz, Texas will convene at its regular meeting place in the City Hall in Schertz, Texas, at 6:00 o'clock P.M., Schertz, Texas time on August 4, 2026, and, during such meeting, the City Council will consider the passage of an ordinance or ordinances and take such other actions as may be deemed necessary to authorize the issuance of one or more series of certificates of obligation in an aggregate principal amount not to exceed \$9,850,000 for the purpose or purposes of paying contractual obligations of the City to be incurred for making permanent public improvements and for other public purposes, to-wit: (1) (a) constructing street improvements (including utilities repair, replacement, and relocation), curbs, gutters, and sidewalk improvements, including drainage and traffic safety signalization and signage incidental thereto; (b) for drainage improvements, including designing, engineering, and construction costs related thereto; (c) renovating, equipping, and improving public safety facilities, including replacing generators at the City's public safety building; (d) renovating, equipping, and improving administrative office buildings housing the governmental functions of the City, including replacing generators at the City's civic center and City hall building; (2) the purchase of materials, supplies, equipment, machinery, landscaping, land, and rights-of-way for authorized needs and purposes relating to the aforementioned capital improvements; and (3) the payment of professional services related to the design, construction, project management, and financing of the aforementioned projects. The certificates of obligation (the *Certificates*) will be payable from the levy of an annual ad valorem tax, within the limitations prescribed by law, upon all taxable property within the City and from a lien on and pledge of certain revenues derived by the City from the operation of the City's utility system. In accordance with Section 271.049, as amended, Texas Local Government Code, (i) the current principal amount of all of the City's outstanding public securities secured by and payable from ad valorem taxes is \$148,090,000; (ii) the current combined principal and interest required to pay all of the City's outstanding public securities secured by and payable from ad valorem taxes on time and in full is \$207,243,254.84; (iii) the estimated combined principal and interest required to pay the Certificates to be authorized on time and in full is \$14,889,325; (iv) the maximum interest rate for the Certificates may not exceed the maximum legal interest rate; and (v) the maximum maturity date of the Certificates to be authorized is February 1, 2050. The Certificates are to be issued, and this notice is given, under and pursuant to the provisions of the Certificate of Obligation Act of 1971, as amended, Texas Local Government Code Section 271.041 through Section 271.064, Chapter 1502, as amended, Texas Government Code, and the City's Home Rule Charter.

/s/ Sheila Edmondson
City Secretary,
City of Schertz, Texas

Schertz, City of
Tax Rate Impact Analysis - Funding Strategy with Structured Debt Service and Maintaining Existing I&S Rate
May 12, 2026

| Purpose | Future Issuances | | | | |
|---------------|---------------------|---------------------|---------------------|-----------------------|-----------------------|
| | 2026 | 2027 | 2028 | 2033 | Totals |
| Drainage | \$ 1,100,000 | \$ - | \$ - | \$ - | \$ 1,100,000 |
| Parks | - | - | - | 2,000,000 | \$ 2,000,000 |
| Streets | 7,842,000 | 2,500,000 | 4,583,000 | 72,069,300 | 86,994,300 |
| Facilities | 900,000 | 3,350,000 | 5,300,000 | 54,000,000 | 63,550,000 |
| Totals | \$ 9,842,000 | \$ 8,530,000 | \$ 6,342,000 | \$ 132,456,600 | \$ 157,170,600 |

| FYE 9/30 | Freeze Adjusted TAV ⁽¹⁾ | Annual Growth Rate | Existing Debt Service ⁽²⁾ | I&S Rate | Plus: \$9.85MM Series 2026 ⁽³⁾ | Plus: \$15MM Series 2027 ⁽³⁾⁽⁴⁾ | Total Debt Service | Less: Freeze to I&S ⁽⁵⁾ | Less: Use of I&S Fund Balance | New NetTotal Debt Service | I&S |
|----------|------------------------------------|--------------------|--------------------------------------|----------|---|--|--------------------|------------------------------------|-------------------------------|---------------------------|--------|
| 2026 | \$ 5,734,815,455 | | \$ 11,541,013 | 0.2012 | | | - | \$ 1,100,000 | \$ 800,000 | \$ 9,641,013 | 0.1681 |
| 2027 | 6,050,230,305 | 5.50% | 10,519,393 | 0.1739 | \$ 751,163 | | \$ 751,163 | 1,100,000 | - | 10,170,556 | 0.1681 |
| 2028 | 6,261,988,366 | 3.50% | 10,364,690 | 0.1655 | 756,538 | \$ 687,500 | 1,444,038 | 1,100,000 | 182,000 | 10,526,727 | 0.1681 |
| 2029 | 6,481,157,959 | 3.50% | 10,024,578 | 0.1547 | 829,438 | 1,140,000 | 1,969,438 | 1,100,000 | - | 10,894,016 | 0.1681 |
| 2030 | 6,707,998,487 | 3.50% | 10,023,919 | 0.1494 | 737,000 | 1,105,375 | 1,842,375 | 1,100,000 | - | 10,766,294 | 0.1605 |
| 2031 | 6,942,778,434 | 3.50% | 10,134,950 | 0.1460 | 740,800 | 1,242,125 | 1,982,925 | 1,100,000 | - | 11,017,875 | 0.1587 |
| 2032 | 6,942,778,434 | 0.00% | 8,975,281 | 0.1293 | 738,813 | 1,244,125 | 1,982,938 | 1,100,000 | - | 9,858,219 | 0.1420 |
| 2033 | 6,942,778,434 | 0.00% | 8,508,650 | 0.1226 | 741,038 | 1,239,750 | 1,980,788 | 1,100,000 | - | 9,389,438 | 0.1352 |
| 2034 | 6,942,778,434 | 0.00% | 7,915,181 | 0.1140 | 737,475 | 1,239,000 | 1,976,475 | 1,100,000 | - | 8,791,656 | 0.1266 |
| 2035 | 6,942,778,434 | 0.00% | 7,922,519 | 0.1141 | 738,125 | 1,241,625 | 1,979,750 | 1,100,000 | - | 8,802,269 | 0.1268 |
| 2036 | 6,942,778,434 | 0.00% | 7,931,603 | 0.1142 | 737,875 | 1,242,500 | 1,980,375 | 1,100,000 | - | 8,811,978 | 0.1269 |
| 2037 | 6,942,778,434 | 0.00% | 6,914,266 | 0.0996 | 736,725 | 1,241,625 | 1,978,350 | 1,100,000 | - | 7,792,616 | 0.1122 |
| 2038 | 6,942,778,434 | 0.00% | 6,275,625 | 0.0904 | 739,563 | 1,239,000 | 1,978,563 | 1,100,000 | - | 7,154,188 | 0.1030 |
| 2039 | 6,942,778,434 | 0.00% | 5,982,113 | 0.0862 | 741,275 | 1,239,500 | 1,980,775 | 1,100,000 | - | 6,862,888 | 0.0988 |
| 2040 | 6,942,778,434 | 0.00% | 5,787,269 | 0.0834 | 736,975 | 1,242,875 | 1,979,850 | 1,100,000 | - | 6,667,119 | 0.0960 |
| 2041 | 6,942,778,434 | 0.00% | 5,790,906 | 0.0834 | 736,663 | 1,239,125 | 1,975,788 | 1,100,000 | - | 6,666,694 | 0.0960 |
| 2042 | 6,942,778,434 | 0.00% | 5,794,800 | 0.0835 | 740,113 | 1,243,125 | 1,983,238 | 1,100,000 | - | 6,678,038 | 0.0962 |
| 2043 | 6,942,778,434 | 0.00% | 3,557,350 | 0.0512 | 737,325 | 1,239,750 | 1,977,075 | 1,100,000 | - | 4,434,425 | 0.0639 |
| 2044 | 6,942,778,434 | 0.00% | 3,554,950 | 0.0512 | 738,300 | 1,243,875 | 1,982,175 | 1,100,000 | - | 4,437,125 | 0.0639 |
| 2045 | 6,942,778,434 | 0.00% | 2,296,000 | 0.0331 | 737,925 | 1,240,375 | 1,978,300 | 1,100,000 | - | 3,174,300 | 0.0457 |
| 2046 | 6,942,778,434 | 0.00% | - | 0.0000 | 736,200 | 1,239,250 | 1,975,450 | 1,100,000 | - | 875,450 | 0.0126 |
| 2047 | 6,942,778,434 | 0.00% | - | 0.0000 | - | 1,240,250 | 1,240,250 | 1,100,000 | - | 140,250 | 0.0020 |
| | | | \$ 149,815,055 | | \$ 14,889,325 | \$ 24,030,750 | \$ 38,920,075 | | \$ 982,000 | \$ 163,553,130 | |

⁽¹⁾ 2026 Freeze Adjusted Values. Future growth estimated at 5.5% the next year, 3.5% growth for 4 years and 0% growth thereafter.

⁽²⁾ Reflects the General Fund supported debt as reflected in the City's latest debt model.

⁽³⁾ Calculated with an interest rate of 4.5% for illustrative purposes only.

⁽⁴⁾ Combines 2027 & 2028 CIP plans

⁽⁵⁾ Represents unincumbered fund amount for FYE 2025 and carried forward. Subject to change each year. Derived from City's TNT model.

\$ _____ *
CITY OF SCHERTZ, TEXAS (the "CITY")

COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2026 (the "OBLIGATIONS")

| May | | | | | | | June | | | | | | | July | | | | | | | August | | | | | | | September | | | | | | | | | | | | | | | | | | | |
|-----|----|----|----|----|----|----|------|----|----|----|----|----|----|------|----|----|----|----|----|----|--------|---|----|----|----|----|----|-----------|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|---|---|---|---|
| S | M | T | W | T | F | S | S | M | T | W | T | F | S | S | M | T | W | T | F | S | S | M | T | W | T | F | S | S | M | T | W | T | F | S | | | | | | | | | | | | | |
| | | | | 1 | 2 | | | 1 | 2 | 3 | 4 | 5 | 6 | | | | | | | | | | | | | | | | 1 | 2 | 3 | 4 | | | | | | | 1 | | | | 1 | 2 | 3 | 4 | 5 |
| 3 | 4 | 5 | 6 | 7 | 8 | 9 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | | 5 | 6 | 7 | 8 | 9 | 10 | 11 | | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | | | | |
| 10 | 11 | 12 | 13 | 14 | 15 | 16 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | | 12 | 13 | 14 | 15 | 16 | 17 | 18 | | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | | | | | | | | | | | |
| 17 | 18 | 19 | 20 | 21 | 22 | 23 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | | 19 | 20 | 21 | 22 | 23 | 24 | 25 | | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | | | | | | | | | | | |
| 24 | 25 | 26 | 27 | 28 | 29 | 30 | 28 | 29 | 30 | | | | | | 26 | 27 | 28 | 29 | 30 | 31 | | | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 27 | 28 | 29 | 30 | | | | | | | | | | | | | | |
| 31 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

- Tuesday, May 12, 2026** SAMCO Capital ("SAMCO") briefs the City Council and city staff on the issuance of the Certificates of Obligation. SAMCO receives approval to proceed.

- Tuesday, June 2, 2026** The City Council authorizes the Notice of Intention ("NOI") Resolution to issue the Certificates and the Reimbursement Resolution

- Wednesday, June 3, 2026** City posts NOI to the City's formal internet website (day after NOI meeting or at least 45 days prior to the Ordinance adoption)

- Monday, June 8, 2026** SAMCO Capital Markets, Inc. ("SAMCO") sends the Request for Information ("RFI") to the City

- Wednesday, June 10, 2026** First publication of the NOI (at least 46 days prior to the Ordinance adoption)

- Monday, June 15, 2026** The City returns the RFI to SAMCO

- Wednesday, June 17, 2026** Second publication of the NOI published to the City's legal newspaper

- Monday, June 22, 2026** First draft the Preliminary Official Statement ("POS") sent to Norton Rose Fulbright, US LLP, Bond Counsel to the City, for review and comments

- Monday, June 29, 2026** Comments on first draft of POS due

- Wednesday, July 1, 2026** Second draft of POS sent to the bond counsel, city officials, Underwriters, Underwriters Counsel and rating agency for review

- Week of July 13, 2026** Schedule conference calls with Rating Agency and due diligence call with the underwriters and their counsel

- Monday, July 27, 2026** Comments on second draft of POS due

- Tuesday, July 28, 2026** Post POS to SAMCO website and email link to distribution list

- Wednesday, July 29, 2026** Bond Rating due

- Tuesday, August 4, 2026**
 - Pricing
 - City Council adopts the Ordinance authorizing the sale of the Obligations

- Wednesday, September 2, 2026** Obligations Closing; funds wired to the City's depository bank

*Preliminary, subject to change.
Holidays

CITY COUNCIL MEMORANDUM

City Council Meeting: June 2, 2026
Department: Finance
Subject: Resolution 26-R-073 - Establish the City's intention to reimburse itself for prior expenditures on improvements from upcoming tax-exempt obligations. (S.Gonzalez/J.Walters)

BACKGROUND

To align project start dates with funding from debt issuances, provisions in the Texas Government Code and the United States Department of Treasury Regulations permit the City to initiate projects before the debt is issued, allowing reimbursement for related expenses from the proceeds of that issuance. Following the amounts outlined in the Capital Improvements Plan (CIP), the City plans to issue approximately \$9.85 million in debt to fund projects beginning in the fiscal year 2025-26.

According to Texas Government Code 1201.042, the proceeds from the sale of obligations issued to finance the acquisition, construction, equipping, or furnishing of any projects or facilities may be used to reimburse the Issuer for costs incurred for such projects or facilities prior to the date of obligation issuance.

Projects scheduled to commence before the arrival of the new debt funds in early September include the Annual Streets Preservation and Maintenance (SPAM) program, the remaining funds for Lower Seguin Road improvements, Northcliffe Country Club Estates Road improvements, Savannah Drive improvements, replacement of the generator for the Community Center/Building 1, replacement of the generator for the Public Safety Complex, and Wendy Swan drainage improvements.

If the council does not approve this resolution, any expenditures incurred on the aforementioned projects before the debt proceeds arrive would need to be funded from alternative sources, such as fund balance or operational budgets. Alternatively, staff may need to pause these projects until funds become available.

This resolution allows the City to reimburse itself from the proceeds of debt issued later this year for projects that begin before the funds are received. It does not approve these projects or authorize the debt issuance. The council will need to take separate action to approve each project, if it has not done so already, and the debt issuance will be addressed separately from this resolution.

GOAL

To receive authorization from Council to start projects now and reimburse the City from a future debt issuance later this year.

COMMUNITY BENEFIT

This resolution permits projects to start earlier in the year without adhering to the strict timelines of debt issuance, enabling quicker completion for the benefit of the community.

SUMMARY OF RECOMMENDED ACTION

Staff recommends council approve Resolution 26-R-073 allowing the City to reimburse itself from projects starting prior to the upcoming debt issuance.

FISCAL IMPACT

This resolution would enable the City to reimburse itself up to \$9.85 million from the planned upcoming debt issuance for related expenditures. Given project timelines, it is unlikely that all \$9.85 million will be utilized before the bonds are issued. Staff estimates that the actual amount needed could be up to \$2 million; however, our Bond Council and legal team at Norton Rose Fulbright recommend using the higher figure based on identified project costs as a precaution. The General Fund and Drainage Fund could finance their portions of the estimated project expenditures using available cash while the debt funds are being raised.

RECOMMENDATION

Staff recommends approval of Resolution 26-R-073

Attachments

Resolution 26-R-073 Reimbursement of Debt Funded Project Expenses

Debt Issuance Timeline

RESOLUTION NO: 26-R-073

A RESOLUTION RELATING TO ESTABLISHING THE CITY'S INTENTION TO REIMBURSE ITSELF FOR THE PRIOR LAWFUL EXPENDITURE OF FUNDS RELATING TO CONSTRUCTING VARIOUS CITY IMPROVEMENTS FROM THE PROCEEDS OF TAX-EXEMPT OBLIGATIONS TO BE ISSUED BY THE CITY FOR AUTHORIZED PURPOSES; AUTHORIZING OTHER MATTERS INCIDENT AND RELATED THERETO; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council (the *Governing Body*) of the City of Schertz, Texas (the *Issuer*) has entered into or will enter into various contracts pertaining to the expenditure of lawfully available funds of the Issuer to finance the costs associated with (i) (a) constructing street improvements (including utilities repair, replacement, and relocation), curbs, gutters, and sidewalk improvements, including drainage and traffic safety signalization and signage incidental thereto; (b) providing for drainage improvements, including designing, engineering, and construction costs related thereto; (c) renovating, equipping, and improving public safety facilities, including replacing generators at the City's public safety building; (d) renovating, equipping, and improving administrative office buildings housing the governmental functions of the City, including replacing generators at the City's civic center and City hall building; and (e) the purchase of materials, supplies, equipment, machinery, landscaping, land, and rights-of-way for authorized needs and purposes relating to the aforementioned capital improvements (the *Construction Costs*), (ii) the payment of various engineering costs, including design testing, design engineering, and construction inspection related to the Construction Costs (the *Engineering Costs*), (iv) the payment of various architectural costs, including preparation of plans and specifications and various other plans and drawings related to the Construction Costs (the *Architectural Costs*), and (v) the payment of various administrative costs, including the fees of bond counsel, financial advisor, project manager, project consultant, other professionals, and bond printer (the *Administrative Costs*) the Construction Costs, the Engineering Costs, the Architectural Costs, and Administrative Costs collectively constitute costs of the Issuer's projects that are the subject of this Resolution (the *Project*); and

WHEREAS, the provisions of Section 1201.042, as amended, Texas Government Code (*Section 1201.042*) provide that the proceeds from the sale of obligations issued to finance the acquisition, construction, equipping, or furnishing of any project or facilities, such as the Project, may be used to reimburse the Issuer for costs attributable to such project or facilities paid or incurred before the date of issuance of such obligations; and

WHEREAS, the United States Department of Treasury (the *Department*) released Regulation Section 1.150-2 (the *Regulations*) which establishes when the proceeds of obligations are spent and therefore are no longer subject to various federal income tax restrictions contained in the Internal Revenue Code of 1986, as amended (the *Code*); and

WHEREAS, the Issuer intends to reimburse itself, within eighteen months from the later of the date of expenditure or the date the property financed is placed in service (but in no event more than three years after the original expenditures are paid), for the prior lawful capital expenditure of funds from the proceeds of one or more series of tax-exempt obligations (the

Obligations) that the Issuer currently contemplates issuing in the principal amount of not to exceed \$9,850,000 to finance a portion of the costs of the Project; and

WHEREAS, under the Regulations, to fund such reimbursement with proceeds of the Obligations, the Issuer must declare its expectation ultimately to make such reimbursement before making the expenditures; and

WHEREAS, the Issuer hereby finds and determines that the reimbursement for the prior expenditure of funds of the Issuer is not inconsistent with the Issuer's budgetary and financial circumstances; and

WHEREAS, the Governing Body hereby finds and determines that the adoption of this Resolution is in the best interests of the residents of the Issuer; now, therefore,

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

SECTION 1. This Resolution is a declaration of intent to establish the Issuer's reasonable, official intent under section 1.150-2 of the Regulations and Section 1201.042 to reimburse itself from certain of the proceeds of the Obligations for any capital expenditures previously incurred (not more than 60 days prior to the date hereof) or to be incurred with respect to the Project from the Issuer's General Fund or other lawfully available funds of the Issuer.

SECTION 2. The Issuer intends to issue the Obligations and allocate within 30 days after the date of issuance of the Obligations the proceeds therefrom to reimburse the Issuer for prior lawful expenditures with respect to the Project in a manner to comply with the Regulations.

SECTION 3. The reimbursed expenditure will be a type properly chargeable to a capital account (or would be so chargeable with a proper election) under general federal income tax principles.

SECTION 4. The Issuer intends to otherwise comply, in addition to those matters addressed within this Resolution, with all the requirements contained in the Regulations.

SECTION 5. This Resolution may be relied upon by the appropriate officials at the Office of the Attorney General for the State of Texas and establishes compliance by the Issuer with the requirements of Texas law and the Regulations.

SECTION 6. With respect to the proceeds of the Obligations allocated to reimburse the Issuer for prior expenditures, the Issuer shall not employ an abusive device under Treasury Regulation Section 1.148-10, including using within one year of the reimbursement allocation, the funds corresponding to the proceeds of the Obligations in a manner that results in the creation of "replacement proceeds", as defined in Treasury Regulation Section 1.148-1, of the Obligations or another issue of tax-exempt obligations.

SECTION 7. 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 Governing Body.

SECTION 8. All ordinances and 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 9. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

SECTION 10. 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 Governing Body hereby declares that this Resolution would have been enacted without such invalid provision.

SECTION 11. 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, as amended, Texas Government Code.

SECTION 12. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

[The remainder of this page intentionally left blank]

PASSED and ADOPTED on this the _____ of _____, 2026.

CITY OF SCHERTZ, TEXAS

Ralph Rodriguez, Mayor

ATTEST:

Sheila Edmondson, City Secretary

| | | | | | | | | | | |
|-----------------|---------------------------|----|--------|-----|-----|----|--------------------------------------|--------------------------------------|-----|----|
| Proposed | General Business District | GB | 10,000 | 100 | 100 | 25 | adj. to non res: 0' adj. to res: 25' | adj. to non res: 0' adj. to res: 25' | 120 | 80 |
|-----------------|---------------------------|----|--------|-----|-----|----|--------------------------------------|--------------------------------------|-----|----|

GOAL

The applicant is proposing to rezone approximately 2.1 acres of land from Pre-Development District (PRE) to General Business District (GB) for a proposed commercial development.

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

When evaluating zone changes, Staff refers to the criteria listed in UDC Section 21.5.4.D. The criteria are listed below:

1. Whether the proposed zoning change implements the policies of the adopted Comprehensive Land Plan, or any other applicable adopted plans;

The proposed zone change does meet the intent of the Comprehensive Land Use Plan Future Land Use Map. The subject property is designated as Mixed-Use Center in the Comprehensive Land Use Plan Future Land Use Map. The Mixed-Use Center Future Land Use Designation is intended for a combination of higher-density housing, locally serving commercial, and recreational uses. Mixed-Use centers are typically located along significant transportation corridors.

The subject property is located along FM 1518, which is identified as a principal arterial in the Master Thoroughfare Plan. The proposed General Business District (GB) zoning allows for commercial and retail uses. The uses permitted within the General Business District (GB) meet the intent of the Mixed-Use Center Future Land Use Designation.

2. Whether the proposed zoning change promotes the health, safety, and general welfare of the City;

As part of promoting the health, safety, and welfare, the City should encourage development compatible with surrounding uses, utilizing standards and transitional uses to alleviate negative impacts. All new development is required to meet the site design requirements listed under Article 9 of the Unified Development Code. During the Comprehensive Land Use Plan engagement process, there were multiple requests for services south of FM 78 that would serve the Southern portion of Schertz. The proposed zone change permits the subject property to be developed for uses that can serve the surrounding residential developments, thus promoting the general welfare of the City by permitting uses that meet community needs.

As part of the zone change application, a Traffic Impact Analysis Summary was submitted and reviewed by the Engineering Department. The Engineering Department provided the following after reviewing the Traffic Impact Analysis Summary:

"In summary, the proposed zone change will increase traffic on Ray Corbett Drive, but the increase in traffic can be mitigated so the City's transportation system functions at an acceptable level."

The improvements noted by Engineering, that can be constructed to mitigate the traffic include the following:

- widening Ray Corbett Dr for a full left turn lane;
- signalization of the intersection (FM 1518 and Ray Corbett Dr) when it meets signal warrants;
- increasing the length of the Southbound left turn lane that is part of the current FM 1518 project;
- and a right-turn/ deceleration lane on FM 1518.

Please note that these are ways to mitigate the increase in traffic, but the required improvements for the specific development will not be known until later in the development process.

Although the proposed zone change does allow for a zoning district that permits land uses that were requested during the Comprehensive Land Use Plan engagement process, the proposed zone change does adversely increase the traffic at the intersection of FM 1518 and Ray Corbett Drive. However, the increase in traffic can be mitigated through improvements along Ray Corbett Dr and FM 1518, but the final required improvements are not known at this time.

3. Whether the uses permitted by the proposed change will be consistent and appropriate with existing uses in the immediate area;

General Business District (GB) is intended to provide areas for development of non-residential uses that offer a wide variety of retail and service establishments that are generally oriented towards serving the needs of the entire community. The uses permitted include antique shops, retail, taverns, restaurants, and beauty shops/ barber shops. To the north of the property is Ray Corbett Dr, a residential collector. To the east and south of the subject property is the remainder of the 30-acre tract that is also zoned Pre-Development District. To the east of the larger tract is Ray Corbett Junior High School. To the west is FM 1518, a principal arterial. Across FM 1518, there are lots along the western portion of FM 1518 that are zoned General Business District (GB). The proposed zone change to General Business District (GB) would allow for uses that serve the needs of the entire community and can serve the residential developments south of FM 78. The uses permitted within General Business District (GB) are consistent and appropriate with the existing uses in the immediate area.

4. Whether other factors deemed relevant and important in the consideration of the amendment.

Staff has ensured all UDC requirements have been met for the proposed zone change application. The City of Schertz Fire, EMS, and Police Departments have reviewed the proposed zone change request and do not provide objections.

The Planning and Zoning Commission held a public hearing on May 6, 2026, for the proposed zone change. During the public hearing process, residents shared concerns about the proximity to the school and children inhaling fumes associated with Ordinance 26-S-011 for the SUP.

RECOMMENDATION

Staff Recommendation:

Although there are concerns with the traffic impact of the requested zone change, the proposed General Business District (GB) is consistent with the intent of the Comprehensive Land Use Plan- Future Land Use Map, and permits uses that serve the overall needs of the community. Staff recommends approval of Ordinance 26-S-010.

Planning and Zoning Commission:

The Planning and Zoning Commission held a public hearing for the item on May 6, 2026, and made a recommendation of approval to the proposed zone change to City Council with a 5-2 vote. Commissioner Velazquez and Commissioner Hughes cast the nay votes.

Attachments

Ord. 26-S-010 With Attachments
Aerial Exhibit
200-Foot Notification Map
Engineering Traffic Memo
City Council Presentation Slides

ORDINANCE NO. 26-S-010

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS, TO REZONE APPROXIMATELY 2.1 ACRES OF LAND FROM PRE-DEVELOPMENT DISTRICT (PRE) TO GENERAL BUSINESS DISTRICT (GB), GENERALLY LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF FM 1518 AND RAY CORBETT DR, ALSO KNOWN AS A PORTION OF BEXAR COUNTY PROPERTY IDENTIFICATION NUMBER 1103267, CITY OF SCHERTZ, TEXAS.

WHEREAS, an application to rezone approximately 2.1 acres of land from Pre-Development District (PRE) to General Business District (GB), generally located at the southeast corner of the intersection of FM 1518 and Ray Corbett Dr, also known as a portion of Bexar County Property Identification Number 1103267, 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 May 6, 2026, the Planning and Zoning Commission conducted a public hearing and, after considering the Criteria, made a recommendation to City Council to approve the requested zone change with a 5-2 vote; and

WHEREAS, on June 2, 2026, 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 2.1 acres of land is hereby zoned General Business District (GB).

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 _____ 2026.

CITY OF SCHERTZ, TEXAS

Ralph Rodriguez, Mayor

ATTEST:

Sheila Edmondson, City Secretary

Exhibit "A"

Property Description: Legal Metes and Bounds

Exhibit "A" Property Description: Legal Metes and Bounds

MEETS AND BOUNDS DESCRIPTION OF A 2.085 ACRE TRACT OF LAND

BEING a 2.085 acre (90,814 square feet) tract of land situated in the Miles S. Bennett Survey No. 75, Abstract No. 61, County Block 5057, City of Schertz, Bexar County, Texas; being a portion of a called 40.067 acre tract of land described as Tract 2 in instrument to Croton Properties, LLC, recorded in Document No. 2008013987, Official Public Records, Bexar County, Texas; and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found marking the south end of a cut-back corner at the intersection of the northeast right-of-way line of FM 1518 (variable width) with the southeast right-of-way line of Ray Corbet Drive (variable width);

THENCE, North 14°55'39" East, 53.55 feet along said cut-back corner to a 1/2" iron rod found marking the north end of said cut-back corner on the southeast right-of-way line of said Ray Corbett Drive;

THENCE, North 60°08'07" East, 222.00 feet along the southeast right-of-way line of said Ray Corbett Drive to a point;

THENCE, departing the southeast right-of-way line of said Ray Corbett Drive and crossing said Tract 2, the following two (2) courses:

1. South 30°16'49" East, 351.12 feet to a point;
2. South 59°43'11" West, 260.00 feet to point on the northeast right-of-way line of said F.M. 1518; from which a bent 1/2-inch iron rod found marking a corner on the northeast right-of-way line of said F.M. 1518 bears South 30°16'49" East, 411.86 feet;

THENCE, North 30°16'49" West, 315.00 feet along the northeast right-of-way line of said F.M. 1518 to the **POINT OF BEGINNING** and containing 2.085 acres of land in Bexar County, Texas.

EXHIBIT OF A 2.085 ACRE TRACT MILES S. BENNET SURVEY NO. 75, ABSTRACT NO. 61 CITY OF SCHERTZ, BEXAR COUNTY, TEXAS

Kimley»»Horn

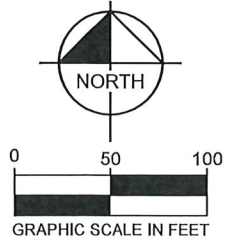
10101 Reunion Place, Suite 400
San Antonio, Texas 78216 FIRM # 10193973

Tel. No. (210) 541-9166
www.kimley-horn.com

SEE SHEET 2 OF 2 FOR SURVEYOR'S
SIGNATURE AND SEAL.

| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|-------|----------|------------|-----------|-------------|-----------|
| N/A | JAJ | APS | 1/28/2026 | 065012201 | 1 OF 2 |

Exhibit "A" Property Description: Legal Metes and Bounds



**2.085 ACRES
90,814 SQ. FT.**

NOTE:
THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (FIPS 4204) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

LEGEND:
 POB = POINT OF BEGINNING
 IRF = IRON ROD FOUND
 OPRBCT = OFFICIAL PUBLIC RECORDS BEXAR COUNTY
 DPRBCT = DEED AND PLAT RECORDS BEXAR COUNTY
 R.O.W. = RIGHT-OF-WAY
 ● = CALCULATED POINT

SURVEYORS CERTIFICATION: THIS IS A LEGAL DESCRIPTION BASED ON A FIELD SURVEY BY KIMLEY-HORN PERSONNEL. NO IMPROVEMENTS ARE SHOWN. ALL EXISTING EASEMENTS MAY NOT BE SHOWN. THIS IS NOT A LAND TITLE SURVEY.



EXHIBIT OF A 2.085 ACRE TRACT
 MILES S. BENNET SURVEY NO. 75,
 ABSTRACT NO. 61
 CITY OF SCHERTZ,
 BEXAR COUNTY, TEXAS

ABEL P. STENDAHL
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6754
 1251 SADLER EAST DRIVE, SUITE 3200
 SAN MARCOS, TX 78666
 PH: 512-580-6117
 ABEL.STENDAHL@KIMLEY-HORN.COM

Kimley»Horn

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

| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|-----------|----------|------------|-----------|-------------|-----------|
| 1" = 100' | JAJ | APS | 1/28/2026 | 065012201 | 2 OF 2 |

Exhibit "B"
Zoning Exhibit

Exhibit "B" Zoning Exhibit



CURRENT

PROPOSED

PRE

PRE

DVL

DVL

PRE

GB

GB

R-A

R-A

PDD

PDD

E-FM-1518-N

E-FM-1518-N

RAY-CORBETT-DR

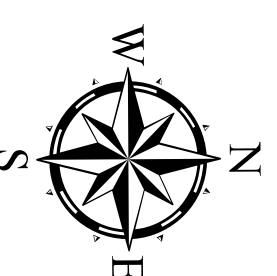
RAY-CORBETT-DR

SCHIEBERTZ
COMMUNITY * SERVICE * OPPORTUNITY

City of Schertz, GIS Specialist: Bill Gardner,
gis@schertz.com (210) 619-1185
Last update: February 17, 2026
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
Zoning Change
FM 1518 & Ray Corbett Dr
(PLZC20260028)**

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



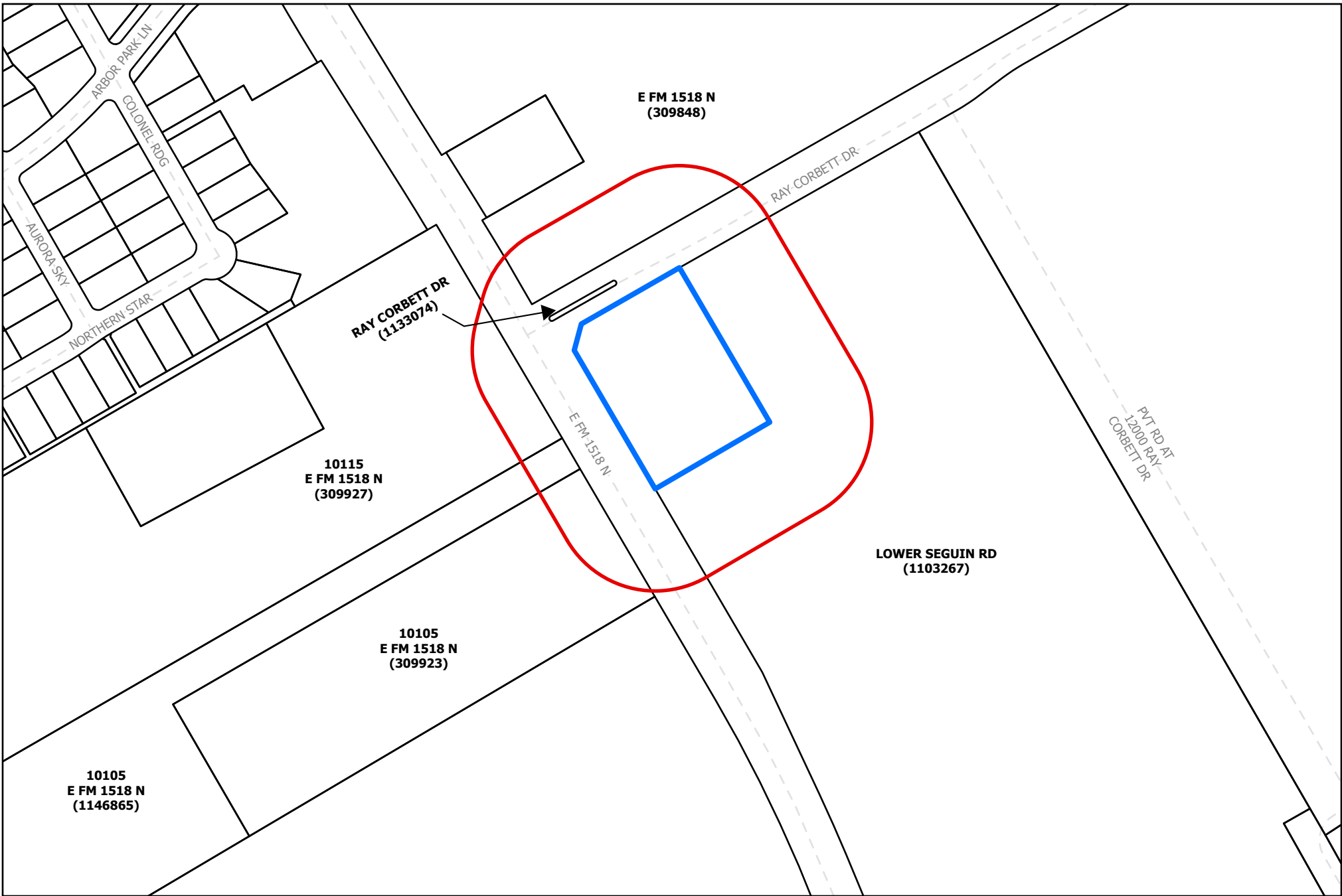


SCHERTZ
COMMUNITY • SERVICE • OPPORTUNITY

Zone Change
FM 1518 & Ray Corbett Dr
PLZC20260028

| | | | | | | | | | |
|--|--|---|---|---|---|--|--|--|---|
| <ul style="list-style-type: none"> County Boundaries Schertz Municipal Boundary ETJ Project Boundary | <ul style="list-style-type: none"> Highways Major Roads Minor Roads Freeway Principal Arterial | <ul style="list-style-type: none"> Planned Principal Arterial Secondary Arterial Planned Secondary Arterial Secondary Rural Arterial Planned Secondary Rural Arterial | <ul style="list-style-type: none"> Residential Collector Planned Residential Collector Planned Commercial Collector B Commercial Collector A Planned Commercial Collector A | <ul style="list-style-type: none"> 1" 2" 3" 4" 6" | <ul style="list-style-type: none"> 8" 10" 12" 16" 18" | <ul style="list-style-type: none"> 20" 24" 30" 36" Unknown | <ul style="list-style-type: none"> Hydrant Manholes CCMA Lift Station Private Lift Station | <ul style="list-style-type: none"> Schertz Lift Station CCMA Treatment Plant Schertz Treatment Plant | <ul style="list-style-type: none"> Sewer Main Schertz Gravity Schertz Pressure Neighboring Gravity Private Pressure |
|--|--|---|---|---|---|--|--|--|---|

0 100 200 400 600 Feet




City of Schertz
Zone Change
FM 1518 & Ray Corbett Drive
(PLZC20260028)

- Project Boundary
- 200' Buffer
- Parcels



Memo

To: Planning and Zoning Commission via Daisy Marquez, Senior Planner
From: John Nowak, P.E., Engineer 
Date: April 22, 2026
Re: Traffic Impact Summary for Proposed Zone Change at the Southeast corner of FM 1518 and Ray Corbett Drive

This zone change request is for a portion of a 36.29 acre parcel at the Southeast corner of the FM 1518 and Ray Corbett Drive intersection. The zone change request is for a two acre portion, right at the intersection. The current zoning for this two-acre portion is PRE. If the two-acre parcel is developed to it's full potential, the maximum peak hour trips it would generate is 4. The applicant is requesting the parcel be re-zoned to GB. The same parcel with GB zoning and developed to it's full potential could generate a peak hour trip volume of 811 trips. This potential assumes development of the property to its maximum potential with the highest trip generation uses allowed in GB zoning. The applicant intends to develop the property with uses that would generate less than this amount of peak hour trips.

The requested zone change would have an adverse impact to the FM 1518/Ray Corbett Drive intersection due to the increase in traffic. There are improvements that can be constructed to mitigate the effects of the additional traffic. Such improvements include, widening of Ray Corbett drive to provide for a full left turn lane; signalization of the intersection when it meets signal warrants; increasing the length of the southbound left turn lane that is part of the current FM 1518 project; and a right turn/decel lane if warranted. There is sufficient Right-of-Way available along Ray Corbett Drive to allow for the needed widening for the left turn lane.

In an attempt to be pro-active and assuming the full 36.29 acre parcel will be developed in some fashion in the future, Staff has forwarded a copy of the traffic summary identifying the lengthening of the FM 1518 left turn lane to TXDOT for their consideration and incorporation into the FM 1518 project.

Should the zone change be approved, the proposed development will need to conduct a TIA as part of the development process. The TIA will be required to do a signal warrant analysis for the FM 1518/Ray Corbett intersection. If the intersection meets signal warrants due to the proposed development, then the developer will be required to work with TXDOT to signalize the intersection. Any other improvements identified in the TIA needed to mitigate the additional traffic generated by the development will also be required to be constructed by the development.

In the long term, if the proposed development also had a connection/access point to Lower Seguin Road (the southern end of the 36.29 acre tract), it would help “split the traffic load” from this proposed development and future development between two signalized intersections (FM 1518/Lower Seguin and FM 1518/Ray Corbett). One of the requirements in the UDC is that cross access easement be provided during the platting process. The proposed development will be required to provide such an easement going towards Lower Seguin Road. Future development will be required to connect to and extend the easement to make a connection to Lower Seguin Road.

In summary, the proposed zone change will increase traffic on Ray Corbett Drive, but the increase in traffic can be mitigated so the City’s transportation system functions at an acceptable level.

Ord. 26-S-010

Proposed 2.1 ac Zone Change to GB

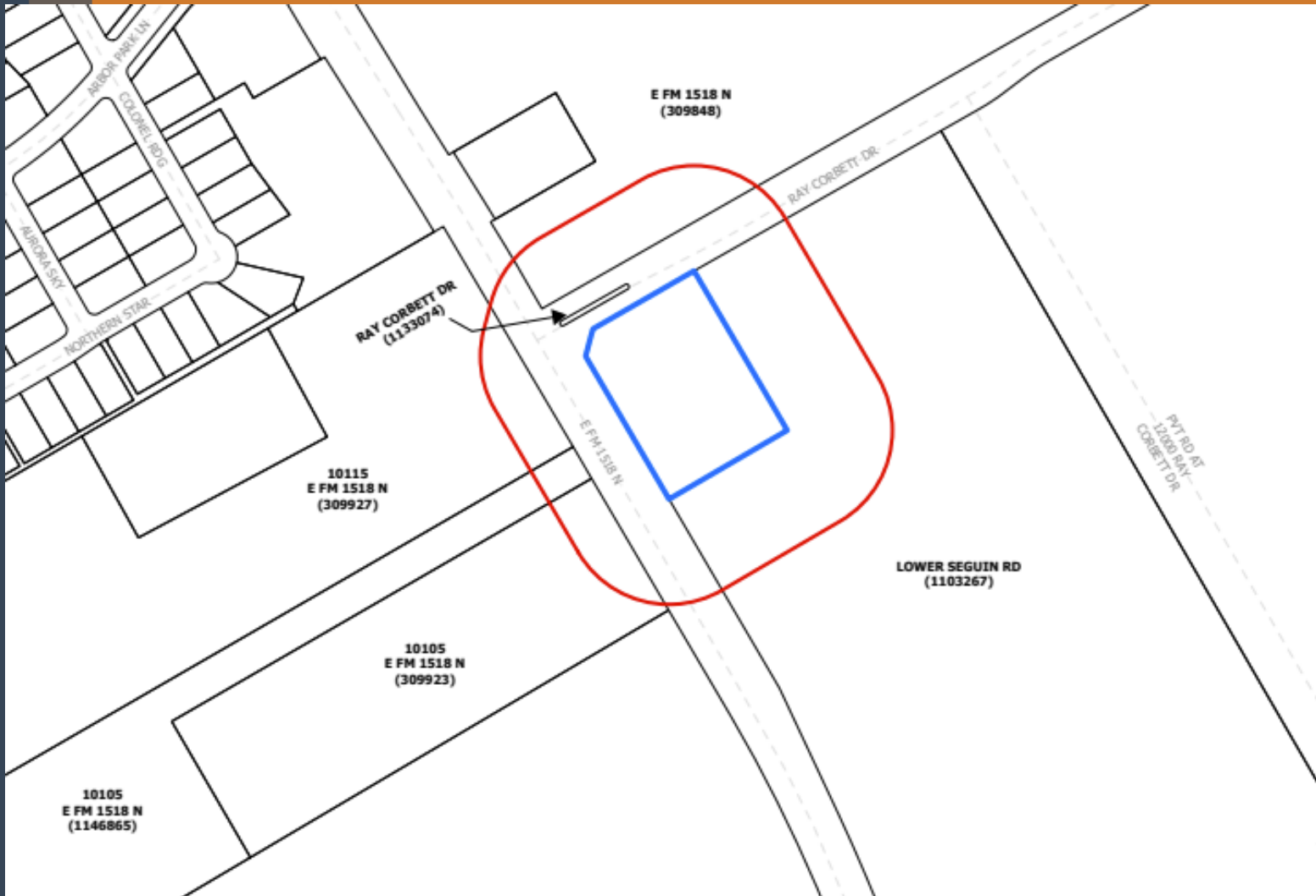
Daisy Marquez | Senior Planner



| | Zoning | Use |
|------------------|--|--|
| Subject Property | Pre-Development District (PRE) | Undeveloped |
| North | Right of Way | Ray Corbett Dr (residential collector) |
| South | Pre-Development District (PRE) | Undeveloped/ Remainder of the tract |
| East | Pre-Development District (PRE) & Public Use District (PUB) | Ray Corbett Junior High School |
| West | Right-of-Way | FM 1518 (principal arterial) |

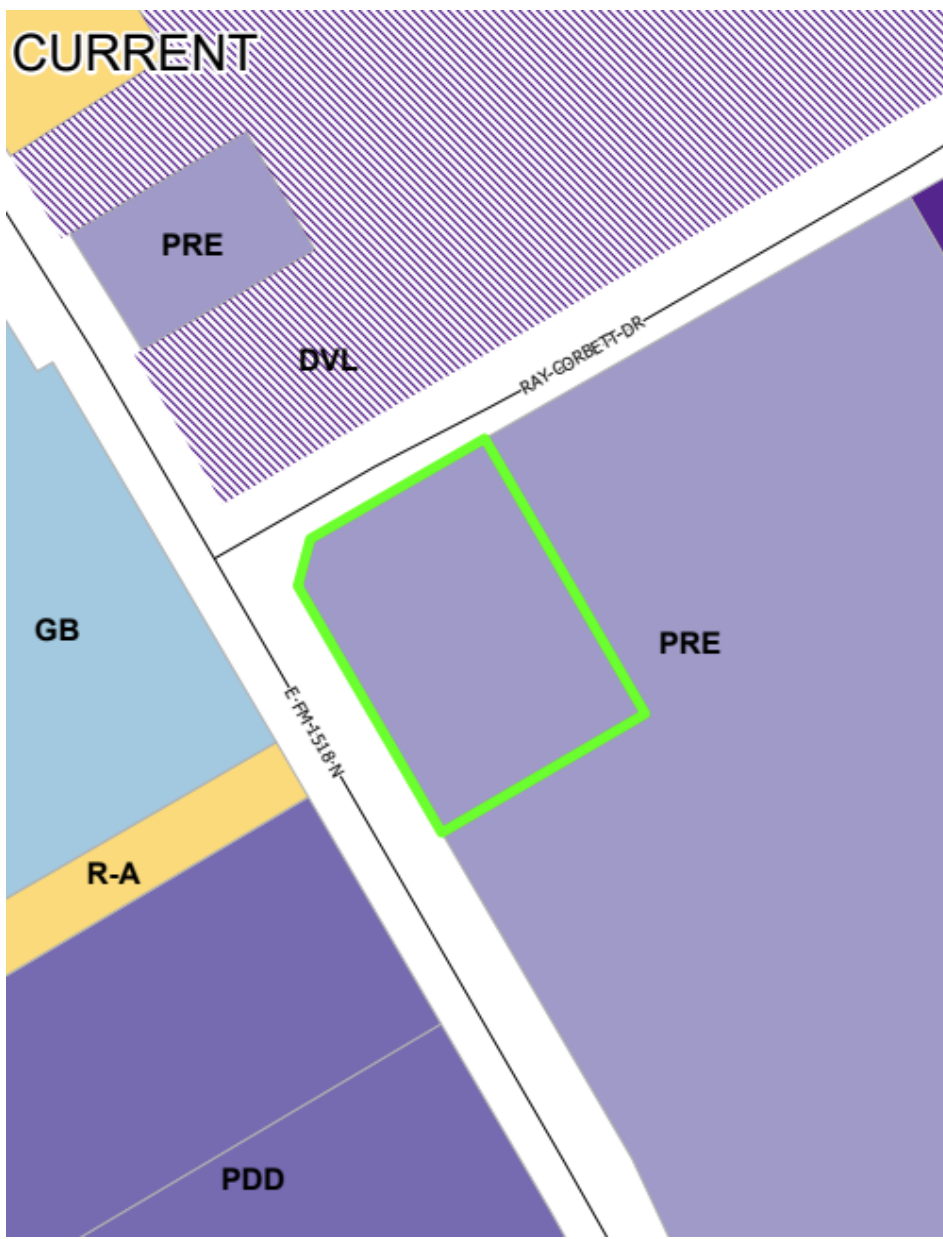
- 2.1 acres
- Current Zoning: PRE
- Proposed: GB, Commercial Development
- Accompanied by Ord. 26-S-011

| Dimensional Requirements 21.5.7 Permitted Uses 21.5.8 | Existing | Proposed |
|--|---|---|
| | Pre-Development District (PRE) | General Business District (GB) |
| Permitted Uses *Not a Comprehensive List | Municipal Uses; Church/ Place of Worship (SUP); Schools | Appliances, Furniture and Home Furnishing Store; Building Material and Hardware Sales; Car Wash, Automated ; Commercial Amusement, Indoor |
| Area Square Feet | N/A | 10,000 |
| Width & Depth | N/A | 100x100 |
| Setbacks, Adj. Non-Residential | N/A | Front: 20', Side: NA, Rear: NA |
| Maximum Height | N/A | 120' |
| Maximum Impervious Coverage | N/A | 80% |

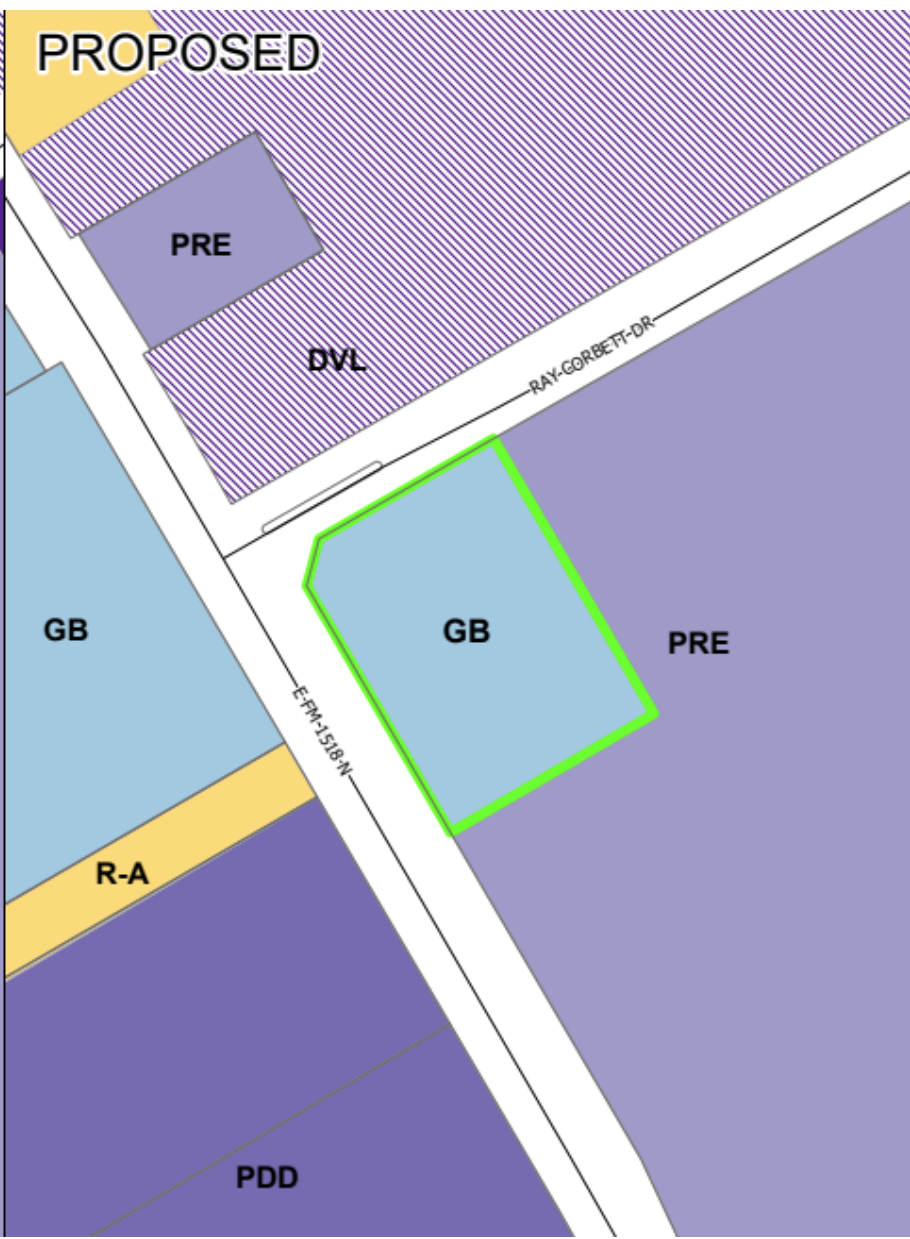


- 6 Public notices were sent on 04.23.2026
- As of today
 - (0) in Favor
 - (0) Neutral to
 - (0) in Opposition
- A public hearing was published in the “San Antonio Express” on May 13, 2026
- Two notification signs were placed by the applicant
- May 6, 2026, P&Z Public Hearing

CURRENT



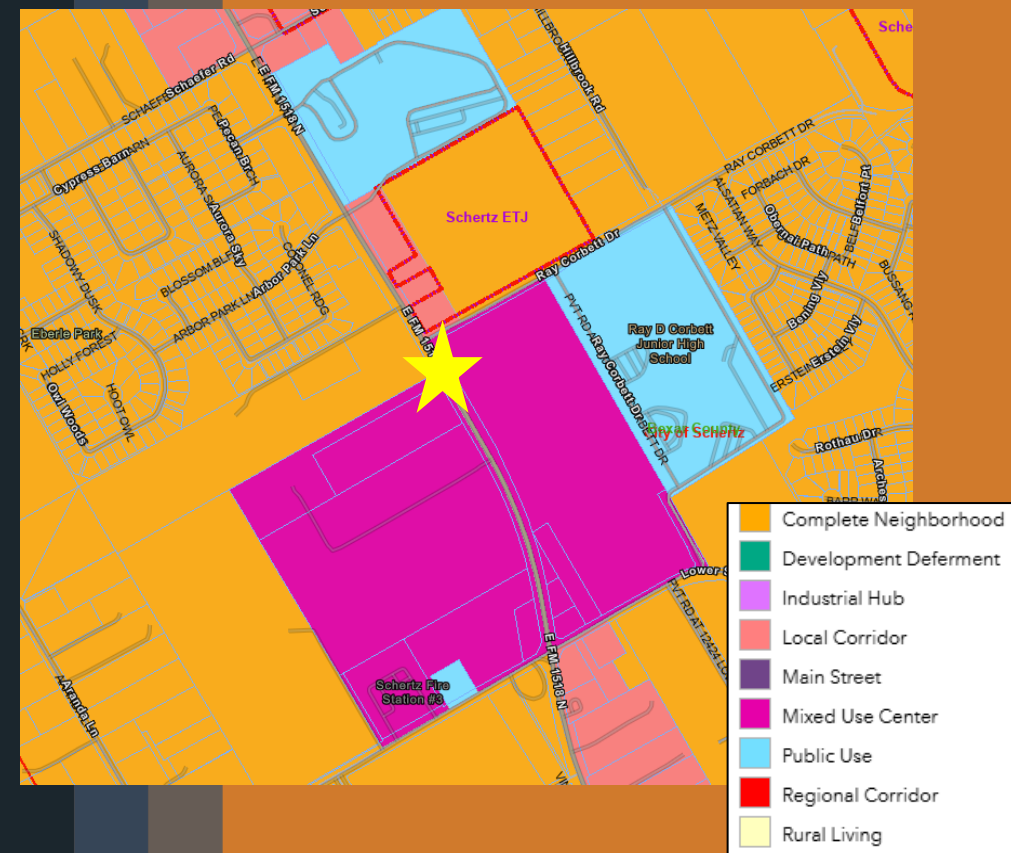
PROPOSED



UDC SECTION 21.5.4.D Criteria for Approval

1. Whether the proposed zoning change implements the policies of the adopted Comprehensive Land Plan, or any other applicable adopted plans.

- Mixed-Use Center:
 - Combination of higher-density housing;
 - Locally serving commercial; and
 - Recreational uses
 - Located along major transportation corridors
- Proposed GB:
 - Meets the intent of the Mixed-Use Future Land Use Designation



UDC SECTION 21.5.4.D Criteria for Approval

2. Whether the proposed zoning change promotes the health, safety, and general welfare of the City.

- The proposed zone change to GB:
 - permits for land uses that were requested during the Comp. Plan Amendment Engagement Process, and
 - Promotes the general welfare of the community by permitting uses that meet the requested needs and residential developments south of FM 78
 - does adversely increase the traffic at the intersection of FM 1518 and Ray Corbett Dr.
 - Does not promote safety,
 - **However**, the increase in traffic can be mitigated through improvements, along Ray Corbett Dr and FM 1518, but the final required improvements are not known at this time.

UDC SECTION 21.5.4.D Criteria for Approval

2. CONTINUED

- Engineering Memo- TIA Summary
 - *“In summary, the proposed zone change will increase traffic on Ray Corbett Drive, but the increase in traffic can be mitigated so the City's transportation system functions at an acceptable level”*
- Improvements that can be constructed to mitigate the traffic:
 - Widening Ray Corbett Dr for a full left turn lane
 - Signalization of the intersection (FM 1518 and Ray Corbett Dr) when it meets signal warrants
 - Increasing the length of the Southbound left turn lane that is part of the current FM 1518 project
 - Right-turn/ deceleration lane on FM 1518
- Final Required improvements not known at this time.



UDC SECTION 21.5.4.D Criteria for Approval

3. Whether the uses permitted by the proposed change will be consistent and appropriate with existing uses in the immediate area;

- General Business District:
 - Purpose and Intent (21.5.6):
 - Retail and service establishments
 - Serve the overall needs of the entire community
 - Principal Transportation Corridors
 - Uses Permitted (UDC Section 21.5.8):
 - Antique shops, retail, convenience stores, beauty/ barber shops, etc.
 - *This is not an extensive list*
- Consistent and appropriate with existing uses.



UDC SECTION 21.5.4.D Criteria for Approval

4. Whether other factors 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.
- Schertz EMS, FIRE, and PD were notified of the proposed zone change and did not provide objections.
- P&Z May 6, 2026 Public Hearing:
 - Resident concerns with the proximity to the school and children inhaling fumes based on associated SUP Ord. 26-S-011

Staff Recommendation:

Although there are concerns with the traffic impact of the requested zone change, the proposed General Business District (GB) is consistent with the intent of the Comprehensive Land Use Plan- Future Land Use Map, and permits uses that serve the overall needs of the community.

Staff Recommends approval of Ord. 26-S-010.

P&Z Recommendation:

The Planning and Zoning Commission held a public hearing for the item on May 6, 2026, and made a recommendation of approval to City Council with a 5-2 vote.

Commissioner Velazquez and Commissioner Hughes cast the nay votes without discussion.

CITY COUNCIL MEMORANDUM

City Council Meeting: June 2, 2026

Department: Planning & Community Development

Subject: Ordinance 26-S-011 - Conduct a public hearing and consider a request for a Specific Use Permit to allow a convenience store with gas pumps on approximately 2.1 acres of land, generally located at the southeast corner of the intersection of FM 1518 and Ray Corbett Dr, also known as a portion of Bexar County Property Identification Number 1103267, City of Schertz, Texas.(B.James/L.Wood/D.Marquez)

BACKGROUND

The applicant is requesting a Specific Use Permit to allow a convenience store with gas pumps on approximately 2.1 acres of land located at the southeast corner of the intersection of FM 1518 and Ray Corbett Dr. The subject property is currently unplatted and undeveloped. The property is currently zoned Pre-Development District (PRE). This specific use permit application is accompanied by a zone change request to the General Business District (GB), known as Ord.26-S-010. As per UDC Section 21.5.8, a Specific Use Permit is required to permit a convenience store with gas pumps in General Business District (GB).

On April 23, 2026, six (6) 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 May 6, 2026. The meeting can be watched on the City of Schertz "Youtube" page. A public hearing notice was published in the “San Antonio Express” on May 13, 2026. The applicant placed two notification signs on the subject property.

Subject Property:

| | Zoning | Land Use |
|-----------------|---|----------------------------------|
| Existing | Pre-Development District (PRE) | Undeveloped |
| Proposed | General Business District (GB) with a Specific Use Permit (SUP) | Convenience Store with Gas Pumps |

Adjacent Properties:

| | Zoning | Land Use |
|--------------|--------------------------------|-----------------|
| North | Right-of-Way | Ray Corbett Dr. |
| South | Pre-Development District (PRE) | Undeveloped |
| East | Pre-Development District (PRE) | Undeveloped |
| West | Right-of-Way | FM 1518 |

GOAL

The applicant is requesting a Specific Use Permit to allow a convenience store with gas pumps on approximately 2.1 acres of land located at the southeast corner of the intersection of FM 1518 and Ray Corbett Dr.

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

When evaluating Specific Use Permits, staff references UDC Section 21.5.11.D. for the criteria of approval. The criteria are listed below:

1. The proposed use at the specified location is consistent with the policies of the adopted Comprehensive Land Plan, or any other applicable adopted plans.

The subject property is designated as Mixed-Use Center in the Comprehensive Land Use Plan Future Land Use Map. The Mixed-Use Center Future Land Use Designation is intended for a combination of higher-density housing, locally serving commercial and recreational uses. Mixed-Use centers are typically located along significant transportation corridors. The subject property is located along FM 1518, a principal arterial and transportation corridor. The proposed Specific Use Permit does not violate the intent of the Comprehensive Land Use Plan Future Land Use Map Land Use Designation.

2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;

Pre-Development District (PRE) was intended as a zoning placeholder after the annexation of property into city limits. The subject property is also requesting a zone change to General Business District (GB). General Business District (GB) is intended to provide suitable areas for the development of non-residential uses that may include retail and service establishments that are generally oriented toward serving the overall needs of the community and are usually located along principal transportation corridors. The proposed Specific Use Permit is consistent with the general purpose and intent of the General Business District (GB).

3. The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods.

The City of Schertz does not have ordinances in place that restrict the distance of a convenience store with gas pumps from a school. Additionally, the City of Schertz has not adopted an ordinance that requires a certain distance of separation for alcohol sales and schools. The proposed General Business District (GB) zoning is compatible with the existing zoning in the area and uses in the area. The Specific Use Permit is required due to the proposed gas pumps for a gas station. A convenience store without gas pumps is permitted by right in General Business District (GB).

4. The proposed use will not adversely affect the overall health, safety or general welfare 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 proposed Specific Use Permit is only proposed to be within 2.1 acres of the larger 30 acre tract. The remainder of the tract is zoned Pre-Development District (PRE). No zone change applications or development plans are currently being processed for the remainder of the tract.

To the north of the subject property is Ray Corbett Dr, a residential collector. To the east, is the remainder of the tract zoned Pre-Development District (PRE) and Ray Corbett Junior High. To the west of the subject property is FM 1518. Although not immediately adjacent to Ray Corbett Junior High, the location of the proposed convenience store with gas pumps is in proximity to a Junior High. Additionally, the proposed location is at the intersection of a principal arterial and residential collector.

If the proposed zone change and specific use permit are approved, access points to the site will be evaluated. Since the subject property is located along FM 1518, a TxDOT no objection letter will be required for any proposed plat and site plan. All access points along FM 1518 will need to be permitted and approved by TxDOT.

As part of the Zone Change and Specific Use Permit application, a Traffic Impact Summary was prepared, which was reviewed by the Engineering Department. The Engineering Department provided the following after reviewing the Traffic Impact Analysis Summary:

"In summary, the proposed zone change will increase traffic on Ray Corbett Dr, but the increase in traffic can be mitigated so the City's transportation system functions at an acceptable level."

The improvements noted by Engineering, that can be constructed to mitigate the traffic included the following:

- widening Ray Corbett Dr for a full turn lane;
- signalization of the intersection (FM 1518 and Ray Corbett Dr) when it meets signal warrants;
- increasing the length of the southbound left turn lane that is part of the current FM 1518 project;
- and a right turn/ deceleration lane on FM 1518.

Please note that these are ways to mitigate the increase in traffic, but the required improvements for the specific development will not be known until later in the development process. The full TIA report and required traffic mitigation will be reviewed at the time of the site plan. The increase in traffic will affect the safety of the intersection at FM 1518 and Ray Corbett, but traffic mitigation efforts will be required during the development process.

Although the location of the proposed Specific Use Permit is not ideal, at the corner of FM 1518 and Ray Corbett Dr, it is not surrounded and adjacent to residential uses and zoning, and there is a buffer from the proposed location of the convenience store with gas pumps and the Junior High.

5. Whether other factors are deemed relevant and important in the consideration of the Specific Use Permit.

Staff has ensured all UDC requirements have been met for the Specific Use Permit. The City of Schertz Fire, EMS, and Police Departments have reviewed the proposed Specific Use Permit request and do not provide objections. The Police Department evaluated the calls for service for a convenience store with gas pumps in proximity to schools and did not find a correlation between the two.

The Planning and Zoning Commission held a public hearing for the proposed Specific Use Permit. During the public hearing, residents expressed concerns over the location in proximity to the schools and residences, pedestrian travel and safety, traffic safety in relation to delivery trucks, delivery times for fuel and merchandise, and Traffic Impact Analysis concerns.

Additional Considerations:

The Environmental Protection Agency released a report in 2015, "Best Practices for Reducing

Near-Road Pollution Exposure at Schools." The report references school siting guidelines that recommend considering the locations for new schools by including the proximity to the community, distance from major transportation facilities, exposure to air pollutants during student commutes, feasible mitigation on site, and accessibility by walking or biking. There is no specific guidance on convenience stores with gas pumps in proximity to schools.

Across the city, there are schools within proximity to convenience stores with gas pumps. Samuel Clemens High School is across the street from a convenience store with gas pumps located on the southwest corner of the intersection of Schertz Parkway and Aero Ave. Comal Creek Elementary School is approximately 250 feet away from a convenience store with gas pumps located on the northwest corner of the intersection of Hubertus Road and IH-35 N Access Road. The School of Science and Technology, which is located on IH -35 N Access Road and Fairlawn Ave, is located down the road from a convenience store with gas pumps located at the southwest corner of the intersection of Hubertus Road and IH-35. The convenience stores with gas pumps, in these cases, are taking advantage of the intersection of major transportation corridors. Ideally, schools are located within residential neighborhoods where a convenience store with gas pumps would not be seen as an appropriate location due to the location within a residential neighborhood. The proposed Specific Use Permit request is for a convenience store with gas pumps located on the southeast corner of FM 1518 and Ray Corbett Dr., in proximity to a school, but not adjacent to or within residential uses or zoning. Although the chosen southeast corner of FM 1518 and Ray Corbett Drive is not ideal, and the corners of FM 1518 and Lower Seguin Road would be preferred for a proposed convenience store with gas pumps, the proposed Specific Use Permit location does not violate the intent of the Comprehensive Plan, is not incompatible with the surrounding area, and traffic impacts can be mitigated.

Previous Specific Use Permit requests to permit convenience stores with gas pumps received opposition due to the proximity of the proposed gas pumps to residential developments. For this Specific Use Permit request, the proposed 2.1 acres is not immediately adjacent to residential uses or zoning.

RECOMMENDATION

Staff Recommendation:

The proposed Specific Use Permit to allow a Convenience Store with Gas Pumps, does not violate the intent of the Comprehensive Land Use Plan, it is compatible with the existing uses and existing zoning, and it is not immediately adjacent to residential developments or zoning. Staff recommends approval of Ordinance 26-S-011 with the condition that a building permit is approved within two (2) years of the adoption of the SUP Ordinance in accordance with UDC Article 5, Section 21.5.11.F.

Planning and Zoning Commission Recommendation:

The Planning and Zoning Commission held a public hearing for the item on May 6, 2026, and made a recommendation of denial to City Council with a 5-2 vote. Commissioner Outlaw and Commissioner McMaster cast the nay votes.

Attachments

Ordinance 26-S-011 With Attachments

Aerial Exhibit

200-Foot Notification Map

Engineering Memo on Traffic Impact

City Council Presentation Slides

Applicant's Presentation Slides

ORDINANCE NO. 26-S-011

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS, TO APPROVE A SPECIFIC USE PERMIT TO ALLOW FOR A CONVENIENCE STORE WITH GAS PUMPS ON APPROXIMATELY 2.1 ACRES OF LAND, GENERALLY LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF FM 1518 AND RAY CORBETT DR, ALSO KNOWN AS A PORTION OF BEXAR COUNTY PROPERTY IDENTIFICATION NUMBER 1103267, CITY OF SCHERTZ, TEXAS.

WHEREAS, an application for a Specific Use Permit to allow a convenience store with gas pumps on approximately 2.1 acres of land, generally located at the southeast corner of the intersection of FM 1518 and Ray Corbett Dr, also known as a portion of Bexar County Property Identification Number 1103267, more specifically described in the Exhibit A attached (herein, the “Property”) has been filed with the City; and

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

WHEREAS, on May 6, 2026, the Planning and Zoning Commission conducted a public hearing and, after considering the Criteria, made a recommendation to City Council to deny the requested Specific Use Permit for a convenience store with gas pumps with a 5-2 vote; and

WHEREAS, on June 2, 2026, the City Council conducted a public hearing and, after considering the Criteria and recommendation by the Planning and Zoning Commission, determined that the requested Specific Use Permit be approved as provided for herein.

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

Section 1. A Specific Use Permit for 2.1 acres of land, known as a portion of Bexar County Property Identification Number 1103267, more particularly described in the attached Exhibit A, is hereby approved to allow a convenience store with gas pumps, conditioned upon the following occurring:

- a) A building permit is approved within two (2) years of the adoption of the SUP Ordinance in accordance with Unified Development Code Article 5, Section 21.5.11.F Expiration of Specific Use Permit.

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 _____ 2026.

CITY OF SCHERTZ, TEXAS

Ralph Rodriguez, Mayor

ATTEST:

Sheila Edmondson, City Secretary

Exhibit "A"

Property Description: Legal Metes and Bounds

Exhibit "A" Property Description: Legal Metes and Bounds

MEETS AND BOUNDS DESCRIPTION OF A 2.085 ACRE TRACT OF LAND

BEING a 2.085 acre (90,814 square feet) tract of land situated in the Miles S. Bennett Survey No. 75, Abstract No. 61, County Block 5057, City of Schertz, Bexar County, Texas; being a portion of a called 40.067 acre tract of land described as Tract 2 in instrument to Croton Properties, LLC, recorded in Document No. 2008013987, Official Public Records, Bexar County, Texas; and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found marking the south end of a cut-back corner at the intersection of the northeast right-of-way line of FM 1518 (variable width) with the southeast right-of-way line of Ray Corbet Drive (variable width);

THENCE, North 14°55'39" East, 53.55 feet along said cut-back corner to a 1/2" iron rod found marking the north end of said cut-back corner on the southeast right-of-way line of said Ray Corbett Drive;

THENCE, North 60°08'07" East, 222.00 feet along the southeast right-of-way line of said Ray Corbett Drive to a point;

THENCE, departing the southeast right-of-way line of said Ray Corbett Drive and crossing said Tract 2, the following two (2) courses:

1. South 30°16'49" East, 351.12 feet to a point;
2. South 59°43'11" West, 260.00 feet to point on the northeast right-of-way line of said F.M. 1518; from which a bent 1/2-inch iron rod found marking a corner on the northeast right-of-way line of said F.M. 1518 bears South 30°16'49" East, 411.86 feet;

THENCE, North 30°16'49" West, 315.00 feet along the northeast right-of-way line of said F.M. 1518 to the **POINT OF BEGINNING** and containing 2.085 acres of land in Bexar County, Texas.

