



MEETING AGENDA
Planning & Zoning Commission
REGULAR SESSION PLANNING & ZONING COMMISSION
April 12, 2023

HAL BALDWIN MUNICIPAL COMPLEX COURTROOM
1400 SCHERTZ PARKWAY BUILDING #1
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

WEDNESDAY, APRIL 12, 2023 at 6:00 p.m.

The Planning and Zoning Commission will hold the regularly scheduled meeting at 6:00p.m., Wednesday, April 12, 2023, at the Hal Baldwin Municipal Complex Courtroom. In lieu of attending the meeting in person, residents will have the opportunity to watch the meeting via live stream on the City's YouTube Channel.

1. CALL TO ORDER

2. SEAT ALTERNATE TO ACT IF REQUIRED

3. HEARING OF RESIDENTS

Residents who choose to watch the meeting via live stream, but who would like to participate in Hearing of Residents, should email their comments to the Planning Division, at planning@schertz.com by 5:00p.m. on Tuesday, April 11, 2023, so that the Planning Division may read the public comments into the record under the hearing of residents. In the body of the email please include your name, your address, phone number, agenda item number if applicable or subject of discussion, and your comments.

This time is set aside for any person who wishes to address the Planning and Zoning Commission. Each person should fill out the Speaker's register prior to the meeting. Presentations should be limited to no more than three (3) minutes. Discussion by the Commission 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.

4. CONSENT AGENDA:

A. Minutes for the March 22, 2023, Regular Meeting.

5. PUBLIC HEARING:

The Planning and Zoning Commission will hold a public hearing related to zone change requests and replats within this agenda. The public hearing will be opened to receive a report from staff, the applicant, the adjoining property owners affected by the applicant's request, and any other interested persons. Upon completion, the public hearing will be closed. The Commission will discuss and consider the application, and may request additional information from staff or the applicant, if required. After deliberation, the Commission is asked to consider and act upon the following requests and make a recommendation to the City Council if necessary.

- A. PLZC20220213 - Hold a public hearing, consider, and make a recommendation on a request to rezone approximately 1 acre of land from Single-Family Residential District (R-1) to Neighborhood Services District (NS), located approximately 600 feet south of the intersection of FM 3009 and Live Oak Road, also known as Guadalupe County Property Identification Number 67544, City of Schertz, Guadalupe County, Texas.
- B. PLZC20220161 - Hold a public hearing, consider, and make a recommendation on a request to rezone approximately 15 acres of land from Pre-Development District (PRE) to Apartment/Multi-Family Residential District (R-4), located approximately 1,800 feet east of the intersection of FM 1518 and Ray Corbett Drive, also known as Bexar County Property Identification Number 309863, City of Schertz, Bexar County, Texas.

6. ITEMS FOR INDIVIDUAL CONSIDERATION:

- A. PLPP20230064 Waiver - Consider and act upon a request for a waiver in relation to sanitary sewer frontage extension requirements for the proposed Saddlebrook Ranch Unit 1B subdivision, approximately 23 acres of land generally located approximately 2,000 feet to the west of the Cibolo Creek along Lower Seguin Road, Parcel ID 310011, City of Schertz, Bexar County, Texas.
- B. PLPP20230064 - Consider and act upon a request for approval of a preliminary plat of the Saddlebrook Ranch Unit 1B subdivision, approximately 23 acres of land generally located approximately 2,000 feet to the west of the Cibolo Creek along Lower Seguin Road, Parcel ID 310011, City of Schertz, Bexar County, Texas.
- C. PLPP20230060 Waiver - Consider and act upon a request for a waiver in relation to on-site sewer facilities for the preliminary plat for the Hope Acre subdivision, approximately 1 acre of land located at 6040 Pfeil Road, otherwise generally located approximately 2,300 feet to the north-east of the Pfeil Road and IH-10 access road intersection, Parcel ID 619261, City of Schertz, Bexar County, Texas.
- D. PLPP20230060 - Consider and act upon a request for approval of a preliminary plat of the Hope Acre subdivision, approximately 1 acre of land located at 6040 Pfeil Road, otherwise generally located approximately 2,300 feet to the north-east of the Pfeil Road and IH-10 access road intersection, Parcel ID 619261, City of Schertz, Bexar County, Texas.

7. REQUESTS AND ANNOUNCEMENTS:

- A. Requests by Commissioners to place items on a future Planning and Zoning Agenda
- B. Announcements by Commissioners
 - City and community events attended and to be attended
 - Continuing education events attended and to be attended
- C. Announcements by City Staff.
 - City and community events attended and to be attended.

8. INFORMATION AVAILABLE IN THE PLANNING AND ZONING COMMISSION PACKETS- NO DISCUSSION TO OCCUR

A. Current Projects and City Council Status Update

9. ADJOURNMENT OF THE REGULAR MEETING

CERTIFICATION

I, Samuel Haas, Senior Planner, of the City of Schertz, Texas, do hereby certify that the above agenda was posted on the official bulletin boards on this the 7th day of April 2023 at 3:00 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.

Samuel Haas

Samuel Haas, Senior Planner

I certify that the attached notice and agenda of items to be considered by the Schertz Planning & Zoning Commission was removed from the official bulletin board on ____ day of _____, 2023. _____ 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 619-1030 at least 24 hours in advance of meeting.

The Planning and Zoning Commission for the City of Schertz reserves the right to adjourn into executive 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.

Executive Sessions Authorized: This agenda has been reviewed and approved by the City’s legal counsel and presence of any subject in any Executive 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.

PLANNING AND ZONING COMMISSION MEETING: 04/12/2023
Agenda Item 4 A

TO: Planning and Zoning Commission
PREPARED BY: Tiffany Danhof, Administrative Assistant
SUBJECT: Minutes for the March 22, 2023, Regular Meeting.

Attachments

Draft Minutes for the March 22, 2023 Regular Meeting

DRAFT

PLANNING AND ZONING MINUTES

March 22, 2023

The Schertz Planning and Zoning Commission convened on March 22, 2023 at 6:00 p.m. at the Municipal Complex, Municipal Court, 1400 Schertz Parkway Building #1, Schertz, Texas.

Present: Glen Outlaw, Chairman; Ernie Evans, Vice Chairman; Richard Braud, Commissioner; Gordon Rae, Commissioner; Roderick Hector, Commissioner; Judy Goldick, Commissioner; Tamara Brown, Commissioner

Absent: John Carbon, Commissioner; Patrick McMaster, Commissioner

City Staff: Brian James, Deputy City Manager; Emily Delgado, Planning Manager; Samuel Haas, Senior Planner; Ameriz Gamez, Planner

1. CALL TO ORDER

Chairman Mr. Outlaw called the meeting to order at 6:01 P.M.

2. SEAT ALTERNATE TO ACT IF REQUIRED

No one was seated.

3. HEARING OF RESIDENTS

Residents who choose to watch the meeting via live stream, but who would like to participate in Hearing of Residents, should email their comments to the Planning Division, at planning@schertz.com by 5:00p.m. on Tuesday, March 21, 2023, so that the Planning Division may read the public comments into the record under the hearing of residents. In the body of the email please include your name, your address, phone number, agenda item number if applicable or subject of discussion, and your comments.

This time is set aside for any person who wishes to address the Planning and Zoning Commission. Each person should fill out the Speaker's register prior to the meeting. Presentations should be limited to no more than three (3) minutes. Discussion by the Commission 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.

No one spoke.

4. CONSENT AGENDA:

A. Minutes for the March 8th, Regular Meeting.

Motioned by Commissioner Gordon Rae to approve, seconded by Commissioner Judy Goldick

Vote: 7 - 0 Passed

5. ITEMS FOR INDIVIDUAL CONSIDERATION:

- A.** PLPP20230042 - Consider and act upon a request for approval of a preliminary plat of the Saddlebrook Ranch Unit 1A subdivision, approximately 0.47 acres of land generally located approximately 2,500 feet to the west of the Cibolo Creek along Lower Seguin Road, Parcel ID 310011, City of Schertz, Bexar County, Texas.

Mr. Haas provided a presentation.

Motioned by Commissioner Tamara Brown to approve, seconded by Commissioner Gordon Rae

Vote: 6 - 1 Passed

NAY: Vice Chairman Ernie Evans

- B.** PLPP20230043 - Consider and act upon a request for approval of a preliminary plat of the Saddlebrook Ranch Unit 2 subdivision, approximately 25 acres of land generally located approximately 2,500 feet to the west of the Cibolo Creek along Lower Seguin Road, Parcel ID 310011, City of Schertz, Bexar County, Texas.

Mr. Haas provided a presentation.

Motioned by Commissioner Gordon Rae to approve, seconded by Commissioner Judy Goldick

Vote: 7 - 0 Passed

- C.** PLPP20230044 - Consider and act upon a request for approval of a preliminary plat of the Saddlebrook Ranch Unit 3 subdivision, approximately 25 acres of land generally located approximately 1,600 feet to the west of the Cibolo Creek along Lower Seguin Road, Parcel ID 310011, City of Schertz, Bexar County, Texas.

Mr. Haas provided a presentation.

Motioned by Commissioner Gordon Rae to approve, seconded by Commissioner Judy Goldick

Vote: 7 - 0 Passed

- D.** PLPP20230045 - Consider and act upon a request for approval of a preliminary plat of the Saddlebrook Ranch Unit 4 subdivision, approximately 19 acres of land generally located approximately 3,000 feet to the west of the Cibolo Creek along Lower Seguin Road, Parcel ID 310011, City of Schertz, Bexar County, Texas.

Mr. Haas provided a presentation.

Motioned by Commissioner Roderick Hector to approve, seconded by Commissioner Judy Goldick

Vote: 7 - 0 Passed

6. REQUESTS AND ANNOUNCEMENTS:

A. Requests by Commissioners to place items on a future Planning and Zoning Agenda

There were no requests by Commissioners.

B. Announcements by Commissioners

- City and community events attended and to be attended
- Continuing education events attended and to be attended

There were announcements by Commissioners Mr. Braud and Mr. Rae.

C. Announcements by City Staff.

- City and community events attended and to be attended.

There were no announcements by City staff.

**7. INFORMATION AVAILABLE IN THE PLANNING AND ZONING COMMISSION
PACKETS- NO DISCUSSION TO OCCUR**

A. Current Projects and City Council Status Update

8. ADJOURNMENT OF THE REGULAR MEETING

Chairman Mr. Outlaw adjourned the regular meeting at 6:24 P.M.

Chairman, Planning and Zoning Commission

Recording Secretary, City of Schertz

PLANNING AND ZONING COMMISSION MEETING: 04/12/2023
Agenda Item 5 A

TO: Planning and Zoning Commission
PREPARED BY: Samuel Haas, Senior Planner
CASE: PLZC20220213
SUBJECT: PLZC20220213 - Hold a public hearing, consider, and make a recommendation on a request to rezone approximately 1 acre of land from Single-Family Residential District (R-1) to Neighborhood Services District (NS), located approximately 600 feet south of the intersection of FM 3009 and Live Oak Road, also known as Guadalupe County Property Identification Number 67544, City of Schertz, Guadalupe County, Texas.

GENERAL INFORMATION:

Owner: HANSAI, LLC
Applicant: Ashely Farrimond/Killen, Griffin & Farrimond Law

APPLICATION SUBMITTAL DATE:

Date	Application Type
12/09/2022	Zone Change Request

PUBLIC NOTICE:

Twenty-five (25) public hearing notices were mailed to the surrounding property owners on March 30, 2023, with a public hearing notice to be published in the "San Antonio Express" prior to the City Council public hearing. At the time of this report staff has received one (1) opposed, zero (0) in favor, and zero (0) neutral to the proposed rezoning request. In addition to the mailed notice, Public Hearing Notice signs were placed on the property on March 30, 2023.

ITEM SUMMARY:

The applicant is proposing to rezone approximately 1 acre of land from Single-Family Residential District (R-1) to Neighborhood Services District (NS).

Per the Letter of Intent submitted, the proposed development will be a medical office with a corresponding pharmaceutical drive-thru.

LAND USES AND ZONING:

	Zoning	Land Use
Existing	Single-Family Residential (R-1)	Vacant
Proposed	Neighborhood Services (NS)	Medical Office Building

Adjacent Properties:

	Zoning	Land Use
North	Office Professional (OP)	Medical Office Building
South	Single-Family Residential (R-1)	Vacant
East	Right of Way	FM 3009
West	Single-Family Residential (R-1)	Greenfield Village Unit 1

PROPOSED ZONING:

The applicant is proposing to rezone approximately 1 acre of land from Single-Family Residential District (R-1) to Neighborhood Services District (NS).

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

- Comprehensive Plan Goals and Objectives: The current land use designation of the property is Single-Family Residential. The Single-Family Residential land use is intended to utilize a traditional neighborhood design and may have limited commercial development to support the daily activities of the development. The proposed zone change to Neighborhood Services District (NS) would conform to the land use designation as the light-intensity commercial activities permitted within the district align with the Comprehensive Plan.
- Impact of Infrastructure: The property will be serviced by the City of Schertz for water and sewer. Water will be accessed through a 12 inch water line running along the frontage of FM 3009. Sewer will be serviced through an 8-inch line that stubs from the adjacent property to the north. If the zone change is approved, during the following development process the public infrastructure and improvements will be reviewed.
- Impact of Public Facilities/Services: The proposed zone change would have minimal impact to the public services, such as schools, fire, police and parks.
- Compatibility with Existing and Potential Adjacent Land Uses: The property is surrounded by a mixture of commercial (medical office), residential, and vacant properties. The Comprehensive Land Use Plan designation of Single-Family Residential is designed to allow for limited commercial development. The proposed rezoning to Neighborhood Services District (NS) is compatible with the existing and potential adjacent land uses, and would provide the limited commercial uses that the Comprehensive Land Use Plan allows for.

STAFF ANALYSIS AND RECOMMENDATION:

The FM 3009 corridor has a variety of land uses and zoning designations. The development of this corridor is utilizing traditional neighborhood design, and needs supportive commercial uses. Directly adjacent, north of the property is Fresinius Medical Care which is another medical office building, This development would supplement the existing medical office uses in the area.

The Schertz Comprehensive Land Plan designates the subject property as Single-Family Residential. The Single-Family Residential land use designation encourages conventional detached homes, but the designation also allows for supporting commercial uses. The proposed rezoning to Neighborhood Services District (NS) does conform to the Comprehensive Land Use Plan designation. The proposed development would be a light-intensity commercial use, that would support local the nearby residential uses.

Planning Department Recommendation	
X	Approve as submitted
	Approve with conditions*
	Denial

* While the Commission can impose conditions; conditions should only be imposed to meet requirements of the UDC.

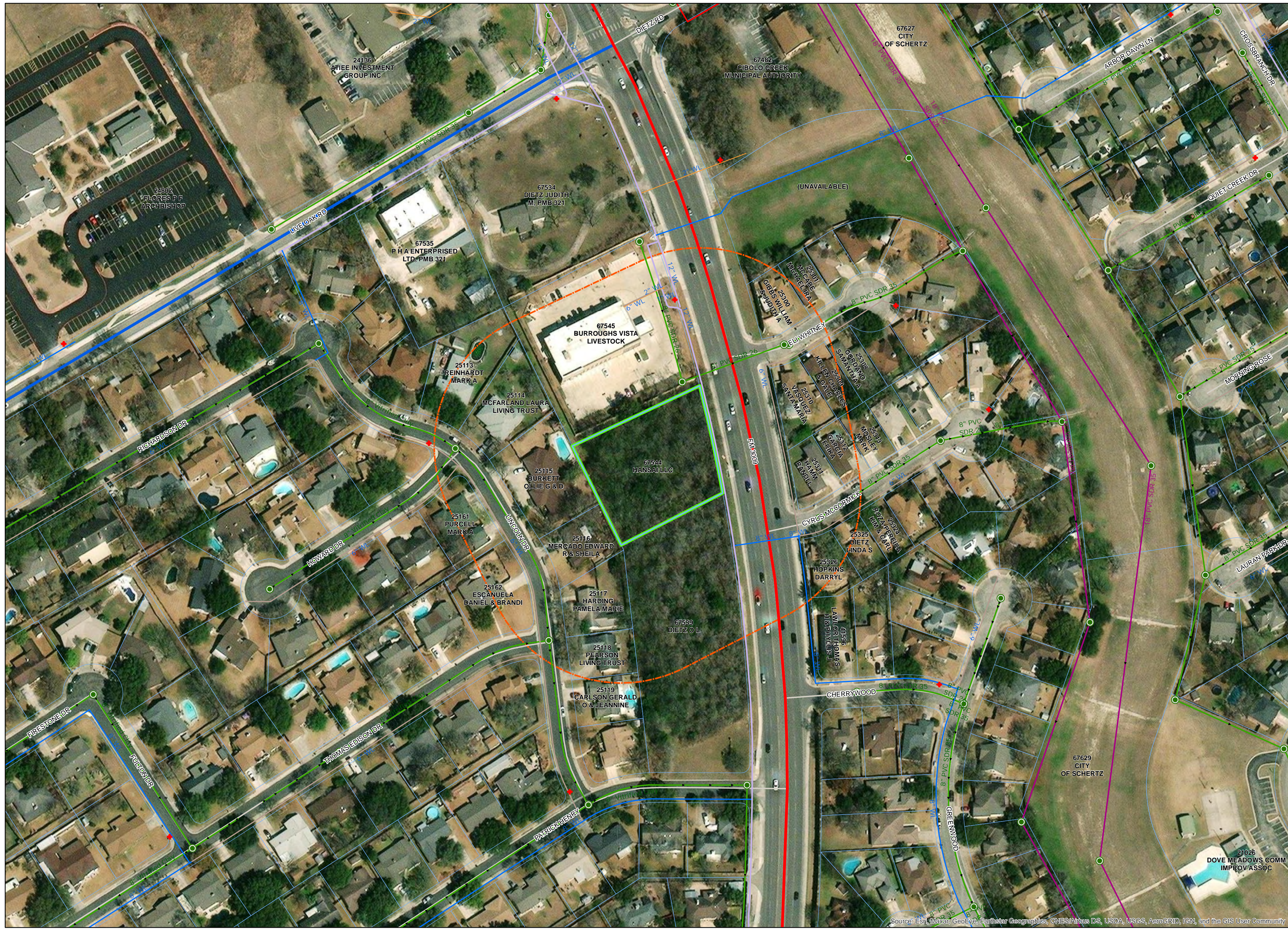
COMMISSIONERS CRITERIA FOR CONSIDERATION:

The Planning and Zoning Commission is making a recommendation to City Council on the proposed zoning application. In considering action on a zoning application, the Commission should consider the criteria within UDC, Section, 21.5.4 D.

Attachments

Aerial Exhibit

Public Hearing Notice Map
Public Hearing Responses
Zoning Exhibit



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

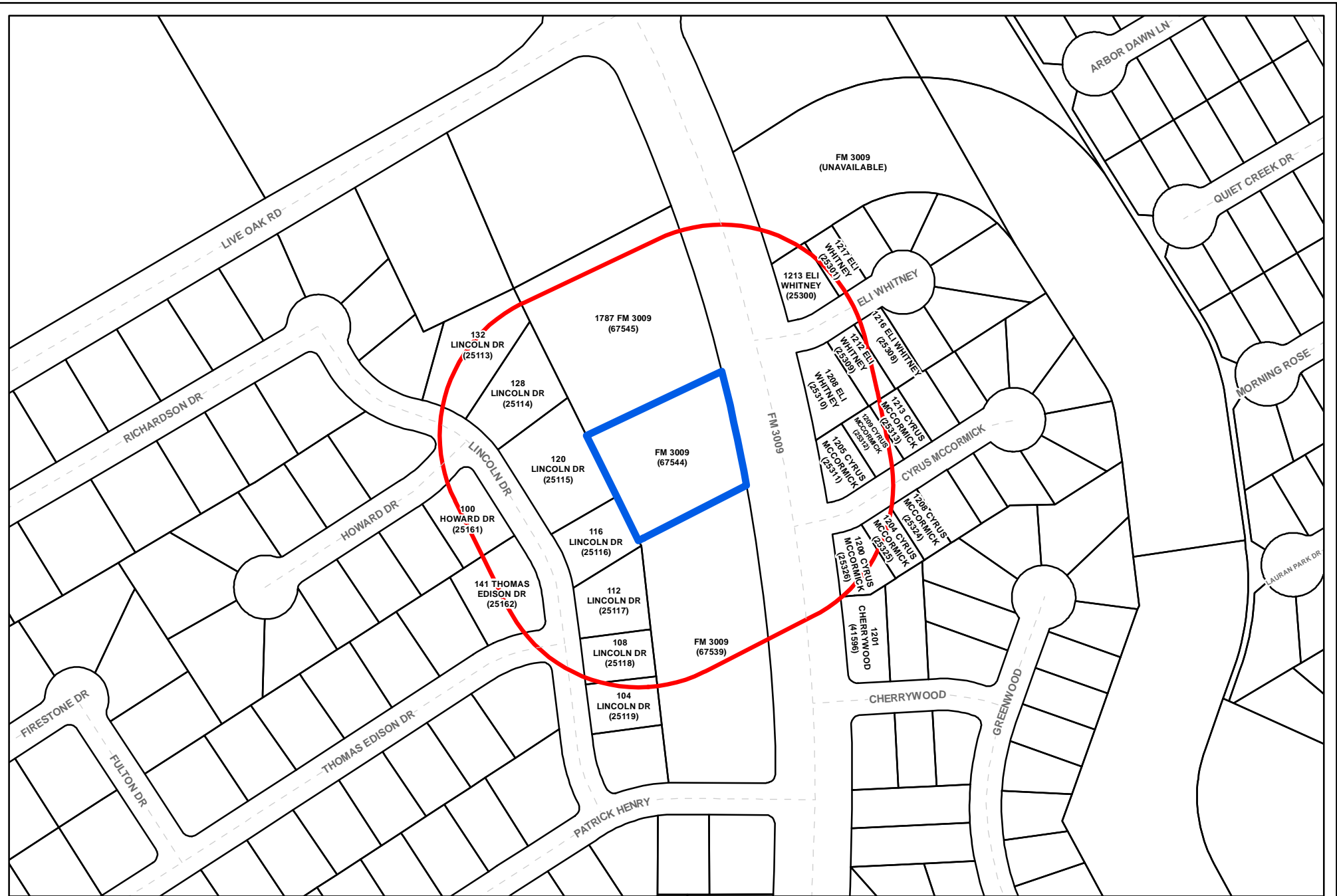


FM 3009 REZONE
(PLZC20220213)

- | | | | | | | | |
|--------------------|----------------------------|----------------------------------|--------------------------------|-----|-----|-----|---------------------|
| <all other values> | <all other values> | Planned Secondary Arterial | Commercial Collector B | 1" | 8" | 20" | Schertz Gravity |
| Highways | Freeway | Secondary Rural Arterial | Planned Commercial Collector B | 2" | 10" | 24" | Schertz Pressure |
| Major Roads | Principal Arterial | Planned Secondary Rural Arterial | Commercial Collector A | 3" | 12" | 30" | Neighboring Gravity |
| Minor Roads | Planned Principal Arterial | Residential Collector | Planned Commercial Collector A | 4" | 16" | 36" | Private Pressure |
| Other Cities | Secondary Arterial | Planned Residential Collector | 6" | 18" | | | |

- Hydrant
- Manholes
- 200' Buffer
- Schertz Municipal Boundary
- County Boundaries





City of Schertz

FM 3009 Rezone (PLZC20220213)



Project Area



200' Buffer



Samuel Haas

From: Kim Roza PEREIRA <kimrozapereira@gmail.com>
Sent: Wednesday, April 5, 2023 6:12 AM
To: planning@schertz.com
Subject: Request for PLZC20220213

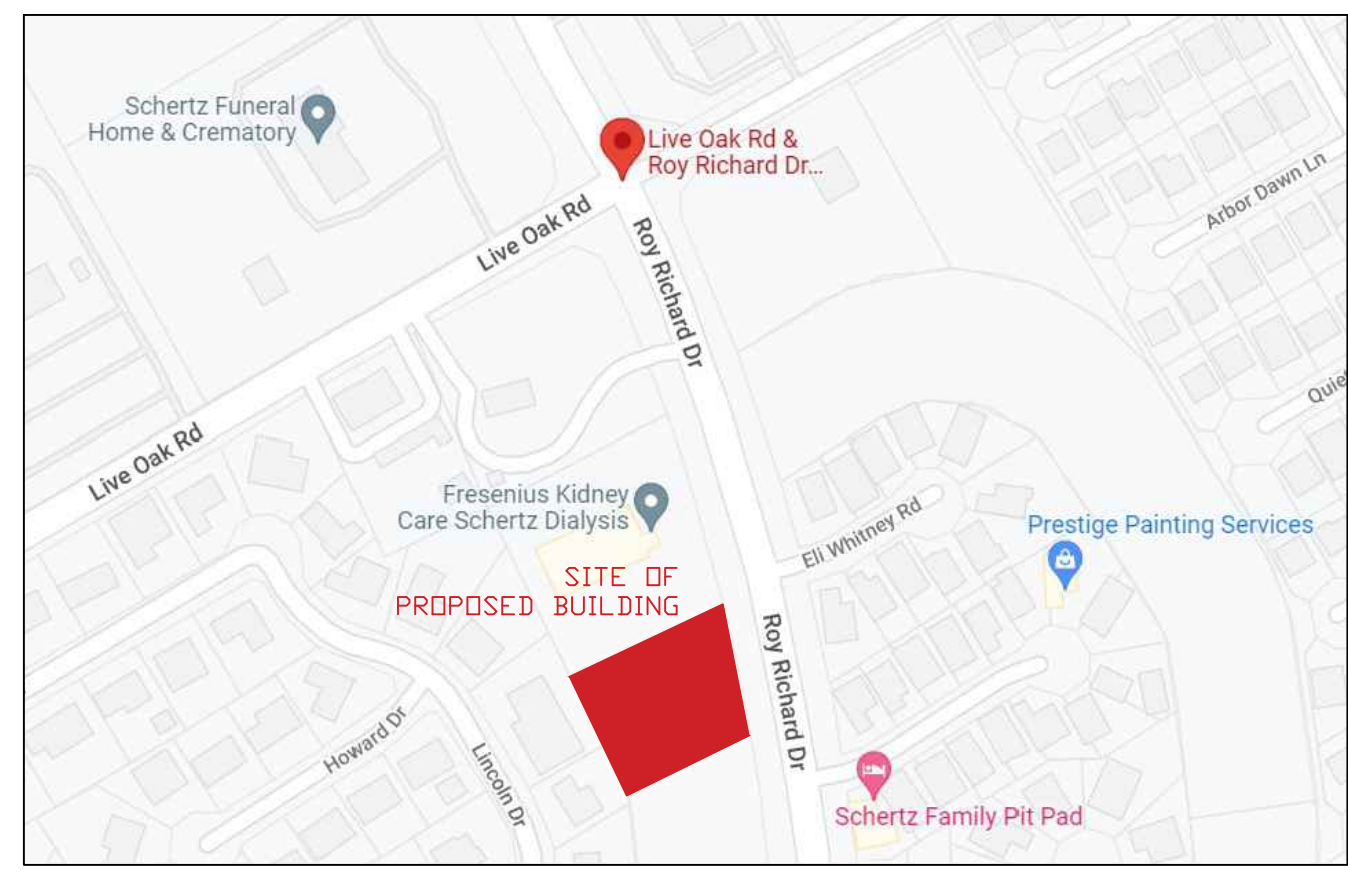
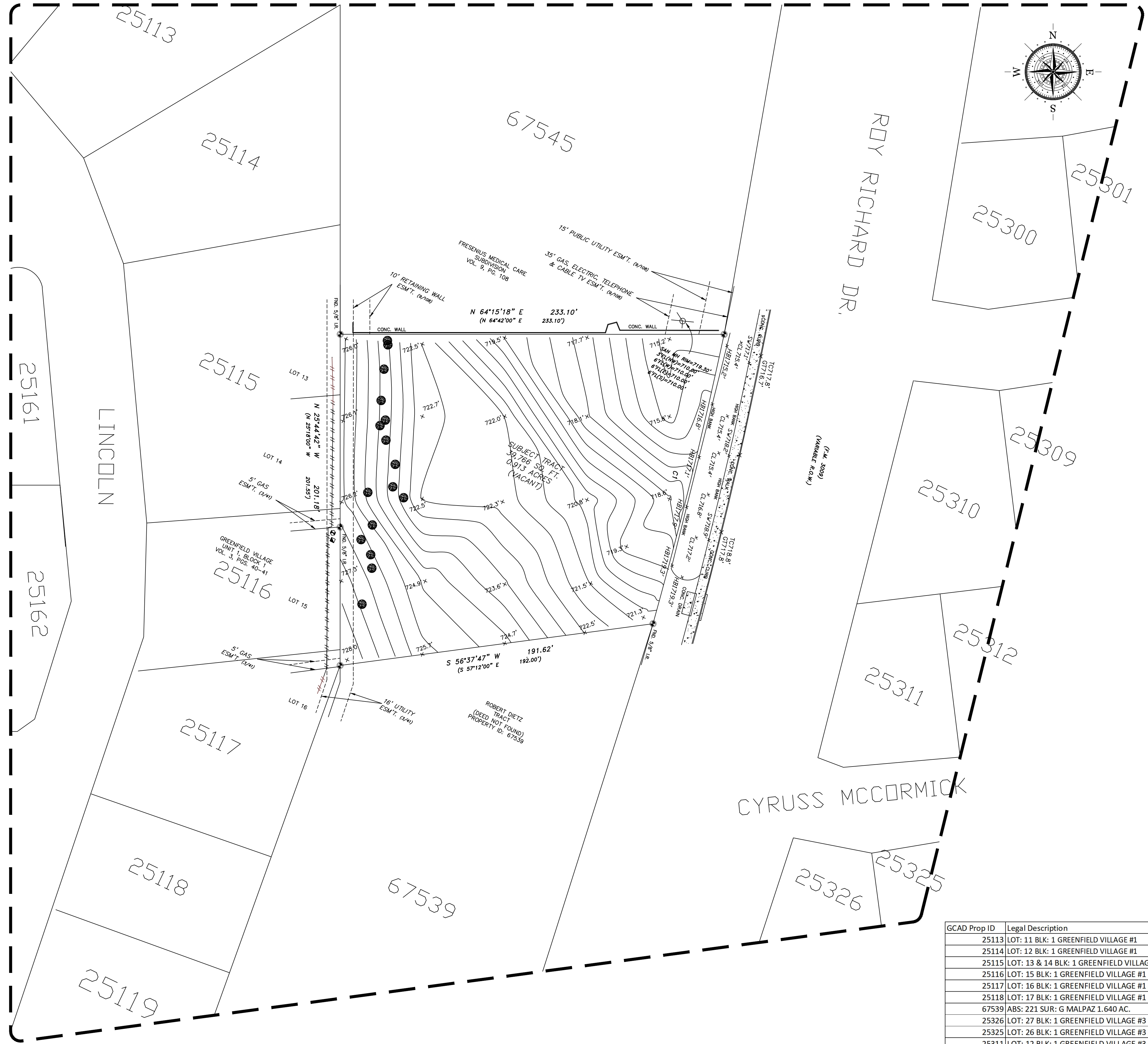
4/5/23

I am opposed to Request for PLZC20220213.

