

Schertz Tax Increment Reinvestment Zone Number Two
Minutes
Tuesday, April 14, 2026

The Schertz Tax Increment Reinvestment Zone Number Two convened for a meeting on
Tuesday, April 14, 2026 at 4:10 PM in the Council Chambers, Building #4,
1400 Schertz Parkway, Schertz, Texas 78154

TIRZ Board of Directors Present:

Mark Davis, Chair

Brad Pittenger

Clark McChesney, Jr.

Demetric Herron

Manuel Leal

Paul Macaluso

Staff Present:

Brian James, Deputy City Manager

Developer

Bradley Bechtol

CALL TO ORDER at 4:10 PM by Chairperson Davis

HEARING OF RESIDENTS

No residents were in attendance.

1. **Minutes:** Consideration and/or action regarding the approval of the minutes of the January 13, 2026 meeting. A motion was made by Manuel Leal to approve the minutes of the January 13, 2026 meeting. Demetric Herron seconded the motion. *The motion passed with a unanimous vote.*
2. **Overview of TIRZ Financials:** Brian James noted that the Financial Report for The Reinvestment Zone Number Two dated March 31 2026 was included in the packet. He noted the change from the last report in January is the \$1,400,000 in disbursements made since the last meeting in January when the Board approved that disbursement. No action is needed but if there are questions, we can discuss the report further. In response to some discussion, Brian James explained that just over \$46,000,000 million in eligible expenses have been authorized for disbursement, but only \$8,225,000 have been paid, leaving about \$37.9 million of the \$46 million to be paid. He noted that the maximum amount that can be approved and paid per the agreement is \$66 million and that staff is reviewing expense reports that bring the total to more than that, but staff will track the exact amount in the event the agreement are ever amended and the maximum is increased. Clark McChesney asked if the \$8,225,000 paid included the \$1,400,000 approved in January and Brian James explained it did include that amount. *No Action Was Taken.*
3. **Overview of the Development**

Bradley Bechtol provided an overview of the development. She noted they continue to sell single family lots and that no developer developed lots have been platted since the last meeting. They are about halfway there on single family lots and developed land. They are working to close on the multi-family parcel just south of Lower Seguin Road and that the City is reviewing their building permit. They are also looking at doing some retail.

Schertz 1518, they developer, as part of the multi-family project will be building a sewer line that will be extended through this property and be bored under Lower Seguin Road to stub out north to serve the tract north of Lower Seguin Road. There will be 325 apartments, and it will take approximately two years to

build them all. Learning Experience has their building permit and is just wrapping up issues with CPS energy. The facility will serve up to about 175 kids and should be open around the end of 2026. Chesmar Homes is still building garden home lots. All builders are always looking to increase sales as the market across the region is a bit slow. Home prices seem to be coming down a bit to try to increase the rate of sales. Greenbelts are being installed as the garden homes are being built. It is just too tight to do it while homes are going in. Module 3A, Unit 1 south of Woman Hollering Creek includes a variety of lot widths, 45', 55, and 65'. Both Weekly and Felder are selling there. Just over 60 home sites are left to be sold. A channel along FM 1518 that was being constructed but was paused to allow utility installation, will be restarting after they get some franchise utilities moved. Geehan and Highland are building in Module 3B, Unit 1. All those homes have to comply with the design standards the developer imposes. Greenspaces there are being reviewed by the developer prior to acceptance by the developer for the HOA to maintain going forward.

Civil construction documents for Module 3A, Unit 2 are being worked on. It includes just over 150 lots and includes a lot of green space. There will be an amenity center and some unprogrammed space. They hope to break ground by the end of the year. Water and sewer line relocations and upsizing in front of Founder's Classical Academy have been completed. Bradley noted they are coordinating with the City and TxDOT on the intersection of Lower Seguin Road and FM 1518. They also worked with TxDOT to modify and build the storm sewer to better handle future development.

Bradley provided an overview of TIRZ revenues consistent with what Brian provided earlier. She noted the invoices they submitted and are being reviewed cover up to 2022. Challenges are larger macroeconomic issues impacting home sales regionally as well as the disabled veterans homestead exemptions.

Next Meeting is July 14 at 4:00

Adjournment: *Meeting adjourned at 4:30 PM after a motion by Brad Pittengerl which was seconded by Demetric Herron and a unanimous vote.*

Attest:

Mark Davis, Chairperson

Brian James, Recording Secretary