EXHIBIT OF A 2.085 ACRE TRACT MILES S. BENNET SURVEY NO. 75, ABSTRACT NO. 61 CITY OF SCHERTZ, BEXAR COUNTY, TEXAS

Kimley»»Horn

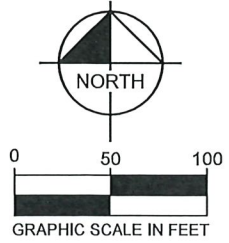
10101 Reunion Place, Suite 400
San Antonio, Texas 78216 FIRM # 10193973

Tel. No. (210) 541-9166
www.kimley-horn.com

SEE SHEET 2 OF 2 FOR SURVEYOR'S
SIGNATURE AND SEAL.

| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|-------|----------|------------|-----------|-------------|-----------|
| N/A | JAJ | APS | 1/28/2026 | 065012201 | 1 OF 2 |

Exhibit "A" Property Description: Legal Metes and Bounds



NOTE:
 THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (FIPS 4204) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

LEGEND:
 POB = POINT OF BEGINNING
 IRF = IRON ROD FOUND
 OPRBCT = OFFICIAL PUBLIC RECORDS BEXAR COUNTY
 DPRBCT = DEED AND PLAT RECORDS BEXAR COUNTY
 R.O.W. = RIGHT-OF-WAY
 ● = CALCULATED POINT

SURVEYORS CERTIFICATION: THIS IS A LEGAL DESCRIPTION BASED ON A FIELD SURVEY BY KIMLEY-HORN PERSONNEL. NO IMPROVEMENTS ARE SHOWN. ALL EXISTING EASEMENTS MAY NOT BE SHOWN. THIS IS NOT A LAND TITLE SURVEY.



ABEL P. STENDAHL
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6754
 1251 SADLER EAST DRIVE, SUITE 3200
 SAN MARCOS, TX 78666
 PH: 512-580-6117
 ABEL.STENDAHL@KIMLEY-HORN.COM

EXHIBIT OF A 2.085 ACRE TRACT
 MILES S. BENNET SURVEY NO. 75,
 ABSTRACT NO. 61
 CITY OF SCHERTZ,
 BEXAR COUNTY, TEXAS

Kimley»Horn

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

| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|-----------|----------|------------|-----------|-------------|-----------|
| 1" = 100' | JAJ | APS | 1/28/2026 | 065012201 | 2 OF 2 |

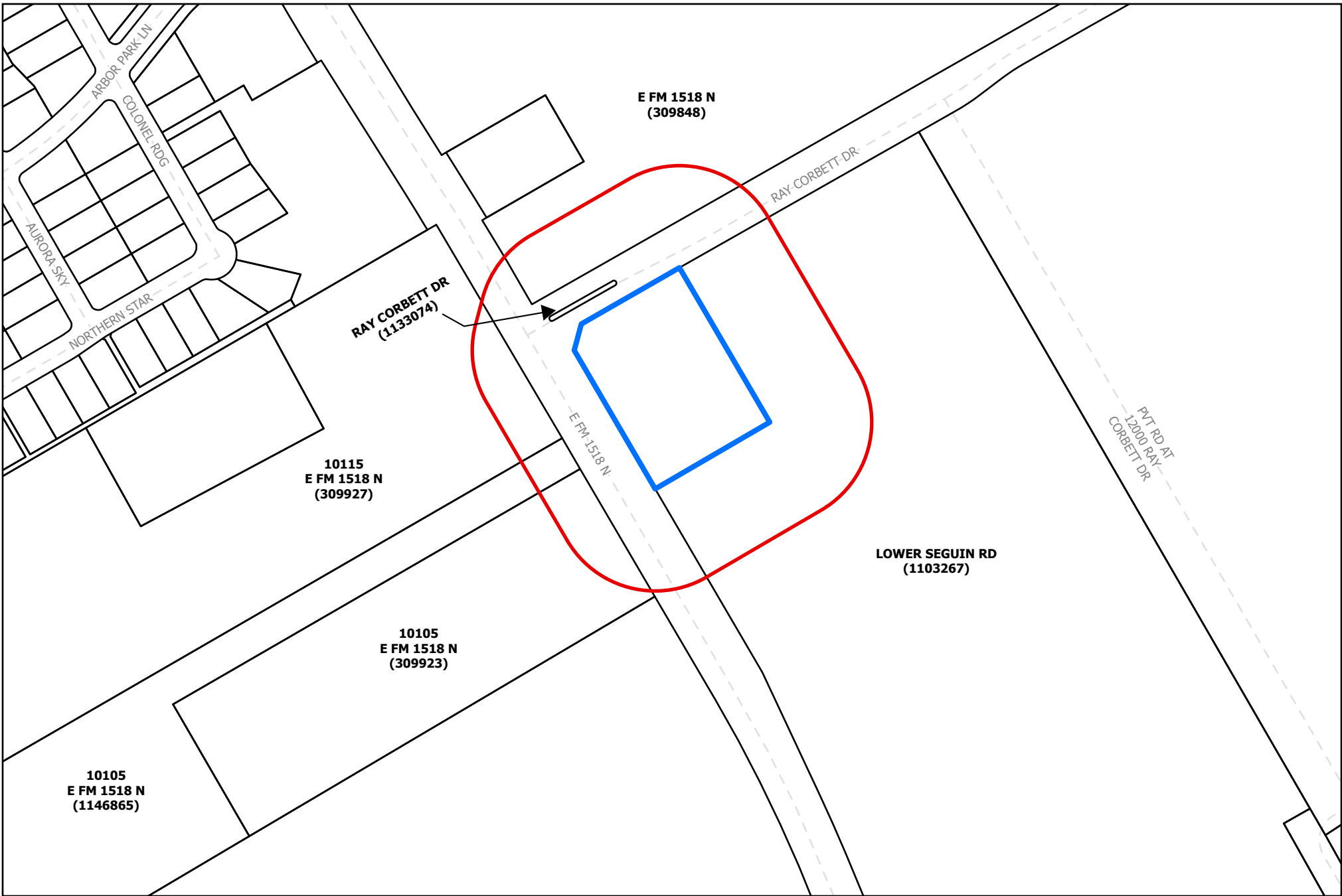


SCHERTZ
COMMUNITY • SERVICE • OPPORTUNITY




SUP-FM 1518 & Ray Corbett Dr
PLSPU20260030

| | | | | | | | | | |
|--|--|---|---|---|---|--|--|--|---|
| <ul style="list-style-type: none"> County Boundaries Schertz Municipal Boundary ETJ Project Boundary | <ul style="list-style-type: none"> Highways Major Roads Minor Roads Freeway Principal Arterial | <ul style="list-style-type: none"> Planned Principal Arterial Secondary Arterial Planned Secondary Arterial Secondary Rural Arterial Planned Secondary Rural Arterial | <ul style="list-style-type: none"> Residential Collector Planned Residential Collector Planned Commercial Collector B Commercial Collector A Planned Commercial Collector A | <ul style="list-style-type: none"> 1" 2" 3" 4" 6" | <ul style="list-style-type: none"> 8" 10" 12" 16" 18" | <ul style="list-style-type: none"> 20" 24" 30" 36" Unknown | <ul style="list-style-type: none"> Hydrant Manholes CCMA Lift Station Private Lift Station | <ul style="list-style-type: none"> Schertz Lift Station CCMA Treatment Plant Schertz Treatment Plant | <ul style="list-style-type: none"> Sewer Main Schertz Gravity Schertz Pressure Neighboring Gravity Private Pressure |
|--|--|---|---|---|---|--|--|--|---|

0 100 200 400 600 Feet




City of Schertz
SUP FM 1518 & Ray Corbett Drive
(PLSPU20260030)

-  Project Boundary
-  Parcels
-  200' Buffer



Memo

To: Planning and Zoning Commission via Daisy Marquez, Senior Planner
From: John Nowak, P.E., Engineer 
Date: April 22, 2026
Re: Traffic Impact Summary for Proposed Zone Change at the Southeast corner of FM 1518 and Ray Corbett Drive

This zone change request is for a portion of a 36.29 acre parcel at the Southeast corner of the FM 1518 and Ray Corbett Drive intersection. The zone change request is for a two acre portion, right at the intersection. The current zoning for this two-acre portion is PRE. If the two-acre parcel is developed to it's full potential, the maximum peak hour trips it would generate is 4. The applicant is requesting the parcel be re-zoned to GB. The same parcel with GB zoning and developed to it's full potential could generate a peak hour trip volume of 811 trips. This potential assumes development of the property to its maximum potential with the highest trip generation uses allowed in GB zoning. The applicant intends to develop the property with uses that would generate less than this amount of peak hour trips.

The requested zone change would have an adverse impact to the FM 1518/Ray Corbett Drive intersection due to the increase in traffic. There are improvements that can be constructed to mitigate the effects of the additional traffic. Such improvements include, widening of Ray Corbett drive to provide for a full left turn lane; signalization of the intersection when it meets signal warrants; increasing the length of the southbound left turn lane that is part of the current FM 1518 project; and a right turn/decel lane if warranted. There is sufficient Right-of-Way available along Ray Corbett Drive to allow for the needed widening for the left turn lane.

In an attempt to be pro-active and assuming the full 36.29 acre parcel will be developed in some fashion in the future, Staff has forwarded a copy of the traffic summary identifying the lengthening of the FM 1518 left turn lane to TXDOT for their consideration and incorporation into the FM 1518 project.

Should the zone change be approved, the proposed development will need to conduct a TIA as part of the development process. The TIA will be required to do a signal warrant analysis for the FM 1518/Ray Corbett intersection. If the intersection meets signal warrants due to the proposed development, then the developer will be required to work with TXDOT to signalize the intersection. Any other improvements identified in the TIA needed to mitigate the additional traffic generated by the development will also be required to be constructed by the development.

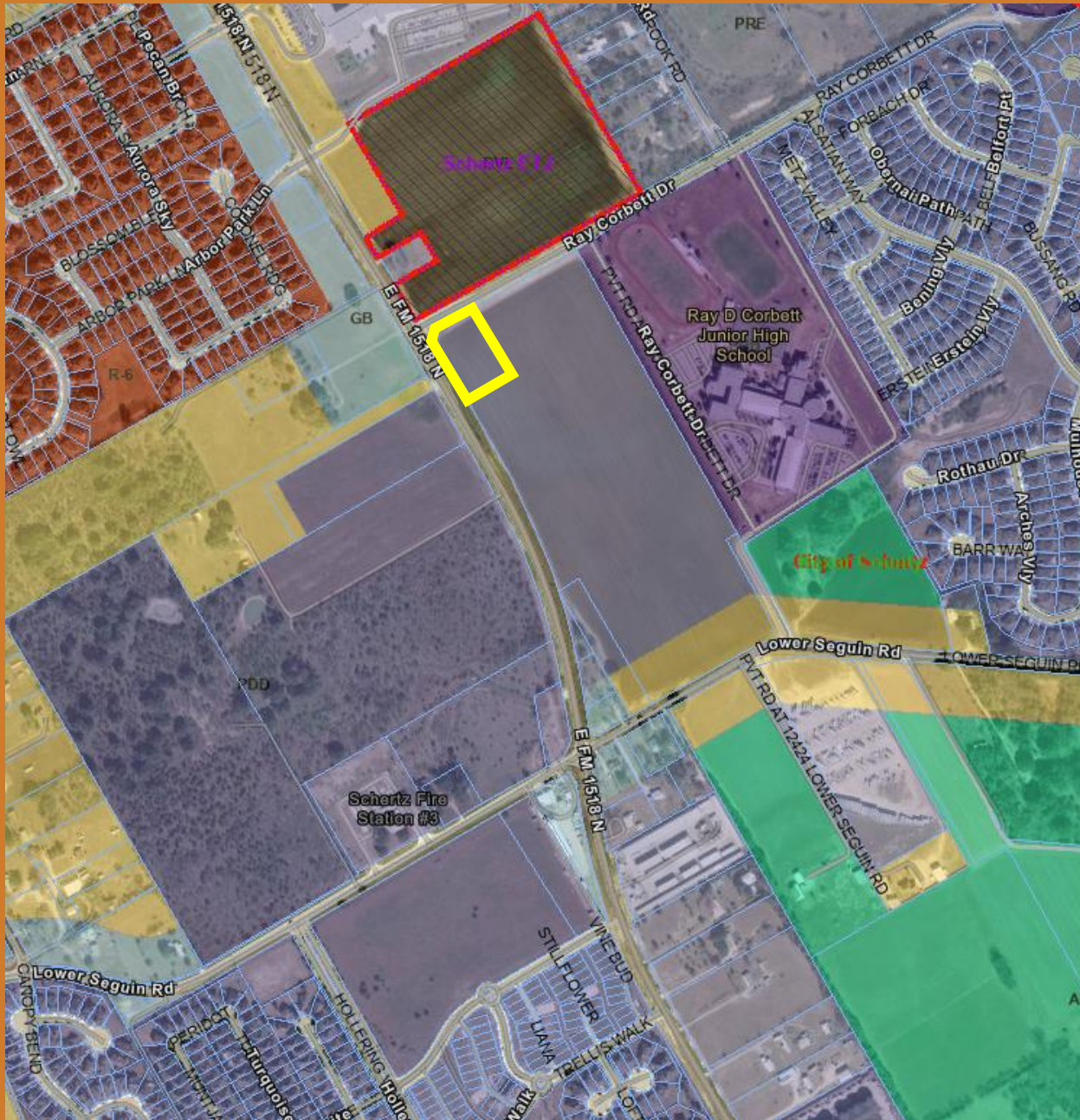
In the long term, if the proposed development also had a connection/access point to Lower Seguin Road (the southern end of the 36.29 acre tract), it would help “split the traffic load” from this proposed development and future development between two signalized intersections (FM 1518/Lower Seguin and FM 1518/Ray Corbett). One of the requirements in the UDC is that cross access easement be provided during the platting process. The proposed development will be required to provide such an easement going towards Lower Seguin Road. Future development will be required to connect to and extend the easement to make a connection to Lower Seguin Road.

In summary, the proposed zone change will increase traffic on Ray Corbett Drive, but the increase in traffic can be mitigated so the City’s transportation system functions at an acceptable level.

Ord. 26-S-011

Proposed SUP to allow Convenience Store with Gas Pumps 2.1 ac

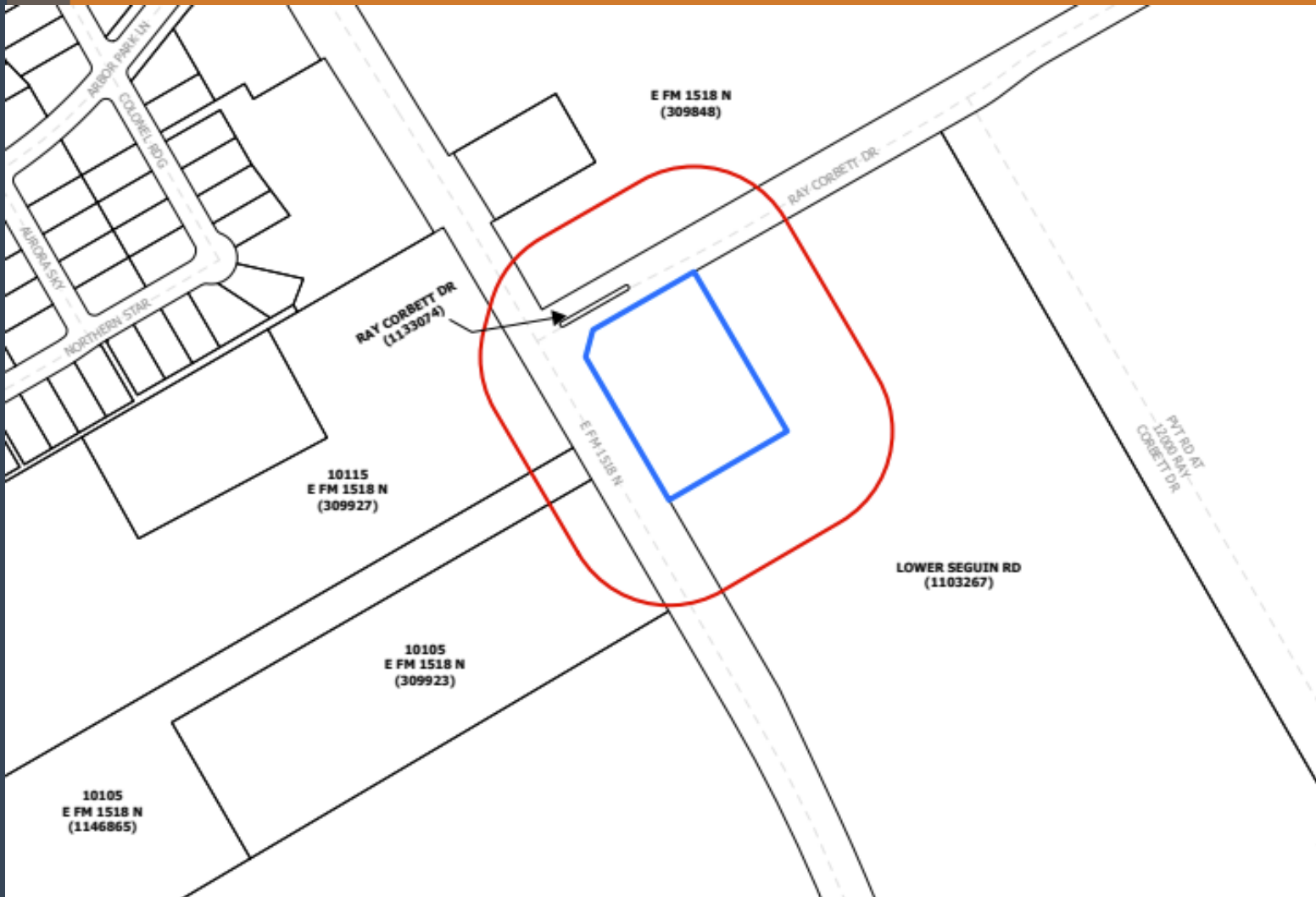
Daisy Marquez | Senior Planner



| | Zoning | Use |
|------------------|--|--|
| Subject Property | Pre-Development District (PRE) | Undeveloped |
| North | Right of Way | Ray Corbett Dr (residential collector) |
| South | Pre-Development District (PRE) | Undeveloped/ Remainder of the tract |
| East | Pre-Development District (PRE) & Public Use District (PUB) | Ray Corbett Junior High School |
| West | Right-of-Way | FM 1518 |

- 2.1 acres
- Current Zoning: PRE
- Proposed Zoning: GB, Commercial Development
- Accompanied by Ord. 26-S-010

| Dimensional Requirements 21.5.7 Permitted Uses 21.5.8 | Existing | Proposed |
|--|---|---|
| | Pre-Development District (PRE) | General Business District (GB) |
| Permitted Uses *Not a Comprehensive List | Municipal Uses; Church/ Place of Worship (SUP); Schools | Appliances, Furniture and Home Furnishing Store; Building Material and Hardware Sales; Car Wash, Automated ; Commercial Amusement, Indoor |
| Area Square Feet | N/A | 10,000 |
| Width & Depth | N/A | 100x100 |
| Setbacks, Adj. Non-Residential | N/A | Front: 20', Side: NA, Rear: NA |
| Maximum Height | N/A | 120' |
| Maximum Impervious Coverage | N/A | 80% |



- **6 Public notices were sent on 04.23.2026**
- **As of today**
 - **(0) in Favor**
 - **(0) Neutral to**
 - **(0) in Opposition**
- **A public hearing notice was published in the “San Antonio Express” on May 13, 2026**
- **Two notification signs were placed by the applicant**
- **May 6, 2026 P&Z**

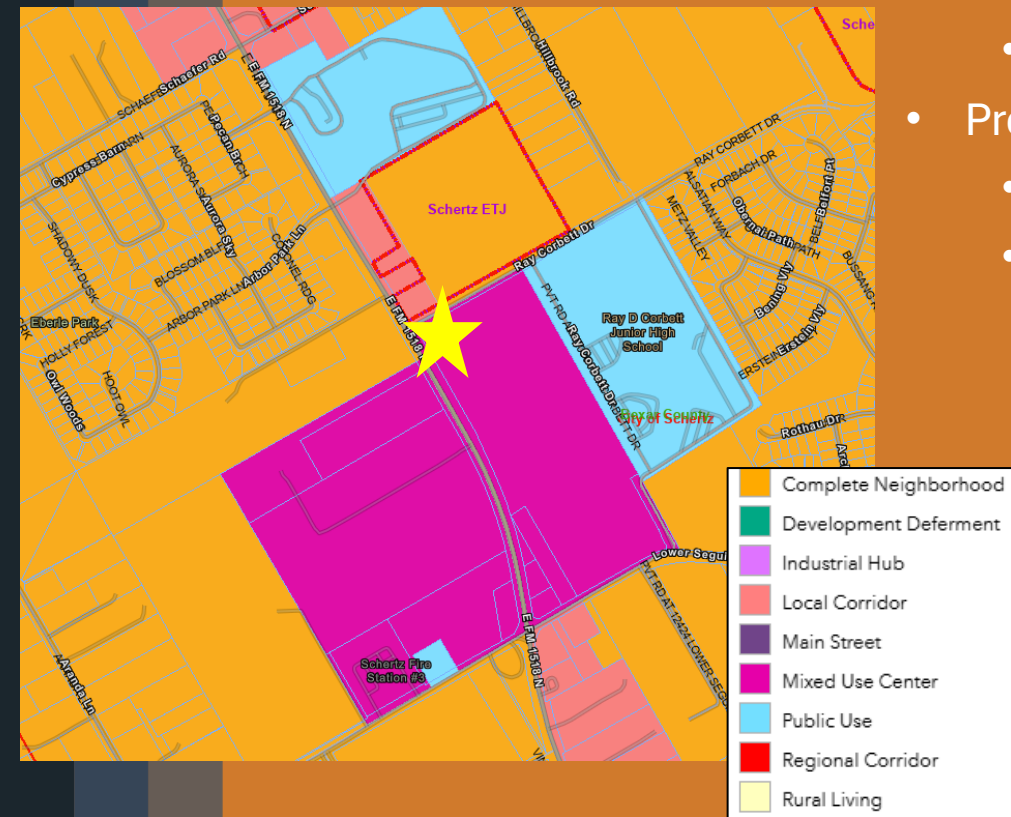
Background

- Per UDC Section 21.5.8, A convenience store with gas pumps requires an approved Specific Use Permit in General Business District (GB).
- This application is accompanied by the zone change application Ord. 26-S-010.

UDC SECTION 21.5.11.D Criteria for Approval

1. The proposed use at the specified location is consistent with the policies of the adopted Comprehensive Land Plan, or any other applicable adopted plans.

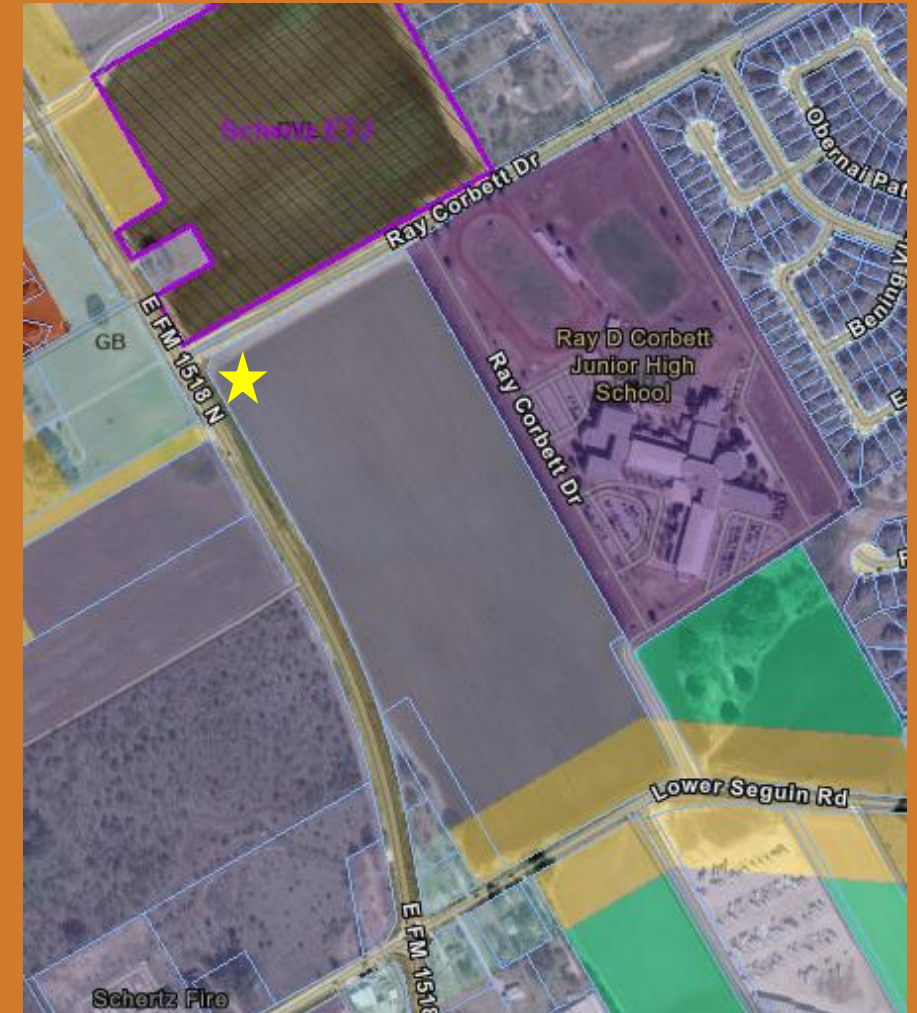
- Mixed-Use Center:
 - Combination of higher-density housing;
 - Locally serving commercial; and
 - Recreational uses
 - Located along major transportation corridors
- Proposed SUP
 - FM 1518- Principal Arterial
 - Does not violate the intent of the Mixed-Use Future Land Use Designation



UDC SECTION 21.5.11.D Criteria for Approval

2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;

- Current Zoning: Pre-Development District (PRE)
 - Placeholder for properties after annexation
- Proposed: General Business District (GB)
 - Intended for retail and service uses
 - Serve overall needs of the community
 - Located along principal transportation corridors
- The proposed SUP:
 - Meets the intent of General Business District (GB)



UDC SECTION 21.5.11.D Criteria for Approval

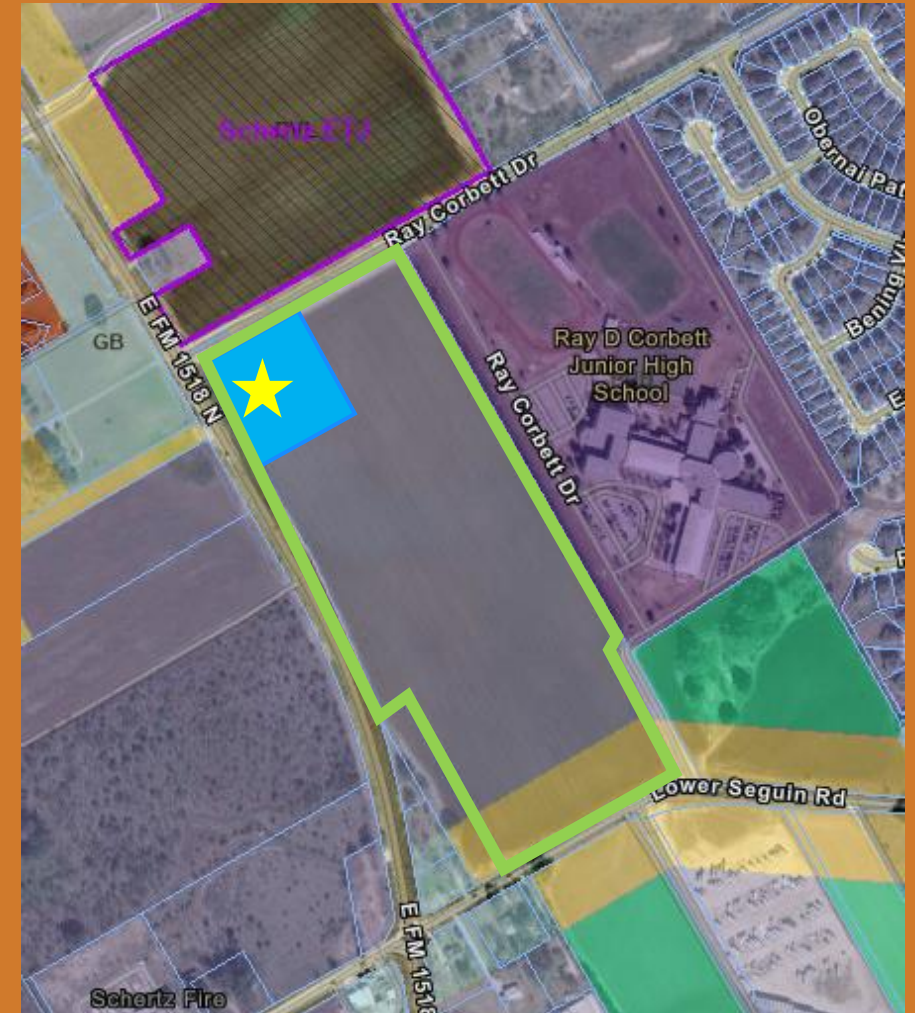
3. The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods.

- No ordinances adopted by Schertz:
 - to restrict the distance of a convenience store with gas pumps from a school.
 - that require a certain distance of separation for alcohol sales and schools.
- A convenience store is permitted in GB.
- The required Specific Use Permit is for the gas pumps associated with the convenience store.
- Proposed GB zoning is compatible with existing zoning and uses in the area.

UDC SECTION 21.5.11.D Criteria for Approval

4. The proposed use will not adversely affect the overall health, safety or general welfare of the City;

- For 2.1 acres of a larger, approximately 30-acre tract
 - No current applications for the remainder of the tract
- Intersection
 - FM 1518- Principal Arterial, TxDOT road
 - Ray Corbett Dr- Residential Collector
- Access Points:
 - evaluated later in the development process
- In proximity to Ray D. Corbett Junior High School, but not adjacent to it



UDC SECTION 21.5.11.D Criteria for Approval

4. CONTINUED

Engineering TIA Memo:

“In summary, the proposed zone change will increase traffic on Ray Corbett Drive, but the increase in traffic can be mitigated so the City's transportation system functions at an acceptable level”

- Mitigation through improvements:
 - Widening of Ray Corbett Dr for full turn lane
 - Signalization of intersection (if warranted)
 - Increase length of southbound left turn lane on FM 1518
 - Right turn lane/ deceleration lane on FM 1518
- Required mitigation not known until later in the development process

The proposed SUP location is not ideal, and traffic will be adversely affected on Ray Corbett, but it is not adjacent or surrounded by residential uses/ zoning, and traffic mitigation efforts will be required.

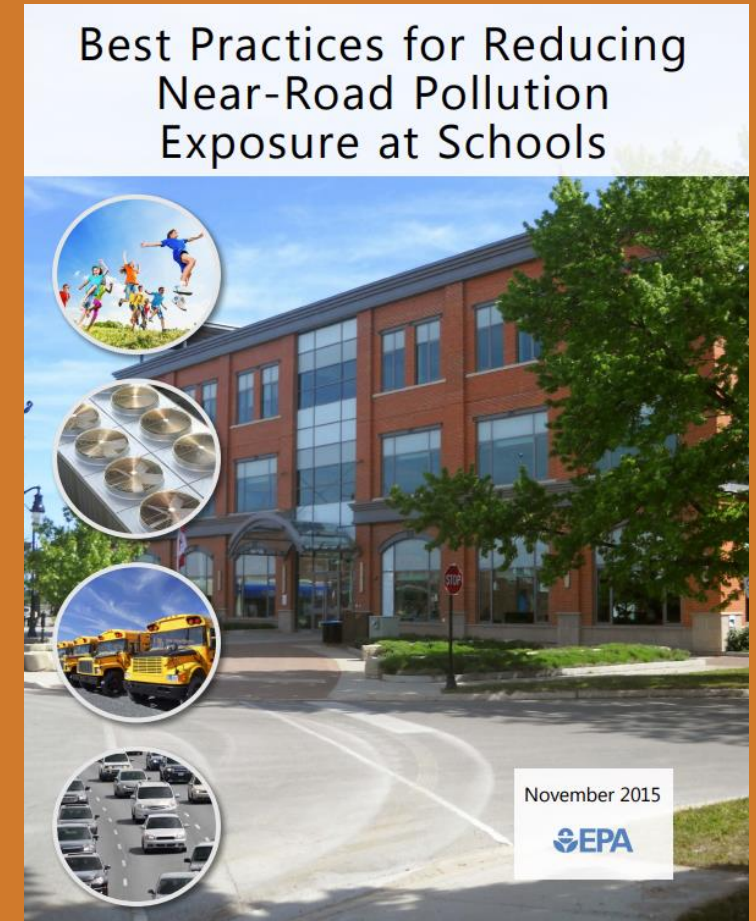
UDC SECTION 21.5.11.D Criteria for Approval

5. Whether other factors are deemed relevant and important in the consideration of the Specific Use Permit.

- Proposed SUP meets the UDC requirements.
- Schertz EMS, Fire, and PD have reviewed the proposed SUP and did not provide objections.
 - PD evaluated the number of calls for service for a convenience store with gas pumps in proximity to schools and did not find a correlation between the two.
- P&Z Public Hearing on May 6, 2026
 - Resident Concerns with:
 - Location in proximity to schools and residences
 - Pedestrian travel
 - Traffic Safety Concerns with Delivery Trucks
 - Delivery Times for Fuel and Merchandise
 - TIA Concerns

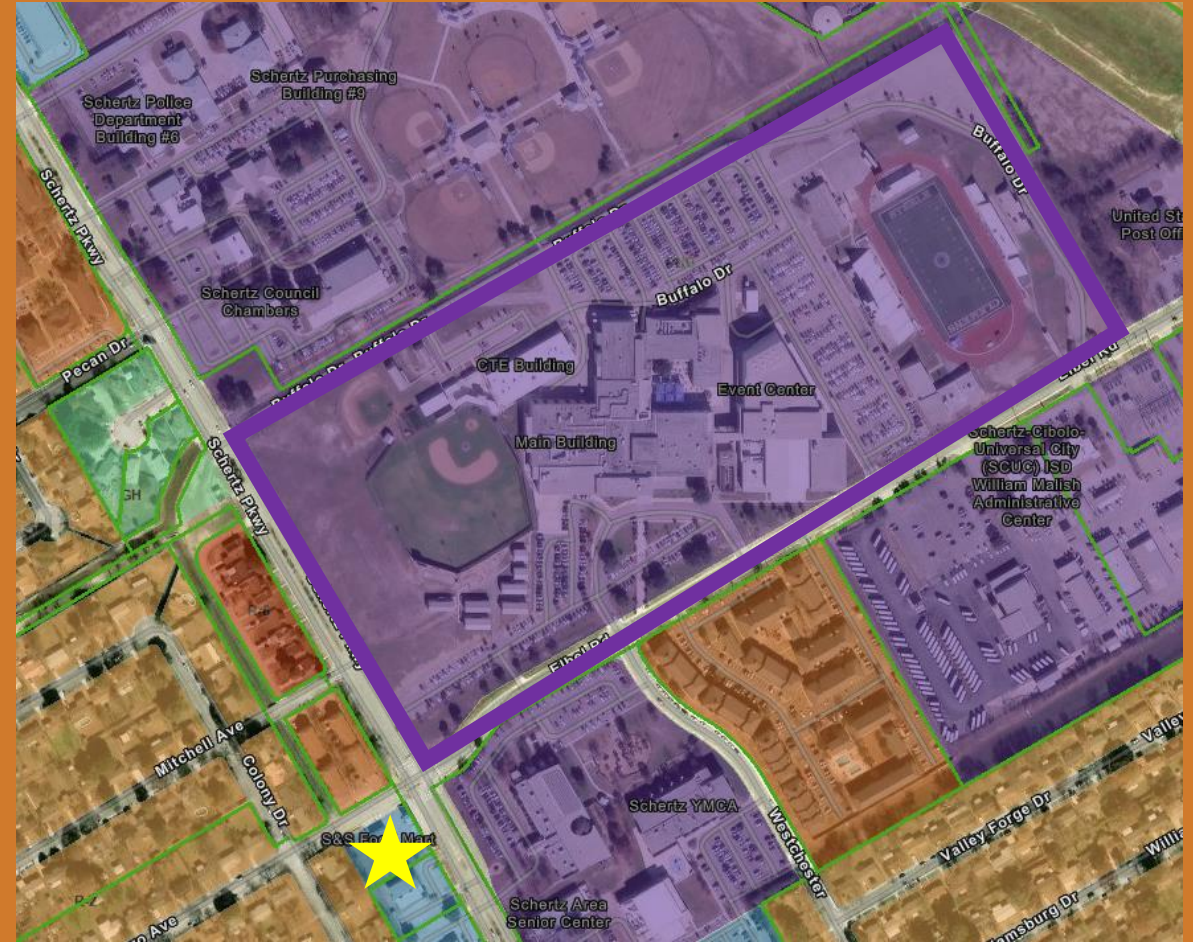
Additional Considerations:

- Environmental Protection Agency (EPA)
 - Best Practices for Reducing Near-Road Pollution Exposure at Schools (2015).
 - School siting guidelines for new schools
 - Considerations of proximity to community;
 - distance from major transportation facilities;
 - exposure to air pollutants during student commutes;
 - Feasible mitigation on site; and
 - Accessibility by walking or biking
 - No specific guidance on the proximity to convenience stores with gas pumps.



Additional Considerations:

- Current Schools in Proximity to Convenience Stores with Gas Pumps
 - Samuel Clemens High School
 - Schertz Parkway- Principal Arterial
 - Elbel Road- Commercial Collector



Additional Considerations:

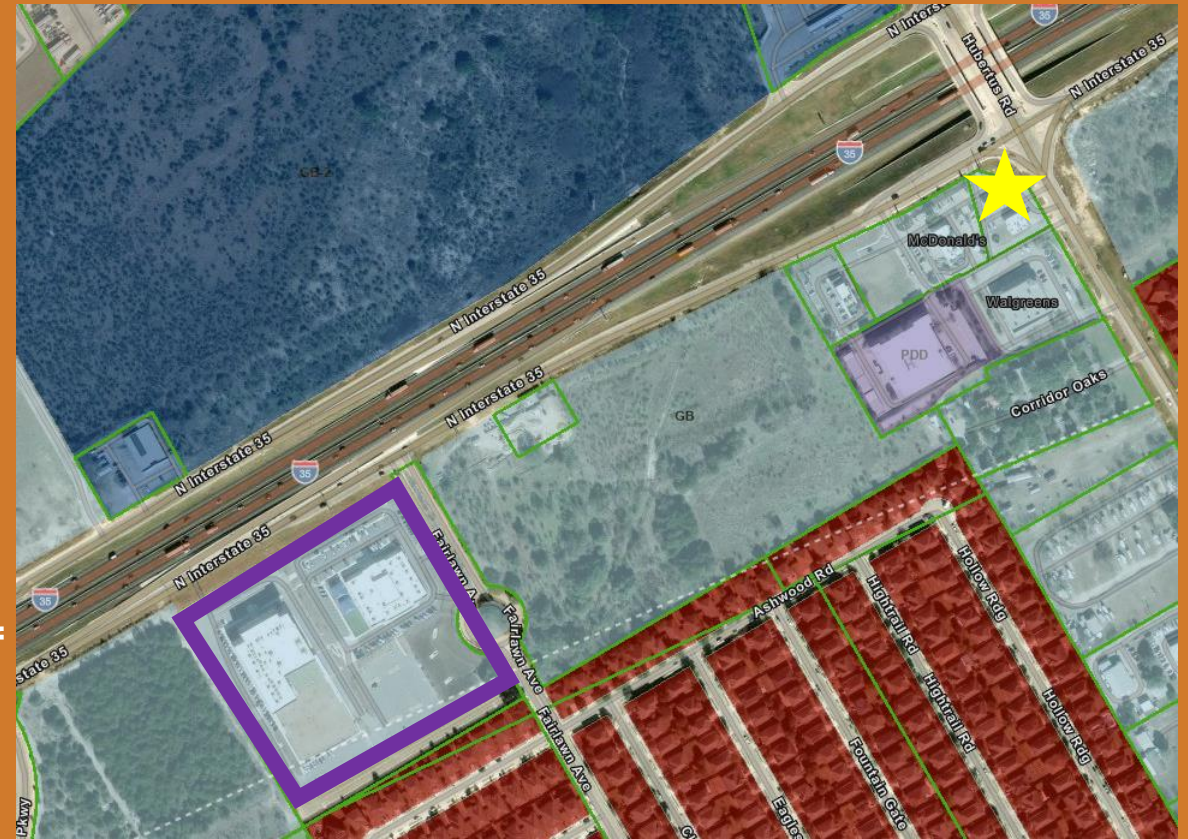
- Current Schools in Proximity to Convenience Stores with Gas Pumps
 - Comal Creek Elementary School
 - Danville Middle School
 - Hubertus Rd- Principal Arterial
 - IH-35 Access Rd- Principal Arterial



Additional Considerations:

- Current Schools in Proximity to Convenience Stores with Gas Pumps
 - School of Science and Technology
 - FM 1103- Principal Arterial
 - IH-35 Access Road- Principal Arterial

The convenience stores with gas pumps at these locations are taking advantage of the intersections of major transportation corridors.



Additional Considerations:

- Ideally, schools are located within residential developments
 - Ex. Schertz Elementary School, Laura Ingels Wilder Intermediate School
- A convenience store with gas pumps would not be appropriate within a residential development and adjacent to a school



Additional Considerations:

- **Proposed SUP location:**
 - Corner of FM 1518 and Ray Corbett Dr
 - FM 1518- Principal Arterial
 - Ray Corbett Dr- Residential Collector
 - Not ideal, preferred location would be the intersection of FM 1518 and Lower Seguin Rd
 - Lower Seguin Road- Secondary Arterial



Additional Considerations:

- **Previous SUP applications for a convenience store with gas pumps**
 - Immediately adjacent to residential
 - Major opposition from surrounding property owners
 - Planning and Zoning Commission expressed concerns over proximity to residential uses and zoning
- **Proposed SUP is not immediately adjacent to resident uses or zoning**



Staff Recommendation:

The proposed Specific Use Permit to allow a Convenience Store with Gas Pumps, does not violate the intent of the Comprehensive Land Use Plan, it is compatible with the existing uses and existing and proposed zoning, and it is not immediately adjacent to residential developments or zoning.

Staff recommends approval of Ord. 26-S-011 with the condition a building permit is approved within 2 years of adoption of the SUP in accordance with UDC Article 5, Section 21.5.11.F.

P&Z Recommendation:

The Planning and Zoning Commission held a public hearing for this item on May 6, 2026, and made a recommendation of denial to City Council with a 5-2 vote. Commissioner Outlaw and Commissioner McMaster casted the nay votes.

FOODIE'S *Corner*

Schertz, TX

Proposed Community-Focused Convenience Store

Our Story

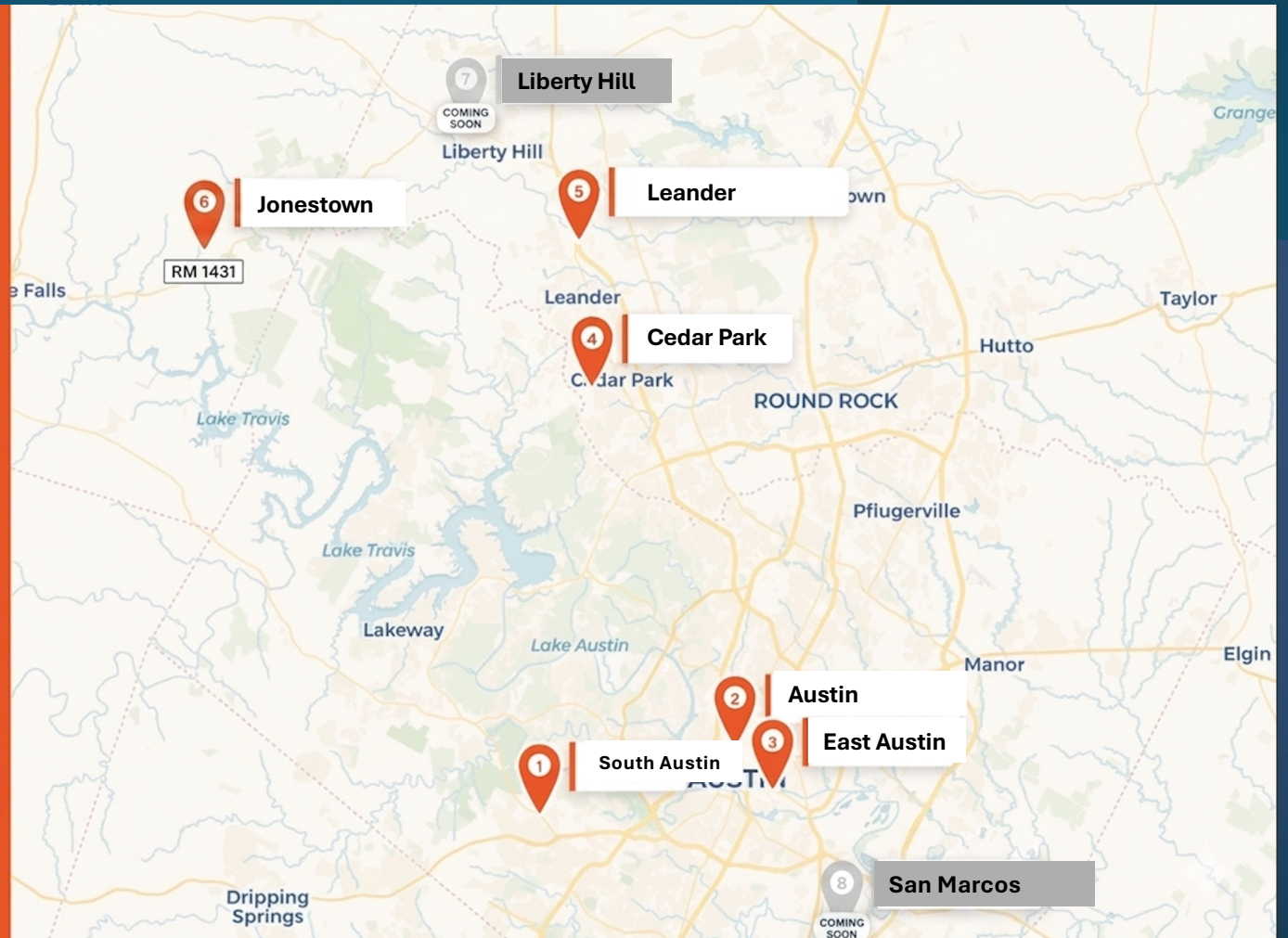
- Family-owned & operated
- 25+ years of serving our first community location
- Focus on quality & consistency
- Committed to being a responsible, long-term community partner





LOCATIONS

- 1 South Austin
 - 2 Austin
 - 3 East Austin
 - 4 Cedar Park
 - 5 Leander
 - 6 Jonestown
 - 7 Liberty Hill
 - 8 San Marcos
- COMING SOON
- COMING SOON



Communities Served



Proposed Development Overview

- Modern convenience store + fuel station
- Designed for efficient traffic flow with safe access
- Clean, well-lit professionally maintained site
- Serves daily community convenience needs
- Built to exceed local zoning and safety standards

Site Layout Considerations

- Fuel pump proximity:
 - ~ 500 ft from the nearest single-family residence
 - ~ 750 ft from the closest master-planned neighborhood
 - ~ 1,000 ft from the nearest school building structure
- 24/7 security camera coverage
- Well-lit exterior lighting for visibility
- Thoughtfully designed for smooth entry and exit
- ADA-compliant access & pathways
- City compliance with TIA recommendation



Site Safety

- Double-Walled steel underground fuel tanks
- Flexible fuel piping systems
- Fuel vent lines will be routed through the gas company
- Modern tank monitoring & leak detection system
- Compliance with TCEQ, state, and city regulations

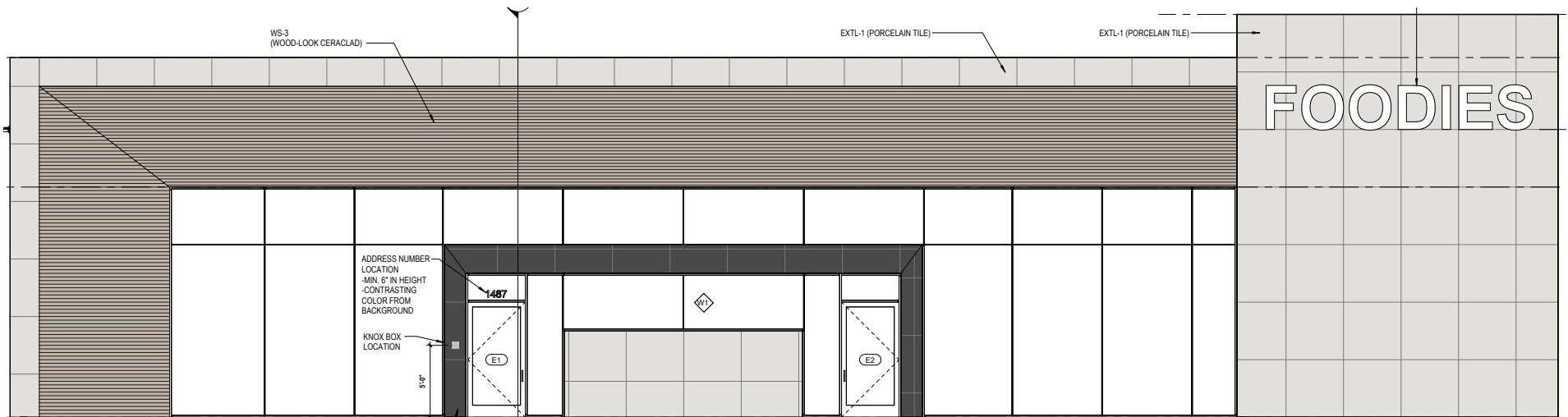


Our Commitment to the Community

- Commitment to maintaining a clean, safe, and well-managed site
- Ongoing investment in upkeep, staffing, and property standards
- Long-term local presence, not a short-term development
- Focused on being a stable, positive addition to the neighborhood

Our goal is to operate a well-maintained, safe, and respectful facility that serves the community's needs for years to come

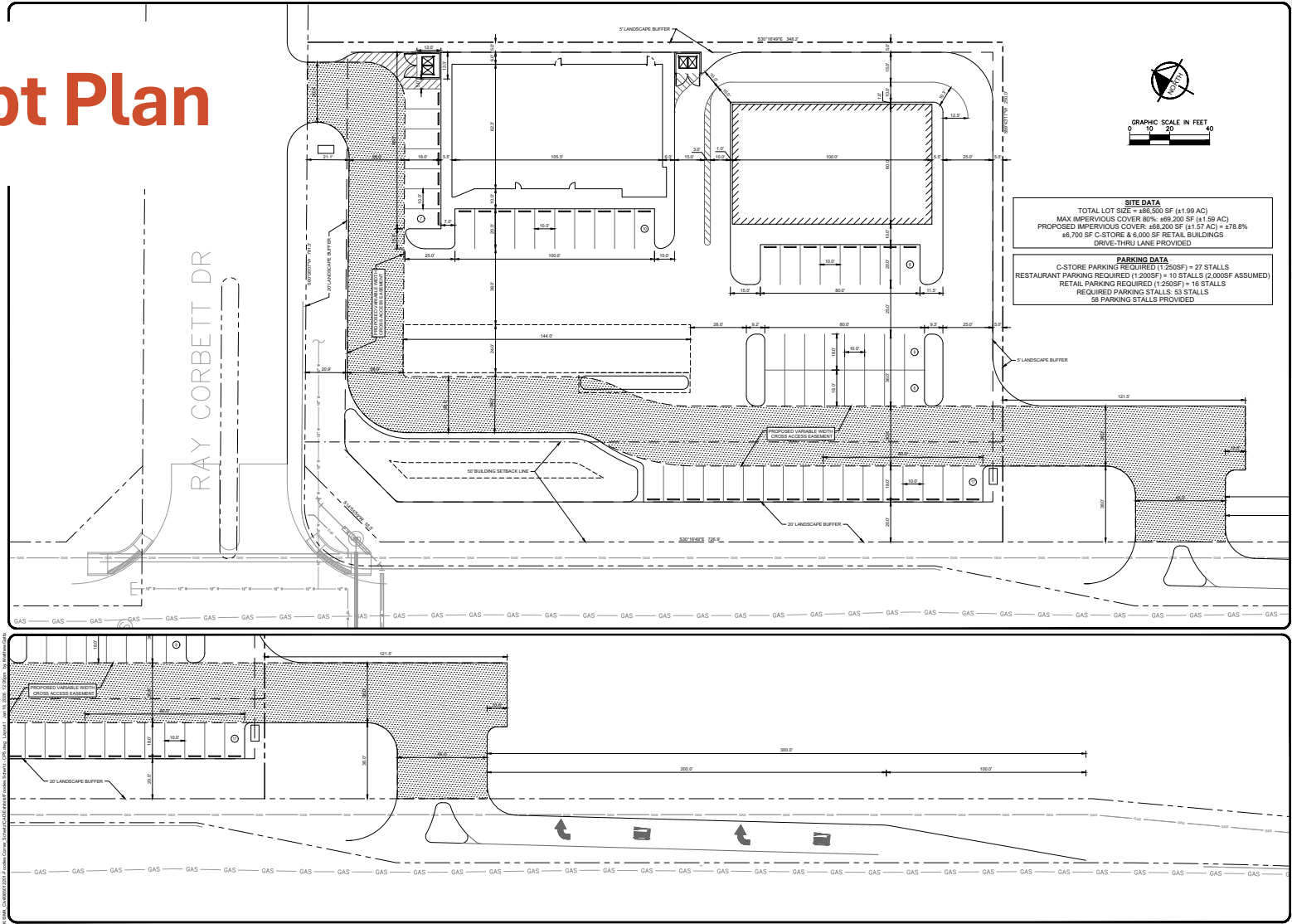
Proposed Development







Concept Plan



SITE DATA
 TOTAL LOT SIZE = 488,500 SF (41.99 AC)
 MAX IMPERVIOUS COVER 80% = 499,200 SF (41.59 AC)
 PROPOSED IMPERVIOUS COVER = 468,200 SF (41.57 AC) = 478.8%
 48,700 SF C-STORE & 6,000 SF RETAIL BUILDINGS
 DRIVE-THRU LANE PROVIDED

PARKING DATA
 C-STORE PARKING REQUIRED (1,250SF) = 27 STALLS
 RESTAURANT PARKING REQUIRED (1,200SF) = 19 STALLS (2,000SF ASSUMED)
 RETAIL PARKING REQUIRED (1,250SF) = 16 STALLS
 REQUIRED PARKING STALLS: 56 STALLS
 58 PARKING STALLS PROVIDED

CONCEPT PLAN 5

FOODIES SCHERTZ

JOHN NO. 065012201
 SCALE: 1" = 20'
 DATE: 01/16/2026

Planning and Zoning Summary

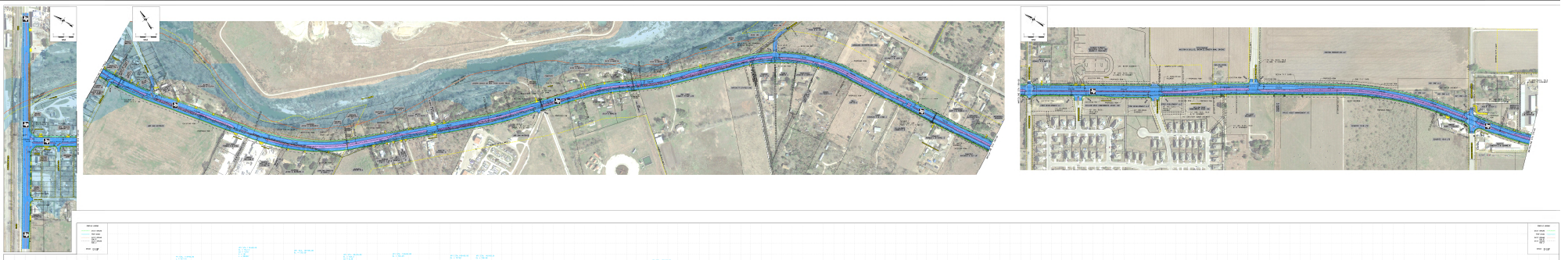
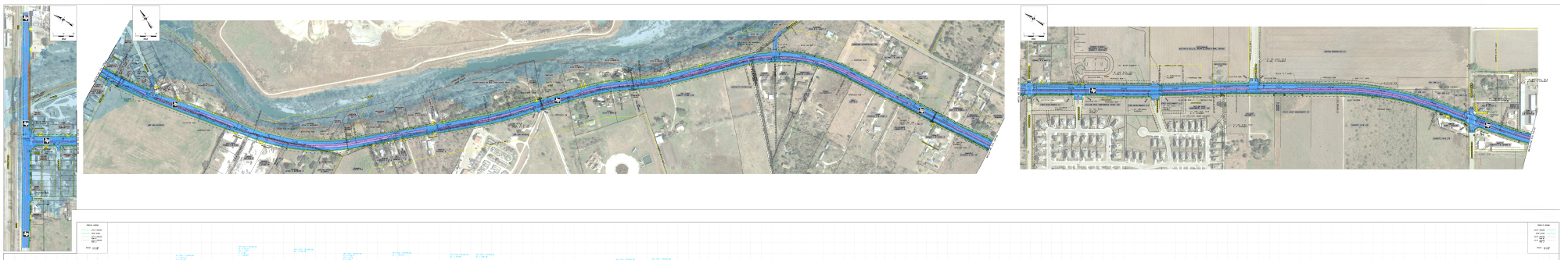
■ Comments/Discussion from Staff:

- Traffic concerns, TIA Discussion, gas station proposed use, delivery schedule
- Minimal discussion on the proposed store and products

■ Comments/ Discussion from Public

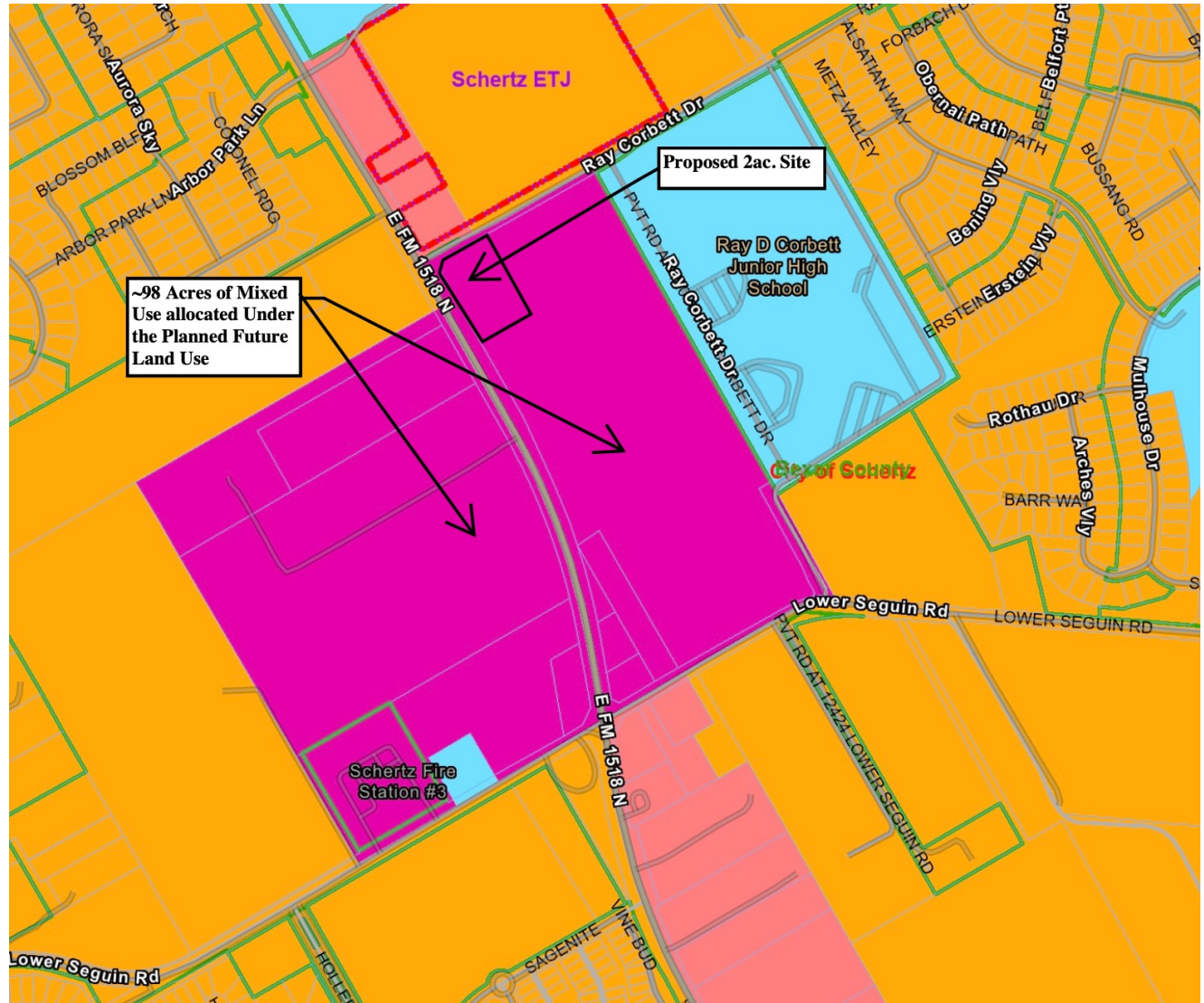
- Proximity to residential development
- Late night nuisance
- Hours of operation
- Consideration of drainage
- Lighting
- Alternate location
- Proximity to other gas stations
- Tank size and fuel grades
- Landscaping and fence
- Sidewalks and pedestrian traffic consideration
- Explanation of TIA from city engineer
- Primary access clarification: FM 1518

Roadway Expansion and Traffic



Potential Future Conflict Points and Traffic Lights: ~ 20+

Comprehensive Future Land Use Plan



Proximity of Existing Gas Station



Final Thoughts

- Future growth along FM 1518
- Effort and dollars spent on feasibility and TIA study
- Tax revenue and commercial growth

Thank you!

CITY COUNCIL MEMORANDUM

City Council Meeting: June 2, 2026

Department: Planning & Community Development

Subject: Ordinance 26-S-012- Conduct a public hearing and consider a request to rezone approximately 0.2 acres of land from General Business District (GB) to Main Street Mixed Use District (MSMU), known as 502 Main Street, specifically known as Guadalupe Property Identification Number 67753, City of Schertz, Texas.(B.James/L.Wood/D.Marquez)

BACKGROUND

The applicant is requesting to rezone approximately 0.2 acres of land from General Business District (GB) to Main Street Mixed-Use District (MSMU). The subject property is currently not platted and is used for a restaurant. The applicant is not proposing to change the current use and is requesting the zone change for the flexibility the zoning district allows to bring the property into compliance with the Unified Development Code.

On April 23, 2026, sixteen (16) public hearing notices were mailed to the surrounding property owners within a 200-foot boundary of the subject property. At the time of the report, one (1) response 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 May 6, 2026. The meeting can be watched on the City of Schertz "Youtube" page. A public hearing notice was published in the “San Antonio Express” on May 13, 2026. The applicant placed one notification sign on the subject property.

Subject Property:

| | Zoning | Land Use |
|-----------------|---------------------------------------|-----------------|
| Existing | General Business District (GB) | Restaurant |
| Proposed | Main Street Mixed-Use District (MSMU) | Restaurant |

Adjacent Properties:

| | Zoning | Land Use |
|--------------|--------------------------------|------------------------|
| North | Right-of-Way | Main St. |
| South | Railroad Tracks | Union Pacific Railroad |
| East | General Business District (GB) | Office |
| West | General Business District (GB) | Undeveloped |

Zoning:

| Dimensional Requirements Table 21.5.7.B- Non-Residential Zoning Districts Table 21.5.7.A- Residential Zoning Districts | | | | | | | | | | |
|--|--------------------------------|------|-----------------------------|-----------|-----------|-----------------------|-------------------------------------|-------------------------------------|------------------------|-------------------------|
| | | | Minimum Lot Size Dimensions | | | Minimum Yard Setbacks | | | Misc. Lot Requirements | |
| | Zoning District | Code | Area Sq. Ft. | Width Ft. | Depth Ft. | Front Ft. | Side Ft. | Rear Ft. | Max Height | Max Impervious Coverage |
| Existing | General Business District | GB | 10,000 | 100 | 100 | 25 | adj to non-res:0 adj to res.: 25 | adj to non-res:0 adj to res.: 25 | 120' | 80% |
| Proposed | Main Street Mixed-Use District | MSMU | 5,000 | 50 | 100 | 10 | 5 | 10 | 35' | 80% |

GOAL

The applicant is requesting to rezone approximately 0.2 acres of land from General Business District (GB) to Main Street Mixed-Use District (MSMU).

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

When considering zone changes, staff looks to the criteria listed in UDC Section 21.5.4.D. The criteria are listed below:

1. Whether the proposed zoning change implements the policies of the adopted Comprehensive Land Plan, or any other applicable adopted plans.

The proposed zone change implements the policies of the adopted Comprehensive Land Plan. The subject property is designated as Main Street on the Future Land Use Map. The Main Street Future Land Use Designation is intended for residential, commercial, cultural, and entertainment uses to create a dynamic urban core. The subject property is currently used as a restaurant and is intended to keep being used as a restaurant. The property is also part of the Main Street Corridor that is eligible for Main Street Grants. The proposed zone change to Main Street Mixed-Use District (MSMU) implements the Future Land Use Map designation of Main Street.

2. Whether the proposed zoning change promotes the health, safety, and general welfare 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. Any new development will be required to meet the site design requirements listed in Article 9 of the Unified Development Code. The purpose of the zone change is to plat the property, thus promoting the health, safety, and general welfare of the City.

The Engineering Department provided a traffic impact evaluation of the proposed zone change. The

following conclusion was made:

"There is no increase or decrease in the expected traffic with the zone change request," and
"...there is no adverse impact to the City's transportation system by the zone change request."
The proposed zone change will not affect the safety of the City by adversely impacting traffic.

3. Whether the uses permitted by the proposed change will be consistent and appropriate with existing uses in the immediate area;

The proposed Main Street Mixed-Use District (MSMU) is intended for properties along Main Street and in proximity to Main Street, and permits single-family, multi-family, and low-intensity commercial uses. Along Main Street, there are existing commercial uses which include other existing restaurants, professional offices, and retail. The applicant intends to continue the restaurant use in the proposed zoning district, which is consistent and appropriate with the existing uses in the immediate area.

4. Whether other factors 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 application. The City of Schertz Fire, EMS, and Police Departments have reviewed the proposed zone change request and do not provide objections. A public hearing notice was mailed to SCUC ISD. The most recent demographic reports and forecasting reports are available as part of the staff report.

The Planning and Zoning Commission held a public hearing for this item on May 6, 2026.

RECOMMENDATION

Staff Recommendation:

Staff recommends approval of Ordinance 26-S-012 due to the location of the subject property on Main Street, the compatibility with existing uses, and the Comprehensive Land Use Plan Future Land Use Map.

Planning and Zoning Commission:

The Planning and Zoning Commission held a public hearing on May 6, 2026, and made a recommendation of approval to City Council with a 7-0 vote.

Attachments

Ordinance 26-S-012 With Attachments

Aerial Exhibit

200-Foot Notification Map

Public Hearing Responses

SCUC ISD Demographic Report

SCUC ISD 10-Year Forecasting

Engineering Memo on Traffic

City Council Presentation Slides

ORDINANCE NO. 26-S-012

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS, TO REZONE APPROXIMATELY 0.2 ACRES OF LAND FROM GENERAL BUSINESS DISTRICT (GB) TO MAIN STREET MIXED-USE DISTRICT (MSMU), KNOWN AS 502 MAIN ST, SPECIFICALLY KNOWN AS GUADALUPE COUNTY PROPERTY IDENTIFICATION NUMBER 67753, CITY OF SCHERTZ, TEXAS.

WHEREAS, an application to rezone approximately 0.2 acres of land from General Business District (GB) to Main Street Mixed Use District (MSMU), known as 502 Main Street, specifically known as Guadalupe Property Identification Number 67753, more specifically described in 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 May 6, 2026, the Planning and Zoning Commission conducted a public hearing and, after considering the Criteria, made a recommendation to City Council to approve the requested zone change with a unanimous vote; and

WHEREAS, on June 2, 2026, 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 0.2 acres of land is hereby zoned Main Street Mixed-Use District (MSMU).

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 _____ 2026.