We do not need more commercial, retail, food, or medical business built on FM3009. How many car washes, chicken joints do we need on our street. I have lived in Schertz for 6 1/2 years now and have seen so much development but I don't think it helps.

Traffic is horrible on FM 3009. Speeding cars and semi trucks. Trucks downshifting noise is increasing. Pulling off the street in the morning is awful and scary. Also, cutting down more green space doesn't help the environment. I used to be able to drive around and see many bluebonnets, not any more.

Thank you
Kim Roza-Pereira
1208 Cyrus McCormick
Schertz TX



1 LOCATION MAP

PROPERTY: GENERALLY LOCATED ON FM 3009, SOUTH OF LIVE OAK RD, (GCAD 67544)
 LEGAL DESCRIPTION: ABS 221 SUR : G PALPAZ 0.9200 AC
 FEMA FLOODPLAIN:
 TOTAL GROSS ACREAGE: 0.913 ACRES
 EXISTING ZONING ACREAGE: R-1 (0.913 ACRES)
 REZONING DESIGNATION W/ ACREAGE: NS (0.913 ACRES)

SURVEYOR:
 JORGE LUIS TREVINO
 5450 NW CENTRAL DR.
 SUITE 123
 HOUSTON, TX 77092
 832-721-0595

OWNER/APPLICANT
 HANSAI, LLC
 12410 TOPPERWEIN RD.
 LIVE OAK, TX 78233

ZONING EXHIBIT OF
 FM 3009 MEDICAL OFFICE

PROPERTIES IN THE 200' NOTIFICATION AREA

GCAD Prop ID	Legal Description	Owner Name	Owner Address	Land Use
25113	LOT: 11 BLK: 1 GREENFIELD VILLAGE #1	MARK A REINHARDT	132 LINCOLN DR SCHERTZ, TX 78154	R-1 Single Family Residential
25114	LOT: 12 BLK: 1 GREENFIELD VILLAGE #1	MCFARLAND LAURA LIVING TRUST	128 LINCOLN DR SCHERTZ, TX 78154	R-1 Single Family Residential
25115	LOT: 13 & 14 BLK: 1 GREENFIELD VILLAGE #1	OLLIE G & D BURKETT	120 LINCOLN DR SCHERTZ, TX 78154	R-1 Single Family Residential
25116	LOT: 15 BLK: 1 GREENFIELD VILLAGE #1	EDWARD R & SHEILA MERCADO	116 LINCOLN DR SCHERTZ, TX 78154	R-1 Single Family Residential
25117	LOT: 16 BLK: 1 GREENFIELD VILLAGE #1 LN#75001	PAMELA MARIE HARDING	112 LINCOLN DR SCHERTZ, TX 78154	R-1 Single Family Residential
25118	LOT: 17 BLK: 1 GREENFIELD VILLAGE #1	PEARSON LIVING TRUST	707 BUOY RD HOUSTON, TX 77062	R-1 Single Family Residential
67539	ABS: 221 SUR: G PALPAZ 1.640 AC.	DIETZ O L	908 FAWN DRIVE SCHERTZ, TX 78154	R-1 Vacant
25326	LOT: 27 BLK: 1 GREENFIELD VILLAGE #3	DARRYL HOPKINS	1200 CYRUS MCCORMICK SCHERTZ, TX 78154	GH Garden Home
25325	LOT: 26 BLK: 1 GREENFIELD VILLAGE #3 LN#4821596	LINDA S DIETZ	1204 CYRUS MCCORMICK SCHERTZ, TX 78154	GH Garden Home
25311	LOT: 12 BLK: 1 GREENFIELD VILLAGE #3	RANDI L HAMM	1201 BRADDOCK PL APT 708 ALEXANDRIA, VA 22314	GH Garden Home
25312	LOT: 13 BLK: 1 GREENFIELD VILLAGE #3	ERIKA GARCIA	1209 CYRUS MCCORMICK SCHERTZ, TX 78154	GH Garden Home
25310	LOT: 11 BLK: 1 GREENFIELD VILLAGE #3	SANTA MARIA VASQUEZ	1208 ELI WHITNEY SCHERTZ, TX 78154	GH Garden Home
25309	LOT: 10 BLK: 1 GREENFIELD VILLAGE #3	CHARLES & GALE KILLEN	1212 ELI WHITNEY SCHERTZ, TX 78154	GH Garden Home
25300	LOT: 1 BLK: 1 GREENFIELD VILLAGE #3	WILLIAM & JUDITH A GIBBS	1213 ELI WHITNEY SCHERTZ, TX 78154	GH Garden Home
25301	LOT: 2 BLK: 1 GREENFIELD VILLAGE #3	MICHAEL IRA MCCABE	21110 FOREST WATERS CIRCLE GARDEN RIDGE, TX 78266	GH Garden Home
67545	FRESENIUS MEDICAL CARE AKA 1.498 ACS. FKA ABS: 221 SUR: G PALPAZ	BURROUGHS VISTA LIVESTOCK	22327 E MONTE VISTA AVENUE DENAIR, CA 95316	OP Office and Professional

ANLARR
 CREATING VALUE
ANLARR DESIGNS
 7207 REGENCY SQUARE BLVD.
 #225, HOUSTON, TX 77036
 PHONE: 832 649 0048
 WWW.ANLARR.COM

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REFERRED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF THE DESIGNER. THEY HAVE BEEN CREATED, PROVIDED AND DEVELOPED FOR USE ON AND IN CONNECTION OF THE SPECIFIC PROJECT ONLY. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY OTHER PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.
 WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR INSTALLATION AND CONDITIONS ON THE SITE. DESIGNER MUST BE NOTIFIED OF ANY VARIATIONS FROM THE CONDITIONS SHOWN ON THESE DRAWINGS.

FM 3009 MEDICAL OFFICE
 SCHERTZ

ZONING EXHIBIT

LEGAL DESCRIPTION

PROPERTY: GENERALLY LOCATED ON FM 3009, SOUTH OF LIVE OAK RD, (GCAD 67544)
 LEGAL DESCRIPTION: ABS 221 SUR : G PALPAZ 0.9200 AC
 TOTAL GROSS ACREAGE: 0.913 ACRES
 EXISTING ZONING ACREAGE: R-1 (0.913 ACRES)
 REZONING DESIGNATION W/ ACREAGE: NS (0.913 ACRES)

PROJECT NUMBER
 DATE ISSUED:

PLANNING AND ZONING COMMISSION MEETING: 04/12/2023
Agenda Item 5 B

TO: Planning and Zoning Commission
PREPARED BY: Samuel Haas, Senior Planner
CASE: PLZC20220161
SUBJECT: PLZC20220161 - Hold a public hearing, consider, and make a recommendation on a request to rezone approximately 15 acres of land from Pre-Development District (PRE) to Apartment/Multi-Family Residential District (R-4), located approximately 1,800 feet east of the intersection of FM 1518 and Ray Corbett Drive, also known as Bexar County Property Identification Number 309863, City of Schertz, Bexar County, Texas.

GENERAL INFORMATION:

Owner: Marstan Equities, LLC
Applicant: Ashley Farrimond/Killen, Griffin & Farrimond Law/Embrey Partners, LLC

APPLICATION SUBMITTAL DATE:

Date	Application Type
09/23/2022	Zone Change Request

PUBLIC NOTICE:

Forty (40) public hearing notices were mailed to the surrounding property owners on March 30, 2023, with a public hearing notice to be published in the "San Antonio Express" prior to the City Council public hearing. At the time of this report staff has received seven (7) opposed, zero (0) in favor, and zero (0) neutral to the proposed rezoning request. In addition to the mailed notice, Public Hearing Notice signs were placed on the property on March 30, 2023.

ITEM SUMMARY:

The applicant is proposing to rezone approximately 15 acres of land from Pre-Development District (PRE) to Apartment/Multi-Family Residential District (R-4).

Per the Letter of Intent submitted, the proposed development will be an Apartment/Multi-Family development with no more than 336 units.

LAND USES AND ZONING:

	Zoning	Land Use
Existing	Pre-Development (PRE)	Vacant/Undeveloped
Proposed	Apartment/Multi-Family Residential District (R-4)	Multi-Family Development

Adjacent Properties:

	Zoning	Land Use
North	Pre-development (PRE)	Rural Vacant/Commercial
South	Right-of-way	Ray Corbett Drive
East	Pre-development (PRE)	Rural Residential
West	Right-of-way	Hillbrook Road

PROPOSED ZONING:

The applicant is proposing to rezone approximately 15 acres of land from Pre-Development District (PRE) to Apartment/Multi-Family Residential District (R-4).

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

- Comprehensive Plan Goals and Objectives: The property is currently under the land use designation of Mixed Use Neighborhood. This designation is intended to utilize a traditional neighborhood design that includes a mixture of residential uses.
- Impact of Infrastructure: The property will be serviced by the City of Schertz for water and sewer. Water will be accessed through a 12-inch line. Sewer will be accessed through an 8 inch line. If the zone change is approved, during the following development process the public infrastructure and improvements will be reviewed.
- Impact of Public Facilities/Services: The proposed zone change would have minimal impact to the public services, such as schools, fire, police and parks.
- Compatibility with Existing and Potential Adjacent Land Uses: The property is surrounded by a mixture of residential, public institutions (schools), and vacant properties. The Comprehensive Land Use Plan designation of Mixed Use Neighborhood is designed to provide a variety of housing options. The proposed rezoning to Apartment/Multi-Family Residential District (R-4) is compatible with the existing and potential adjacent land uses due to the proposal differing residential type.

STAFF ANALYSIS AND RECOMMENDATION:

The Rhine Valley Subdivision, The Crossvine Subdivision (with its own Multi-Family project), Rose Garden Elementary, and Ray Corbett Junior High are in the wider area and is demonstrating that this section of the FM 1518 corridor is developing into a robust neighborhood.

The Schertz Comprehensive Land Plan designates the subject property as Mixed Use Neighborhood. The Mixed Use Neighborhood land use designation encourages the mixture of various residential type developments as well as maintaining a neighborhood feel. The proposed rezoning to Apartment/Multi-Family Residential District (R-4) does conform to the Comprehensive Land Use Plan designation as it would provide a needed mixture of housing type to Schertz.

Staff recommends approval of the proposed zone change from Pre-Development (PRE) to Multi-Family (R-4) as proposed.

Planning Department Recommendation	
X	Approve as submitted
	Approve with conditions*
	Denial

* While the Commission can impose conditions; conditions should only be imposed to meet requirements of the UDC.

COMMISSIONERS CRITERIA FOR CONSIDERATION:

The Planning and Zoning Commission is making a recommendation to City Council on the proposed zoning application. In considering action on a zoning application, the Commission should consider the criteria within UDC, Section, 21.5.4 D.

Attachments

- Aerial Exhibit
- Public Hearing Notice Map
- Public Hearing Responses



Bexar County

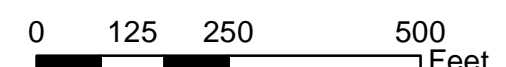


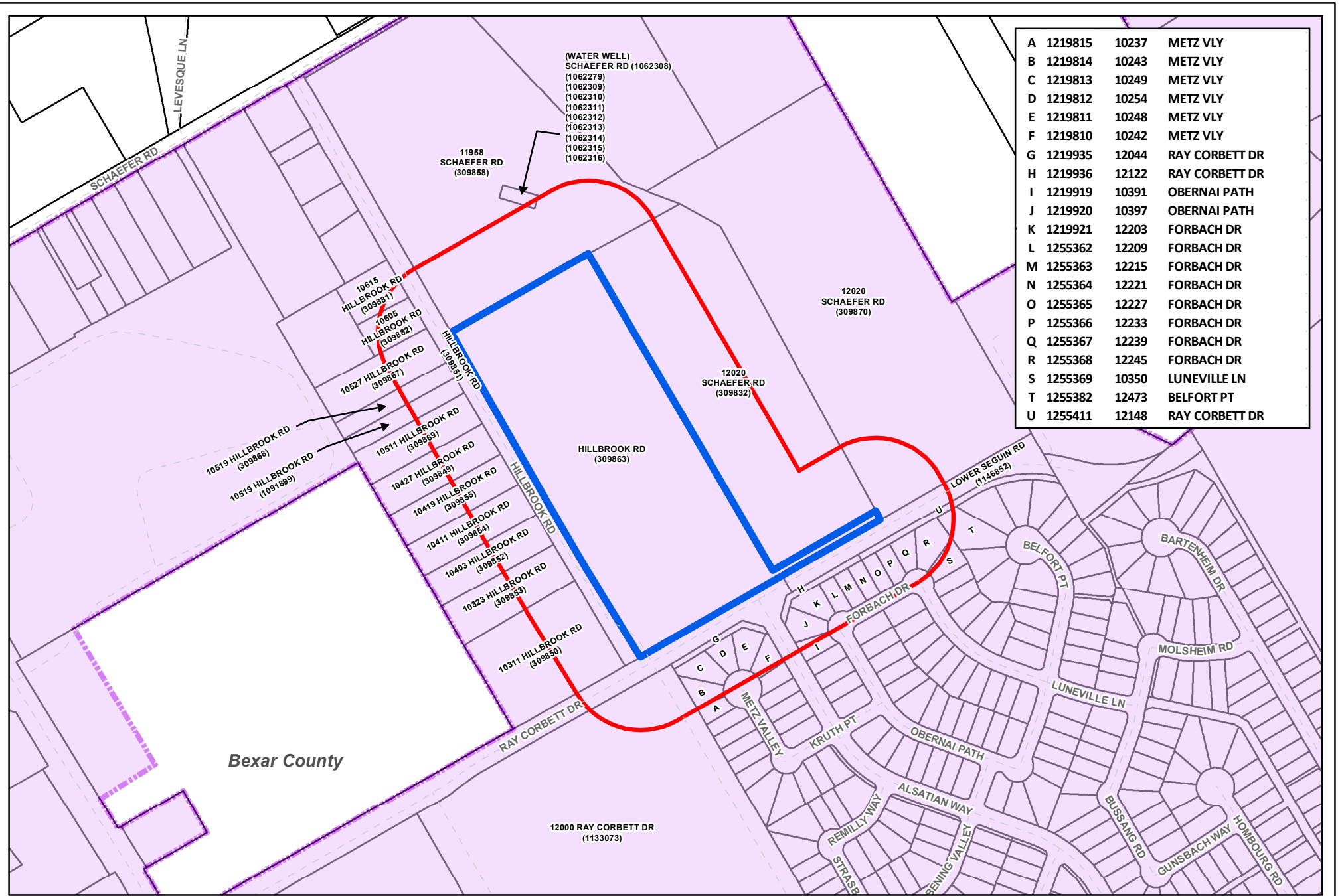
**HILLBROOK RD REZONE
(PLZC20220161)**

- | | | | | | | | | |
|--------------------|----------------------------|----------------------------------|--------------------------------|------------|-----|----------------------|-------------------------|--|
| <all other values> | <all other values> | Planned Secondary Arterial | Commercial Collector B | 10' | 30° | Schertz Gravity | Schertz Treatment Plant | (DVL) Development Agreement (Delayed Annexation) |
| Highways | Freeway | Secondary Rural Arterial | Planned Commercial Collector B | 2', 2 1/2' | 12' | Schertz Pressure | CCMA Treatment Plant | Schertz Municipal Boundary |
| Major Roads | Principal Arterial | Planned Secondary Rural Arterial | Commercial Collector A | 3' | 16' | Neighboring Gravity | Schertz Lift Station | Schertz ETJ Boundary |
| Minor Roads | Planned Principal Arterial | Residential Collector | Planned Commercial Collector A | 4' | 18' | Neighboring Pressure | CCMA Lift Station | County Boundaries |
| Other Cities | Secondary Arterial | Planned Residential Collector | | 6' | 20' | Private Gravity | Split Manhole | 200' Buffer |
| | | | | 8' | 24' | Private Pressure | Private Lift Station | |

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

1 Inch = 250 Feet





A	1219815	10237	METZ VLY
B	1219814	10243	METZ VLY
C	1219813	10249	METZ VLY
D	1219812	10254	METZ VLY
E	1219811	10248	METZ VLY
F	1219810	10242	METZ VLY
G	1219935	12044	RAY CORBETT DR
H	1219936	12122	RAY CORBETT DR
I	1219919	10391	OBERNAI PATH
J	1219920	10397	OBERNAI PATH
K	1219921	12203	FORBACH DR
L	1255362	12209	FORBACH DR
M	1255363	12215	FORBACH DR
N	1255364	12221	FORBACH DR
O	1255365	12227	FORBACH DR
P	1255366	12233	FORBACH DR
Q	1255367	12239	FORBACH DR
R	1255368	12245	FORBACH DR
S	1255369	10350	LUNEVILLE LN
T	1255382	12473	BELFORT PT
U	1255411	12148	RAY CORBETT DR

City of Schertz

Hillbrook Rd Rezone (PLZC20220161)

 Project Area
  City Limit Boundary
 200' Buffer



NOTICE OF PUBLIC HEARING

March 29, 2023

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, April 12th, 2023**, at **6:00 p.m.** located at the Hal Baldwin Municipal Complex Courtroom, 1400 Schertz Parkway, Building #1, Schertz, Texas to consider and make recommendation on the following item:

PLZC20220161 – A request to rezone approximately 15 acres of land from Pre-Development District (PRE) to Apartment/Multi-Family Residential District (R-4), the property, listed as Parcel ID 309863, generally located approximately 1,800 feet to the east of the FM 1518 and Ray Corbett Drive intersection, City of Schertz, Bexar 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to Samuel Haas, Senior Planner, 1400 Schertz Parkway, Bldg.1 Schertz, Texas 78154 or by email at planning@schertz.com. If you have any questions, please feel free to call Samuel Haas, Senior Planner directly at (210) 619-1783.

Sincerely,

Samuel Haas
Senior Planner

Reply Form

I am: in favor of opposed to neutral to the request for **PLZC20220161**

COMMENTS: opposed to request for PLZC20220161

NAME: CHAD S. VAUGHAN SIGNATURE Chad S. Vaughan
(PLEASE PRINT)

STREET ADDRESS: 10243 Metz Valley

DATE: 4/4/2023

Samuel Haas

From: first last <montebobbie@gmail.com>
Sent: Friday, March 31, 2023 11:51 PM
To: planning@schertz.com
Subject: PLZC20220161

hello,

i am emailing you regarding the proposed rezone at ray corbett and 1518.

we are homeowners in rhine valley, and we absolutely love our neighborhood. we chose this area because of how secluded, yet close to town it is. the infrastructure is already decades behind, it is unimaginable that it would be able to support more cars on the road from an apartment complex. it would be a great tragedy for our young family and the many others in our neighborhood. crime and property values are also a huge concern for us. our development is a tight knit community, and having apartments so close is very alarming. we are not in favor of this proposal.

--

Bobbie Monte

NOTICE OF PUBLIC HEARING

March 29, 2023

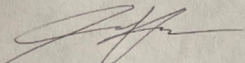
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Sincerely,

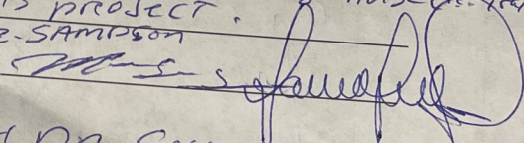


Samuel Haas
Senior Planner

Reply Form

I am: in favor of opposed to neutral to the request for **PLZC20220161**

COMMENTS: THE CITY OF SCHERTZ DOES A POOR JOB CONTROLLING NOISE (ie. train) same is going to happen with this project.

NAME: MARINOR JACQUELINE JEREZ-SAMPSON
(PLEASE PRINT) SIGNATURE 

STREET ADDRESS: 12221 FORBACH DR. SCHERTZ, TX 78154

DATE: 12 APRIL, 2023

Reply Form

I am: in favor of opposed to neutral to the request for PLZC20220161

COMMENTS: who wants to Build on a 30+ Land fill, asphalt. ^{Filled with concrete}

NAME: Joel Newton
(PLEASE PRINT)

SIGNATURE Joel D. Newton

STREET ADDRESS: 10427 Hillbrook Rd

DATE: 4/3/22

additional comment: access to the property is from schaefer Rd, Hillbrook Rd is not designed for that kind of traffic.

Reply Form

I am: in favor of opposed to neutral to the request for **PLZC20220161**

COMMENTS: _____

NAME: Dana Bynum SIGNATURE Dana Bynum
(PLEASE PRINT)

STREET ADDRESS: 10249 Metz Valley Schertz Tx 78154

DATE: 4/3/2023

Samuel Haas

From: Shakari Carson <stgreene@yahoo.com>
Sent: Wednesday, April 5, 2023 2:10 PM
To: planning@schertz.com
Subject: Opposition to request for PLZC20220161

Hello,

Please see attached form in opposition of the zoning change.

Reply Form

I am... SUPPORT OPPOSED AM NEUTRAL THE REQUEST FOR PLZC20220161

COMMENTS: we are opposed to the zoning plan

NAME: Shakari Greene (PLEASE PRINT) SIGNATURE: Shakari Greene

STREET ADDRESS: 12475 Belfort Pt.

DATE: 04/04/2023

1400 Schertz Parkway • Schertz, Texas 78154 • 214.478.1000

Thanks,
Theodore and Shakari Greene

NOTICE OF PUBLIC HEARING

March 29, 2023

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Sincerely,

Samuel Haas
Senior Planner

Reply Form

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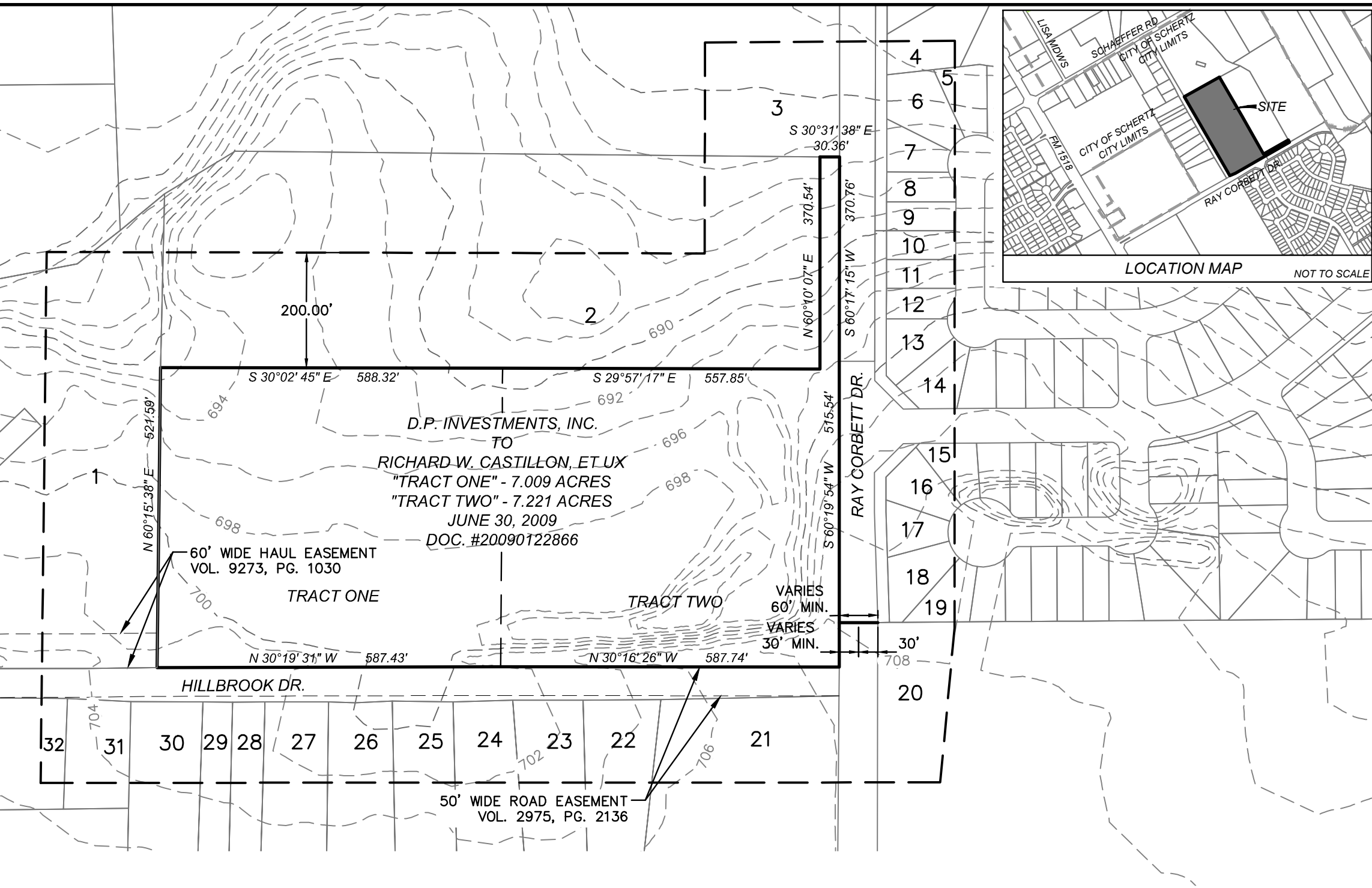
COMMENTS: _____

NAME: Yessica Marks SIGNATURE
(PLEASE PRINT)

STREET ADDRESS: 12233 Forbach Dr.

