



December 1, 2022

Planning and Community Development  
City of Schertz  
1400 Schertz Parkway  
Schertz, TX 78154

**RE: *CORE5 Logistics Center at Interstate 10 - PLPPC20220172 - Waiver Request***

To whom it may concern,

On behalf of our client, C5LC at Interstate 10, Kimley-Horn and Associates, Inc. formally request a waiver from Sec. 21.14.1.K.3 of the City of Schertz Unified Development Code (UDC) as it pertains to the boarder street policy and the required public roadway improvements for Scenic Lake Drive associated with PLPPC20220172.

As required per the UDC, in the section mentioned above, any proposed improvements per the boarder street policy are to be made within one-half of the right-of-way (ROW) along the total distance of the property frontage. The current state of this public roadway is an unimproved gravel farm road and providing improvements to only one side would be an unsafe condition for public transit.

Therefore, to meet the roughly proportionate share of roadway impact fees associated with this development, our client proposes to improve the full roadway section of Scenic Lake Drive to a distance approximately one-half the total distance of the property frontage along Scenic Lake Drive. The construction of this road section will be to current classification and section requirements of a Commercial Collector A roadway, as consistent with the Master Thoroughfare Plan and UDC.

Thank you for your consideration.

Please contact me at (210)-853-2661 or [ben.ruby@kimley-horn.com](mailto:ben.ruby@kimley-horn.com) should you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "BRuby".

Benjamin Ruby, P.E.  
Kimley-Horn and Associates, Inc.  
Project Manager