CITY OF SCHERTZ, TEXAS

Ralph Rodriguez, Mayor

ATTEST:

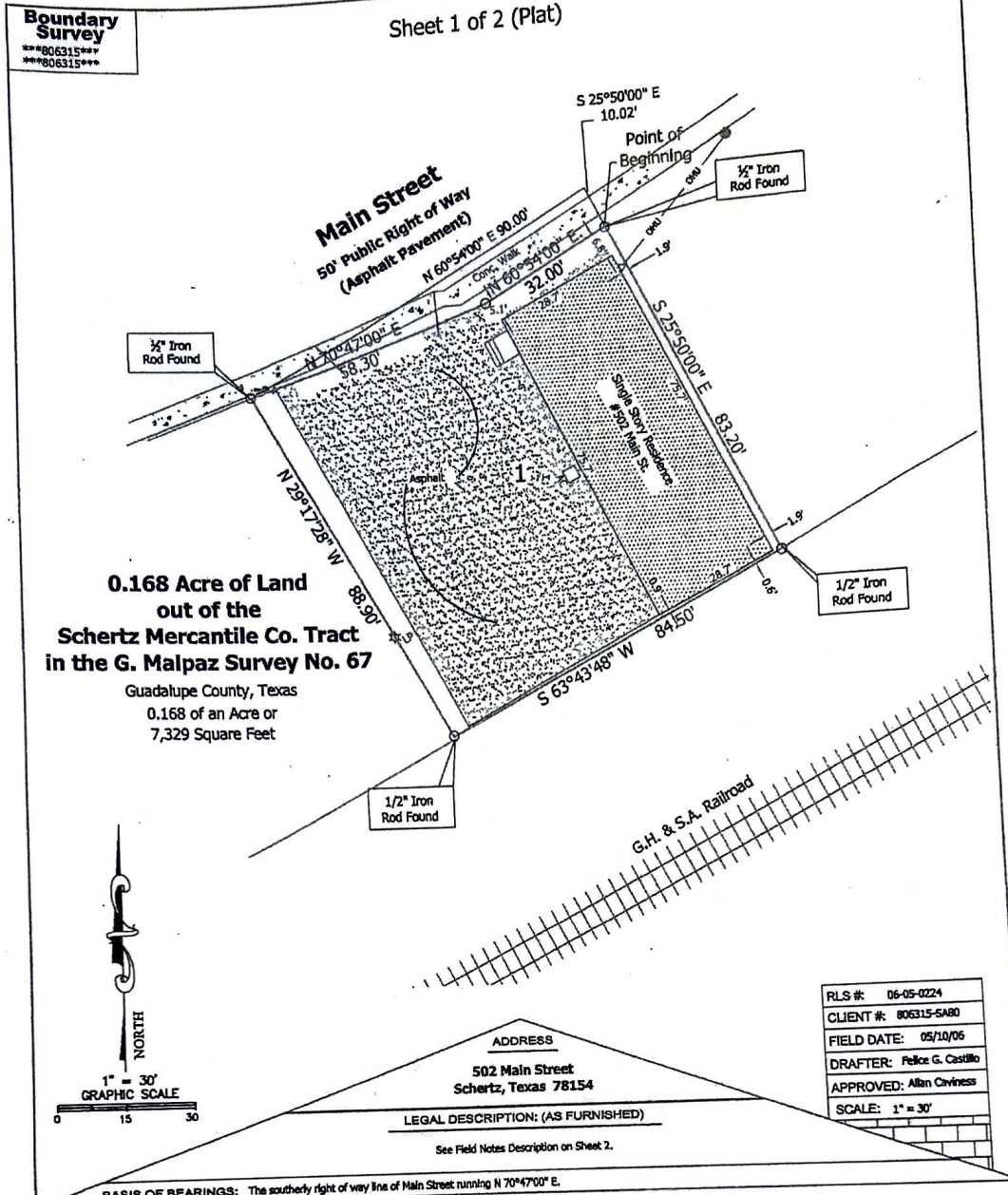
Sheila Edmondson, City Secretary

Exhibit "A"

Property Description: Legal Metes and Bounds

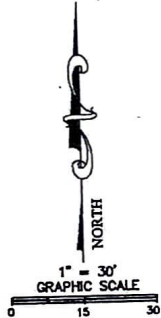
Exhibit "A" Property Description: Legal Metes and Bounds

Sheet 1 of 2 (Plat)



**0.168 Acre of Land
out of the
Schertz Mercantile Co. Tract
in the G. Malpaz Survey No. 67**
Guadalupe County, Texas
0.168 of an Acre or
7,329 Square Feet

We hereby acknowledge that a survey has been provided and reviewed by us.



ADDRESS
**502 Main Street
Schertz, Texas 78154**
LEGAL DESCRIPTION: (AS FURNISHED)
See Field Notes Description on Sheet 2.

| | |
|-------------|--------------------|
| RLS #: | 06-05-0224 |
| CLIENT #: | 0606315-5A80 |
| FIELD DATE: | 05/10/06 |
| DRAFTER: | Felice G. Castillo |
| APPROVED: | Allan Caviness |
| SCALE: | 1" = 30' |

BASIS OF BEARINGS: The southerly right of way line of Main Street running N 70°47'00" E.
LIST OF POSSIBLE ENCROACHMENTS: No encroachments were visible at time of survey

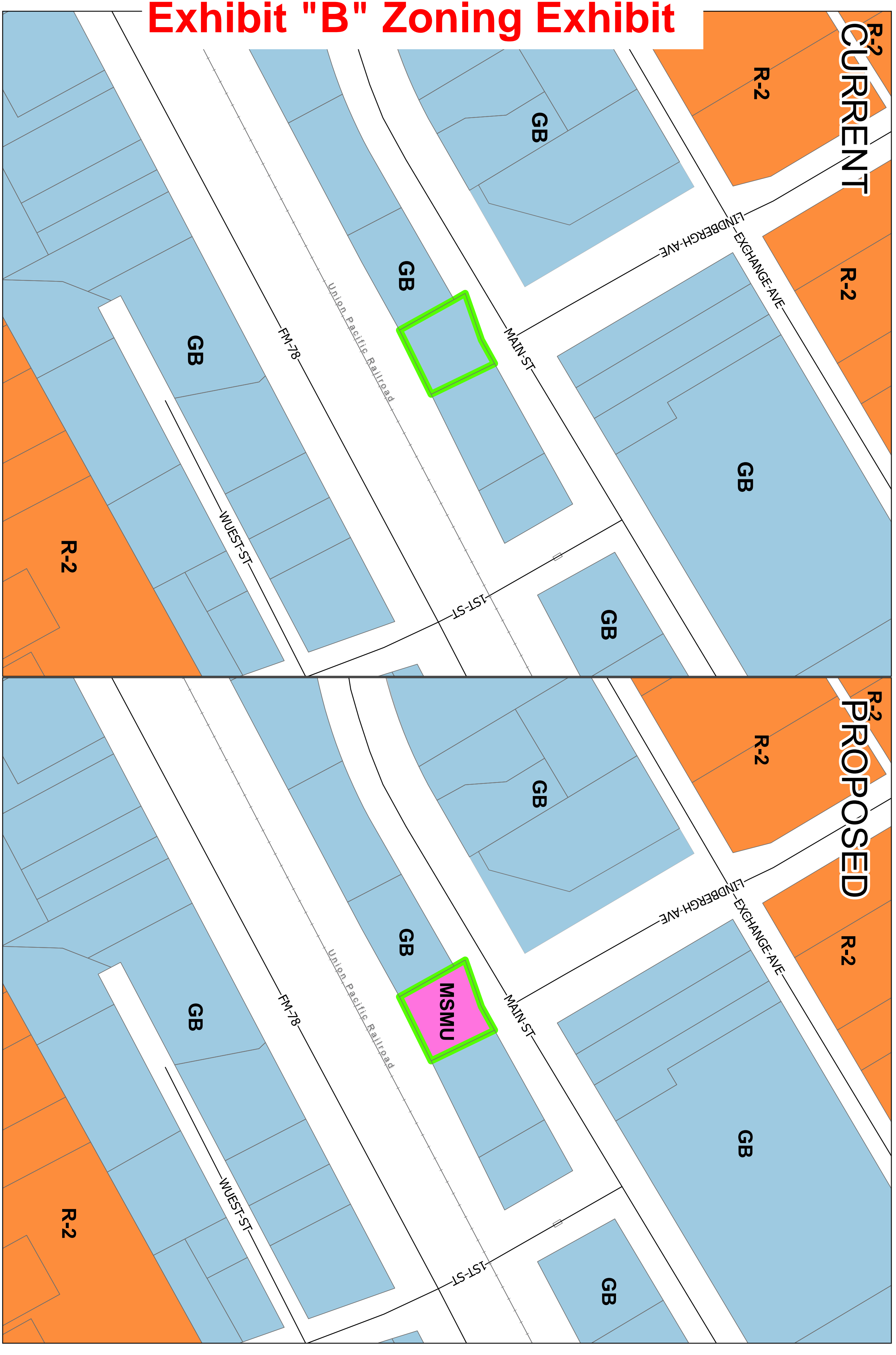
| | | | |
|---|--|--|--|
| <p>FAST BLUELINE LAND SURVEYING OF TEXAS 4200 South Freeway, Suite 430 Fort Worth, Texas 76115 817-924-4700 fax 817-924-4702 allan.caviness@fastblue.com</p> | <p style="text-align: center;">RESIDENTIAL LAND SERVICES, INC. <i>with the Outlook</i> 621 24TH AVENUE S.W. NORMAN, OKLAHOMA 73069 PHONE (405) 791-1002 FAX (405) 793-1199 WWW.RLSHOW.COM</p> | | |
|---|--|--|--|

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--|----------------------|-----------------------------|------------------|-------------|------------------|----------------------------|---------------------|---------------------------------|-----------------------------|-----------------------------|------------------|----------------------------|-------------------------------|-------------------------------|--------------------|------------------|-----------------|------------------------------------|---------------------|--------------------------------------|-------------------|-------------------------|----------------|--------------------|----------------------|----------------|---------------------|--------------------------|----------------|------------------|---------------|-------------------------|---------------------|--|--|------|----------|------|----------|--|--|--|--|
| <p>SURVEYOR FILE NUMBER: 60502-3 <small>The Certified Registered Professional Land Surveyor signing this survey certificate certifies the accuracy and efficiency of the survey provided herein.</small></p> <p>CERTIFIED TO: (AS FURNISHED) First American Title Insurance Company Enrique Esqueda and Alfonso Esqueda</p> | <p style="text-align: center;">LEGEND</p> <table style="width: 100%;"> <tr><td>A/C: AIR CONDITIONER</td><td>O.U.: OVERHEAD UTILITY LINE</td></tr> <tr><td>B.L.G.: BUILDING</td><td>P.: PLATTED</td></tr> <tr><td>(C.): CALCULATED</td><td>P.O.C.: POINT OF CURVATURE</td></tr> <tr><td>C.B.: CHORD BEARING</td><td>P.C.P.: PERMANENT CONTROL POINT</td></tr> <tr><td>C.B.W.: CONCRETE BLOCK WALL</td><td>P.I.: POINT OF INTERSECTION</td></tr> <tr><td>C.L.: CENTERLINE</td><td>P.O.B.: POINT OF BEGINNING</td></tr> <tr><td>C.N.A.: CORNER NOT ACCESSIBLE</td><td>P.O.C.: POINT OF COMMENCEMENT</td></tr> <tr><td>C.O.N.C.: CONCRETE</td><td>P.P.: POWER POLE</td></tr> <tr><td>C.O.V.: COVERED</td><td>P.R.O.: POINT OF REVERSE CURVATURE</td></tr> <tr><td>C.S.: CONCRETE SLAB</td><td>P.R.M.: PERMANENT REFERENCE MONUMENT</td></tr> <tr><td>(D.): DESCRIPTION</td><td>P.T.: POINT OF TANGENCY</td></tr> <tr><td>D.W.: DRIVEWAY</td><td>R.W.: RIGHT OF WAY</td></tr> <tr><td>E.N.C.: ENCROACHMENT</td><td>S.W.: SIDEWALK</td></tr> <tr><td>E.W.: EDGE OF WATER</td><td>C.L.F.: CHAIN LINK FENCE</td></tr> <tr><td>(M.): MEASURED</td><td>W.F.: WOOD FENCE</td></tr> <tr><td>M.S.: MASONRY</td><td>H.W.F.: HOOD-WIRE FENCE</td></tr> <tr><td>M.S.D.: NAIL & DISK</td><td></td></tr> </table> | A/C: AIR CONDITIONER | O.U.: OVERHEAD UTILITY LINE | B.L.G.: BUILDING | P.: PLATTED | (C.): CALCULATED | P.O.C.: POINT OF CURVATURE | C.B.: CHORD BEARING | P.C.P.: PERMANENT CONTROL POINT | C.B.W.: CONCRETE BLOCK WALL | P.I.: POINT OF INTERSECTION | C.L.: CENTERLINE | P.O.B.: POINT OF BEGINNING | C.N.A.: CORNER NOT ACCESSIBLE | P.O.C.: POINT OF COMMENCEMENT | C.O.N.C.: CONCRETE | P.P.: POWER POLE | C.O.V.: COVERED | P.R.O.: POINT OF REVERSE CURVATURE | C.S.: CONCRETE SLAB | P.R.M.: PERMANENT REFERENCE MONUMENT | (D.): DESCRIPTION | P.T.: POINT OF TANGENCY | D.W.: DRIVEWAY | R.W.: RIGHT OF WAY | E.N.C.: ENCROACHMENT | S.W.: SIDEWALK | E.W.: EDGE OF WATER | C.L.F.: CHAIN LINK FENCE | (M.): MEASURED | W.F.: WOOD FENCE | M.S.: MASONRY | H.W.F.: HOOD-WIRE FENCE | M.S.D.: NAIL & DISK | | <p style="text-align: center;">SURVEYOR'S CERTIFICATE</p> <p>I, Allan Caviness, Texas Registered Professional Land Surveyor No. 4365, do hereby certify that the survey plat hereon is a true and accurate representation of the property hereon described, and do further state that this survey accurately depicts the substantial improvements to said property as located on the ground, and that there are no apparent encroachments onto said property by any such improvements except as shown hereon.</p> <div style="text-align: center;"> </div> <p>SURVEYOR'S NAME: <i>Allan Caviness</i> DATED: May 11, 2006</p> <p>NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL</p> <table border="1" style="width: 100%;"> <tr> <td>DATE</td> <td>REVISION</td> <td>DATE</td> <td>REVISION</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table> | DATE | REVISION | DATE | REVISION | | | | |
| A/C: AIR CONDITIONER | O.U.: OVERHEAD UTILITY LINE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| B.L.G.: BUILDING | P.: PLATTED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (C.): CALCULATED | P.O.C.: POINT OF CURVATURE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C.B.: CHORD BEARING | P.C.P.: PERMANENT CONTROL POINT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C.B.W.: CONCRETE BLOCK WALL | P.I.: POINT OF INTERSECTION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C.L.: CENTERLINE | P.O.B.: POINT OF BEGINNING | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C.N.A.: CORNER NOT ACCESSIBLE | P.O.C.: POINT OF COMMENCEMENT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C.O.N.C.: CONCRETE | P.P.: POWER POLE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C.O.V.: COVERED | P.R.O.: POINT OF REVERSE CURVATURE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C.S.: CONCRETE SLAB | P.R.M.: PERMANENT REFERENCE MONUMENT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (D.): DESCRIPTION | P.T.: POINT OF TANGENCY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| D.W.: DRIVEWAY | R.W.: RIGHT OF WAY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| E.W.: EDGE OF WATER | C.L.F.: CHAIN LINK FENCE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (M.): MEASURED | W.F.: WOOD FENCE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| M.S.: MASONRY | H.W.F.: HOOD-WIRE FENCE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| M.S.D.: NAIL & DISK | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DATE | REVISION | DATE | REVISION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Reviewed & Accepted by: _____ **Date:** / / **Date:** / /

Exhibit "B"
Zoning Exhibit

Exhibit "B" Zoning Exhibit



SCHIEBERTZ
 COMMUNITY * SERVICE * OPPORTUNITY
 Last update: April 20, 2026
 City of Schertz, GIS Specialist: Bill Gardner,
 gis@schertz.com (210) 619-1185

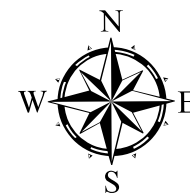
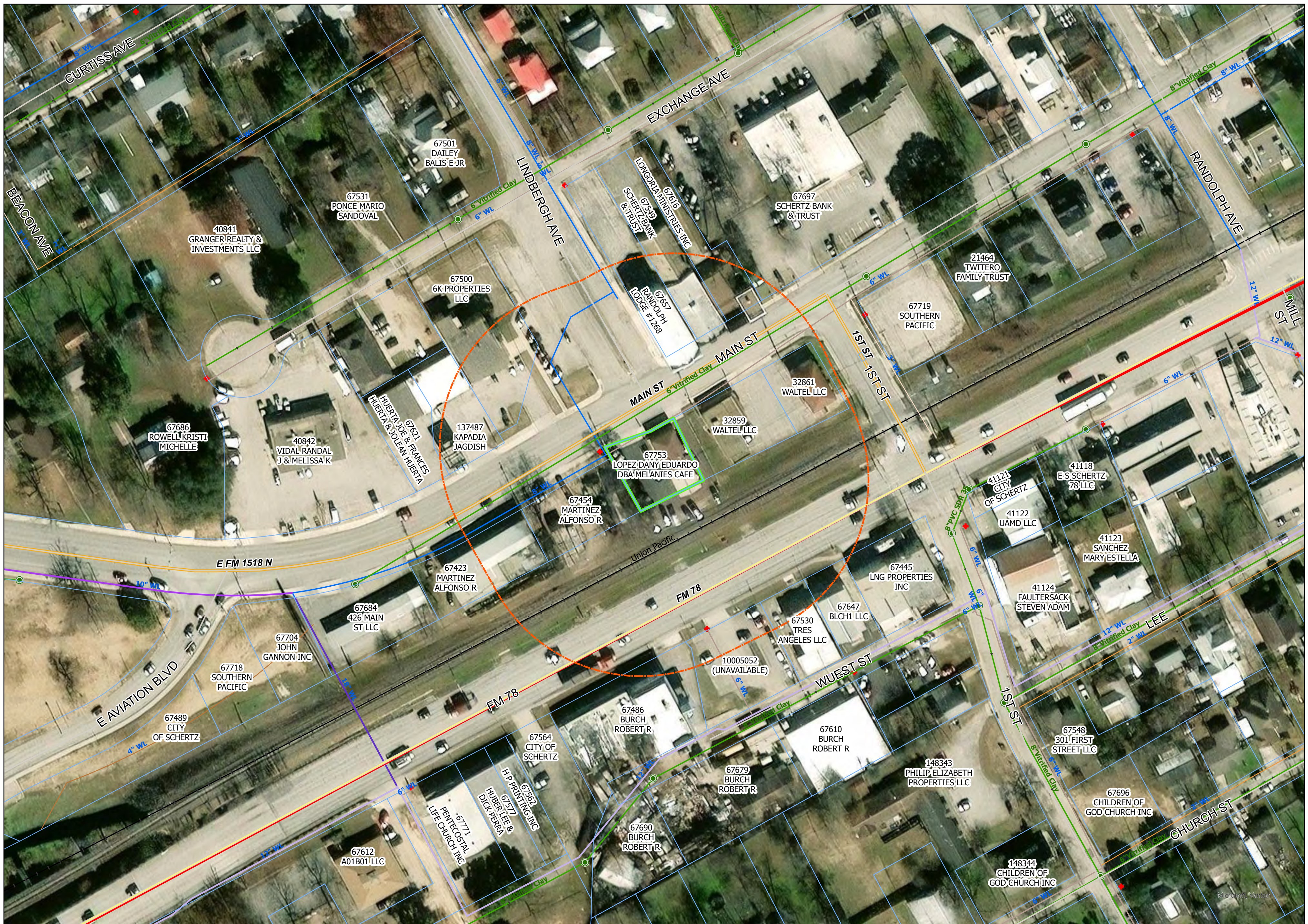
Proposed
Zoning Change
502 Main Street
(PLZC20260101)

"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."

Classification

| | | | | | |
|--|--|--|--|--|--|
| | (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 | | (A0) Agricultural District | | (NSMU) Main Street Mixed Use |
| | (R-1) Single-Family Residential | | (GH) Garden Home/Single-Family Residential (Zero Lot Line) | | (NSMU-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-1) Manufacturing (Heavy) |
| | | | (MHP) Manufactured Home Parks | | (M-2) Manufacturing (Light) |
| | | | | | (M-2) Manufacturing (Heavy) |
| | | | | | (DVA) Development Agreement (Delayed Annexation) |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

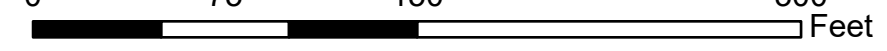
0 75 150 300 Feet

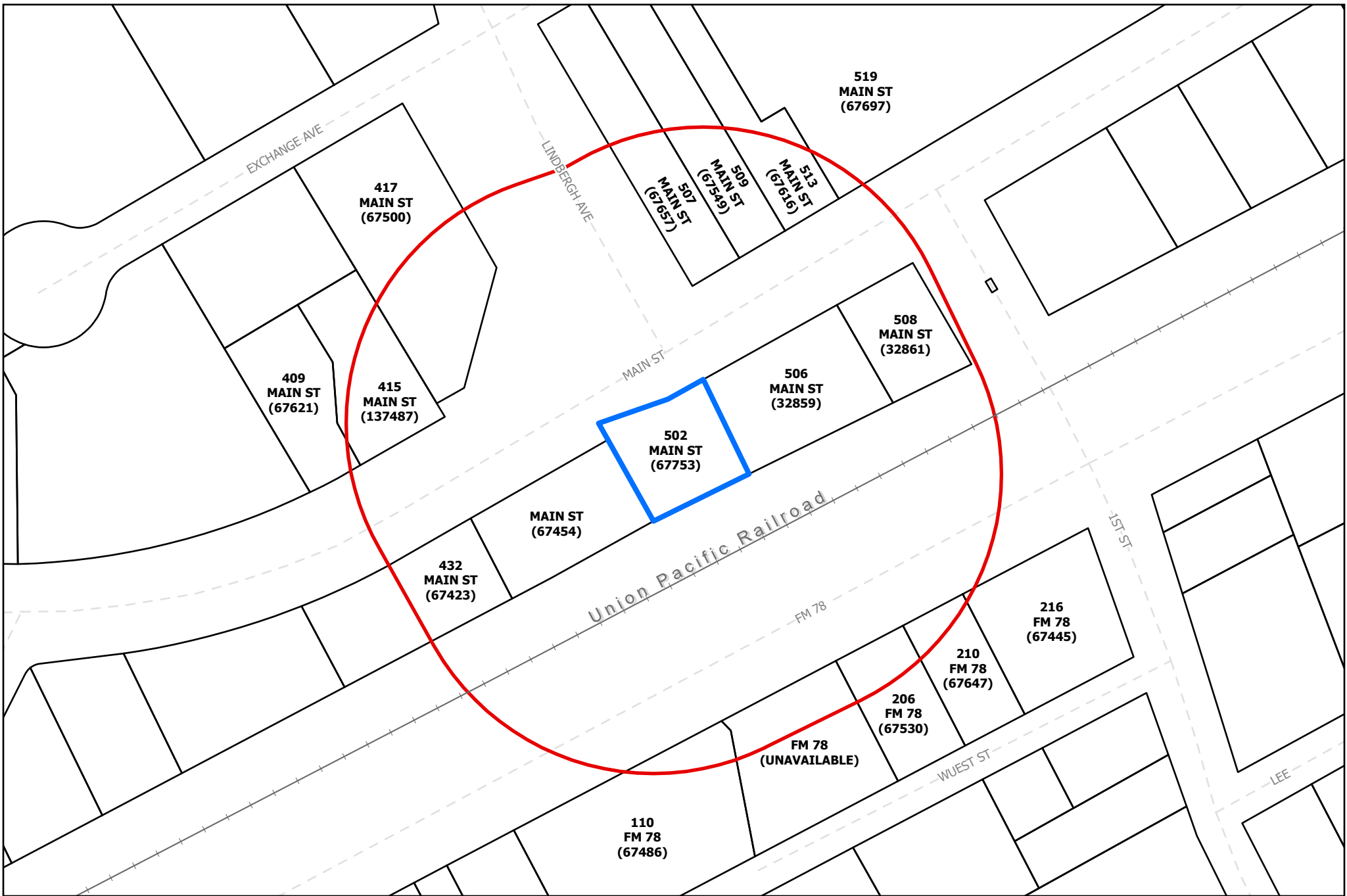


SCHERTZ
COMMUNITY • SERVICE • OPPORTUNITY

Proposed Zone Change
502 Main Street
PLZC20260101

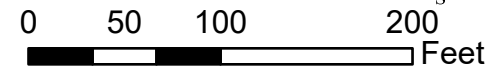
| | | | | | | | | | |
|--|--|--|---|---|---|--|--|--|---|
| <ul style="list-style-type: none"> County Boundaries Schertz Municipal Boundary ETJ Project Boundary | <ul style="list-style-type: none"> Highways Major Roads Minor Roads Freeway Principal Arterial | <ul style="list-style-type: none"> Planned Principal Arterial Planned Secondary Arterial Planned Secondary Arterial Planned Secondary Rural Arterial | <ul style="list-style-type: none"> Residential Collector Residential Residential Collector Planned Commercial Collector B Commercial Collector A Planned Commercial Collector A | <ul style="list-style-type: none"> 1" 2" 3" 4" 6" | <ul style="list-style-type: none"> 8" 10" 12" 16" 18" | <ul style="list-style-type: none"> 20" 24" 30" 36" Unknown | <ul style="list-style-type: none"> Hydrant Manholes CCMA Lift Station Private Lift Station | <ul style="list-style-type: none"> Schertz Lift Station CCMA Treatment Plant Schertz Treatment Plant | <ul style="list-style-type: none"> Sewer Main Schertz Gravity Schertz Pressure Neighboring Gravity Private Pressure |
|--|--|--|---|---|---|--|--|--|---|





City of Schertz
Proposed Zone Change
502 Main Street
(PLZC20260101)

- Project Boundary
- 200' Buffer
- Parcels



NOTICE OF PUBLIC HEARING

April 23, 2026

To whom it may concern,

The City of Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, May 6th, 2026 at 6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and act upon the following item:

PLZC20260101 - Hold a public hearing and make a recommendation on a zone change request on approximately 0.2 acres of land from General Business District (GB) to Main Street Mixed Use District (MSMU), known as 502 Main Street, specifically known as Guadalupe Property Identification Number 67753, City of Schertz, Texas.

The Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. You may return the reply form below by mail or personal delivery to Daisy Marquez, Senior Planner at 1400 Schertz Parkway, Bldg. 1, Schertz, Texas 78154, or by e-mail planning@schertz.com. If you have any questions, please feel free to call Daisy Marquez, Senior Planner directly at (210) 619-1782.

Sincerely,



Daisy Marquez
Senior Planner

Reply Form:

City Council will have a public hearing on the request after the recommendation from the Planning and Zoning Commission. This form is used to calculate the protest in accordance with LGC, Local Government Code 211.006(d). **The written protest must be received by City no later than noon (central time) on the Friday before the reading by the City Council.** If the name of the person signing this form does not match the name listed as the owner on the appraisal district website, proof of ownership is required in order for this to count towards the protest.

I am: in favor of opposed to neutral to the request for **PLZC20260101**

COMMENTS: _____

NAME: Dany E. Lopez SIGNATURE: 
(PLEASE PRINT)

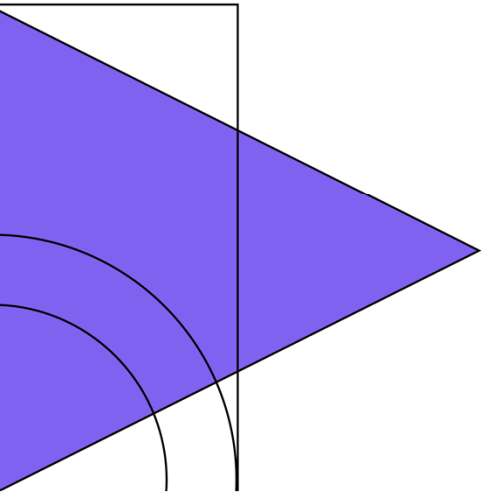
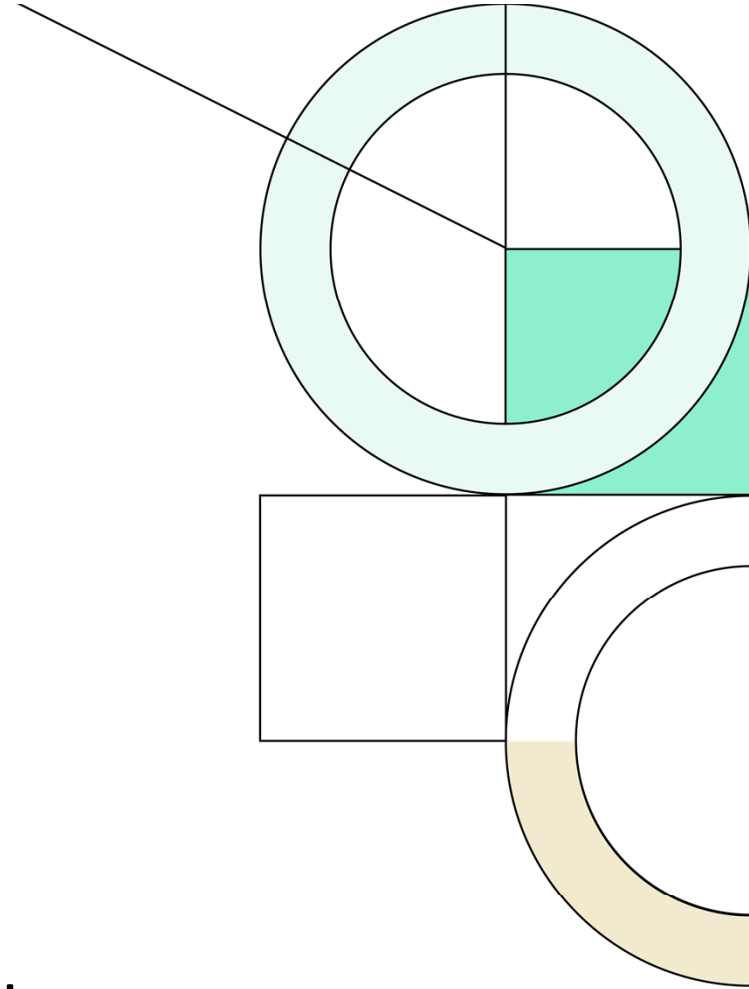
STREET ADDRESS: 3655 Washig Rd Marion TX 78124

DATE: 4-29-26



4Q24

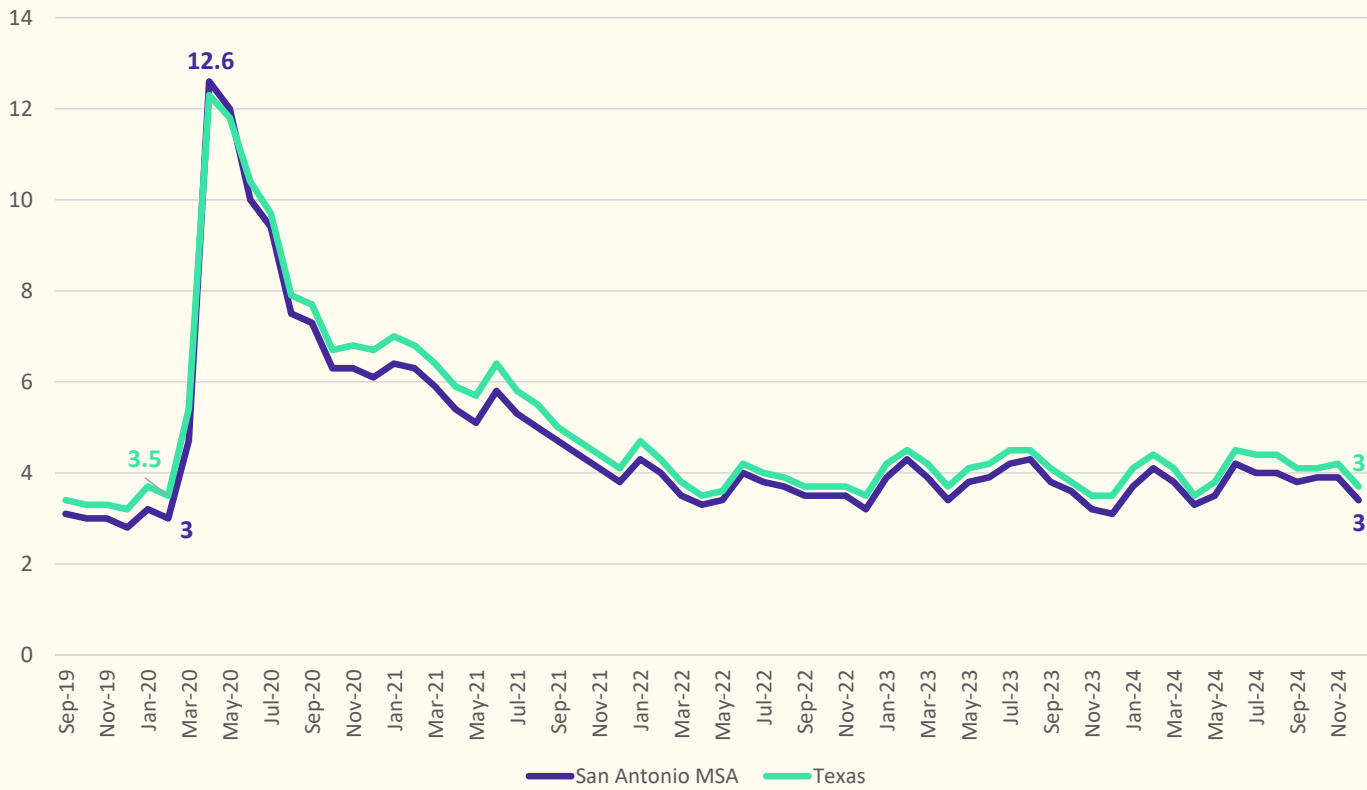
Demographic Report



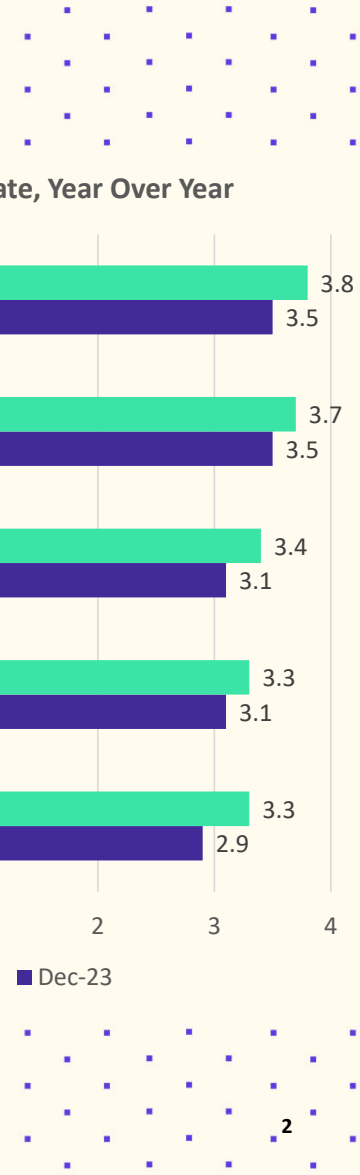
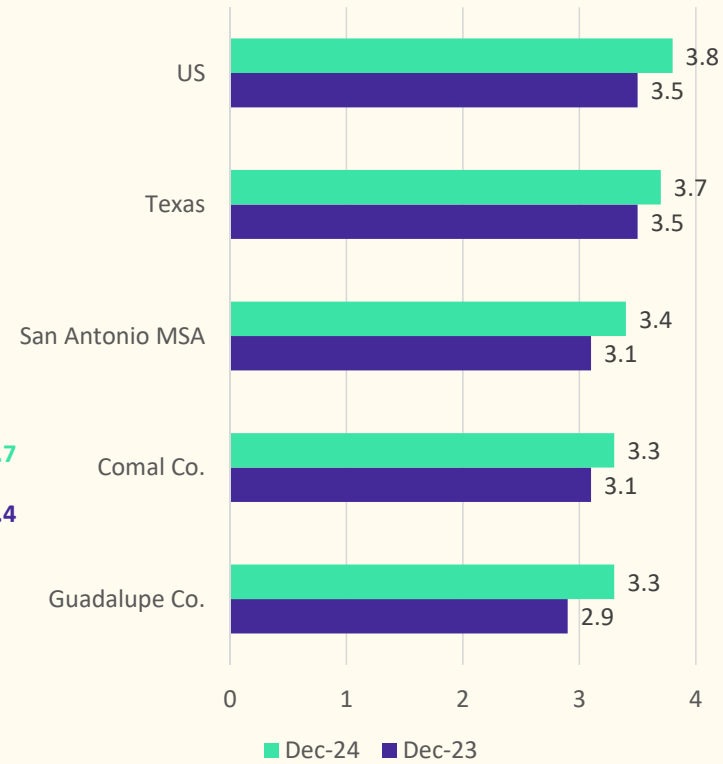


Local Economic Conditions

Unemployment Rate, Sept 2019 – Dec 2024



Unemployment Rate, Year Over Year

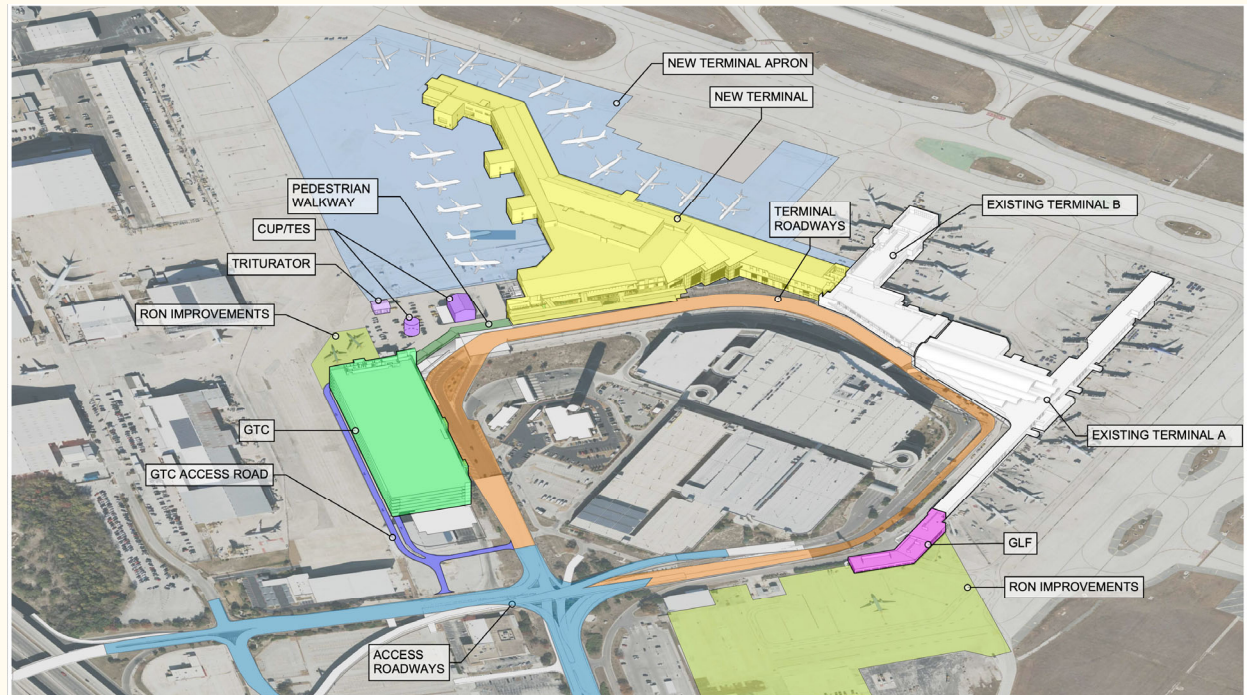




Local Economic Conditions

San Antonio International Airport

- Broke ground on third terminal at end of 2024
- Estimated total cost = \$2.5 billion
- Third terminal will anchor the expansion & improvement project housing as many as 17 new gates spanning approx. 850,000 sq. ft.
- Will include concessions and lounge areas while housing new Federal Inspection Station to accommodate expanded international air service
- Expected to generate \$3.2 billion in revenue for the city over 15 years
- New ground loading facility also added at Terminal A including new passenger gates and overnight aircraft parking
- The third terminal is scheduled for completion in 2028





Housing Activity by MSA

Top 25 Housing Starts Markets (4Q2024)

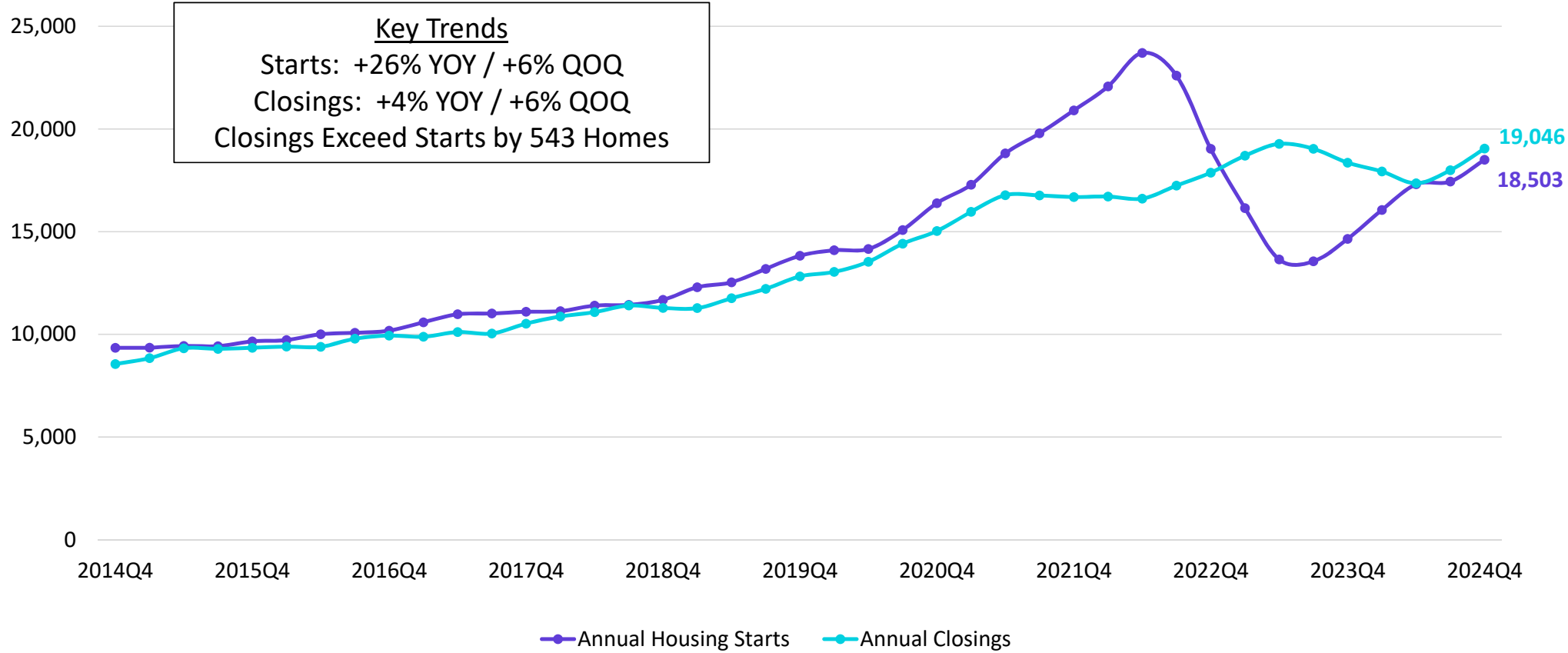
| Rank | Market | 4Q24 Annualized Starts | 4Q24 YOY Change | 4Q19 Annualized Starts | Change from 2019 |
|------|--------------------------|------------------------|-----------------|------------------------|------------------|
| 1 | Dallas | 47,421 | 13% | 34,816 | 36% |
| 2 | Houston | 39,036 | 10% | 30,646 | 27% |
| 3 | Phoenix | 22,800 | 32% | 21,598 | 6% |
| 4 | San Antonio | 18,232 | 25% | 13,816 | 32% |
| 5 | Atlanta | 18,206 | 2% | 23,113 | -21% |
| 6 | Austin | 16,293 | 2% | 18,952 | -14% |
| 7 | Orlando | 13,524 | -15% | 14,624 | -8% |
| 8 | Tampa | 12,131 | 1% | 12,296 | -1% |
| 9 | Charlotte | 11,991 | 2% | 12,136 | -1% |
| 10 | Raleigh | 11,848 | 15% | 10,033 | 18% |
| 11 | Las Vegas | 11,499 | 18% | 9,852 | 17% |
| 12 | Riverside/San Bernardino | 11,025 | -4% | 9,780 | 13% |
| 13 | Washington, DC | 10,963 | 8% | 12,608 | -13% |
| 14 | Jacksonville | 10,341 | 5% | 8,833 | 17% |
| 15 | Sarasota | 10,010 | 12% | 6,071 | 65% |
| 16 | Nashville | 9,348 | 2% | 8,955 | 4% |
| 17 | Miami | 9,087 | 4% | 8,058 | 13% |
| 18 | Portland | 8,789 | 85% | 5,273 | 67% |
| 19 | Seattle | 8,270 | 32% | 8,579 | -4% |
| 20 | Denver | 8,199 | 8% | 9,925 | -17% |
| 21 | Lakeland | 7,846 | 7% | 5,084 | 54% |
| 22 | Boise | 7,456 | 42% | 6,468 | 15% |
| 23 | Minneapolis | 7,436 | 12% | 7,852 | -5% |
| 24 | Indianapolis | 7,196 | 15% | 6,019 | 20% |
| 25 | Chicago | 7,020 | 9% | 6,110 | 15% |

Source: Zonda



San Antonio New Home Starts & Closings

Annual Housing Starts vs. Annual Closings

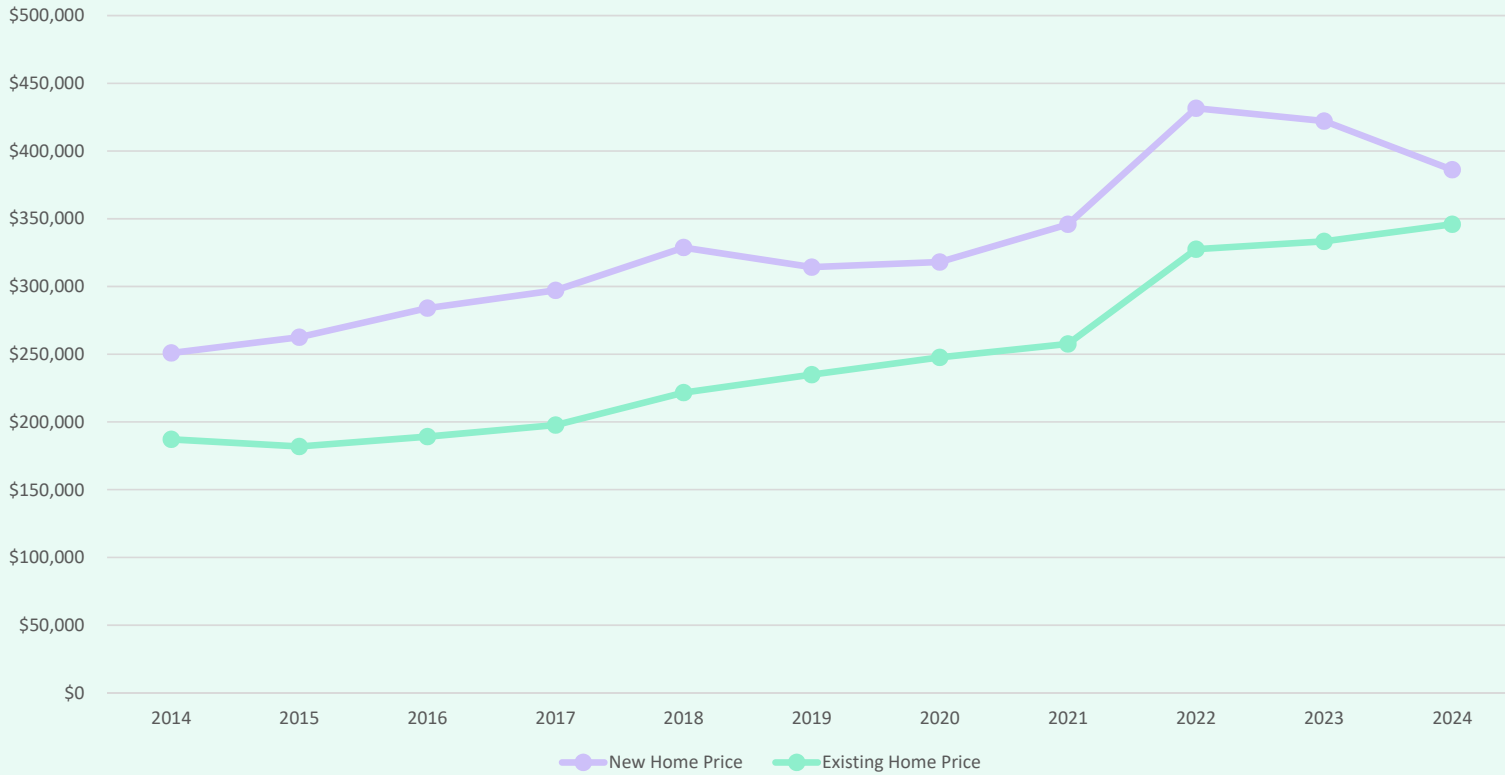


Source: Zonda

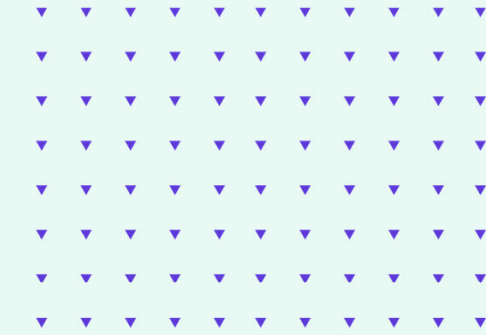


SCUC ISD Housing Market Analysis

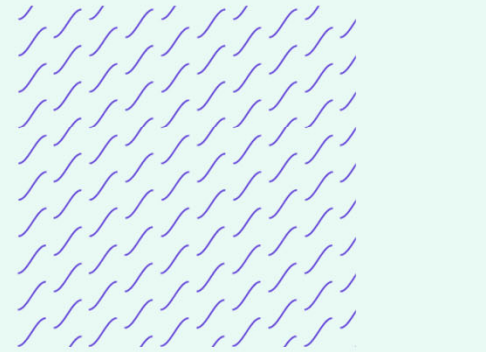
Average New vs. Existing Home Sale Price, 2013 - 2024



- The average new home sale price in SCUC ISD has risen 54% between 2014 and 2024, an increase of more than \$135,200
- The average existing home sale price in SCUC ISD has risen 85% in the last 10 years, an increase of more than \$158,800



| | Avg New Home | Avg Existing Home |
|------|--------------|-------------------|
| 2014 | \$250,897 | \$187,097 |
| 2015 | \$262,532 | \$181,881 |
| 2016 | \$284,037 | \$189,189 |
| 2017 | \$297,182 | \$197,710 |
| 2018 | \$328,762 | \$221,637 |
| 2019 | \$314,299 | \$234,868 |
| 2020 | \$318,065 | \$247,691 |
| 2021 | \$345,858 | \$257,537 |
| 2022 | \$431,606 | \$327,526 |
| 2023 | \$422,149 | \$333,286 |
| 2024 | \$386,156 | \$345,921 |





San Antonio New Home Ranking Report

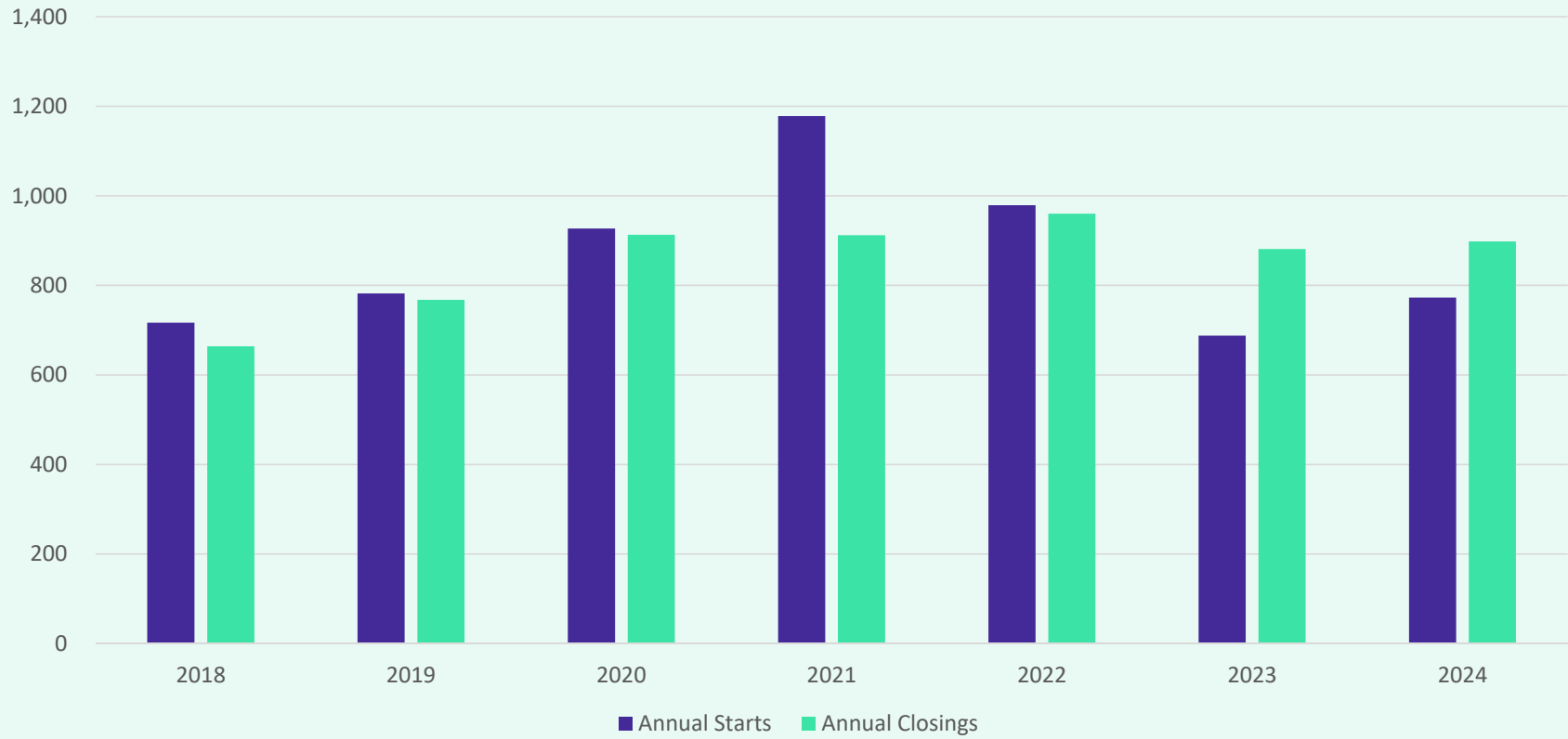
ISD Ranked by Annual Closings – 4Q24

| Rank | District Name | Annual Starts | Annual Closings | Inventory | VDL | Future |
|----------|-----------------------|---------------|-----------------|------------|--------------|--------------|
| 1 | NORTHSIDE ISD (BEXAR) | 3,739 | 3,920 | 1,909 | 6,114 | 21,246 |
| 2 | COMAL ISD | 2,691 | 3,028 | 1,670 | 4,843 | 21,591 |
| 3 | MEDINA VALLEY ISD | 2,377 | 2,410 | 1,232 | 5,228 | 27,810 |
| 4 | EAST CENTRAL ISD | 2,513 | 2,230 | 1,243 | 4,351 | 24,478 |
| 5 | SOUTHWEST ISD | 1,301 | 1,328 | 628 | 2,269 | 7,296 |
| 6 | JUDSON ISD | 615 | 899 | 207 | 547 | 871 |
| 7 | SCUC ISD | 787 | 894 | 391 | 2,113 | 5,896 |
| 8 | NAVARRO ISD | 841 | 832 | 453 | 1,290 | 6,635 |
| 9 | BOERNE ISD | 777 | 761 | 497 | 1,545 | 9,427 |
| 10 | SOUTHSIDE ISD | 700 | 730 | 322 | 927 | 16,702 |
| 11 | NEW BRAUNFELS ISD | 656 | 589 | 407 | 854 | 6,164 |
| 12 | NORTH EAST ISD | 397 | 361 | 234 | 906 | 5,196 |
| 13 | SEGUIN ISD | 325 | 342 | 204 | 668 | 5,384 |
| 14 | SOUTH SAN ANTONIO ISD | 300 | 238 | 164 | 86 | 790 |
| 15 | MARION ISD | 230 | 174 | 139 | 327 | 4,559 |
| 16 | FLORESVILLE ISD | 116 | 137 | 49 | 227 | 0 |
| 17 | SAN ANTONIO ISD | 59 | 87 | 126 | 305 | 772 |
| 18 | LYTLE ISD | 91 | 76 | 44 | 319 | 1,046 |
| 19 | PLEASANTON ISD | 54 | 61 | 25 | 72 | 0 |
| 20 | ALAMO HEIGHTS ISD | 3 | 41 | 8 | 15 | 19 |

* Based on additional Zonda Education housing research



District New Home Starts and Closings



| Starts | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
|--------------|------------|------------|------------|--------------|------------|------------|------------|
| 1Q | 175 | 201 | 237 | 294 | 349 | 103 | 189 |
| 2Q | 180 | 176 | 197 | 300 | 393 | 187 | 260 |
| 3Q | 177 | 207 | 261 | 265 | 174 | 241 | 163 |
| 4Q | 185 | 198 | 232 | 319 | 63 | 157 | 161 |
| Total | 717 | 782 | 927 | 1,178 | 979 | 688 | 773 |

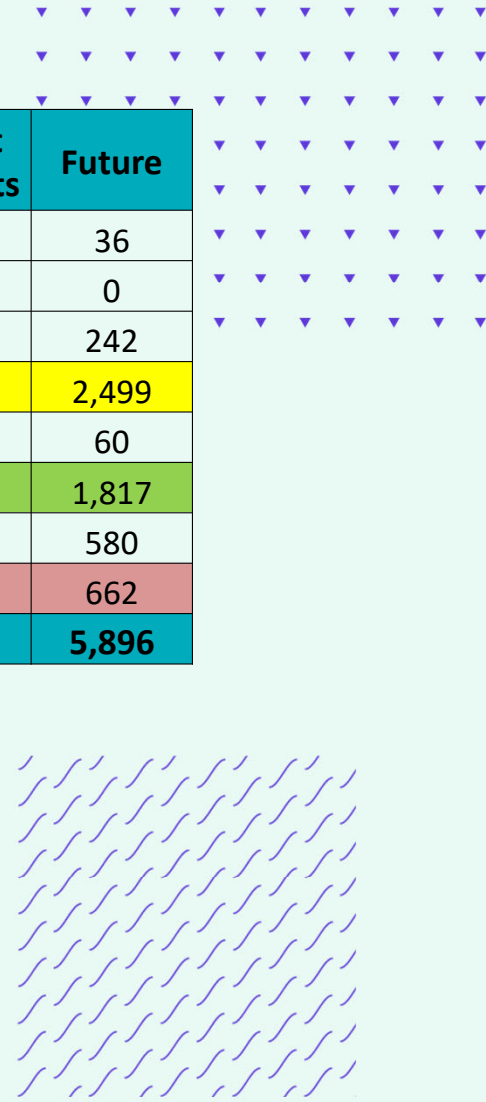
| Closings | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
|--------------|------------|------------|------------|------------|------------|------------|------------|
| 1Q | 133 | 138 | 165 | 190 | 181 | 280 | 235 |
| 2Q | 185 | 211 | 249 | 258 | 227 | 247 | 249 |
| 3Q | 185 | 240 | 286 | 268 | 218 | 199 | 200 |
| 4Q | 161 | 179 | 213 | 196 | 334 | 155 | 214 |
| Total | 664 | 768 | 913 | 912 | 960 | 881 | 898 |



District Housing Overview by Elementary Zone

| Elementary | Annual Starts | Quarter Starts | Annual Closings | Quarter Closings | Under Const. | Inventory | Vacant Dev. Lots | Future |
|--------------------|---------------|----------------|-----------------|------------------|--------------|------------|------------------|--------------|
| CIBOLO VALLEY | 76 | 11 | 123 | 30 | 13 | 33 | 118 | 36 |
| GREEN VALLEY | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| PASCHAL | 1 | 0 | 3 | 2 | 1 | 1 | 41 | 242 |
| ROSE GARDEN | 234 | 64 | 230 | 53 | 85 | 137 | 827 | 2,499 |
| SCHERTZ | 0 | 0 | 21 | 0 | 0 | 1 | 0 | 60 |
| SIPPEL | 298 | 70 | 277 | 68 | 76 | 154 | 729 | 1,817 |
| WATTS | 47 | 7 | 80 | 20 | 8 | 16 | 15 | 580 |
| WIEDERSTEIN | 131 | 9 | 160 | 41 | 13 | 49 | 383 | 662 |
| Grand Total | 787 | 161 | 894 | 214 | 196 | 391 | 2,113 | 5,896 |

- Highest activity in the category
- Second highest activity in the category
- Third highest activity in the category






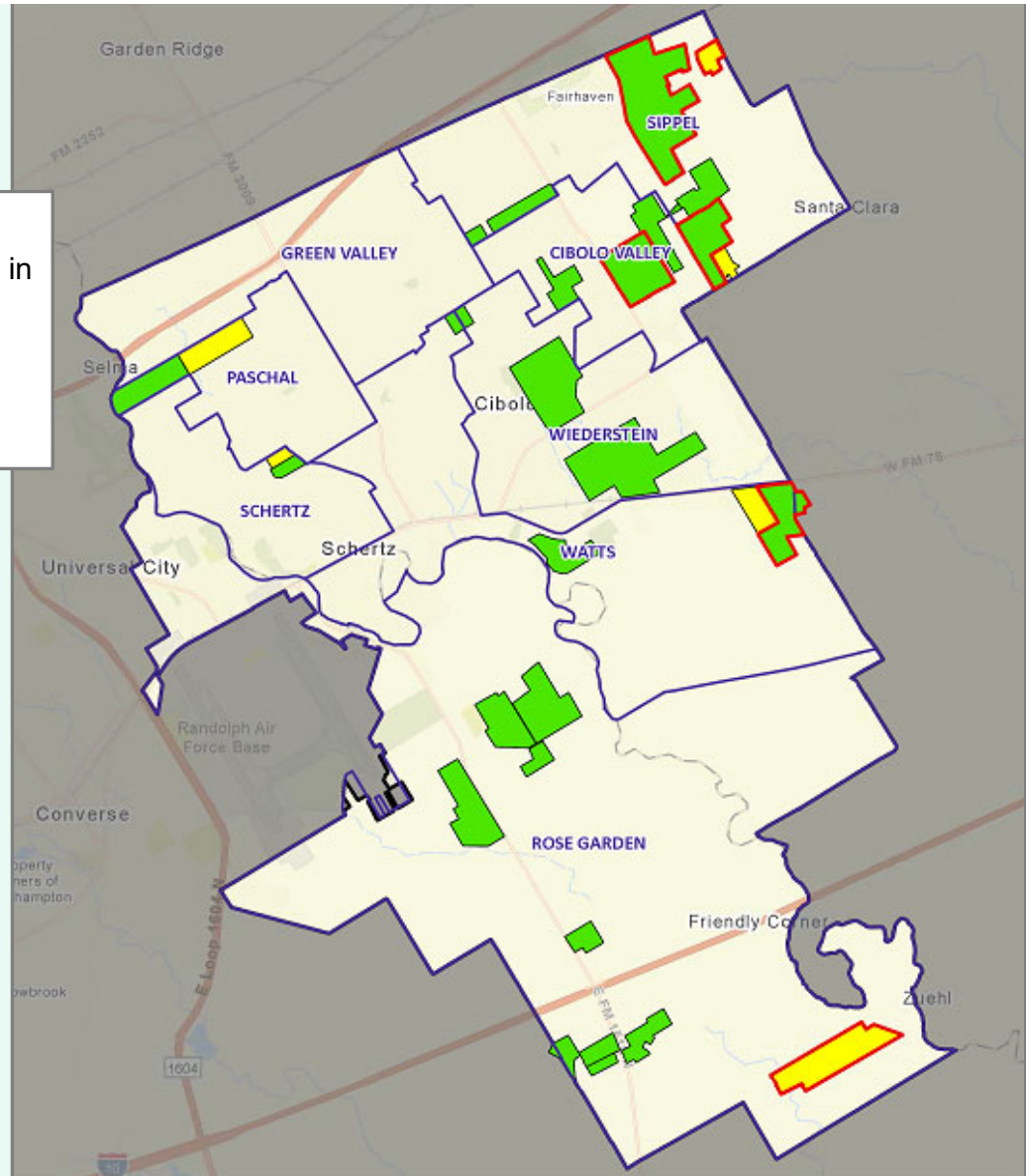


District Housing Overview

- The district has 23 actively building subdivisions
- Within SCUC ISD there are 6 future subdivisions in various stages of planning
- Of these, groundwork is underway on more than 500 lots within 6 subdivisions
- 462 lots were delivered in the 4th quarter

Subdivisions

-  ACTIVE
-  FUTURE
-  Groundwork Underway

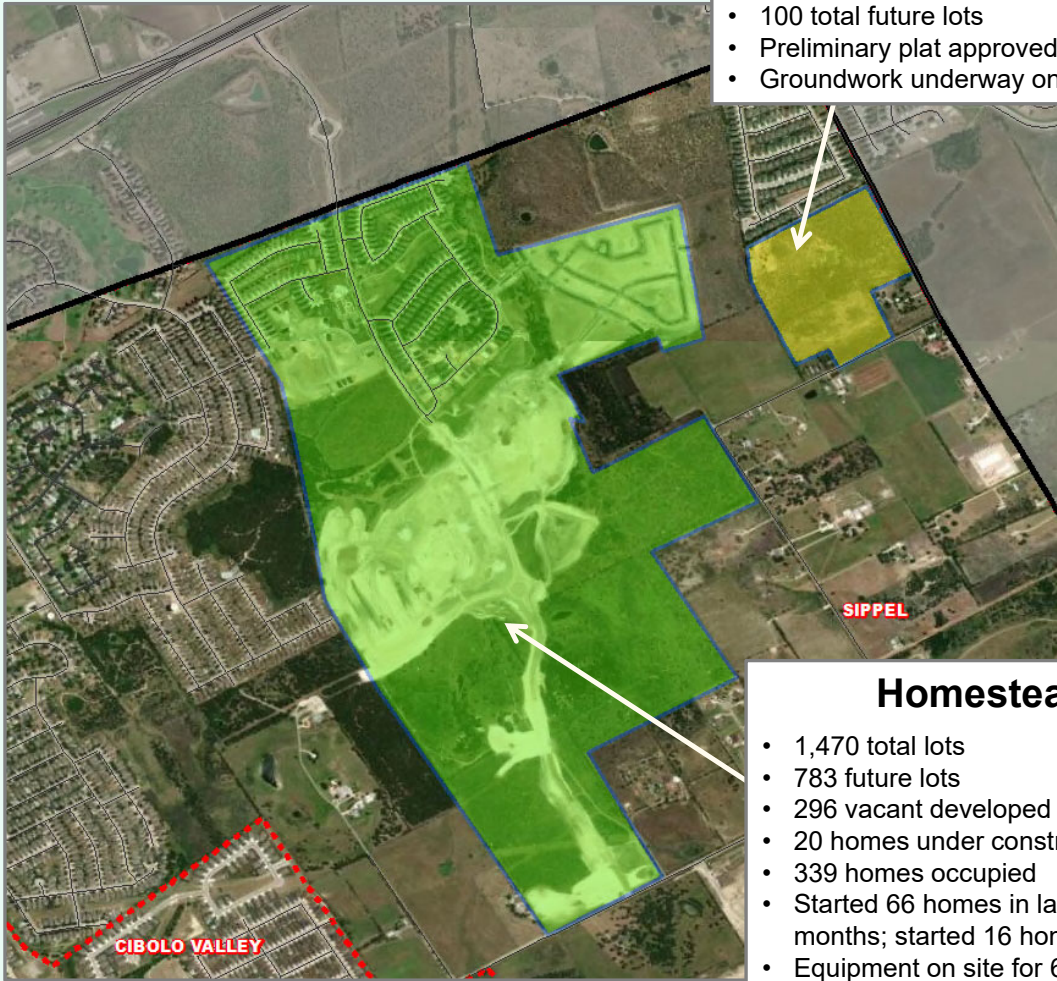




Residential Activity



January 24, 2025



Mont Blanc

- 100 total future lots
- Preliminary plat approved Jan 2023
- Groundwork underway on all lots

Homestead

- 1,470 total lots
- 783 future lots
- 296 vacant developed lots
- 20 homes under construction
- 339 homes occupied
- Started 66 homes in last 12 months; started 16 homes in 4Q24
- Equipment on site for 62 lots in Phase 11
- \$400K - \$700K



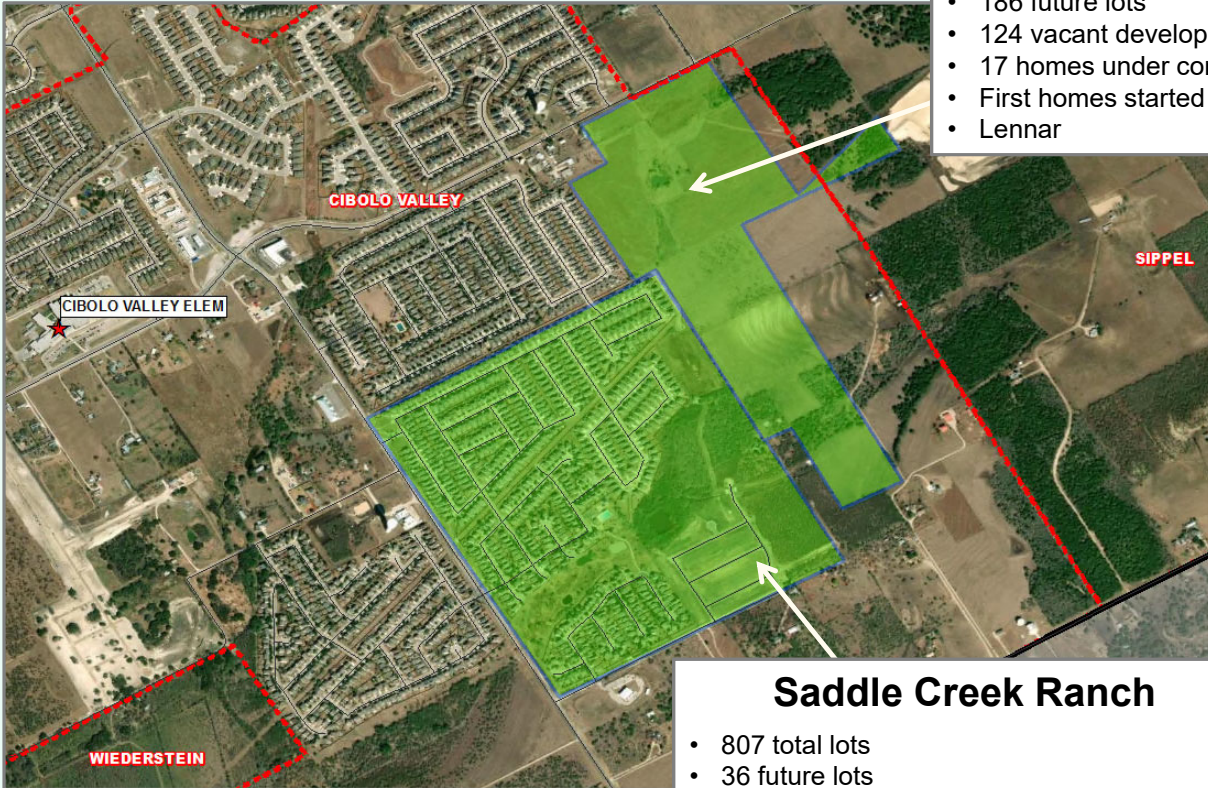


Residential Activity

Grace Valley – Cibolo Farms

- 331 total lots
- 186 future lots
- 124 vacant developed lots
- 17 homes under construction
- First homes started 4Q24
- Lennar