DATE: 04 APR 2023

PROPERTIES IN 200' NOTIFICATION AREA				
PROPERTY ID NO.	OWNER NAME & ADDRESS	LAND USE	CITY JURISDICTION & ZONING	SUBDIVISION AND/OR RECORDING INFO.
1	RAMMING LAND LLC 9020 N CAPITAL OF TEXAS HWY BLDG II STE 250 AUSTIN, TX 78759-7235	COMMERCIAL	SCHERTZ PRE	UNPLATTED CB 5057 P-22 (1.0), P-23 (1.628), P-24 (1.917) & P-25 (8.636) ABS 61
2	BONNIE SUE PORTER 12020 SCHAEFER RD UNIT 2 SCHERTZ, TX 78108-4003	RESIDENTIAL	SCHERTZ PRE	UNPLATTED VOL. 2628, PG. 508 O.P.R.
3	JAMES HERRERA 12020 SCHAEFER RD SCHERTZ, TX 78108-4001	RESIDENTIAL	SCHERTZ PRE	UNPLATTED VOL. 9604, PG. 176 O.P.R.
4	SHAKARI GREENE & JOSEPH THEODORE 12473 BELFORT POINT SCHERTZ, TX 78154	RESIDENTIAL	SCHERTZ PDD	RHINE VALLEY UT-3A BLOCK 2, LOT 28 DOC. NO. 20160192074 VOL. 9706, PG. 81-84 O.P.R.
5	RICARDO OROZCO 10350 LUNEVILLE LN SCHERTZ, TX 78154	RESIDENTIAL	SCHERTZ PDD	RHINE VALLEY UT-3A BLOCK 2, LOT 15 DOC. NO. 20160192074 VOL. 9706, PG. 81-84 O.P.R.
6	YOLANDA N SEALS 12245 FORBACH DR SCHERTZ, TX 78154	RESIDENTIAL	SCHERTZ PDD	RHINE VALLEY UT-3A BLOCK 2, LOT 14 DOC. NO. 20160192074 VOL. 9706, PG. 81-84 O.P.R.
7	RICHARD & SAMANTHA NUNCIO 12239 FORBACH DR SCHERTZ, TX 78154	RESIDENTIAL	SCHERTZ PDD	RHINE VALLEY UT-3A BLOCK 2, LOT 13 DOC. NO. 20160192074 VOL. 9706, PG. 81-84 O.P.R.
8	YESSICA CARMINA MARKS & CARL ROBERTS 12233 FORBACH DR SCHERTZ, TX 78154	RESIDENTIAL	SCHERTZ PDD	RHINE VALLEY UT-3A BLOCK 2, LOT 12 DOC. NO. 20160192074 VOL. 9706, PG. 81-84 O.P.R.
9	TASSY & SOREPA GALLAHAR 12227 FORBACH DR SCHERTZ, TX 78154	RESIDENTIAL	SCHERTZ PDD	RHINE VALLEY UT-3A BLOCK 2, LOT 11 DOC. NO. 20160192074 VOL. 9706, PG. 81-84 O.P.R.
10	JOSE & JACKELINE JEREZ MARINO 12221 FORBACH DR SCHERTZ, TX 78154-4053	RESIDENTIAL	SCHERTZ PDD	RHINE VALLEY UT-3A BLOCK 2, LOT 10 DOC. NO. 20160192074 VOL. 9706, PG. 81-84 O.P.R.
11	LISA CRAWFORD 12215 FORBACH DR SCHERTZ, TX 78154	RESIDENTIAL	SCHERTZ PDD	RHINE VALLEY UT-3A BLOCK 2, LOT 9 DOC. NO. 20160192074 VOL. 9706, PG. 81-84 O.P.R.
12	ERIC IVEY & BRANDIE BRIGGS- IVEY 12209 FORBACH DR SCHERTZ, TX 78154-4053	RESIDENTIAL	SCHERTZ PDD	RHINE VALLEY UT-3A BLOCK 2, LOT 8 DOC. NO. 20160192074 VOL. 9706, PG. 81-84 O.P.R.
13	GILBERT TREJO & ADREA MINDY 12203 FORBACH DR SCHERTZ, TX 78154-4053	RESIDENTIAL	SCHERTZ PDD	RHINE VALLEY UT-1 BLOCK 2, LOT 7 DOC. NO. 20140211972 VOL. 9677, PG. 166-173 O.P.R.
14	ANJEANETTE RENEE PACHECO & ANGEL MICHAEL 10397 OBERNAI PATH SCHERTZ, TX 78154-4052	RESIDENTIAL	SCHERTZ PDD	RHINE VALLEY UT-1 BLOCK 2, LOT 6 DOC. NO. 20140211972 VOL. 9677, PG. 166-173 O.P.R.
15	KEVIN A MITCHELL & SUSANA ALEJAN DRE-MITCHELL 10242 METZ VLY SCHERTZ, TX 78154-4050	RESIDENTIAL	SCHERTZ PDD	RHINE VALLEY UT-1 BLOCK 1, LOT 6 DOC. NO. 20140211972 VOL. 9677, PG. 166-173 O.P.R.
16	DALLAS C MINK & J LESLEY 10248 METZ VLY SCHERTZ, TX 78154-4050	RESIDENTIAL	SCHERTZ PDD	RHINE VALLEY UT-1 BLOCK 1, LOT 7 DOC. NO. 20140211972 VOL. 9677, PG. 166-173 O.P.R.
17	RM1 SFR PROPCO B LP 1850 PARKWAY PL STE 900 MARIETTA, GA 30067	RESIDENTIAL	SCHERTZ PDD	RHINE VALLEY UT-1 BLOCK 1, LOT 8 DOC. NO. 20140211972 VOL. 9677, PG. 166-173 O.P.R.
18	DANA PRATT BYNUM 10249 METZ VLY SCHERTZ, TX 78154-4050	RESIDENTIAL	SCHERTZ PDD	RHINE VALLEY UT-1 BLOCK 1, LOT 9 DOC. NO. 20140211972 VOL. 9677, PG. 166-173 O.P.R.
19	CHAD & MARGARITA A VAUGHAN 10243 METZ VLY SCHERTZ, TX 78154-4050	RESIDENTIAL	SCHERTZ PDD	RHINE VALLEY UT-1 BLOCK 1, LOT 10 DOC. NO. 20140211972 VOL. 9677, PG. 166-173 O.P.R.
20	SCHERTZ CIBOLO UNIVERSAL CITY ISD 1060 ELBEL RD SCHERTZ, TX 78154-2099	COMMERCIAL	SCHERTZ PUB	RAY D CORBETT JUNIOR HIGH SUBDIVISION BLOCK 1, LOT 1 VOL. 9600, PG. 159-161 O.P.R.
21	AMY CORINE WIDEMAN 10311 HILLBROOK RD SCHERTZ, TX 78108-3200	RESIDENTIAL	SCHERTZ PRE	UNPLATTED VOL. 14061, PG. 1397 O.P.R.
22	RUTLIO LOZANO & MARIA ELENA GONZALEZ 10323 HILLBROOK RD SCHERTZ, TX 78108-3200	RESIDENTIAL	SCHERTZ PRE	UNPLATTED CB 5057 PT OF P-3H ARB P-19 ABS 61 LABEL#TX0311063
23	THOMAS DALE JR SILAKOWSKI 10419 HILLBROOK RD SCHERTZ, TX 78108-3201	RESIDENTIAL	SCHERTZ PRE	UNPLATTED CB 5057 PT OF P-3H ARB P-18 ABS 61
24	THOMAS DALE JR SILAKOWSKI 10419 HILLBROOK RD SCHERTZ, TX 78108-3201	RESIDENTIAL	SCHERTZ PRE	UNPLATTED CB 5057 PT OF P-3H ARB P-20 ABS 61
25	TAMMY L & THOMAS SILAKOWSKI 10419 HILLBROOK RD SCHERTZ, TX 78108-3201	RESIDENTIAL	SCHERTZ PRE	UNPLATTED CB 5057 PT OF P-3H ARB P-21 ABS 61
26	JOEL D NEWLON 10427 HILLBROOK RD SCHERTZ, TX 78108-3201	RESIDENTIAL	SCHERTZ PRE	UNPLATTED CB 5057 ABS 61 PT OF P-3H ARB P-11.065 ACRES
27	INNOVATIONS WITH BIO- FEEDBACK LLC 1885 FM 2673 F-13 CANYON LAKE, TX 78133-4765	RESIDENTIAL	SCHERTZ PRE	UNPLATTED B 5057 P-31 ABS 61 LABEL #NTA1167562/NTA1167562 2018 RSVY FROM 1.039AC TO 1.041AC
28	YOLANDA & JUAN CASTANEDA 10519 HILLBROOK RD SCHERTZ, TX 78108-3210	RESIDENTIAL	SCHERTZ PRE	UNPLATTED CB 5057 P-30A (OUT OF P-30) ABS 61 LABEL#TX0582798 NEW ACCT - SPLIT FOR 2007 (GWD 12540/957)
29	NARCEDALIA & JUAN NAVARRO 3804 OGELTHORPE SCHERTZ, TX 78154-2906	RESIDENTIAL	SCHERTZ PRE	UNPLATTED CB 5057 P-30 ABS 61 REFER TO: 81400-000-3000 & 80014-000- 0300 REMAINS ACCT - SPLIT FOR 2007 (GWD 12640/957)
30	SAN JOSE, CA 95158-8161 HERMANN QUINTON DEAN & PHANLISA ANN 10605 HILLBROOK RD SCHERTZ, TX 78108-3211	RESIDENTIAL	SCHERTZ PRE	UNPLATTED CB: 5057A BLK 1 LOT 5 BLUEBONNET SILVAS SUBD
31	SILVAS GUADALUPE L/E SOUZ MARIA M ETAL 10615 HILLBROOK RD SCHERTZ, TX 78108-3211	RESIDENTIAL	SCHERTZ PRE	UNPLATTED CB: 5057A BLK 1 LOT 4 BLUEBONNET SILVAS SUBD
32				

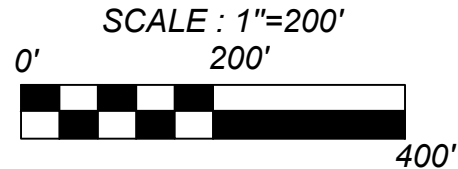


**ZONING EXHIBIT OF
ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN
BEXAR COUNTY, TEXAS, BEING A PART OF THE MILES S. BENNETT
SURVEY, ABSTRACT NO. 61, BEING ALL OF A CALLED 7.009 ACRE
TRACT (TRACT ONE) AND ALL OF A CALLED 7.221 ACRE TRACT
(TRACT TWO) CONVEYED FROM D.P. INVESTMENTS, INC. TO
RICHARD W. CASTILLON, ET UX BY DEED DATED JUNE 30, 2009
RECORDED IN DOCUMENT NO, 20090122866 OF THE OFFICIAL
PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.**

**PROPERTY: "TRACT ONE", "TRACT TWO", D.P. INVESTMENTS, INV TO RICHARD W. CASTILLON, ET UX
ORIGINAL SURVEY: MILES S. BENNETT SURVEY, ABSTRACT 61, BEXAR COUNTY, TEXAS
FEMA FLOODPLAIN: NO FLOODPLAIN EXISTS ON THE PROPERTY
NEW STREETS: NO NEW STREETS ARE PLANNED
TOTAL GROSS ACREAGE: 14.250 ACRES
EXISTING ZONING W/ACREAGE: PREDEVELOPMENT (PRE)/14.250 ACRES
REZONING DESIGNATION W/ACREAGE: R-4/14.250 ACRES**

**SURVEYOR:
TRIAD SURVEYING, INC.
BRADLEY L. LIPSCOMB, RPLS
528 COUNTY ROAD 325
P.O. BOX 1489
ROCKDALE, TEXAS 76567**

**OWNER/APPLICANT:
MARSTAN EQUITIES, LLC
ATTN: STANLEY HILLELSOHN
8350 N. CENTRAL EXPY., SUITE 1225
DALLAS, TEXAS 75206**



KFW
ENGINEERS & SURVEYING
PHONE: (214) 978-6444 • FAX: (214) 978-6441
TDD: (214) 978-6441

ISSUE DATE: _____
REVISIONS: _____

**ZONING EXHIBIT
MILES S. BENNETT SURVEY, ABSTRACT NO. 61, BEXAR
COUNTY, TEXAS**

JOB NO.: _____
DATE: _____
DRAWN: _____ CHECKED: _____
SHEET NUMBER: _____

EX-3

Date: Mar 09, 2013, 10:15 AM User: D:\mwf\mwf\Drawings\Exhibits\61\Schertzer and Hillbrook Dr. - ZONING Exhibit.dwg Plot: K:\1028\101\101\Design\Exhibits\61\Schertzer and Hillbrook Dr. - ZONING Exhibit.dwg

PLANNING AND ZONING COMMISSION MEETING: 04/12/2023
Agenda Item 6 A

TO: Planning and Zoning Commission
 PREPARED BY: Samuel Haas, Senior Planner
 CASE: PLPP20230064
 SUBJECT: PLPP20230064 Waiver - Consider and act upon a request for a waiver in relation to sanitary sewer frontage extension requirements for the proposed Saddlebrook Ranch Unit 1B subdivision, approximately 23 acres of land generally located approximately 2,000 feet to the west of the Cibolo Creek along Lower Seguin Road, Parcel ID 310011, City of Schertz, Bexar County, Texas.

GENERAL INFORMATION:

Owner: Ashton San Antonio Residential, LLC
 Applicant: Todd Mills/Moy Tarin Ramirez Engineers, LLC

ITEM SUMMARY:

The applicant is proposing to preliminary plat the subject property into 48 lots. The applicant has requested a waiver from UDC 21.15.2.D in relation to sanitary sewer frontage requirements to the proposed Saddlebrook Ranch Unit 1B subdivision.

GENERAL LOCATION AND SITE DESCRIPTION:

The property is currently undeveloped and is generally located approximately 2,000 feet to the west of the Cibolo Creek along Lower Seguin Road.

PUBLIC IMPROVEMENTS:

The applicant has requested a sewer waiver from UDC 21.15.2.D. This section of the UDC requires sanitary sewer line to extended across the frontage of properties to service adjacent developments. The applicant currently has 1,800 feet of frontage along Lower Seguin Road in Saddlebrook Ranch Unit 1B. The applicant will be providing sanitary sewer along 1,250 feet of frontage and is requesting that the remaining 550 feet be routed internally through portions of the Unit 1B subdivision. The internal routing of the sanitary sewer line will still serve the subject property and the adjacent property.

STAFF ANALYSIS AND RECOMMENDATION:

Staff can not administratively waive the sanitary sewer requirements stated in UDC Section 21.15.2.D. & Section 21.15.3.A.

The UDC states that developments must extend sanitary sewer lines along the frontage of properties. This is with the intent for future developments to access and connect into existing networks. Staff has determined that the internal 550-foot extension of the sanitary sewer line is still consistent with the intent of the UDC. The line will service 136 acres and will still connect to the adjacent property to the east. The Engineering Department has reviewed this waiver request and is in support.

Therefore, staff supports the applicants request to not comply with the UDC platting requirements to provide sanitary sewer connections along portions of frontage of the subject property. If the waiver was approved the applicant will provide 1,250 feet of sanitary sewer along the frontage of Lower Seguin Road, and 550 feet of sanitary sewer connections routed internally through the subject property.

Planning Department Recommendation	
X	Approve as submitted

	Approve with conditions*
	Denial

* While the Commission can impose conditions; conditions should only be imposed to meet requirements of the UDC.

COMMISSIONERS CRITERIA FOR CONSIDERATION:

Sec. 21.12.15. - Waivers

A. General. The Planning and Zoning Commission may authorize waivers from the provisions of this Article when, in its opinion, undue hardship will result from requiring strict compliance. In granting a waiver, the Planning and Zoning Commission shall prescribe only conditions that it deems necessary or desirable to the public interest. In making their findings, the Planning and Zoning Commission shall take into account the nature of the proposed use of the land involved and existing uses of land in the vicinity, the number of persons who will reside or work in the proposed subdivision, and the probable effect of such waivers upon traffic conditions and upon the public health, safety, convenience, and welfare in the vicinity. Waivers shall not be granted unless the Planning and Zoning Commission finds:

1. That the granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area; and
2. That the granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this UDC. Such findings of the Planning and Zoning Commission, together with the specified facts upon which such findings are based, shall be incorporated into the official minutes of the Planning and Zoning Commission meeting at which such waiver is granted. Waivers may be granted only when in harmony with the general purpose and intent of this UDC so that the public health, safety, and welfare may be secured and justice done.

B. The Planning and Zoning Commission may establish a time period for execution of each granted waiver.

C. Such findings together with the specific facts on which such findings are based shall be incorporated into the official minutes of the Planning and Zoning Commission meeting at which such exception is granted.

D. Planning and Zoning Commission shall not authorize a waiver that would constitute a violation of a valid law, ordinance, code or regulation of the City.

E. Any decision of the Planning and Zoning Commission regarding waivers to the provisions of this Article may be appealed to the City Council. When considering an appeal, the City Council shall consider the same standards as the Planning and Zoning Commission as outlined above.

Attachments

- Aerial Exhibit
 - Waiver Request
 - Engineering Memo
 - Plat Exhibit
-



February 21, 2023

City of Schertz- Public Works
Attn: Suzanne Williams, Public Works Director
10 Commercial Place, Building #2
Schertz, TX 78154

Re: Saddlebrook Ranch Subdivision, Unit 1A – Public Infrastructure Engineering Comments- Waiver Request
City of Schertz UDC 21.15.2.D

Dear Ms. Williams,

Moy Tarin Ramirez Engineers, LLC is the engineer of record for the Saddlebrook Ranch Subdivision, which consists of the platting and construction of 633 single-family residential lots on the north side of Lower Sequin Road, approximately 4,000 feet east of the intersection of FM 1518 and Lower Seguin Road. This development has been in process with various applications to the City of Schertz since August of 2020 starting with the request for a Comprehensive Land Plan Amendment. Since that time, on February 23, 2021 the Saddlebrook Ranch Planned Development District (PDD) zoning was adopted by The City of Schertz City Council and subsequently on August 25, 2021, the Saddlebrook Ranch Master Development Plan (MDP) was approved by The City of Schertz Planning and Zoning Commission. On February 8, 2023, the Saddlebrook Ranch Master Development Plan Amendment was approved by the City of Schertz Planning and Zoning Commission.

The Saddlebrook Ranch Unit 1B Construction Plans are currently under review by the City of Schertz. On July 21, 2022 we received a comment related to UDC 21.15.2.D, which states “extension of water and wastewater lines shall be made along the entire frontage of the subdivision adjacent to a street or thoroughfare”. The comment stated:

“Provide sanitary sewer extension to plat boundary.”

A subsequent comment was received on November 29, 2022 which stated:

“Provide sanitary sewer extension along Lower Seguin Road to plat boundary.”

By this letter we are formally requesting a waiver of UDC 21.15.2.D. Our position is that we are providing a sanitary sewer extension through Units 3 and 5 to the plat boundary and in doing so, we will be able to serve the properties to the east.

Thank you for your consideration of our request, we look forward to hearing back from you. We are available to meet to further discuss this request, as needed, at your convenience.

Sincerely,
Moy Tarin Ramirez Engineers, LLC



Todd Mills, P.E.
Senior Project Manager

Memo

To: Planning and Zoning Commission via Emily Delgado, Planning Manager
From: Jennifer R. Shortess, P.E., Engineer
Date: March 9, 2023
Re: Recommendation for Waiver to Requirement to Extend Public Sanitary Sewer to Serve the Proposed Saddlebrook Ranch Unit 1B Subdivision

The developer of the proposed Saddlebrook Ranch Unit 1B Subdivision (on Lower Seguin Road, approximately 1 mile east from the FM 1518 intersection) has requested a waiver concerning sanitary sewer requirements contained in the Unified Development Code (UDC). A summary of the waiver and Staff recommendation for the waiver are as follows.

Section 21.15.2.D of the UDC requires sanitary sewer lines to be extended across the proposed subdivision's frontage to facilitate the future extension of wastewater lines. The proposed Saddlebrook Ranch Unit 1B Subdivision frontage is approximately 1,800 feet. A sanitary sewer extension along Lower Seguin Road (subject property frontage) is proposed for approximately 1,250 linear feet. The waiver request provided includes the remaining portion of Unit 1B subdivision frontage (550 linear feet). In this case, an extension is accomplished by routing proposed sewer mains internal to the Unit 1B subdivision. The sewer main extension requested in lieu of providing a sewer extension along Lower Seguin Road will serve approximately 136 acres. Therefore, Staff recommends approval of the waiver request to the requirement to extend a sanitary sewer line across the Saddlebrook Ranch Unit 1B Subdivision.

As proposed, the sanitary sewer extensions would serve the subject property and adjacent properties. Therefore, the Engineering Department supports the granting of this waiver and notes that this request is consistent with similar waivers granted in the City.

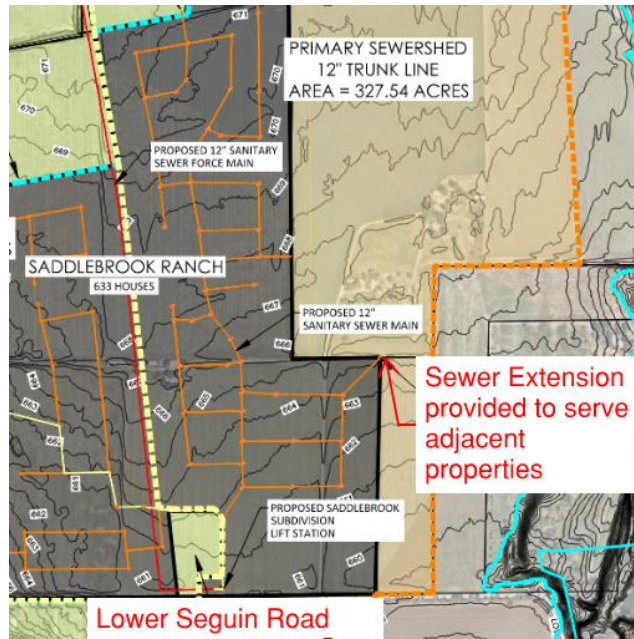
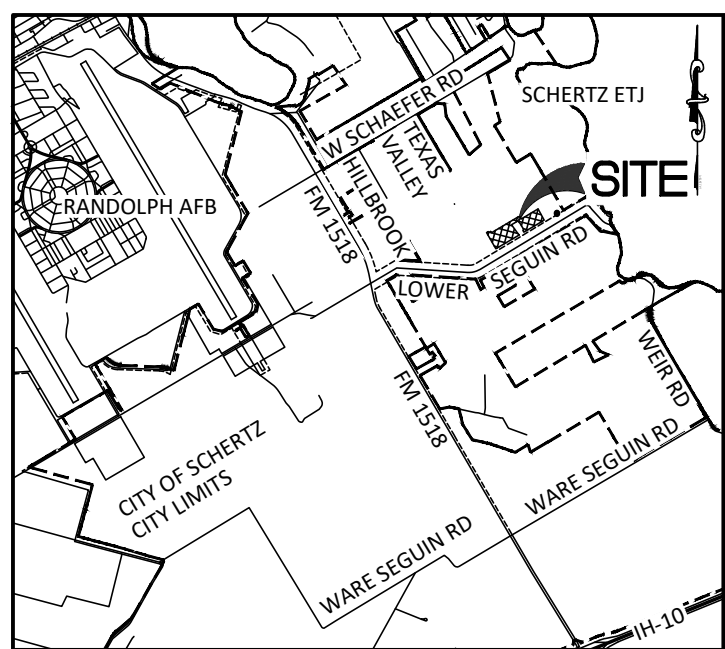


Figure 1: Saddlebrook Ranch Unit 1B Sewer Extension



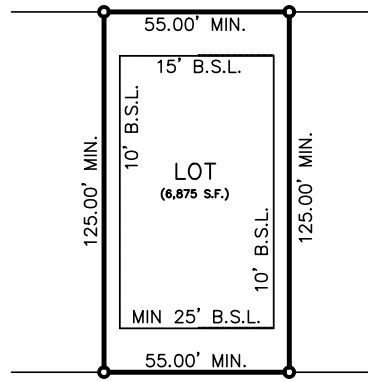
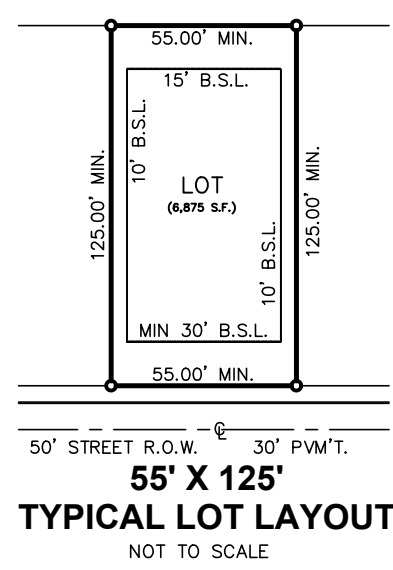
LOCATION MAP NOT TO SCALE

LEGEND

---	EXISTING CONTOUR
---	PROPOSED CONTOUR
Ac.	ACRES
E.G.T.CATV	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
R.O.W.	RIGHT OF WAY
R	RADIUS
⊕	CENTERLINE
ESM'T.	EASEMENT
●	IRON PIN SET
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
VOL	VOL.
Pg(S)	Pg.(S)
I.P. FOUND	IRON PIN FOUND
..	REPETITIVE BEARING AND/OR DISTANCE
DOC	DOCUMENT
8"SS	PROPOSED SEWER LINE
6"W	PROPOSED WATER LINE
12"FM	PROPOSED FORCEMAIN

- CITY OF SCHERTZ NOTES:**
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND PERMITS.
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 - ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF OWNER OR OWNERS SUCCESSORS AND/OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGN IS APPROVED BY THE CITY.
 - TOTAL NUMBER OF BUILDABLE LOTS: 48
 - PROPERTY IS ZONED PDD.
 - THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.

- NOTES:**
- SET 1/2" IRON RODS AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
 - THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
 - CONTOURS SHOWN ARE FROM SAN ANTONIO RIVER AUTHORITY TNRS CONTOUR DATA.



50' STREET R.O.W. 30' P.V.M.T.
55' X 125'
 *NOTE: KNICULE SACS, CUL-DE-SACS, AND IRREGULAR LOTS. BUILDING SETBACK IS 25 FEET

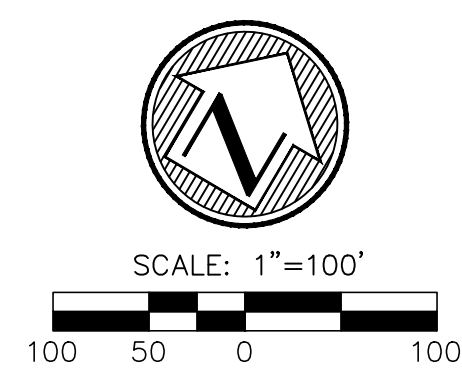
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CCMA NOTE:
 THIS PROPOSED DEVELOPMENT PLAT HAS BEEN REVIEWED AND APPROVED BY THE CIBOLO CREEK MUNICIPAL AUTHORITY (CCMA) FOR WASTEWATER TREATMENT PLANT CAPACITY. ALL FEES DUE FOR IMPACT TO THE SYSTEM AT TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING PERMIT APPLICATION AT THE THEN CURRENT FEE SCHEDULE.

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

ALL OPEN SPACE, COMMON AREAS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF OWNER OR OWNERS, SUCCESSORS, AND/OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGN APPROVED BY THE CITY. REFER BELOW FOR A LIST OF ALL 900 LOTS WITH DESIGNATION TYPE PROPOSED IN THIS DEVELOPMENT:

- LOT 901 BLOCK 1, LOT 901 BLOCK 2 AND LOT 901 BLOCK 3 ARE LANDSCAPE LOT.
- LOT 901 BLOCK 3 IS LANDSCAPE LOT, PEDESTRIAN PATHWAY, AND E.G.T.CATV. EASEMENT.
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- LOT 901 BLOCK 5 IS OPEN SPACE.
- LOT 901 BLOCK 15 IS DRAINAGE EASEMENT
- LOT 903 BLOCK 3 IS DRAINAGE EASEMENT



OWNER / DEVELOPER:
 BLAKE HARRINGTON
 ASHTON SAN ANTONIO RESIDENTIAL, LLC
 17319 SAN PEDRO, STE. 140
 SAN ANTONIO, TX 78232
 210-967-3885

STATE OF TEXAS
 COUNTY OF BEXAR
 THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER:

 STATE OF TEXAS
 COUNTY OF BEXAR
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

 BLAKE HARRINGTON
 _____ KNOWN TO ME TO BE THE PERSON
 WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____

 NOTARY PUBLIC,
 BEXAR COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF GUADALUPE
 I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF SCHERTZ, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATION AND THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

BY _____
 CITY ENGINEER

STATE OF TEXAS
 COUNTY OF GUADALUPE
 THIS PLAT OF _____ SADDLEBROOK RANCH UNIT 1B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ____ DAY OF _____ A.D., _____

BY _____
 CHAIRMAN

BY _____
 SECRETARY

STATE OF TEXAS
 COUNTY OF BEXAR
 I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

MOY TARIN RAMIREZ ENGINEERS, LLC

 STEPHANIE L. JAMES
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
 MOY TARIN RAMIREZ ENGINEERS, LLC
 12770 CIMARRON PATH STE. 100
 SAN ANTONIO, TEXAS 78249
 PH# (210) 698-5051

STATE OF TEXAS
 COUNTY OF BEXAR
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

 STEPHANIE L. JAMES
 _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____

 NOTARY PUBLIC,
 BEXAR COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF BEXAR
 I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF SCHERTZ PLANNING & ZONING COMMISSION.

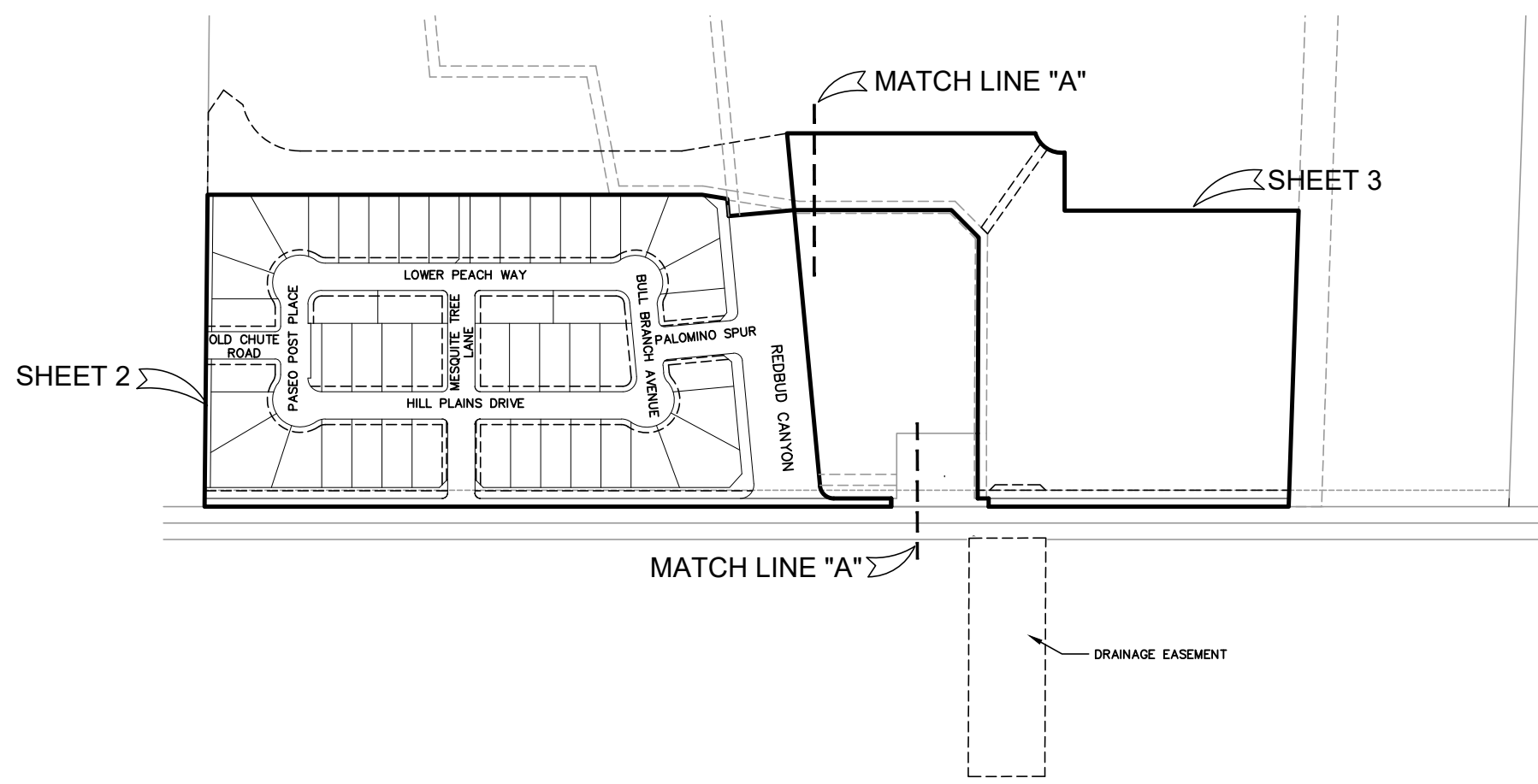
RAYMOND TARIN, JR., P.E.
 LICENSED PROFESSIONAL ENGINEER NO. 87060
 MOY TARIN RAMIREZ ENGINEERS, LLC
 12770 CIMARRON PATH STE. 100
 SAN ANTONIO, TEXAS 78249
 PH# (210) 698-5051

STATE OF TEXAS
 COUNTY OF BEXAR
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

 RAYMOND TARIN, JR.
 _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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 NOTARY PUBLIC,
 BEXAR COUNTY, TEXAS



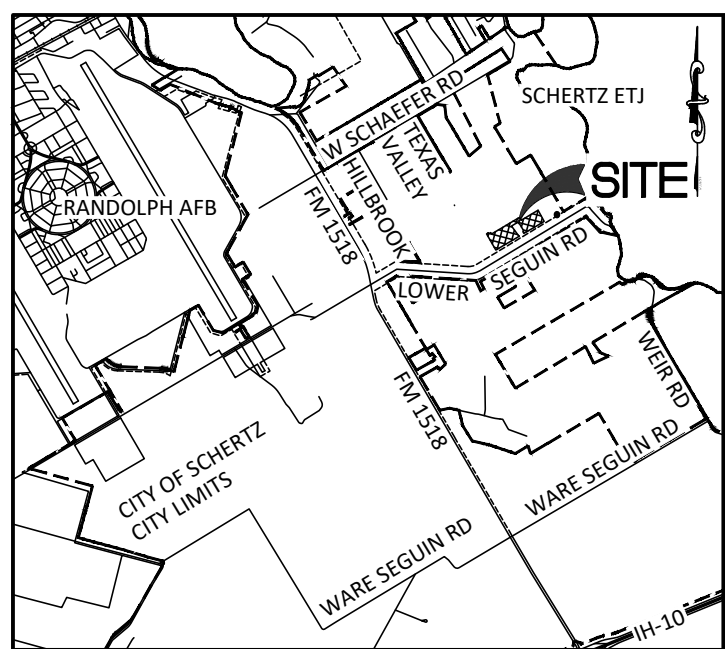
INDEX MAP NOT TO SCALE

MTR
Moy Tarin Ramirez Engineers, LLC
 • Engineers
 • Surveyors
 • Planners

TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
 12770 CIMARRON PATH, SUITE 100
 TEL: (210) 698-5051
 SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

48 RESIDENTIAL LOTS
 "PRELIMINARY"
 SUBDIVISION PLAT ESTABLISHING
**SADDLEBROOK RANCH
 UNIT 1B**

BEING A 23.081 ACRE TRACT OF LAND IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS, SITUATED IN THE JUAN DIAZ SURVEY NO. 66, ABSTRACT 187, C.B. 5059, BEING OUT OF A 82.492 ACRE TRACT AS RECORDED IN DOCUMENT NO. 20210100466, OF THE OFFICAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



LOCATION MAP NOT TO SCALE

- LEGEND**
- 609--- EXISTING CONTOUR
 - 608--- PROPOSED CONTOUR
 - Ac. ACRES
 - E.G.T.CATV ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
 - R.O.W. RIGHT OF WAY
 - R RADIUS
 - ⊕ CENTERLINE
 - ESM'T. EASEMENT
 - IRON PIN SET
 - O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
 - VOL VOL.
 - PG(S) PG(S)
 - I.P. FOUND IRON PIN FOUND
 - " REPETITIVE BEARING AND/OR DISTANCE
 - DOC DOCUMENT
 - 8"SS--- PROPOSED SEWER LINE
 - 6"--- PROPOSED WATER LINE
 - 12"FM--- PROPOSED FORCEMAIN

- KEYNOTES**
- (A) 10' E.G.T.CATV EASEMENT
 - (B) 10' WATER LINE EASEMENT
 - (C) 14' E.G.T.CATV EASEMENT
 - (D) 15' STREET DEDICATION
 - (E) 1.0' VEHICULAR NON-ACCESS EASEMENT
 - (1) 60' INGRESS & EGRESS EASEMENT (VOL. 6851, PG. 126, O.P.R.B.C.T. TO BE ABANDONED BY SEPARATE INSTRUMENT)
 - (2) 30' WIDE PERMANENT WATER TRANSMISSION LINE EASEMENT VOL. 9899, PG. 482, O.P.R.B.C.T.
 - (3) ADCOCK ERVIN D JR 0.370 ACRE TRACT WARRANTY DEED VOL. 14989, PG. 1103 20110095929 O.P.R.B.C.T.
 - (4) 20' SANITARY SEWER EASEMENT VOL. 13733, PG. 223 & VOL. 13756, PG. 1238 O.P.R.B.C.T.
 - (5) BEXAR COUNTY FLOOD CONTROL DIVISION 2.321 ACRE TRACT CB 5054 P-38K(1.0328), P-58A(1.27) & P-63A(0.182) ABS 464

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

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STEPHANIE L. JAMES
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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PH# (210) 698-5051

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OWNER/ DEVELOPER:
BLAKE HARRINGTON
ASHTON SAN ANTONIO RESIDENTIAL, LLC
17319 SAN PEDRO, STE. 140
SAN ANTONIO, TX 78232
210-967-3885

STATE OF TEXAS
COUNTY OF BEXAR

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COUNTY OF GUADALUPE

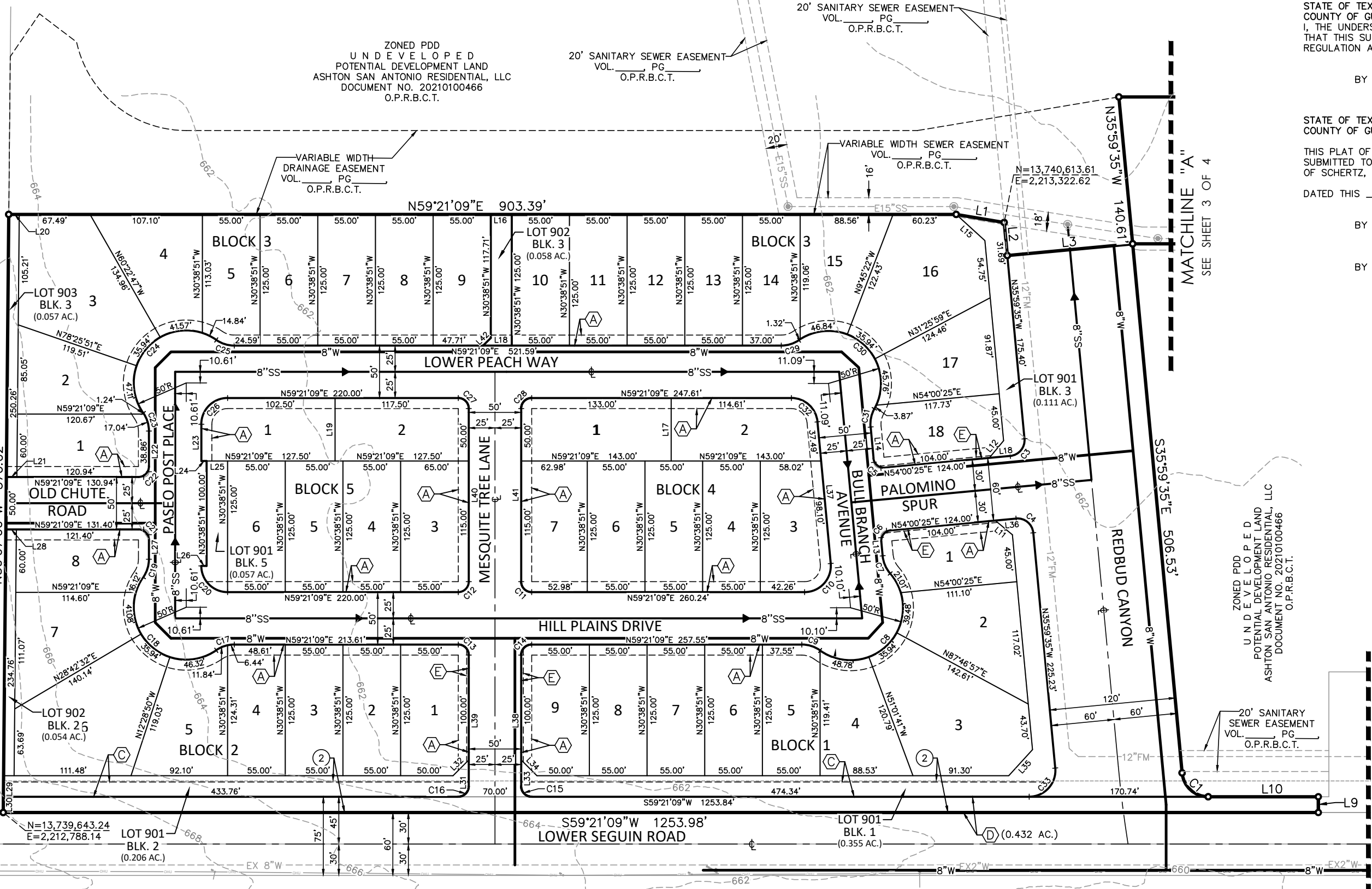
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DATED THIS ____ DAY OF _____ A.D., _____

BY _____ CITY ENGINEER

BY _____ CHAIRMAN

BY _____ SECRETARY



STATE OF TEXAS
COUNTY OF GUADALUPE

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF SCHERTZ, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATION AND THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

BY _____ CITY ENGINEER

STATE OF TEXAS
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DATED THIS ____ DAY OF _____ A.D., _____

BY _____ CHAIRMAN

BY _____ SECRETARY



Engineers
Surveyors
Planners

Moy Tarin Ramirez Engineers, LLC

TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
12770 CIMARRON PATH, SUITE 100
TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

48 RESIDENTIAL LOTS

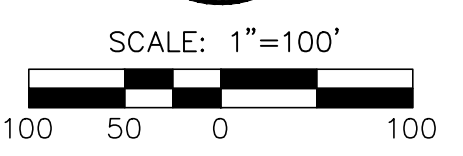
"PRELIMINARY"
SUBDIVISION PLAT ESTABLISHING

**SADDLEBROOK RANCH
UNIT 1B**

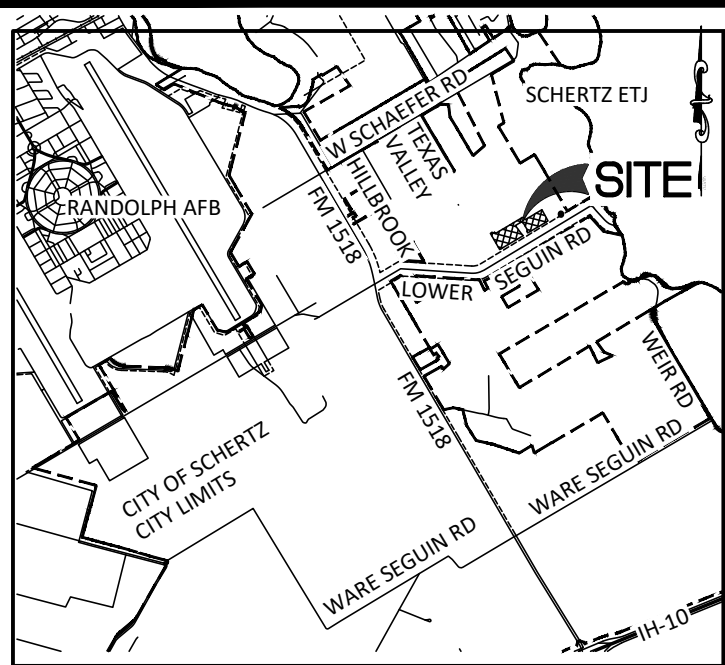
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DATE OF PREPARATION: March 29, 2023

NOTE:
SEE SHEET 4 OF 4 FOR
CURVE AND LINE TABLES



E:\Loadbroock_Schertz\Tract\UNIT 1\Drawings\0100_MoTarin.dwg 2023/03/29 8:56am cnamon



LOCATION MAP NOT TO SCALE

LEGEND

---609---	EXISTING CONTOUR
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R.O.W.	RIGHT OF WAY
R	RADIUS
⊕	CENTERLINE
⊖	EASEMENT
●	IRON PIN SET
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
VOL.	VOL.
PG(S)	PG(S)
I.P. FOUND	IRON PIN FOUND
"	REPETITIVE BEARING AND/OR DISTANCE
DOC	DOCUMENT
8"SS	PROPOSED SEWER LINE
6"W	PROPOSED WATER LINE
12"FM	PROPOSED FORCEMAIN

KEYNOTES

(A)	10' E.G.T.CATV EASEMENT
(B)	10' WATER LINE EASEMENT
(C)	14' E.G.T.CATV EASEMENT
(D)	15' STREET DEDICATION
(E)	1.0' VEHICULAR NON-ACCESS EASEMENT
(1)	60' INGRESS & EGRESS EASEMENT (VOL. 6851, PG. 126, O.P.R.B.C.T. TO BE ABANDONED BY SEPARATE INSTRUMENT)
(2)	30' WIDE PERMANENT WATER TRANSMISSION LINE EASEMENT VOL. 9899, PG. 482, O.P.R.B.C.T.
(3)	ADCOCK ERVIN D JR 0.370 ACRE TRACT WARRANTY DEED VOL. 14989, PG. 1103 20110095929 O.P.R.B.C.T.
(4)	20' SANITARY SEWER EASEMENT VOL. 13733, PG. 223 & VOL. 13756, PG. 1238 O.P.R.B.C.T.
(5)	BEXAR COUNTY FLOOD CONTROL DIVISION 2.321 ACRE TRACT CB 5054 P-38K(1.0328), P-58A(1.27) & P-83A(.0182) ABS 464

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

MOY TARIN RAMIREZ ENGINEERS, LLC

STEPHANIE L. JAMES
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
STEPHANIE L. JAMES
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____

NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

- CITY OF SCHERTZ NOTES:**
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND PERMITS.
 - ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 48029C0315F DATED SEPTEMBER 29, 2010, IS LOCATED IN ZONE "X" AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN
 - ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF OWNER OR OWNERS SUCCESSORS AND/OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGN IS APPROVED BY THE CITY.
 - TOTAL NUMBER OF BUILDABLE LOTS: 48
 - PROPERTY IS ZONED PDD.
 - THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.

- NOTES:**
- SET 1/2" IRON RODS AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
 - THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
 - CONTOURS SHOWN ARE FROM SAN ANTONIO RIVER AUTHORITY TNRS CONTOUR DATA.

NOTE:
SEE SHEET 4 OF 4 FOR
CURVE AND LINE TABLES

- CPS ENERGY NOTE:**
- CITY PUBLIC SERVICE BOARD (CPS ENERGY) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION, AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
 - ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
 - THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
 - CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
 - ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN(10) FOOT WIDE EASEMENTS.

CCMA NOTE:
THIS PROPOSED DEVELOPMENT PLAT HAS BEEN REVIEWED AND APPROVED BY THE CIBOLO CREEK MUNICIPAL AUTHORITY (CCMA) FOR WASTEWATER TREATMENT PLANT CAPACITY. ALL FEES DUE FOR IMPACT TO THE SYSTEM AT TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING PERMIT APPLICATION AT THE THEN CURRENT FEE SCHEDULE.

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

ALL OPEN SPACE, COMMON AREAS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF OWNER OR OWNERS, SUCCESSORS, AND/OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGN APPROVED BY THE CITY. REFER BELOW FOR A LIST OF ALL 900 LOTS WITH DESIGNATION TYPE PROPOSED IN THIS DEVELOPMENT:

- LOT 901 BLOCK 1, LOT 901 BLOCK 2 AND LOT 901 BLOCK 3 ARE LANDSCAPE LOT.
- LOT 901 BLOCK 3 IS LANDSCAPE LOT, PEDESTRIAN PATHWAY, AND E.G.T.CATV. EASEMENT.
- LOT 902 BLOCK 2 IS OPEN SPACE.
- LOT 902 BLOCK 3 IS DRAINAGE EASEMENT
- LOT 901 BLOCK 5 IS OPEN SPACE.
- LOT 901 BLOCK 15 IS DRAINAGE EASEMENT
- LOT 903 BLOCK 3 IS DRAINAGE EASEMENT

OWNER / DEVELOPER:
BLAKE HARRINGTON
ASHTON SAN ANTONIO RESIDENTIAL, LLC
17319 SAN PEDRO, STE. 140
SAN ANTONIO, TX 78232
210-967-3885

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER:

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
BLAKE HARRINGTON
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____

NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

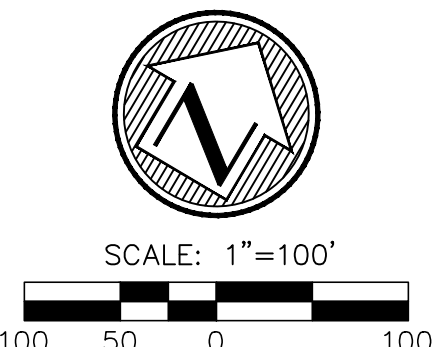
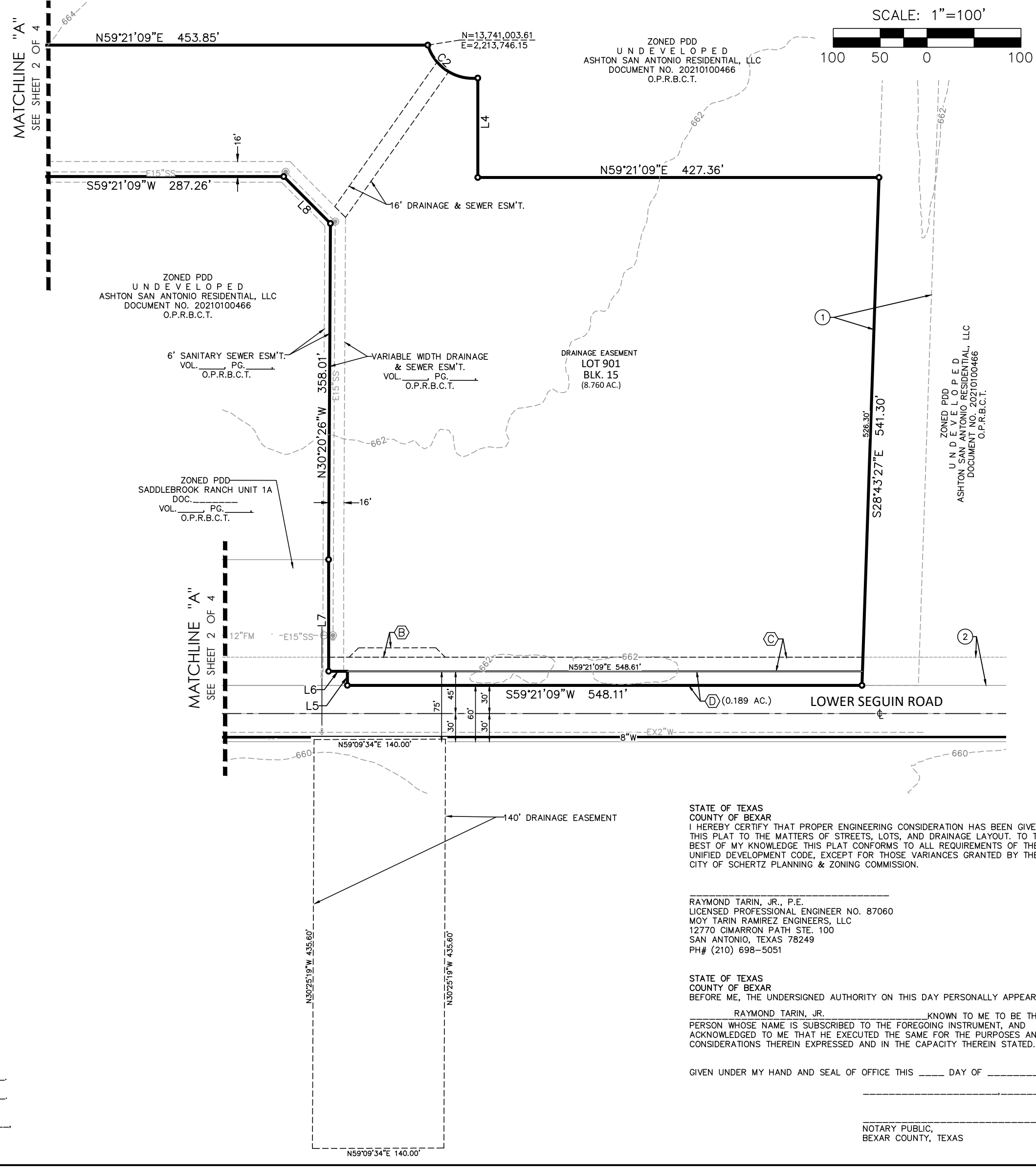
STATE OF TEXAS
COUNTY OF GUADALUPE
I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF SCHERTZ, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATION AND THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

BY _____
CITY ENGINEER

STATE OF TEXAS
COUNTY OF GUADALUPE
THIS PLAT OF _____ SADDLEBROOK RANCH UNIT 1B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS ____ DAY OF ____ A.D., ____

BY _____
CHAIRMAN

BY _____
SECRETARY



STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF SCHERTZ PLANNING & ZONING COMMISSION.

RAYMOND TARIN, JR., P.E.
LICENSED PROFESSIONAL ENGINEER NO. 87060
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
RAYMOND TARIN, JR.
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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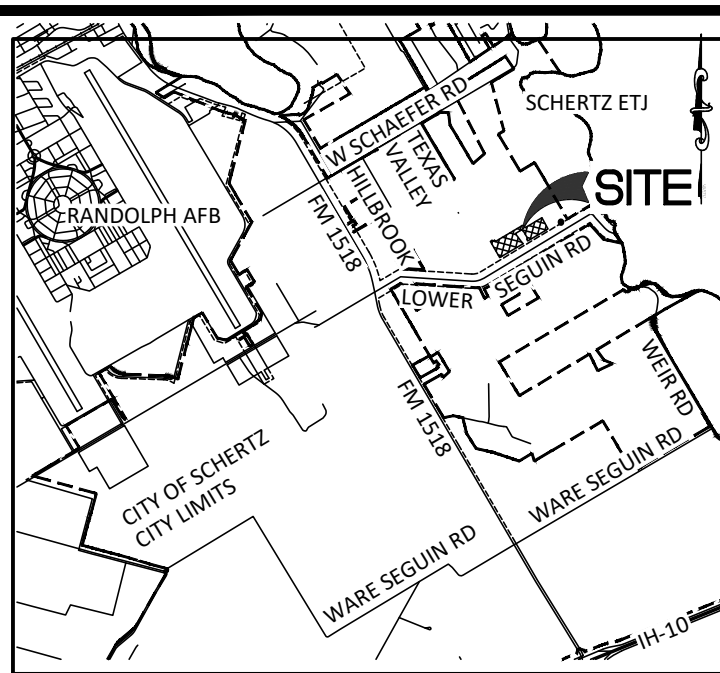
NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

MTR • Engineers
• Surveyors
• Planners
Moy Tarin Ramirez Engineers, LLC

TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
12770 CIMARRON PATH, SUITE 100
TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

48 RESIDENTIAL LOTS
"PRELIMINARY"
SUBDIVISION PLAT ESTABLISHING
**SADDLEBROOK RANCH
UNIT 1B**

BEING A 23.081 ACRE TRACT OF LAND IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS, SITUATED IN THE JUAN DIAZ SURVEY NO. 66, ABSTRACT 187, C.B. 5059, BEING OUT OF A 82.492 ACRE TRACT AS RECORDED IN DOCUMENT NO. 20210100466, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



LOCATION MAP NOT TO SCALE

LEGEND

- 609--- EXISTING CONTOUR
- (608)--- PROPOSED CONTOUR
- Ac. ACRES
- E.G.T.CATV ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
- R.O.W. RIGHT OF WAY
- R RADIUS
- ☉ CENTERLINE
- ESM'T. EASEMENT
- IRON PIN SET
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
- VOL. VOL.
- PG(S) PG.(S)
- I.P. FOUND IRON PIN FOUND
- .. REPETITIVE BEARING AND/OR DISTANCE
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STATE OF TEXAS
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SAN ANTONIO, TEXAS 78249
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STATE OF TEXAS
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BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

STEPHANIE L. JAMES KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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CCMA NOTE:

THIS PROPOSED DEVELOPMENT PLAT HAS BEEN REVIEWED AND APPROVED BY THE CIBOLO CREEK MUNICIPAL AUTHORITY (CCMA) FOR WASTEWATER TREATMENT PLANT CAPACITY. ALL FEES DUE FOR IMPACT TO THE SYSTEM AT TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING PERMIT APPLICATION AT THE THEN CURRENT FEE SCHEDULE.

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

OWNER / DEVELOPER:
BLAKE HARRINGTON
ASHTON SAN ANTONIO RESIDENTIAL, LLC
17319 SAN PEDRO, STE. 140
SAN ANTONIO, TX 78232
210-967-3885

STATE OF TEXAS
COUNTY OF BEXAR
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OWNER:

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

BLAKE HARRINGTON KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____

NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF GUADALUPE
I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF SCHERTZ, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATION AND THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

BY _____
CITY ENGINEER

STATE OF TEXAS
COUNTY OF GUADALUPE

THIS PLAT OF SADDLEBROOK RANCH UNIT 1B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____ A.D., _____

BY _____
CHAIRMAN

BY _____
SECRETARY

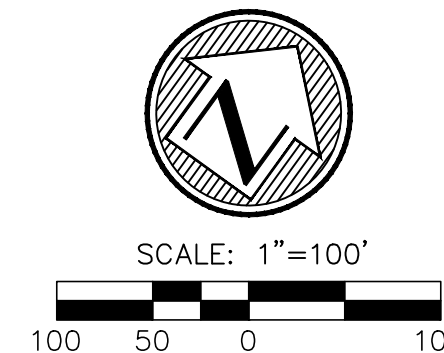
CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	25.00'	84°39'16"	22.77'	36.94'	33.67'	S78°19'13"E
C2	50.00'	79°14'51"	41.40'	69.16'	63.77'	S87°15'25"E
C3	15.00'	90°00'00"	15.00'	23.56'	21.21'	N09°00'25"E
C4	15.00'	90°00'00"	15.00'	23.56'	21.21'	N80°59'35"W
C5	6.00'	90°00'00"	6.00'	9.42'	8.49'	S80°59'35"E
C6	6.00'	90°00'00"	6.00'	9.42'	8.49'	S09°00'25"W
C7	30.00'	35°32'08"	9.61'	18.61'	18.31'	S53°45'39"E
C8	50.00'	166°25'00"	419.83'	145.23'	99.30'	N11°40'47"E
C9	30.00'	35°32'08"	9.61'	18.61'	18.31'	S77°07'13"W
C10	25.00'	95°20'44"	27.45'	41.60'	36.97'	N11°40'47"E
C11	10.00'	90°00'00"	10.00'	15.71'	14.14'	S75°38'51"E
C12	10.00'	90°00'00"	10.00'	15.71'	14.14'	N14°21'09"E
C13	10.00'	90°00'00"	10.00'	15.71'	14.14'	N75°38'51"W
C14	10.00'	90°00'00"	10.00'	15.71'	14.14'	S14°21'09"W
C16	10.00'	90°00'00"	10.00'	15.71'	14.14'	N14°21'05"E
C17	30.00'	34°54'25"	9.43'	18.28'	18.00'	S41°53'56"W
C18	50.00'	159°48'50"	280.90'	139.46'	98.45'	S75°38'51"E

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C19	30.00'	34°54'25"	9.43'	18.28'	18.00'	N13°11'39"W
C20	25.00'	90°00'00"	25.00'	39.27'	35.36'	S75°38'51"E
C21	5.00'	90°00'00"	5.00'	7.85'	7.07'	N75°38'51"W
C22	5.00'	90°00'00"	5.00'	7.85'	7.07'	N14°21'09"E
C23	30.00'	34°54'25"	9.43'	18.28'	18.00'	N48°06'04"W
C24	50.00'	159°48'50"	280.90'	139.46'	98.45'	S14°21'09"W
C25	30.00'	34°54'25"	9.43'	18.28'	18.00'	N76°48'21"E
C26	25.00'	90°00'00"	25.00'	39.27'	35.36'	S14°21'09"W
C27	10.00'	90°00'00"	10.00'	15.71'	14.14'	N75°38'51"W
C28	10.00'	90°00'00"	10.00'	15.71'	14.14'	S14°21'09"W
C29	30.00'	34°17'52"	9.26'	17.96'	17.69'	N42°12'13"E
C30	50.00'	153°14'59"	210.28'	133.74'	97.29'	N78°19'13"W
C31	30.00'	34°17'52"	9.26'	17.96'	17.69'	S18°50'40"E
C32	25.00'	84°39'16"	22.77'	36.94'	33.67'	N78°19'13"W
C33	25.00'	95°20'42"	27.45'	41.60'	36.97'	N11°40'45"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	46.43'	N68°48'07"E
L2	31.69'	S35°59'35"E
L3	120.00'	N54°00'25"E
L4	105.90'	S30°38'51"E
L5	15.00'	N30°38'51"W
L6	20.00'	S59°21'09"W
L7	119.00'	N30°38'51"W
L8	70.53'	N75°29'52"W
L9	15.00'	S30°38'51"E
L10	105.00'	N59°21'09"E
L11	21.21'	N80°59'35"W
L12	21.21'	S09°00'25"W
L13	17.44'	S35°59'35"E
L14	33.82'	S35°59'35"E
L15	36.97'	S78°19'13"E
L17	60.00'	N30°38'51"W
L18	20.00'	N54°00'25"E
L19	60.00'	S30°38'51"E
L20	10.00'	S59°21'09"W
L21	10.00'	N59°21'09"E
L22	38.86'	S30°38'51"E

LINE TABLE		
LINE	LENGTH	BEARING
L23	35.00'	S30°38'51"E
L24	5.00'	N59°21'09"E
L25	20.00'	S59°21'09"W
L26	5.00'	S59°21'09"W
L27	23.37'	S30°38'51"E
L28	10.00'	N59°21'09"E
L29	20.00'	N30°07'00"W
L30	15.00'	N30°07'00"W
L31	25.00'	S30°38'51"E
L32	21.21'	S14°21'09"W
L33	25.00'	S30°38'51"E
L34	21.21'	N75°38'51"W
L35	33.67'	S11°40'47"W
L36	20.00'	S54°00'25"W
L37	135.59'	N35°59'35"W
L38	125.00'	S30°38'51"E
L39	125.00'	S30°38'51"E
L40	165.00'	S30°38'51"E
L41	165.00'	S30°38'51"E

NOTE:
SEE SHEET 4 OF 4 FOR
CURVE AND LINE TABLES



MTR • Engineers
• Surveyors
• Planners

Moy Tarin Ramirez Engineers, LLC

TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
12770 CIMARRON PATH, SUITE 100
TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

48 RESIDENTIAL LOTS

"PRELIMINARY"
SUBDIVISION PLAT ESTABLISHING

**SADDLEBROOK RANCH
UNIT 1B**

BEING A 23.081 ACRE TRACT OF LAND IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS, SITUATED IN THE JUAN DIAZ SURVEY NO. 66, ABSTRACT 187, C.B. 5059, BEING OUT OF A 82.492 ACRE TRACT AS RECORDED IN DOCUMENT NO. 20210100466, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

DATE OF PREPARATION: March 29, 2023

SHEET 4 OF 4

PLANNING AND ZONING COMMISSION MEETING: 04/12/2023
Agenda Item 6 B

TO: Planning and Zoning Commission
PREPARED BY: Samuel Haas, Senior Planner
CASE: PLPP20230064
SUBJECT: PLPP20230064 - Consider and act upon a request for approval of a preliminary plat of the Saddlebrook Ranch Unit 1B subdivision, approximately 23 acres of land generally located approximately 2,000 feet to the west of the Cibolo Creek along Lower Seguin Road, Parcel ID 310011, City of Schertz, Bexar County, Texas.