January 24, 2025



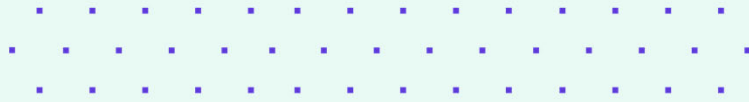
Saddle Creek Ranch

- 807 total lots
- 36 future lots
- 61 vacant developed lots
- 7 homes under construction
- 690 homes occupied
- Closed 61 homes in last 12 months; closed 16 homes in 2Q24
- Groundwork underway on remaining lots
- \$290K+

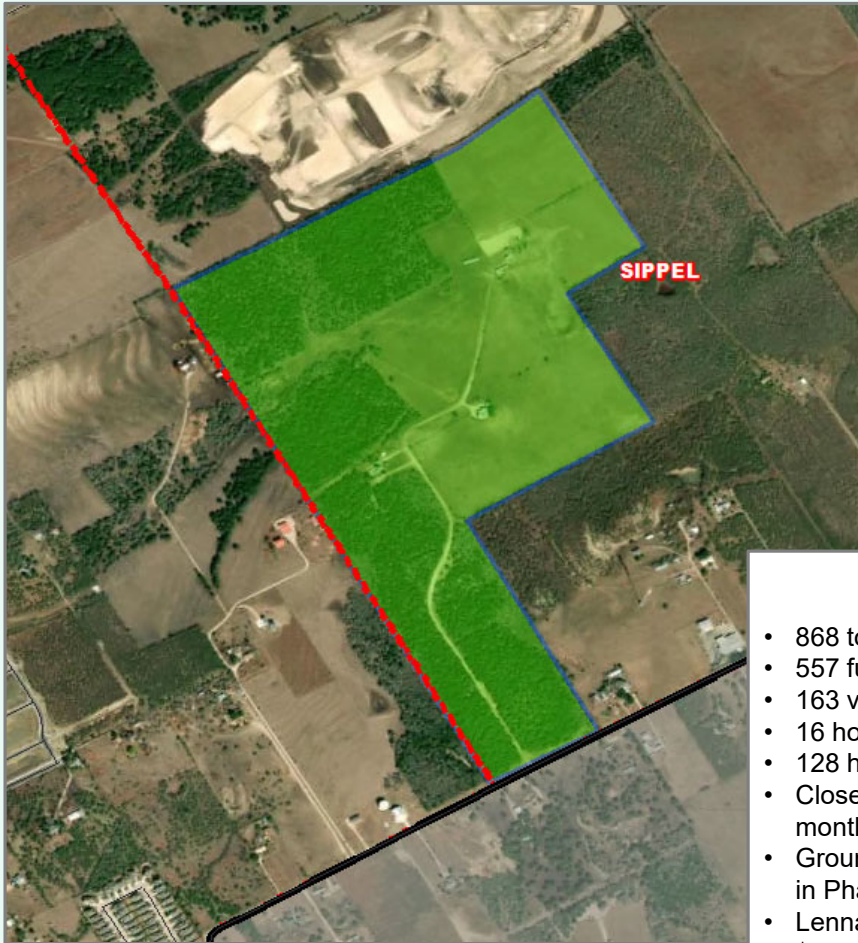




Residential Activity



January 24, 2025



Grace Valley

- 868 total lots
- 557 future lots
- 163 vacant developed lots
- 16 homes under construction
- 128 homes occupied
- Closed 123 homes in last 12 months; closed 32 homes in 4Q24
- Groundwork underway on 111 lots in Phase 3A
- Lennar
- \$237K+



Residential Activity



- ### Venado Crossing
- 507 total lots
 - 311 future lots
 - 15 vacant developed lots
 - 8 homes under construction
 - 165 homes occupied
 - Closed 48 homes in last 12 months; closed 20 homes in 4Q24
 - Groundwork underway on 61 lots in Phase 4
 - \$350K+

- ### Steele Creek
- 940 total lots
 - 335 future lots
 - 118 vacant developed lots
 - 1 home under construction
 - 474 homes occupied
 - Closed 98 homes in last 12 months; closed 25 homes in 4Q24
 - Delivered 111 lots for homebuilding in 4Q24
 - DR Horton
 - \$365K+



Residential Activity



January 24, 2025



Saddlebrook Ranch

- 635 total lots
- 335 future lots
- 287 vacant developed lots
- 12 homes under construction
- Started first homes 3Q24
- Delivered 132 lots for homebuilding in Phase 4 & 5 in 4Q24
- Ashton Woods
- \$362K+



Residential Activity

Crossvine

- 1,017 total lots
- 168 future lots
- 291 vacant developed lots
- 19 homes under construction
- 516 homes occupied
- Started 56 homes in last 12 months;
started 15 homes in 4Q24
- \$400K+



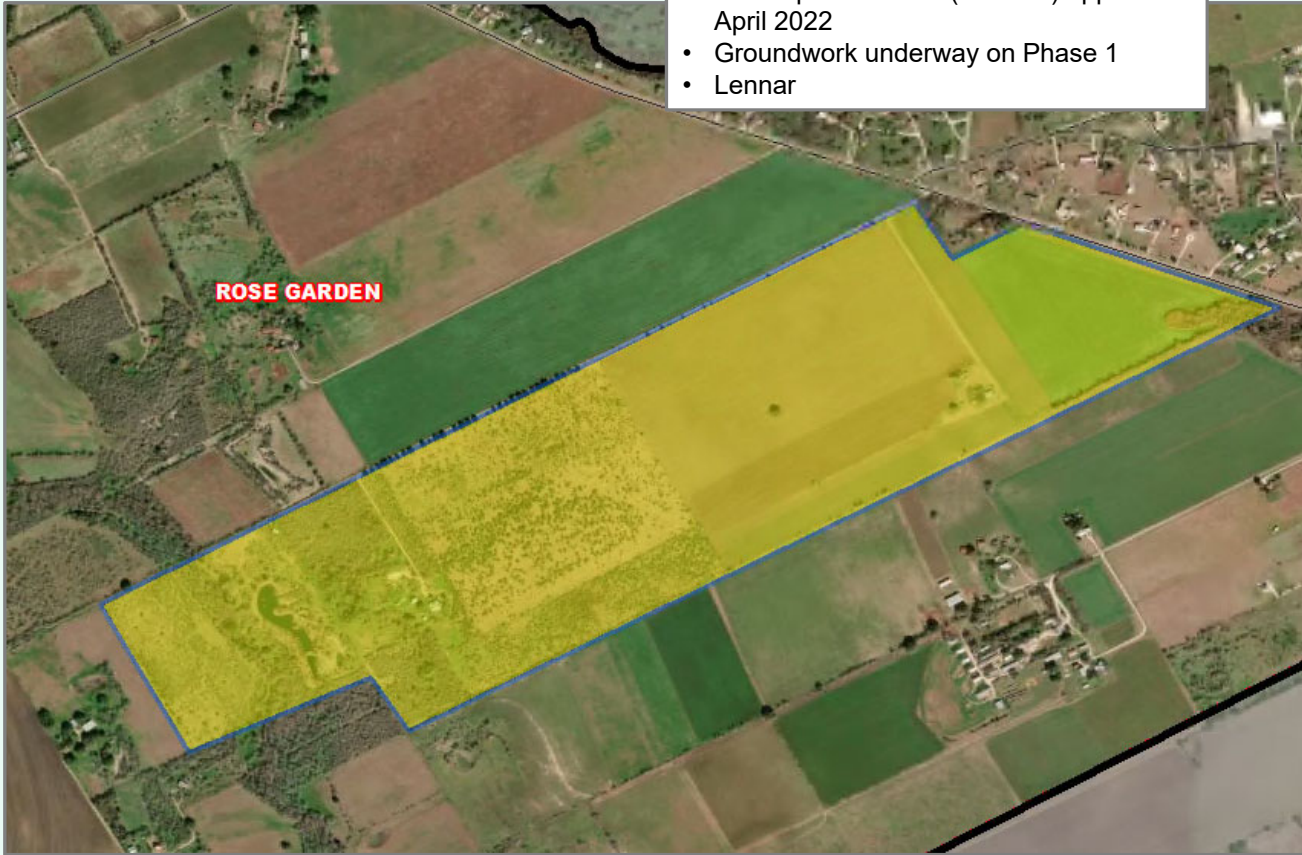


Residential Activity

Clearwater Creek

- 1,156 total future lots
- Prelim plat Phase 1 (104 lots) approved April 2022
- Groundwork underway on Phase 1
- Lennar

ROSE GARDEN



January 24, 2025

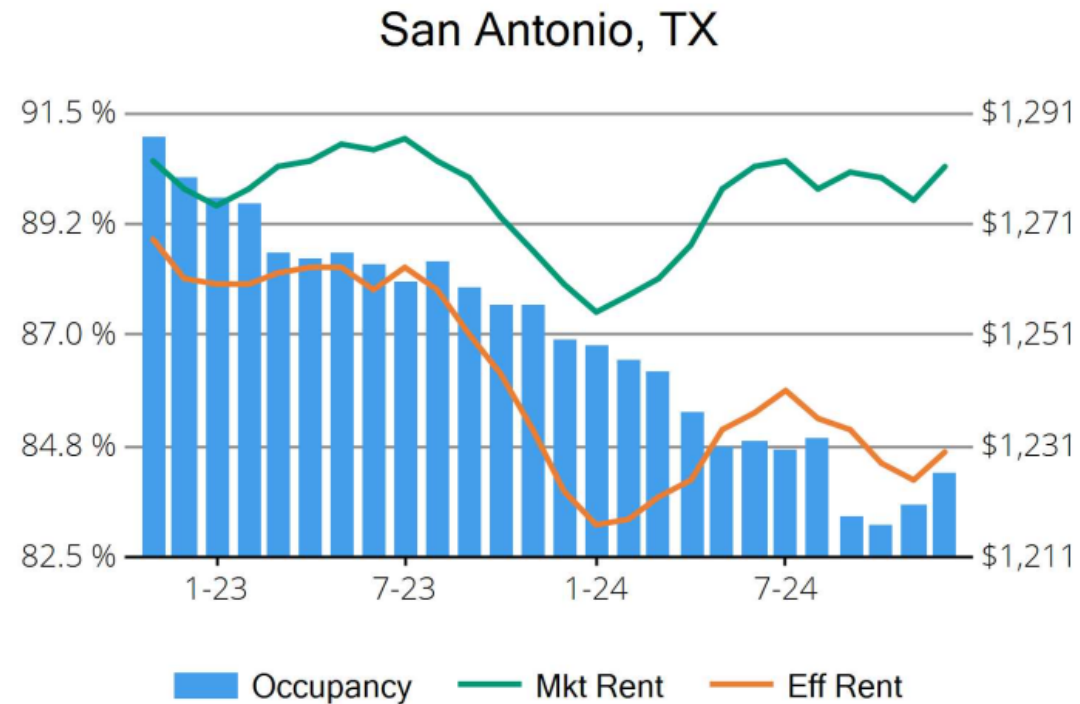




Housing Market Trends: Multi-family market- December 2024

Stabilized and Lease-up Properties

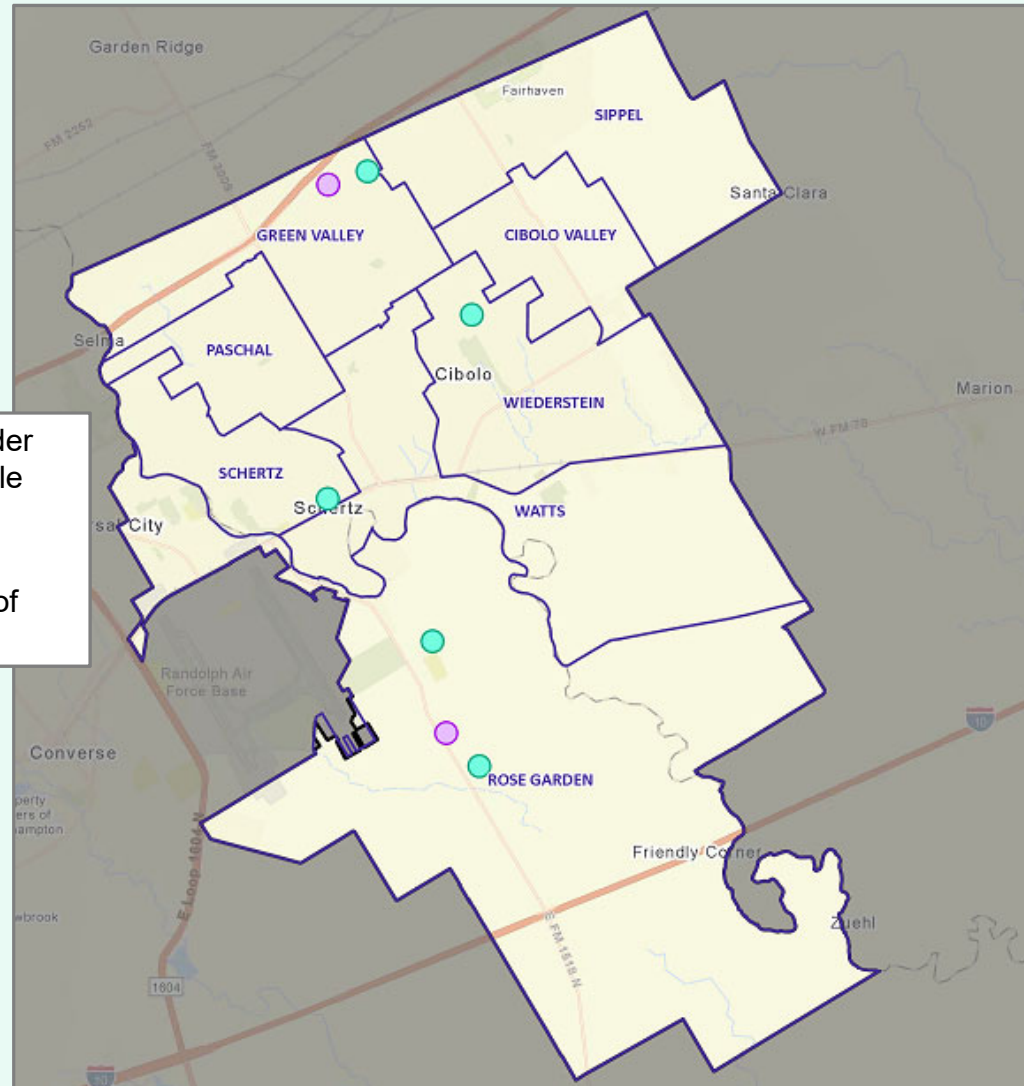
| Conventional Properties | Dec 2024 | Annual Change |
|-------------------------|----------|---------------|
| Occupancy | 84.2 | -3.2% |
| Unit Change | 12,642 | |
| Units Absorbed (Annual) | 4,991 | |
| Average Size (SF) | 865 | +0.8% |
| Asking Rent | \$1,281 | +1.8% |
| Asking Rent per SF | \$1.48 | +0.9% |
| Effective Rent | \$1,230 | +0.5% |
| Effective Rent per SF | \$1.42 | -0.3% |
| % Offering Concessions | 47% | +17.6% |
| Avg. Concession Package | 7.6% | +20.2% |





District Multifamily Overview

- There are 618 multifamily units under construction, 318 of which are single family rental homes
- There are nearly 1,300 future multifamily units in various stages of planning across the district



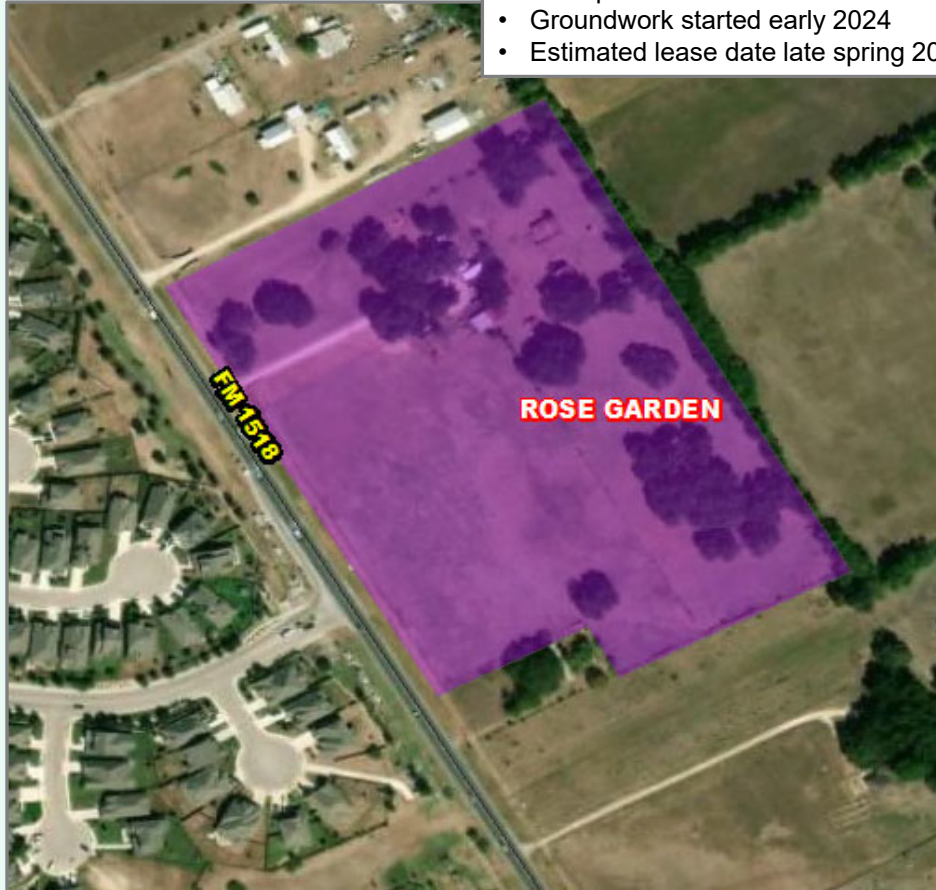
Multi-Family Developments
■ FUTURE
■ UNDER CONSTRUCTION



Multi-Family Activity

Aviator 1518

- 300 apartment units under construction
- Groundwork started early 2024
- Estimated lease date late spring 2025



January 24, 2025





Multi-Family Activity

Schertz Station

- 318 single-family rental homes under construction
- Groundwork started July 2024
- Estimated lease date August 2025

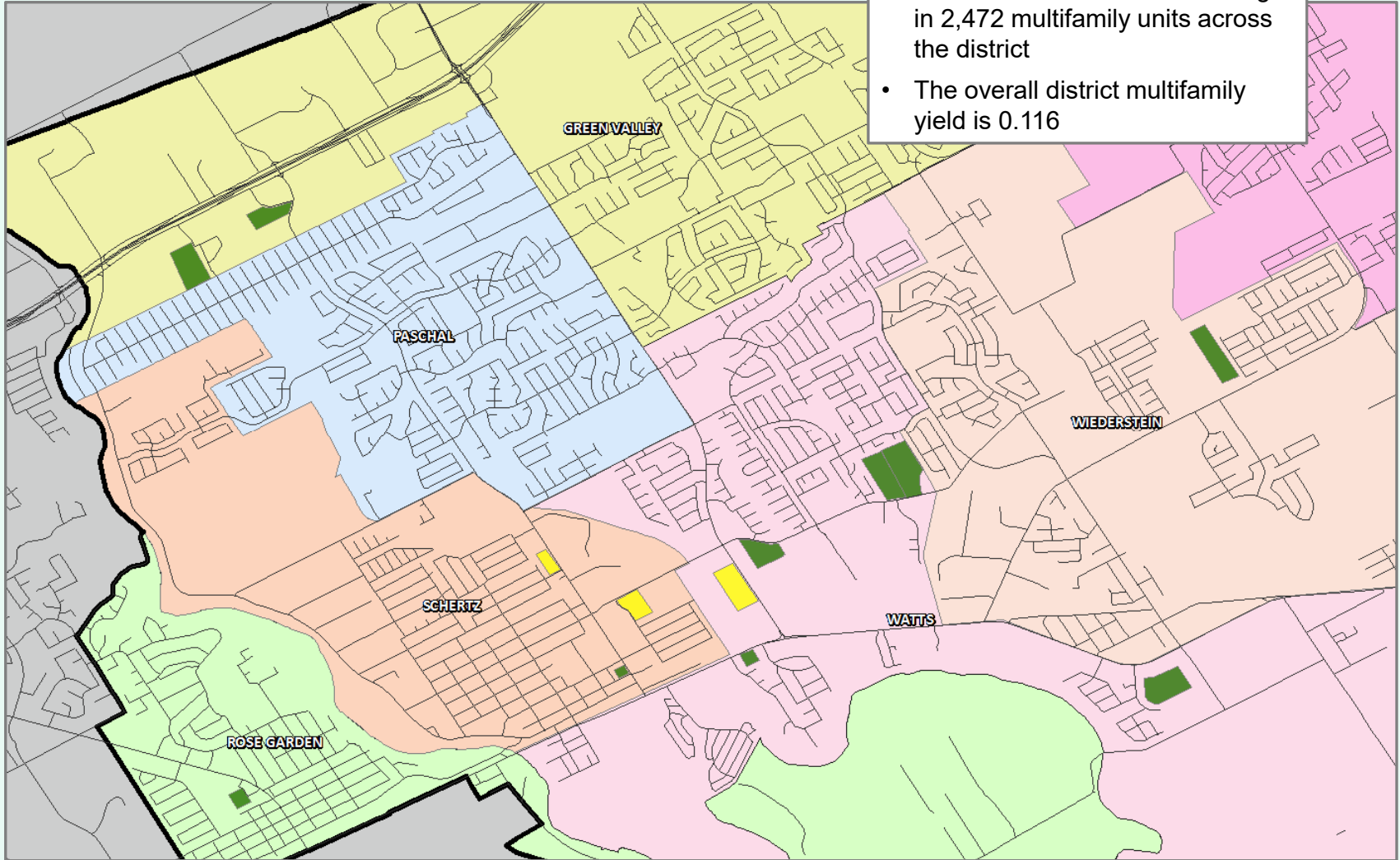
January 24, 2025





District Multifamily Yield

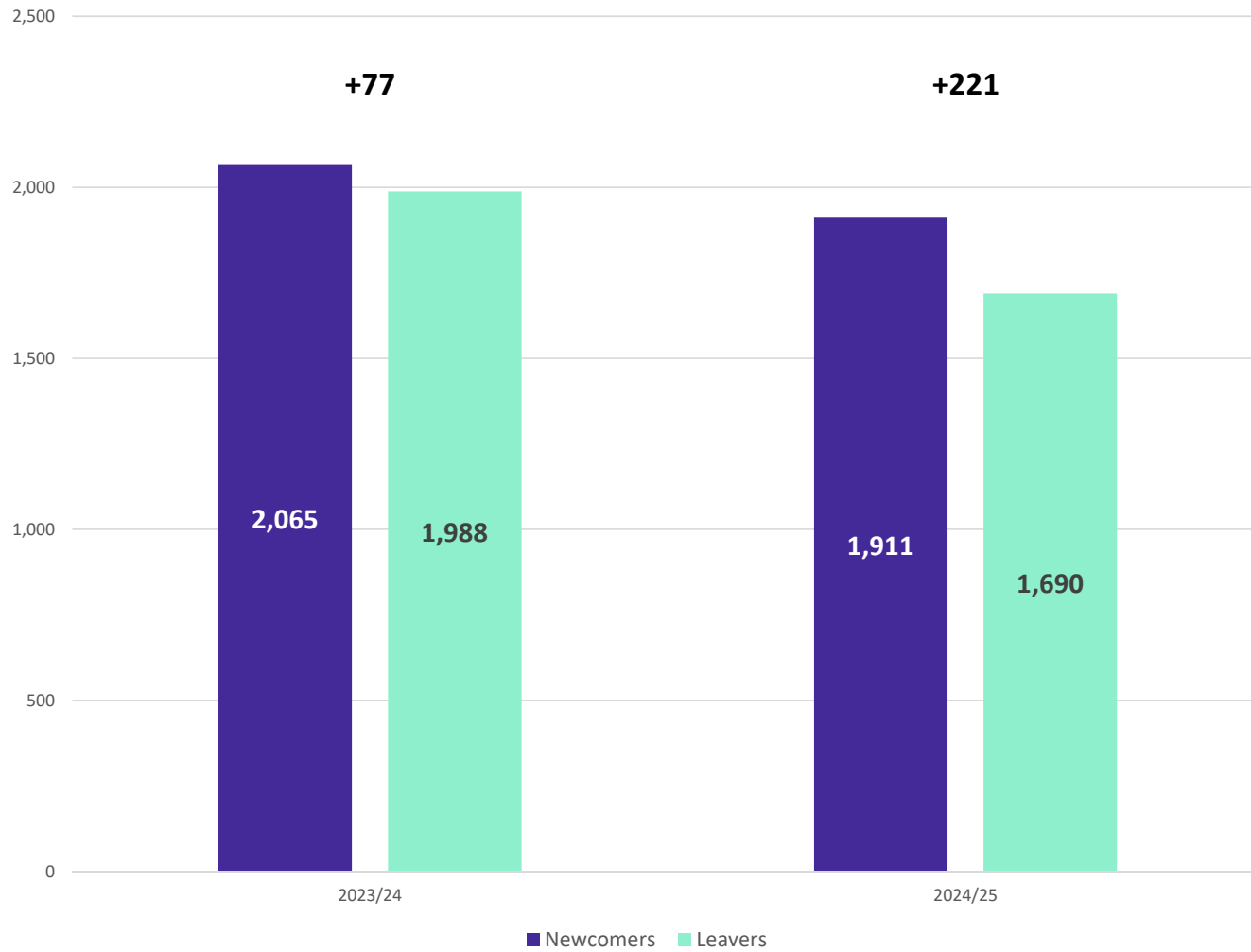
- There are 287 students residing in 2,472 multifamily units across the district
- The overall district multifamily yield is 0.116



Multifamily Yield
■ < 0.25
■ 0.25 - 0.50
■ 0.50 - 0.75
■ > 0.75



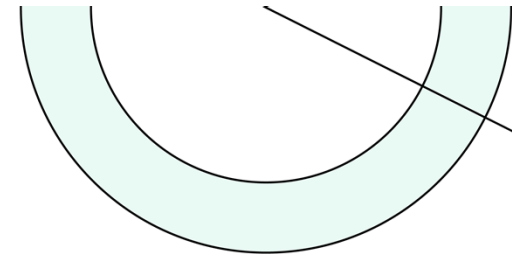
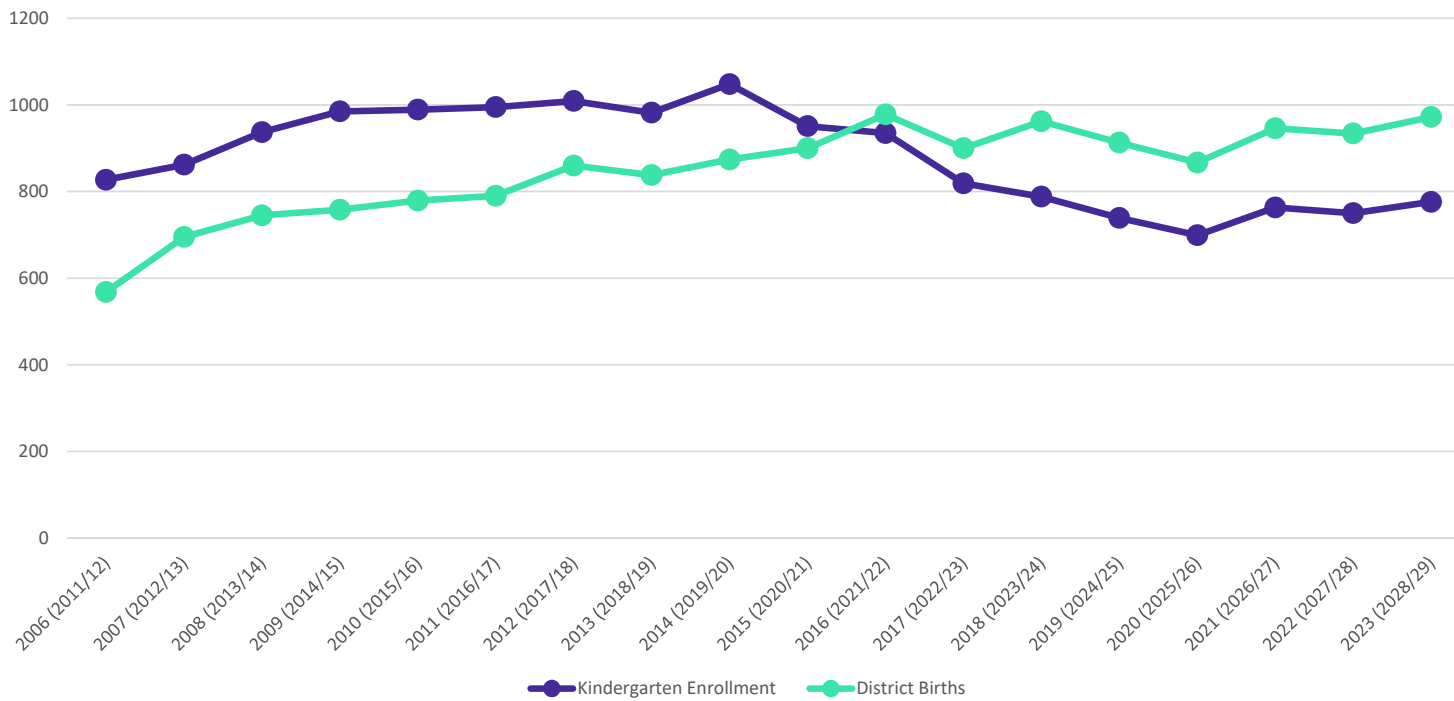
Newcomers and Leavers





Birth Rate Analysis

Schertz-Cibolo-U City ISD KG Enrollment vs. District Births



| | Kindergarten Enrollment | District Births | Ratio |
|----------------|-------------------------|-----------------|-------|
| 2006 (2011/12) | 827 | 568 | 1.456 |
| 2007 (2012/13) | 862 | 695 | 1.240 |
| 2008 (2013/14) | 937 | 745 | 1.258 |
| 2009 (2014/15) | 985 | 758 | 1.299 |
| 2010 (2015/16) | 989 | 779 | 1.270 |
| 2011 (2016/17) | 995 | 790 | 1.259 |
| 2012 (2017/18) | 1,009 | 860 | 1.173 |
| 2013 (2018/19) | 982 | 838 | 1.172 |
| 2014 (2019/20) | 1,048 | 874 | 1.199 |
| 2015 (2020/21) | 951 | 900 | 1.057 |
| 2016 (2021/22) | 935 | 978 | 0.956 |
| 2017 (2022/23) | 819 | 900 | 0.910 |
| 2018 (2023/24) | 788 | 962 | 0.819 |
| 2019 (2024/25) | 739 | 913 | 0.809 |
| 2020 (2025/26) | 699 | 867 | 0.806 |
| 2021 (2026/27) | 763 | 946 | 0.807 |
| 2022 (2027/28) | 750 | 934 | 0.803 |
| 2023 (2028/29) | 776 | 972 | 0.798 |



Ten Year Forecast by Grade Level

| Year (Oct.) | EE/PK | K | 1st | 2nd | 3rd | 4th | 5th | 6th | 7th | 8th | 9th | 10th | 11th | 12th | Total | Total Growth | % Growth |
|-------------|-------|-----|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|--------|--------------|----------|
| 2020/21 | 325 | 951 | 1,019 | 1,040 | 1,077 | 1,135 | 1,143 | 1,232 | 1,248 | 1,219 | 1,293 | 1,394 | 1,305 | 1,292 | 15,673 | | |
| 2021/22 | 455 | 935 | 997 | 1,019 | 1,074 | 1,116 | 1,124 | 1,221 | 1,287 | 1,318 | 1,428 | 1,347 | 1,305 | 1,264 | 15,890 | 217 | 1.4% |
| 2022/23 | 436 | 819 | 962 | 998 | 1,077 | 1,114 | 1,067 | 1,133 | 1,230 | 1,306 | 1,478 | 1,371 | 1,247 | 1,283 | 15,521 | -369 | -2.3% |
| 2023/24 | 430 | 788 | 838 | 967 | 997 | 1,090 | 1,079 | 1,097 | 1,178 | 1,264 | 1,435 | 1,459 | 1,238 | 1,286 | 15,146 | -375 | -2.4% |
| 2024/25 | 444 | 737 | 814 | 895 | 989 | 1,018 | 1,121 | 1,116 | 1,112 | 1,232 | 1,469 | 1,403 | 1,394 | 1,202 | 14,946 | -200 | -1.3% |
| 2025/26 | 452 | 715 | 766 | 853 | 925 | 1,022 | 1,057 | 1,171 | 1,147 | 1,150 | 1,415 | 1,438 | 1,354 | 1,374 | 14,839 | -107 | -0.7% |
| 2026/27 | 458 | 780 | 747 | 805 | 886 | 972 | 1,051 | 1,094 | 1,207 | 1,189 | 1,315 | 1,388 | 1,374 | 1,352 | 14,618 | -221 | -1.5% |
| 2027/28 | 461 | 768 | 815 | 789 | 838 | 922 | 998 | 1,091 | 1,120 | 1,253 | 1,370 | 1,286 | 1,335 | 1,363 | 14,409 | -209 | -1.4% |
| 2028/29 | 463 | 797 | 806 | 858 | 825 | 877 | 953 | 1,038 | 1,119 | 1,160 | 1,436 | 1,342 | 1,237 | 1,326 | 14,237 | -172 | -1.2% |
| 2029/30 | 463 | 811 | 826 | 836 | 888 | 851 | 903 | 988 | 1,057 | 1,161 | 1,331 | 1,406 | 1,287 | 1,232 | 14,040 | -197 | -1.4% |
| 2030/31 | 463 | 833 | 840 | 860 | 865 | 918 | 878 | 938 | 1,015 | 1,098 | 1,335 | 1,303 | 1,352 | 1,279 | 13,977 | -63 | -0.4% |
| 2031/32 | 463 | 850 | 867 | 874 | 894 | 900 | 948 | 913 | 961 | 1,052 | 1,264 | 1,307 | 1,252 | 1,343 | 13,888 | -89 | -0.6% |
| 2032/33 | 463 | 862 | 877 | 899 | 906 | 926 | 929 | 985 | 935 | 997 | 1,207 | 1,237 | 1,254 | 1,246 | 13,723 | -165 | -1.2% |
| 2033/34 | 463 | 885 | 890 | 910 | 931 | 939 | 957 | 966 | 1,009 | 970 | 1,146 | 1,184 | 1,185 | 1,247 | 13,682 | -41 | -0.3% |
| 2034/35 | 463 | 902 | 917 | 924 | 943 | 965 | 971 | 995 | 991 | 1,047 | 1,115 | 1,124 | 1,140 | 1,180 | 13,677 | -5 | 0.0% |

Yellow box = largest grade per year
Green box = second largest grade per year



Ten Year Forecast by Campus

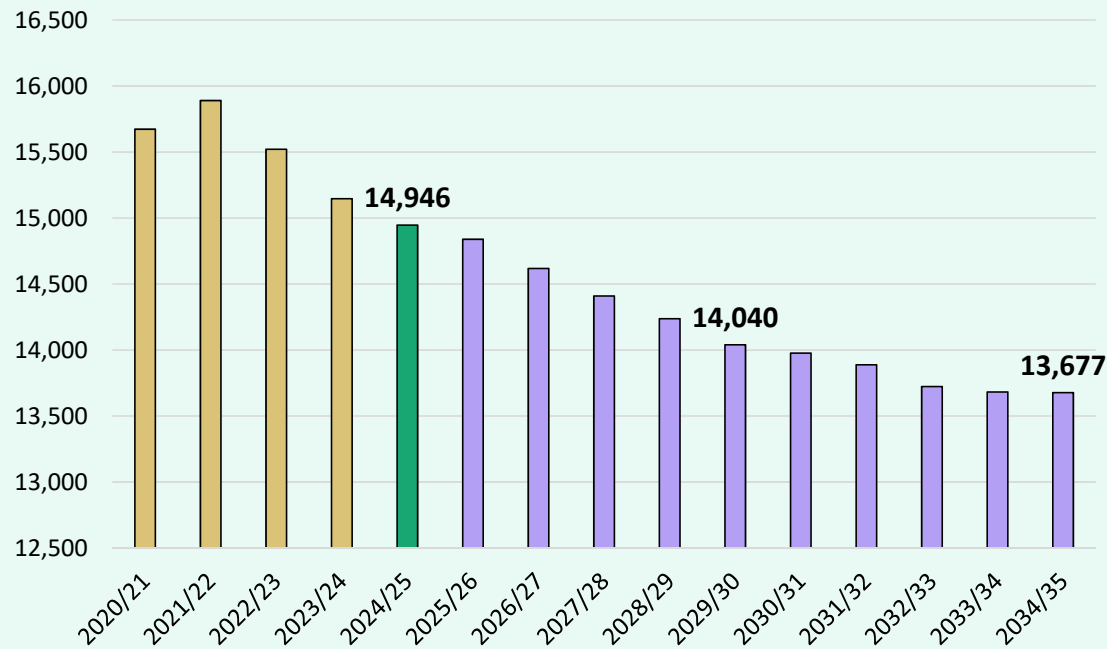
| Campus | Functional Capacity | Max Capacity | Fall | ENROLLMENT PROJECTIONS | | | | | | | | | |
|------------------------------------|---------------------|--------------|---------|------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| | | | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 |
| CIBOLO VALLEY EL | 1,038 | 1,200 | 591 | 535 | 523 | 519 | 510 | 512 | 521 | 526 | 534 | 544 | 554 |
| GREEN VALLEY EL | 732 | 899 | 503 | 481 | 463 | 469 | 462 | 453 | 451 | 450 | 450 | 448 | 449 |
| NORMA PASCHAL EL | 704 | 871 | 574 | 556 | 545 | 521 | 531 | 524 | 528 | 527 | 530 | 531 | 531 |
| ROSE GARDEN EL | 1,031 | 1,200 | 861 | 838 | 814 | 813 | 814 | 830 | 856 | 876 | 906 | 936 | 969 |
| SCHERTZ EL | 683 | 1,017 | 663 | 635 | 618 | 571 | 561 | 561 | 564 | 556 | 553 | 550 | 545 |
| SIPPEL EL | 704 | 997 | 641 | 625 | 628 | 645 | 647 | 665 | 689 | 707 | 731 | 757 | 783 |
| WATTS EL | 739 | 906 | 500 | 486 | 473 | 457 | 473 | 480 | 494 | 505 | 519 | 530 | 546 |
| WIEDERSTEIN EL | 704 | 997 | 564 | 577 | 584 | 598 | 628 | 650 | 676 | 701 | 710 | 722 | 737 |
| ELEMENTARY TOTALS | | | 4,897 | 4,733 | 4,648 | 4,593 | 4,626 | 4,675 | 4,779 | 4,848 | 4,933 | 5,018 | 5,114 |
| Elementary Percent Change | | | -4.17% | -3.35% | -1.80% | -1.18% | 0.72% | 1.06% | 2.22% | 1.44% | 1.75% | 1.72% | 1.91% |
| Elementary Absolute Change | | | -213 | -164 | -85 | -55 | 33 | 49 | 104 | 69 | 85 | 85 | 96 |
| JORDAN INT | 888 | 1,126 | 811 | 781 | 754 | 752 | 711 | 675 | 665 | 694 | 728 | 737 | 755 |
| SCHLATHER INT | 832 | 1,116 | 724 | 740 | 683 | 615 | 607 | 607 | 556 | 569 | 583 | 585 | 599 |
| WILDER INT | 855 | 1,188 | 702 | 707 | 708 | 722 | 673 | 609 | 595 | 598 | 603 | 601 | 612 |
| INTERMEDIATE TOTALS | | | 2,237 | 2,228 | 2,145 | 2,089 | 1,991 | 1,891 | 1,816 | 1,861 | 1,914 | 1,923 | 1,966 |
| Intermediate Percent Change | | | 2.80% | -0.40% | -3.73% | -2.61% | -4.69% | -5.02% | -3.97% | 2.48% | 2.85% | 0.47% | 2.24% |
| Intermediate Absolute Change | | | 61 | -9 | -83 | -56 | -98 | -100 | -75 | 45 | 53 | 9 | 43 |
| DOBIE JH | 1,285 | 1,540 | 1,231 | 1,184 | 1,262 | 1,256 | 1,180 | 1,108 | 1,073 | 1,052 | 992 | 1,023 | 1,058 |
| CORBETT JH | 1,285 | 1,500 | 1,113 | 1,113 | 1,134 | 1,117 | 1,099 | 1,110 | 1,040 | 961 | 940 | 956 | 980 |
| JUNIOR HIGH SCHOOL TOTALS | | | 2,344 | 2,297 | 2,396 | 2,373 | 2,279 | 2,218 | 2,113 | 2,013 | 1,932 | 1,979 | 2,038 |
| Junior High School Percent Change | | | -4.01% | -2.01% | 4.31% | -0.96% | -3.96% | -2.68% | -4.73% | -4.73% | -4.02% | 2.43% | 2.98% |
| Junior High School Absolute Change | | | -98 | -47 | 99 | -23 | -94 | -61 | -105 | -100 | -81 | 47 | 59 |
| CLEMENS HS | 2,733 | 3,300 | 2,589 | 2,618 | 2,531 | 2,523 | 2,523 | 2,491 | 2,503 | 2,492 | 2,388 | 2,309 | 2,206 |
| STEELE HS | 2,733 | 3,200 | 2,790 | 2,871 | 2,806 | 2,739 | 2,726 | 2,673 | 2,674 | 2,582 | 2,464 | 2,361 | 2,261 |
| ALSELC | | | 89 | 92 | 92 | 92 | 92 | 92 | 92 | 92 | 92 | 92 | 92 |
| HIGH SCHOOL TOTALS | | | 5,468 | 5,581 | 5,429 | 5,354 | 5,341 | 5,256 | 5,269 | 5,166 | 4,944 | 4,762 | 4,559 |
| High School Percent Change | | | 0.92% | 2.07% | -2.72% | -1.38% | -0.24% | -1.59% | 0.25% | -1.95% | -4.30% | -3.68% | -4.26% |
| High School Absolute Change | | | 50 | 113 | -152 | -75 | -13 | -85 | 13 | -103 | -222 | -182 | -203 |
| DISTRICT TOTALS | | | 14,946 | 14,839 | 14,618 | 14,409 | 14,237 | 14,040 | 13,977 | 13,888 | 13,723 | 13,682 | 13,677 |
| District Percent Change | | | -1.32% | -0.72% | -1.49% | -1.43% | -1.19% | -1.38% | -0.45% | -0.64% | -1.19% | -0.30% | -0.04% |
| District Absolute Change | | | -200 | -107 | -221 | -209 | -172 | -197 | -63 | -89 | -165 | -41 | -5 |

Yellow box = exceeds Functional capacity
 Pink box = exceeds Max capacity



Key Takeaways

Enrollment Projections



- Annual closings near 900 in 2024
- Housing market remains cloudy with continued high interest rates and looming tariffs
- The district has more than 390 homes currently in inventory and more than 2,100 vacant developed lots available for builders
- Groundwork is underway on approx. 500 lots within 6 subdivisions
- Schertz-Cibolo-Universal City ISD is forecasted to enroll more than 14,000 students by 2029/30



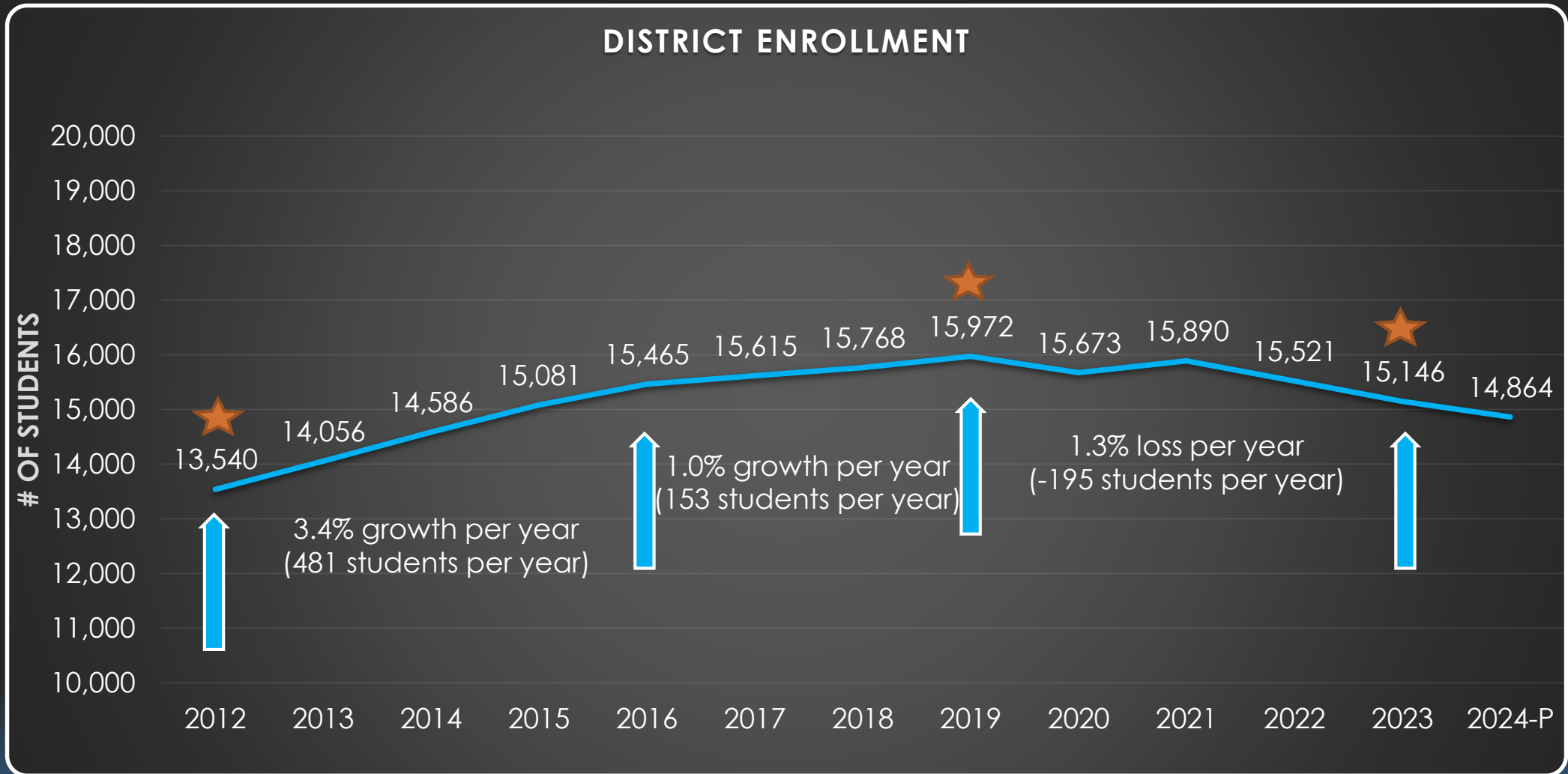
SCHERTZ - CIBOLO - UNIVERSAL CITY ISD

10 YEAR CAMPUS FORECASTING

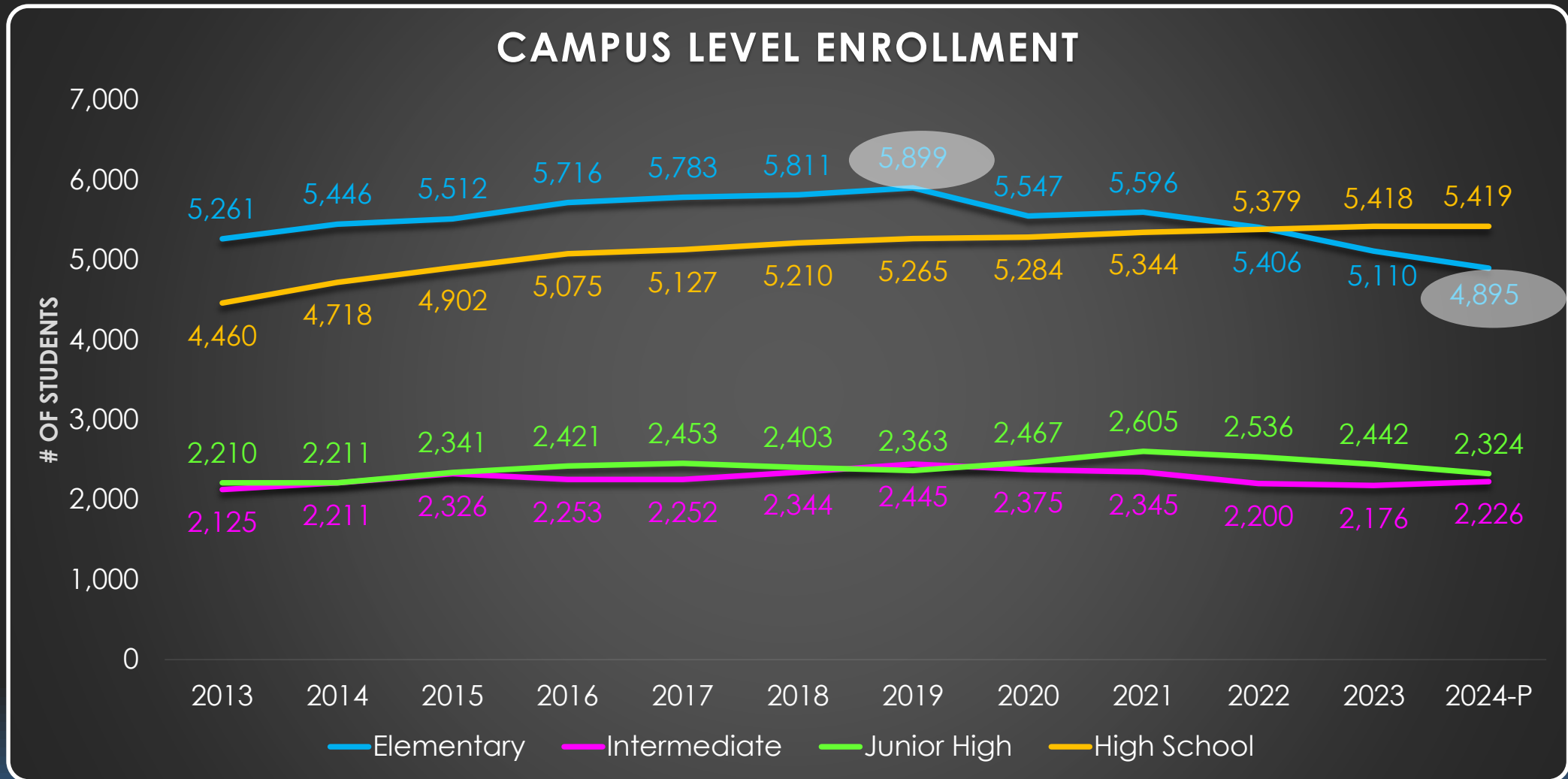
FORECASTING CONSIDERATIONS

- ENROLLMENT
 - HISTORICAL TRENDS
 - PROJECTIONS
 - TRANSFERS TO CHARTERS AND OTHER ISDs
- CAMPUS CAPACITY
- BONDING CAPACITY

HISTORICAL ENROLLMENT



HISTORICAL ENROLLMENT BY CAMPUS LEVEL



ENROLLMENT HISTORY BY LEVEL – OCTOBER

- 2019 TO 2023 ENROLLMENT DECREASE
 - HIGH SCHOOL ENROLLMENT HAS REMAINED STRONG
 - WE HAVE ADDED 154 HIGH SCHOOL STUDENTS SINCE 2019
 - AND JUNIOR HIGH HAS ONLY LOST 39 STUDENTS SINCE 2019
- ELEMENTARY IS WHERE WE HAVE FELT THE LARGEST DROP IN ENROLLMENT
 - SPECIFICALLY, 918 STUDENTS LOST SINCE 2019
 - AND 219 STUDENTS LOST AT THE INTERMEDIATE LEVEL.

STUDENT TRANSFERS

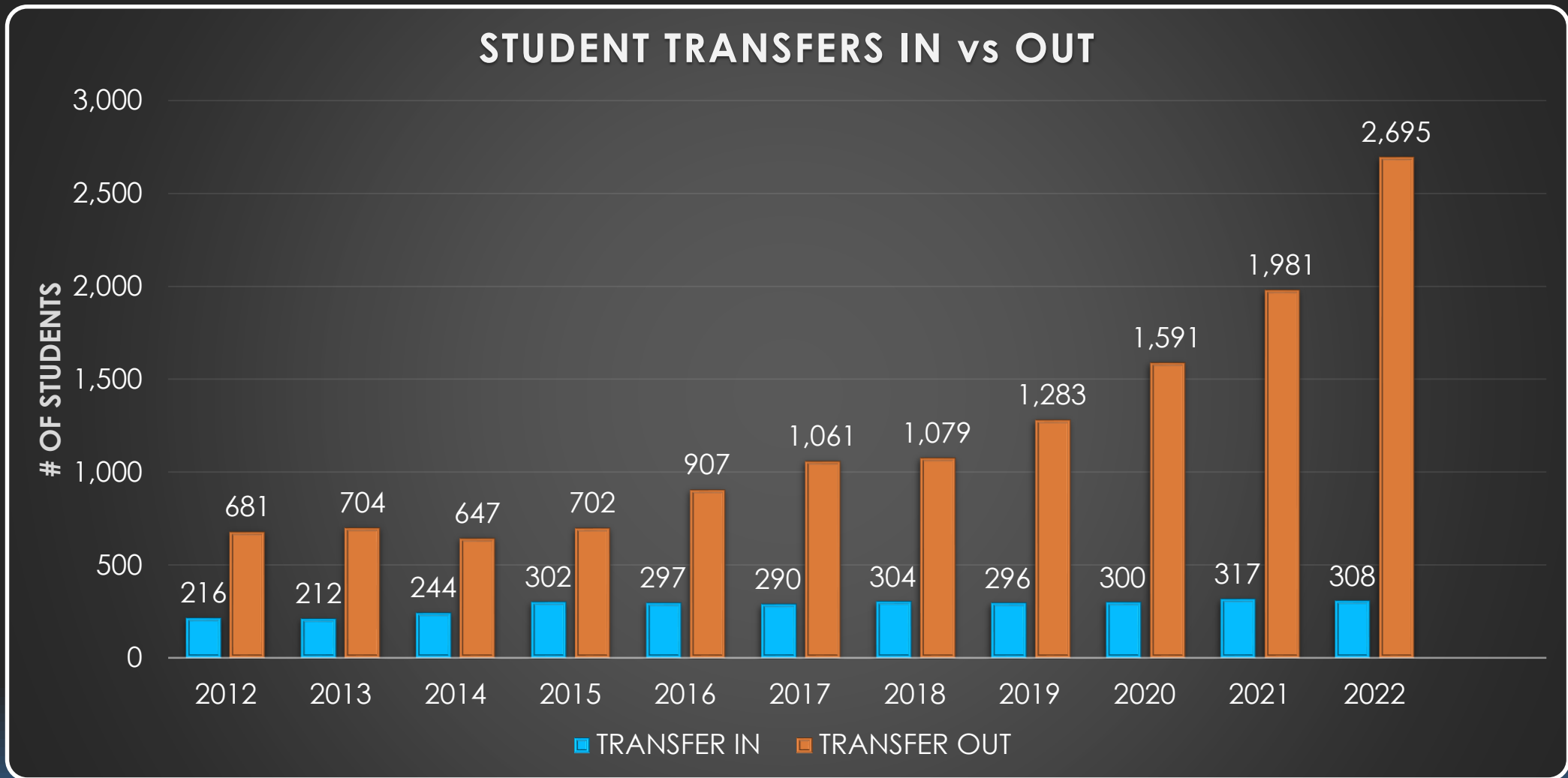
| PEIMS YEAR | TRANSFER IN | TRANSFER OUT | DIFFERENCE |
|------------|-------------------------|--------------|------------|
| 2012 | 216 | 681 | -465 |
| 2013 | 212 | 704 | -492 |
| 2014 | 244 | 647 | -403 |
| 2015 | 302 | 702 | -400 |
| 2016 | 297 | 907 | -610 |
| 2017 | 290 | 1061 | -771 |
| 2018 | 304 | 1079 | -775 |
| 2019 | 296 | 1283 | -987 |
| 2020 | 300 | 1591 | -1291 |
| 2021 | 317 | 1981 | -1664 |
| 2022 | 308 | 2695 | -2387 |
| 2023 | Data available in March | | |

First Year of Founders Charter School →

First Year of School of Science and Technology →

First Year of Legacy Traditional School →

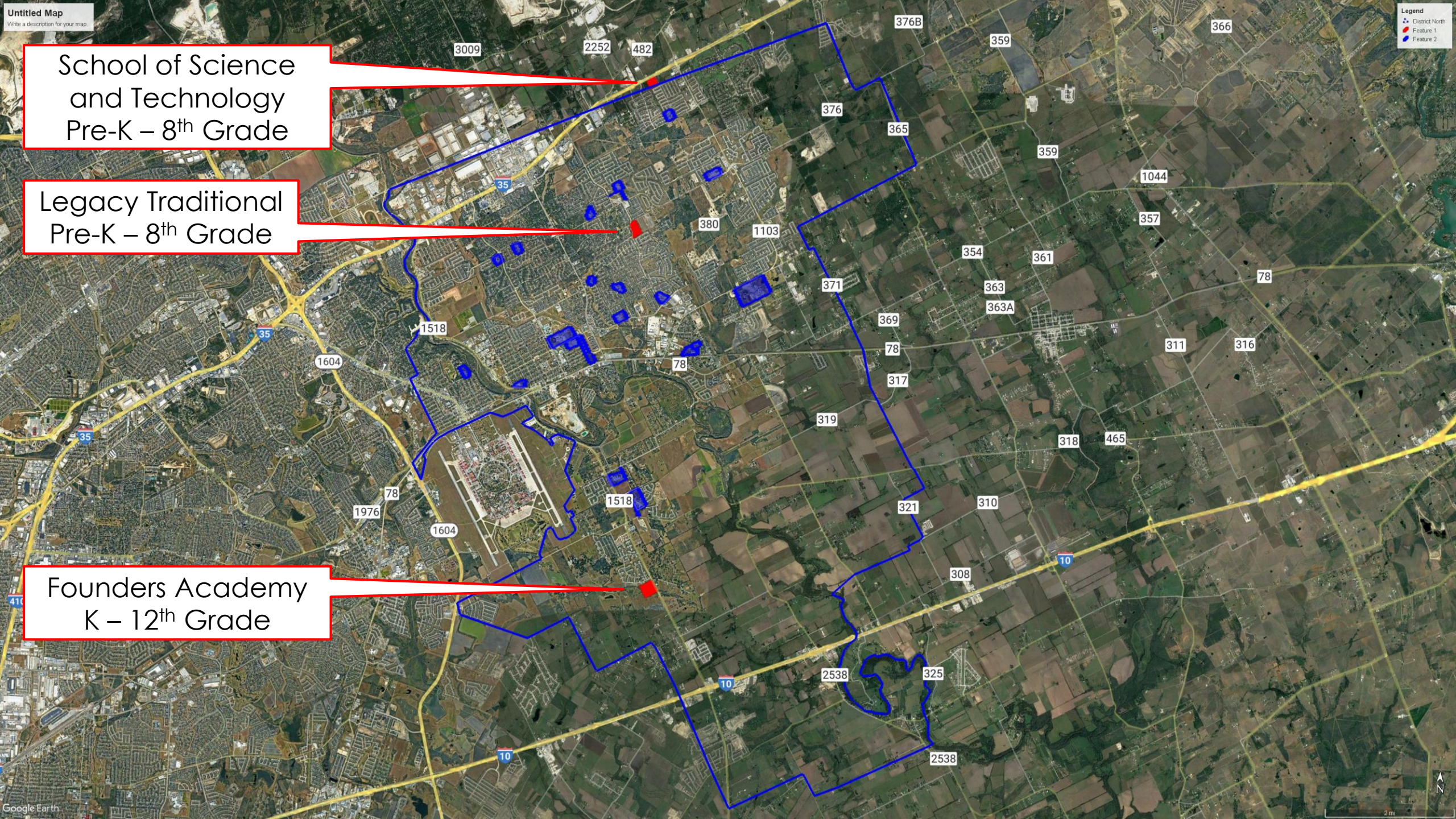
STUDENT TRANSFERS IN VS. OUT



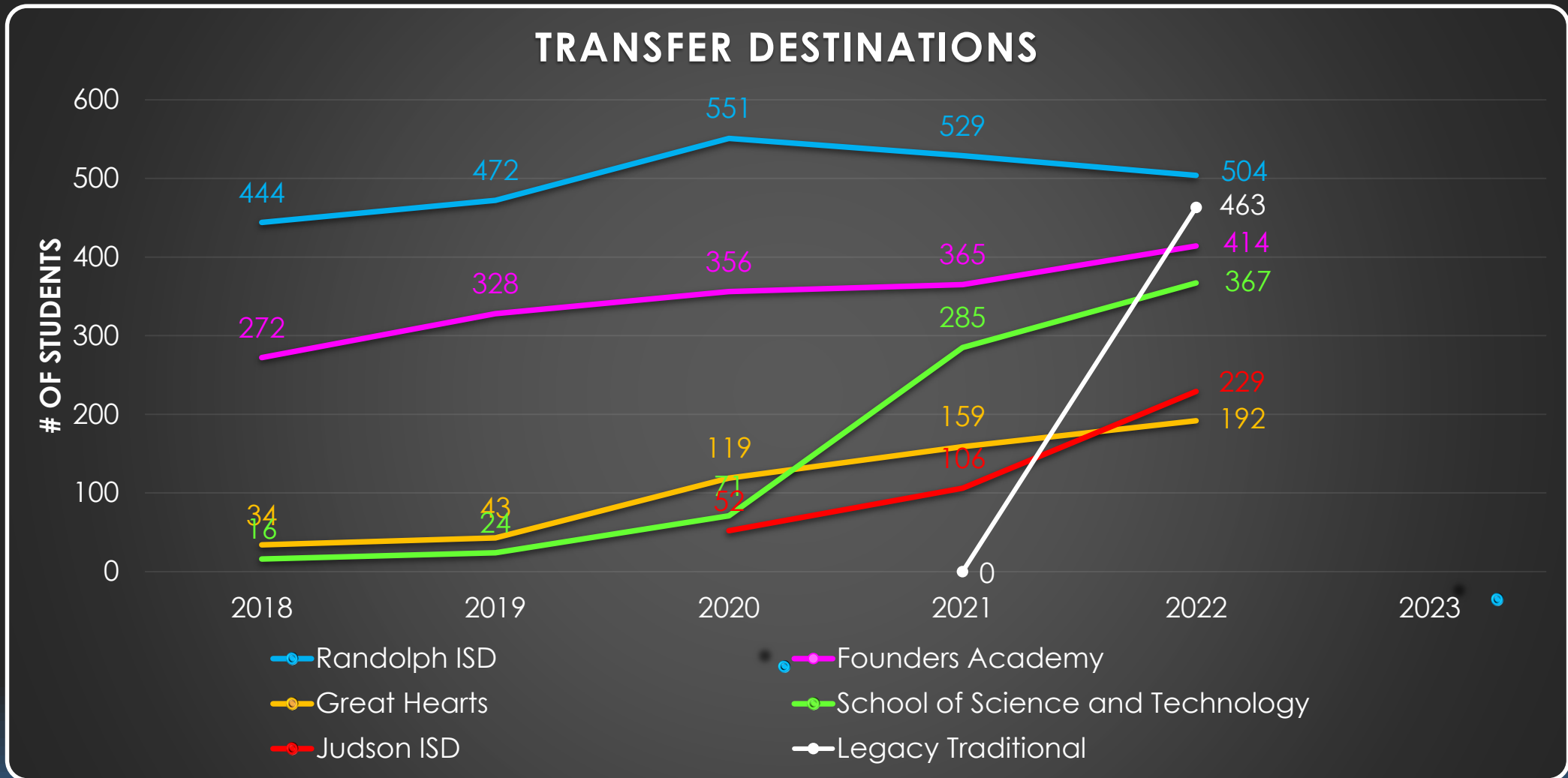
School of Science and Technology
Pre-K – 8th Grade

Legacy Traditional
Pre-K – 8th Grade

Founders Academy
K – 12th Grade

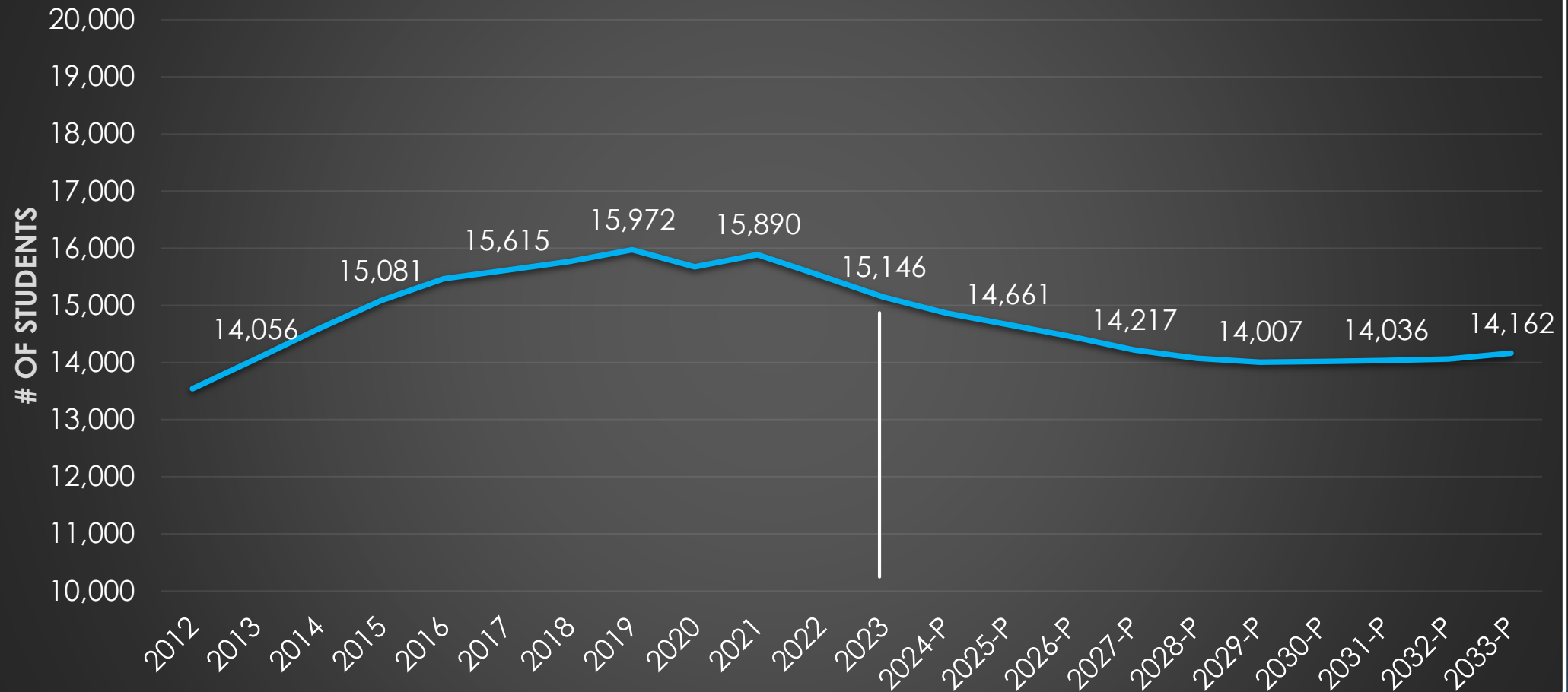


MAIN DESTINATIONS FOR TRANSFERS OUT



SO, HOW MANY STUDENTS WILL WE HAVE IN THE FUTURE?

DISTRICT HISTORICAL ENROLLMENT AND PROJECTIONS



ENROLLMENT PROJECTIONS

- OVER THE NEXT 6 YEARS OUR DISTRICT IS PROJECTED TO LOSE ON AVERAGE 1.3% OF OUR ENROLLMENT ANNUALLY.
 - RESULTING IN THE POTENTIAL DECLINE IN ENROLLMENT OF ANOTHER 1,139 STUDENTS OVER THE SAME PERIOD
 - LARGER GRADUATING CLASSES CONTINUE TO BE REPLACED WITH SMALLER PRE-K AND KINDER
 - GROWTH IN CHARTER ENROLLMENT IS LIKELY TO CONTRIBUTE TO THE SMALLER ELEMENTARY CLASS SIZES

| PEIMS YEAR | PROJECTED ENROLLMENT | GROWTH (DECLINE) | PERCENTAGE CHANGE |
|------------|----------------------|------------------|-------------------|
| 2023 | 15,146 | -375 | -2.42% |
| 2024-P | 14,864 | -282 | -1.86% |
| 2025-P | 14,661 | -203 | -1.37% |
| 2026-P | 14,451 | -210 | -1.43% |
| 2027-P | 14,217 | -234 | -1.62% |
| 2028-P | 14,073 | -144 | -1.01% |
| 2029-P | 14,007 | -66 | -0.47% |
| 2030-P | 14,017 | 10 | 0.07% |
| 2031-P | 14,036 | 19 | 0.14% |
| 2032-P | 14,059 | 22 | 0.16% |
| 2033-P | 14,162 | 103 | 0.73% |

ENROLLMENT PROJECTIONS

- BEGINNING IN 2030 THE DISTRICT IS EXPECTED TO BEGIN ADDING STUDENTS
 - INCOMING ELEMENTARY ENROLLMENT AND GRADUATING CLASSES BEGIN TO REACH A BALANCE
 - IN 2033 WE ARE PROJECTED TO RETURN TO THE ENROLLMENT WE HAD IN 2013

| PEIMS YEAR | PROJECTED ENROLLMENT | GROWTH (DECLINE) | PERCENTAGE CHANGE |
|------------|----------------------|------------------|-------------------|
| 2023 | 15,146 | -375 | -2.44% |
| 2024-P | 14,864 | -282 | -1.86% |
| 2025-P | 14,661 | -203 | -1.37% |
| 2026-P | 14,451 | -210 | -1.43% |
| 2027-P | 14,217 | -234 | -1.62% |
| 2028-P | 14,073 | -144 | -1.01% |
| 2029-P | 14,007 | -66 | -0.47% |
| 2030-P | 14,017 | 10 | 0.07% |
| 2031-P | 14,036 | 19 | 0.14% |
| 2032-P | 14,059 | 22 | 0.16% |
| 2033-P | 14,162 | 103 | 0.73% |

WHY HAS IT BECOME SO HARD TO PROJECT ENROLLMENT?