GENERAL INFORMATION:

Owner: Ashton San Antonio Residential, LLC
Applicant: Todd Mills/Moy Tarin Ramirez Engineers, LLC

APPLICATION SUBMITTAL DATE:

Date: 03/28/23 **Application Submittal Type:** Preliminary Plat

ITEM SUMMARY:

The applicant is proposing to preliminary plat approximately 23 acres of land establishing 48 buildable lots. The site is currently zoned Planned Development District (PDD). The zoning ordinance number is 21-S-06 and was approved by City Council on March 2, 2021. The proposed development will adhere to the design requirements as dictated by the Unified Development Code and the Saddlebrook Ranch PDD.

Saddlebrook Ranch Single-Family Residential Design Standards							
Code	Area (sf)	Width	Depth	Front Setback	Rear Setback	Side Setback	Imp. Coverage
SF 55	6,875	55	125	30	15	10	65% (1 st.) 50% (2 st.)
SF 60	7,080	60	118	25	15	10	65% (1 st.) 50% (2 st.)
SF 70	8,260	70	118	25	15	10	65% (1 st.) 50% (2 st.)

GENERAL LOCATION AND SITE DESCRIPTION:

The property is currently undeveloped and is generally located approximately 2,000 feet to the west of the Cibolo Creek along Lower Seguin Road.

ACCESS AND CIRCULATION:

The proposed Saddlebrook Ranch Unit 1B will have two points of access. The first will be from the proposed Palomino Spur which will enter the Unit from the proposed Redbud Canyon which extends to Lower Seguin Road. The second will be from the proposed Mesquite Tree Lane, which will be accessed from Lower Seguin Road. Unit 1B will also have a stub out to the adjacent property to the west at Old Chute Road.

TREE MITIGATION AND PRESERVATION:

The applicant will be responsible for complying with Unified Development Code (UDC), Section 21.9.9 Tree Preservation and Mitigation. At this time the property has no trees.

PUBLIC SERVICES:

The proposed Saddlebrook Ranch Unit 1B subdivision will be serviced by City of Schertz for water and sewer, Cibolo Creek Municipal Authority (CCMA) for sewer, CPS, Spectrum, and AT&T.

PUBLIC IMPROVEMENTS:

All public improvements required for this subdivision are required to be installed prior to recording of the final plat per UDC, Section 21.4.15., unless otherwise specified in an approved improvement agreement.

Water: This unit will be serviced by the City of Schertz through an 8inch water line that will stub for future development. A 12inch force main will also be installed along the proposed Redbud Canyon road.

Sewer: The unit will be provided sewer service by City of Schertz through an 8inch line. It will be treated by CCMA.

The applicant has requested a sewer waiver from UDC 21.15.2.D. This section of the UDC requires sanitary sewer line to extended across the frontage of properties to service adjacent developments. The applicant has 1,800 feet of frontage. The applicant will be providing sanitary sewer along 1,250 feet of frontage and is requesting that the remaining 550 feet be routed internally through portions of the Unit 1B subdivision. The internal routing of the sanitary sewer line will still serve the subject property and the adjacent property.

Drainage: The applicant is responsible for all drainage associated with the subject property, and for compliance with Stormwater regulations. A Stormwater Management Plan has been reviewed and approved by the City Engineer.

Sidewalks: Sidewalks will be constructed along both sides of the street throughout the subdivision. All sidewalks will be designed to meet the City of Schertz specifications.

Road Improvements: All streets will be developed to City of Schertz specifications. Construction plans for all public improvements will be submitted for review and approval by the Engineering Department prior to the approval of the final plat.

STAFF ANALYSIS AND RECOMMENDATION:

The preliminary plat is consistent with the applicable requirements, ordinances, and regulations for this property. It has been reviewed with no objections by the Engineering, Public Works, Fire, and Planning Departments. Therefore, staff recommends approval of the preliminary plat as proposed.

Planning Department Recommendation	
X	Approve as submitted
	Approve with conditions*
	Denial

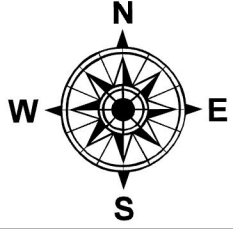
* While the Commission can impose conditions; conditions should only be imposed to meet requirements of the UDC.

COMMISSIONERS CRITERIA FOR CONSIDERATION:

The Planning and Zoning Commission is the final approval authority of the proposed preliminary plat. In considering final action on a preliminary plat, the Commission should consider the criteria within UDC, Section 21.12.8 D.

Attachments

- Aerial Exhibit
- Plat Exhibit
- Saddlebrook PDD

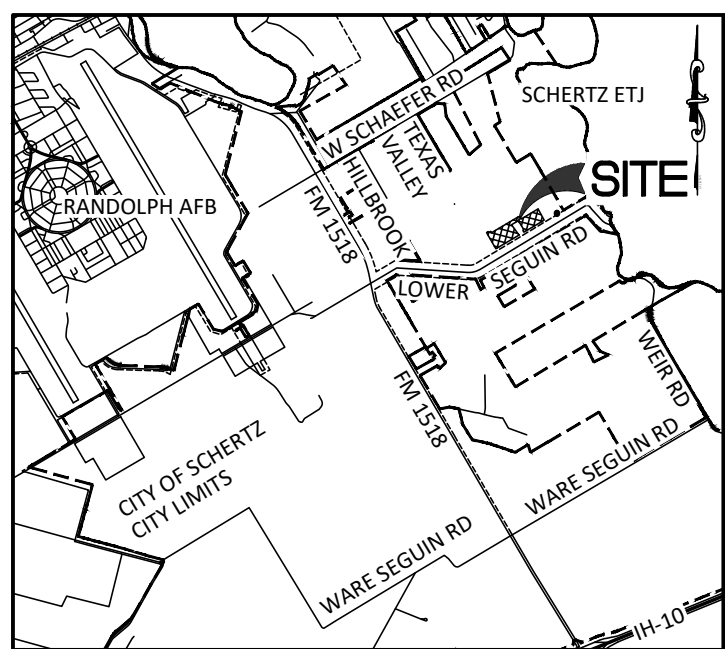


SCHIEERTZ
COMMUNITY • SERVICE • OPPORTUNITY

Saddlebrook Ranch U1B
(PLPP20230064)

- | | | | | | | | | |
|--------------------|----------------------------|----------------------------------|--------------------------------|----|---------|----------------------|----------------------|----------------------------|
| Highways | Freeway | Planned Secondary Arterial | Planned Residential Collector | 1" | 8" | Schertz Gravity | Hydrant | Project Boundary |
| Major Roads | Principal Arterial | Secondary Rural Arterial | Planned Commercial Collector B | 2" | 10" | Schertz Pressure | Manholes | County Boundaries |
| Minor Roads | Planned Principal Arterial | Planned Secondary Rural Arterial | Commercial Collector A | 3" | 12" | Neighboring Gravity | CCMA Lift Station | Schertz Municipal Boundary |
| Secondary Arterial | Secondary Arterial | Residential Collector | Planned Commercial Collector A | 4" | 16" | Private Pressure | Private Lift Station | ETJ |
| | | | | 6" | 18" | Schertz Lift Station | CCMA Treatment Plant | |
| | | | | | Unknown | | | |

1 inch equals 300 feet
0 100 200 400 600 Feet



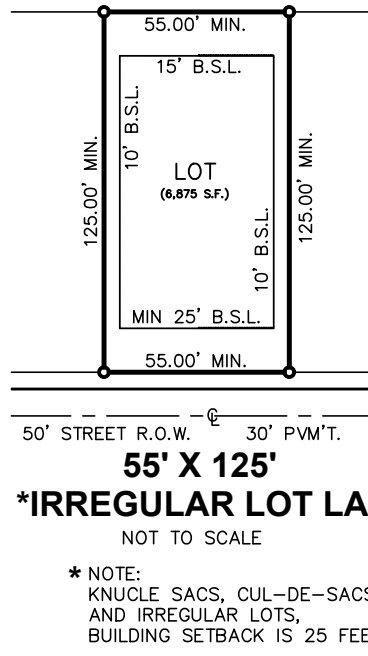
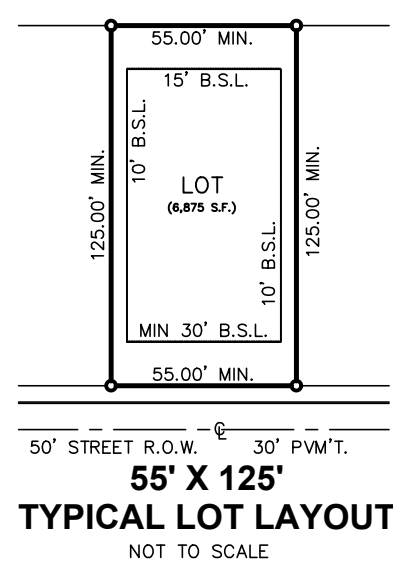
LOCATION MAP NOT TO SCALE

LEGEND

---	EXISTING CONTOUR
---	PROPOSED CONTOUR
Ac.	ACRES
E.G.T.CATV	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
R.O.W.	RIGHT OF WAY
R	RADIUS
⊕	CENTERLINE
ESM'T.	EASEMENT
●	IRON PIN SET
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
VOL	VOL.
Pg(S)	Pg.(S)
I.P. FOUND	IRON PIN FOUND
..	REPETITIVE BEARING AND/OR DISTANCE
DOC	DOCUMENT
8"SS	PROPOSED SEWER LINE
6"W	PROPOSED WATER LINE
12"FM	PROPOSED FORCEMAIN

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 - TOTAL NUMBER OF BUILDABLE LOTS: 48
 - PROPERTY IS ZONED PDD.
 - THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.

- NOTES:**
- SET 1/2" IRON RODS AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
 - THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
 - CONTOURS SHOWN ARE FROM SAN ANTONIO RIVER AUTHORITY TNRS CONTOUR DATA.



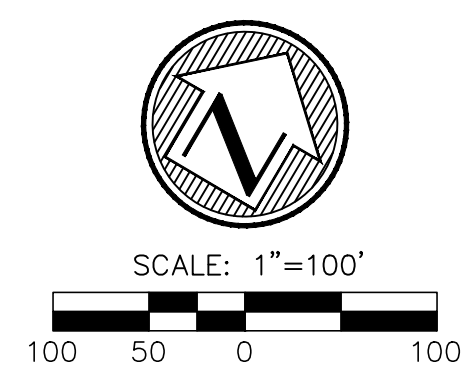
- CPS ENERGY NOTE:**
- CITY PUBLIC SERVICE BOARD (CPS ENERGY) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION, AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
 - ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS, SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
 - THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
 - CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
 - ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN(10) FOOT WIDE EASEMENTS.

CCMA NOTE:
THIS PROPOSED DEVELOPMENT PLAT HAS BEEN REVIEWED AND APPROVED BY THE CIBOLO CREEK MUNICIPAL AUTHORITY (CCMA) FOR WASTEWATER TREATMENT PLANT CAPACITY. ALL FEES DUE FOR IMPACT TO THE SYSTEM AT TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING PERMIT APPLICATION AT THE THEN CURRENT FEE SCHEDULE.

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

ALL OPEN SPACE, COMMON AREAS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF OWNER OR OWNERS, SUCCESSORS, AND/OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGN APPROVED BY THE CITY. REFER BELOW FOR A LIST OF ALL 900 LOTS WITH DESIGNATION TYPE PROPOSED IN THIS DEVELOPMENT:

- LOT 901 BLOCK 1, LOT 901 BLOCK 2 AND LOT 901 BLOCK 3 ARE LANDSCAPE LOT.
- LOT 901 BLOCK 3 IS LANDSCAPE LOT, PEDESTRIAN PATHWAY, AND E.G.T.CATV. EASEMENT.
- LOT 902 BLOCK 2 IS OPEN SPACE.
- LOT 902 BLOCK 3 IS DRAINAGE EASEMENT
- LOT 901 BLOCK 5 IS OPEN SPACE.
- LOT 901 BLOCK 15 IS DRAINAGE EASEMENT
- LOT 903 BLOCK 3 IS DRAINAGE EASEMENT



OWNER / DEVELOPER:
BLAKE HARRINGTON
ASHTON SAN ANTONIO RESIDENTIAL, LLC
17319 SAN PEDRO, STE. 140
SAN ANTONIO, TX 78232
210-967-3885

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER:

BLAKE HARRINGTON
STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

BLAKE HARRINGTON
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____

NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF GUADALUPE
I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF SCHERTZ, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATION AND THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

BY _____
CITY ENGINEER

STATE OF TEXAS
COUNTY OF GUADALUPE
THIS PLAT OF _____ SADDLEBROOK RANCH UNIT 1B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____ A.D., _____

BY _____
CHAIRMAN

BY _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

MOY TARIN RAMIREZ ENGINEERS, LLC

STEPHANIE L. JAMES
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

STEPHANIE L. JAMES
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____

NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF SCHERTZ PLANNING & ZONING COMMISSION.

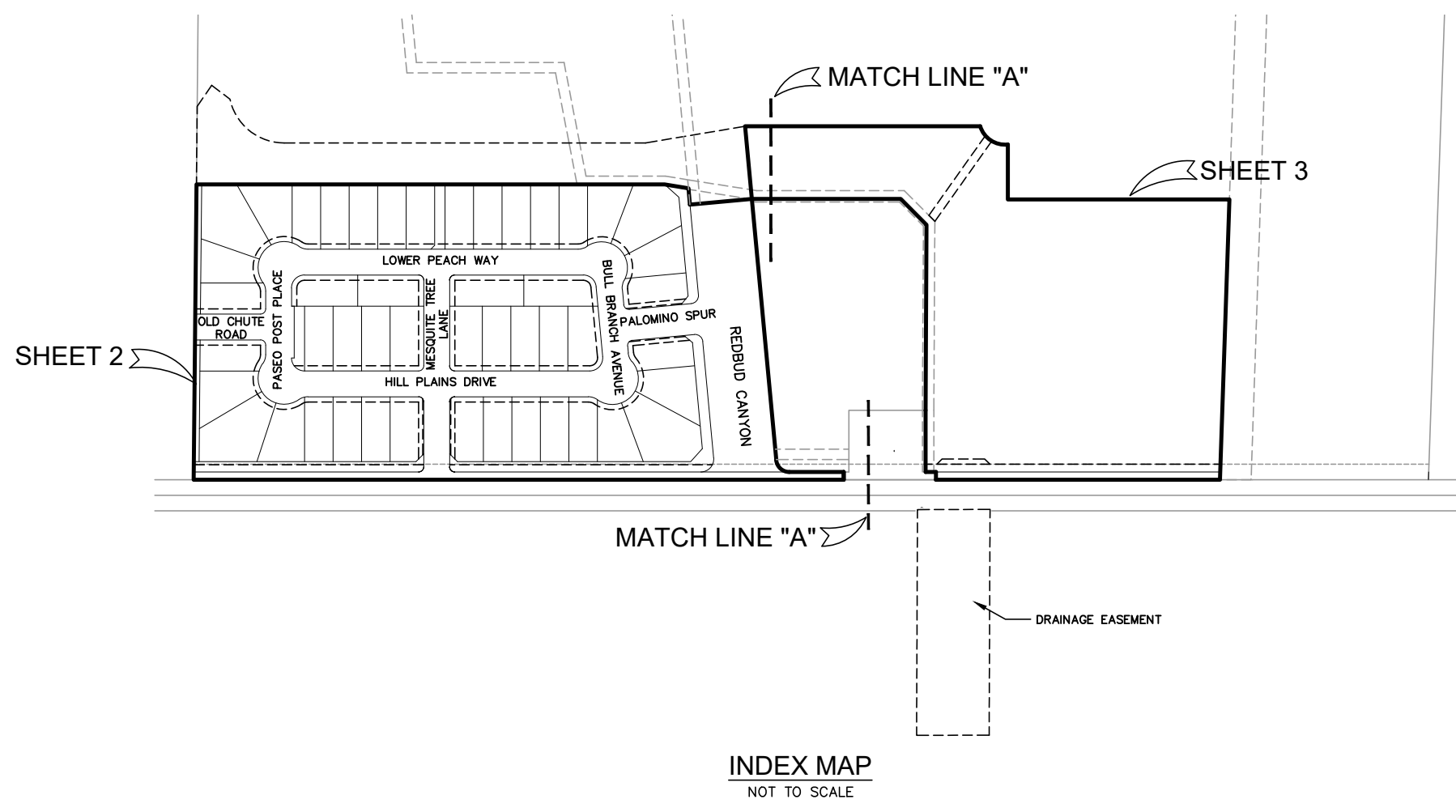
RAYMOND TARIN, JR., P.E.
LICENSED PROFESSIONAL ENGINEER NO. 87060
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

STATE OF TEXAS
COUNTY OF BEXAR
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RAYMOND TARIN, JR.
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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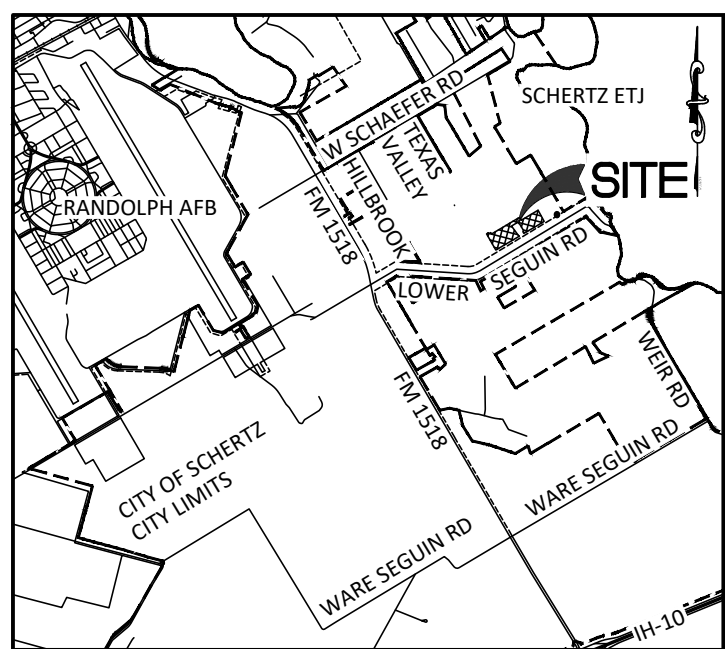
48 RESIDENTIAL LOTS

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LOCATION MAP NOT TO SCALE

- LEGEND**
- 609 --- EXISTING CONTOUR
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 - E.G.T.CATV ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
 - R.O.W. RIGHT OF WAY
 - R RADIUS
 - ⊕ CENTERLINE
 - ESM'T. EASEMENT
 - IRON PIN SET
 - O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
 - VOL VOL.
 - PG(S) PG(S)
 - I.P. FOUND IRON PIN FOUND
 - " REPETITIVE BEARING AND/OR DISTANCE
 - DOC DOCUMENT
 - 8"SS --- PROPOSED SEWER LINE
 - 6" --- PROPOSED WATER LINE
 - 12"FM --- PROPOSED FORCEMAIN

- KEYNOTES**
- (A) 10' E.G.T.CATV EASEMENT
 - (B) 10' WATER LINE EASEMENT
 - (C) 14' E.G.T.CATV EASEMENT
 - (D) 15' STREET DEDICATION
 - (E) 1.0' VEHICULAR NON-ACCESS EASEMENT
 - (1) 60' INGRESS & EGRESS EASEMENT (VOL. 6851, PG. 126, O.P.R.B.C.T. TO BE ABANDONED BY SEPARATE INSTRUMENT)
 - (2) 30' WIDE PERMANENT WATER TRANSMISSION LINE EASEMENT VOL. 9899, PG. 482, O.P.R.B.C.T.
 - (3) ADCOCK ERVIN D JR 0.370 ACRE TRACT WARRANTY DEED VOL. 14989, PG. 1103 20110095929 O.P.R.B.C.T.
 - (4) 20' SANITARY SEWER EASEMENT VOL. 13733, PG. 223 & VOL. 13756, PG. 1238 O.P.R.B.C.T.
 - (5) BEXAR COUNTY FLOOD CONTROL DIVISION 2.321 ACRE TRACT CB 5054 P-38K(1.0328), P-58A(1.27) & P-63A(0.182) ABS 464

STATE OF TEXAS
COUNTY OF BEXAR

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MOY TARIN RAMIREZ ENGINEERS, LLC

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12770 CIMARRON PATH STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

STATE OF TEXAS
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BEXAR COUNTY, TEXAS

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COUNTY OF BEXAR

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RAYMOND TARIN, JR., P.E.
LICENSED PROFESSIONAL ENGINEER NO. 87060
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

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 - CONTOURS SHOWN ARE FROM SAN ANTONIO RIVER AUTHORITY TNRS CONTOUR DATA.

- CPS ENERGY NOTE:**
- CITY PUBLIC SERVICE BOARD (CPS ENERGY) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION, AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
 - ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
 - THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
 - CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
 - ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN(10) FOOT WIDE EASEMENTS.

CCMA NOTE:
THIS PROPOSED DEVELOPMENT PLAT HAS BEEN REVIEWED AND APPROVED BY THE CIBOLO CREEK MUNICIPAL AUTHORITY (CCMA) FOR WASTEWATER TREATMENT PLANT CAPACITY. ALL FEES DUE FOR IMPACT TO THE SYSTEM AT TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING PERMIT APPLICATION AT THE THEN CURRENT FEE SCHEDULE.

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

- ALL OPEN SPACE, COMMON AREAS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF OWNER OR OWNERS, SUCCESSORS, AND/OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGN APPROVED BY THE CITY. REFER BELOW FOR A LIST OF ALL 900 LOTS WITH DESIGNATION TYPE PROPOSED IN THIS DEVELOPMENT:
- LOT 901 BLOCK 1, LOT 901 BLOCK 2 AND LOT 901 BLOCK 3 ARE LANDSCAPE LOT.
 - LOT 901 BLOCK 3 IS LANDSCAPE LOT, PEDESTRIAN PATHWAY, AND E.G.T.CATV. EASEMENT.
 - LOT 902 BLOCK 2 IS OPEN SPACE.
 - LOT 902 BLOCK 3 IS DRAINAGE EASEMENT
 - LOT 901 BLOCK 5 IS OPEN SPACE.
 - LOT 901 BLOCK 15 IS DRAINAGE EASEMENT
 - LOT 903 BLOCK 3 IS DRAINAGE EASEMENT

OWNER/ DEVELOPER:
BLAKE HARRINGTON
ASHTON SAN ANTONIO RESIDENTIAL, LLC
17319 SAN PEDRO, STE. 140
SAN ANTONIO, TX 78232
210-967-3885

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____

NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF GUADALUPE

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF SCHERTZ, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATION AND THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

BY _____ CITY ENGINEER

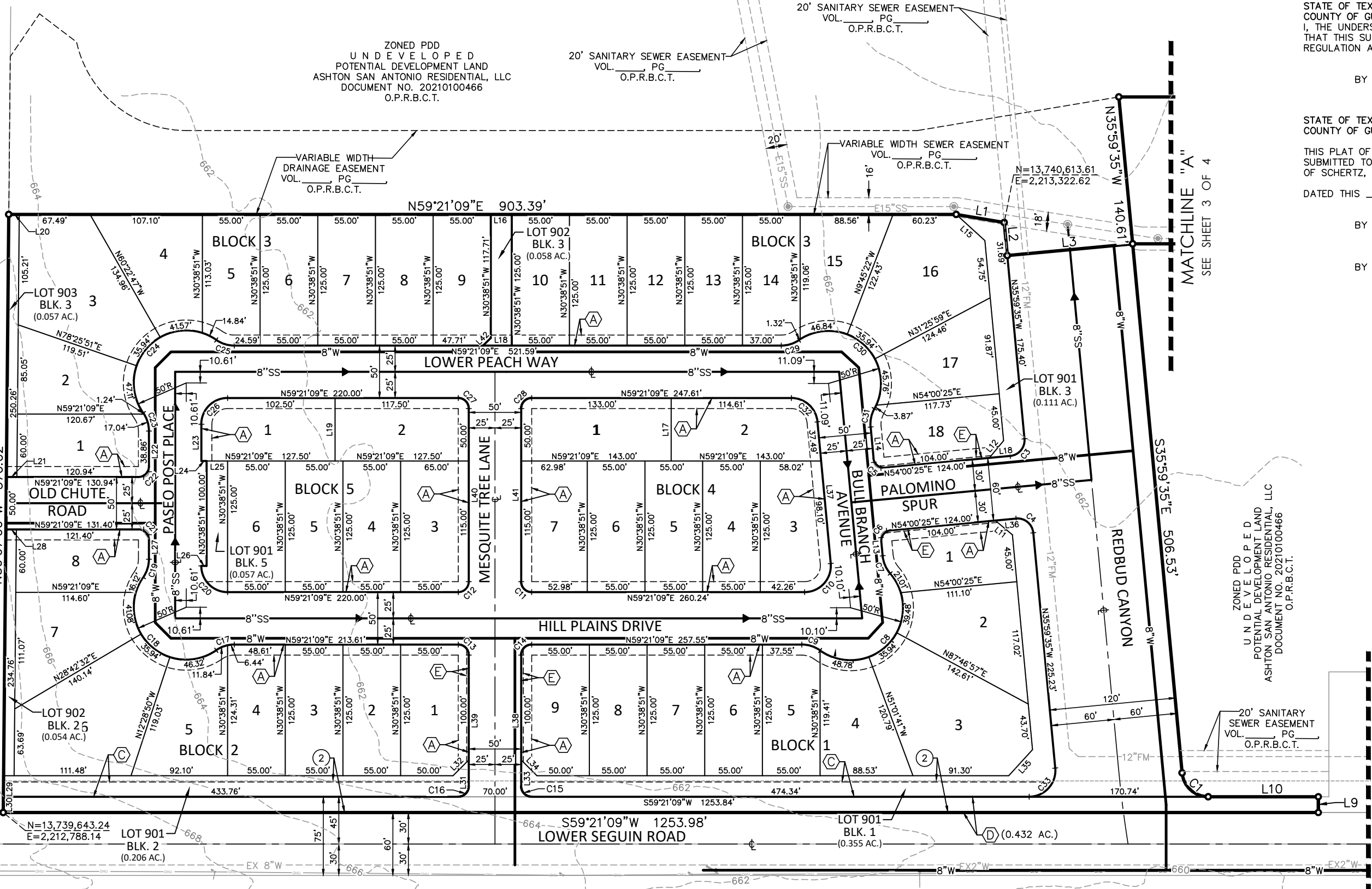
STATE OF TEXAS
COUNTY OF GUADALUPE

THIS PLAT OF _____ SADDLEBROOK RANCH UNIT 1B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ____ DAY OF _____ A.D., _____

BY _____ CHAIRMAN

BY _____ SECRETARY



Moy Tarin Ramirez Engineers, LLC

Engineers
Surveyors
Planners

TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
12770 CIMARRON PATH, SUITE 100
TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

48 RESIDENTIAL LOTS

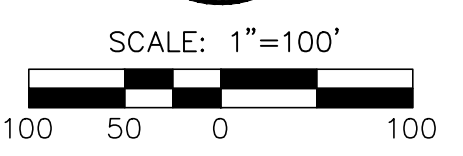
"PRELIMINARY"
SUBDIVISION PLAT ESTABLISHING

**SADDLEBROOK RANCH
UNIT 1B**

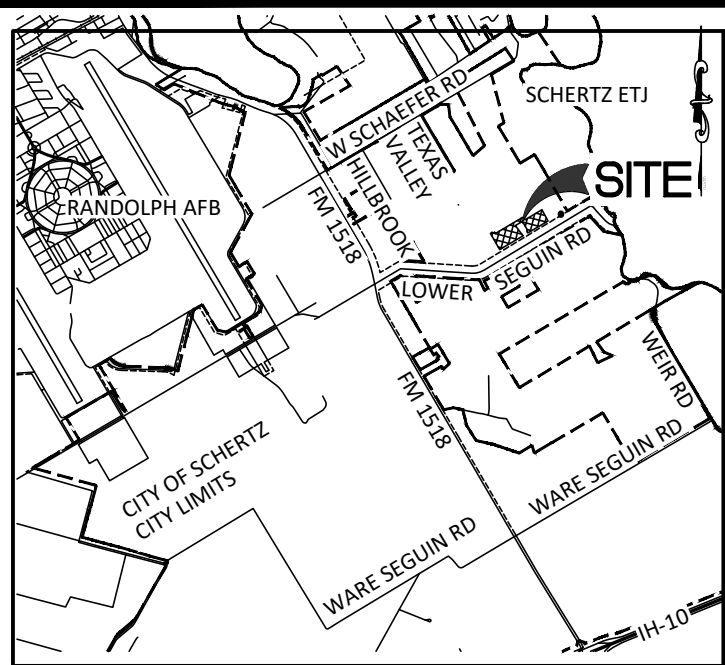
BEING A 23.081 ACRE TRACT OF LAND IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS, SITUATED IN THE JUAN DIAZ SURVEY NO. 66, ABSTRACT 187, C.B. 5059, BEING OUT OF A 82.492 ACRE TRACT AS RECORDED IN DOCUMENT NO. 20210100466, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

DATE OF PREPARATION: March 29, 2023

NOTE:
SEE SHEET 4 OF 4 FOR
CURVE AND LINE TABLES



E:\Loadbrock_Schertz\Tract\UNIT 1\Drawings\0100_MoTarJr.dwg 2023/03/29 8:56am cnamoros



LOCATION MAP NOT TO SCALE

LEGEND

---609---	EXISTING CONTOUR
---608---	PROPOSED CONTOUR
Ac.	ACRES
E.G.T.CATV	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
R.O.W.	RIGHT OF WAY
R	RADIUS
CL	CENTERLINE
E	EASEMENT
●	IRON PIN SET
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
VOL.	VOL.
PG(S)	PG(S)
I.P. FOUND	IRON PIN FOUND
"	REPETITIVE BEARING AND/OR DISTANCE
DOC	DOCUMENT
8"SS	PROPOSED SEWER LINE
8"W	PROPOSED WATER LINE
12"FM	PROPOSED FORCEMAIN

KEYNOTES

(A)	10' E.G.T.CATV EASEMENT
(B)	10' WATER LINE EASEMENT
(C)	14' E.G.T.CATV EASEMENT
(D)	15' STREET DEDICATION
(E)	1.0' VEHICULAR NON-ACCESS EASEMENT
(1)	60' INGRESS & EGRESS EASEMENT (VOL. 6851, PG. 126, O.P.R.B.C.T. TO BE ABANDONED BY SEPARATE INSTRUMENT)
(2)	30' WIDE PERMANENT WATER TRANSMISSION LINE EASEMENT VOL. 9899, PG. 482, O.P.R.B.C.T.
(3)	ADCOCK ERVIN D JR 0.370 ACRE TRACT WARRANTY DEED VOL. 14989, PG. 1103 20110095929 O.P.R.B.C.T.
(4)	20' SANITARY SEWER EASEMENT VOL. 13733, PG. 223 & VOL. 13756, PG. 1238 O.P.R.B.C.T.
(5)	BEXAR COUNTY FLOOD CONTROL DIVISION 2.321 ACRE TRACT CB 5054 P-38K(1.0328), P-58A(1.27) & P-83A(.0182) ABS 464

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

MOY TARIN RAMIREZ ENGINEERS, LLC

STEPHANIE L. JAMES
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

STEPHANIE L. JAMES
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____

NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

- CITY OF SCHERTZ NOTES:**
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND PERMITS.
 - ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 48029C0315F DATED SEPTEMBER 29, 2010, IS LOCATED IN ZONE "X" AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN
 - ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF OWNER OR OWNERS SUCCESSORS AND/OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGN IS APPROVED BY THE CITY.
 - TOTAL NUMBER OF BUILDABLE LOTS: 48
 - PROPERTY IS ZONED PDD.
 - THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.

- NOTES:**
- SET 1/2" IRON RODS AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
 - THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
 - CONTOURS SHOWN ARE FROM SAN ANTONIO RIVER AUTHORITY TNRS CONTOUR DATA.

NOTE:
SEE SHEET 4 OF 4 FOR
CURVE AND LINE TABLES

- CPS ENERGY NOTE:**
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CCMA NOTE:
THIS PROPOSED DEVELOPMENT PLAT HAS BEEN REVIEWED AND APPROVED BY THE CIBOLO CREEK MUNICIPAL AUTHORITY (CCMA) FOR WASTEWATER TREATMENT PLANT CAPACITY. ALL FEES DUE FOR IMPACT TO THE SYSTEM AT TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING PERMIT APPLICATION AT THE THEN CURRENT FEE SCHEDULE.

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

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- LOT 901 BLOCK 15 IS DRAINAGE EASEMENT
- LOT 903 BLOCK 3 IS DRAINAGE EASEMENT

OWNER / DEVELOPER:
BLAKE HARRINGTON
ASHTON SAN ANTONIO RESIDENTIAL, LLC
17319 SAN PEDRO, STE. 140
SAN ANTONIO, TX 78232
210-967-3885

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER:

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

BLAKE HARRINGTON
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____

NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF GUADALUPE

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF SCHERTZ, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATION AND THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

BY _____
CITY ENGINEER

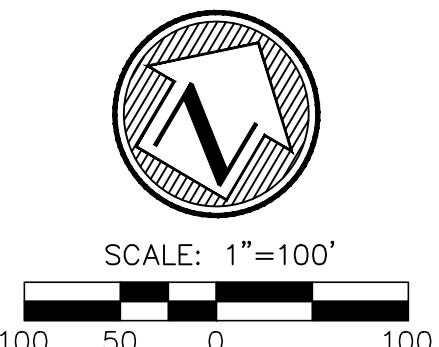
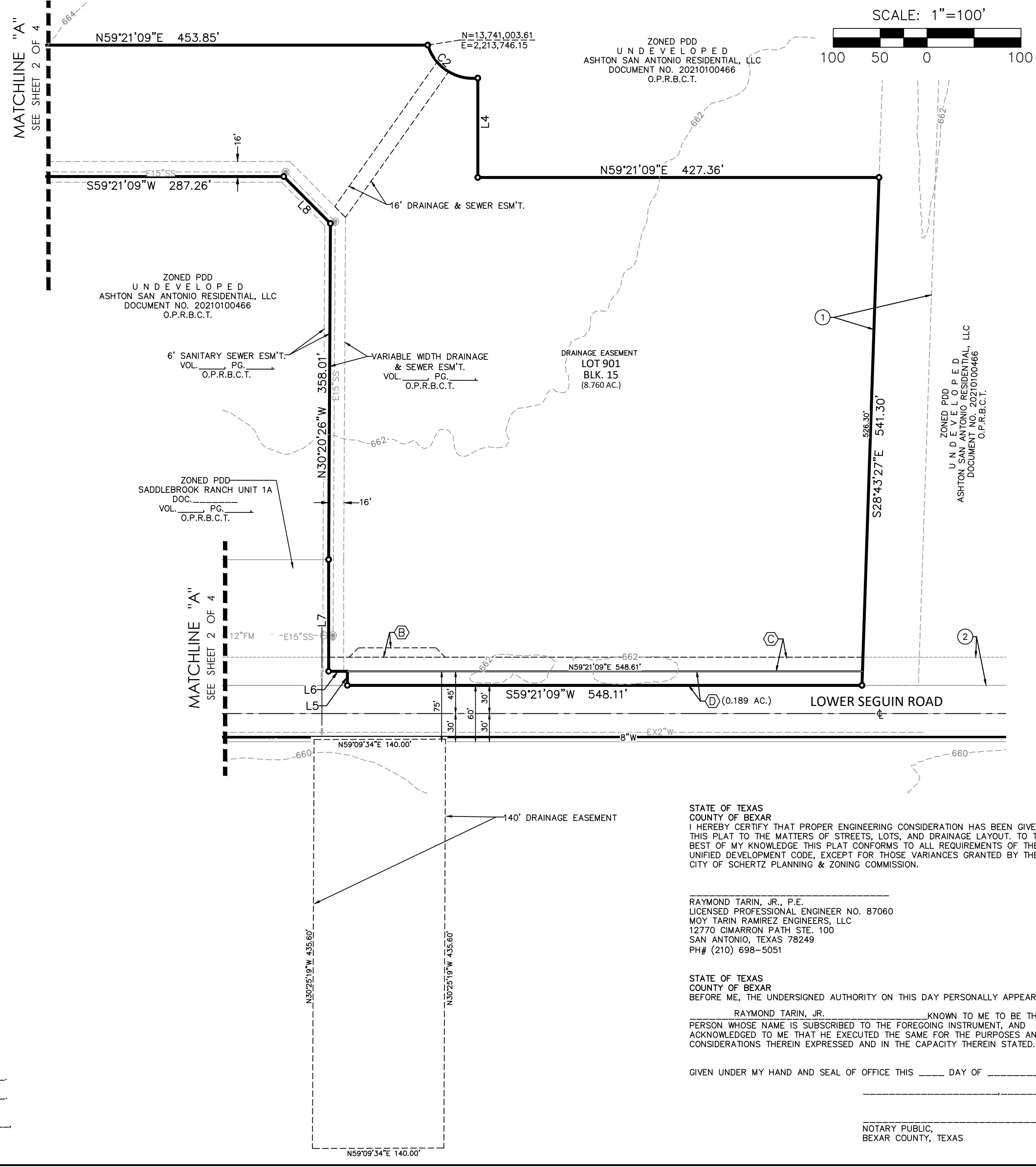
STATE OF TEXAS
COUNTY OF GUADALUPE

THIS PLAT OF _____ SADDLEBROOK RANCH UNIT 1B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ____ DAY OF ____ A.D., ____

BY _____
CHAIRMAN

BY _____
SECRETARY



STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF SCHERTZ PLANNING & ZONING COMMISSION.

RAYMOND TARIN, JR., P.E.
LICENSED PROFESSIONAL ENGINEER NO. 87060
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

RAYMOND TARIN, JR.
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____

NOTARY PUBLIC,
BEXAR COUNTY, TEXAS



TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
12770 CIMARRON PATH, SUITE 100
TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

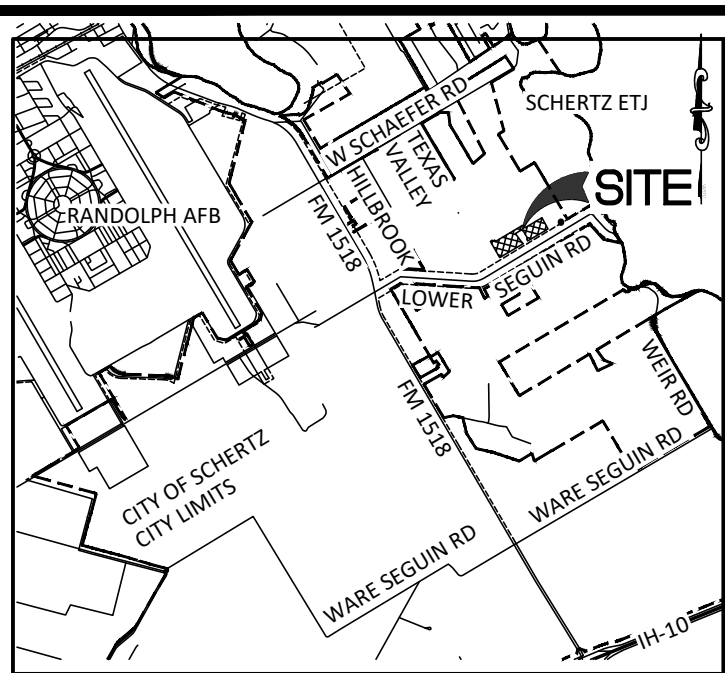
48 RESIDENTIAL LOTS

"PRELIMINARY"

SUBDIVISION PLAT ESTABLISHING

**SADDLEBROOK RANCH
UNIT 1B**

BEING A 23.081 ACRE TRACT OF LAND IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS, SITUATED IN THE JUAN DIAZ SURVEY NO. 66, ABSTRACT 187, C.B. 5059, BEING OUT OF A 82.492 ACRE TRACT AS RECORDED IN DOCUMENT NO. 20210100466, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



LOCATION MAP NOT TO SCALE

LEGEND

- 609--- EXISTING CONTOUR
- (608)--- PROPOSED CONTOUR
- Ac. ACRES
- E.G.T.CATV ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
- R.O.W. RIGHT OF WAY
- R RADIUS
- ⊕ CENTERLINE
- ESM'T. EASEMENT
- IRON PIN SET
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
- VOL VOL.
- PG(S) PG.(S)
- I.P. FOUND IRON PIN FOUND
- .. REPETITIVE BEARING AND/OR DISTANCE
- DOC DOCUMENT
- 8"SS--- PROPOSED SEWER LINE
- 8"W--- PROPOSED WATER LINE
- 12"FM--- PROPOSED FORCEMAIN

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

MOY TARIN RAMIREZ ENGINEERS, LLC

STEPHANIE L. JAMES
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

STEPHANIE L. JAMES KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____

NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF SCHERTZ PLANNING & ZONING COMMISSION.

RAYMOND TARIN, JR., P.E.
LICENSED PROFESSIONAL ENGINEER NO. 87060
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

STATE OF TEXAS
COUNTY OF BEXAR
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NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

CITY OF SCHERTZ NOTES:

1. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND PERMITS.
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4. TOTAL NUMBER OF BUILDABLE LOTS: 48
5. PROPERTY IS ZONED PDD.
6. THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.

NOTES:

1. SET 1/2" IRON RODS AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
2. THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
3. CONTOURS SHOWN ARE FROM SAN ANTONIO RIVER AUTHORITY TNRS CONTOUR DATA.

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- LOT 903 BLOCK 3 IS DRAINAGE EASEMENT

CPS ENERGY NOTE:

1. CITY PUBLIC SERVICE BOARD (CPS ENERGY) -- IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION, AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN(10) FOOT WIDE EASEMENTS.

CCMA NOTE:

THIS PROPOSED DEVELOPMENT PLAT HAS BEEN REVIEWED AND APPROVED BY THE CIBOLO CREEK MUNICIPAL AUTHORITY (CCMA) FOR WASTEWATER TREATMENT PLANT CAPACITY. ALL FEES DUE FOR IMPACT TO THE SYSTEM AT TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING PERMIT APPLICATION AT THE THEN CURRENT FEE SCHEDULE.

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

OWNER / DEVELOPER:
BLAKE HARRINGTON
ASHTON SAN ANTONIO RESIDENTIAL, LLC
17319 SAN PEDRO, STE. 140
SAN ANTONIO, TX 78232
210-967-3885

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER:

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

BLAKE HARRINGTON KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____

NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF GUADALUPE
I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF SCHERTZ, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATION AND THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

BY _____
CITY ENGINEER

STATE OF TEXAS
COUNTY OF GUADALUPE

THIS PLAT OF SADDLEBROOK RANCH UNIT 1B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ____ DAY OF _____ A.D., _____

BY _____
CHAIRMAN

BY _____
SECRETARY

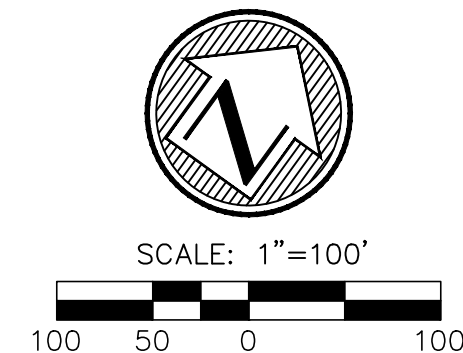
CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	25.00'	84°39'16"	22.77'	36.94'	33.67'	S78°19'13"E
C2	50.00'	79°14'51"	41.40'	69.16'	63.77'	S87°15'25"E
C3	15.00'	90°00'00"	15.00'	23.56'	21.21'	N09°00'25"E
C4	15.00'	90°00'00"	15.00'	23.56'	21.21'	N80°59'35"W
C5	6.00'	90°00'00"	6.00'	9.42'	8.49'	S80°59'35"E
C6	6.00'	90°00'00"	6.00'	9.42'	8.49'	S09°00'25"W
C7	30.00'	35°32'08"	9.61'	18.61'	18.31'	S53°45'39"E
C8	50.00'	166°25'00"	419.83'	145.23'	99.30'	N11°40'47"E
C9	30.00'	35°32'08"	9.61'	18.61'	18.31'	S77°07'13"W
C10	25.00'	95°20'44"	27.45'	41.60'	36.97'	N11°40'47"E
C11	10.00'	90°00'00"	10.00'	15.71'	14.14'	S75°38'51"E
C12	10.00'	90°00'00"	10.00'	15.71'	14.14'	N14°21'09"E
C13	10.00'	90°00'00"	10.00'	15.71'	14.14'	N75°38'51"W
C14	10.00'	90°00'00"	10.00'	15.71'	14.14'	S14°21'09"W
C16	10.00'	90°00'00"	10.00'	15.71'	14.14'	N14°21'05"E
C17	30.00'	34°54'25"	9.43'	18.28'	18.00'	S41°53'56"W
C18	50.00'	159°48'50"	280.90'	139.46'	98.45'	S75°38'51"E

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C19	30.00'	34°54'25"	9.43'	18.28'	18.00'	N13°11'39"W
C20	25.00'	90°00'00"	25.00'	39.27'	35.36'	S75°38'51"E
C21	5.00'	90°00'00"	5.00'	7.85'	7.07'	N75°38'51"W
C22	5.00'	90°00'00"	5.00'	7.85'	7.07'	N14°21'09"E
C23	30.00'	34°54'25"	9.43'	18.28'	18.00'	N48°06'04"W
C24	50.00'	159°48'50"	280.90'	139.46'	98.45'	S14°21'09"W
C25	30.00'	34°54'25"	9.43'	18.28'	18.00'	N76°48'21"E
C26	25.00'	90°00'00"	25.00'	39.27'	35.36'	S14°21'09"W
C27	10.00'	90°00'00"	10.00'	15.71'	14.14'	N75°38'51"W
C28	10.00'	90°00'00"	10.00'	15.71'	14.14'	S14°21'09"W
C29	30.00'	34°17'52"	9.26'	17.96'	17.69'	N42°12'13"E
C30	50.00'	153°14'59"	210.28'	133.74'	97.29'	N78°19'13"W
C31	30.00'	34°17'52"	9.26'	17.96'	17.69'	S18°50'40"E
C32	25.00'	84°39'16"	22.77'	36.94'	33.67'	N78°19'13"W
C33	25.00'	95°20'42"	27.45'	41.60'	36.97'	N11°40'45"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	46.43'	N68°48'07"E
L2	31.69'	S35°59'35"E
L3	120.00'	N54°00'25"E
L4	105.90'	S30°38'51"E
L5	15.00'	N30°38'51"W
L6	20.00'	S59°21'09"W
L7	119.00'	N30°38'51"W
L8	70.53'	N75°29'52"W
L9	15.00'	S30°38'51"E
L10	105.00'	N59°21'09"E
L11	21.21'	N80°59'35"W
L12	21.21'	S09°00'25"W
L13	17.44'	S35°59'35"E
L14	33.82'	S35°59'35"E
L15	36.97'	S78°19'13"E
L17	60.00'	N30°38'51"W
L18	20.00'	N54°00'25"E
L19	60.00'	S30°38'51"E
L20	10.00'	S59°21'09"W
L21	10.00'	N59°21'09"E
L22	38.86'	S30°38'51"E

LINE TABLE		
LINE	LENGTH	BEARING
L23	35.00'	S30°38'51"E
L24	5.00'	N59°21'09"E
L25	20.00'	S59°21'09"W
L26	5.00'	S59°21'09"W
L27	23.37'	S30°38'51"E
L28	10.00'	N59°21'09"E
L29	20.00'	N30°07'00"W
L30	15.00'	N30°07'00"W
L31	25.00'	S30°38'51"E
L32	21.21'	S14°21'09"W
L33	25.00'	S30°38'51"E
L34	21.21'	N75°38'51"W
L35	33.67'	S11°40'47"W
L36	20.00'	S54°00'25"W
L37	135.59'	N35°59'35"W
L38	125.00'	S30°38'51"E
L39	125.00'	S30°38'51"E
L40	165.00'	S30°38'51"E
L41	165.00'	S30°38'51"E

NOTE:
SEE SHEET 4 OF 4 FOR
CURVE AND LINE TABLES



MTR • Engineers
• Surveyors
• Planners

Moy Tarin Ramirez Engineers, LLC

TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
12770 CIMARRON PATH, SUITE 100
TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

48 RESIDENTIAL LOTS

"PRELIMINARY"
SUBDIVISION PLAT ESTABLISHING

**SADDLEBROOK RANCH
UNIT 1B**

BEING A 23.081 ACRE TRACT OF LAND IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS, SITUATED IN THE JUAN DIAZ SURVEY NO. 66, ABSTRACT 187, C.B. 5059, BEING OUT OF A 82.492 ACRE TRACT AS RECORDED IN DOCUMENT NO. 20210100466, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

DATE OF PREPARATION: March 29, 2023

ORDINANCE NO. 21-S-06

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AMENDING THE OFFICIAL ZONING MAP BY REZONING APPROXIMATELY 229 ACRES OF LAND TO PLANNED DEVELOPMENT DISTRICT (PDD), GENERALLY LOCATED APPROXIMATELY 6,000 FEET EAST OF THE INTERSECTION BETWEEN FM 1518 AND LOWER SEGUIN ROAD, ALSO KNOWN AS BEXAR COUNTY PROPERTY IDENTIFICATION NUMBERS 309419, 309811, 310011, AND 310013, CITY OF SCHERTZ, BEXAR COUNTY, TEXAS.

WHEREAS, an application to rezone approximately 229 acres of land located approximately 6,000 feet east of the intersection between FM 1518 and Lower Seguin Road, and 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 zone change (the “Criteria”); and

WHEREAS, on January 27, 2021, the Planning and Zoning Commission conducted a public hearing and, after considering the Criteria, made a recommendation to City Council to disapprove the requested rezoning according to the development standards set forth in Exhibit C attached herein (the “Development Standards”); and

WHEREAS, on February 23, 2021, 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.

**BE IT ORDAINED 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, is hereby zoned Planned Development District (PDD)

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.


Approved on first reading the 23rd day of February, 2021.

PASSED, APPROVED AND ADOPTED on final reading the 2nd day of March, 2021.



Ralph Gutierrez, Mayor

ATTEST:



Brenda Dennis, City Secretary
(SEAL OF THE CITY)



Field Notes for a Tract of Land
Containing 229.478 acre (9,996,064.69 square feet)

A 229.478 acre (9,996,064.69 square feet) tract of land partially in the City of Schertz, Bexar County, Texas, partially situated in the Julian Diaz Survey No. 66, Abstract 187, County Block No. 5059, partially situated in the William Bracken Survey No. 65, Abstract No. 48, County Block 5055, and partially situated in the William Bracken Survey No. 74, Abstract No. 43, County Block 5056, Bexar County, Texas, said 229.478 acre (9,996,064.69 square feet) tract of land being comprised of a portion of a called 135.06 acre tract of land as conveyed to Elizabeth Ann Basha, Jeanne Marie Zwicke, and Katherine Menk in Special Warranty Deed as recorded in Volume 15867, Page 1756, all of a called 11.680 acre tract of land designated as Tract I, and all of a called 70.824 acre tract of land designated as Tract II, as conveyed to Donnie K. Fischer and Cindy A. Fischer in Substitute Trustee's Deed as recorded in Volume 13622, Page 2403, and all of a called 36.921 acre tract of land as conveyed to David Neal Ludwig and Janis Ludwig in Executor's Distribution Deed as recorded in Volume 18598, Page 159, all of the Official Public Records of Bexar County, Texas, said 229.478 acre (9,996,064.69 square feet) tract of land being more particularly described as follows:

Beginning: at a found 5/8" iron pipe on the northwesterly right of way line of Lower Seguin Road, a public right of way, being the southwest corner of said 135.06 acre tract;

Thence, leaving the northwesterly right of way line of Lower Seguin Road, with the southwesterly boundary of said 135.06 acre tract, the following two (2) courses:

North 30 degrees 05 minutes 14 seconds West, a distance of 1803.23 feet to a found iron rod with a yellow plastic cap stamped "BUTZ LAND SURVEYING", being an angle point in the herein described tract;

North 30 degrees 32 minutes 28 seconds West, a distance of 715.57 feet to a found iron rod with a red plastic cap, being the south corner of a called 25.01 acre tract of land as conveyed to Board of Trustees of the Schertz-Cibolo-Universal City Independent School District in Special Warranty Deed as recorded in Volume 14298, Page 7 of the Official Public Records of Bexar County, Texas, said iron rod being the west corner of the herein described tract;

Thence, leaving the southwesterly boundary of said 135.06 acre tract, with the south and east boundary of said 25.01 acre tract, the following two (2) courses:

North 49 degrees 37 minutes 09 seconds East, a distance of 1342.29 feet to a found iron rod with a red plastic cap, being the east corner of said 25.01 acre tract, and being an interior corner in the herein described tract;

North 40 degrees 07 minutes 58 seconds West, a distance of 858.27 feet to a found iron rod with a red plastic cap stamped "CEC 210 641-999", being the north corner of said 25.01 acre tract, said iron rod being the south corner of a called 37.921 acre tract of land as conveyed to Janis Ludwig in Executor's Distribution Deed as recorded in Volume 18598, Page 152 of the Official Public Records of Bexar County, Texas, being an angle point in the herein described tract;

Thence, with the southeasterly boundary, and the east boundary of said 37.921 acre tract, the following two (2) courses:

North 49 degrees 56 minutes 07 seconds East, a distance of 603.34 feet to a found iron rod with a yellow plastic cap stamped "BUTZ LAND SURVEYING", being the east corner of said 37.921 acre tract, and being the south corner of said 36.921 acre tract;

With the west boundary of said 36.921 acre tract, North 20 degrees 10 minutes 44 seconds West, a distance of 2087.07 feet to a found nail in asphalt on the southeasterly right of way line of Raf Burnette Road, a public right of way, being the northeast corner of said 37.921 acre tract, and being the west corner of said 36.921 acre tract, said nail being the most northerly northwest corner of the herein described tract;

Thence, with the southeasterly right of way line of said Raf Burnette Road, and the northerly boundary of said 36.921 acre tract, North 60 degrees 11 minutes 04 seconds East, a distance of 870.32 feet to a found 5/8" iron rod being the northeast corner of said 36.921 acre tract, and being the north corner of the herein described tract;

Thence, leaving the southeasterly right of way line of said Raf Burnette Road, with the east boundary of said 36.921 acre tract, South 16 degrees 47 minutes 34 seconds East, a distance of 1964.71 feet to a found ½" iron rod, being the east corner of said 36.921 acre tract, and being an angle point in the herein described tract;

Thence, with the southeast boundary of said 36.921 acre tract, South 48 degrees 43 minutes 14 seconds West, a distance of 142.65 feet to a found 5/8" iron pipe, being the north corner of said 135.06 acre tract, and being an angle point in the herein described tract;

Thence, with the easterly boundary of said 135.06 acre tract, South 30 degrees 30 minutes 40 seconds East, a distance of 2296.74 feet to a found 5/8" iron pipe on the northerly boundary of said 70.824 acre tract, being an angle point in the herein described tract;

Thence, with the northerly boundary of said 70.824 acre tract, North 59 degrees 30 minutes 13 seconds East, a distance of 218.72 feet to a found iron rod with a destroyed yellow plastic cap, being the north corner of said 70.824 acre tract, and being the west corner of said 11.680 acre tract;

Thence, with the northerly boundary of said 11.680 acre tract, North 59 degrees 12 minutes 56 seconds East, a distance of 337.37 feet to a found ½" iron rod, being the north corner of said 11.680 acre tract, being an angle point in the herein described tract;

Thence, with the easterly boundary of said 11.680 acre tract, South 28 degrees 40 minutes 09 seconds East, a distance of 1499.40 feet to a found ½" iron rod on the northwesterly right of way line of said Lower Seguin Road, being the east corner of said 11.680 acre tract, and being the most easterly corner of the herein described tract;

Thence, with the northwesterly right of way line of said Lower Seguin Road, the following three (3) courses:

With the southerly boundary of said 11.680 acre tract, South 59 degrees 21 minutes 11 seconds West, a distance of 339.55 feet to a found ½" iron rod, being the south corner of said 11.680 acre tract, being the east corner of said 70.824 acre tract, said iron rod being an angle point in the herein described tract;

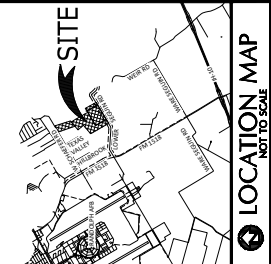
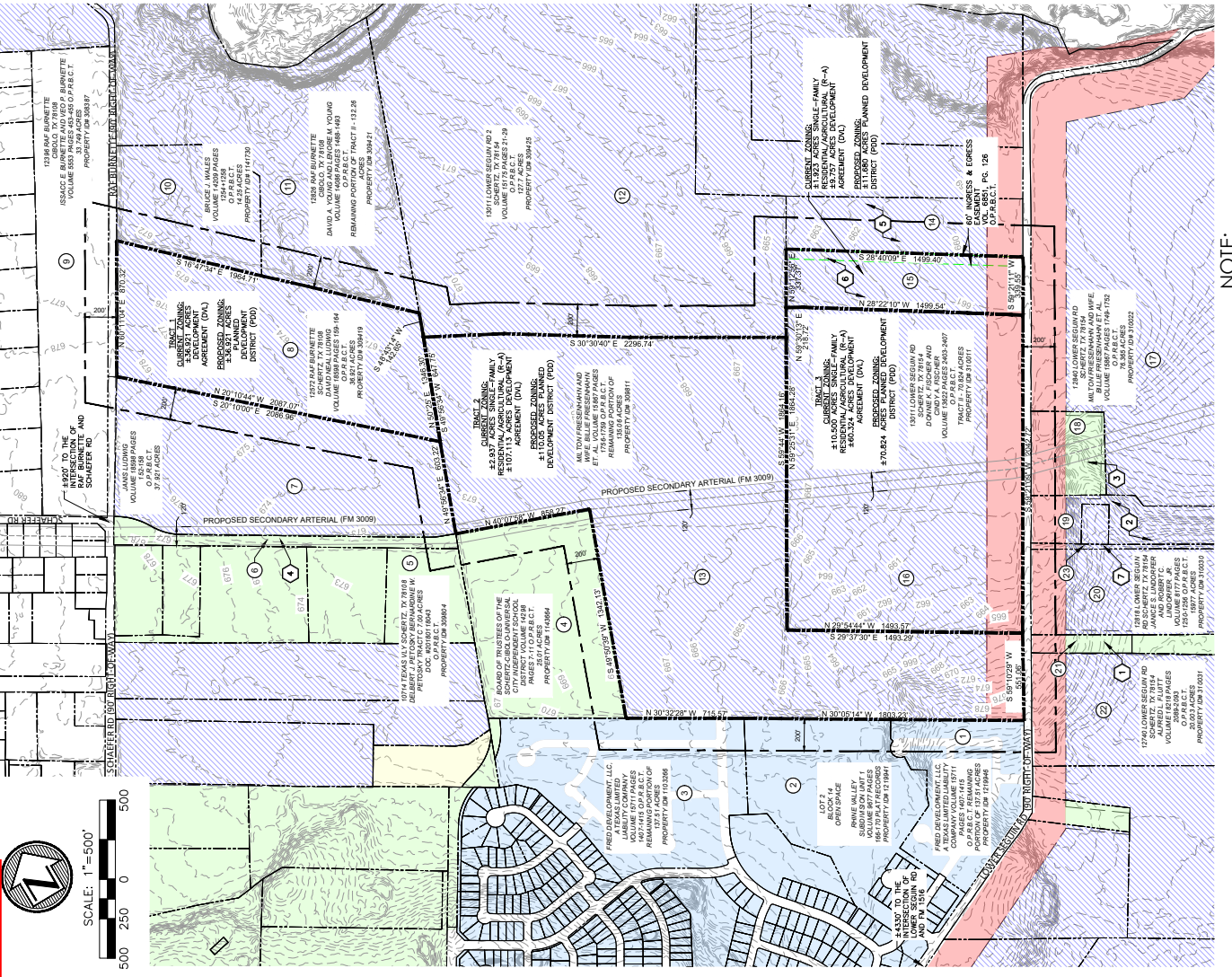
With the southerly boundary of said 70.824 acre tract, South 59 degrees 21 minutes 09 seconds West, a distance of 2042.72 feet to a found 5/8" iron pipe, being the south corner of said 70.824 acre tract, said iron pipe being an angle point of said 135.06 acre tract;

With the southerly boundary of said 135.06 acre tract, South 59 degrees 10 minutes 29 seconds West, a distance of 551.06 feet to the **Point of Beginning**, containing 229.478 acre (9,996,064.69 square feet) of land.