- PRIOR TO COVID AND AREA CHARTER SCHOOLS, SCUC WAS ESSENTIALLY THE ONLY OPTION FOR PARENTS MOVING INTO OUR GROWING COMMUNITY.
 - WHEN PROJECTING GROWTH, BIRTH RATES AND HOUSING GROWTH WERE THE ONLY TWO MAJOR VARIABLES WE HAD TO CONSIDER.
- BEGINNING 2017 WITH THE FIRST AREA CHARTER SCHOOL, PARENTS BEGAN TO EXERCISE THEIR CHOICE.
 - WITH COVID WE SAW VIRTUAL LEARNING ENTER THE GAME AND HOMESCHOOLING BECAME MORE PREVALENT
 - OUR COMMUNITY ALSO CONTINUED TO EXPERIENCE AGING IN PLACE
- PROJECTING ENROLLMENT IS MUCH MORE DIFFICULT WITH THESE ADDED VARIABLES.

FORECASTING CONSIDERATIONS

- ENROLLMENT
 - HISTORICAL TRENDS
 - PROJECTIONS
 - TRANSFERS TO CHARTERS AND OTHER ISDs
- CAMPUS CAPACITY

UNDERSTANDING CAMPUS CAPACITY

- DESIGN CAPACITY

- CAPACITY OF A CAMPUS AS ARCHITECTURALLY DESIGNED WITH EVERY FULL-SIZE CLASSROOM AT FULL CAPACITY
- EX. SIPPEL ELEMENTARY HAS A DESIGN CAPACITY OF 750 STUDENTS

- FUNCTIONAL CAPACITY

- DESIGN CAPACITY OF A CAMPUS MINUS 10% TO ACCOUNT FOR SPECIAL PROGRAMS ON A CAMPUS THAT REDUCE THE CAPACITY OF A FULL-SIZE CLASSROOM
- EX. SIPPEL ELEMENTARY HAS A FUNCTIONAL CAPACITY OF 675 STUDENTS

- MAXIMUM CAPACITY

- CAMPUS CAPACITY CONSIDERING THE ADDITION OF PORTABLE CLASSROOM BUILDINGS TO THE DESIGN CAPACITY AND THE NUMBER OF STUDENTS THE COMMON AREAS OF THE CAMPUS CAN SUPPORT
- EX. SIPPEL ELEMENTARY HAS A MAXIMUM CAPACITY OF 1058 STUDENTS

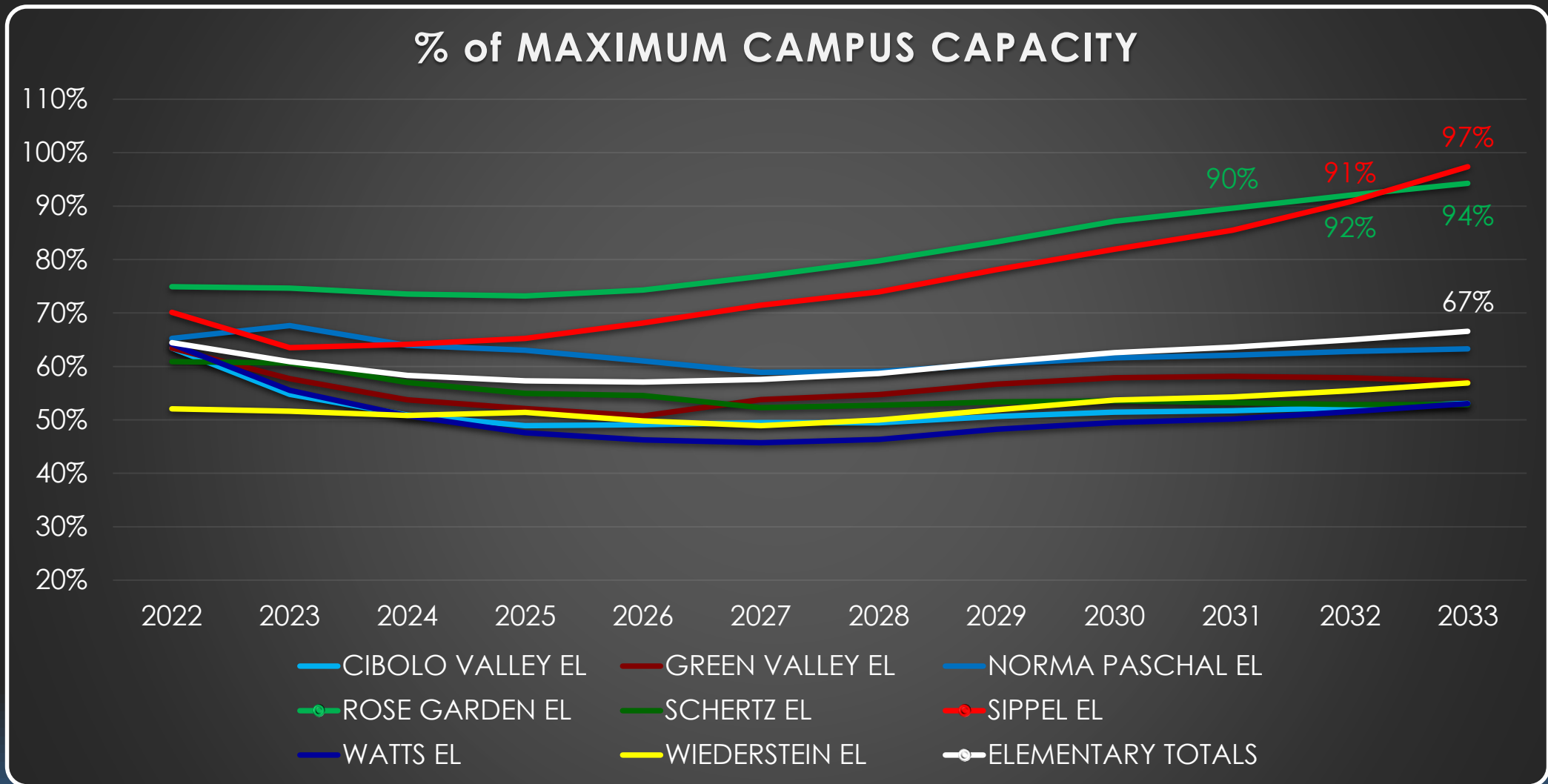
PLANNING USING OUR MAXIMUM CAPACITY

- WE BEGIN CONSIDERING THE USE OF **CAPACITY RELIEF TOOLS** WHEN A CAMPUS REACHES **90%** OF ITS MAXIMUM CAPACITY. THE DISTRICT HAS SEVERAL TOOLS AT OUR DISPOSAL
- TOOLS TO REDUCE/MAINTAIN THE ENROLLMENT OF A CAMPUS INCLUDE:
 - CAPPING ENROLLMENT OF THE CAMPUS TO NEW STUDENTS
 - MOVING SPECIAL PROGRAMS TO CAMPUSES WITH LOWER ENROLLMENTS
- TOOLS TO BALANCE THE ENROLLMENT AT CAMPUSES INCLUDE:
 - REZONING THE ATTENDANCE BOUNDARIES
- TOOLS TO INCREASE THE CAPACITY OF THE CAMPUS/DISTRICT INCLUDE:
 - ADDING PORTABLE CLASSROOM BUILDINGS
 - ADDING TO OR RENOVATING THE EXISTING BUILDING
 - BUILDING A NEW CAMPUS TO THE DISTRICT

ELEMENTARY CAPACITIES

| Campus | Functional Capacity | Max Capacity | Previous Year | Current PEIMS | ENROLLMENT PROJECTIONS | | | | | | | | | |
|----------------------------|---------------------|--------------|---------------|---------------|------------------------|--------|--------|-------|-------|-------|-------|-------|-------|-------|
| | | | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 |
| CIBOLO VALLEY EL | 891 | 1,200 | 761 | 657 | 611 | 587 | 589 | 594 | 594 | 608 | 617 | 620 | 627 | 637 |
| % Max Capacity | | | 63% | 55% | 51% | 49% | 49% | 49% | 49% | 51% | 51% | 52% | 52% | 53% |
| GREEN VALLEY EL | 673 | 924 | 586 | 533 | 497 | 482 | 469 | 497 | 506 | 524 | 535 | 537 | 535 | 529 |
| % Max Capacity | | | 63% | 58% | 54% | 52% | 51% | 54% | 55% | 57% | 58% | 58% | 58% | 57% |
| NORMA PASCHAL EL | 673 | 924 | 603 | 625 | 591 | 582 | 564 | 544 | 546 | 559 | 569 | 574 | 580 | 585 |
| % Max Capacity | | | 65% | 68% | 64% | 63% | 61% | 59% | 59% | 60% | 62% | 62% | 63% | 63% |
| ROSE GARDEN EL | 891 | 1,200 | 899 | 896 | 882 | 878 | 891 | 923 | 957 | 999 | 1,046 | 1,075 | 1,104 | 1,131 |
| % Max Capacity | | | 75% | 75% | 74% | 73% | 74% | 77% | 80% | 83% | 87% | 90% | 92% | 94% |
| SCHERTZ EL | 675 | 1,102 | 671 | 668 | 628 | 605 | 601 | 576 | 581 | 588 | 591 | 586 | 582 | 582 |
| % Max Capacity | | | 61% | 61% | 57% | 55% | 55% | 52% | 53% | 53% | 54% | 53% | 53% | 53% |
| SIPPEL EL | 675 | 1,058 | 742 | 672 | 679 | 690 | 721 | 756 | 782 | 827 | 867 | 904 | 961 | 1,030 |
| % Max Capacity | | | 70% | 64% | 64% | 65% | 68% | 71% | 74% | 78% | 82% | 85% | 91% | 97% |
| WATTS EL | 673 | 924 | 593 | 513 | 469 | 440 | 428 | 423 | 428 | 446 | 457 | 463 | 476 | 490 |
| % Max Capacity | | | 64% | 56% | 51% | 48% | 46% | 46% | 46% | 48% | 49% | 50% | 52% | 53% |
| WIEDERSTEIN EL | 675 | 1,058 | 551 | 546 | 538 | 544 | 527 | 517 | 529 | 549 | 568 | 574 | 587 | 602 |
| % Max Capacity | | | 52% | 52% | 51% | 51% | 50% | 49% | 50% | 52% | 54% | 54% | 55% | 57% |
| ELEMENTARY TOTALS | 5,826 | 8,390 | 5,406 | 5,110 | 4,895 | 4,808 | 4,790 | 4,830 | 4,922 | 5,099 | 5,250 | 5,335 | 5,453 | 5,587 |
| % Max Capacity | | | 64% | 61% | 58% | 57% | 57% | 58% | 59% | 61% | 63% | 64% | 65% | 67% |
| Elementary Percent Change | | | -3.40% | -5.48% | -4.21% | -1.78% | -0.37% | 0.83% | 1.91% | 3.59% | 2.96% | 1.63% | 2.20% | 2.46% |
| Elementary Absolute Change | | | -190 | -296 | -215 | -87 | -18 | 40 | 92 | 177 | 151 | 85 | 117 | 134 |

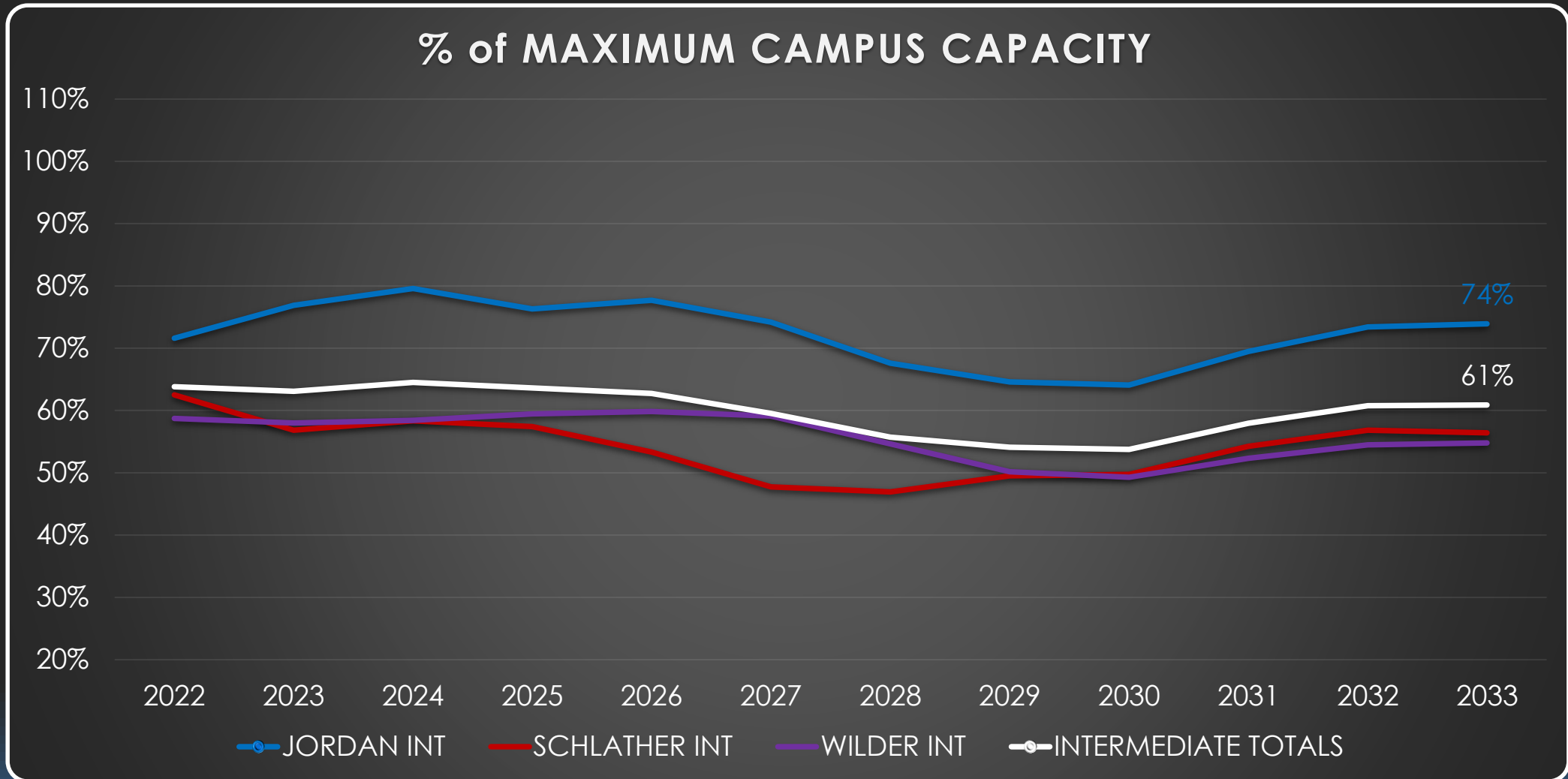
ELEMENTARY CAPACITIES



INTERMEDIATE CAPACITIES

| Campus | Functional Capacity | Max Capacity | Previous Year | Current PEIMS | ENROLLMENT PROJECTIONS | | | | | | | | | |
|------------------------------|---------------------|--------------|---------------|---------------|------------------------|--------|--------|--------|--------|--------|--------|-------|-------|-------|
| | | | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 |
| JORDAN INT | 810 | 1,000 | 716 | 769 | 796 | 763 | 777 | 742 | 676 | 646 | 641 | 695 | 734 | 739 |
| % Max Capacity | | | 72% | 77% | 80% | 76% | 78% | 74% | 68% | 65% | 64% | 70% | 73% | 74% |
| SCHLATHER INT | 810 | 1,200 | 750 | 682 | 700 | 689 | 640 | 573 | 563 | 594 | 597 | 651 | 682 | 677 |
| % Max Capacity | | | 63% | 57% | 58% | 57% | 53% | 48% | 47% | 50% | 50% | 54% | 57% | 56% |
| WILDER INT | 810 | 1,250 | 734 | 725 | 730 | 743 | 748 | 739 | 683 | 627 | 616 | 654 | 681 | 685 |
| % Max Capacity | | | 59% | 58% | 58% | 59% | 60% | 59% | 55% | 50% | 49% | 52% | 54% | 55% |
| INTERMEDIATE TOTALS | | 3,450 | 2,201 | 2,176 | 2,226 | 2,195 | 2,165 | 2,054 | 1,922 | 1,867 | 1,854 | 2,000 | 2,097 | 2,101 |
| % Max Capacity | | | 64% | 63% | 65% | 64% | 63% | 60% | 56% | 54% | 54% | 58% | 61% | 61% |
| Intermediate Percent Change | | | -6.13% | -1.09% | 2.30% | -1.39% | -1.37% | -5.13% | -6.43% | -2.86% | -0.70% | 7.87% | 4.85% | 0.19% |
| Intermediate Absolute Change | | | -144 | -24 | 50 | -31 | -30 | -111 | -132 | -55 | -13 | 146 | 97 | 4 |

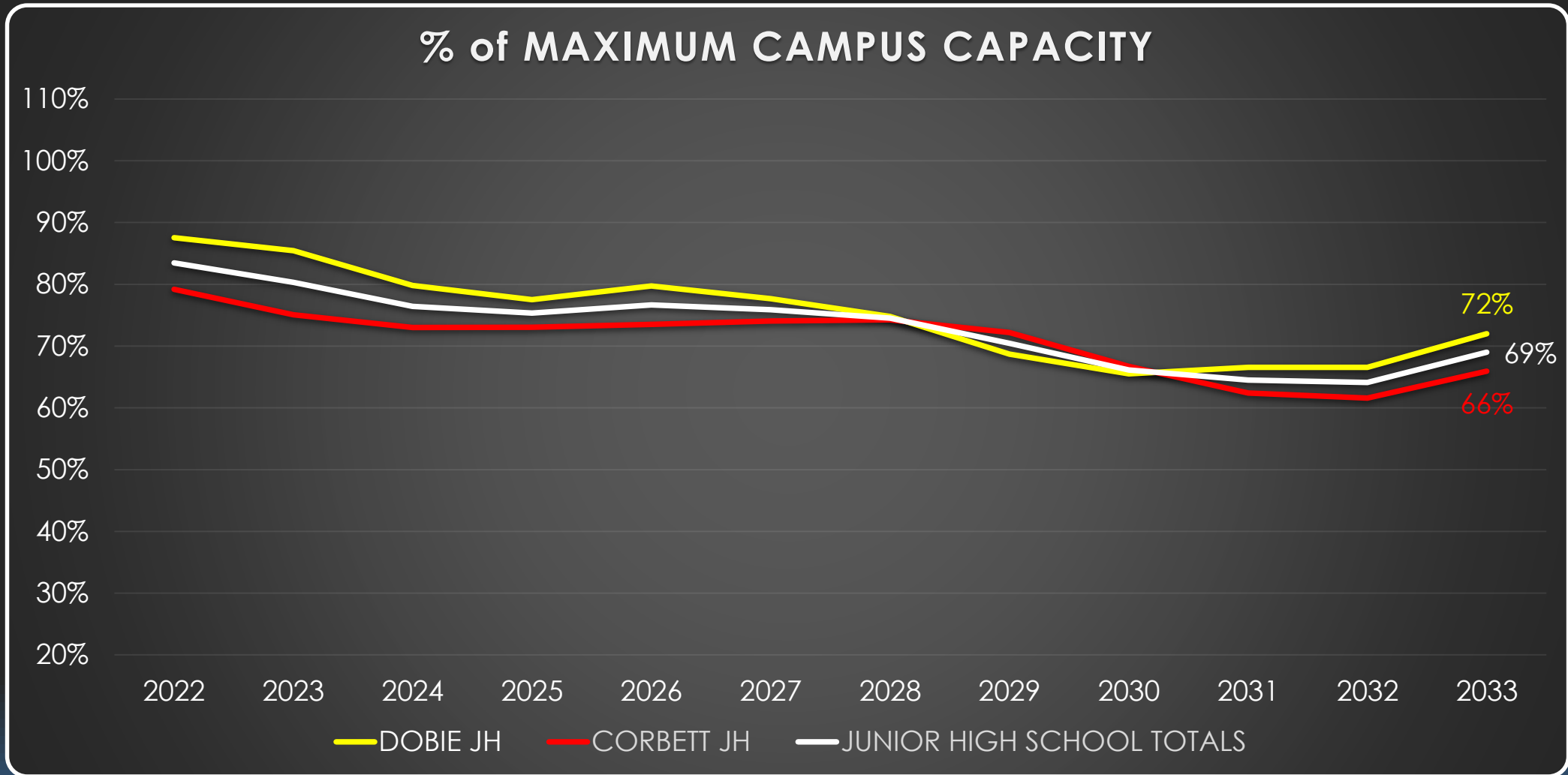
INTERMEDIATE CAPACITIES



JUNIOR HIGH CAPACITIES

| Campus | Functional Capacity | Max Capacity | Previous Year | Current PEIMS | ENROLLMENT PROJECTIONS | | | | | | | | | |
|------------------------------------|---------------------|--------------|---------------|---------------|------------------------|--------|-------|--------|--------|--------|--------|--------|--------|-------|
| | | | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 |
| DOBIE JH | 1,300 | 1,540 | 1,348 | 1,316 | 1,229 | 1,194 | 1,228 | 1,196 | 1,152 | 1,058 | 1,009 | 1,025 | 1,025 | 1,109 |
| % Max Capacity | | | 88% | 85% | 80% | 78% | 80% | 78% | 75% | 69% | 66% | 67% | 67% | 72% |
| CORBETT JH | 1,080 | 1,500 | 1,188 | 1,126 | 1,095 | 1,096 | 1,103 | 1,111 | 1,114 | 1,083 | 1,001 | 936 | 924 | 989 |
| % Max Capacity | | | 79% | 75% | 73% | 73% | 74% | 74% | 74% | 72% | 67% | 62% | 62% | 66% |
| JUNIOR HIGH SCHOOL TOTALS | | 3,040 | 2,537 | 2,442 | 2,324 | 2,290 | 2,331 | 2,307 | 2,266 | 2,141 | 2,010 | 1,961 | 1,949 | 2,098 |
| % Max Capacity | | | 83% | 80% | 76% | 75% | 77% | 76% | 75% | 70% | 66% | 65% | 64% | 69% |
| Junior High School Percent Change | | | -2.62% | -3.71% | -4.83% | -1.46% | 1.79% | -1.03% | -1.78% | -5.52% | -6.12% | -2.44% | -0.61% | 7.64% |
| Junior High School Absolute Change | | | -68 | -94 | -118 | -34 | 41 | -24 | -41 | -125 | -131 | -49 | -12 | 149 |

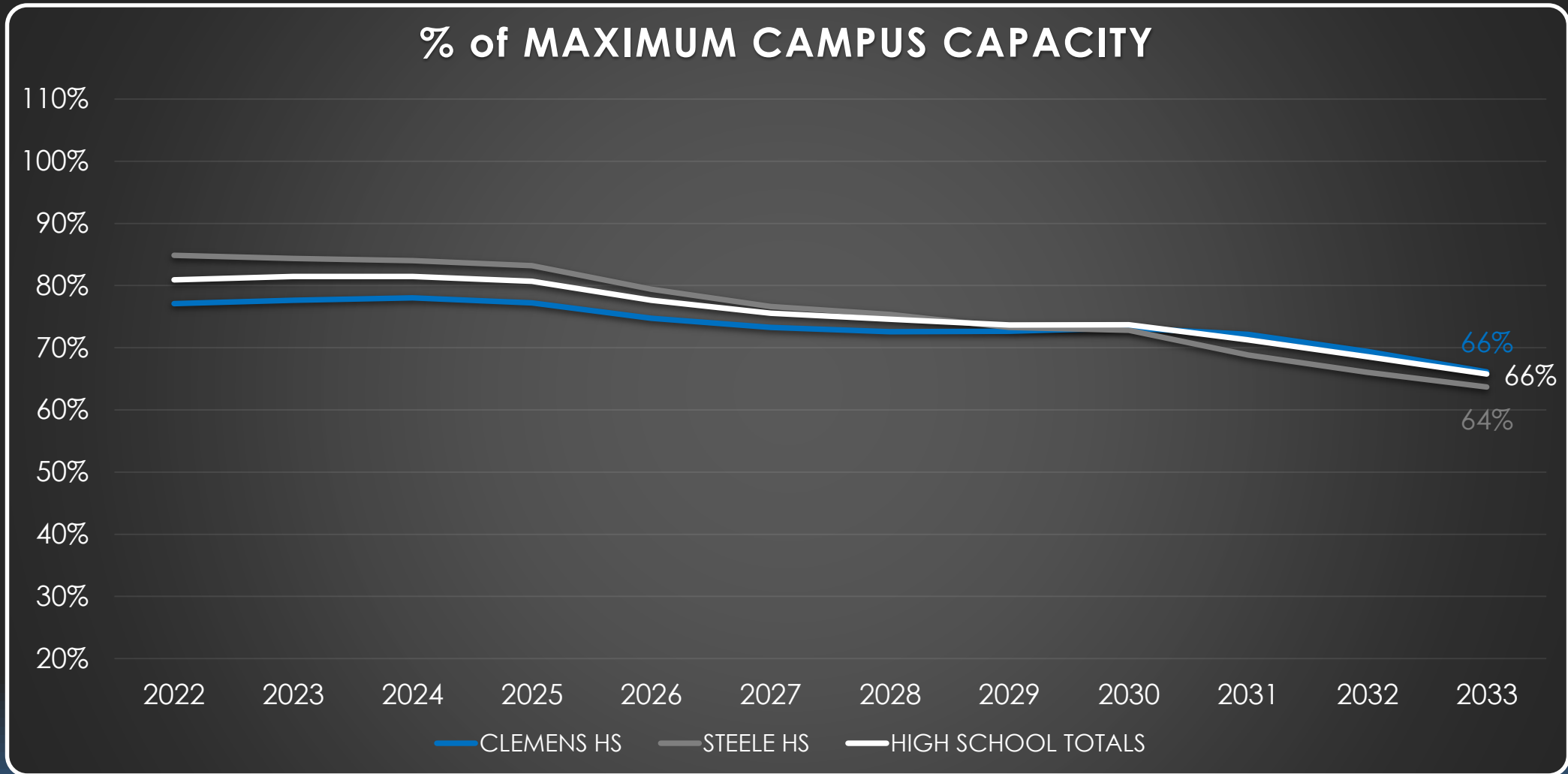
JUNIOR HIGH CAPACITIES



HIGH SCHOOL CAPACITIES

| Campus | Functional Capacity | Max Capacity | Previous Year | Current PEIMS | ENROLLMENT PROJECTIONS | | | | | | | | | |
|-----------------------------|---------------------|--------------|---------------|---------------|------------------------|--------|--------|--------|--------|--------|-------|--------|--------|--------|
| | | | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 |
| CLEMENS HS | 2,700 | 3,300 | 2,544 | 2,563 | 2,576 | 2,550 | 2,469 | 2,419 | 2,397 | 2,400 | 2,418 | 2,383 | 2,292 | 2,183 |
| % Max Capacity | | | 77% | 78% | 78% | 77% | 75% | 73% | 73% | 73% | 73% | 72% | 69% | 66% |
| STEELE HS | 2,160 | 3,200 | 2,716 | 2,700 | 2,688 | 2,663 | 2,541 | 2,452 | 2,411 | 2,345 | 2,330 | 2,202 | 2,113 | 2,038 |
| % Max Capacity | | | 85% | 84% | 84% | 83% | 79% | 77% | 75% | 73% | 73% | 69% | 66% | 64% |
| HIGH SCHOOL TOTALS | | 6,650 | 5,381 | 5,418 | 5,419 | 5,368 | 5,165 | 5,026 | 4,963 | 4,900 | 4,903 | 4,740 | 4,560 | 4,376 |
| % Max Capacity | | | 81% | 81% | 81% | 81% | 78% | 76% | 75% | 74% | 74% | 71% | 69% | 66% |
| High School Percent Change | | | 0.69% | 0.71% | 0.02% | -0.94% | -3.78% | -2.69% | -1.25% | -1.27% | 0.06% | -3.32% | -3.80% | -4.04% |
| High School Absolute Change | | | 37 | 38 | 1 | -52 | -204 | -137 | -64 | -63 | 3 | -163 | -180 | -183 |

HIGH SCHOOL CAPACITIES



FORECASTING CONSIDERATIONS

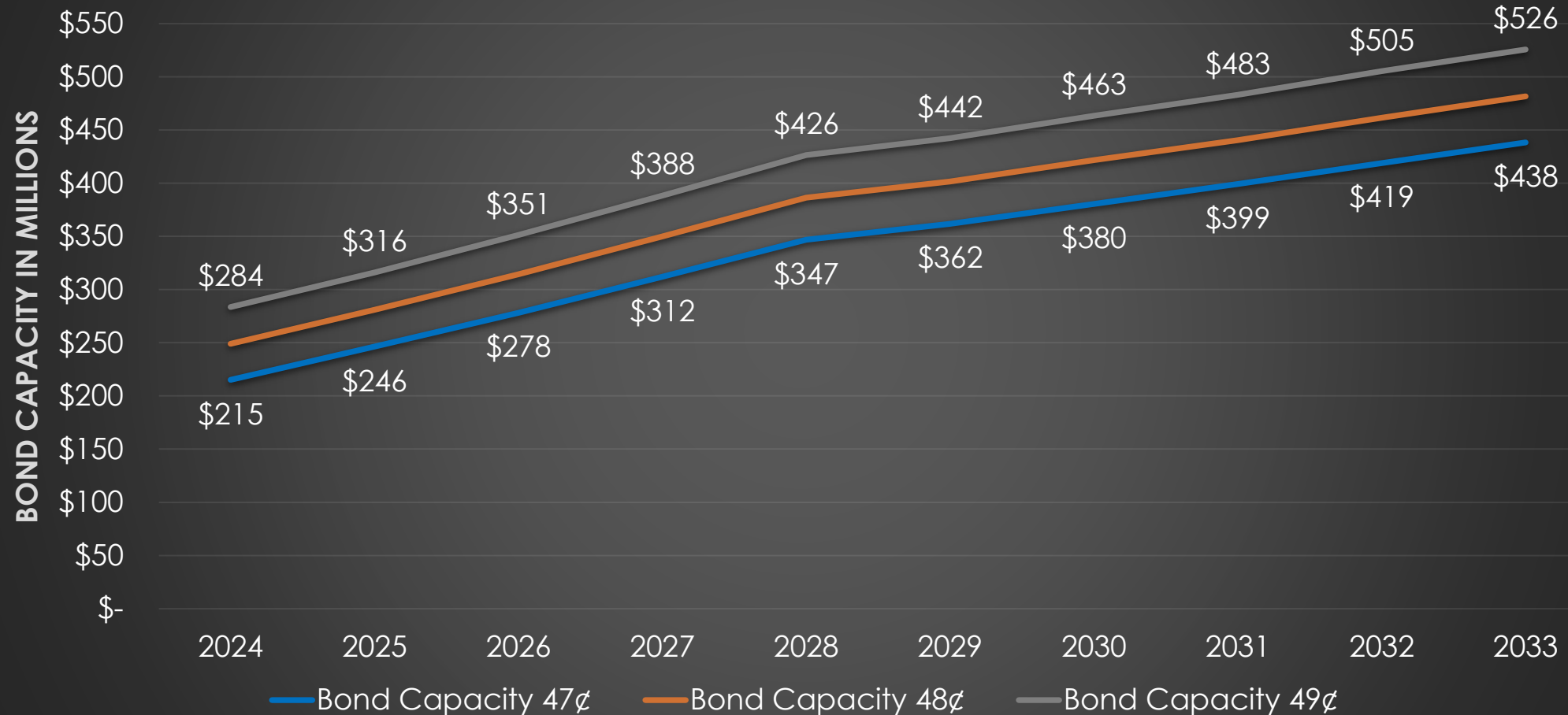
- ENROLLMENT
 - HISTORICAL TRENDS
 - PROJECTIONS
 - TRANSFERS TO CHARTERS AND OTHER ISDs
- CAMPUS CAPACITY
- BONDING CAPACITY

PROJECTING BONDING CAPACITY - SCUC

- PROJECTING TAX REVENUE
 - ASSUMES NO REFINANCING FOR BOND SAVINGS
 - DEFEASING PRINCIPAL
 - MODEST PROPERTY VALUE GROWTH
 - 4.0% ANNUAL INCREASE FOR 2024-2028
 - 2.0% ANNUAL INCREASE FOR 2029-2033
- AS DEBT IS RESTRUCTURED AND PROPERTY VALUES INCREASE, WE BEGIN TO HAVE SOME BONDING CAPACITY
 - CAPACITY FOR ADDITIONAL DEBT IS LOWER AT FIRST, MORE IN LATER YEARS
- FORECASTING USING THREE OPTIONS FOR I&S TAX RATE
 - **\$0.47** PER \$100 OF VALUATION (CURRENT), **\$0.48** PER \$100 VALUATION, AND **\$0.49** PER \$100 VALUATION

PROJECTED AVAILABLE BOND DOLLARS

SCUC Bond Capacity by Year & Rate



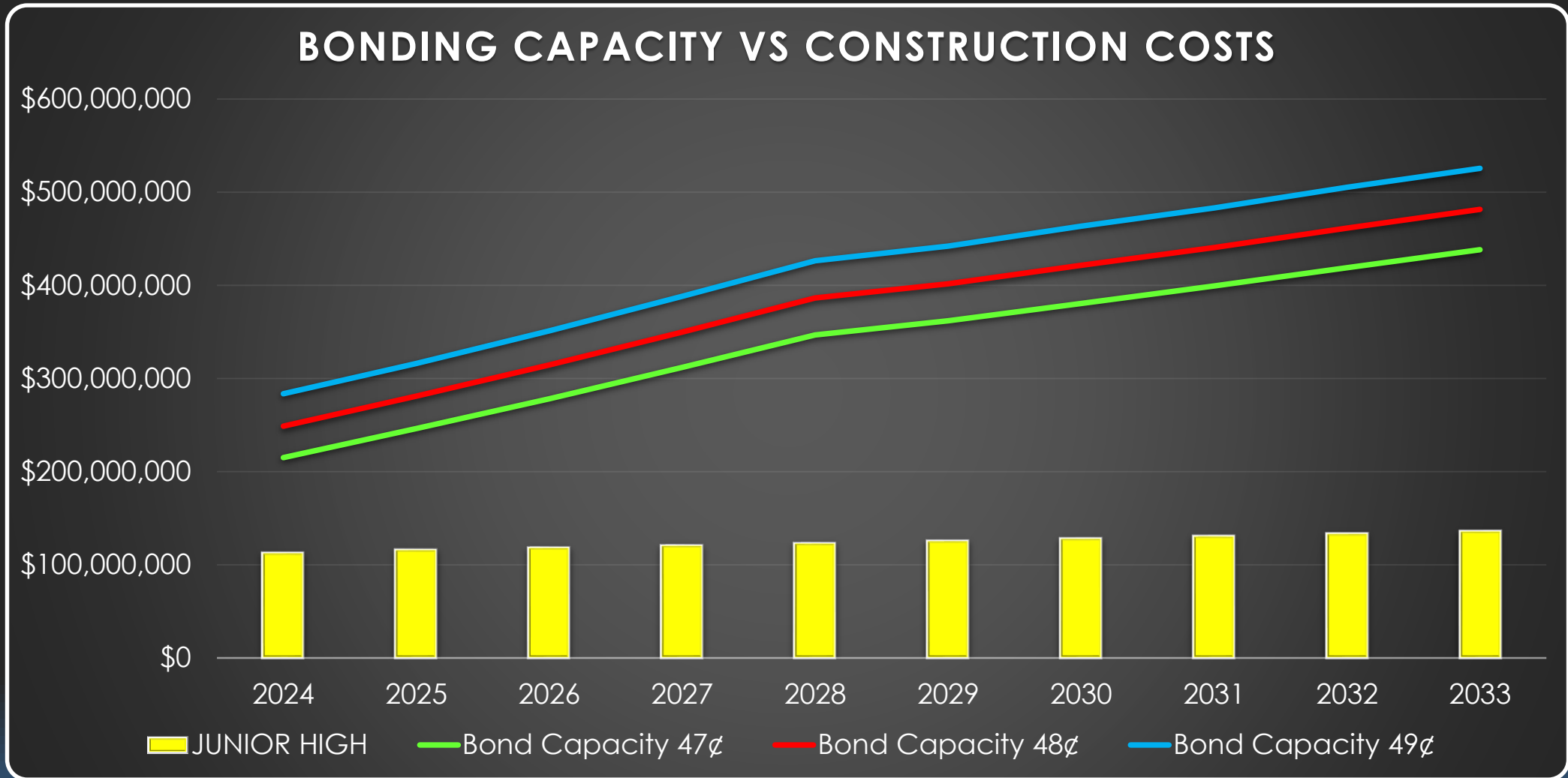
PROJECTING FACILITY COSTS - SCUC

- PROJECTING FUTURE COSTS OF NEW FACILITIES
 - FLUCTUATING MATERIALS AND LABOR COSTS MAKE LONG-TERM PROJECTIONS DIFFICULT
 - THE MARKET HAS SEEN HUGE INFLATION OVER THE LAST SEVERAL YEARS, BUT SEEMS TO HAVE STABILIZED DURING 2023
 - 2020-2023 WE EXPERIENCED 7-15% INFLATION ANNUALLY
 - PROJECTING PAST 2024
 - 3% ANNUAL INFLATION FOR 2024
 - 2% ANNUAL INFLATION FOR 2025 AND BEYOND
- CONSTRUCTION ESTIMATE RULES OF THUMB – 2024 DOLLARS
 - HIGH SCHOOL - \$235 MILLION
 - JUNIOR HIGH SCHOOL - \$113 MILLION
 - INTERMEDIATE/ELEMENTARY - \$72 MILLION

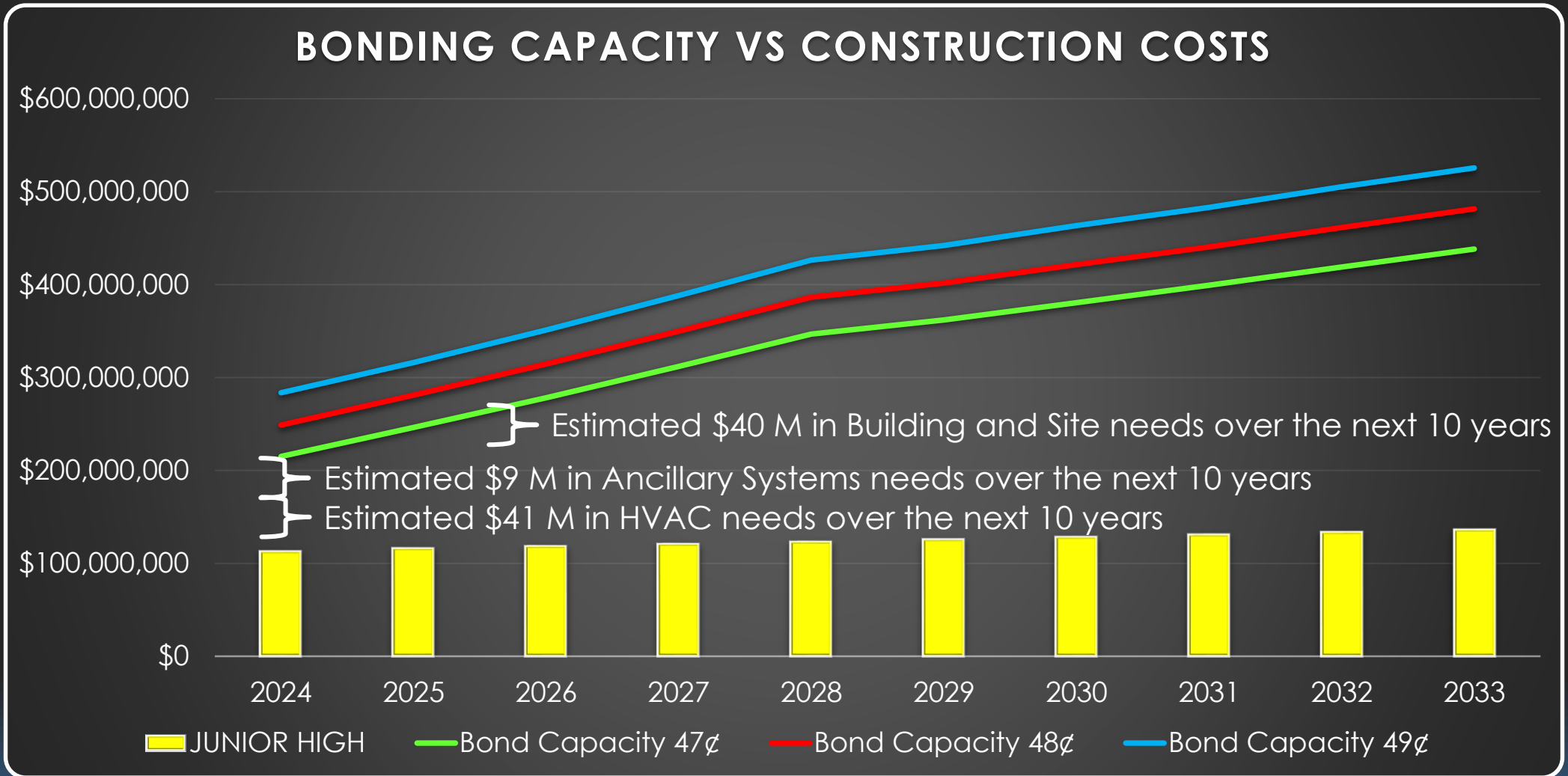
PROJECTING FACILITY COSTS - SCUC

| YEAR | High School | Junior High | Elementary/ Intermediate |
|--------|----------------|----------------|-----------------------------|
| 2024 | \$ 235,000,000 | \$ 113,000,000 | \$ 72,000,000 |
| 2025-P | \$ 242,050,000 | \$ 116,390,000 | \$ 74,160,000 |
| 2026-P | \$ 246,891,000 | \$ 118,717,800 | \$ 75,643,200 |
| 2027-P | \$ 251,828,820 | \$ 121,092,156 | \$ 77,156,064 |
| 2028-P | \$ 256,865,396 | \$ 123,513,999 | \$ 78,699,185 |
| 2029-P | \$ 262,002,704 | \$ 125,984,279 | \$ 80,273,169 |
| 2030-P | \$ 267,242,758 | \$ 128,503,965 | \$ 81,878,632 |
| 2031-P | \$ 272,587,614 | \$ 131,074,044 | \$ 83,516,205 |
| 2032-P | \$ 278,039,366 | \$ 133,695,525 | \$ 85,186,529 |
| 2033-P | \$ 283,600,153 | \$ 136,369,435 | \$ 86,890,260 |
| 2034-P | \$ 289,272,156 | \$ 139,096,824 | \$ 88,628,065 |

PROJECTED BOND CAPACITIES VS. CONSTRUCTION COSTS



PROJECTED BOND CAPACITIES VS. CONSTRUCTION COSTS




TAKE AWAYS....

- STUDENT ENROLLMENT/PROJECTIONS
 - PRIOR TO COVID-19 SCUC ISD'S ENROLLMENT GROWTH HAD SLOWED TO 1% PER YEAR
 - COVID AND THE OPENING OF CHARTER SCHOOLS HAS IMPACTED DISTRICT ENROLLMENT, ESPECIALLY AT THE YOUNGER GRADES
 - THIS MULTI-YEAR IMPACT IS REDUCING OUR ENROLLMENT EVEN WITH NEW HOUSING
 - AN AVERAGE 1% ANNUAL DECLINE IN ENROLLMENT IS FORECASTED FOR THE NEXT SIX YEARS
- CAPACITY RELIEF TOOLS
 - WE HAVE MULTIPLE TOOLS TO HELP RELIEVE OUR CAMPUSES ONCE THEY SURPASS 90% OF THEIR MAX CAPACITY AND MOVE CLOSER TO 100%
- WITH OUR PROJECTED ENROLLMENT DECLINING, OUR ATTENTION MUST BE FOCUSED ON MAINTAINING THE INFRASTRUCTURE OF OUR EXISTING BUILDINGS AND IDENTIFYING FUTURE PROGRAMMATIC NEEDS FOR OUR STUDENTS
- WE ALSO NEED TO CONSIDER IF 2 JUNIOR HIGHS CONTINUE TO MEET THE NEEDS OF OUR DISTRICT

QUESTIONS/COMMENTS



Memo

To: Planning and Zoning Commission via Daisy Marquez, Senior Planner
From: John Nowak, P.E., Engineer 
Date: April 22, 2026
Re: Traffic Impact Summary for Proposed Zone Change for 502, 506, and 508
Main Street

The properties at 502, 506, and 508 Main Street are currently zoned GB, General Business. The property owner is requesting MSMU, Zoning, a specific zoning district for the Main Street corridor.

The properties are currently fully developed and no change of uses are expected with the zone change request. Therefore, there is no increase or decrease in expected traffic generation associated with this zone change request. As such, there is no adverse impact to the City's transportation system by the zone change request.

Ord.26-S-012

Proposed 0.2 ac Zone Change to MSMU

Daisy Marquez | Senior Planner



| | Zoning | Use |
|------------------|--------------------------------|-------------------------|
| Subject Property | General Business District | Restaurant |
| North | Right of Way | Main St |
| South | Railroad | Union Pacific |
| East | General Business District (GB) | Randolph Realty Offices |
| West | General Business District (GB) | Undeveloped |

- 0.2 acres
- Current Zoning: GB
- Proposed: MSMU

| Dimensional Requirements 21.5.7 Permitted Uses 21.5.8 | Existing | Proposed |
|--|---|--|
| | General Business District (GB) | Main Street Mixed-Use (MSMU) |
| Permitted Uses *Not a Comprehensive List | Appliances, Furniture and Home Furnishing Store; Building Material and Hardware Sales; Car Wash, Automated ; Commercial Amusement, Indoor | Antique Shop, Parking Garage, Bakery, Bank, Book Store, Day Care Center, Dance Hall/ Nightclub, Gymnastics Studio, Health/ Fitness, Medical/ Professional Office/ Clinic, Restaurant |
| Area Square Feet | 10,000 | 5,000 |
| Width & Depth | 100 x 100 | 50x100 |
| Setbacks, Adj. Non-Residential | Front: 20', Side: NA, Rear: NA | Front:10, Side:5, Rear:10 |
| Maximum Height | 120' | 35' |
| Maximum Impervious Coverage | 80% | 80% |

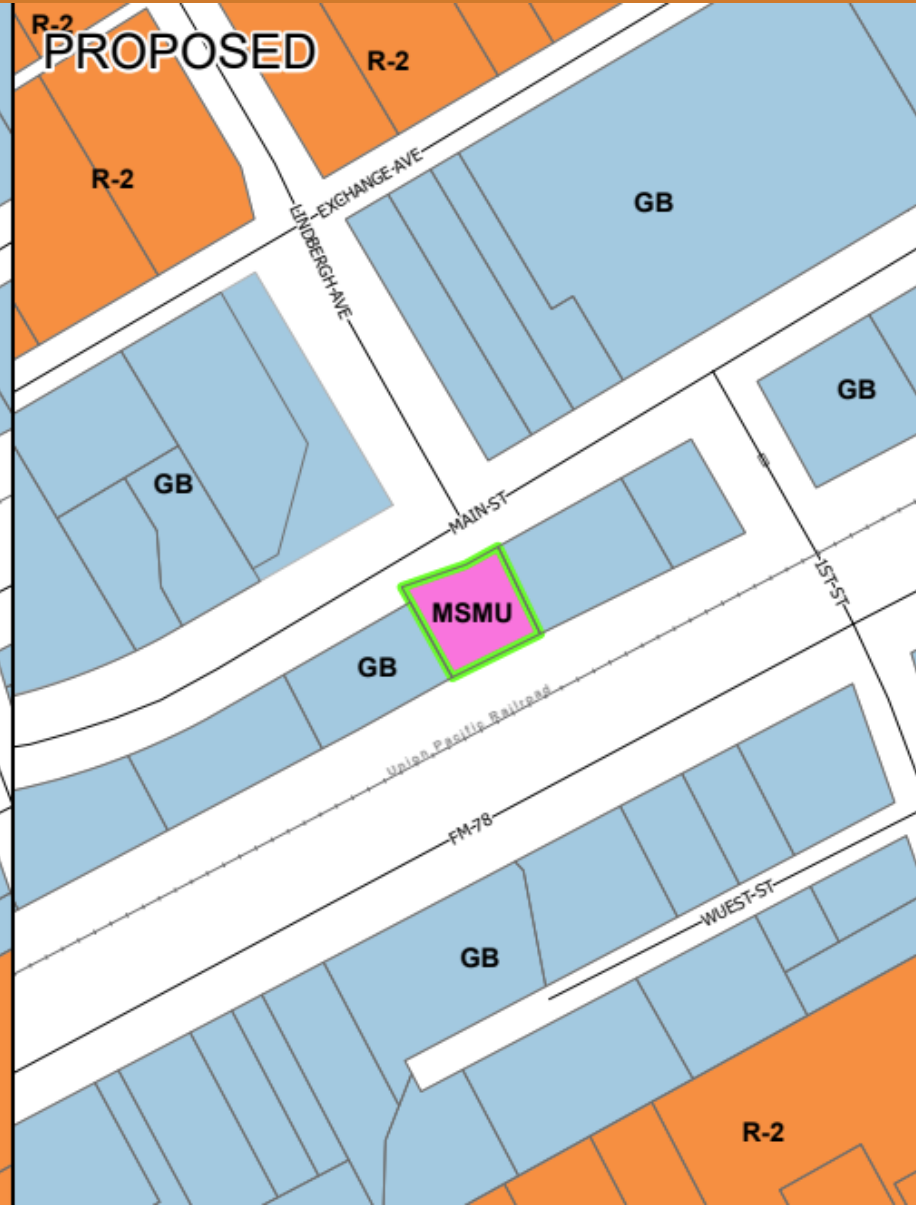


- 17 Public notices were sent on 04.23.2026
- As of today
 - (1) in Favor
 - (0) Neutral to
 - (0) in Opposition
- A public hearing notice was published in the “San Antonio Express” May 13, 2026
- 1 notification sign was placed by the applicant
- P&Z: May 6, 2026

CURRENT



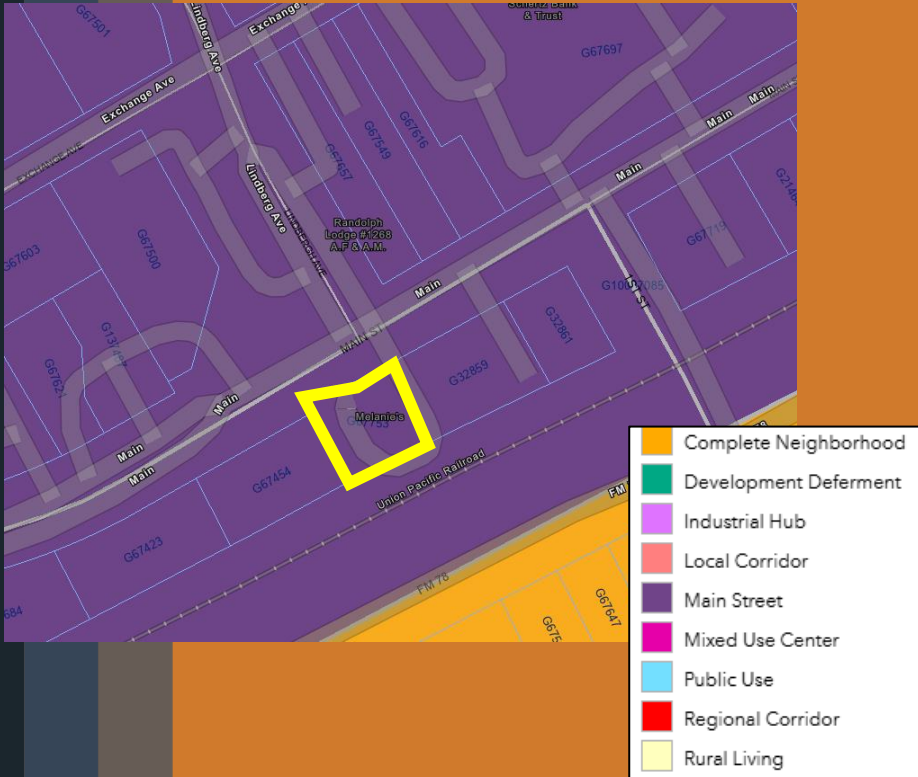
PROPOSED



UDC SECTION 21.5.4.D Criteria for Approval

1. Whether the proposed zoning change implements the policies of the adopted Comprehensive Land Plan, or any other applicable adopted plans.

- Main Street- Future Land Use Designation
 - Single-Family and Multi-Family Residential
 - Low-Intensity Commercial
 - Cultural and Entertainment Uses
- Proposed MSMU
 - Consistent with the Comp Plan – FLUP



UDC SECTION 21.5.4.D Criteria for Approval

2. Whether the proposed zoning change promotes the health, safety, and general welfare of the City.

- Engineering Memo
 - “There is no expected increase or decrease in traffic”
 - “there is no adverse impact to the City’s transportation system by this zone change request”
- Proposed Zone Change to MSMU:
 - Promotes health, safety, and welfare of the City

UDC SECTION 21.5.4.D Criteria for Approval

3. Whether the uses permitted by the proposed change will be consistent and appropriate with existing uses in the immediate area;

- MSMU
 - Intended for properties on Main Street and in Main Street Corridor
 - Permitted Uses Include: Single-Family, Multi-Family, Low-Intensity Commercial, Cultural and Entertainment Uses
- Along Main Street:
 - Restaurants, professional offices, and retail
- Proposed MSMU is consistent and appropriate

UDC SECTION 21.5.4.D Criteria for Approval

4. Whether other factors are deemed relevant and important in the consideration of the amendment.

- Schertz Fire, EMS, and PD do not have objections to the proposed zone change.
- Public hearing notice was sent to SCUC ISD.
- Planning and Zoning Commission held a public hearing for this item on May 6, 2026.

Staff Recommendation:

Staff recommends approval of Ord.26-S-012 due to the location of the subject property on Main Street, the compatibility with existing uses and Comprehensive Land Use Plan-Future Land Use Map.

P&Z Recommendation:

The Planning and Zoning Commission held a public hearing for the item on May 6, 2026 and made a recommendation of approval to City Council with a 7-0 vote.

CITY COUNCIL MEMORANDUM

City Council Meeting: June 2, 2026

Department: Planning & Community Development

Subject: Ordinance 26-S-013 - Conduct a public hearing and consider a request to rezone approximately 0.4 acres of land from General Business District (GB) to Main Street Mixed Use District (MSMU), known as 506 Main St. and 508 Main St., specifically known as Guadalupe County Property Identification Numbers 32859 and 32861, City of Schertz, Guadalupe County, Texas.(B.James/L.Wood/D.Marquez)

BACKGROUND

The applicant is requesting to rezone approximately 0.4 acres of land from General Business District (GB) to Main Street Mixed-Use District (MSMU). The subject property is platted and is used for a realty office. The applicant is not proposing to change the use and is requesting the zone change for the flexibility the zoning district allows.

On April 23, 2026, seventeen (17) public hearing notices were mailed to the surrounding property owners within a 200-foot boundary of the subject property. A public hearing notice was mailed to SCUC ISD. At the time of the report, once (1) response 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 May 6, 2026. The meeting can be viewed on the City of Schertz "Youtube" page. A public hearing notice was published in the "San Antonio Express" on May 16, 2026. The applicant placed two notification signs on the subject property.

Subject Property:

| | Zoning | Land Use |
|----------|---------------------------------------|---------------|
| Existing | General Business District (GB) | Realty Office |
| Proposed | Main Street Mixed-Use District (MSMU) | Realty Office |

Adjacent Properties:

| | Zoning | Land Use |
|-------|--------------------------------|------------------------|
| North | Right-of-Way | Main Street |
| South | Railroad Tracks | Union Pacific Railroad |
| East | Right-of-Way | 1st Street |
| West | General Business District (GB) | Restaurant |

Zoning:

| |
|--|
| Dimensional Requirements |
| Table 21.5.7.B- Non-Residential Zoning Districts |
| Table 21.5.7.A- Residential Zoning Districts |

| | | | Minimum Lot Dimensions | | | Minimum Yard Setbacks | | | Misc. Requirements | |
|----------|--------------------------------|------|------------------------|-----------|-----------|-----------------------|-------------------------------------|-------------------------------------|--------------------|-------------------------|
| | Zoning District | Code | Area Sq. Ft. | Width Ft. | Depth Ft. | Front Ft. | Side Ft. | Rear Ft. | Max Height | Max Impervious Coverage |
| Existing | General Business District | GB | 10,000 | 100 | 100 | 25 | adj to non-res: 0 adj to res: 25 | adj to non-res: 0 adj to res: 25 | 120' | 80% |
| Proposed | Main Street Mixed-Use District | MSMU | 5,000 | 50 | 100 | 10 | 5 | 10 | 35' | 80% |

GOAL

The applicant is requesting to rezone approximately 0.4 acres of land from General Business District (GB) to Main Street Mixed-Use District (MSMU).

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

When considering zone changes, staff looks to the criteria listed in UDC Section 21.5.4.D. The criteria are listed below:

1. Whether the proposed zoning change implements the policies of the adopted Comprehensive Land Plan, or any other applicable adopted plans.

The proposed zone change implements the policies of the adopted Comprehensive Land Plan. The subject property is designated as Main Street on the Future Land Use Map. The Main Street Future Land Use Designation is intended for residential, commercial, cultural, and entertainment uses to create a dynamic urban core.

The subject property is currently used for a realty office, a low-intensity commercial use. Additionally, the property is located on Main Street and is part of the Main Street Corridor. The proposed zone change to Main Street Mixed-Use District (MSMU) implements the Future Land Use Map designation of Main Street.

2. Whether the proposed zoning change promotes the health, safety, and general welfare of the City.

As part of promoting the health, safety, and welfare, the City should encourage development compatible with surrounding uses, utilizing standards and transitional uses to alleviate negative impacts. Any new development will be required to meet the site design requirements listed in Article 9 of the Unified Development Code. The proposed zone change is being done in conjunction with the adjacent property, 502 Main Street, thus promoting the general welfare of the City.

The Engineering Department provided a traffic impact evaluation of the proposed zone change. The following conclusion was made:

"There is no increase or decrease in the expected traffic with the zone change request," and

"...there is no adverse impact to the City's transportation system by the zone change request." The proposed zone change will not affect the safety of the City by adversely impacting traffic.

3. Whether the uses permitted by the proposed change will be consistent and appropriate with existing uses in the immediate area;

The proposed Main Street Mixed-Use District (MSMU) is intended for properties along Main Street and in proximity to Main Street, and permits single-family, multi-family, and low-intensity commercial uses. The subject property is used for a realty office and is intended to continue doing so. To the left of the property is a restaurant and across 1st Street, there is a parking lot. Along Main Street, there are professional offices, restaurants, hair salons, cafes, and retail. The uses permitted within the proposed MSMU zoning are consistent and appropriate with the existing uses in the immediate area.

4. Whether other factors 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 application. The City of Schertz Fire, EMS, and Police Departments have reviewed the proposed zone change request and do not provide objections. A public hearing notice was mailed to SCUC ISD. The most recent demographic reports and forecasting reports are available as part of the staff report. The Planning and Zoning Commission held a public hearing for the item on May 6, 2026.

RECOMMENDATION

Staff Recommendation:

Staff recommends approval of Ordinance 26-S-013 due to the location of the subject property on Main Street, the compatibility of the proposed zone change with the Comprehensive Land Use Plan Future Land Use Map, and the existing uses in the immediate area.

Planning and Zoning Commission:

The Planning and Zoning Commission held a public hearing for the item on May 6, 2026, and made a recommendation of approval to City Council with a 7-0 vote.

Attachments

Ordinance 26-S-013 With Attachments

Aerial Exhibit

200-Foot Notification Map

Public Hearing Response

SCUC ISD Demographic Reports

SCUC ISD Forecasting Report

Engineering Memo on Traffic Impact

City Council Presentation Slides

ORDINANCE NO. 26-S-013

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS, TO REZONE APPROXIMATELY 0.4 ACRES OF LAND FROM GENERAL BUSINESS DISTRICT (GB) TO MAIN STREET MIXED-USE DISTRICT (MSMU), KNOWN AS 506 MAIN ST and 508 MAIN ST, SPECIFICALLY KNOWN AS GUADALUPE COUNTY PROPERTY IDENTIFICATION NUMBERS 32859 and 32861, CITY OF SCHERTZ, TEXAS.

WHEREAS, an application to rezone approximately 0.4 acres of land from General Business District (GB) to Main Street Mixed Use District (MSMU), known as 506 Main Street and 508 Main Street, specifically known as Guadalupe Property Identification Numbers 32859 and 32861, more specifically described in Exhibit A 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 May 6, 2026, the Planning and Zoning Commission conducted a public hearing and, after considering the Criteria, made a recommendation to City Council to approve the requested zone change with a unanimous vote; and

WHEREAS, on June 2, 2026, 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, approximately 0.4 acres of land is hereby zoned Main Street Mixed-Use District (MSMU).

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 _____ 2026.

CITY OF SCHERTZ, TEXAS

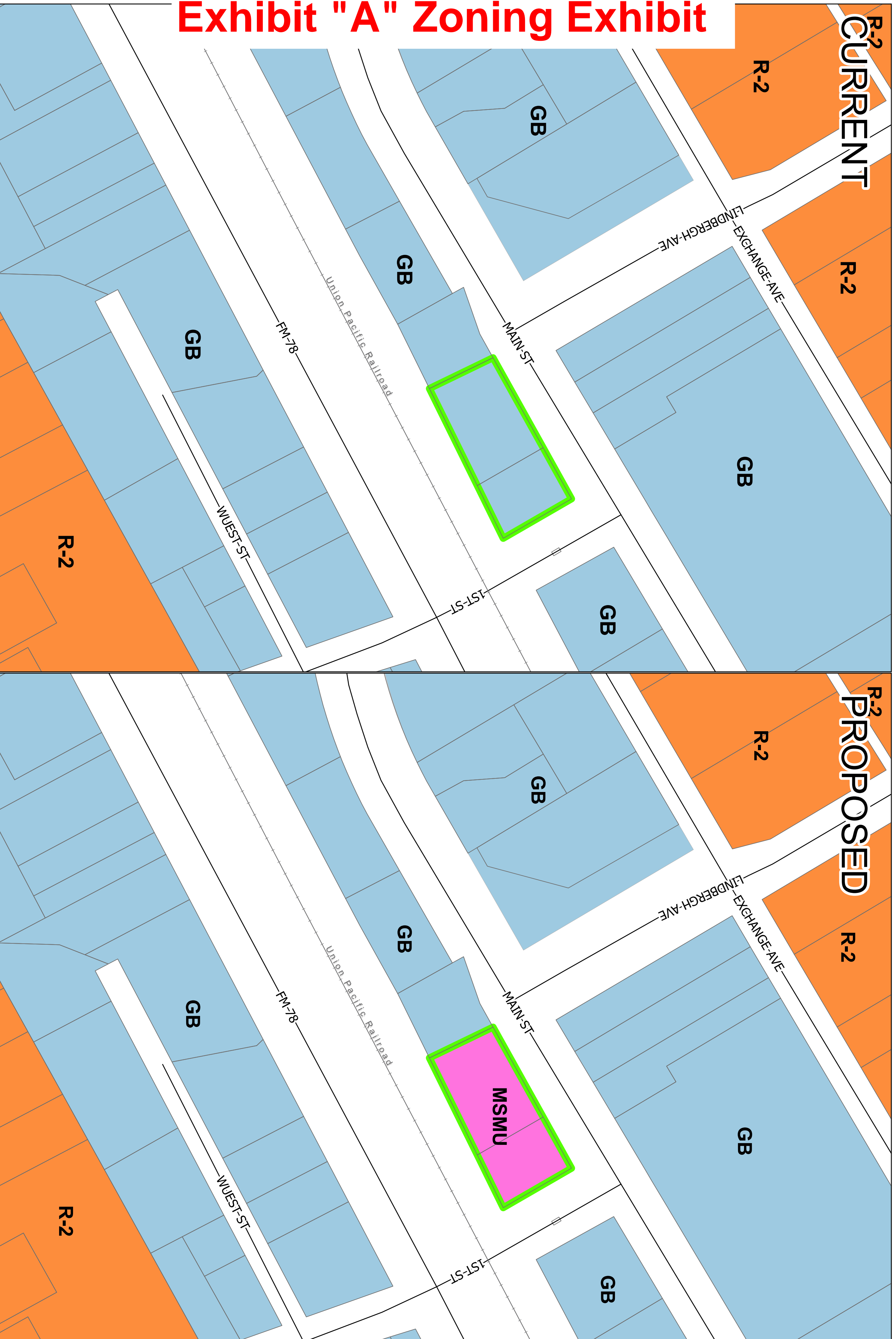
Ralph Rodriguez, Mayor

ATTEST:

Sheila Edmondson, City Secretary

Exhibit "A"
Zoning Exhibit

Exhibit "A" Zoning Exhibit



**R²
CURRENT**

**R²
PROPOSED**

R-2

R-2

GB

R-2

R-2

GB

GB

GB

GB

GB

GB

GB

R-2

GB

R-2

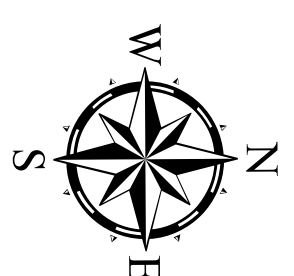
MSMU

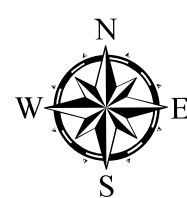
SCHIEBERTZ
COMMUNITY * SERVICE * OPPORTUNITY

City of Schertz, GIS Specialist: Bill Gardner,
gis@schertz.com (210) 619-1185
Last update: April 22, 2026
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
Zoning Change
506 & 508 Main Street**

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



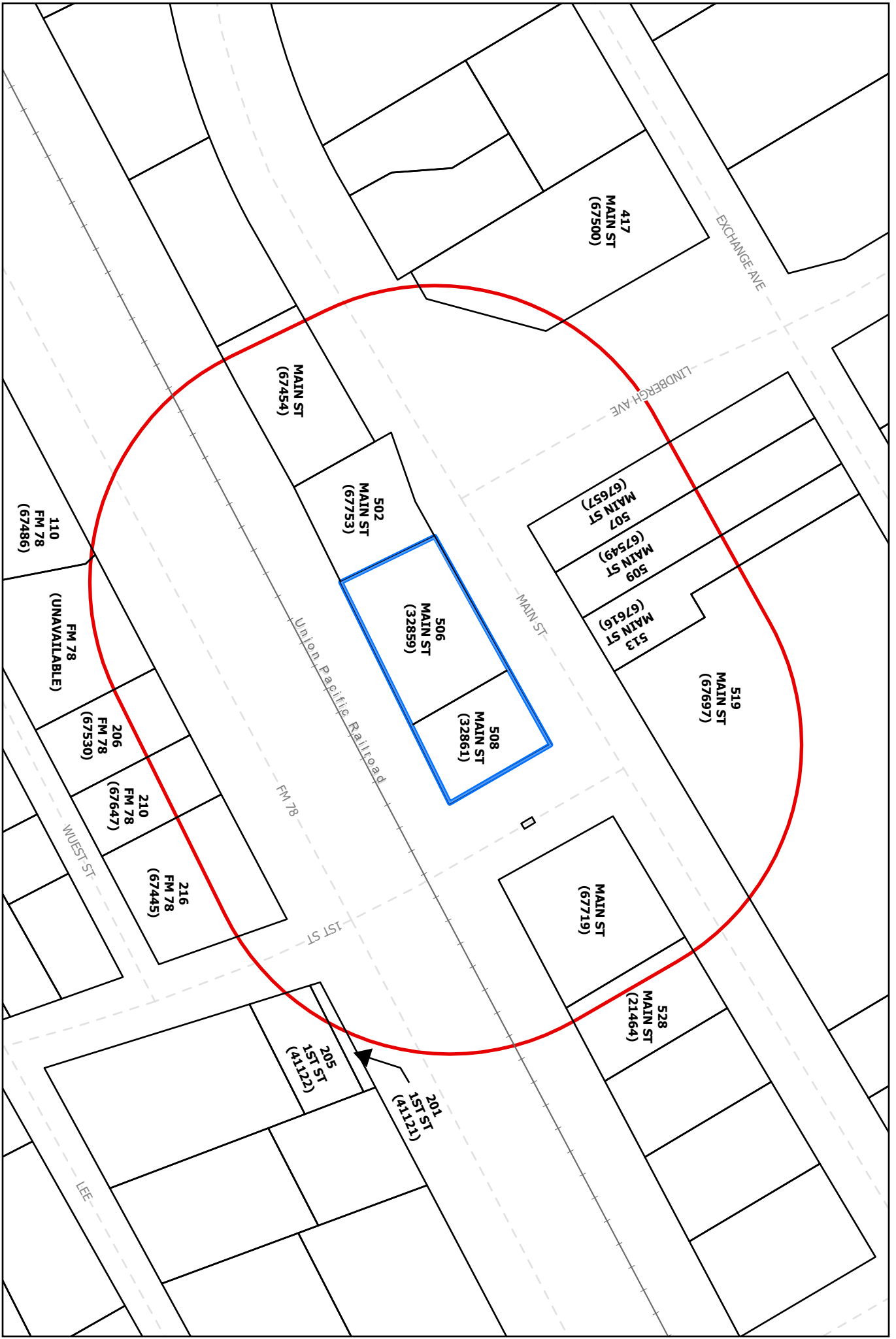


SCHERTZ
COMMUNITY • SERVICE • OPPORTUNITY

**Proposed Zone Change
506 & 508 Main Street**

- | | | | | | | | | | |
|--|--|---|---|---|---|--|--|---|---|
| <ul style="list-style-type: none"> County Boundaries Schertz Municipal Boundary ETJ Project Boundary | <ul style="list-style-type: none"> Highways Major Roads Minor Roads Freeway Principal Arterial | <ul style="list-style-type: none"> Planned Principal Arterial Secondary Arterial Planned Secondary Arterial Secondary Rural Arterial Planned Secondary Rural Arterial | <ul style="list-style-type: none"> Residential Collector Planned Residential Collector Planned Commercial Collector B Commercial Collector A Planned Commercial Collector A | <ul style="list-style-type: none"> 1" 2" 3" 4" 6" | <ul style="list-style-type: none"> 8" 10" 12" 16" 18" | <ul style="list-style-type: none"> 20" 24" 30" 36" Unknown | <ul style="list-style-type: none"> Hydrant Manholes CCMA Lift Station Private Lift Station | <ul style="list-style-type: none"> Schertz Lift Station CCMA Treatment Plant Schertz Treatment Plant Private Pressure | <ul style="list-style-type: none"> Sewer Main Schertz Gravity Schertz Pressure Neighboring Gravity Private Pressure |
|--|--|---|---|---|---|--|--|---|---|





417
MAIN ST
(67500)

EXCHANGE AVE

LINDBERGH AVE

507
MAIN ST
(67657)

509
MAIN ST
(67549)

513
MAIN ST
(67616)

519
MAIN ST
(67697)

MAIN ST

506
MAIN ST
(32859)

508
MAIN ST
(32861)

MAIN ST
(67454)

502
MAIN ST
(67753)

Union Pacific Railroad

FM 78

MAIN ST
(67719)

528
MAIN ST
(21464)

216
FM 78
(67445)

210
FM 78
(67647)

206
FM 78
(67530)

110
FM 78
(67486)

FM 78
(UNAVAILABLE)

WEST ST



1ST ST

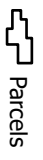
505 ST
1ST ST
(41122)

201
1ST ST
(41121)

LEE

City of Schertz
Proposed Zone Change
506 & 508 Main Street

 Project Boundary
 200' Buffer



NOTICE OF PUBLIC HEARING

April 23, 2026

To whom it may concern,

The City of Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, May 6th, 2026 at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and act upon the following item:

PLZC20260109 - Hold a public hearing and make a recommendation on a zone change request on approximately 0.4 acres of land from General Business District (GB) to Main Street Mixed Use District (MSMU), known as 506 Main St. and 508 Main St., specifically known as Guadalupe County Property Identification Numbers 32859 and 32861, City of Schertz, Guadalupe County, Texas.

The Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. You may return the reply form below by mail or personal delivery to Daisy Marquez, Senior Planner at 1400 Schertz Parkway, Bldg. 1, Schertz, Texas 78154, or by e-mail planning@schertz.com. If you have any questions, please feel free to call Daisy Marquez, Senior Planner directly at (210) 619-1782.

Sincerely,

[Handwritten signature]

Daisy Marquez
Senior Planner

Reply Form:

City Council will have a public hearing on the request after the recommendation from the Planning and Zoning Commission. This form is used to calculate the protest in accordance with LGC, Local Government Code 211.006(d). The written protest must be received by City no later than noon (central time) on the Friday before the reading by the City Council. If the name of the person signing this form does not match the name listed as the owner on the appraisal district website, proof of ownership is required in order for this to count towards the protest.

I am: in favor of [checked] opposed to [] neutral to [] the request for PLZC20260109

COMMENTS: _____

NAME: Dany E Lopez (PLEASE PRINT) SIGNATURE [Handwritten signature]

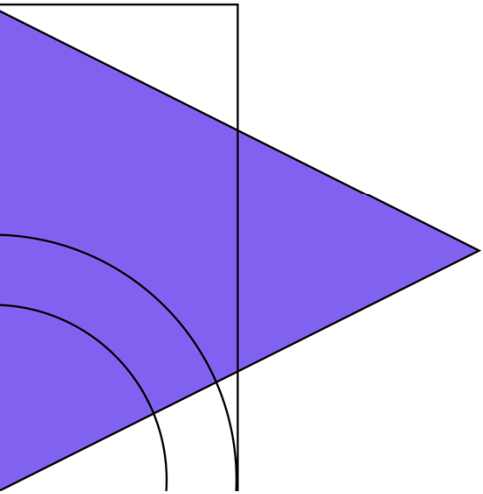
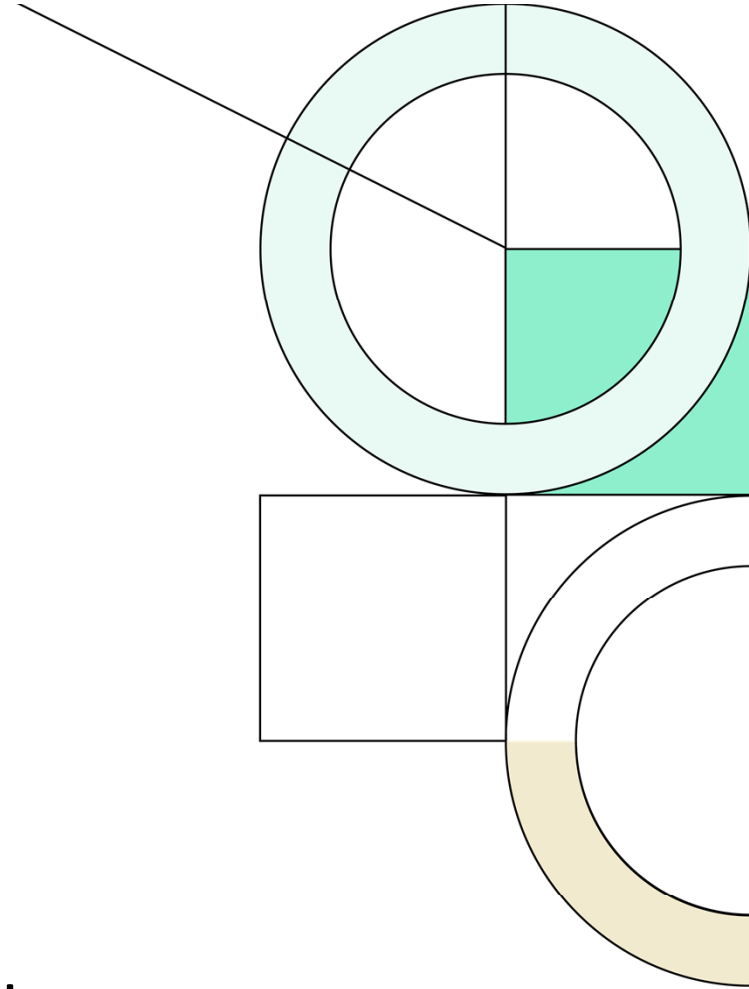
STREET ADDRESS: 3655 Wasung Rd. Maricou TX. 78124

DATE: 4-29-26



4Q24

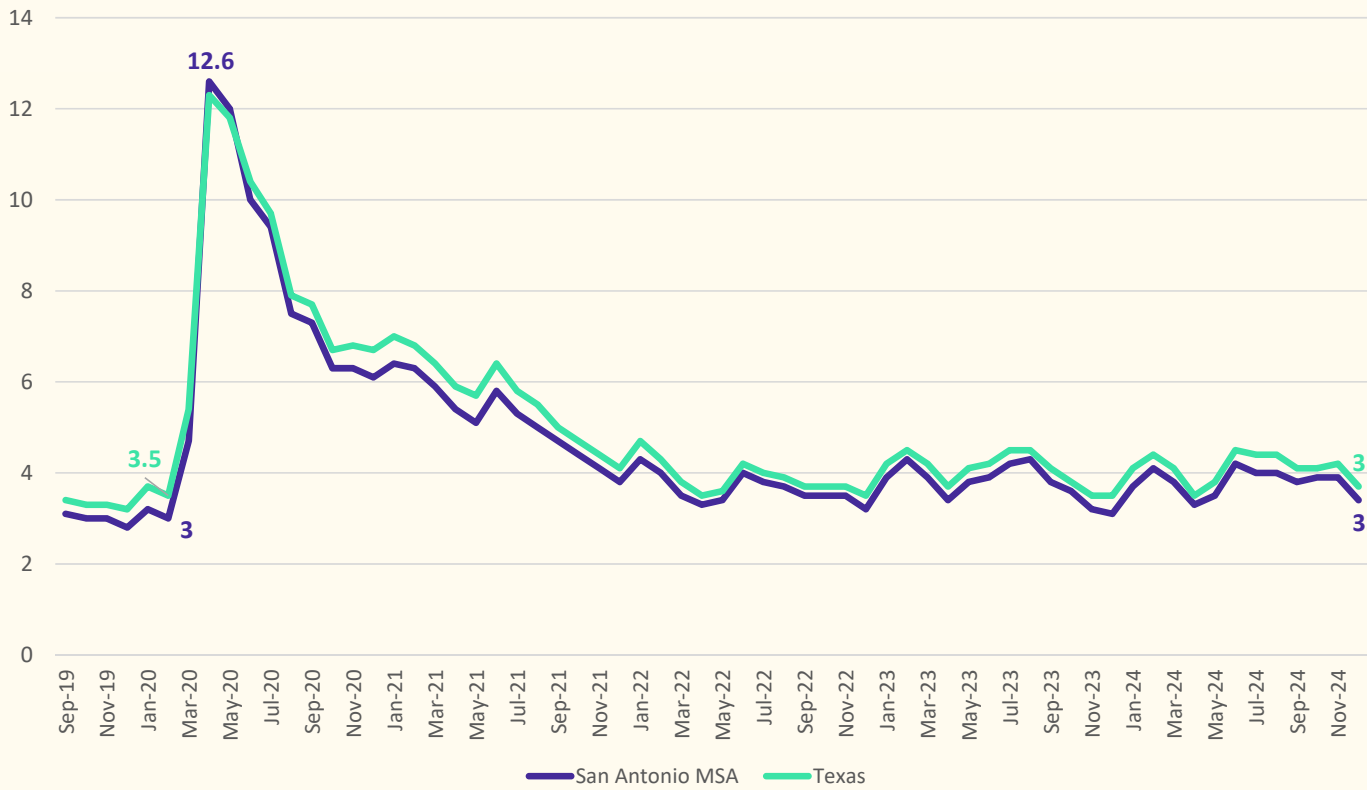
Demographic Report



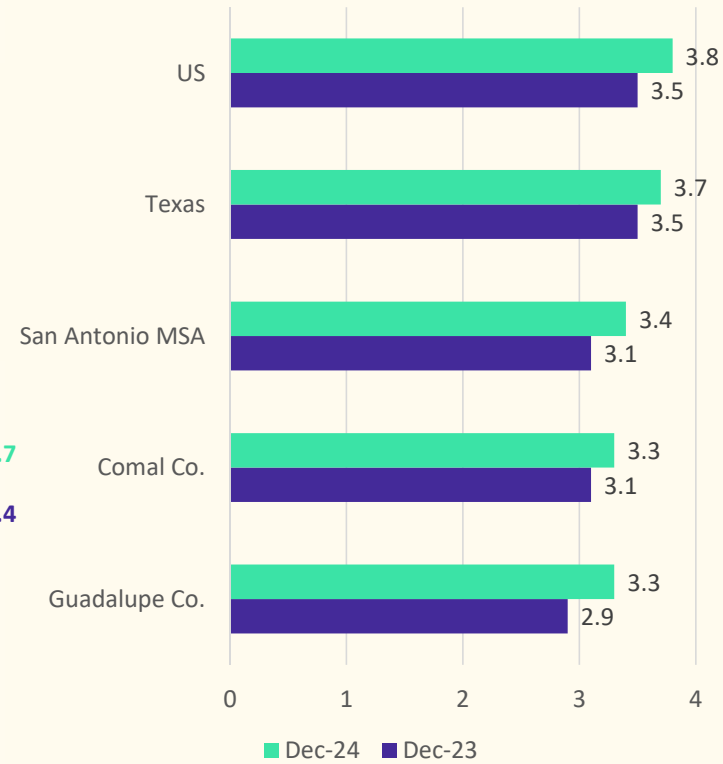


Local Economic Conditions

Unemployment Rate, Sept 2019 – Dec 2024



Unemployment Rate, Year Over Year

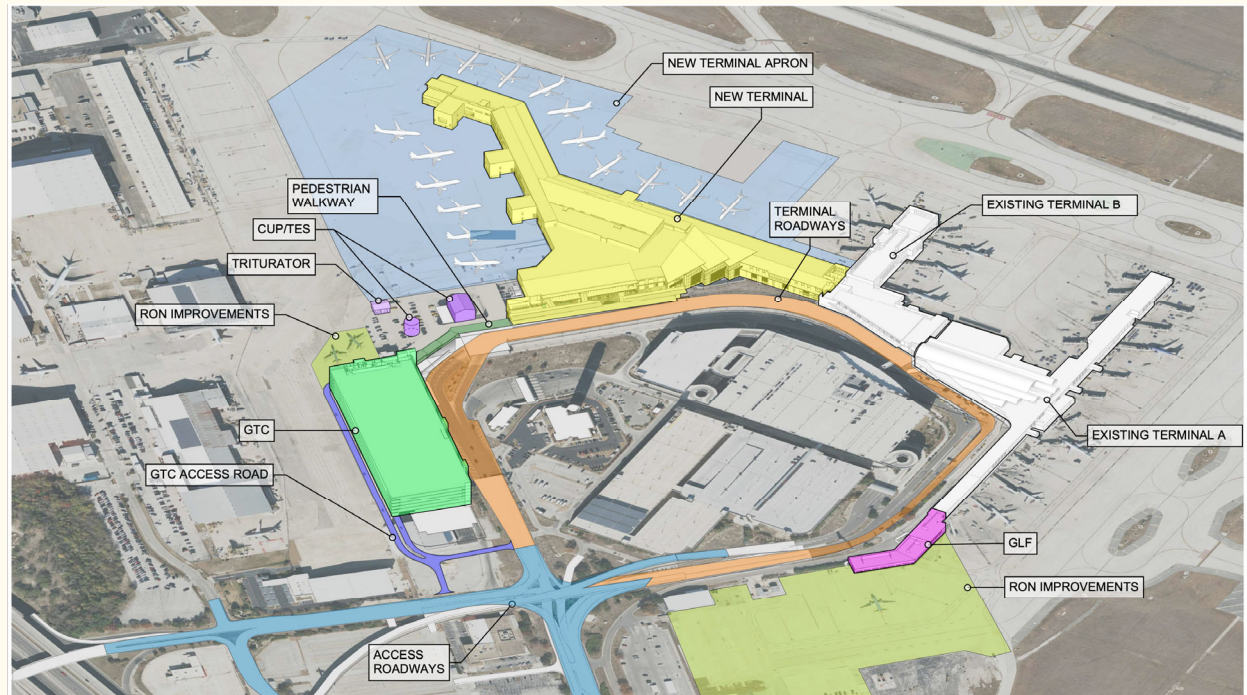




Local Economic Conditions

San Antonio International Airport

- Broke ground on third terminal at end of 2024
- Estimated total cost = \$2.5 billion
- Third terminal will anchor the expansion & improvement project housing as many as 17 new gates spanning approx. 850,000 sq. ft.
- Will include concessions and lounge areas while housing new Federal Inspection Station to accommodate expanded international air service
- Expected to generate \$3.2 billion in revenue for the city over 15 years
- New ground loading facility also added at Terminal A including new passenger gates and overnight aircraft parking
- The third terminal is scheduled for completion in 2028





Housing Activity by MSA

Top 25 Housing Starts Markets (4Q2024)

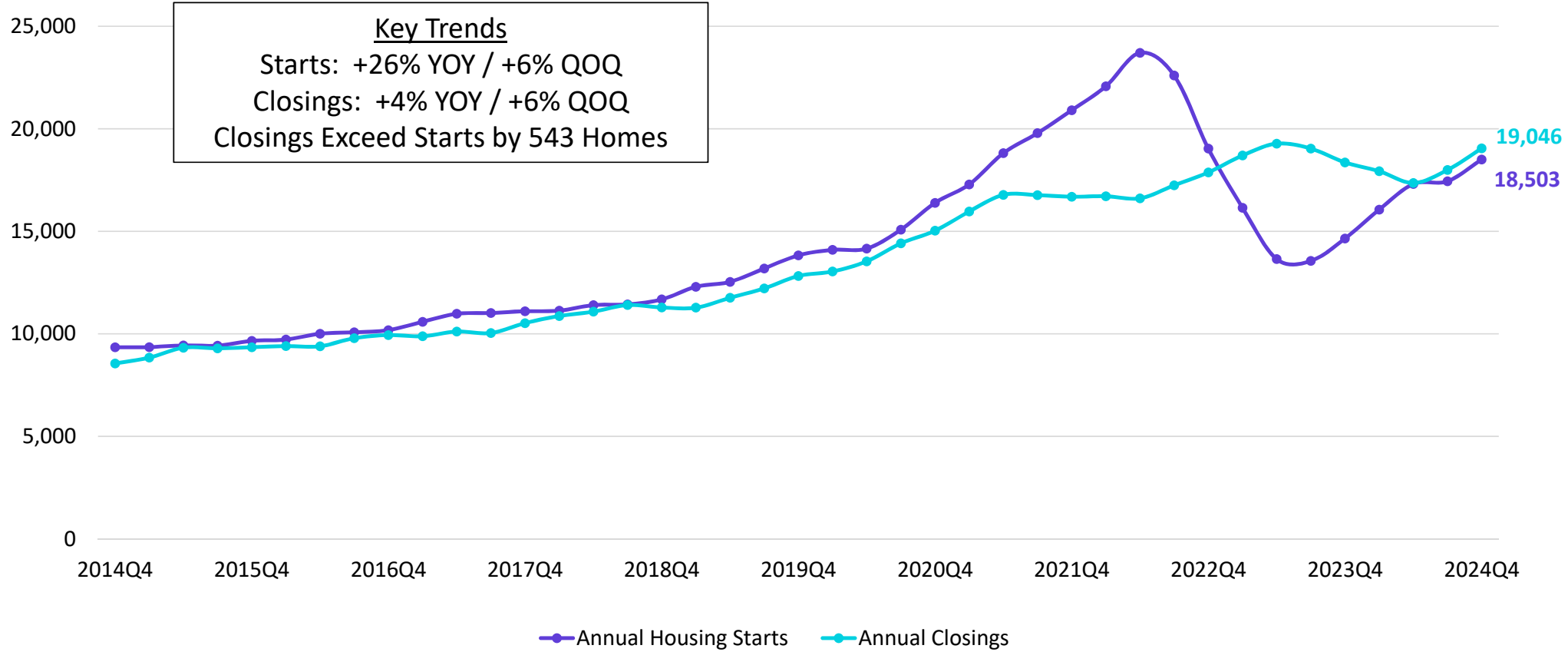
| Rank | Market | 4Q24 Annualized Starts | 4Q24 YOY Change | 4Q19 Annualized Starts | Change from 2019 |
|------|--------------------------|------------------------|-----------------|------------------------|------------------|
| 1 | Dallas | 47,421 | 13% | 34,816 | 36% |
| 2 | Houston | 39,036 | 10% | 30,646 | 27% |
| 3 | Phoenix | 22,800 | 32% | 21,598 | 6% |
| 4 | San Antonio | 18,232 | 25% | 13,816 | 32% |
| 5 | Atlanta | 18,206 | 2% | 23,113 | -21% |
| 6 | Austin | 16,293 | 2% | 18,952 | -14% |
| 7 | Orlando | 13,524 | -15% | 14,624 | -8% |
| 8 | Tampa | 12,131 | 1% | 12,296 | -1% |
| 9 | Charlotte | 11,991 | 2% | 12,136 | -1% |
| 10 | Raleigh | 11,848 | 15% | 10,033 | 18% |
| 11 | Las Vegas | 11,499 | 18% | 9,852 | 17% |
| 12 | Riverside/San Bernardino | 11,025 | -4% | 9,780 | 13% |
| 13 | Washington, DC | 10,963 | 8% | 12,608 | -13% |
| 14 | Jacksonville | 10,341 | 5% | 8,833 | 17% |
| 15 | Sarasota | 10,010 | 12% | 6,071 | 65% |
| 16 | Nashville | 9,348 | 2% | 8,955 | 4% |
| 17 | Miami | 9,087 | 4% | 8,058 | 13% |
| 18 | Portland | 8,789 | 85% | 5,273 | 67% |
| 19 | Seattle | 8,270 | 32% | 8,579 | -4% |
| 20 | Denver | 8,199 | 8% | 9,925 | -17% |
| 21 | Lakeland | 7,846 | 7% | 5,084 | 54% |
| 22 | Boise | 7,456 | 42% | 6,468 | 15% |
| 23 | Minneapolis | 7,436 | 12% | 7,852 | -5% |
| 24 | Indianapolis | 7,196 | 15% | 6,019 | 20% |
| 25 | Chicago | 7,020 | 9% | 6,110 | 15% |

Source: Zonda



San Antonio New Home Starts & Closings

Annual Housing Starts vs. Annual Closings

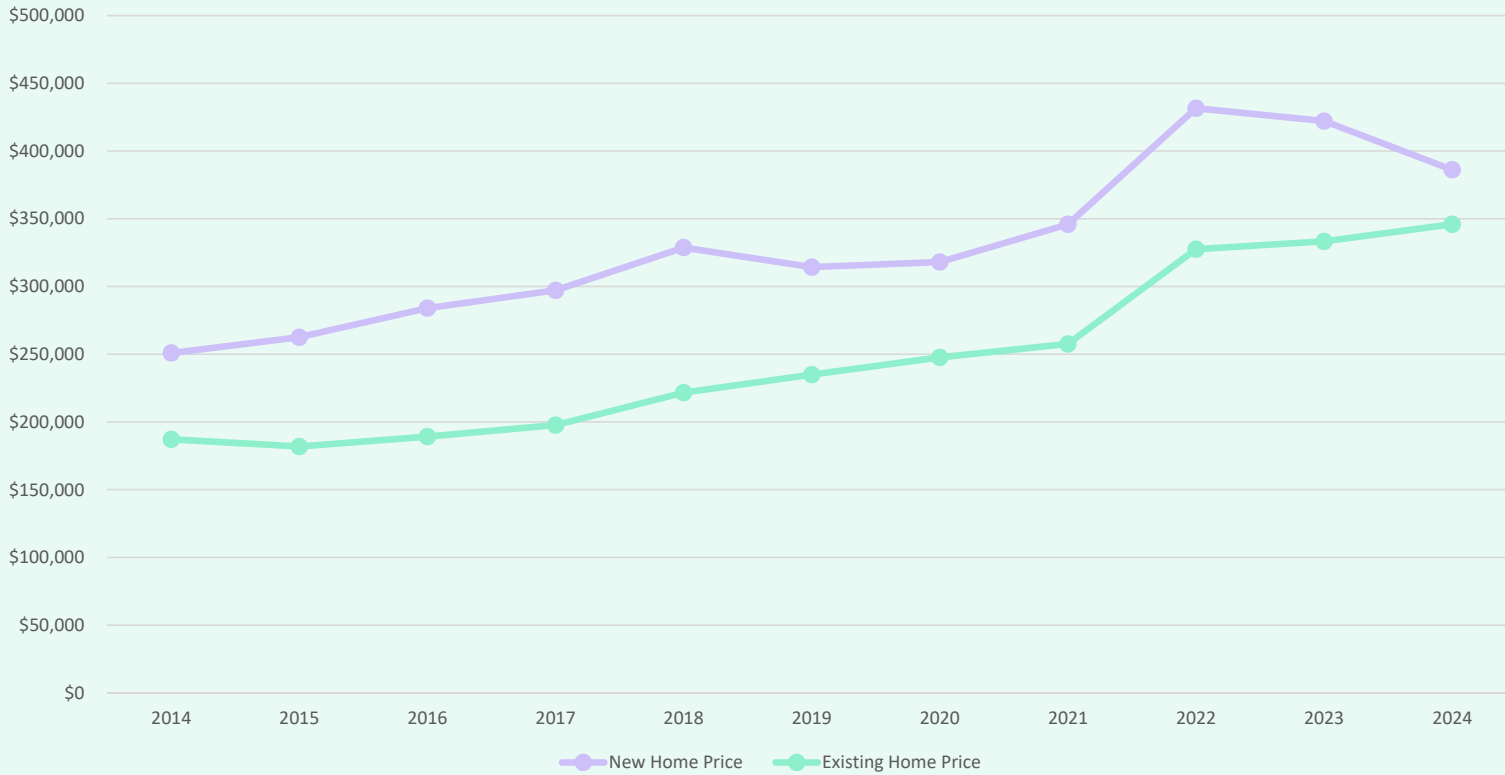


Source: Zonda

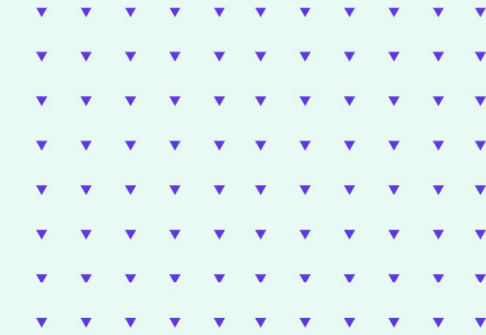


SCUC ISD Housing Market Analysis

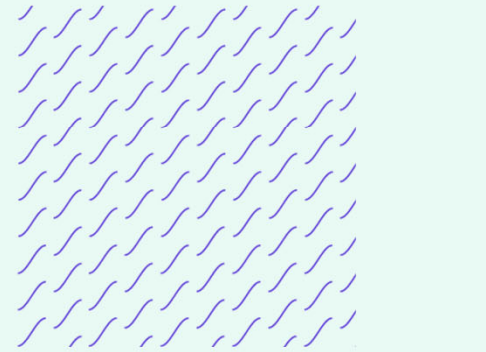
Average New vs. Existing Home Sale Price, 2013 - 2024



- The average new home sale price in SCUC ISD has risen 54% between 2014 and 2024, an increase of more than \$135,200
- The average existing home sale price in SCUC ISD has risen 85% in the last 10 years, an increase of more than \$158,800



| | Avg New Home | Avg Existing Home |
|------|--------------|-------------------|
| 2014 | \$250,897 | \$187,097 |
| 2015 | \$262,532 | \$181,881 |
| 2016 | \$284,037 | \$189,189 |
| 2017 | \$297,182 | \$197,710 |
| 2018 | \$328,762 | \$221,637 |
| 2019 | \$314,299 | \$234,868 |
| 2020 | \$318,065 | \$247,691 |
| 2021 | \$345,858 | \$257,537 |
| 2022 | \$431,606 | \$327,526 |
| 2023 | \$422,149 | \$333,286 |
| 2024 | \$386,156 | \$345,921 |





San Antonio New Home Ranking Report

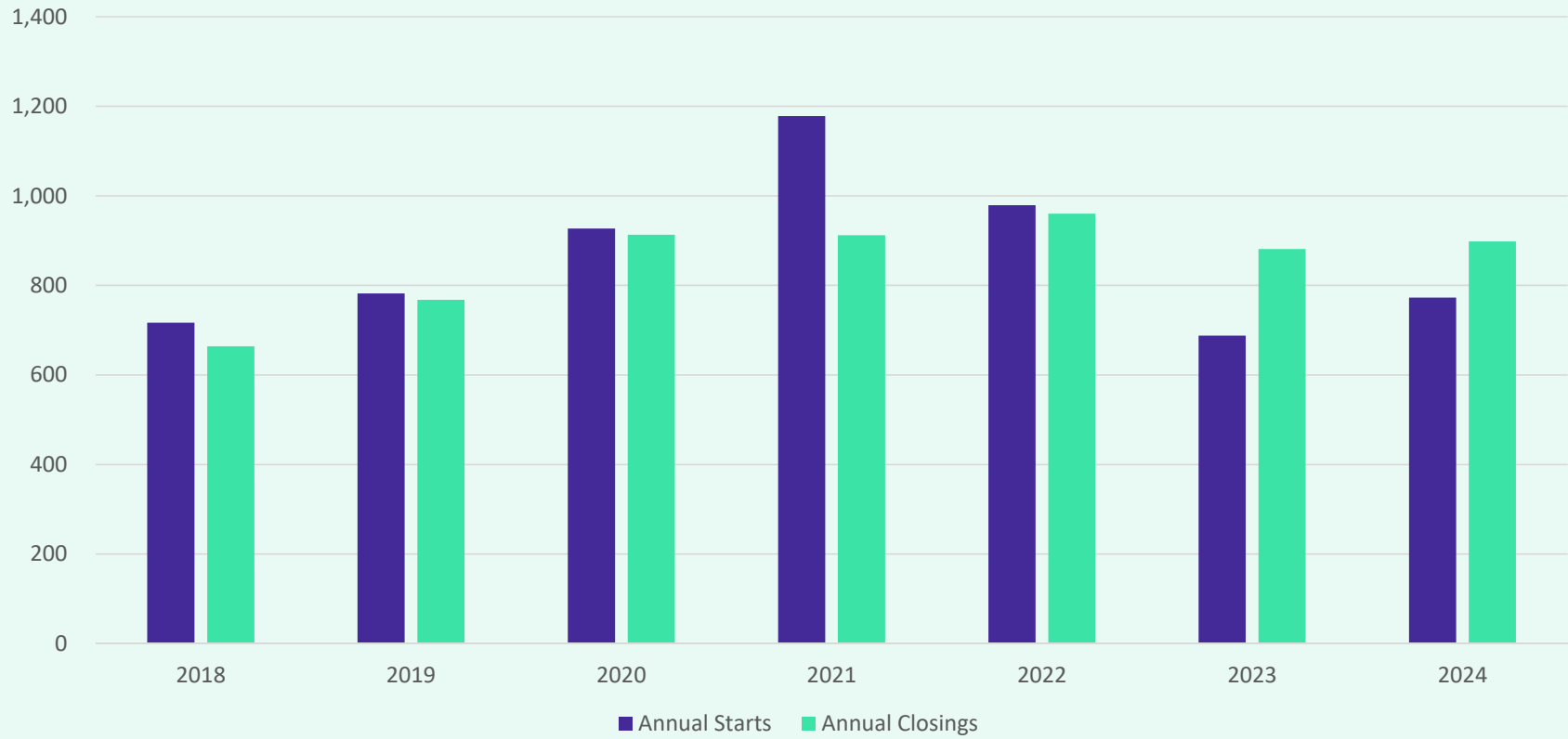
ISD Ranked by Annual Closings – 4Q24

| Rank | District Name | Annual Starts | Annual Closings | Inventory | VDL | Future |
|----------|-----------------------|---------------|-----------------|------------|--------------|--------------|
| 1 | NORTHSIDE ISD (BEXAR) | 3,739 | 3,920 | 1,909 | 6,114 | 21,246 |
| 2 | COMAL ISD | 2,691 | 3,028 | 1,670 | 4,843 | 21,591 |
| 3 | MEDINA VALLEY ISD | 2,377 | 2,410 | 1,232 | 5,228 | 27,810 |
| 4 | EAST CENTRAL ISD | 2,513 | 2,230 | 1,243 | 4,351 | 24,478 |
| 5 | SOUTHWEST ISD | 1,301 | 1,328 | 628 | 2,269 | 7,296 |
| 6 | JUDSON ISD | 615 | 899 | 207 | 547 | 871 |
| 7 | SCUC ISD | 787 | 894 | 391 | 2,113 | 5,896 |
| 8 | NAVARRO ISD | 841 | 832 | 453 | 1,290 | 6,635 |
| 9 | BOERNE ISD | 777 | 761 | 497 | 1,545 | 9,427 |
| 10 | SOUTHSIDE ISD | 700 | 730 | 322 | 927 | 16,702 |
| 11 | NEW BRAUNFELS ISD | 656 | 589 | 407 | 854 | 6,164 |
| 12 | NORTH EAST ISD | 397 | 361 | 234 | 906 | 5,196 |
| 13 | SEGUIN ISD | 325 | 342 | 204 | 668 | 5,384 |
| 14 | SOUTH SAN ANTONIO ISD | 300 | 238 | 164 | 86 | 790 |
| 15 | MARION ISD | 230 | 174 | 139 | 327 | 4,559 |
| 16 | FLORESVILLE ISD | 116 | 137 | 49 | 227 | 0 |
| 17 | SAN ANTONIO ISD | 59 | 87 | 126 | 305 | 772 |
| 18 | LYTLE ISD | 91 | 76 | 44 | 319 | 1,046 |
| 19 | PLEASANTON ISD | 54 | 61 | 25 | 72 | 0 |
| 20 | ALAMO HEIGHTS ISD | 3 | 41 | 8 | 15 | 19 |

* Based on additional Zonda Education housing research



District New Home Starts and Closings



| Starts | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
|--------------|------------|------------|------------|--------------|------------|------------|------------|
| 1Q | 175 | 201 | 237 | 294 | 349 | 103 | 189 |
| 2Q | 180 | 176 | 197 | 300 | 393 | 187 | 260 |
| 3Q | 177 | 207 | 261 | 265 | 174 | 241 | 163 |
| 4Q | 185 | 198 | 232 | 319 | 63 | 157 | 161 |
| Total | 717 | 782 | 927 | 1,178 | 979 | 688 | 773 |

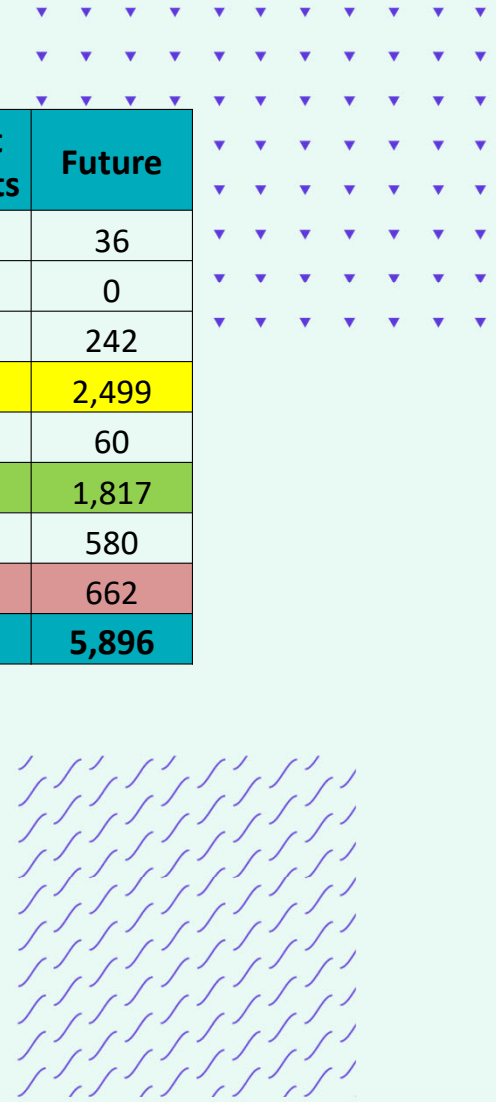
| Closings | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
|--------------|------------|------------|------------|------------|------------|------------|------------|
| 1Q | 133 | 138 | 165 | 190 | 181 | 280 | 235 |
| 2Q | 185 | 211 | 249 | 258 | 227 | 247 | 249 |
| 3Q | 185 | 240 | 286 | 268 | 218 | 199 | 200 |
| 4Q | 161 | 179 | 213 | 196 | 334 | 155 | 214 |
| Total | 664 | 768 | 913 | 912 | 960 | 881 | 898 |



District Housing Overview by Elementary Zone

| Elementary | Annual Starts | Quarter Starts | Annual Closings | Quarter Closings | Under Const. | Inventory | Vacant Dev. Lots | Future |
|--------------------|---------------|----------------|-----------------|------------------|--------------|------------|------------------|--------------|
| CIBOLO VALLEY | 76 | 11 | 123 | 30 | 13 | 33 | 118 | 36 |
| GREEN VALLEY | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| PASCHAL | 1 | 0 | 3 | 2 | 1 | 1 | 41 | 242 |
| ROSE GARDEN | 234 | 64 | 230 | 53 | 85 | 137 | 827 | 2,499 |
| SCHERTZ | 0 | 0 | 21 | 0 | 0 | 1 | 0 | 60 |
| SIPPEL | 298 | 70 | 277 | 68 | 76 | 154 | 729 | 1,817 |
| WATTS | 47 | 7 | 80 | 20 | 8 | 16 | 15 | 580 |
| WIEDERSTEIN | 131 | 9 | 160 | 41 | 13 | 49 | 383 | 662 |
| Grand Total | 787 | 161 | 894 | 214 | 196 | 391 | 2,113 | 5,896 |

- Highest activity in the category
- Second highest activity in the category
- Third highest activity in the category






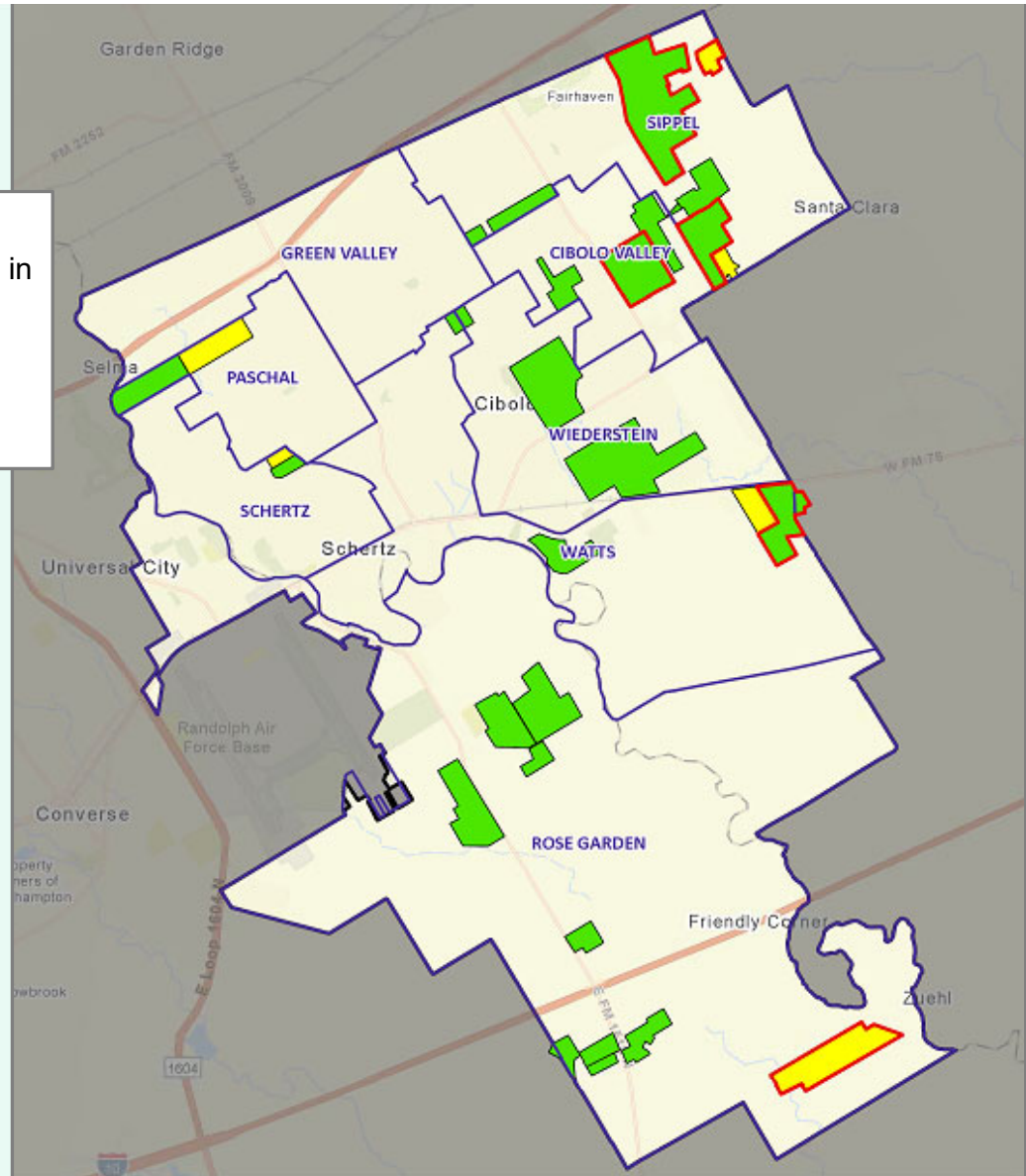


District Housing Overview

- The district has 23 actively building subdivisions
- Within SCUC ISD there are 6 future subdivisions in various stages of planning
- Of these, groundwork is underway on more than 500 lots within 6 subdivisions
- 462 lots were delivered in the 4th quarter

Subdivisions

-  ACTIVE
-  FUTURE
-  Groundwork Underway

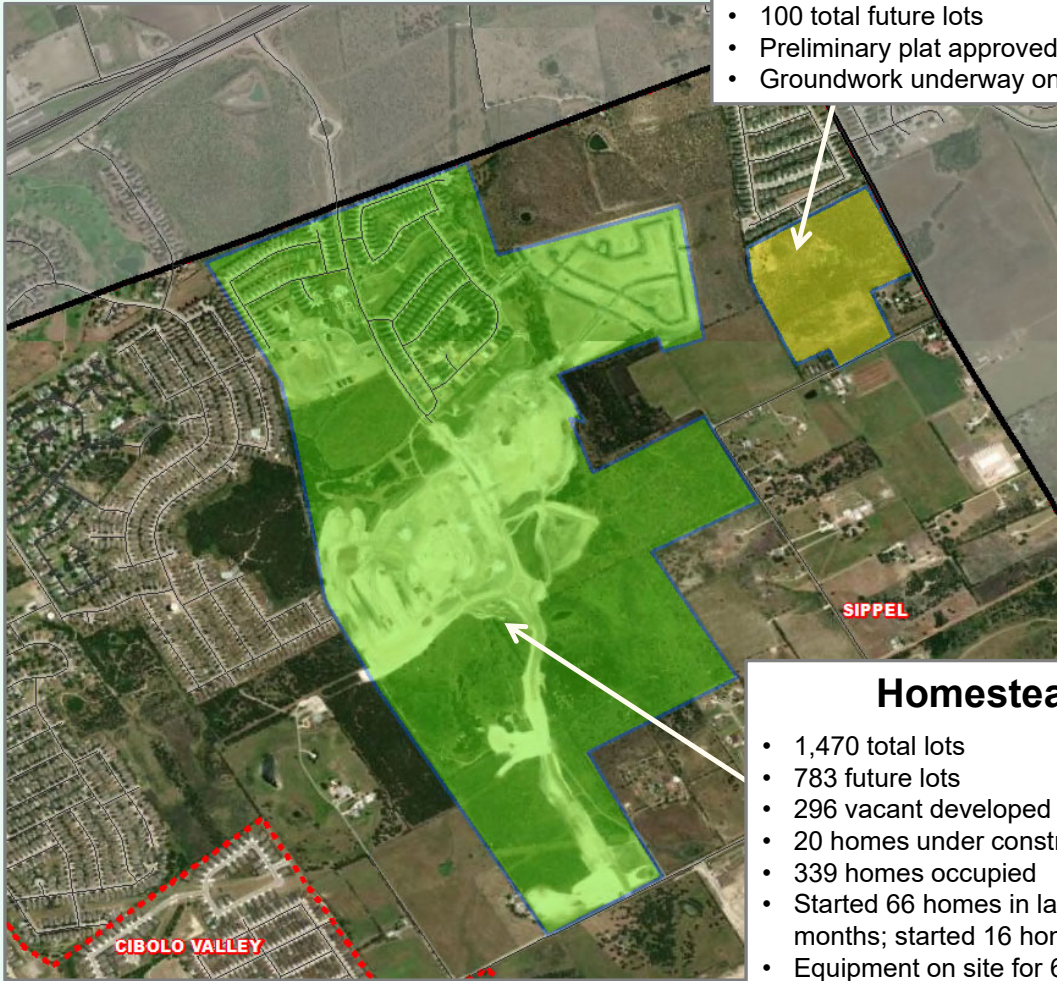




Residential Activity



January 24, 2025



Mont Blanc

- 100 total future lots
- Preliminary plat approved Jan 2023
- Groundwork underway on all lots

Homestead

- 1,470 total lots
- 783 future lots
- 296 vacant developed lots
- 20 homes under construction
- 339 homes occupied
- Started 66 homes in last 12 months; started 16 homes in 4Q24
- Equipment on site for 62 lots in Phase 11
- \$400K - \$700K



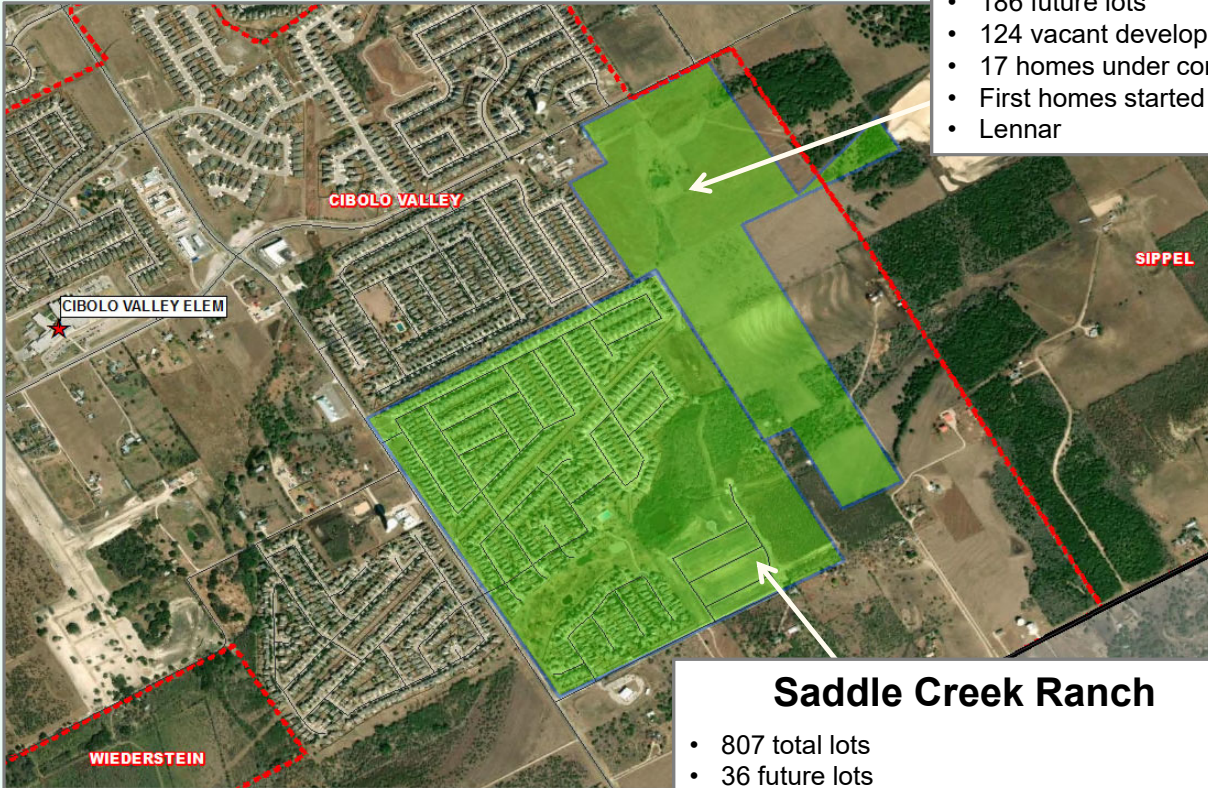


Residential Activity

Grace Valley – Cibolo Farms

- 331 total lots
- 186 future lots
- 124 vacant developed lots
- 17 homes under construction
- First homes started 4Q24
- Lennar

January 24, 2025



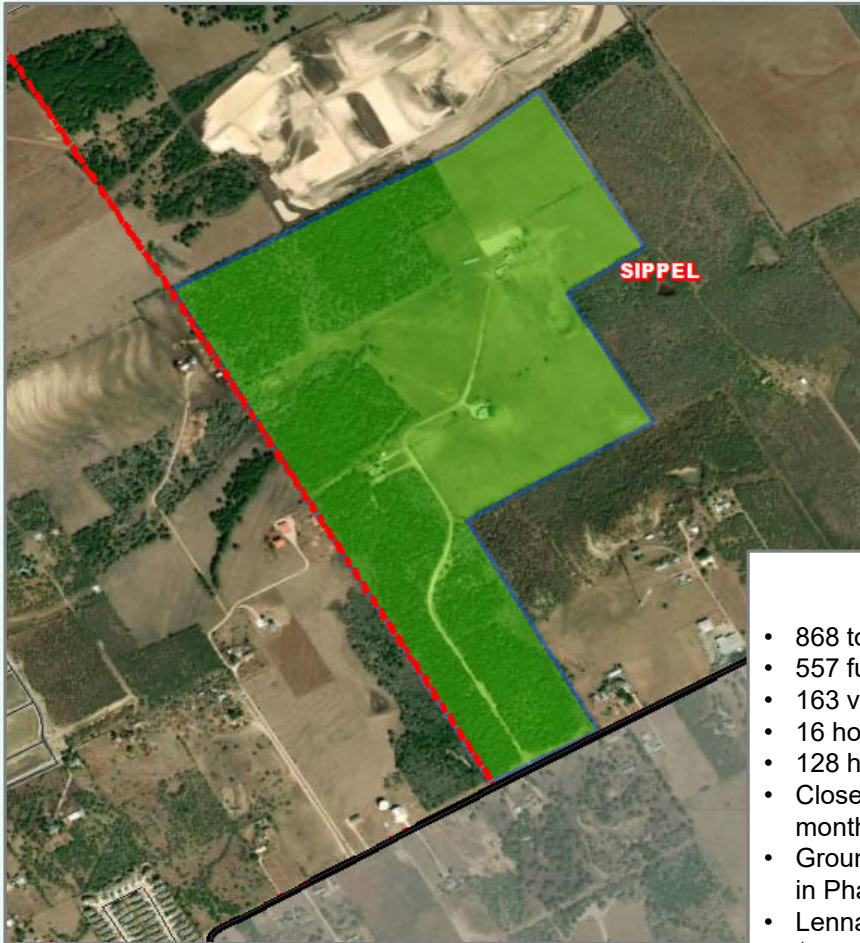
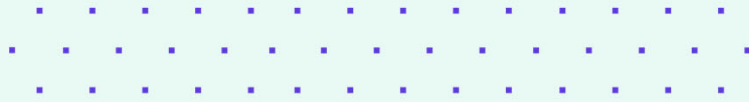
Saddle Creek Ranch

- 807 total lots
- 36 future lots
- 61 vacant developed lots
- 7 homes under construction
- 690 homes occupied
- Closed 61 homes in last 12 months; closed 16 homes in 2Q24
- Groundwork underway on remaining lots
- \$290K+





Residential Activity



January 24, 2025



Grace Valley

- 868 total lots
- 557 future lots
- 163 vacant developed lots
- 16 homes under construction
- 128 homes occupied
- Closed 123 homes in last 12 months; closed 32 homes in 4Q24
- Groundwork underway on 111 lots in Phase 3A
- Lennar
- \$237K+



Residential Activity



- ### Venado Crossing
- 507 total lots
 - 311 future lots
 - 15 vacant developed lots
 - 8 homes under construction
 - 165 homes occupied
 - Closed 48 homes in last 12 months; closed 20 homes in 4Q24
 - Groundwork underway on 61 lots in Phase 4
 - \$350K+

- ### Steele Creek
- 940 total lots
 - 335 future lots
 - 118 vacant developed lots
 - 1 home under construction
 - 474 homes occupied
 - Closed 98 homes in last 12 months; closed 25 homes in 4Q24
 - Delivered 111 lots for homebuilding in 4Q24
 - DR Horton
 - \$365K+



Residential Activity



January 24, 2025



Saddlebrook Ranch

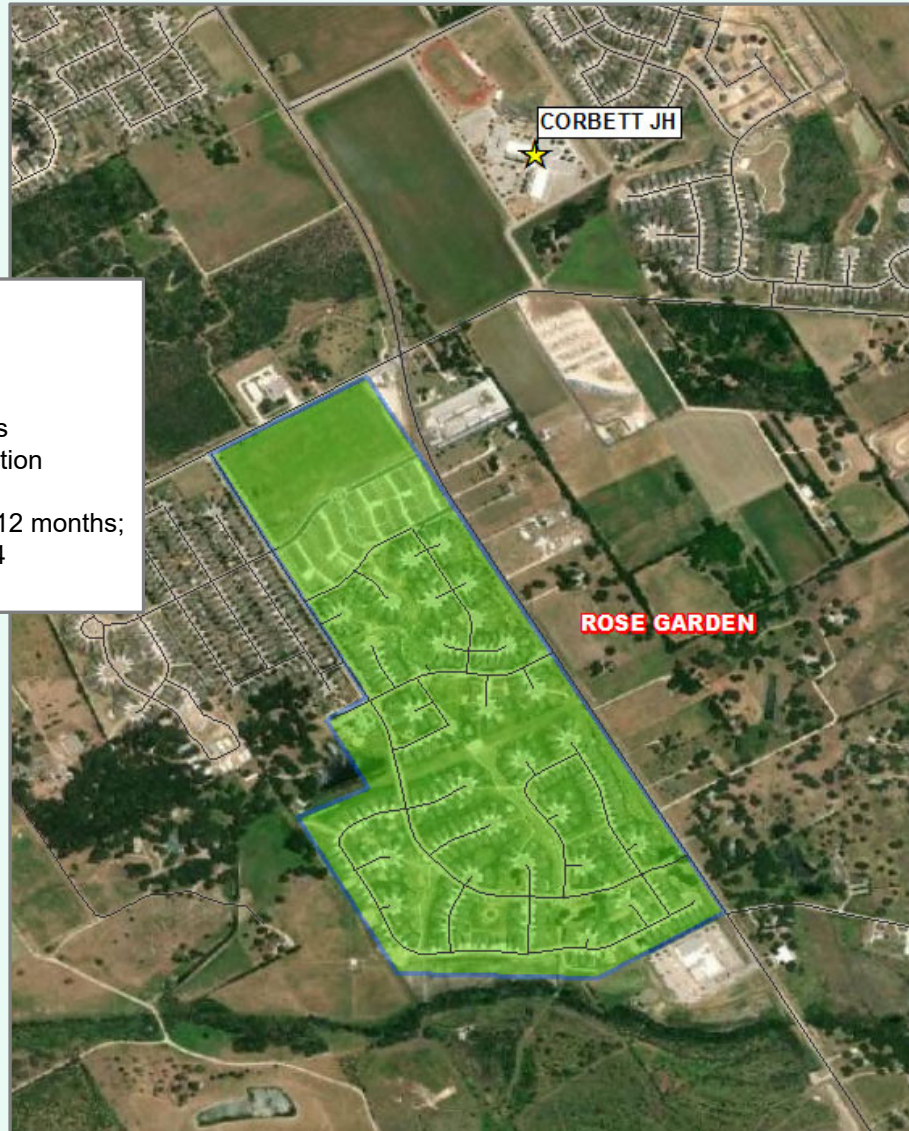
- 635 total lots
- 335 future lots
- 287 vacant developed lots
- 12 homes under construction
- Started first homes 3Q24
- Delivered 132 lots for homebuilding in Phase 4 & 5 in 4Q24
- Ashton Woods
- \$362K+



Residential Activity

Crossvine

- 1,017 total lots
- 168 future lots
- 291 vacant developed lots
- 19 homes under construction
- 516 homes occupied
- Started 56 homes in last 12 months;
started 15 homes in 4Q24
- \$400K+



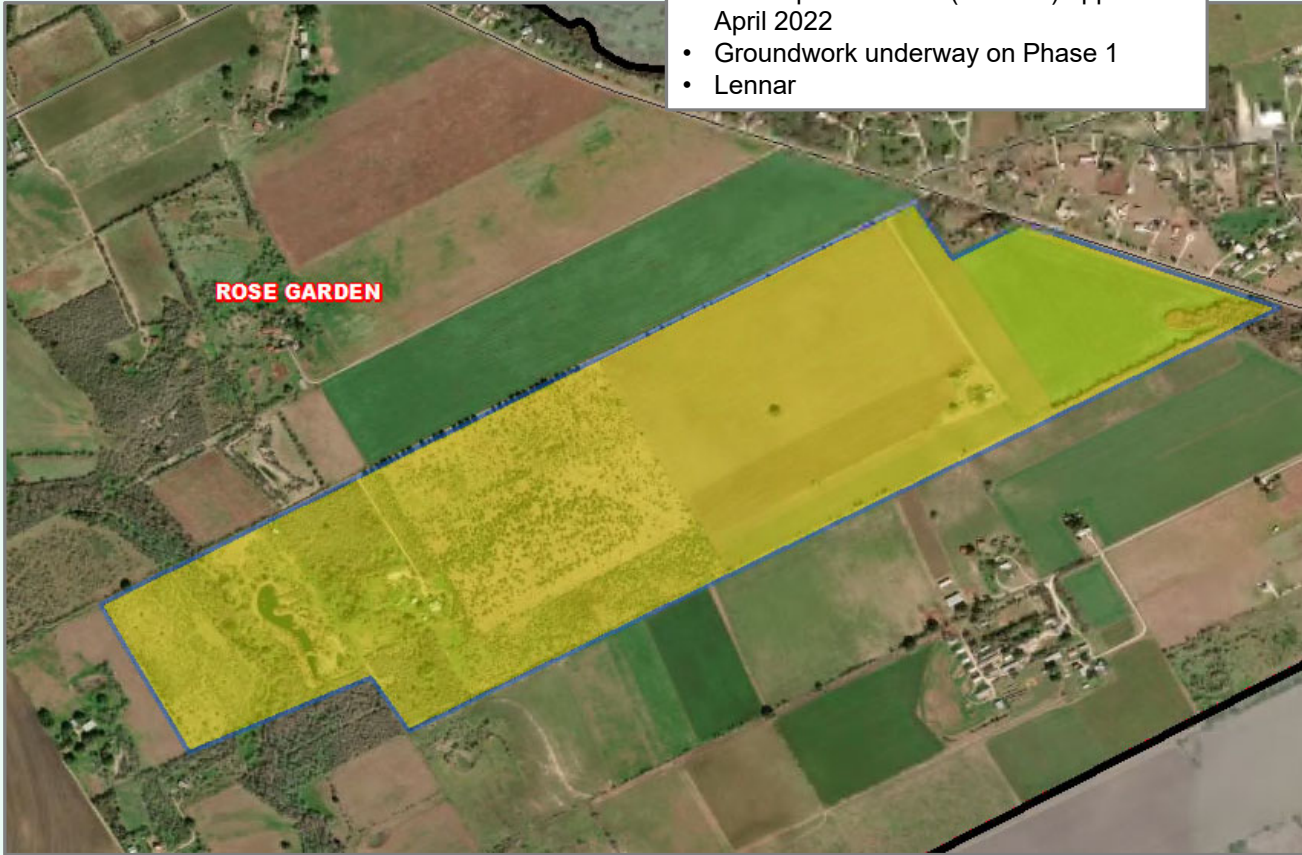


Residential Activity

Clearwater Creek

- 1,156 total future lots
- Prelim plat Phase 1 (104 lots) approved April 2022
- Groundwork underway on Phase 1
- Lennar

ROSE GARDEN



January 24, 2025

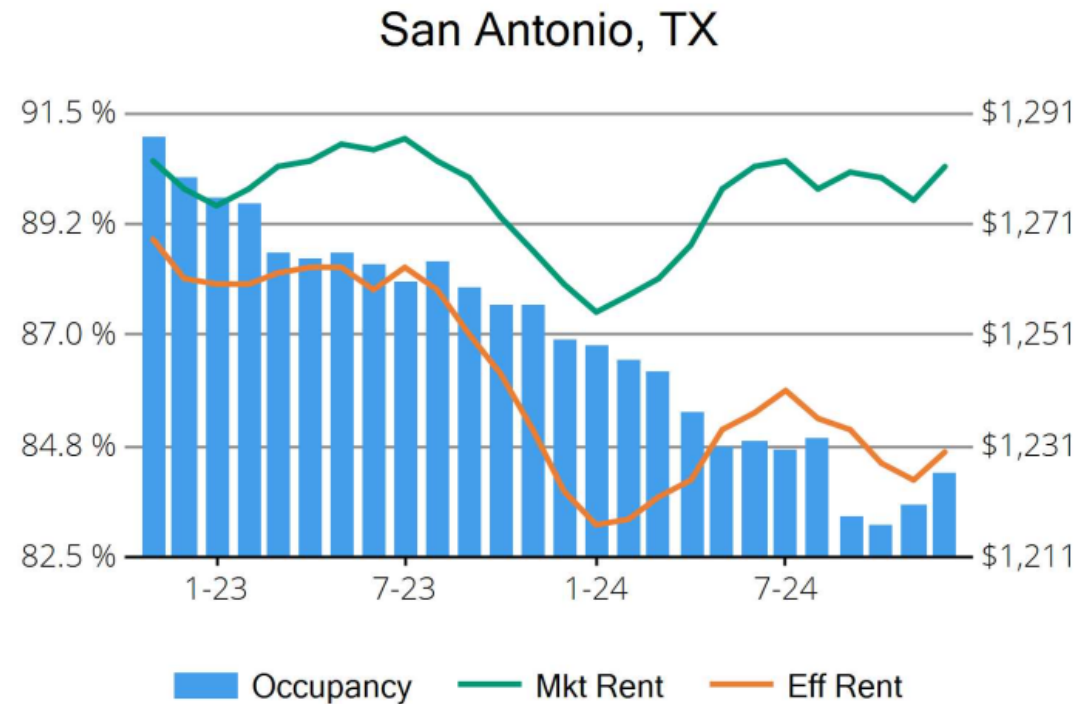




Housing Market Trends: Multi-family market- December 2024

Stabilized and Lease-up Properties

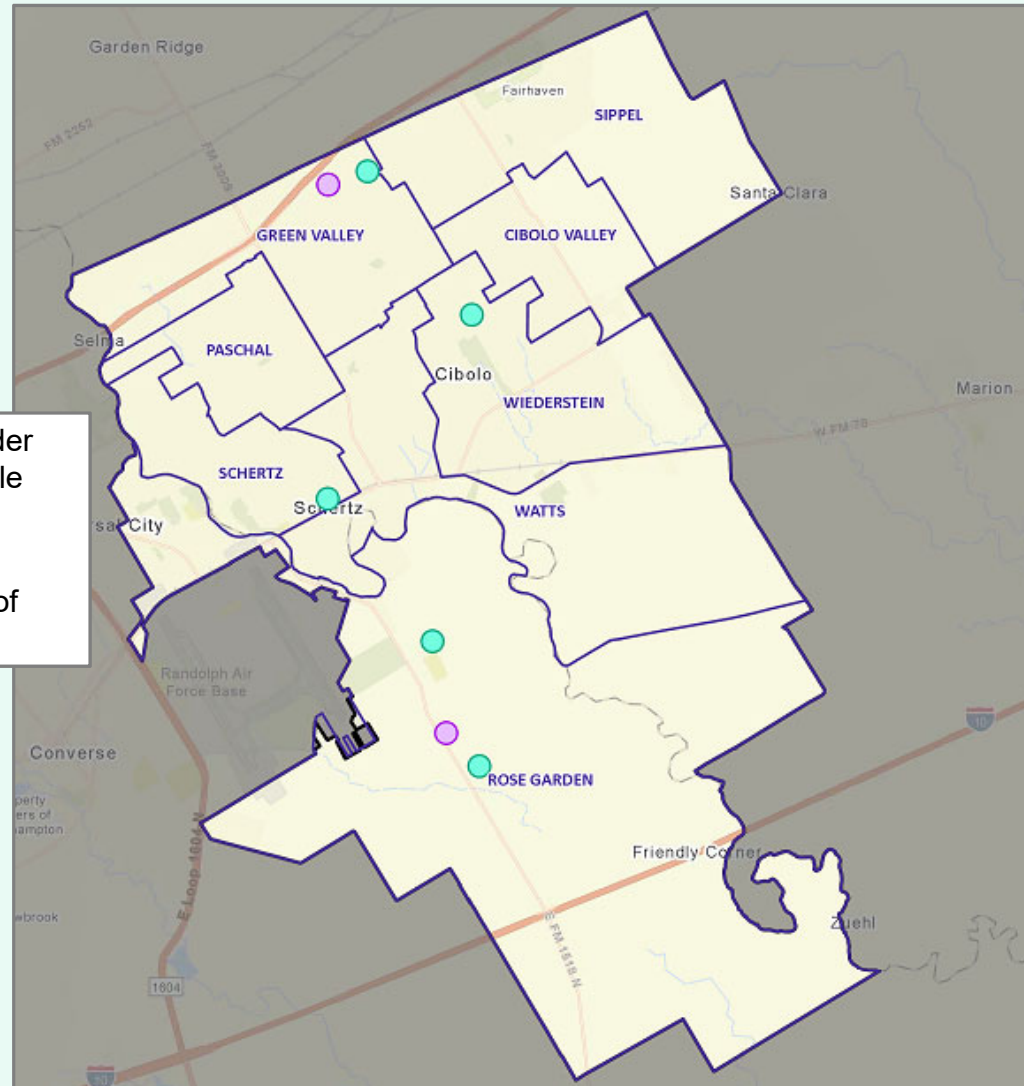
| Conventional Properties | Dec 2024 | Annual Change |
|-------------------------|----------|---------------|
| Occupancy | 84.2 | -3.2% |
| Unit Change | 12,642 | |
| Units Absorbed (Annual) | 4,991 | |
| Average Size (SF) | 865 | +0.8% |
| Asking Rent | \$1,281 | +1.8% |
| Asking Rent per SF | \$1.48 | +0.9% |
| Effective Rent | \$1,230 | +0.5% |
| Effective Rent per SF | \$1.42 | -0.3% |
| % Offering Concessions | 47% | +17.6% |
| Avg. Concession Package | 7.6% | +20.2% |





District Multifamily Overview

- There are 618 multifamily units under construction, 318 of which are single family rental homes
- There are nearly 1,300 future multifamily units in various stages of planning across the district



Multi-Family Developments

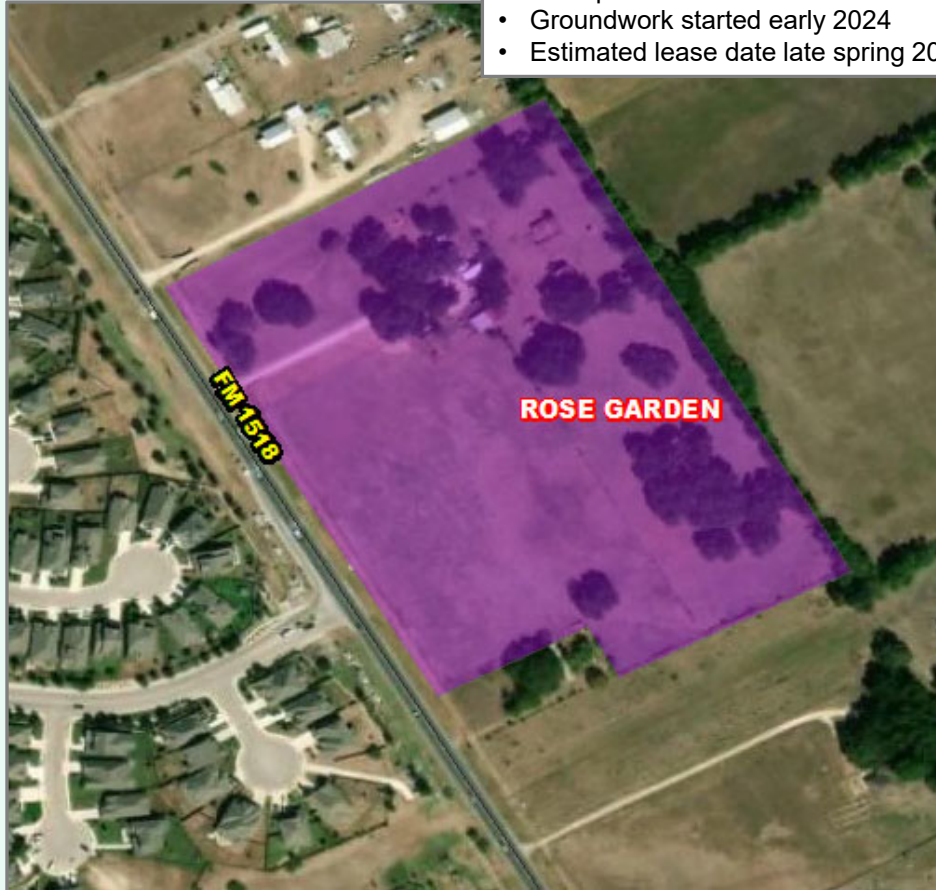
- FUTURE
- UNDER CONSTRUCTION



Multi-Family Activity

Aviator 1518

- 300 apartment units under construction
- Groundwork started early 2024
- Estimated lease date late spring 2025



January 24, 2025





Multi-Family Activity

Schertz Station

- 318 single-family rental homes under construction
- Groundwork started July 2024
- Estimated lease date August 2025