Note: Basis of bearing was established from the State Plane Coordinate System, North American Datum of 1983, Texas South Central Zone. An Exhibit of even date was prepared for this description.



Stephanie L. James
Stephanie L. James, R.P.L.S.
Registered Professional Land Surveyor
No. 5950
Date: 2019-10-29 Job No. 19037



- LEGEND**
- SUBJECT PROPERTY BOUNDARY
 - PROPERTY BOUNDARY
 - 200' NOTIFICATION LINE
 - EXISTING CONTOUR
 - EXISTING EASEMENT
 - SCHERTZ CITY LIMITS
 - O.P.R.B.C.T.
- OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS**

ZONING LEGEND

- DEVELOPMENT AGREEMENT (DELAYED ANNEXATION)
- PRE-DEVELOPMENT
- PLANNED DEVELOPMENT
- R-A SINGLE-FAMILY RESIDENTIAL/AGRICULTURAL
- PUBLIC USE

PROPERTY INFORMATION

- ① 12746 LOWER SEGUNO RD SCHERTZ, TX 78154
CARLOS GARZA, JR. AND WIFE,
VOLUME 554 PAGES 807-811
O.P.B.C.T.
2.05 ACRES
PROPERTY ID# 310077
- ② 12641 LOWER SEGUNO RD SCHERTZ, TX 78154
VOLUME 554 PAGES 807-811
MARTIN MARY FISHER,
O.P.B.C.T. #181423
PROPERTY ID# 310078
- ③ GALELONDA GUALARDO AND
VOLUME 11616 PAGES 200-205
O.P.B.C.T.
PROPERTY ID# 310079
- ④ BOARD OF TRUSTEES OF THE
SCHERTZ COLLEGE UNIVERSITY CITY INDEPENDENT
SCHOOL DISTRICT O.P.B.C.T.
PROPERTY ID# 310080
- ⑤ MILTON FRESHWATER AND WIFE BELLE
FRESHWATER, O.P.B.C.T.
14.67 ACRES
PROPERTY ID# 310082
- ⑥ TRACT 4
DONNEE K FISHER AND
VOLUME 11616 PAGES 200-205
O.P.B.C.T. #181423
PROPERTY ID# 310081
- ⑦ 12601 LOWER SEGUNO RD SCHERTZ, TX 78154
SARINA FRESHWATER,
O.P.B.C.T.
PROPERTY ID# 310083

LAND USE TABLE

①	BASE RATE LOT
②	BASE RATE LOT
③	BASE RATE LOT
④	UNDEVELOPED LAND
⑤	RANGE IMPROVED DRYLAND
⑥	BASE RATE LOT
⑦	TILLABLE DRY (FARM)
⑧	R/1 FAMILY HOMESITE SINGLE & TILLABLE DRY (FARM)
⑨	BASE RATE LOT
⑩	TILLABLE DRY (FARM) & NON QUALIFYING ORCHARDS
⑪	FLOOD PLAIN, RANGE IMPROVED DRYLAND & PTD LAND TYPE - DRYLAND
⑫	R/1 FAMILY HOMESITE SINGLE, TILLABLE IRRIGATED & RANGE IMPROVED DRYLAND
⑬	TILLABLE DRY (FARM) & RANGE NATIVE PASTURE
⑭	TILLABLE DRY (FARM)
⑮	TILLABLE DRY (FARM)
⑯	TILLABLE DRY (FARM)
⑰	TILLABLE DRY (FARM)
⑱	RANGE IMPROVED DRYLAND
⑲	NON QUALIFYING & RANGE IMPROVED DRYLAND
⑳	TILLABLE DRY (FARM)
㉑	BASE RATE LOT
㉒	RANGE IMPROVED DRYLAND
㉓	R/1 FAMILY HOMESITE SINGLE & RANGE IMPROVED DRYLAND

SADDEBROOK RANCH ZONING TABLE

CONDITION	ZONING	AREA (AC.)
EXISTING	"R-A" & "DVL"	229,478
PROPOSED	"PDD"	229,478

OWNER INFORMATION

MILTON & BELLE FRESHWATER
12601 LOWER SEGUNO RD
SCHERTZ, TX 78154
RD SCHERTZ, TX 78154

APPLICANT

PHIL LANDAUER, P.E. CTR.
12770 CHARON PATH, SUITE 100
SAN ANTONIO, TX 78249
PH: (210) 486-0651

SURVEYOR

SHERMAN, JAMES RILEY
12770 CHARON PATH, SUITE 100
SAN ANTONIO, TX 78249
PH: (210) 486-0651

ENGINEERS

May Tom Ramirez Engineers, LLC
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PROJECT NAME: SADDEBROOK RANCH SUBDIVISION

PROJECT NO.: 19037

DATE: DECEMBER 21, 2020

SCALE: 1"=500'

NOTE:

- NO PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100-YEAR (1% CHANCE) FLOODPLAIN AS ACCORDING TO FEMA FIRM PANEL #481870240F
- THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAN.

SADDLEBROOK RANCH

A Planned Development District
Schertz, Texas

January 2021

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SADDLEBROOK RANCH

A Planned Development District Schertz, Texas

I. General

A. Introduction

Understanding that there would be circumstances in which a development might not be able to adhere to the strict regulations and design standards set forth in the Schertz Unified Development Code (UDC), the UDC established Article 5, Section 21.5.10, a Planned Development District (**PDD**), as an alternative approach to conventional land development.

The City of Schertz Unified Development Code as amended will govern development of the property, except for the following statements.

Development within the subject property is subject to general development plan review and approval by the City Council. Such general development plan review is to ensure conformance with the guidelines required herein and the goals and objectives of the City of Schertz Comprehensive Plan.

B. Purpose and Intent

The purpose of PDD regulations is to encourage and promote more creative, innovative, and imaginative land development than would not be possible under the regulations found in a typical zoning district. The intent is to allow substantial flexibility in planning, design and development standards in exchange for greater land values and amenities, such as enhanced parkland and open space, preservation of natural resources, pedestrian friendly environment, and deviation from the typical traffic patterns. It is this intrinsic flexibility, in the form of relief from the normal zoning ordinances, design standards, land use densities, and subdivision regulations, that allows for the definition of uses, densities and standards that will permit the alternative planning associated with a PDD and this development known as Saddlebrook Ranch ("**Saddlebrook**").

C. The Property

The attached metes and bounds (Exhibit "C") place the property within the corporate limits of the City of Schertz upon annexation and Bexar County, Texas. The property is bounded on the north by Raf Burnette Road and on the south by Lower Seguin Road and intersected by the extension of FM 3009. The property contains 217.59 acres of land.

Analysis of the property does not reveal any physical constraints or potential health or safety hazards. Further evaluation of the tract reveals that utilities are available and that the property's demands can be served.

The Overall Recreation and Open Space Master Plan (exhibit "A") are proposed. Such amenities will include both passive and active areas, as well as pathways and hike and bike trails. Multi-purpose walkways will provide links between park areas, open spaces, neighborhood units, a school site, and such amenities as playscapes, sports courts, picnic tables, and natural water features. All of which to promote a safe and pedestrian friendly environment and overall livable community.

Table One – Units and Land Use	
Unit	Land Use
1	SF – 55' Lots & Drainage - Open Space
2	SF – 60' Lots & Drainage - Open Space
3	SF – 70' Lots & Park Area & Drainage - Open Space
4	SF – 60' Lots
5	SF - 70' Lots
6	SF - 55' Lots
7	SF – 60' Lots & Drainage - Open Space
8	SF – 60' Lots & Drainage - Open Space
9	SF – 55' Lots & Garden Home & Park Area
10	SF – 55' Lots & Garden Home & Drainage - Open Space
11	Commercial
12	Lift Station
13	Drainage Easement - Open Space

Affected UDC Articles

II. Zoning Districts (Article 5)

There are circumstances, due to property constraints or external factors, which do not always support the notion that one size fits all especially in applying zoning subdivision codes as such relates to property development.

As a planned development, the attached PDD Master Plan (Exhibit “B”) as well as this document defines the types of uses for this proposed PDD. The plan delineates land uses that are both commercial and residential in character as well as shows parks, and open space. This document requests that those Articles and Sections affected by the zoning change be amended or modified and granted by ordinance. The following districts would be defined or modified as:

A. Single-Family Residential District per the PDD

Each area, as shown and identified on the PDD Master Plan, is comprised of a single-family residential dwelling on four (4) minimum size lots of 6,875 sf for 55-foot wide lots, 7,080 sf for 60-foot wide lots, 8,260 sf for 70-foot wide lots, and a garden home minimum lot size of 5,000 sf. The SF 55, SF 60, & SF 70 residential district areas will be subject to the same zoning regulations as the Single Family Residential District (R-1) in the Schertz UDC, and the Garden residential district areas will be

subject to the same zoning regulations as the Garden Home District (GH) in the Schertz UDC, unless otherwise stated in the following development standards.

B. Commercial District per the PDD

There are approximately 3.427 acres along the Principal Arterial (FM 3009) thoroughfare extension that is considered commercial use. Commercial use areas will be subject to the same land use restrictions as the General Business District (**GB**) as stated in the Schertz UDC 21.5.6 (C) General Business District (GB), unless otherwise stated in the following development standards.

C. Dimensional and Developmental Standards (Section 21.5.7)

The applicable dimensional and development standards for the land use districts are shown in Table Two and reflect those changes proposed by this PDD development.

1. Additional Standards

Lots developed under this PDD for residential purposes will comply with the minimum requirements established in Table Two. Such lots designated as residential will have at least the minimum area and width and depth indicated in Table Two of this proposal.

No portion of the main or primary structure on a residential lot may be located any closer to any lot line or to the street right-of-way line than is authorized in Table Two. The front yard setback shall be measured from the property line to the front face of the main or primary building. Eaves and roof line of the main structure may project into any setback line by no more than two (2) feet.

2. Double Frontage Lots

Where residential lots have double frontage, running from one street to another, no access from the rear of the property will be permitted to the street. Only one access point will be permitted from a residential lot, so long as the access is from the front of the lot. All lots with double frontage within that block will have the same restriction and orientation as the lot on either side. Access in this case shall mean, but not limited to any opening or gate for use by vehicles or pedestrians.

Table Two – Dimensional Requirements

Code	Classification	Min Lot Size			Min. Yard Setback			Min. Off-Street Parking Spaces	Misc. Requirements		Keys
		Area sf	Width ft	Depth ft	Front ft	Side ft	Rear ft		Max. Ht.	Max. Cover	
SF 55	Single Family	6,875	55	125	30(c)	10	15	2	35	65%(f) 50%(g)	a, c, f, g
SF 60	Single Family	7,080	60	118	25(d)	10	15	2	35	65%(f) 50%(g)	a, d, f, g
SF 70	Single Family	8,260	70	118	25(d)	10	15	2	35	65%(f) 50%(g)	a, d, f, g
Garden	Single Family	5,000	50	100	10	10	10	2	35	75%	a, e
COMM	Commercial	10,000	100	100	25	10	20	(b)	120	80%	b

Key:

- a. Corner lots against a street, not an alley, shall have a minimum fifteen (15) foot side yard building setback adjacent to the street side.
- b. See Article 10 in the Schertz UDC for parking requirements.
- c. Houses on irregular lots, including cul-de-sacs and knuckle sacs, shall have a minimum front yard setback of 25 feet.
- d. Houses on irregular lots, including cul-de-sacs and knuckle sacs, shall have a minimum front yard setback of 20 feet.
- e. Garden homes require rear ingress/egress, a 30 foot ROW and a twenty-four paved alley shall be provided.
- f. One-story homes to have a maximum impervious coverage at 65%.
- g. Two-story homes to have a maximum impervious coverage at 50%.

3. Height Restriction for Lots abutting the Principal Arterial (FM 3009) and Lower Seguin Road.

Only 25% of the Lots that about the Principal Arterial and Lower Seguin Road may be two-story homes.

III. Special Uses (Article 8)

A. Home Owners Association - Section 21.8.1(C)

Even though Saddlebrook is not proposed as a gated community, a Homeowners Association (**HOA**) will be established to provide upkeep within the development including the maintenance of common areas, landscape buffers, and maintaining fences, and/or walls, except for fences and/or walls located on individual or private lots, as well as hiking trails and multi-use paths within the development's common areas.

B. Architectural Review Committee

The Developer will establish an Architectural Review Committee (**ARC**) which will be responsible for reviewing and approving construction plans for all residential construction within the Saddlebrook PDD. The ARC will consist of members appointed by the Developer until all of the property within the Saddlebrook PDD has been transferred to an independent third party purchaser or to the HOA.

Construction of residential and community amenities within the Saddlebrook PDD shall first be submitted to the ARC for approval and to verify compliance with the terms, conditions and obligations of the PDD and deed restrictions. The ARC shall review such contemplated construction and shall, if approved, provide verification in a form acceptable to the City by which the ARC verifies that the plan for the contemplated construction complies with the PDD and associated guidelines.

IV. Site Design Standards (Article 9)

This proposed development conforms to the Comprehensive Land Plan for orderly and unified development of streets, utilities, neighborhood design, and public land and facilities.

A. Lots (Section 21.9.3)

Lot sizes and dimensions will conform to the minimum requirements recognized in Table Two of this PDD. In addition, the following requirements will apply to this PDD:

- On a residential corner lot, orientation of the dwelling will be forward facing and in similar physical orientation with the other houses next-door and on the same street. Side orientation will not be permitted;
- No driveway cuts or garage access will be permitted from a side orientation of a corner lot;
- The width of a residential lot located on a cul-de-sac, knuckle or curve will be no less than thirty-nine (39) feet wide at the property line, and at least fifty (50) feet wide at the building line.

V. Signs (Article 11)

A. Subdivision Entry Signs (Section 21.11.15)

The provisions of this section shall only apply to entry signs that identify the residential or commercial development associated with this PDD and include the Subdivision Entry Signs, Wayfinding Signs, and Park ID Signs.

1. Subdivision Entry Signs (Section 21.11.15)

Subdivision Entry Signs are two types, being Primary Subdivision Entry Signs and Secondary Entry Signs. Primary Subdivision Entry Signs may be located at both sides of the primary entrance into the subdivision located on FM 3009 which meets up with the connecting road into Rhine Valley. Secondary entrances may have one (1) subdivision entry sign per entrance which shall be a maximum of seventy-five percent (75%) of the size of the primary entrance sign.

2. Maximum Area

i. Project Entry Signs:

Primary Subdivision Entry Signs will allow for a maximum area not to exceed one-hundred and eighty-seven (187) square feet per sign face and may consist of a surface with lettering and logo or a combination of both.

3. Subdivision Entry Feature

An entry feature which is appropriate in scale to the size of the development and incorporating masonry walls, berms and/or decorative fencing, in combination with the Primary Subdivision Entry Signs, may be constructed at the primary subdivision entrance on FM 3009 and the Secondary Entry locations provided the maximum area per entry sign(s) shall not exceed the square footage noted above.

B. Development Signs (Section 21.11.18)

Development Signs are typically wood, durable plastic, or metal and advertise the community, builders, land uses within the community, and communities within the development. The signs may also be used for providing traffic direction to specific internal destinations. Development signs may be categorized into two types, being Wayfinding Signs and Model ID Signs.

Wayfinding signs will give directional cues to drivers to locate the Parks, trailheads, the next door school and builder model homes. The Model ID Signs may be monument signs and are made of wood, masonry, or metal built signs that are located at a builder's Model Home, identifying the builder name and to clearly designate that the home is a Model Home.

1. Maximum Area

Wayfinding Signs: Wayfinding Signs are internal to the community, and shall not exceed thirty-two (32) square feet per sign face. These signs will be double-faced and placed perpendicular to the street

2. Maximum Height

Wayfinding Signs: Wayfinding Signs shall not exceed eight (8) feet in height.

Model ID Signs: The Model ID Signs, will allow for a maximum face height of six (6) feet.

3. Number of Signs

Wayfinding Signs: One Wayfinding Signs is allowed per the number of recorded Units.

Model ID Signs: One Model ID Sign may be installed at each Model Home.

4. Duration

Wayfinding Signs: Wayfinding Signs per Unit may be installed at any time after approval and recordation of the Final Plat for each Unit identified on the Master Development Plan (Exhibit "B").

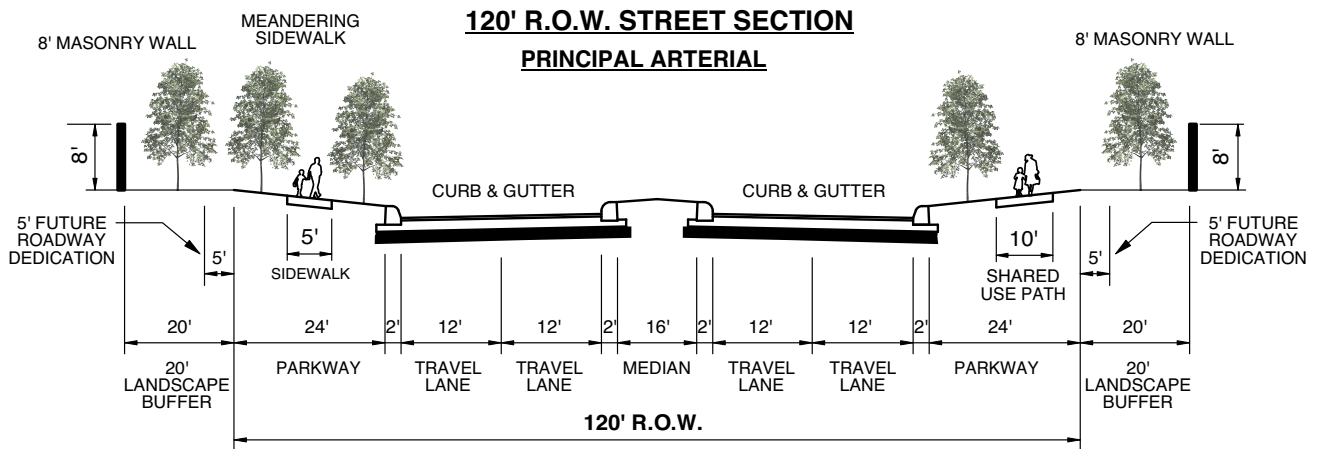
Model ID Signs: The Model ID Signs may be installed at any time after the approval and recordation of the Final Plat of the Unit in which the Model Home resides. The Model ID Signs must be removed when a model home is sold and closes.

VI. Transportation (Article 14)

A. Street Improvement Standards (Section 21.14.1)

Street Improvement Standards for the Saddlebrook master development plan are described in Table Three.

Table Three – Street Improvement Standards					
Classification	ROW	Pavement	Drainage Width	Sidewalk Width	Hike/Bike Trail
Principal Arterial – w/ 10' Future Roadway Dedication	120 feet	48 feet (see Section Drawing)	Curb or Curb and Gutter	5 feet one side	10 feet other side
Collector – Local B Residential	60 feet	42 feet	Curb or Curb and Gutter	5 feet both sides	-
Local Street – Local A Residential	50 feet	30 feet	Curb or Curb and Gutter	5 feet both sides	-
Paved Alley	30 feet	24 feet Rear Ingress/Egress	Curb or Curb and Gutter	None	-



Note: Only 25% of the Lots that abut the Principal Arterial and Lower Sequin Road may be two-story homes.

VII. Amendments to the Planned Development District (PDD)

Any significant future changes from the established Dimensional Requirements for the approved PDD, which alter the concept of the PDD or increase the density, will cause the plan to be re-submitted for approval by the Planning & Zoning Commission and the City Council, including a new public hearing with applicable fees. Minor changes which do not change the concept or intent of the development shall be approved or denied administratively.

**SADDLEBROOK RANCH PDD
SCHERTZ, TEXAS**

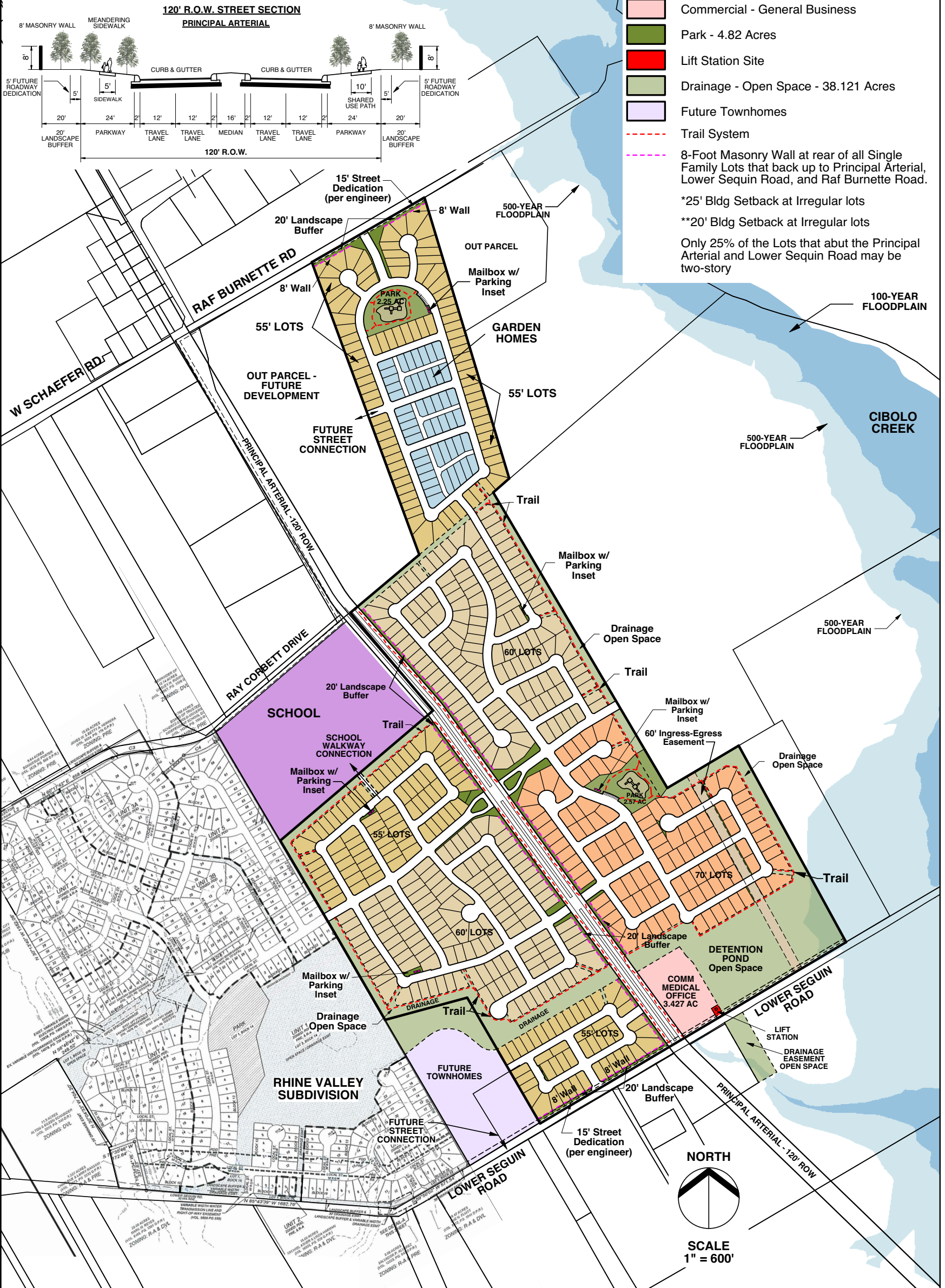
**MASTER PLAN 35
TOTAL PROJECT AREA 217.59 ± AC**

**EXHIBIT "A"
CONCEPTUAL
Overall Recreation
and Open Space Plan**

Legend	Lot Count	Typ Size	
	49 Lots	50' X 120'	Alleys One-Way
	213 Lots	55' X 125'	*30' Bldg Setback
	264 Lots	60' X 118'	**See Note
	110 Lots	70' X 118'	**See Note
TOTALS	636 Lots		

Average Lot Size - 8,456 SF - Excluding Garden Lots

- Commercial - General Business
- Park - 4.82 Acres
- Lift Station Site
- Drainage - Open Space - 38.121 Acres
- Future Townhomes
- Trail System
- 8-Foot Masonry Wall at rear of all Single Family Lots that back up to Principal Arterial, Lower Sequin Road, and Raf Burnette Road.
- *25' Bldg Setback at Irregular lots
- **20' Bldg Setback at Irregular lots
- Only 25% of the Lots that about the Principal Arterial and Lower Sequin Road may be two-story





LOCATION MAP
NOT TO SCALE

OPEN SPACE SUMMARY

REQUIRED OPEN SPACE : 635 LOTS X 1 ACRE = 6.35 ACRES
100 LOTS

PROVIDED OPEN/LANDSCAPE/DRAINAGE SPACE : 33.854 ACRES
PROVIDED DRAINAGE EASEMENT/OPEN SPACE : 1.400 ACRES
PROVIDED PRIVATE PARK SPACE : 5.226 ACRES
TOTAL PROVIDED OPEN SPACE : 40.480 ACRES

ACREAGE/DENSITY SUMMARY

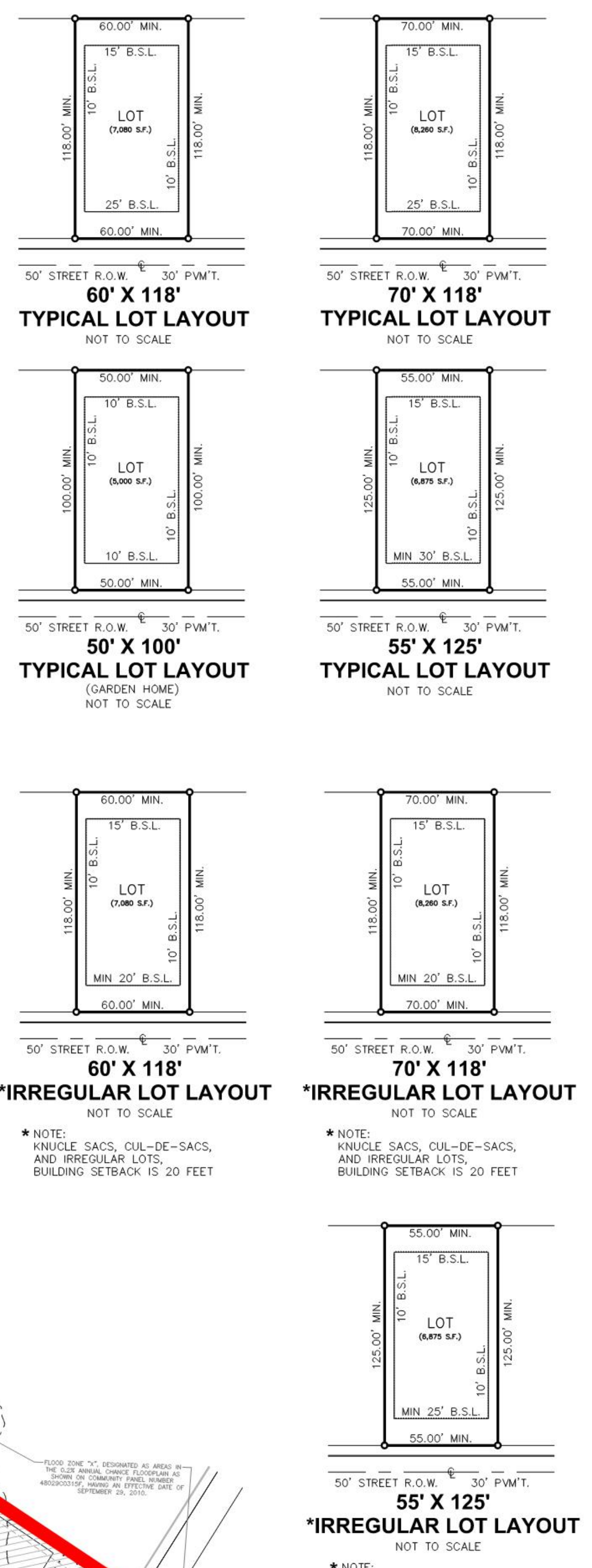
UNIT	LAND USE	GROSS AREA (AC.)	NUMBER OF DWELLING UNITS (D.U.)	OVERALL DENSITY (D.U./AC.)	OPEN & PARK SPACE (AC.)	NET DENSITY (D.U./AC.)	ESTIMATED COMPLETION DATE
1A	LIFTSTATION	0.404	0	0.00	0.404		MAY 2023
1B	SINGLE FAMILY RESIDENTIAL	28.079	48	1.71	14.655	3.58	MAY 2023
2	SINGLE FAMILY RESIDENTIAL	24.533	68	2.77	5.187	3.51	MAY 2023
3	SINGLE FAMILY RESIDENTIAL	27.237	52	1.91	4.632	2.30	MAY 2023
4	SINGLE FAMILY RESIDENTIAL	18.478	61	3.30	1.887	3.68	MAY 2023
5	SINGLE FAMILY RESIDENTIAL	16.435	62	3.77	0.367	3.86	MAY 2024
6	SINGLE FAMILY RESIDENTIAL	21.470	71	3.31	3.845	4.03	MAY 2024
7	SINGLE FAMILY RESIDENTIAL	19.624	68	3.47	1.562	3.78	MAY 2024
8	SINGLE FAMILY RESIDENTIAL	19.582	68	3.47	2.217	3.92	MAY 2025
9	SINGLE FAMILY RESIDENTIAL	17.854	58	3.25	3.038	3.91	MAY 2025
10	SINGLE FAMILY RESIDENTIAL	19.158	78	4.07	1.286	4.36	MAY 2025
11	COMMERCIAL	3.336					MAY 2023
1B	DRAINAGE ESMT/OPEN SPACE	1.400			1.400		MAY 2023
TOTAL DEVELOPMENT		217.590	634	2.91	40.480	3.58	

SADDLEBROOK RANCH

UNIT	TOTAL LOTS	PROPOSED ZONING	MINIMUM LOT SIZE (TYPICAL)				TOTAL LOTS
			70'x118'	60'x118'	55'x125'	50'x100'	
1B	48	PDD			48	48	
2	68	PDD		68		68	
3	52	PDD	52			52	
4	61	PDD		61		61	
5	62	PDD	62			62	
6	71	PDD			71	71	
7	68	PDD		68		68	
8	68	PDD		68		68	
9	58	PDD			41	58	
10	78	PDD			46	78	
TOTAL OVERALL LOTS	634		114	265	206	634	

*MEAN LOT SIZE = 70'x118'
*MEDIAN LOT SIZE = 60'x118'

MEAN AND MEDIAN LOT CALCULATIONS DO NOT INCLUDE THE GARDEN HOMES (50'x100')



SCALE: 1"=200'

LEGEND:

- EXISTING CONTOUR
- RADIUS
- CENTERLINE
- DPR DEED AND PLAT RECORDS
- ETJ EXTRATERRITORIAL JURISDICTION
- OPBRECT OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
- RRPBRECT REAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
- WD WARRANTY DEED
- GWD GENERAL WARRANTY DEED
- SWD SPECIAL WARRANTY DEED
- VOL VOL.
- PG. PG.
- PROPERTY LINE - FND OR SET PIN UNLESS OTHERWISE NOTED
- PHASE LINE
- PROPOSED EASEMENT
- MDP BOUNDARY LIMITS
- CONNECTIVITY NODES
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED FORCE MAIN
- EXISTING WATER MAIN

SUBMITTED BY:
MOY TARIN RAMIREZ ENGINEERS, LLC.
PAUL LANDA JR., PE, CFM
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
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SURVEYOR:
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STEPHANIE L. JAMES, RPLS
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TEL: (210) 698-5051
FAX: (210) 698-5085

OWNER:
ASHTON SAN ANTONIO RESIDENTIAL
BLAKE HARRINGTON
17319 SAN PEDRO, STE. 140
SAN ANTONIO, TEXAS 78232
TEL: (210) 563-6988

UTILITY PURVEYORS

WATER: CITY OF SCHERTZ
GAS, ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: AT&T
CABLE TELEVISION: SPECTRUM
SEWER: CITY OF SCHERTZ

MDP NOTE:

APPROVAL OF UTILITIES REPRESENTED ON THIS MDP IS APPROVAL OF GENERAL SCHEME OF UTILITIES. APPROVAL DOES NOT CONSTITUTE APPROVAL OF SPECIFIC LAYOUT OR DETAILS FOR CONSTRUCTION. CHANGES MAY BE PROPOSED OR REQUIRED PRIOR TO ISSUANCE OF ANY PERMIT FOR PLATTING OR CONSTRUCTION.