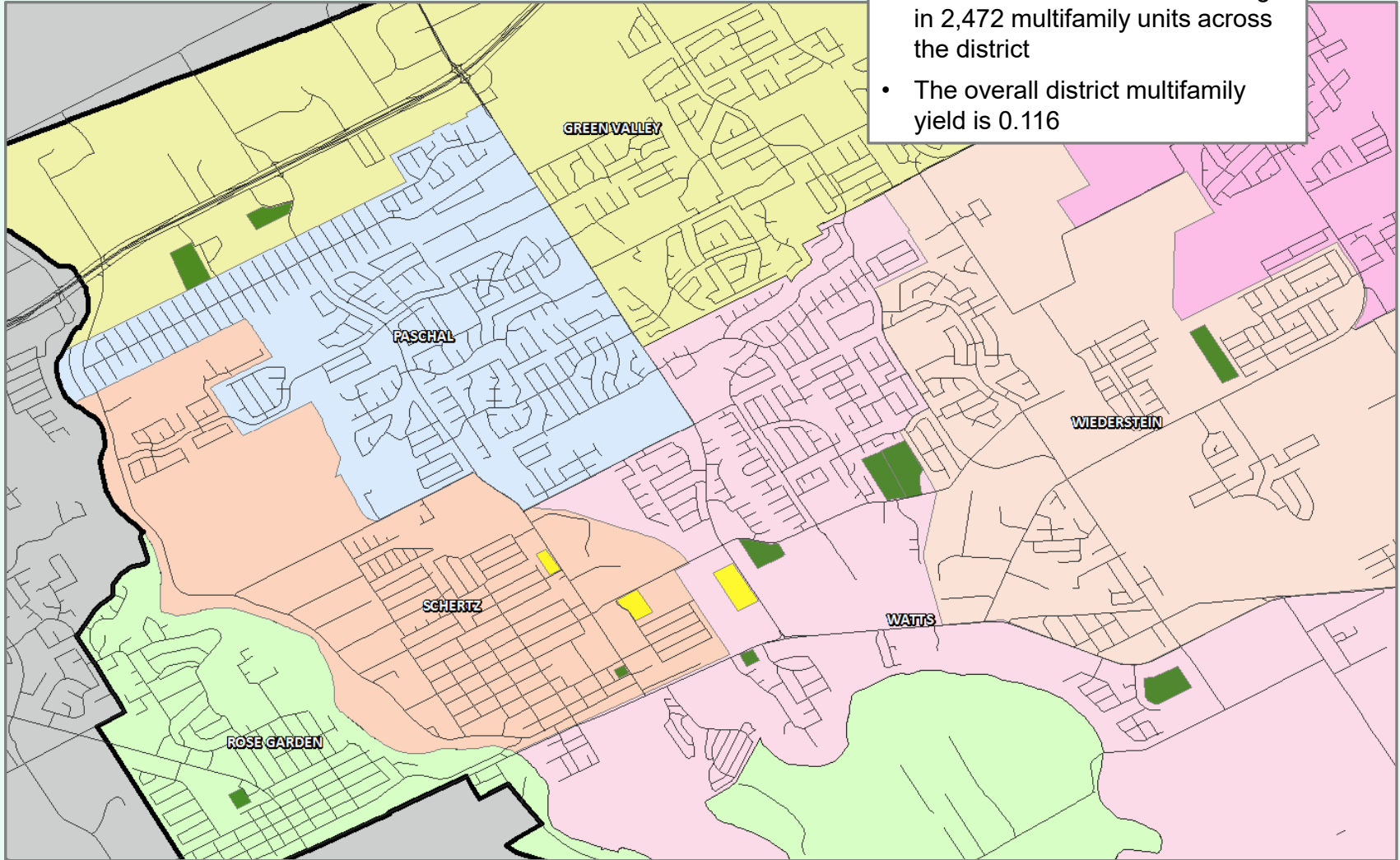
January 24, 2025





District Multifamily Yield

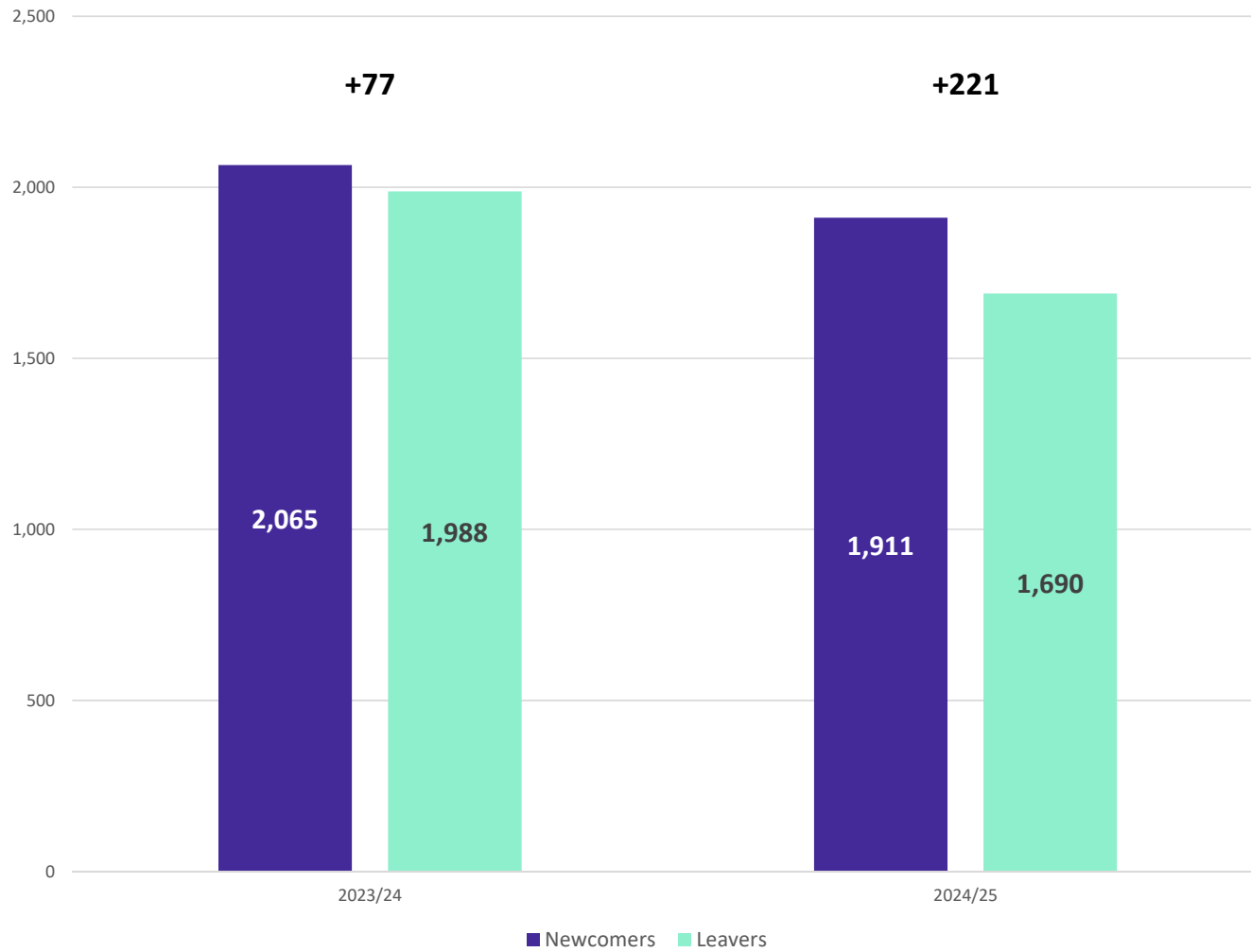
- There are 287 students residing in 2,472 multifamily units across the district
- The overall district multifamily yield is 0.116



Multifamily Yield
■ < 0.25
■ 0.25 - 0.50
■ 0.50 - 0.75
■ > 0.75



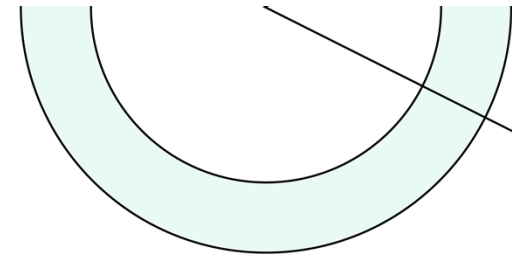
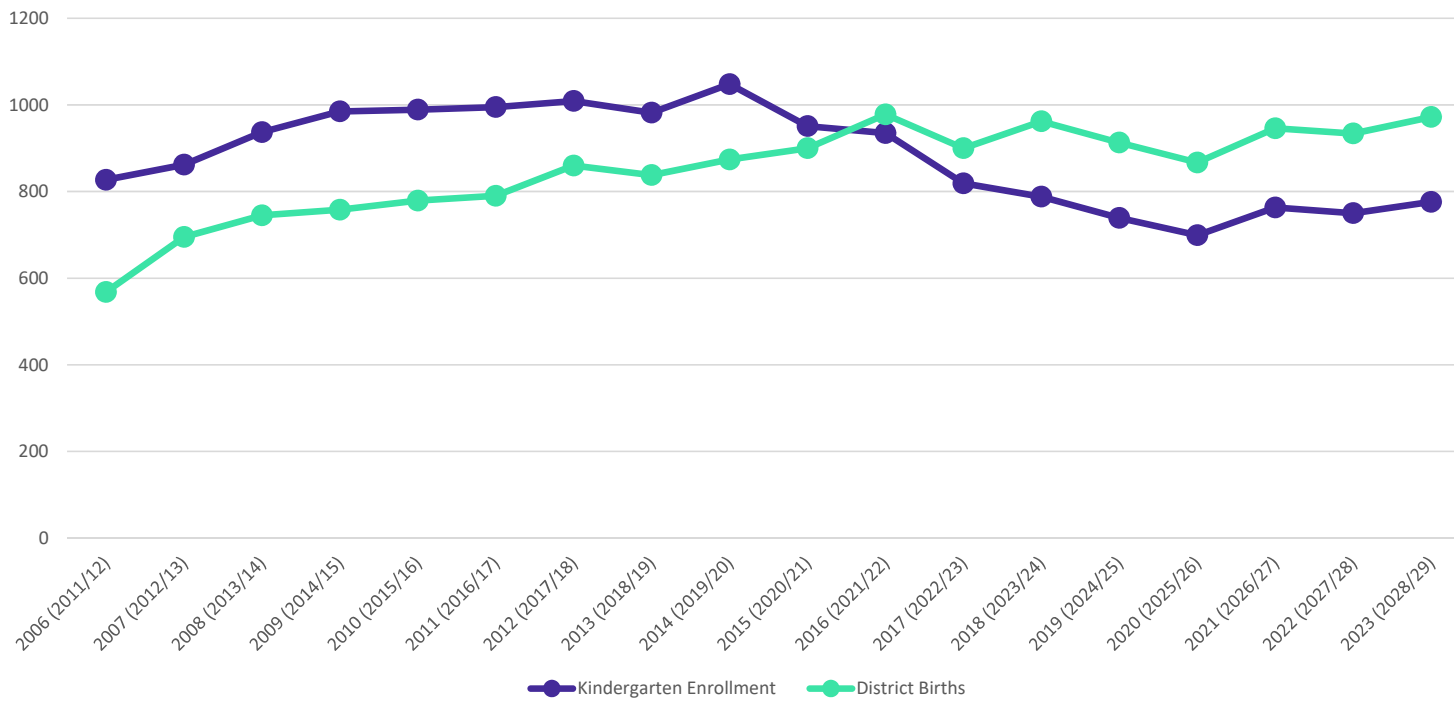
Newcomers and Leavers





Birth Rate Analysis

Schertz-Cibolo-U City ISD KG Enrollment vs. District Births



| | Kindergarten Enrollment | District Births | Ratio |
|----------------|-------------------------|-----------------|-------|
| 2006 (2011/12) | 827 | 568 | 1.456 |
| 2007 (2012/13) | 862 | 695 | 1.240 |
| 2008 (2013/14) | 937 | 745 | 1.258 |
| 2009 (2014/15) | 985 | 758 | 1.299 |
| 2010 (2015/16) | 989 | 779 | 1.270 |
| 2011 (2016/17) | 995 | 790 | 1.259 |
| 2012 (2017/18) | 1,009 | 860 | 1.173 |
| 2013 (2018/19) | 982 | 838 | 1.172 |
| 2014 (2019/20) | 1,048 | 874 | 1.199 |
| 2015 (2020/21) | 951 | 900 | 1.057 |
| 2016 (2021/22) | 935 | 978 | 0.956 |
| 2017 (2022/23) | 819 | 900 | 0.910 |
| 2018 (2023/24) | 788 | 962 | 0.819 |
| 2019 (2024/25) | 739 | 913 | 0.809 |
| 2020 (2025/26) | 699 | 867 | 0.806 |
| 2021 (2026/27) | 763 | 946 | 0.807 |
| 2022 (2027/28) | 750 | 934 | 0.803 |
| 2023 (2028/29) | 776 | 972 | 0.798 |



Ten Year Forecast by Grade Level

| Year (Oct.) | EE/PK | K | 1st | 2nd | 3rd | 4th | 5th | 6th | 7th | 8th | 9th | 10th | 11th | 12th | Total | Total Growth | % Growth |
|-------------|-------|-----|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|--------|--------------|----------|
| 2020/21 | 325 | 951 | 1,019 | 1,040 | 1,077 | 1,135 | 1,143 | 1,232 | 1,248 | 1,219 | 1,293 | 1,394 | 1,305 | 1,292 | 15,673 | | |
| 2021/22 | 455 | 935 | 997 | 1,019 | 1,074 | 1,116 | 1,124 | 1,221 | 1,287 | 1,318 | 1,428 | 1,347 | 1,305 | 1,264 | 15,890 | 217 | 1.4% |
| 2022/23 | 436 | 819 | 962 | 998 | 1,077 | 1,114 | 1,067 | 1,133 | 1,230 | 1,306 | 1,478 | 1,371 | 1,247 | 1,283 | 15,521 | -369 | -2.3% |
| 2023/24 | 430 | 788 | 838 | 967 | 997 | 1,090 | 1,079 | 1,097 | 1,178 | 1,264 | 1,435 | 1,459 | 1,238 | 1,286 | 15,146 | -375 | -2.4% |
| 2024/25 | 444 | 737 | 814 | 895 | 989 | 1,018 | 1,121 | 1,116 | 1,112 | 1,232 | 1,469 | 1,403 | 1,394 | 1,202 | 14,946 | -200 | -1.3% |
| 2025/26 | 452 | 715 | 766 | 853 | 925 | 1,022 | 1,057 | 1,171 | 1,147 | 1,150 | 1,415 | 1,438 | 1,354 | 1,374 | 14,839 | -107 | -0.7% |
| 2026/27 | 458 | 780 | 747 | 805 | 886 | 972 | 1,051 | 1,094 | 1,207 | 1,189 | 1,315 | 1,388 | 1,374 | 1,352 | 14,618 | -221 | -1.5% |
| 2027/28 | 461 | 768 | 815 | 789 | 838 | 922 | 998 | 1,091 | 1,120 | 1,253 | 1,370 | 1,286 | 1,335 | 1,363 | 14,409 | -209 | -1.4% |
| 2028/29 | 463 | 797 | 806 | 858 | 825 | 877 | 953 | 1,038 | 1,119 | 1,160 | 1,436 | 1,342 | 1,237 | 1,326 | 14,237 | -172 | -1.2% |
| 2029/30 | 463 | 811 | 826 | 836 | 888 | 851 | 903 | 988 | 1,057 | 1,161 | 1,331 | 1,406 | 1,287 | 1,232 | 14,040 | -197 | -1.4% |
| 2030/31 | 463 | 833 | 840 | 860 | 865 | 918 | 878 | 938 | 1,015 | 1,098 | 1,335 | 1,303 | 1,352 | 1,279 | 13,977 | -63 | -0.4% |
| 2031/32 | 463 | 850 | 867 | 874 | 894 | 900 | 948 | 913 | 961 | 1,052 | 1,264 | 1,307 | 1,252 | 1,343 | 13,888 | -89 | -0.6% |
| 2032/33 | 463 | 862 | 877 | 899 | 906 | 926 | 929 | 985 | 935 | 997 | 1,207 | 1,237 | 1,254 | 1,246 | 13,723 | -165 | -1.2% |
| 2033/34 | 463 | 885 | 890 | 910 | 931 | 939 | 957 | 966 | 1,009 | 970 | 1,146 | 1,184 | 1,185 | 1,247 | 13,682 | -41 | -0.3% |
| 2034/35 | 463 | 902 | 917 | 924 | 943 | 965 | 971 | 995 | 991 | 1,047 | 1,115 | 1,124 | 1,140 | 1,180 | 13,677 | -5 | 0.0% |

Yellow box = largest grade per year
Green box = second largest grade per year



Ten Year Forecast by Campus

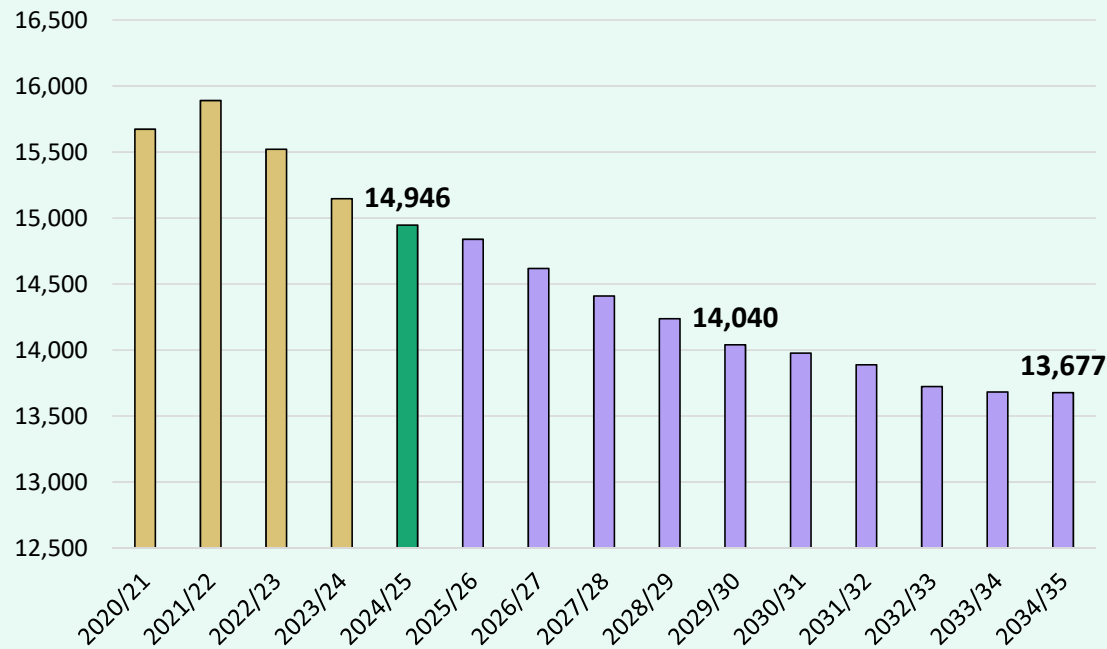
| Campus | Functional Capacity | Max Capacity | Fall | ENROLLMENT PROJECTIONS | | | | | | | | | |
|------------------------------------|---------------------|--------------|---------|------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| | | | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 |
| CIBOLO VALLEY EL | 1,038 | 1,200 | 591 | 535 | 523 | 519 | 510 | 512 | 521 | 526 | 534 | 544 | 554 |
| GREEN VALLEY EL | 732 | 899 | 503 | 481 | 463 | 469 | 462 | 453 | 451 | 450 | 450 | 448 | 449 |
| NORMA PASCHAL EL | 704 | 871 | 574 | 556 | 545 | 521 | 531 | 524 | 528 | 527 | 530 | 531 | 531 |
| ROSE GARDEN EL | 1,031 | 1,200 | 861 | 838 | 814 | 813 | 814 | 830 | 856 | 876 | 906 | 936 | 969 |
| SCHERTZ EL | 683 | 1,017 | 663 | 635 | 618 | 571 | 561 | 561 | 564 | 556 | 553 | 550 | 545 |
| SIPPEL EL | 704 | 997 | 641 | 625 | 628 | 645 | 647 | 665 | 689 | 707 | 731 | 757 | 783 |
| WATTS EL | 739 | 906 | 500 | 486 | 473 | 457 | 473 | 480 | 494 | 505 | 519 | 530 | 546 |
| WIEDERSTEIN EL | 704 | 997 | 564 | 577 | 584 | 598 | 628 | 650 | 676 | 701 | 710 | 722 | 737 |
| ELEMENTARY TOTALS | | | 4,897 | 4,733 | 4,648 | 4,593 | 4,626 | 4,675 | 4,779 | 4,848 | 4,933 | 5,018 | 5,114 |
| Elementary Percent Change | | | -4.17% | -3.35% | -1.80% | -1.18% | 0.72% | 1.06% | 2.22% | 1.44% | 1.75% | 1.72% | 1.91% |
| Elementary Absolute Change | | | -213 | -164 | -85 | -55 | 33 | 49 | 104 | 69 | 85 | 85 | 96 |
| JORDAN INT | 888 | 1,126 | 811 | 781 | 754 | 752 | 711 | 675 | 665 | 694 | 728 | 737 | 755 |
| SCHLATHER INT | 832 | 1,116 | 724 | 740 | 683 | 615 | 607 | 607 | 556 | 569 | 583 | 585 | 599 |
| WILDER INT | 855 | 1,188 | 702 | 707 | 708 | 722 | 673 | 609 | 595 | 598 | 603 | 601 | 612 |
| INTERMEDIATE TOTALS | | | 2,237 | 2,228 | 2,145 | 2,089 | 1,991 | 1,891 | 1,816 | 1,861 | 1,914 | 1,923 | 1,966 |
| Intermediate Percent Change | | | 2.80% | -0.40% | -3.73% | -2.61% | -4.69% | -5.02% | -3.97% | 2.48% | 2.85% | 0.47% | 2.24% |
| Intermediate Absolute Change | | | 61 | -9 | -83 | -56 | -98 | -100 | -75 | 45 | 53 | 9 | 43 |
| DOBIE JH | 1,285 | 1,540 | 1,231 | 1,184 | 1,262 | 1,256 | 1,180 | 1,108 | 1,073 | 1,052 | 992 | 1,023 | 1,058 |
| CORBETT JH | 1,285 | 1,500 | 1,113 | 1,113 | 1,134 | 1,117 | 1,099 | 1,110 | 1,040 | 961 | 940 | 956 | 980 |
| JUNIOR HIGH SCHOOL TOTALS | | | 2,344 | 2,297 | 2,396 | 2,373 | 2,279 | 2,218 | 2,113 | 2,013 | 1,932 | 1,979 | 2,038 |
| Junior High School Percent Change | | | -4.01% | -2.01% | 4.31% | -0.96% | -3.96% | -2.68% | -4.73% | -4.73% | -4.02% | 2.43% | 2.98% |
| Junior High School Absolute Change | | | -98 | -47 | 99 | -23 | -94 | -61 | -105 | -100 | -81 | 47 | 59 |
| CLEMENS HS | 2,733 | 3,300 | 2,589 | 2,618 | 2,531 | 2,523 | 2,523 | 2,491 | 2,503 | 2,492 | 2,388 | 2,309 | 2,206 |
| STEELE HS | 2,733 | 3,200 | 2,790 | 2,871 | 2,806 | 2,739 | 2,726 | 2,673 | 2,674 | 2,582 | 2,464 | 2,361 | 2,261 |
| ALSELC | | | 89 | 92 | 92 | 92 | 92 | 92 | 92 | 92 | 92 | 92 | 92 |
| HIGH SCHOOL TOTALS | | | 5,468 | 5,581 | 5,429 | 5,354 | 5,341 | 5,256 | 5,269 | 5,166 | 4,944 | 4,762 | 4,559 |
| High School Percent Change | | | 0.92% | 2.07% | -2.72% | -1.38% | -0.24% | -1.59% | 0.25% | -1.95% | -4.30% | -3.68% | -4.26% |
| High School Absolute Change | | | 50 | 113 | -152 | -75 | -13 | -85 | 13 | -103 | -222 | -182 | -203 |
| DISTRICT TOTALS | | | 14,946 | 14,839 | 14,618 | 14,409 | 14,237 | 14,040 | 13,977 | 13,888 | 13,723 | 13,682 | 13,677 |
| District Percent Change | | | -1.32% | -0.72% | -1.49% | -1.43% | -1.19% | -1.38% | -0.45% | -0.64% | -1.19% | -0.30% | -0.04% |
| District Absolute Change | | | -200 | -107 | -221 | -209 | -172 | -197 | -63 | -89 | -165 | -41 | -5 |

Yellow box = exceeds Functional capacity
 Pink box = exceeds Max capacity



Key Takeaways

Enrollment Projections



- Annual closings near 900 in 2024
- Housing market remains cloudy with continued high interest rates and looming tariffs
- The district has more than 390 homes currently in inventory and more than 2,100 vacant developed lots available for builders
- Groundwork is underway on approx. 500 lots within 6 subdivisions
- Schertz-Cibolo-Universal City ISD is forecasted to enroll more than 14,000 students by 2029/30



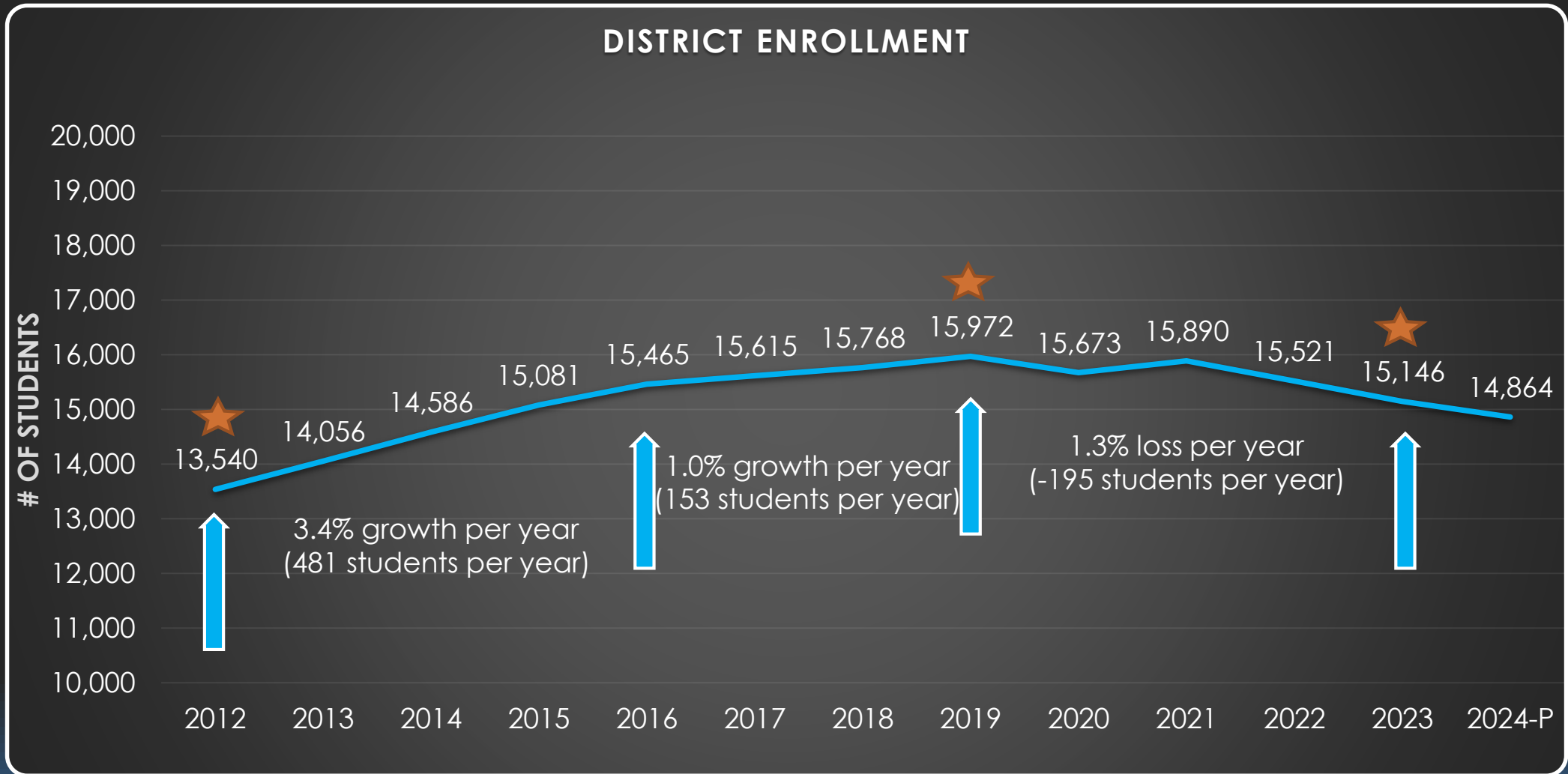
SCHERTZ - CIBOLO - UNIVERSAL CITY ISD

10 YEAR CAMPUS FORECASTING

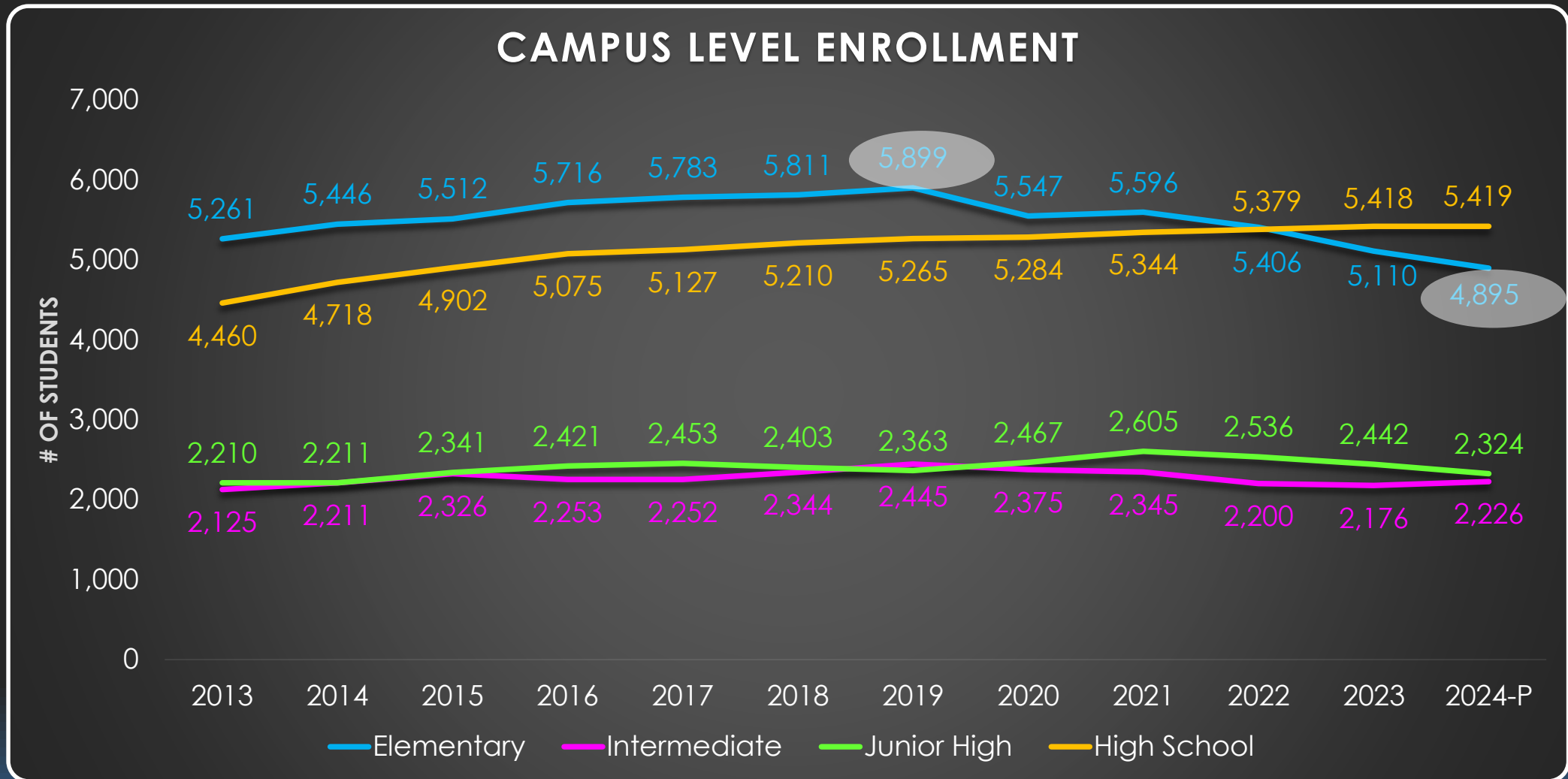
FORECASTING CONSIDERATIONS

- ENROLLMENT
 - HISTORICAL TRENDS
 - PROJECTIONS
 - TRANSFERS TO CHARTERS AND OTHER ISDs
- CAMPUS CAPACITY
- BONDING CAPACITY

HISTORICAL ENROLLMENT



HISTORICAL ENROLLMENT BY CAMPUS LEVEL



ENROLLMENT HISTORY BY LEVEL – OCTOBER

- 2019 TO 2023 ENROLLMENT DECREASE
 - HIGH SCHOOL ENROLLMENT HAS REMAINED STRONG
 - WE HAVE ADDED 154 HIGH SCHOOL STUDENTS SINCE 2019
 - AND JUNIOR HIGH HAS ONLY LOST 39 STUDENTS SINCE 2019
- ELEMENTARY IS WHERE WE HAVE FELT THE LARGEST DROP IN ENROLLMENT
 - SPECIFICALLY, 918 STUDENTS LOST SINCE 2019
 - AND 219 STUDENTS LOST AT THE INTERMEDIATE LEVEL.

STUDENT TRANSFERS

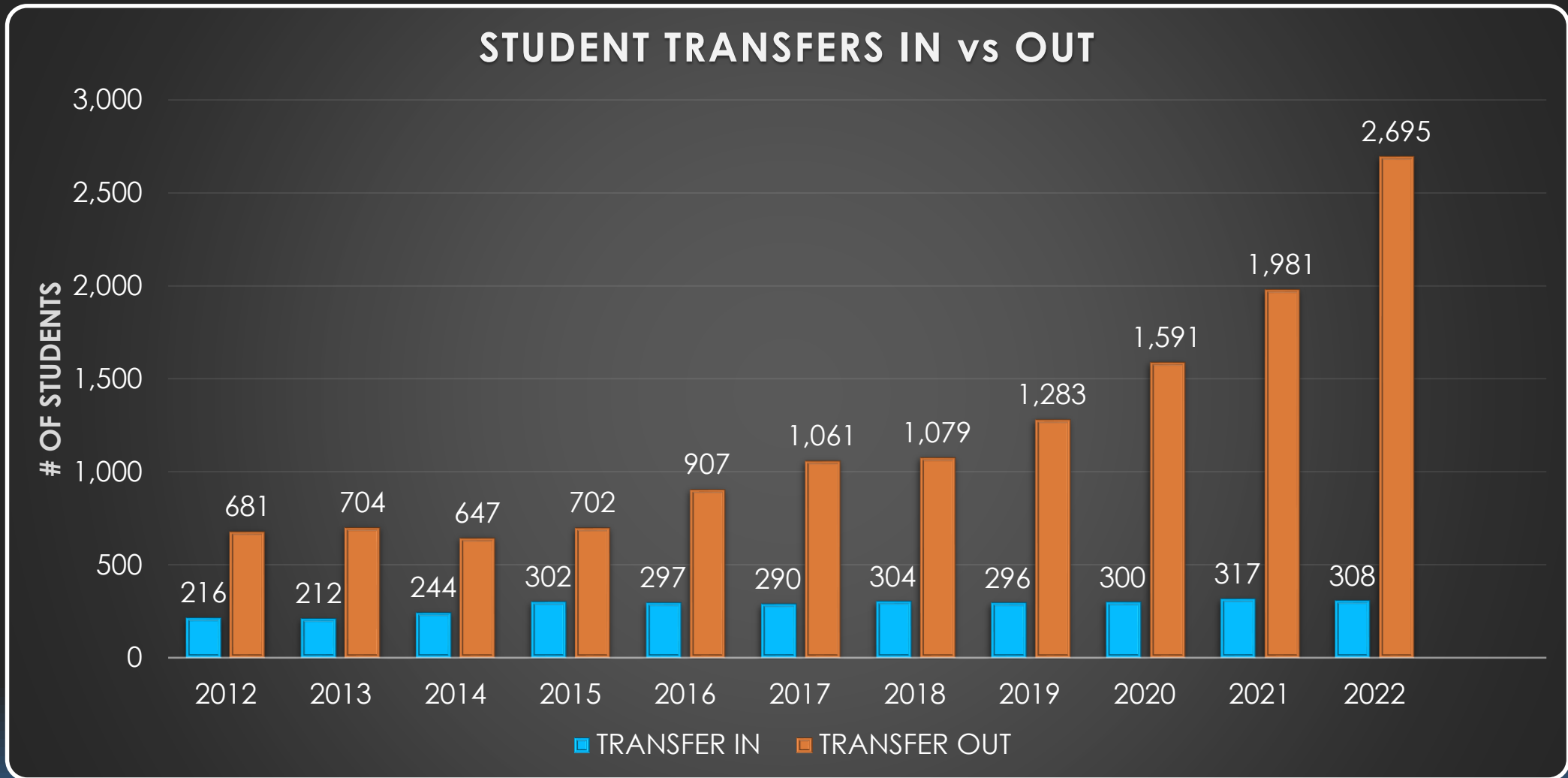
| PEIMS YEAR | TRANSFER IN | TRANSFER OUT | DIFFERENCE |
|------------|-------------------------|--------------|------------|
| 2012 | 216 | 681 | -465 |
| 2013 | 212 | 704 | -492 |
| 2014 | 244 | 647 | -403 |
| 2015 | 302 | 702 | -400 |
| 2016 | 297 | 907 | -610 |
| 2017 | 290 | 1061 | -771 |
| 2018 | 304 | 1079 | -775 |
| 2019 | 296 | 1283 | -987 |
| 2020 | 300 | 1591 | -1291 |
| 2021 | 317 | 1981 | -1664 |
| 2022 | 308 | 2695 | -2387 |
| 2023 | Data available in March | | |

First Year of Founders Charter School →

First Year of School of Science and Technology →

First Year of Legacy Traditional School →

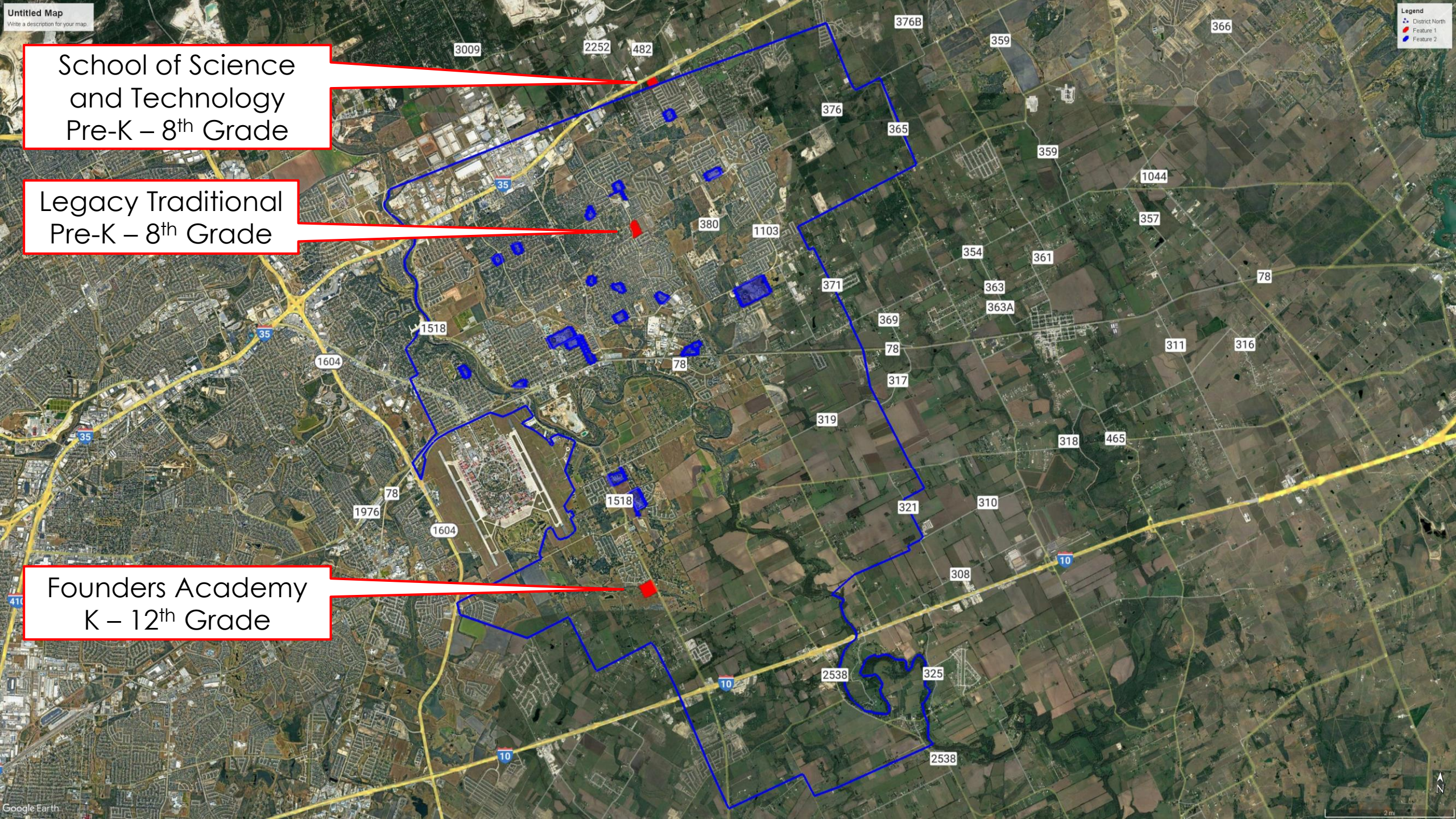
STUDENT TRANSFERS IN VS. OUT



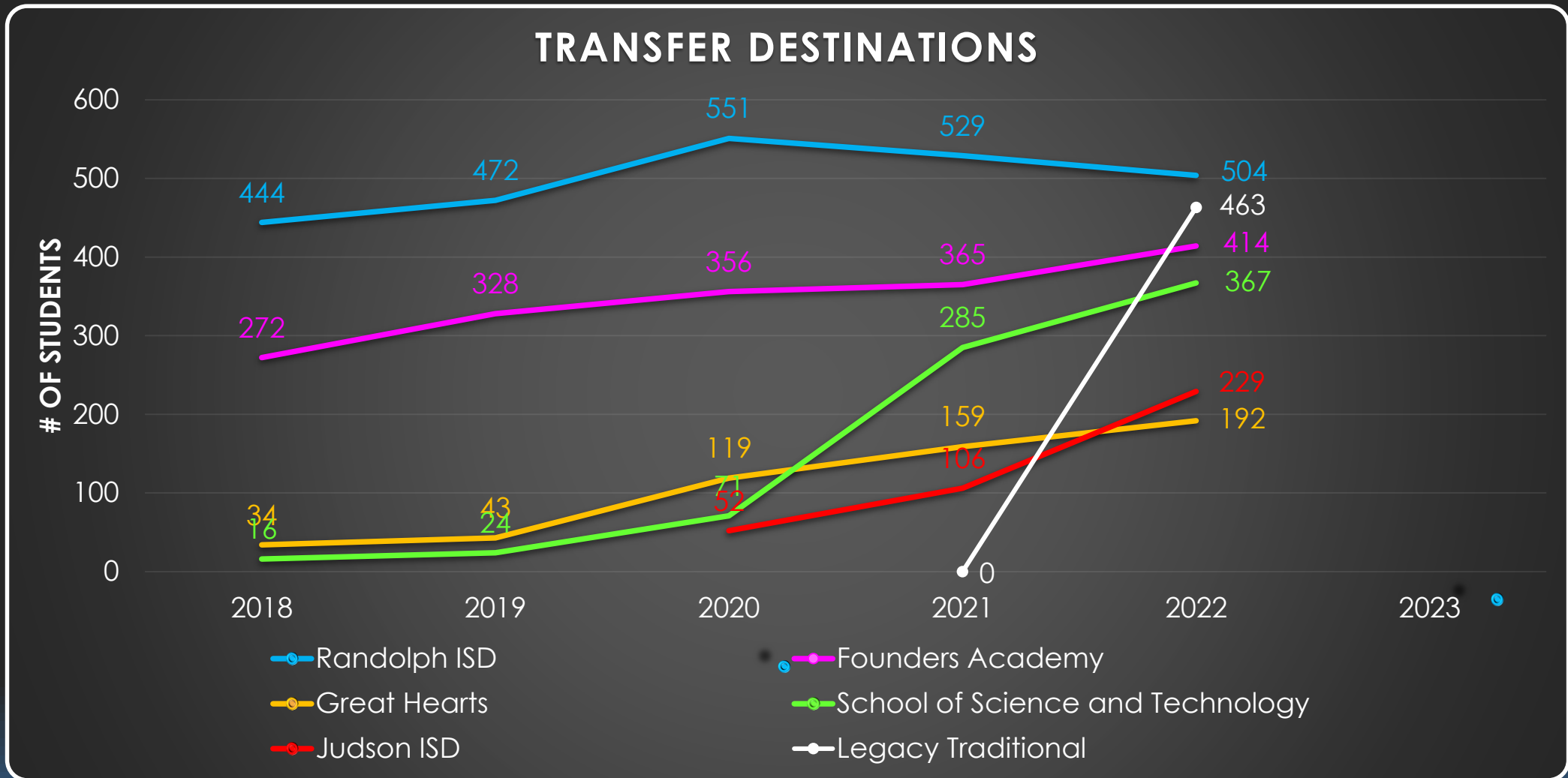
School of Science and Technology
Pre-K – 8th Grade

Legacy Traditional
Pre-K – 8th Grade

Founders Academy
K – 12th Grade

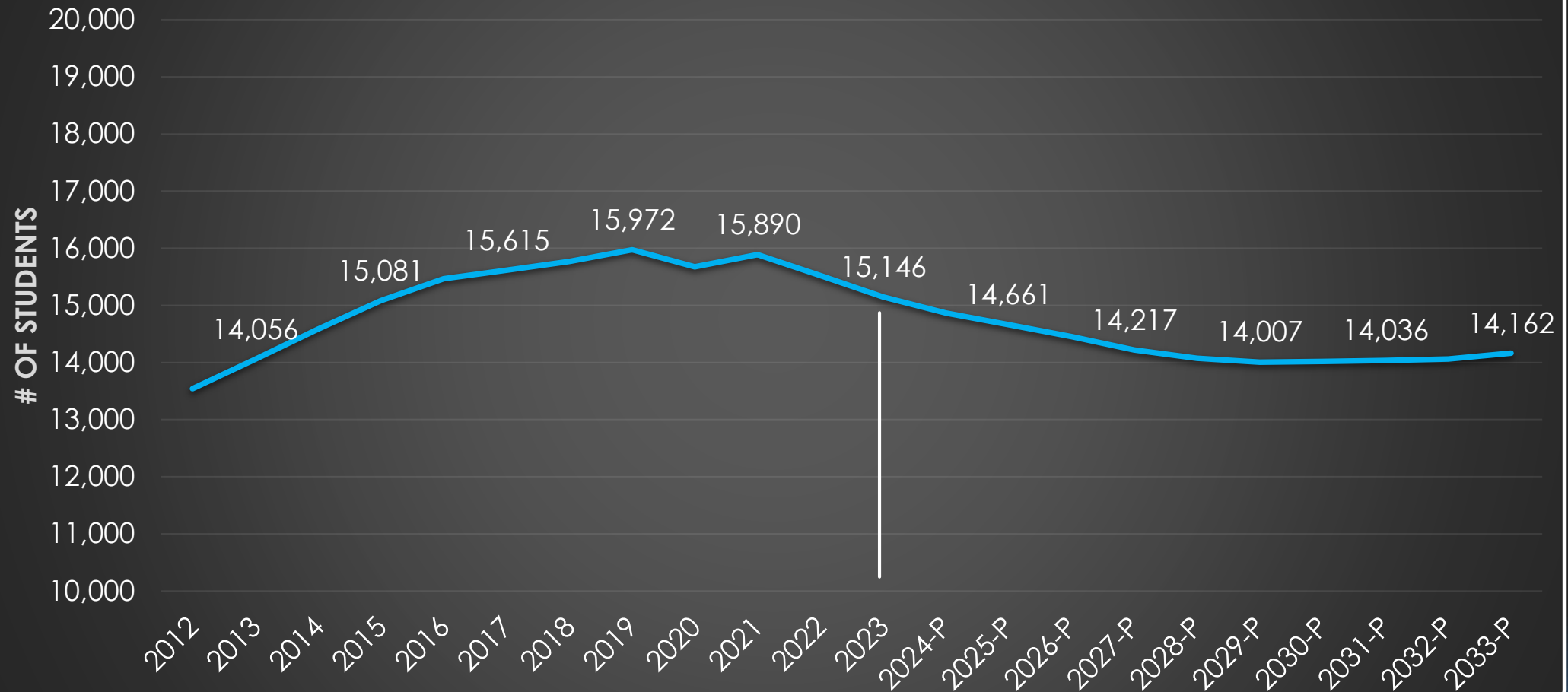


MAIN DESTINATIONS FOR TRANSFERS OUT



SO, HOW MANY STUDENTS WILL WE HAVE IN THE FUTURE?

DISTRICT HISTORICAL ENROLLMENT AND PROJECTIONS



ENROLLMENT PROJECTIONS

- OVER THE NEXT 6 YEARS OUR DISTRICT IS PROJECTED TO LOSE ON AVERAGE 1.3% OF OUR ENROLLMENT ANNUALLY.
 - RESULTING IN THE POTENTIAL DECLINE IN ENROLLMENT OF ANOTHER 1,139 STUDENTS OVER THE SAME PERIOD
 - LARGER GRADUATING CLASSES CONTINUE TO BE REPLACED WITH SMALLER PRE-K AND KINDER
 - GROWTH IN CHARTER ENROLLMENT IS LIKELY TO CONTRIBUTE TO THE SMALLER ELEMENTARY CLASS SIZES

| PEIMS YEAR | PROJECTED ENROLLMENT | GROWTH (DECLINE) | PERCENTAGE CHANGE |
|------------|----------------------|------------------|-------------------|
| 2023 | 15,146 | -375 | -2.42% |
| 2024-P | 14,864 | -282 | -1.86% |
| 2025-P | 14,661 | -203 | -1.37% |
| 2026-P | 14,451 | -210 | -1.43% |
| 2027-P | 14,217 | -234 | -1.62% |
| 2028-P | 14,073 | -144 | -1.01% |
| 2029-P | 14,007 | -66 | -0.47% |
| 2030-P | 14,017 | 10 | 0.07% |
| 2031-P | 14,036 | 19 | 0.14% |
| 2032-P | 14,059 | 22 | 0.16% |
| 2033-P | 14,162 | 103 | 0.73% |

ENROLLMENT PROJECTIONS

- BEGINNING IN 2030 THE DISTRICT IS EXPECTED TO BEGIN ADDING STUDENTS
 - INCOMING ELEMENTARY ENROLLMENT AND GRADUATING CLASSES BEGIN TO REACH A BALANCE
 - IN 2033 WE ARE PROJECTED TO RETURN TO THE ENROLLMENT WE HAD IN 2013

| PEIMS YEAR | PROJECTED ENROLLMENT | GROWTH (DECLINE) | PERCENTAGE CHANGE |
|------------|----------------------|------------------|-------------------|
| 2023 | 15,146 | -375 | -2.44% |
| 2024-P | 14,864 | -282 | -1.86% |
| 2025-P | 14,661 | -203 | -1.37% |
| 2026-P | 14,451 | -210 | -1.43% |
| 2027-P | 14,217 | -234 | -1.62% |
| 2028-P | 14,073 | -144 | -1.01% |
| 2029-P | 14,007 | -66 | -0.47% |
| 2030-P | 14,017 | 10 | 0.07% |
| 2031-P | 14,036 | 19 | 0.14% |
| 2032-P | 14,059 | 22 | 0.16% |
| 2033-P | 14,162 | 103 | 0.73% |

WHY HAS IT BECOME SO HARD TO PROJECT ENROLLMENT?

- PRIOR TO COVID AND AREA CHARTER SCHOOLS, SCUC WAS ESSENTIALLY THE ONLY OPTION FOR PARENTS MOVING INTO OUR GROWING COMMUNITY.
 - WHEN PROJECTING GROWTH, BIRTH RATES AND HOUSING GROWTH WERE THE ONLY TWO MAJOR VARIABLES WE HAD TO CONSIDER.
- BEGINNING 2017 WITH THE FIRST AREA CHARTER SCHOOL, PARENTS BEGAN TO EXERCISE THEIR CHOICE.
 - WITH COVID WE SAW VIRTUAL LEARNING ENTER THE GAME AND HOMESCHOOLING BECAME MORE PREVALENT
 - OUR COMMUNITY ALSO CONTINUED TO EXPERIENCE AGING IN PLACE
- PROJECTING ENROLLMENT IS MUCH MORE DIFFICULT WITH THESE ADDED VARIABLES.

FORECASTING CONSIDERATIONS

- ENROLLMENT
 - HISTORICAL TRENDS
 - PROJECTIONS
 - TRANSFERS TO CHARTERS AND OTHER ISDs
- CAMPUS CAPACITY

UNDERSTANDING CAMPUS CAPACITY

- DESIGN CAPACITY

- CAPACITY OF A CAMPUS AS ARCHITECTURALLY DESIGNED WITH EVERY FULL-SIZE CLASSROOM AT FULL CAPACITY
- EX. SIPPEL ELEMENTARY HAS A DESIGN CAPACITY OF 750 STUDENTS

- FUNCTIONAL CAPACITY

- DESIGN CAPACITY OF A CAMPUS MINUS 10% TO ACCOUNT FOR SPECIAL PROGRAMS ON A CAMPUS THAT REDUCE THE CAPACITY OF A FULL-SIZE CLASSROOM
- EX. SIPPEL ELEMENTARY HAS A FUNCTIONAL CAPACITY OF 675 STUDENTS

- MAXIMUM CAPACITY

- CAMPUS CAPACITY CONSIDERING THE ADDITION OF PORTABLE CLASSROOM BUILDINGS TO THE DESIGN CAPACITY AND THE NUMBER OF STUDENTS THE COMMON AREAS OF THE CAMPUS CAN SUPPORT
- EX. SIPPEL ELEMENTARY HAS A MAXIMUM CAPACITY OF 1058 STUDENTS

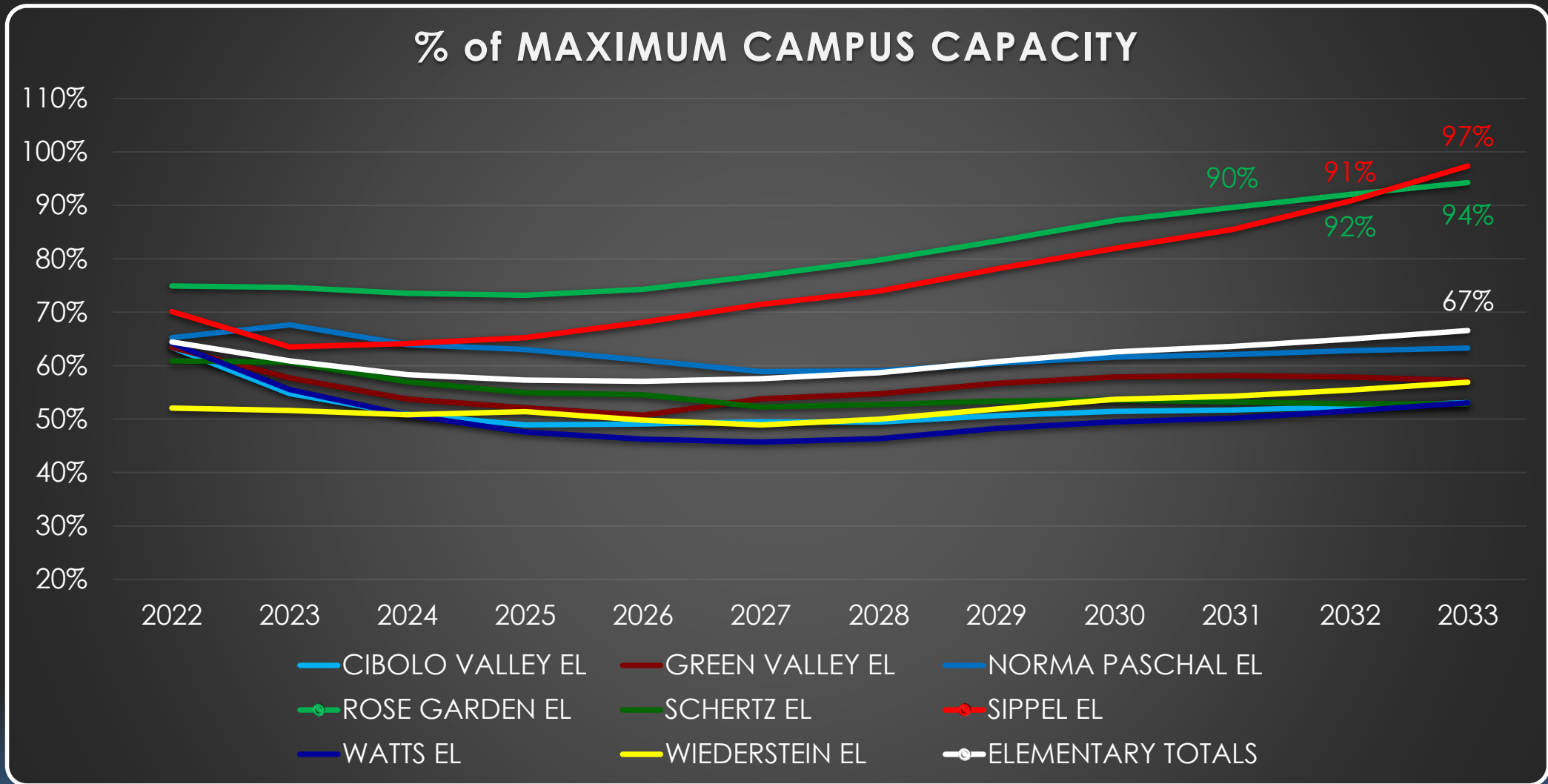
PLANNING USING OUR MAXIMUM CAPACITY

- WE BEGIN CONSIDERING THE USE OF **CAPACITY RELIEF TOOLS** WHEN A CAMPUS REACHES **90%** OF ITS MAXIMUM CAPACITY. THE DISTRICT HAS SEVERAL TOOLS AT OUR DISPOSAL
- TOOLS TO REDUCE/MAINTAIN THE ENROLLMENT OF A CAMPUS INCLUDE:
 - CAPPING ENROLLMENT OF THE CAMPUS TO NEW STUDENTS
 - MOVING SPECIAL PROGRAMS TO CAMPUSES WITH LOWER ENROLLMENTS
- TOOLS TO BALANCE THE ENROLLMENT AT CAMPUSES INCLUDE:
 - REZONING THE ATTENDANCE BOUNDARIES
- TOOLS TO INCREASE THE CAPACITY OF THE CAMPUS/DISTRICT INCLUDE:
 - ADDING PORTABLE CLASSROOM BUILDINGS
 - ADDING TO OR RENOVATING THE EXISTING BUILDING
 - BUILDING A NEW CAMPUS TO THE DISTRICT

ELEMENTARY CAPACITIES

| Campus | Functional Capacity | Max Capacity | Previous Year | Current PEIMS | ENROLLMENT PROJECTIONS | | | | | | | | | |
|----------------------------|---------------------|--------------|---------------|---------------|------------------------|--------|--------|-------|-------|-------|-------|-------|-------|-------|
| | | | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 |
| CIBOLO VALLEY EL | 891 | 1,200 | 761 | 657 | 611 | 587 | 589 | 594 | 594 | 608 | 617 | 620 | 627 | 637 |
| % Max Capacity | | | 63% | 55% | 51% | 49% | 49% | 49% | 49% | 51% | 51% | 52% | 52% | 53% |
| GREEN VALLEY EL | 673 | 924 | 586 | 533 | 497 | 482 | 469 | 497 | 506 | 524 | 535 | 537 | 535 | 529 |
| % Max Capacity | | | 63% | 58% | 54% | 52% | 51% | 54% | 55% | 57% | 58% | 58% | 58% | 57% |
| NORMA PASCHAL EL | 673 | 924 | 603 | 625 | 591 | 582 | 564 | 544 | 546 | 559 | 569 | 574 | 580 | 585 |
| % Max Capacity | | | 65% | 68% | 64% | 63% | 61% | 59% | 59% | 60% | 62% | 62% | 63% | 63% |
| ROSE GARDEN EL | 891 | 1,200 | 899 | 896 | 882 | 878 | 891 | 923 | 957 | 999 | 1,046 | 1,075 | 1,104 | 1,131 |
| % Max Capacity | | | 75% | 75% | 74% | 73% | 74% | 77% | 80% | 83% | 87% | 90% | 92% | 94% |
| SCHERTZ EL | 675 | 1,102 | 671 | 668 | 628 | 605 | 601 | 576 | 581 | 588 | 591 | 586 | 582 | 582 |
| % Max Capacity | | | 61% | 61% | 57% | 55% | 55% | 52% | 53% | 53% | 54% | 53% | 53% | 53% |
| SIPPEL EL | 675 | 1,058 | 742 | 672 | 679 | 690 | 721 | 756 | 782 | 827 | 867 | 904 | 961 | 1,030 |
| % Max Capacity | | | 70% | 64% | 64% | 65% | 68% | 71% | 74% | 78% | 82% | 85% | 91% | 97% |
| WATTS EL | 673 | 924 | 593 | 513 | 469 | 440 | 428 | 423 | 428 | 446 | 457 | 463 | 476 | 490 |
| % Max Capacity | | | 64% | 56% | 51% | 48% | 46% | 46% | 46% | 48% | 49% | 50% | 52% | 53% |
| WIEDERSTEIN EL | 675 | 1,058 | 551 | 546 | 538 | 544 | 527 | 517 | 529 | 549 | 568 | 574 | 587 | 602 |
| % Max Capacity | | | 52% | 52% | 51% | 51% | 50% | 49% | 50% | 52% | 54% | 54% | 55% | 57% |
| ELEMENTARY TOTALS | 5,826 | 8,390 | 5,406 | 5,110 | 4,895 | 4,808 | 4,790 | 4,830 | 4,922 | 5,099 | 5,250 | 5,335 | 5,453 | 5,587 |
| % Max Capacity | | | 64% | 61% | 58% | 57% | 57% | 58% | 59% | 61% | 63% | 64% | 65% | 67% |
| Elementary Percent Change | | | -3.40% | -5.48% | -4.21% | -1.78% | -0.37% | 0.83% | 1.91% | 3.59% | 2.96% | 1.63% | 2.20% | 2.46% |
| Elementary Absolute Change | | | -190 | -296 | -215 | -87 | -18 | 40 | 92 | 177 | 151 | 85 | 117 | 134 |

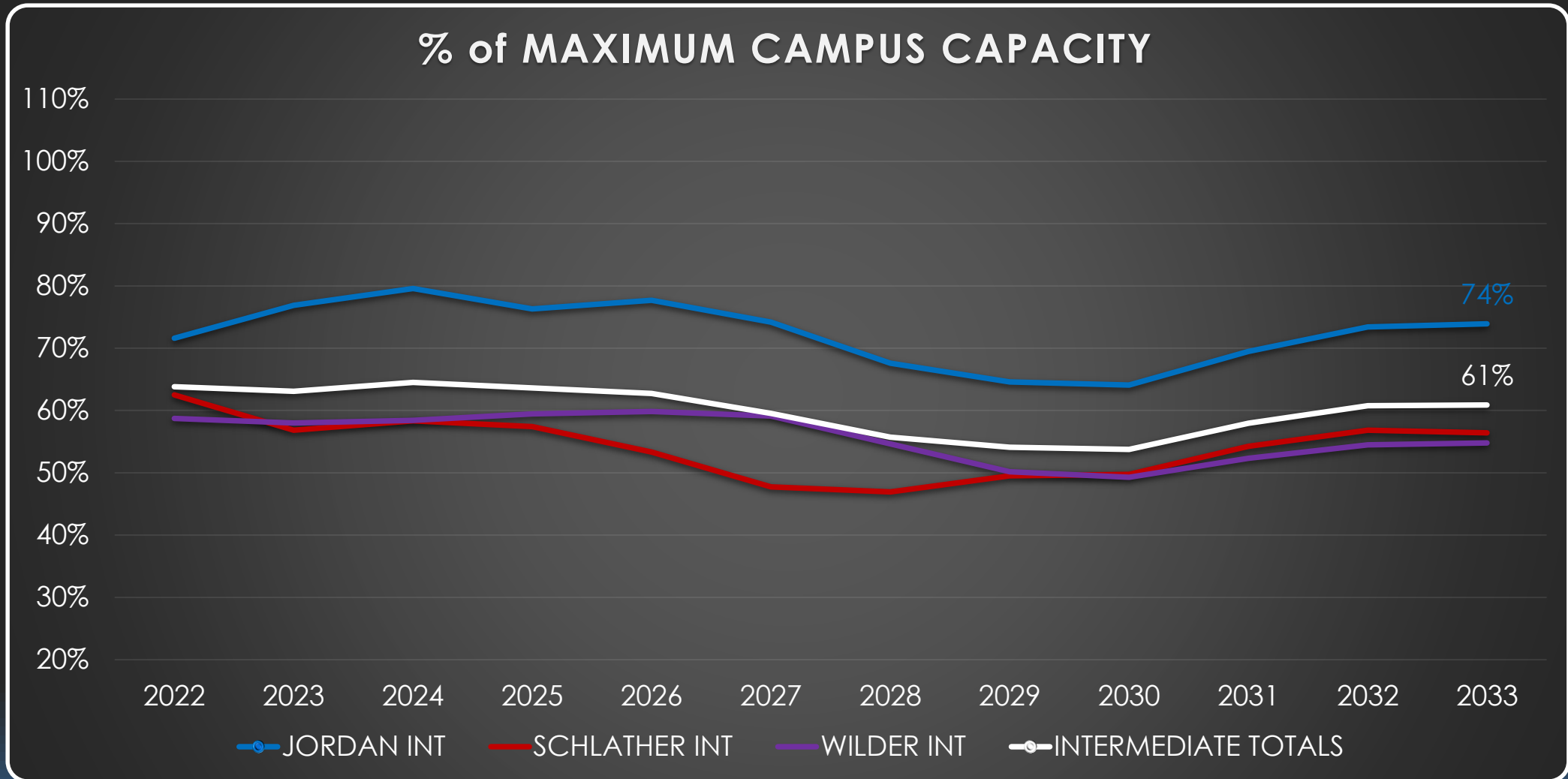
ELEMENTARY CAPACITIES



INTERMEDIATE CAPACITIES

| Campus | Functional Capacity | Max Capacity | Previous Year | Current PEIMS | ENROLLMENT PROJECTIONS | | | | | | | | | |
|------------------------------|---------------------|--------------|---------------|---------------|------------------------|--------|--------|--------|--------|--------|--------|-------|-------|-------|
| | | | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 |
| JORDAN INT | 810 | 1,000 | 716 | 769 | 796 | 763 | 777 | 742 | 676 | 646 | 641 | 695 | 734 | 739 |
| % Max Capacity | | | 72% | 77% | 80% | 76% | 78% | 74% | 68% | 65% | 64% | 70% | 73% | 74% |
| SCHLATHER INT | 810 | 1,200 | 750 | 682 | 700 | 689 | 640 | 573 | 563 | 594 | 597 | 651 | 682 | 677 |
| % Max Capacity | | | 63% | 57% | 58% | 57% | 53% | 48% | 47% | 50% | 50% | 54% | 57% | 56% |
| WILDER INT | 810 | 1,250 | 734 | 725 | 730 | 743 | 748 | 739 | 683 | 627 | 616 | 654 | 681 | 685 |
| % Max Capacity | | | 59% | 58% | 58% | 59% | 60% | 59% | 55% | 50% | 49% | 52% | 54% | 55% |
| INTERMEDIATE TOTALS | | 3,450 | 2,201 | 2,176 | 2,226 | 2,195 | 2,165 | 2,054 | 1,922 | 1,867 | 1,854 | 2,000 | 2,097 | 2,101 |
| % Max Capacity | | | 64% | 63% | 65% | 64% | 63% | 60% | 56% | 54% | 54% | 58% | 61% | 61% |
| Intermediate Percent Change | | | -6.13% | -1.09% | 2.30% | -1.39% | -1.37% | -5.13% | -6.43% | -2.86% | -0.70% | 7.87% | 4.85% | 0.19% |
| Intermediate Absolute Change | | | -144 | -24 | 50 | -31 | -30 | -111 | -132 | -55 | -13 | 146 | 97 | 4 |

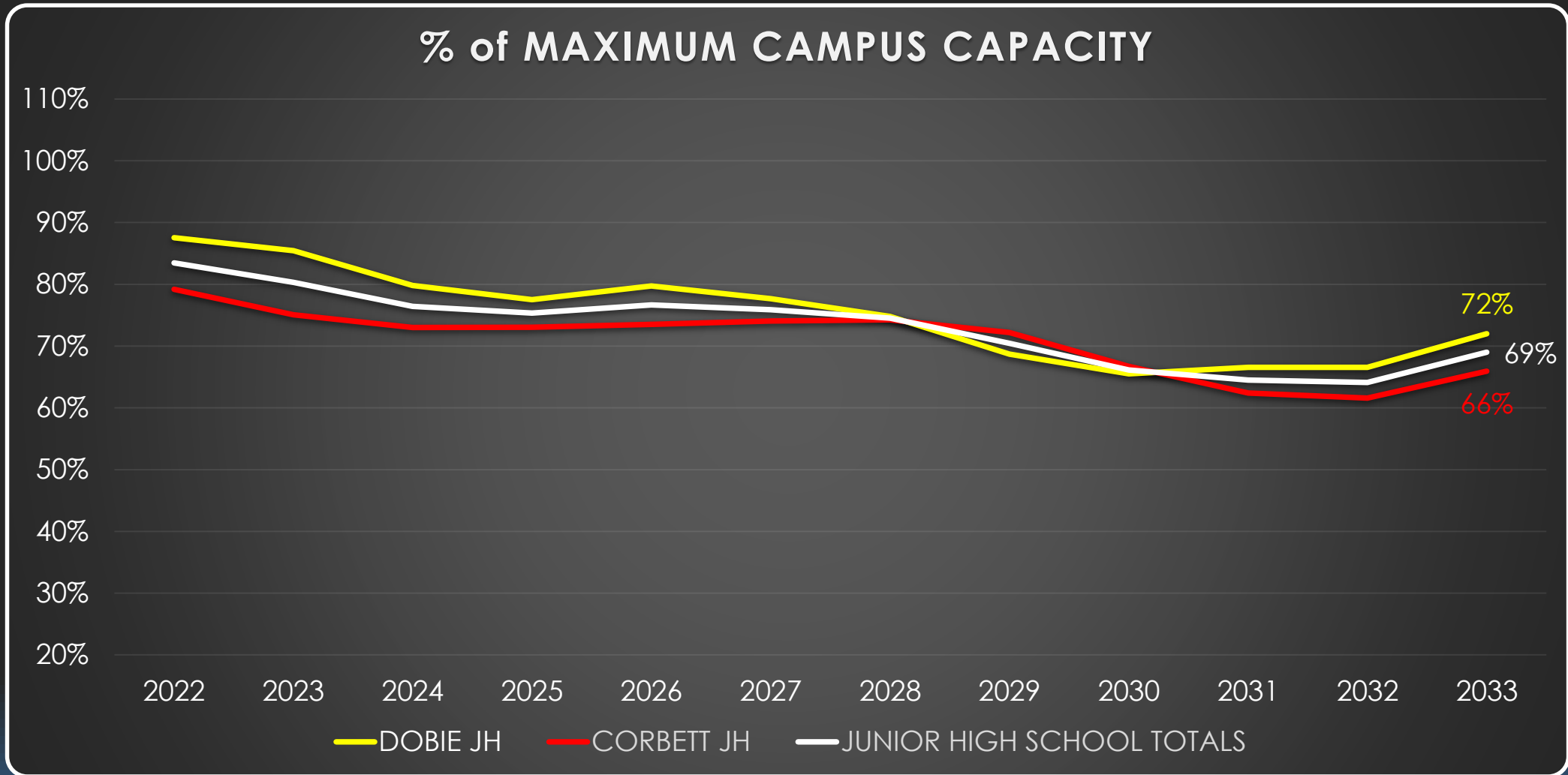
INTERMEDIATE CAPACITIES



JUNIOR HIGH CAPACITIES

| Campus | Functional Capacity | Max Capacity | Previous Year | Current PEIMS | ENROLLMENT PROJECTIONS | | | | | | | | | |
|------------------------------------|---------------------|--------------|---------------|---------------|------------------------|--------|-------|--------|--------|--------|--------|--------|--------|-------|
| | | | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 |
| DOBIE JH | 1,300 | 1,540 | 1,348 | 1,316 | 1,229 | 1,194 | 1,228 | 1,196 | 1,152 | 1,058 | 1,009 | 1,025 | 1,025 | 1,109 |
| % Max Capacity | | | 88% | 85% | 80% | 78% | 80% | 78% | 75% | 69% | 66% | 67% | 67% | 72% |
| CORBETT JH | 1,080 | 1,500 | 1,188 | 1,126 | 1,095 | 1,096 | 1,103 | 1,111 | 1,114 | 1,083 | 1,001 | 936 | 924 | 989 |
| % Max Capacity | | | 79% | 75% | 73% | 73% | 74% | 74% | 74% | 72% | 67% | 62% | 62% | 66% |
| JUNIOR HIGH SCHOOL TOTALS | | 3,040 | 2,537 | 2,442 | 2,324 | 2,290 | 2,331 | 2,307 | 2,266 | 2,141 | 2,010 | 1,961 | 1,949 | 2,098 |
| % Max Capacity | | | 83% | 80% | 76% | 75% | 77% | 76% | 75% | 70% | 66% | 65% | 64% | 69% |
| Junior High School Percent Change | | | -2.62% | -3.71% | -4.83% | -1.46% | 1.79% | -1.03% | -1.78% | -5.52% | -6.12% | -2.44% | -0.61% | 7.64% |
| Junior High School Absolute Change | | | -68 | -94 | -118 | -34 | 41 | -24 | -41 | -125 | -131 | -49 | -12 | 149 |

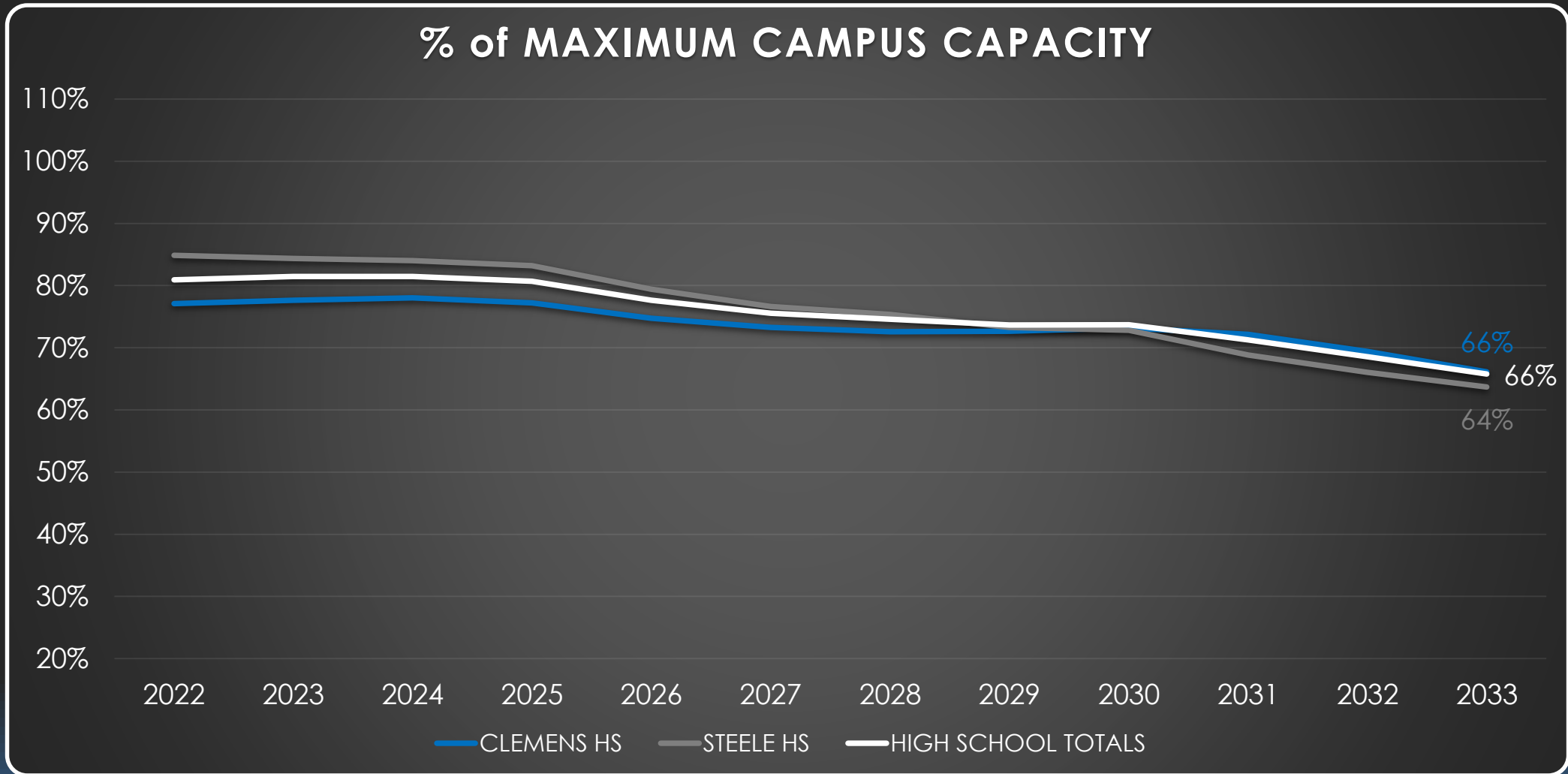
JUNIOR HIGH CAPACITIES



HIGH SCHOOL CAPACITIES

| Campus | Functional Capacity | Max Capacity | Previous Year | Current PEIMS | ENROLLMENT PROJECTIONS | | | | | | | | | |
|-----------------------------|---------------------|--------------|---------------|---------------|------------------------|--------|--------|--------|--------|--------|-------|--------|--------|--------|
| | | | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 |
| CLEMENS HS | 2,700 | 3,300 | 2,544 | 2,563 | 2,576 | 2,550 | 2,469 | 2,419 | 2,397 | 2,400 | 2,418 | 2,383 | 2,292 | 2,183 |
| % Max Capacity | | | 77% | 78% | 78% | 77% | 75% | 73% | 73% | 73% | 73% | 72% | 69% | 66% |
| STEELE HS | 2,160 | 3,200 | 2,716 | 2,700 | 2,688 | 2,663 | 2,541 | 2,452 | 2,411 | 2,345 | 2,330 | 2,202 | 2,113 | 2,038 |
| % Max Capacity | | | 85% | 84% | 84% | 83% | 79% | 77% | 75% | 73% | 73% | 69% | 66% | 64% |
| HIGH SCHOOL TOTALS | | 6,650 | 5,381 | 5,418 | 5,419 | 5,368 | 5,165 | 5,026 | 4,963 | 4,900 | 4,903 | 4,740 | 4,560 | 4,376 |
| % Max Capacity | | | 81% | 81% | 81% | 81% | 78% | 76% | 75% | 74% | 74% | 71% | 69% | 66% |
| High School Percent Change | | | 0.69% | 0.71% | 0.02% | -0.94% | -3.78% | -2.69% | -1.25% | -1.27% | 0.06% | -3.32% | -3.80% | -4.04% |
| High School Absolute Change | | | 37 | 38 | 1 | -52 | -204 | -137 | -64 | -63 | 3 | -163 | -180 | -183 |

HIGH SCHOOL CAPACITIES



FORECASTING CONSIDERATIONS

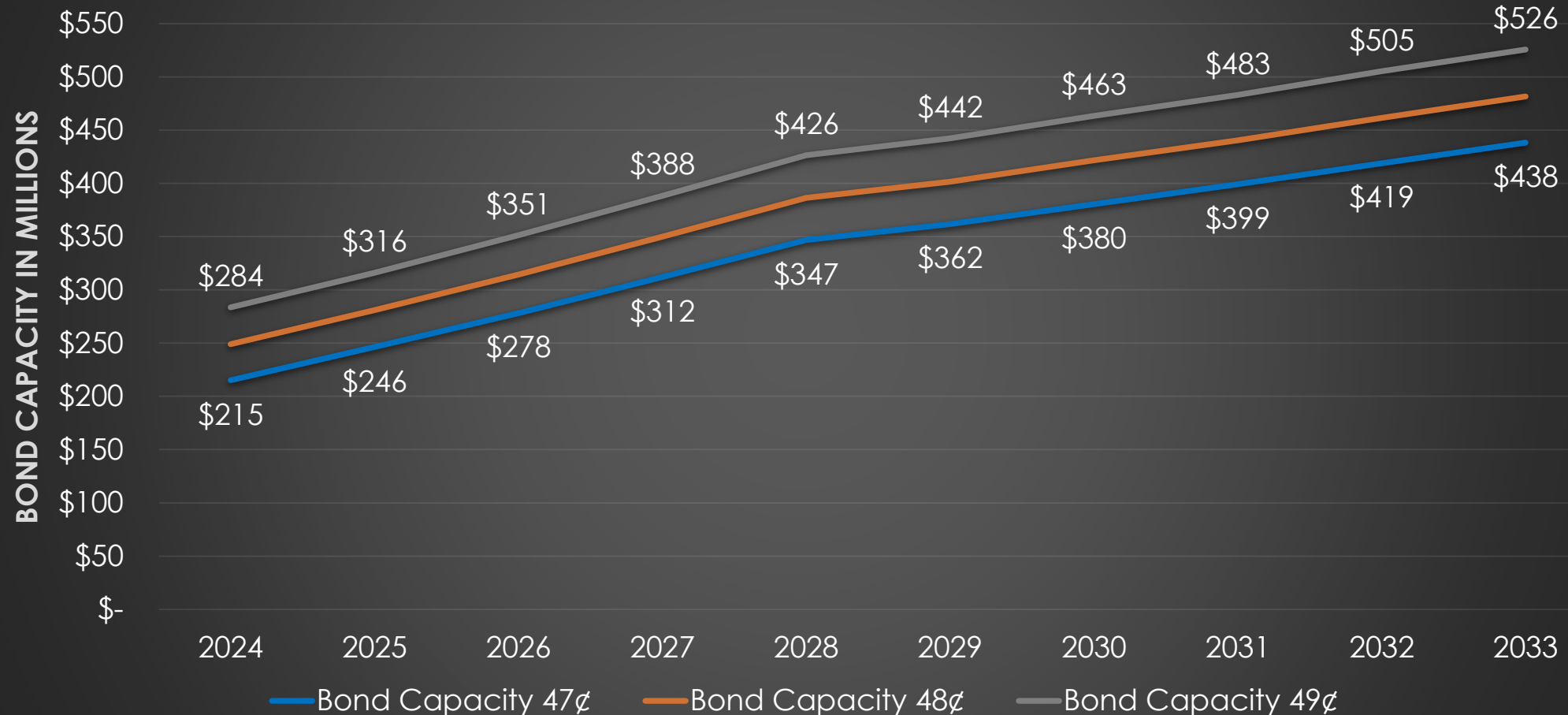
- ENROLLMENT
 - HISTORICAL TRENDS
 - PROJECTIONS
 - TRANSFERS TO CHARTERS AND OTHER ISDs
- CAMPUS CAPACITY
- BONDING CAPACITY

PROJECTING BONDING CAPACITY - SCUC

- PROJECTING TAX REVENUE
 - ASSUMES NO REFINANCING FOR BOND SAVINGS
 - DEFEASING PRINCIPAL
 - MODEST PROPERTY VALUE GROWTH
 - 4.0% ANNUAL INCREASE FOR 2024-2028
 - 2.0% ANNUAL INCREASE FOR 2029-2033
- AS DEBT IS RESTRUCTURED AND PROPERTY VALUES INCREASE, WE BEGIN TO HAVE SOME BONDING CAPACITY
 - CAPACITY FOR ADDITIONAL DEBT IS LOWER AT FIRST, MORE IN LATER YEARS
- FORECASTING USING THREE OPTIONS FOR I&S TAX RATE
 - **\$0.47** PER \$100 OF VALUATION (CURRENT), **\$0.48** PER \$100 VALUATION, AND **\$0.49** PER \$100 VALUATION

PROJECTED AVAILABLE BOND DOLLARS

SCUC Bond Capacity by Year & Rate



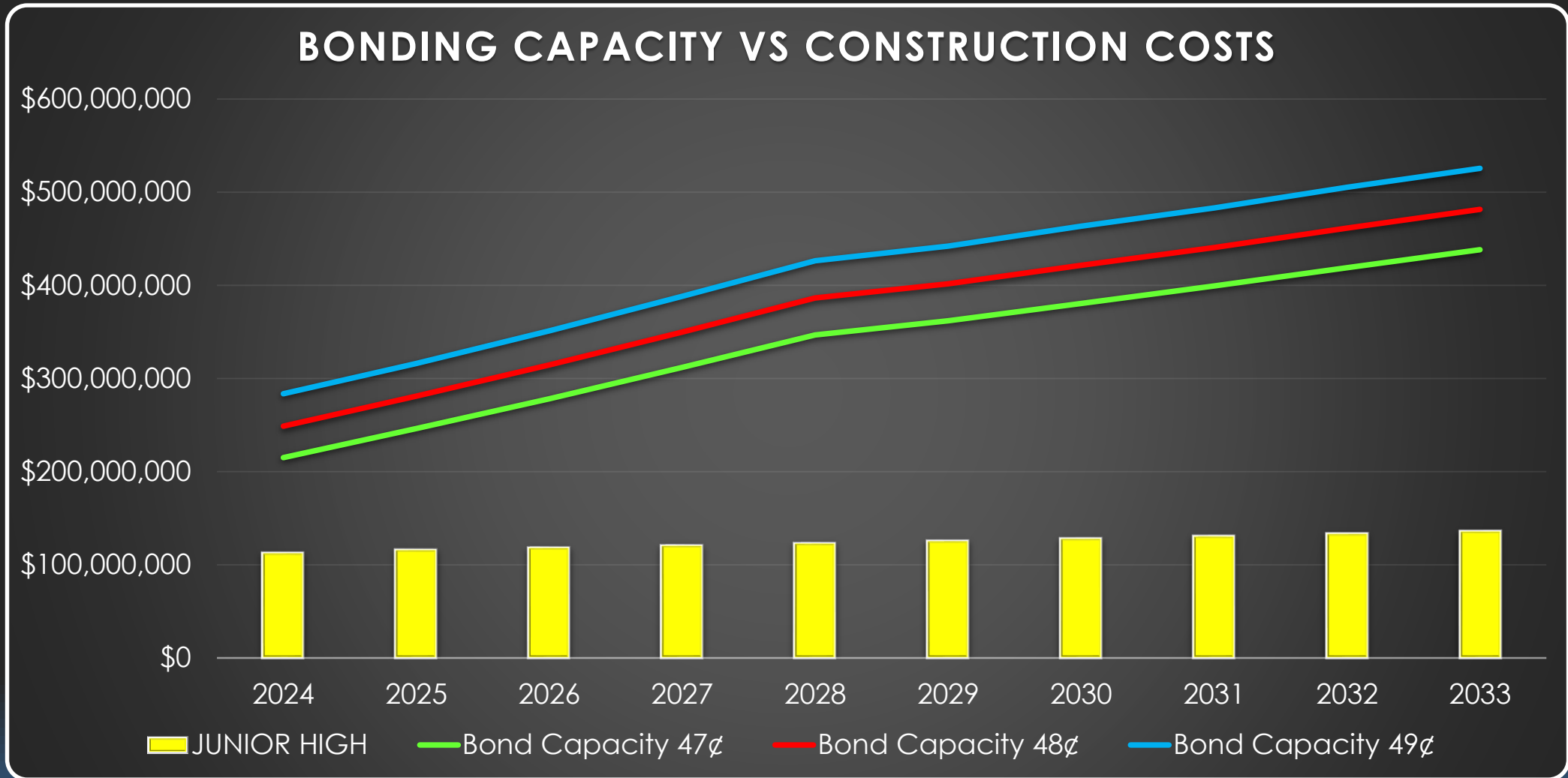
PROJECTING FACILITY COSTS - SCUC

- PROJECTING FUTURE COSTS OF NEW FACILITIES
 - FLUCTUATING MATERIALS AND LABOR COSTS MAKE LONG-TERM PROJECTIONS DIFFICULT
 - THE MARKET HAS SEEN HUGE INFLATION OVER THE LAST SEVERAL YEARS, BUT SEEMS TO HAVE STABILIZED DURING 2023
 - 2020-2023 WE EXPERIENCED 7-15% INFLATION ANNUALLY
 - PROJECTING PAST 2024
 - 3% ANNUAL INFLATION FOR 2024
 - 2% ANNUAL INFLATION FOR 2025 AND BEYOND
- CONSTRUCTION ESTIMATE RULES OF THUMB – 2024 DOLLARS
 - HIGH SCHOOL - \$235 MILLION
 - JUNIOR HIGH SCHOOL - \$113 MILLION
 - INTERMEDIATE/ELEMENTARY - \$72 MILLION

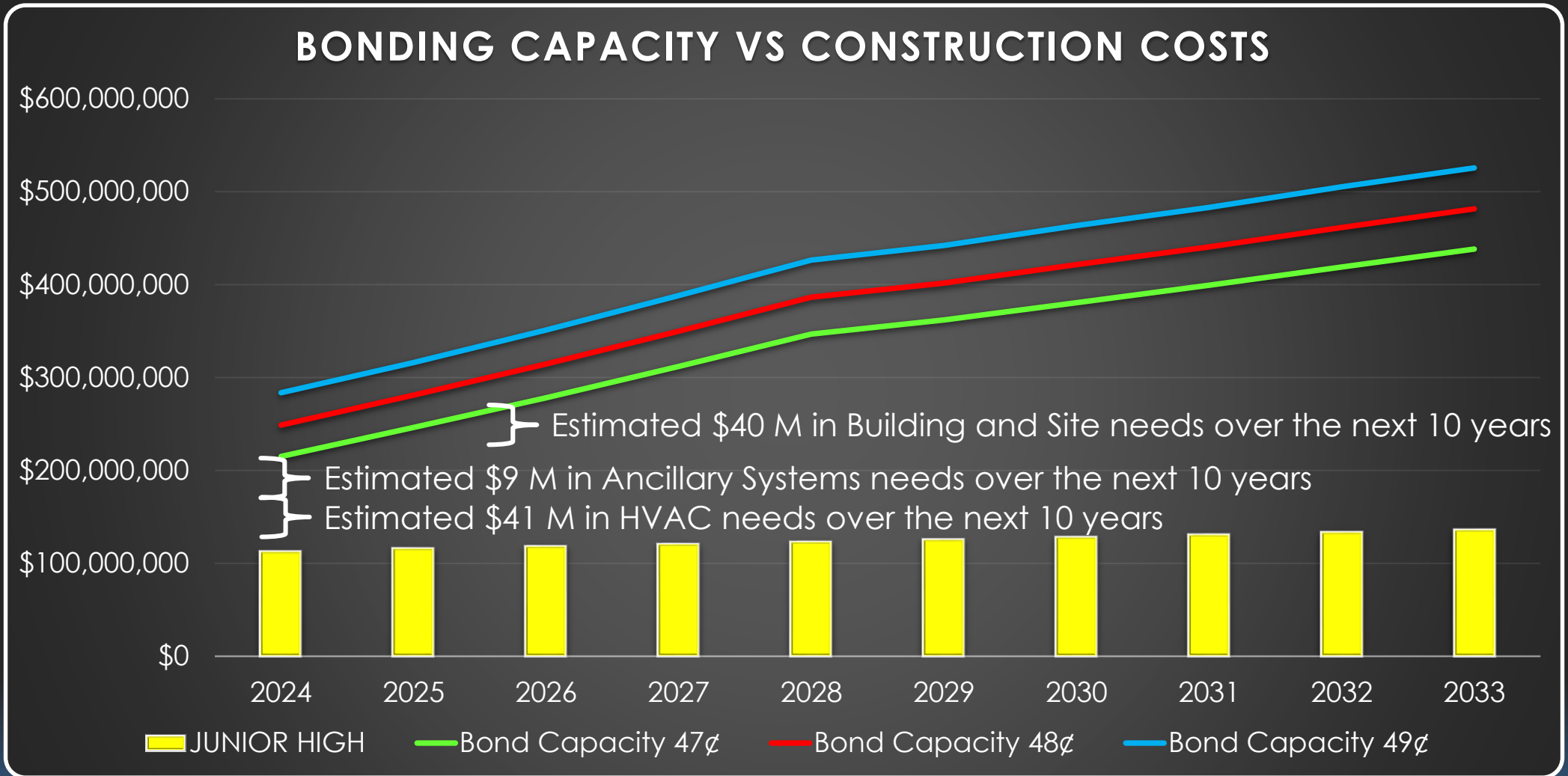
PROJECTING FACILITY COSTS - SCUC

| YEAR | High School | Junior High | Elementary/ Intermediate |
|--------|----------------|----------------|-----------------------------|
| 2024 | \$ 235,000,000 | \$ 113,000,000 | \$ 72,000,000 |
| 2025-P | \$ 242,050,000 | \$ 116,390,000 | \$ 74,160,000 |
| 2026-P | \$ 246,891,000 | \$ 118,717,800 | \$ 75,643,200 |
| 2027-P | \$ 251,828,820 | \$ 121,092,156 | \$ 77,156,064 |
| 2028-P | \$ 256,865,396 | \$ 123,513,999 | \$ 78,699,185 |
| 2029-P | \$ 262,002,704 | \$ 125,984,279 | \$ 80,273,169 |
| 2030-P | \$ 267,242,758 | \$ 128,503,965 | \$ 81,878,632 |
| 2031-P | \$ 272,587,614 | \$ 131,074,044 | \$ 83,516,205 |
| 2032-P | \$ 278,039,366 | \$ 133,695,525 | \$ 85,186,529 |
| 2033-P | \$ 283,600,153 | \$ 136,369,435 | \$ 86,890,260 |
| 2034-P | \$ 289,272,156 | \$ 139,096,824 | \$ 88,628,065 |

PROJECTED BOND CAPACITIES VS. CONSTRUCTION COSTS



PROJECTED BOND CAPACITIES VS. CONSTRUCTION COSTS




TAKE AWAYS....

- STUDENT ENROLLMENT/PROJECTIONS
 - PRIOR TO COVID-19 SCUC ISD'S ENROLLMENT GROWTH HAD SLOWED TO 1% PER YEAR
 - COVID AND THE OPENING OF CHARTER SCHOOLS HAS IMPACTED DISTRICT ENROLLMENT, ESPECIALLY AT THE YOUNGER GRADES
 - THIS MULTI-YEAR IMPACT IS REDUCING OUR ENROLLMENT EVEN WITH NEW HOUSING
 - AN AVERAGE 1% ANNUAL DECLINE IN ENROLLMENT IS FORECASTED FOR THE NEXT SIX YEARS
- CAPACITY RELIEF TOOLS
 - WE HAVE MULTIPLE TOOLS TO HELP RELIEVE OUR CAMPUSES ONCE THEY SURPASS 90% OF THEIR MAX CAPACITY AND MOVE CLOSER TO 100%
- WITH OUR PROJECTED ENROLLMENT DECLINING, OUR ATTENTION MUST BE FOCUSED ON MAINTAINING THE INFRASTRUCTURE OF OUR EXISTING BUILDINGS AND IDENTIFYING FUTURE PROGRAMMATIC NEEDS FOR OUR STUDENTS
- WE ALSO NEED TO CONSIDER IF 2 JUNIOR HIGHS CONTINUE TO MEET THE NEEDS OF OUR DISTRICT

QUESTIONS/COMMENTS



Memo

To: Planning and Zoning Commission via Daisy Marquez, Senior Planner
From: John Nowak, P.E., Engineer 
Date: April 22, 2026
Re: Traffic Impact Summary for Proposed Zone Change for 502, 506, and 508
Main Street

The properties at 502, 506, and 508 Main Street are currently zoned GB, General Business. The property owner is requesting MSMU, Zoning, a specific zoning district for the Main Street corridor.

The properties are currently fully developed and no change of uses are expected with the zone change request. Therefore, there is no increase or decrease in expected traffic generation associated with this zone change request. As such, there is no adverse impact to the City's transportation system by the zone change request.

Ord. 26-S-13

Proposed 0.4 ac Zone Change to MSMU

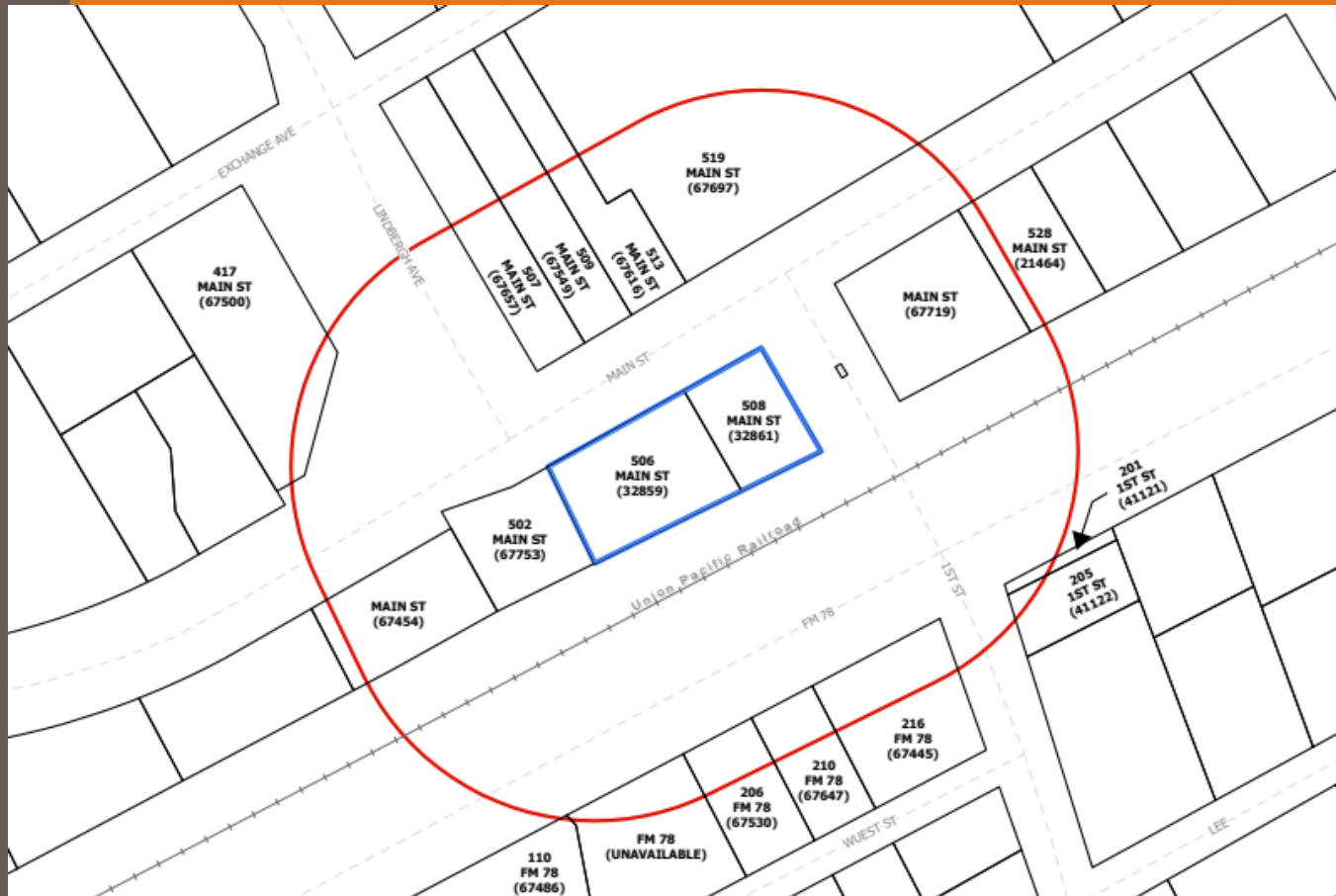
Daisy Marquez | Senior Planner



| | Zoning | Use |
|------------------|--------------------------------|----------------------------|
| Subject Property | General Business District | Office |
| North | Right of Way | Main St |
| South | Railroad | Union Pacific |
| East | Right of Way | 1 st Street |
| West | General Business District (GB) | Restaurant/ Melanie's Cafe |

- 0.4 acres
- Current Zoning: GB
- Proposed: MSMU
- Platted: Main Street Business Park

| Dimensional Requirements 21.5.7 Permitted Uses 21.5.8 | Existing | Proposed |
|--|---|--|
| | General Business District (GB) | Main Street Mixed-Use (MSMU) |
| Permitted Uses *Not a Comprehensive List | Appliances, Furniture and Home Furnishing Store; Building Material and Hardware Sales; Car Wash, Automated ; Commercial Amusement, Indoor | Antique Shop, Parking Garage, Bakery, Bank, Book Store, Day Care Center, Dance Hall/ Nightclub, gymnastics studio, Health/ Fitness, Medical/ Professional Office/ Clinic |
| Area Square Feet | 10,000 | 5,000 |
| Width & Depth | 100 x 100 | 50x100 |
| Setbacks, Adj. Non-Residential | Front: 20', Side: NA, Rear: NA | Front:10, Side:5, Rear:10 |
| Maximum Height | 120' | 35' |
| Maximum Impervious Coverage | 80% | 80% |



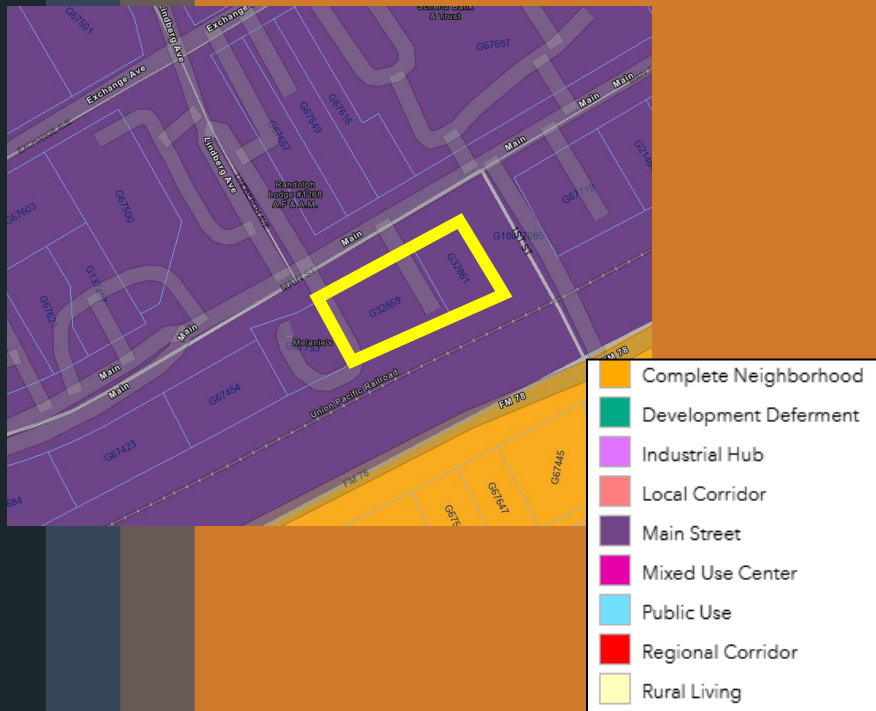
- 17 Public notices were sent on 04.23.2026
- As of today
 - (1) in Favor
 - (0) Neutral to
 - (0) in Opposition
- A public hearing notice was published in the “San Antonio Express” on May 13, 2026
- 2 notification signs were placed by the applicant
- P&Z: May 6, 2026



UDC SECTION 21.5.4.D Criteria for Approval

1. Whether the proposed zoning change implements the policies of the adopted Comprehensive Land Plan, or any other applicable adopted plans.

- Main Street- Future Land Use Designation
 - Single-Family and Multi-Family Residential
 - Low-Intensity Commercial
- Proposed MSMU:
 - Consistent with the Comprehensive Land Use Map- Future Land Use Map Designation.
 - Appropriate with surrounding uses.



UDC SECTION 21.5.4.D Criteria for Approval

2. Whether the proposed zoning change promotes the health, safety, and general welfare of the City.

- Proposed MSMU:
 - Property on Main St.
- Engineering Memo
 - No proposed change in use, property is developed already.
 - No adverse impact to the City's transportation system.

UDC SECTION 21.5.4.D Criteria for Approval

3. Whether the uses permitted by the proposed change will be consistent and appropriate with existing uses in the immediate area;

- Property is on Main Street and within the Main Street Corridor
- Along Main Street: Offices, personal services, restaurants, etc.
- MSMU Permitted Uses:
 - Consistent and appropriate with existing uses along Main Street and in immediate area.

UDC SECTION 21.5.4.D Criteria for Approval

4. Whether other factors are deemed relevant and important in the consideration of the amendment.

- Schertz Fire, EMS, and PD do not have objections to the proposed zone change.
- SCUC ISD was mailed a public hearing notice.
- P&Z held a public hearing for this item on May 6, 2026.

Staff Recommendation:

Staff recommends approval of Ord. 26-S-13 due to the location of the subject property on Main Street, the compatibility of the proposed zone change with the Comprehensive Land Use Plan Future Land Use Map, and the existing uses in the immediate area.

P&Z Recommendation:

The Planning and Zoning Commission held a public hearing for the item on May 6, 2026, and made a recommendation of approval to City Council with a 7-0 vote.

CITY COUNCIL MEMORANDUM

City Council Meeting: June 2, 2026
Department: Engineering
Subject: June 2026 Major Projects in Progress/CIP

Attachments

June 2026 Projects in Progress

CITY COUNCIL MEMORANDUM

City Council Meeting: June 2, 2026
Department: City Manager
Subject: Update on Major Projects in Progress

Background

This is the monthly update on large projects that are in progress or in the planning process. This update is being provided so Council will be up to date on the progress of these large projects. If Council desires more information on any project or on projects not on this list, please reach out to staff and that information will be provided.

Facilities Projects:**1. Fleet Building Parking Lot**

Project Description – Pave the open grassy area located at 27 Commercial Place

- Project Status: Site Plan Development and Construction Design
- Projected Completion: To be determined
- Consultant: Unintech Consulting Engineers, Inc.
- Contractor: To be determined

Project Update: This project is being pushed back to FY26-27 due to the need to reallocate funding from this project to help fund the repairs of the retention wall and pavers at the Schertz Library. In the interim, Public Works has started grading a small area of the lot to provide additional improved surface for parking and storage of vehicles and equipment in order to comply with the City's regulations regarding the use of unimproved surfaces.

2. Library Retention Wall (Pavers)

Project Description – Replacing the failing plastic panels around the library foundation with concrete panels. This includes removal and replacement of some of the concrete pavers in the rear courtyard.

- Project Status: Design
- Projected Completion: Spring 2026
- Project Cost: \$350,000
- Consultant: Unintech Consulting Engineering
- Contractor: To be determined

Project Update: The bid package is being finalized, and Staff expects to bid the project this month.

3. Fire Station 4

Project Description – Fire Station 4 Build

- Project Status: Full building and development phase. Footing and building beams have been poured. Working through power, technology, water, and sewer to building
- Projected Completion: March 2027
- Total Project Cost: Estimated \$13.25 million
- Building Cost: Estimated \$10 million
- Consultant: AGCM – Owner Rep
- Architect: Martinez Architecture
- Contractor: Marksman – CMAR

Project Update: Concrete has been poured. Once left dry for at least 2 full days, steel will go up. Presently looking at 4/28, Tuesday of next week. CPS Power has been completed and temporary power to the job site has been established. We are now in the process of getting fiber run from source to site. IT is managing this project. Next will be completion of gas lines to the building through Centerpoint. Water and sewer have been tapped to lines across Wiederstein and Fire Line was tested.

4. FM 78 Build Out PD CID Property Room

Project Description – Remodel a portion of the County Building that PD will utilize for CID and Property

- Project Status: Approved by the County
- Projected Completion: TBD
- Consultant: TBD
- Contractor: TBD

Project Update: An internal estimate, prepared with support from an owner's representative, placed the project cost between \$530,000 and \$560,000, which is \$1.4 million less than the Parkhill proposal. City staff will present a resolution to the City Council recommending the rejection of all proposals and rebidding the project under a Design-Build delivery model. The decision to switch to a Design-Build framework aims to better integrate the design and construction phases and streamline project management. Staff has also agreed to engage an owner's representative to oversee the project and protect the city's interests at an estimated cost of \$67K, thus, we are requesting a CIP increase of \$250K for a total estimated project cost of \$650K.

5. Police Department Building Remodel

Project Description – Remodel office areas within building #6 where the Police Department operates. Areas to remodel may include the current CIS division, P&E holding area, and possibly other offices along that hallway.

- Project Status: Once the FM 78 project is nearing completion, we can move forward.
- Projected Completion: TBD
- Consultant: TBD
- Contractor: TBD

Project Update: In a **holding status** until administrative tasks with the FM 78 build out for the property room and CID are completed.

Drainage Projects:

1. FM 78 South Channel Silt Removal

Project Description – Silt removal for the existing FM 78 South Drainage channel to include permitting, easement acquisition and construction.

- Project Status: Easement Acquisition
- Projected Completion: Spring 2027

- Project Cost: Design \$32,100, Drainage Report \$4,600
- Consultant: Unintech Consulting Engineers, Inc.
- Contractor: TBD

Project Update: Unintech has indicated that the surveyors are working to clear up some boundary discrepancies to finalize the easement exhibits. Once complete the easement negotiations will begin. After easements are acquired, the project will be rebid, and construction will proceed.

2. Pickrell Park & FM 1518 Drainage

Project Description – Installation of underground drainage, upgraded creek outfalls and provide localized surface drainage swales. Sanitary sewer relocation within areas of conflict with proposed drainage improvements

- Project Status: Preliminary Engineering Study
- Projected Completion: TBD
- Project Cost: \$41,987 - \$47,500 NTE (study only)
- Consultant: Unintech Consulting Engineers, Inc.
- Contractor: TBD

Project Update: No Change - Staff has reviewed the preliminary study and has provided comments back to Unintech. Unintech is working to include these comments and will meet with staff when complete to finalize the report. Recommendations from the study will be used to develop a project to improve the drainage in this area of the City.

3. Wendy Swan Drainage

Project Description – Removal of an existing concrete retaining wall, install underground drainage and fill to grade with localized surface drainage.

- Project Status: Design
- Projected Completion: Summer 2026
- Project Cost: Design \$108,500 (\$125,000 NTE), Construction Estimate \$1,100,000
- Consultant: Unintech Consulting Engineers, Inc.
- Contractor: TBD

Project Update: Staff has received final plans and specifications. Staff is working on obtaining a temporary easement to relocate a property owner's fence from the park property onto the property owner's property.

4. Friesenhahn Lift Station Drainage Improvements

Project Description – Drainage study of Friesenhahn Lift Station site will be performed and used to develop plans for construction of recommended improvements to remedy poor drainage conditions around the site.

- Project Status: Study and Design
- Projected Completion: TBD
- Project Cost: Design \$74,815 Construction Estimate TBD
- Consultant: Utility Engineering Group
- Contractor: TBD

Project Update: Staff has met with UEG to discuss the drainage analysis and ways to improve conditions near the lift station. UEG is working to make revisions discussed, and these will be used in the design phase of the project.

Water and Wastewater Projects:

1. Woman Hollering Creek Wastewater Interceptor Main and Lift Station

Project Description – Design and construction of a sanitary sewer system to collect and convey wastewater to the future CCMA water reclamation plant off Trainer Hale Road in Southern Schertz. The system consists of approximately 19,000 linear feet of 30” gravity wastewater line running generally along Woman Hollering Creek from the existing Sedona lift station on FM 1518 to a new lift station on IH 10 and approximately 6,000 feet of force main from the lift station to CCMA plant. It also includes an additional 18” gravity line approximately 1,500 feet in length that will first serve the Hallie’s Cove Subdivision. The system is necessary for the new CCMA plant to begin operation and to allow the existing Woman Hollering Lift Station at Sedona to be taken out of service.

- Project Status: Construction
- Projected Completion: Summer 2026
- Project Cost: Engineering/Design \$1,187,594, Land purchases, ROW, legal and advertising \$700,810, Construction \$11,200,000, and miscellaneous costs for a project total of \$13,088,404
- Design Engineer: Cobb Fendley & Associates, Inc.
- Owner’s Representative: AGCM, Inc.
- Contractor: Thalle Construction Co, Inc.

Project Update: No change from the last update. The collection and conveyance system including the lift station was put into operation March 3, 2025. The CCMA South Plant is operational. The Woman Hollering Package Treatment Plant has been shut down and is being cleaned and removed from the leased property location. The Sedona Lift Station and the pump and haul operation at Hallie’s Cove have been decommissioned. The contractor continues to work on correction of items identified on the punchlist for the project to be completed. Work remaining includes correction of pump issues, relocation and elevation of main disconnect, crane and crane foundation testing and potential correction. It is estimated that the remainder of the work on the project may still take several months to complete but as stated, the project is operational.

2. Riata Lift Station Relocation

Project Description – Relocation of the Riata Lift Station ahead of TxDOT’s IH 35 NEX project to remove it from conflict with the proposed highway improvements. The design phase included identification of a new site for the lift station, design of new lift station and design of the abandonment of the existing lift station. Property and easement acquisitions were required. The new lift station is needed to maintain sewer services.

- Project Status: Begin Construction 4th Quarter of 2024.
- Projected Completion: Summer 2026
- Project Cost: Design & Acquisition of easements and existing lift station \$478,000; Construction: \$2,800,000
- Consultant: Utility Engineering Group, PLLC
- Contractor: Keystone Construction

Project Update: Keystone is working to correct items identified on the final walk punch list. They are waiting on the landscape company to install a couple of trees along the front of the site.



Riata Lift Station Location

3. FM 1518 Utility Relocations

Project Description – Relocation of water and sewer utilities to avoid conflicts as part of the TxDOT FM 1518 Improvement Project.

- Project Status: Construction
- Projected Completion: The City’s utility relocation portion of the project is expected to be completed in the Fall of 2026.
- Project Cost: Design NTE \$980,000, Construction Joint Bid \$8,986,837/Aztec 16” Line \$884,270
- Consultant: Halff Associates
- Contractor: SER Construction Partners (TxDOT’s General Contractor)/Qro Mex Construction (Aztec 16” Line-completed)

Project Update: No change since last update. SER has slowed down on the installation of water and sewer on the north end of the project due to CCMA working on their utility relocations within the same area. Once CCMA is completed in the area, SER will resume utility installation.

4. Corbett Ground Storage Tank

Project Description – Construction of a new 3-million-gallon Ground Storage Tank (GST). The GST will be used to fill the existing Corbett Elevated Storage Tank and provide additional water storage capacity. This new GST will receive water directly from the Schertz Seguin Local Government Corporation.

- Project Status: Construction Phase
- Projected Completion: Spring 2026
- Project Cost: Design \$547,100, Construction \$8,665,220
- Consultant: Unintech Consulting Engineers
- Contractor: Pesado Construction Co.

Project Update: A final walk of the site was done at the end of May to identify items that still need attention prior to closing out the project. Public Works is meeting with the contractor and the electrical engineer to discuss all of the electrical and control components to ensure proper operation of the new pumps, generator, and SSLGC’s inlet controls.

5. Water Loop Lines

Project Description – Install 12” water main lines to provide a looped distribution system from Ware Seguin to Lower Seguin and Pfeil Road to N Graytown Road.

- Project Status: Design/Easement Acquisition
- Projected Completion: Fall 2026
- Project Cost: Design NTE \$254,974, Construction Estimate \$4,400,000

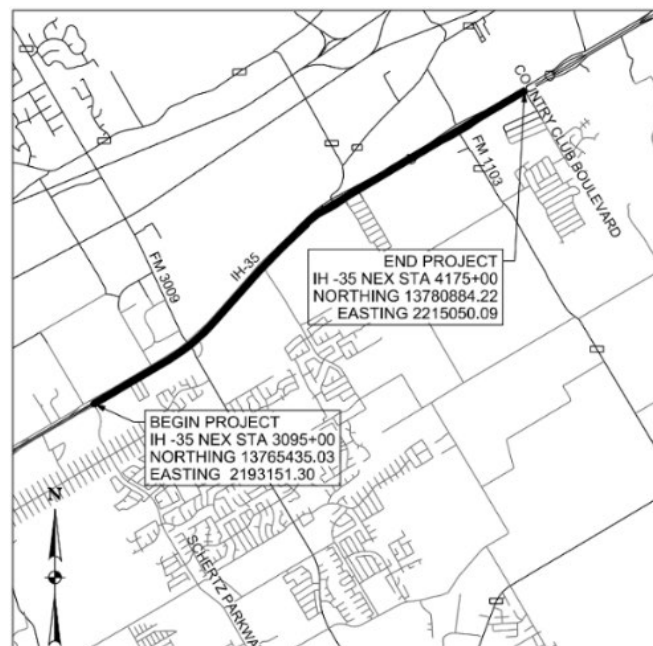
Project Update: Unintech has begun assembling the construction contract documents to begin the bidding process for the section of water line along IH 10 between Pfeil and N. Graytown roads. Advertising and bidding will be done in June.

6. IH 35 NEX-North Utility Relocations

Project Description – Relocation of water and sewer utilities to avoid conflicts as part of the TxDOT IH 35 NEX project.

- Project Status: Design - Construction
- Projected Completion: Joint Bid Construction is planned for Fall 2027
- Project Cost: Design & Easement Acquisition Services - \$1,250,000
- Project Cost: Construction Sewer Only - \$1,787,074 (\$2,000,000 NTE)
- Consultant: Halff Associates

Project Update: Blackrock Construction continues the sewer construction effort along IH 35. Halff is working to revise plans of a sewer crossing of IH 35 due to conflicts discovered with other utility providers. This is being coordinated with the contractor, TxDOT, and the other utilities to ensure a change in the vertical alignment does not create any other concerns. Once these plans are approved, Blackrock will continue with the bore to install the sewer line casing.



Extent of IH 35 NEX – Northern Segment

7. Robin Hood Way Waterline Replacement

Project Description – Replacement and upsizing of water line in Robin Hood Way, Sherlock Lane, and Nottinghamshire. The main replacement is to increase flows in the area, particularly to meet fire flow requirements. The project also includes street resurfacing and rehabilitation work that was previously removed from the SPAM project.

- Project Status: Design

- Projected Completion: Spring 2027
- Project Cost: \$5,350,000
- Consultant: Kimley- Horn & Associates

Project Update: Our consultant is surveying the additional area necessary to finalize the design documents, which will be incorporated into their next submittal.

8. Bell North Sewer Extension

Project Description – Ten commercial properties on the west end of Bell North Drive are served by private grinder pumps that pump into a public wastewater force main that discharges into a manhole near 17316 Bell North Drive. This project is the construction of a gravity sewer main within Bell North Drive that will flow toward and discharge into the main on Doerr Lane.

- Project Status: 90% Completion
- Projected Completion: Summer 2026
- Project Cost: Design \$95,000
- Project Cost: Construction \$513,900 (\$575,000 NTE)
- Consultant: Freeland Turk Engineering Group LLC
- Contractor: RL Jones, LP

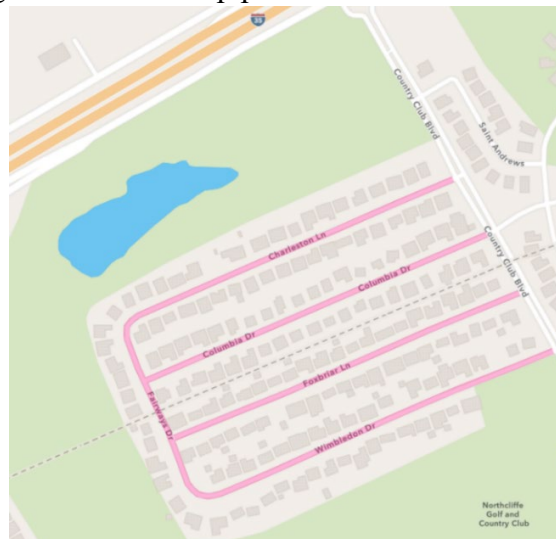
Project Update: RL Jones has installed service laterals connecting individual commercial properties to the newly constructed gravity sewer main. Aside from outstanding punch-list items, the City is currently coordinating with the remaining businesses that continue to operate on onsite septic systems, which were not identified or included during the original design phase.

9. Northcliffe Country Club Estates Water and Wastewater Main Replacement

Project Description – replacement of the water and wastewater mains and rehabilitation of the streets in the Northcliffe Country Club Estates subdivision.

- Project Status: Design
- Projected Completion: Fall 2027
- Project Cost: \$8,733,400 (estimated)
- Consultant: Unintech Consulting Engineers, Inc.

Project Update: Final Plans have been received. Staff is reviewing several possible manhole lining options to seal up the existing manholes to help prevent Inflow and Infiltration into the system.



10. Cibolo West Wastewater Trunk Main

Project Description – Installation of approximately 21,680 LF of gravity wastewater trunk main that will collect wastewater at the location of the Saddlebrook Wastewater Lift Station as well as areas north of Schaefer Road and convey flows south along a route including along Weir and Trainer Hale Roads and the west side of Cibolo Creek to the CCMA South Water Reclamation Plant. Having this line in place will ultimately allow the decommissioning of the Corbett and Saddlebrook Lift Stations. The project is a collaboration between the City of Schertz and Green Valley Special Utility District (GVSUD).

- Project Status: Easement Acquisition
- Projected Completion: Fall 2027
- Total Project Cost: \$26,743,000
- Consultant for Route Study: Lockwood, Andrews, & Newnam, Inc.
- Consultant for Easement Acquisition: TBD

Project Update: No change from last update. Staff plans to present the results of the route study to Council in the coming months. After that, work will begin on the next phase of this project – easement acquisition. The scope will include a preliminary design to further refine the specific route of the trunk main in order to identify the necessary easements.

11. Elevated Storage Tank Pipe Replacement and Tank Painting

Project Description – Rehabilitation of vertical fill and drain line piping in the East Live Oak and Northcliffe elevated storage tanks due to increased signs of fatigue at the welded joints. The project also includes the painting of the interior and exterior of the East Live Oak and Northcliffe elevated tanks and the Ware Seguin ground storage tank.

- Project Status: Design
- Projected Completion: Design expected to be complete by Fall 2026.
- Total Project Cost: \$2,600,000 Estimated Total
- Consultant for Study: Unintech Consulting Engineers, Inc.

Project Update: No change from previous update. The inspection of the tanks and final report is complete. Samples from the pipes have been analyzed and replacement pipe selection is currently under review. Replacement pipe material is being evaluated so the most cost-effective material is selected.

12. Schertz Parkway 16” Water Transmission Main Replacement

Project Description – Replacement of approximately 1,200 linear feet of 16” water transmission main along Schertz Parkway between Mare Way and Maske Road.

- Project Status: Design
- Projected Completion: Winter 2026
- Project Cost: Design \$180,824 (\$245,000 NTE), Easements \$50,000, Construction Estimate \$1,500,000
- Consultant: Unintech Consulting Engineers, Inc.
- Contractor: TBD

Project Update: Final plans have been received. Consultant is still working to obtain the required construction easement for the new waterline. Project is waiting until easement is acquired before bidding. Staff is processing a task order for appraisal services to move the easement forward.

13. FM 3009 18” Water Transmission Main Replacement

Project Description – Replacement of approximately 7,600 linear feet of 18” water transmission main.

- Project Status: Design
- Projected Completion: Fall 2027
- Project Cost: Design \$431,752 (\$550,000 NTE), Construction Estimate (including easement acquisition) \$4,800,000

- Consultant: Unintech Consulting Engineers, Inc.
- Contractor: TBD

Project Update: Unintech is finalizing the preliminary plans. Additional survey information needed to be collected after reviewing the initial survey and the layout of the new line. Expect plan to be submitted in early June.

14. IH 35 Ground Storage Tank and Pump Station

Project Description – Construction of a 3-million-gallon ground storage tank and pump station adjacent to the existing IH 35 elevated storage tank to provide storage capacity that can be filled during non-peak hours of the day.

- Project Status: Design
- Projected Completion: Fall 2027
- Project Cost: Design \$728,068 (\$800,000 NTE), Construction Estimate (including land acquisition \$13,750,000)
- Consultant: Unintech Consulting Engineers, Inc.
- Contractor: TBD

Project Update: Staff met with Unintech to discuss the engineering report and proposed operation of a new storage tank and associated pumps. To try to reduce the operating pressure needed for the new pumps, it has been recommended to install a larger transmission main between the Morning Drive site and the Columbia elevated tank. This should reduce the horsepower required for the new pumps while allowing public works the flexibility to take these other tanks offline for maintenance while maintaining system operations.

15. Lift Station Decommissioning

Project Description – Decommissioning of Elbel and Whisper Branch Lift Stations including regulatory documentation and physical demolition and abandonment. The project also includes the development of a lift station decommissioning standard guidance document that can be used by the City for future lift station decommissioning projects.

- Project Status: Design
- Projected Completion: TBD
- Project Cost: Design \$49,635 Construction Estimate TBD
- Consultant: Utility Engineering Group
- Contractor: TBD

Project Update: No change since last update. UEG is working on the preliminary design for the decommissioning and a draft of the guidance document. Staff has provided some decommissioning needs of the electrical components at each site. A submittal is expected from UEG within the next few weeks.

Street Projects:

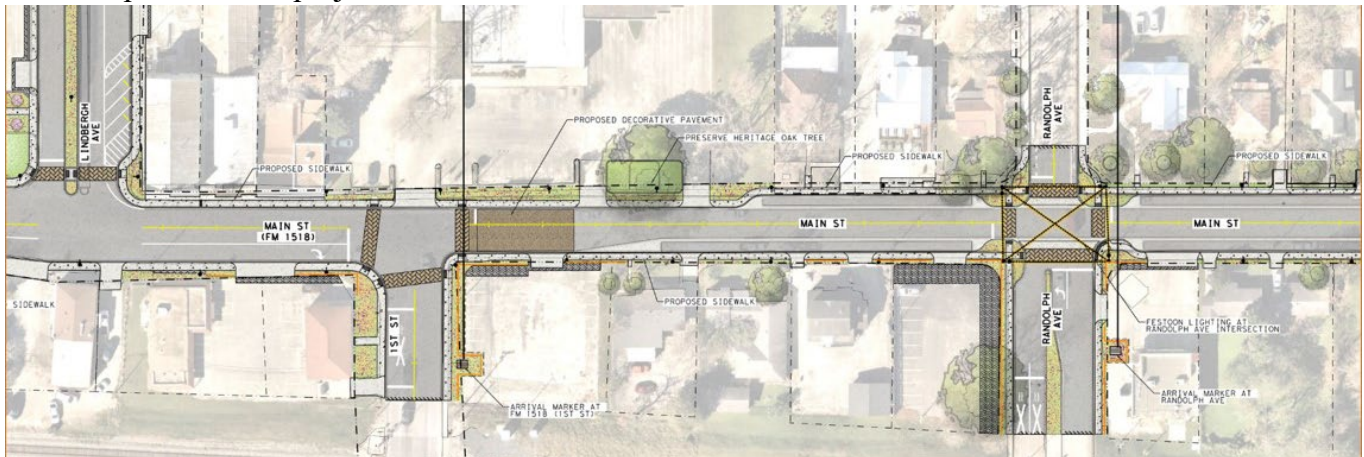
1. Main Street Improvements Project

Project Description – The project will improve sidewalks, provide street lighting, way-finding signage, landscaping, utility relocations, and architectural elements such as decorative concrete, decorative lighting, screening, and area signage. This project will also replace aging water and sanitary sewer mains and reconstruct the street with a new, stronger pavement section. Additionally, Lindbergh between Main and Exchange will be reconstructed.

- Project Status: Design
- Projected Completion: Fall 2028

- Project Cost: \$25,880,893
- Consultant: Kimley- Horn Associates

Project Update: No change from last update. Our consultant is doing additional outreach to the utility companies in the project area to finalize some details.



2. Lookout Road Reconstruction

Project Description – The project involves reconstruction of Lookout Road from Schertz Parkway to Doerr Lane. A traffic signal at the Lookout Road/Schertz Parkway intersection will also be installed. The project also includes the replacement and upsizing the existing sanitary sewer main in Lookout Road from Doerr Lane to Schertz Parkway.

- Project Status: Design
- Projected Completion: Fall 2027
- Project Cost: Design \$571,000 (\$20,000 from Selma), Construction estimate \$6,738,092 (\$100,000 from Selma)
- Design Consultant: Halff Associates

Project Update: Final documents are being prepared to close on the Right-of-Way acquisitions from CAT and Republic National Distributing. A project design amendment is being created to shift the alignment of Schertz Parkway to the east to avoid any impacts, or Right-of-Way acquisition, from the Blue Bonnet Palace. Once the design amendment has been approved, the final plan revisions will be performed. This will complete the bid package, and a bid schedule will be developed for the project.

3. Lower Seguin Road Reconstruction

Project Description – The project will reconstruct a 2.9-mile segment of Lower Seguin Road to widen and improve the street to the section identified in the Master Thoroughfare Plan. The City intends to pursue Federal DCIP funding for project construction.

- Project Status: Design
- Projected Completion: Fall 2028
- Project Cost: \$18,200,000
- Consultant: Halff & Associates

Project Update: Work is underway on revising our DCIP application for the project. The Base Commander support letter for the application has been sent to the Commander's office for his signature. Our revised DCIP application will be submitted later this month. Project plans continue to be refined. The Right-of-Way and Easement acquisition for the project is underway.

4. Buffalo Valley South Resurfacing and Rehabilitation and Utility Replacements

Project Description – Water and sanitary sewer main replacements and street rehabilitation of Buffalo Valley South, specifically Mill Street, 1st St, 2nd St, Bowman St, Lee St, Church St, Zuehl St, and Wuest.

PCI data was used to select the streets in the project. Project will be funded with a combination of SPAM funding (for the street rehabilitation) and ARP funding for the utility replacement.

- Project Status: Construction
- Projected Completion: April 16 (Substantial Completion)
- Project Cost: \$5,977,000
- Design Consultant: Unintech Consulting Engineering
- Contractor: E-Z Bel Construction, LLC

Project Update: The contractor has been working on punch list items and final project clean-up and sodding. The recent rains have caused some things to be delayed, but the project is expected to be fully complete by the end of this month.

5. **Boenig Drive Reconstruction**

Project Description – Reconstruction of Boenig Drive between Ware Seguin Road and Graytown Road. The reconstruction includes reconfiguration of the intersection with Ware Seguin Road to improve efficiencies and eliminate having two street intersections side-by side on Ware Seguin Road.

- Project Status: Design
- Projected Completion: Spring 2027
- Project Cost: \$3,240,000
- Consultant: Unintech Consulting Engineers, Inc.

Project Update: No change from last update. The design is nearly fully complete. Staff and our consultant are working to resolve a couple utility conflicts with the utility providers. Staff expects to bid the project this Summer.

6. **2024 SPAM Rehabilitation**

Project Description – Rehabilitation of St. Andrews, Maple, and part of the Silvertree Subdivision streets. Rehabilitation involves removing the existing pavement, applying cement stabilizing to the material underneath, and placing a new layer of pavement on the street.

- Project Status: Construction
- Projected Completion: Summer 2026
- Project Cost: \$3,581,000
- Consultant: Kimley-Horn Associates
- Contractor: E-Z Bel Construction, LLC

Project Update: The majority of the concrete work has been completed in Dove Meadows. Some of the re-vegetation and other cleanup has also been completed in Dove Meadows. Concrete replacement is underway on Maple Drive. The recent rains have caused some delays in some of the work, but the project is expected to be completed in July.

7. **2025 SPAM Resurfacing**

Project Description – Resurfacing of the streets in the Ashley Woods, Woodbridge, and Rio Vista subdivisions. Resurfacing involves performing localized concrete repairs; base repairs; asphalt level up; crack sealing; and applying a slurry seal to the surface of the streets.

- Project Status: Design
- Projected Completion: Fall 2026
- Project Cost: \$1,282,231
- Consultant: Kimley-Horn Associates

Project Update: Final Plan review and adjustments are underway. The bid package is expected to be complete and bidding started by the end of the Month.

8. Kramer Farm Rehabilitation

Project Description – Rehabilitation of the western streets in Kramer Farm Subdivision. Rehabilitation involves removing the existing pavement, applying cement stabilizing to the material underneath, and placing a new layer of pavement on the street.

- Project Status: Design
- Projected Completion: Fall 2026
- Project Cost: \$1,446,582
- Consultant: Kimley-Horn Associates

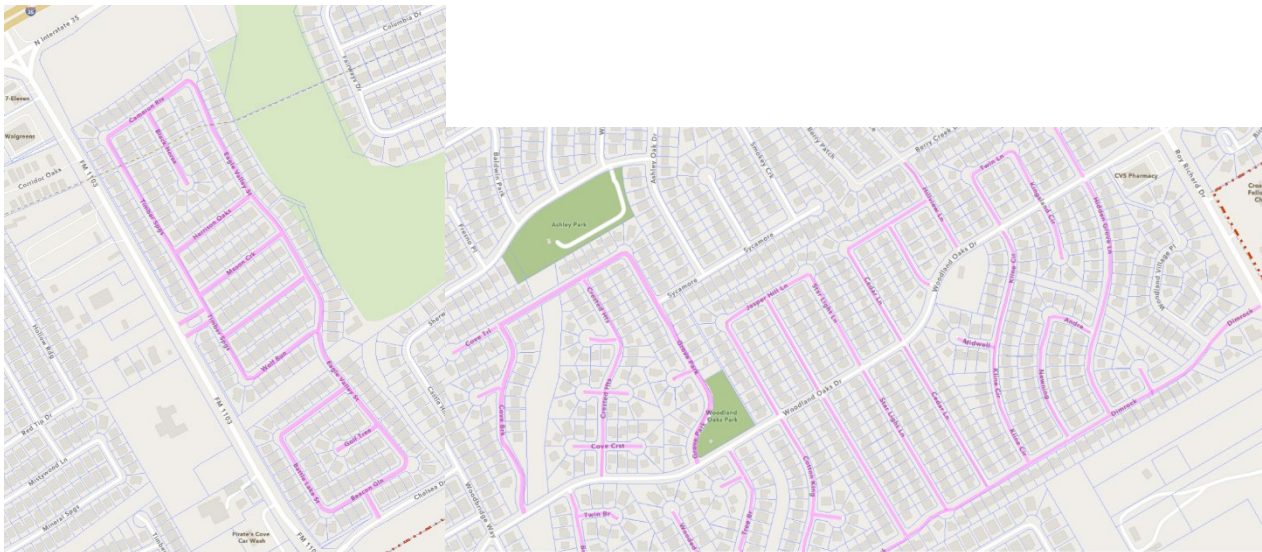
Project Update: Final Plan review and adjustments are underway. The bid package is expected to be complete and bidding started by the end of the Month.

9. 2026 SPAM Resurfacing

Project Description – resurfacing of the streets in the Fairway Ridge; Woodland Oaks; and Horseshoe Oaks Subdivisions. The project also includes the TSAC-recommended crosswalk improvements.

- Project Status: Design
- Projected Completion: Fall 2026
- Project Cost: \$1,780,000
- Consultant: Kimley-Horn Associates

Project Update: Staff is working with our consultant to refine the plans and modify the project scope to stay within budget. We expect to have the revisions completed and the bid package completed by the end of the month.

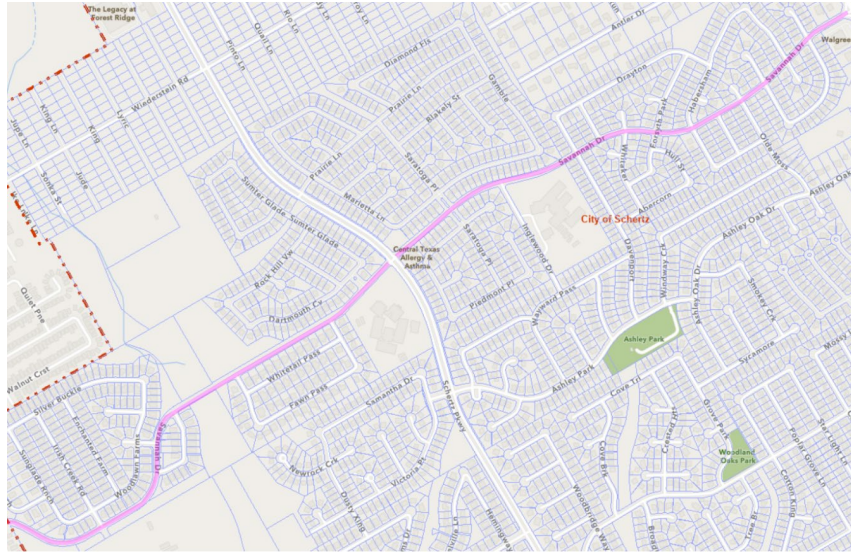


10. Savannah Drive Overlay

Project Description – Resurfacing of Savannah Drive from the Selma City Limits to FM 3009.

- Project Status: Construction
- Projected Completion: Fall 2026
- Project Cost: \$1,460,000
- Consultant: Kimley-Horn Associates

Project Update: In coordination with the TSAC crosswalk and the Dietz Creek Trail project, there will be some plan changes for this project. Our consultant is working on the plan changes and expect to have the revisions completed by the end of the month.



11. FM 3009 Overpass

Project Description – TxDOT project for overpass construction at the FM 3009/FM 78 intersection to elevate the main lanes of FM 3009 over the railroad tracks and FM 78. On and off ramps will be provided so vehicles can travel between FM 3009 and FM 78 at the intersection. The project includes some improvements to FM 78 to improve operational efficiencies of the on and off ramps.

- Project Status: Schematic Design and Environmental Clearance
- Projected Completion: TBD
- Project Cost: \$100,000,000 (TxDOT)
- Consultant: Kimley-Horn Associates

Project Update: No change from last update. In response to our request for some additional information on the project, TXDOT provided a copy of a PowerPoint presentation they did at an earlier open house meeting they conducted. According to one of the slides, TXDOT indicated they would be holding some additional public meeting on the project this Summer. We don't have a schedule for these meetings yet, but once we do, we will provide Council and our residents with that information.

Parks & Recreation Projects:

1. Schertz Soccer Complex Irrigation Water Storage Project

Project Description – Upgrading electrical components, upsizing well pump and piping, and adding storage capacity for irrigation of the Schertz Soccer Complex.

- Project Status: Under Construction
- Projected Completion: Spring 2026
- Project Cost: \$200,000 (estimated total)
- Consultant: Unintech Engineering
- Contractor: Kutscher Drilling and Specified Water Systems

Project Update: No Updates: Bids for the storage tank were received and Specified Water Systems will provide and install a 12,000-gallon tank, concrete pad, with plumbing connections. The project is pending scheduling installation.

I.T. Projects:

1. Asset Management- Work Order System – Open Gov

Project Description- Replace the current work order and asset management systems

- Project Status: In progress
- Projected Completion: Fall 2025
- Project Cost: Approximately \$470,000
- Contractor: Open Gov

Project Update: The sandbox test environment was released to staff in Parks, Streets, and Drainage to begin practicing in. Staff completed the train-the-trainer event scheduled during the week of April 28-30, 2026. Parks, Street, and Drainage staff is currently working in the sandbox test environment and scheduled for weekly Q&A sessions from May 18th through July 10th.

Studies and Plans:

1. Master Thoroughfare Plan and Roadway Impact Fee Update

Project Description – Update to City’s Master Thoroughfare Plan and Roadway Impact Fee Program.

- Project Status: Study
- Projected Completion: Schedule Pending
- Total Project Cost: \$149,460 (\$170,000 NTE)
- Consultant for Study: Kimley-Horn Associates

Project Update: Final tweaks are being made to the MTP. Construction costs and fee determination is underway. The draft fee report is expected to be completed in a couple of weeks. Staff is in the process of scheduling public outreach meeting during July. Two public meetings are being planned; one development meeting; and one EDC meeting as an outreach effort. The required audit is also underway. Meetings with Planning and Zoning and CIAC are being determined. The goal is to have adoption of the fee schedule to Council in October.

2. Southern Schertz Interim Sewer Service Study

Project Description – Until the completion of expansion of the CCMA South Water Reclamation Plant, treatment capacity in southern Schertz is severely limited. This project is a study to identify potential short-term and long-term sewer service treatment options for the City’s southern service area.

- Project Status: Study
- Projected Completion: Schedule Pending
- Total Project Cost: \$59,695
- Consultant for Study: Utility Engineering Group

Project Update: No change from previous update. Staff and the consultant continue to evaluate the potential for retrofitting existing systems to function in an interim capacity. The consultant submitted a technical memo with one of the options for interim capacity (temporary package treatment plant) for staff to review. Staff is contacting the owner of a property with potential for placement of a package plant.

3. Regional Flood Planning

A Master Drainage Plan for the City of Schertz has been selected as one of the top projects recommended for funding and performance by the Texas Water Development Board (TWDB) through the Flood Management Evaluation (FME) program. A kickoff meeting for the plan is scheduled with AECOM, the consultant that will be preparing the FME, at the end of May.

TxDOT Roadway Projects:

Note: If links do not work, please contact engineering@schertz.com

- 1. FM 1103 Improvement Project:** Construction officially began in November 2022 and was originally expected to be complete in fall 2026. Minor progress is being made on the roadway while utility relocation continues. General project updates are available by signing up at this link: [FM 1103 Construction Newsletter](#)
- 2. FM 1518 Improvement Project:** SER Construction, LLC, formally began construction on April 9, 2024. The contractor has leased property owned by the City on Schaefer Road to stage construction activities. The first few months of the project will be mainly underground utility construction and will mostly take place outside travel lanes. While there may be some delays, major traffic disruptions should not be experienced much during this phase of the project. The project is currently anticipated to be completed in 2028. Updates regarding the FM 1518 project are available by visiting and subscribing at the following link: [FM 1518 Expansion](#)
- 3. IH-35 NEX (I-410 South to FM 1103):** The central segment of the I-35 Northeast Expansion project continues with Alamo NEX Construction handling the design-build project. The central section runs from 410 N to FM 3009. Utility coordination work for the northern segment of the project is underway. TxDOT consultants have met with Public Works and Engineering Staff to begin establishing relocation needs. The City will be reimbursed for the costs of all relocations needed except for any upsizing or improvements above current conditions. Updates about the project can be obtained by signing up at the following link: [I 35 NEX Project Updates](#)
- 4. IH-10 Graytown Road to Guadalupe County Line: Work** for the widening of the main lanes and utility relocations continues. Work on the FM 1518 bridge over IH 10 continues and will involve numerous episodes of the rerouting of traffic including shifting lanes and detours as necessary. Updates regarding the IH 10 project are available by signing up at the following link: [IH 10 Expansion Information](#)