LEGAL DESCRIPTION:
217.59 ACRE SCHERTZ TRACT

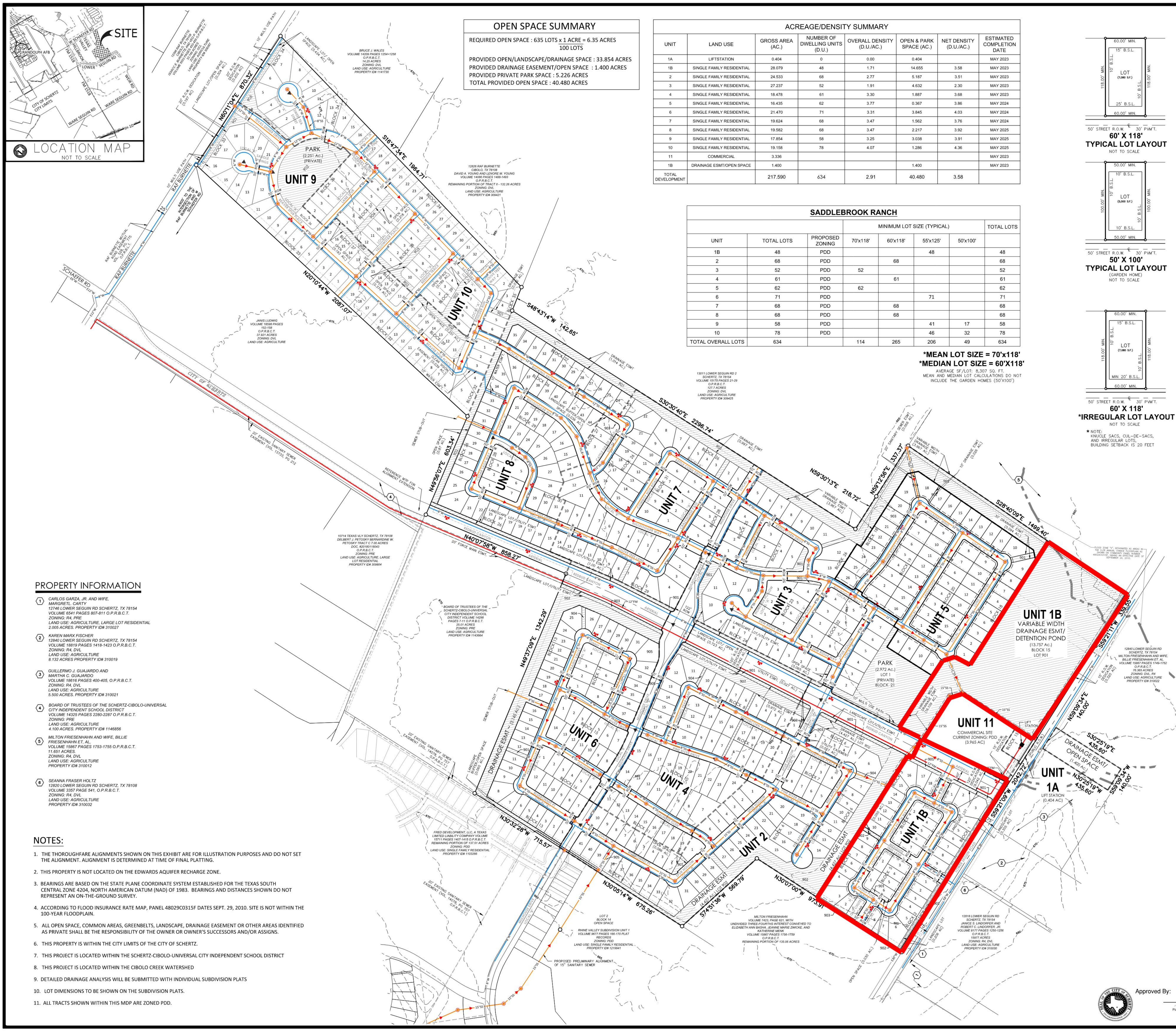
A 216.19 ACRE GROSS (9,417,267.08 SQUARE FEET) TRACT OF LAND PARTIALLY IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS, PARTIALLY SITUATED IN THE JULIAN DIAZ SURVEY NO. 66, ABSTRACT 187, COUNTY BLOCK NO. 5059, PARTIALLY SITUATED IN THE WILLIAM BRACKEN SURVEY NO. 65, ABSTRACT NO. 48, COUNTY BLOCK 5055, AND PARTIALLY SITUATED IN THE WILLIAM BRACKEN SURVEY NO. 74, ABSTRACT NO. 43, COUNTY BLOCK 5056, BEXAR COUNTY, TEXAS, SAID 216.19 ACRE TRACT OF LAND CONSISTING OF A 96,778 ACRE (4,215,659.98 SQUARE FEET) TRACT OF LAND DESIGNATED AS SURVEYED TRACT "A", BEING A PORTION OF THE REMAINDER OF A 138.68 ACRE TRACT OF LAND AS CONVEYED TO MILTON FRIESEHANN IN WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN VOLUME 7423, PAGE 621, WITH UNDIVIDED THREE-FOURTHS INTEREST CONVEYED TO ELIZABETH ANN BASHA, JEANNE MARIE ZWICKE, AND KATHERINE MENK, IN SPECIAL WARRANTY DEED AS RECORDED IN VOLUME 15867, PAGES 1756-1759, AN 82,462 ACRE (3,593,359.75 SQUARE FEET) TRACT OF LAND DESIGNATED AS SURVEYED TRACT "B", BEING ALL OF AN 11,680 ACRE TRACT OF LAND (DESIGNATED AS TRACT "I"), ALL OF A 70,824 ACRE TRACT OF LAND (DESIGNATED AS TRACT "II") AS CONVEYED TO DOMNIE K. FISCHER, AND CINDY A. FISCHER IN SUBSTITUTE TRUSTEE'S DEED AS RECORDED IN VOLUME 13622, PAGE 2403, AND A 36,920 ACRE (1,608,247.35 SQUARE FEET) TRACT OF LAND DESIGNATED AS SURVEYED TRACT "C", BEING ALL OF A 36,921 ACRE TRACT OF LAND AS CONVEYED TO DAVID NEAL LUDWIG IN EXECUTORS DISTRIBUTION DEED AS RECORDED IN VOLUME 18508, PAGES 159-164, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY; AND A 1,400 ACRES (60,984 SQUARE FEET) TRACT OF LAND IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS, SITUATED IN THE JULIAN DIAZ SURVEY NO. 66, ABSTRACT 187, COUNTY BLOCK 5059, BEXAR COUNTY, TEXAS, OUT OF A 76,365 ACRE TRACT OF LAND AS CONVEYED TO MILTON FRIESEHANN AND WIFE, BILLIE FRIESEHANN, WITH UNDIVIDED THREE-FOURTHS INTEREST CONVEYED TO ELIZABETH ANN BASHA, JEANNE MARIE ZWICKE, AND KATHERINE MENK IN SPECIAL WARRANTY DEED AS RECORDED IN VOLUME 15867, PAGES 1749-1752 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; FOR A TOTAL ACREAGE OF 217.59 ACRES (9,478,261.08)

PROPERTY INFORMATION

- CARLOS GARZA, JR. AND WIFE, MARGRETT, CARLY
17748 LOWER SEGUIN RD SCHERTZ, TX 78154
VOLUME 554 PAGES 807-811 O.P.R.B.C.T.
ZONING: RA, PRE
LAND USE: AGRICULTURE, LARGE LOT RESIDENTIAL
2.005 ACRES, PROPERTY ID# 310027
- KAREN MARK FISCHER
12840 LOWER SEGUIN RD SCHERTZ, TX 78154
VOLUME 1819 PAGES 1418-1423 O.P.R.B.C.T.
ZONING: RA, DIV.
LAND USE: AGRICULTURE
6.132 ACRES, PROPERTY ID# 310019
- GUILLERMO J. GUJARDO AND MARTHA C. GUJARDO
VOLUME 18616 PAGES 400-405, O.P.R.B.C.T.
ZONING: RA, DIV.
LAND USE: AGRICULTURE
5.500 ACRES, PROPERTY ID# 310021
- BOARD OF TRUSTEES OF THE SCHERTZ-CIBOLO-UNIVERSAL CITY INDEPENDENT SCHOOL DISTRICT
VOLUME 1425 PAGES 2280-2287 O.P.R.B.C.T.
ZONING: PRE
LAND USE: AGRICULTURE
4.100 ACRES, PROPERTY ID# 1146855
- MILTON FRIESEHANN AND WIFE, BILLIE FRIESEHANN ET AL.
VOLUME 15867 PAGES 1753-1755 O.P.R.B.C.T.
ZONING: RA, DIV.
LAND USE: AGRICULTURE
PROPERTY ID# 310012
- SEANNA FRASER HOLTZ
12820 LOWER SEGUIN RD SCHERTZ, TX 78108
VOLUME 537 PAGE 541, O.P.R.B.C.T.
ZONING: RA, DIV.
LAND USE: AGRICULTURE
PROPERTY ID# 310032

NOTES:

- THE THROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT TIME OF FINAL PLATTING.
- THIS PROPERTY IS NOT LOCATED ON THE EDWARDS AQUIFER RECHARGE ZONE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983. BEARINGS AND DISTANCES SHOWN DO NOT REPRESENT AN ON-THE-GROUND SURVEY.
- ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 48029C0315F DATES SEPT. 29, 2010, SITE IS NOT WITHIN THE 100-YEAR FLOODPLAIN.
- ALL OPEN SPACE, COMMON AREAS, GREENBELTS, LANDSCAPE, DRAINAGE EASEMENT OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNER'S SUCCESSORS AND/OR ASSIGNS.
- THIS PROPERTY IS WITHIN THE CITY LIMITS OF THE CITY OF SCHERTZ.
- THIS PROJECT IS LOCATED WITHIN THE SCHERTZ-CIBOLO-UNIVERSAL CITY INDEPENDENT SCHOOL DISTRICT
- THIS PROJECT IS LOCATED WITHIN THE CIBOLO CREEK WATERSHED
- DETAILED DRAINAGE ANALYSIS WILL BE SUBMITTED WITH INDIVIDUAL SUBDIVISION PLATS
- LOT DIMENSIONS TO BE SHOWN ON THE SUBDIVISION PLATS.
- ALL TRACTS SHOWN WITHIN THIS MDP ARE ZONED PDD.



SADDLEBROOK RANCH

PREPARED ON JANUARY 12, 2023

MTR
Moy Tarin Ramirez Engineers, LLC
TBPELS ENG F-5297 SVY F-10131500

Approved By: [Signature]

12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

PLANNING AND ZONING COMMISSION MEETING: 04/12/2023
Agenda Item 6 C

TO: Planning and Zoning Commission
PREPARED BY: Samuel Haas, Senior Planner
CASE: PLPP20230060
SUBJECT: PLPP20230060 Waiver - Consider and act upon a request for a waiver in relation to on-site sewer facilities for the preliminary plat for the Hope Acre subdivision, approximately 1 acre of land located at 6040 Pfeil Road, otherwise generally located approximately 2,300 feet to the north-east of the Pfeil Road and IH-10 access road intersection, Parcel ID 619261, City of Schertz, Bexar County, Texas.

GENERAL INFORMATION:

Owner: Neeley Troy & Ofelia
Applicant: Trayce Cerwick/ Up Engineering

ITEM SUMMARY:

The applicant is proposing to preliminary plat 1 acre into 1 buildable lot for residential use. The applicant is seeking approval of a waiver to the Unified Development Code Section 21.15.3.A: Wasterwater Connection Requirements & Section 21.15.2.D: Extension of Lines.

GENERAL LOCATION AND SITE DESCRIPTION:

The property is undeveloped and is located at 6040 Pfeil Road, otherwise generally located approximately 2,300 feet to the north-east of the Pfeil Road and IH-10 access road intersection.

PUBLIC IMPROVEMENTS:

The applicant is seeking approval of the waivers to install a privately owned on-site sewer facility (OSSF) on the subject property proposed with the preliminary plat. In accordance with UDC Article 15, Extensions and Utilites, Section 21.15.3.A Wastewater Systems - Wastewater Connection Required, Section 21.15.2.D Water Systems - Extension of Lines all lots within a subdivision are required to extend and connect to public sanitary sewer systems unless otherwise approved by the City.

Based on the requirements of the UDC, not connecting to a public sanitary sewer system and installation of an OSSF requires a waiver to be granted by the Planning and Zoning Commission as detailed in UDC Section 21.12.5: Waivers.

STAFF ANALYSIS AND RECOMMENDATION:

Staff can not administratively waive the frontage requirements of sanitary sewer improvements stated in UDC Section 21.15.2.D.

The closest possible sewer connection is 1,700 feet away and is part of the San Antonio River Authority (SARA). To connect to the closest system a CCN transfer would be required. The Engineering Department has reviewed the waiver request and determined that, given the size of the proposed subdivision and the complexity of connecting to SARA infrastructure, it will support this waiver request. Once public infrastructure has been extended to the area, the subdivision will be required to connect to the sanitary sewer system in accordance with Section 90-78 of the Code of Ordinances. Until that time, per approval of the waiver request, the property will have an on-site sewer facility (OSSF).

If approved, the OSSF proposed for the site will be reviewed and permitted through Bexar County.

Therefore, staff providing a recommendation to approve this waiver request.

Planning Department Recommendation	
X	Approve as submitted
	Approve with conditions*
	Denial

* While the Commission can impose conditions; conditions should only be imposed to meet requirements of the UDC.

COMMISSIONERS CRITERIA FOR CONSIDERATION:

Sec. 21.12.15. - Waivers

A. General. The Planning and Zoning Commission may authorize waivers from the provisions of this Article when, in its opinion, undue hardship will result from requiring strict compliance. In granting a waiver, the Planning and Zoning Commission shall prescribe only conditions that it deems necessary or desirable to the public interest. In making their findings, the Planning and Zoning Commission shall take into account the nature of the proposed use of the land involved and existing uses of land in the vicinity, the number of persons who will reside or work in the proposed subdivision, and the probable effect of such waivers upon traffic conditions and upon the public health, safety, convenience, and welfare in the vicinity. Waivers shall not be granted unless the Planning and Zoning Commission finds:

1. That the granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area; and
2. That the granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this UDC. Such findings of the Planning and Zoning Commission, together with the specified facts upon which such findings are based, shall be incorporated into the official minutes of the Planning and Zoning Commission meeting at which such waiver is granted. Waivers may be granted only when in harmony with the general purpose and intent of this UDC so that the public health, safety, and welfare may be secured and justice done.

B. The Planning and Zoning Commission may establish a time period for execution of each granted waiver.

C. Such findings together with the specific facts on which such findings are based shall be incorporated into the official minutes of the Planning and Zoning Commission meeting at which such exception is granted.

D. Planning and zoning commission shall not authorize a waiver that would constitute a violation of a valid law, ordinance, code or regulation of the City.

E. Any decision of the Planning and Zoning Commission regarding waivers to the provisions of this Article may be appealed to the City Council. When considering an appeal, the City Council shall consider the same standards as the Planning and Zoning Commission as outlined above.

Attachments

- Aerial Exhibit
 - Waiver Request
 - Engineering Memo
 - Plat Exhibit
-



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

SCHIERITZ
COMMUNITY * SERVICE * OPPORTUNITY

HOPE ACRE
(PLPP20230060)

<all other values>	<all other values>	Planned Secondary Arterial	Commercial Collector B	1", 1 1/2"	10"	30"	Schertz Gravity	Hydrant	Schertz Treatment Plant	200' Buffer
Highways	Freeway	Secondary Rural Arterial	Planned Commercial Collector B	2", 2 1/2"	12"	36"	Schertz Pressure	Manholes	CCMA Treatment Plant	Schertz Municipal Boundary
Major Roads	Principal Arterial	Planned Secondary Rural Arterial	Commercial Collector A	3"	16"	Neighboring Main	Neighboring Gravity	Schertz Lift Station	Private Lift Station	County Boundaries
Minor Roads	Planned Principal Arterial	Residential Collector	Planned Commercial Collector A	4"	18"	Private	Neighboring Pressure	CCMA Lift Station	Split Manhole	
Other Cities	Secondary Arterial	Planned Residential Collector		6"	20"		Private Gravity	Private Lift Station		
				8"	24"		Private Pressure			

1 Inch = 150 Feet

March 3, 2023

City of Schertz
1400 Schertz Parkway
Schertz, TX 78154

RE: Hope Acres
Preliminary Plat
Letter of Intent

To Whom It May Concern:

With regard to Hope Acres +/- 1 acre tract of land located at 6040 Pfiel Road in the City of Schertz within Bexar County, Texas. The current zoning designation is R-A. The property once platted will be used for single family residential home. Based on information provided by public works an 8-inch water line is within Pfiel Road and there is no sewer service in the area, so property will be on septic. A waiver is being requested from UDC Section 21.15.3, see attached waiver request letter. At this time there are no proposed new construction of structures or roads.



**ENGINEERING
+ SURVEYING**

11903 Jones Maltsberger Road
Suite 102
San Antonio, TX 78216

July 15, 2021

City of Schertz
1400 Schertz Parkway
Schertz, TX 78154

RE: Hope Acres Subdivision Plat
Sewer Waiver Request

To Whom It May Concern:

Introduction:

The above mentioned project location is located at 6040 Pfeil Road in west Schertz within Bexar County, Texas. The current zoning designation is R-A. The applicant is in the process of establishing 1 lot. The property once platted will be used for single family residential home. There is no sewer service in the nearby area, therefore the property will have an OSSF. The nearest sewer line is a 10" SARA sewer main approximately 1,700 LF north of the site.

Code Issue:

We are requesting consideration for a waiver from UDC Section 21.15.3 Wastewater Systems

Discussion / Justification:

UDC Section 21.15.3 which states that all utilities to the property must be extended through the platting process, otherwise the use of OSSF from treatment shall be approved by the City. The requested extension to the nearest 10" SARA sewer main is not feasible for this property owner. This hardship is not the result of the owners own actions and relates to the applicants land. If we strictly comply with the provisions of these regulations, the owner is not eligible to utilize the property as desired.

The anticipated cost for the extension of approximately 1700 LF of 10" sewer main is roughly \$153,400. The assessed valued of the property on BCAD is currently \$52,800. Based on the current valuation by the county, it is unreasonable for the landowner to extend 1,700 LF of 10" sewer line.

Conclusion:

In our professional opinion, the proposed administrative exception / variance remains in harmony with the spirit and intent of the UDC as it will not adversely affect the health, safety, or welfare of the public. By granting the waiver for the sewer extension, and allowing the land owner to have a OSSF, the owner is able to use his land as desired.

Sincerely,

UP ENGINEERING + SURVEYING

Texas Engineering Firm No. F-17992

11903 Jones Maltsberger Road, Suite 102
San Antonio, TX 78249

**ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST
FOR
Hope Acres Subdivison Plat
SEWER CONSTRUCTION
July 15, 2021**

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL AMOUNT
1	6" Lateral PVC Pipe (SDR-26)	25	L.F.	\$30.00	\$750.00
2	10" S.S PVC Pipe (SDR 26) (8'-10')	1,700	L.F.	\$55.00	\$93,500.00
3	Adjusting Existing Manholes	1	EA.	\$2,500.00	\$2,500.00
4	Watertight Ring & Cover S.S. Manhole	4	EA.	\$5,500.00	\$22,000.00
5	10" Gate Valve	2	EA.	\$1,800.00	\$3,600.00
6	Vertical Stacks	205	V.F.	\$110.00	\$22,550.00
7	Trench Excavation Protection	1,700	L.F.	\$2.00	\$3,400.00
8	TV Inspection	1,700	L.F.	\$3.00	\$5,100.00
				TOTAL:	<u>\$153,400.00</u>

UP Engineering, LLC does not warrant or guarantee this estimated cost as an actual cost. This estimate is being supplied for the applicable municipality only and no representations, warranties, or guarantees are rendered hereby to any other person or entity specifically including, but not limited to, any mortgagor or lending institution.

PREPARED BY: UP Engineering, LLC

DATE:

APPROVED BY:

DATE:

TBPE Registration #F-17992

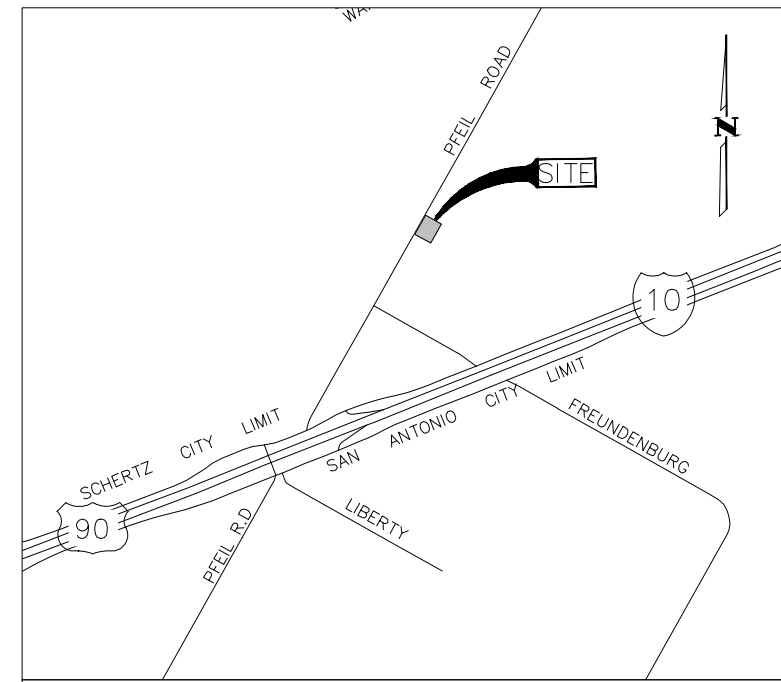
Memo

To: Planning and Zoning Commission via Samuel Haas, Planner
From: John Nowak, P.E., Engineer
Date: April 6, 2023
Re: Recommendation for Waiver to Requirement to Extend Public Sanitary Sewer to Serve the Proposed Approximately One Acre Hope Acre Subdivision on Pfeil Road

The request for a waiver to the requirement to extend public sanitary sewer to serve the proposed approximately one acre Hope Acre Subdivision located at 6040 Pfeil Road is recommended for approval. The request for the waiver has been reviewed and found to be reasonable. No sanitary sewer facilities exist in the area of the proposed subdivision. The closest possible sewer connection point is approximately 1,700 feet away and is part of the San Antonio River Authority's (SARA's) sewer system. In order to connect to this system, a CCN transfer to SARA would be required. Therefore, Engineering supports the granting of the waiver and notes that it is consistent with similar waivers granted in the City.

Staff has verified that the proposed platting is laid-out in a manner to provide for future connection to a public sanitary sewer system. Once public infrastructure has been extended to the area to provide sanitary sewer service, the subdivision will be required to connect to the sewer system, in accordance with Section 90-78 of the Code of Ordinances.

Any new OSSF needed to serve the proposed lots in the proposed Plat will be reviewed and permitted through Bexar County. A building permit will not be issued without either a Bexar County OSSF approved permit or extension of and connection to the public system.



LOCATION MAP

NOT TO SCALE

LEGEND

- PLAT BOUNDARY
- - - ADJOINER BOUNDARY
- - - - - CENTERLINE
- FOUND 1/2" IRON PIN CONTROLLING MONUMENTATION (UNLESS NOTED OTHERWISE)
- ⊙ IRON PIN SET
- E.G.T.C. = ELECTRIC, GAS, TELE, & CABLE TV
- O.P.R.G.C.T. = OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY TEXAS
- M.P.R.G.C.T. = PLAT RECORDS OF BEXAR COUNTY TEXAS
- ROW = RIGHT OF WAY
- VOL = VOLUME
- PG = PAGE
- - - - - EASEMENT
- EX. = EXISTING

STATE OF TEXAS
COUNTY OF BEXAR

I, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREET, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF SCHERTZ PLANNING AND ZONING COMMISSION.

NATASHA F. UHLRICH, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 89502

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, NATASHA F. UHLRICH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS
DAY OF _____, A.D. _____

NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

ADRIAN E. REYES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5806

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, ADRIAN E. REYES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS
DAY OF _____, A.D. _____

NOTARY PUBLIC BEXAR COUNTY, TEXAS

- C.P.S. NOTES**
- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANITOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
 - ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
 - THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:

- GENERAL NOTES:**
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND PERMITS.
 - ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 48029C0455G, COMMUNITY PANEL NO. 0455G, DATED SEPTEMBER 29, 2010 IS LOCATED IN ZONE(S) X AND IS WITHIN THE 500-YEAR FLOODPLAIN.
 - DEVELOPMENT SHALL BE IN ACCORDANCE WITH FLOODPLAIN ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION.
 - ALL OPEN SPACES, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF OWNER OR OWNERS SUCCESSORS AND/OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGN IS APPROVED BY THE CITY.
 - THE SUBDIVISION IS WHOLLY WITHIN THE CITY LIMITS OF THE CITY OF SCHERTZ.
 - THERE IS ONE (1) BUILDABLE LOT.
 - THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.

SEWER WAIVER NOTE:
A WAIVER TO FOREGO IMMEDIATE CONNECTION TO A PUBLIC WASTEWATER SYSTEM AT THE TIME OF PLATTING (REQUIRE IN UDC SEC 21.15.3) IS REQUIRED FOR A PLAT TO MEET THE CITY'S SUBDIVISION REQUIREMENTS. THE WAIVER IS DISCRETIONARY FOR THE PLANNING AND ZONING COMMISSION TO EITHER APPROVE/DENY, AND IT WILL BE HEARD AS A SEPARATE ITEM RIGHT BEFORE THE PRELIMINARY PLAT.

SURVEY NOTE:
1. BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 1983, SOUTH CENTRAL ZONE (4204). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

ZONING NOTE:
THIS PROPERTY IS CURRENTLY ZONED "R-A", SINGLE FAMILY, RESIDENTIAL/AGRICULTURAL.

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF SCHERTZ, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATION AND THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

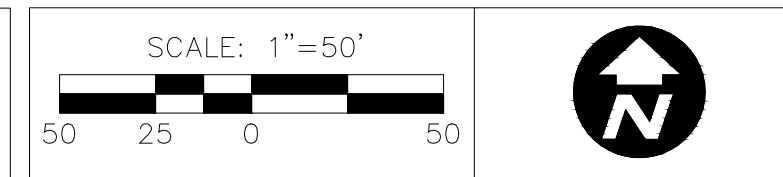
CITY ENGINEER

THIS PLAT OF _____ HOPE ACRE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, AND HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, A.D. _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY



UP ENGINEERING + SURVEYING

11903 JONES MALTSBERGER ROAD, SUITE 102
SAN ANTONIO, TX 78216 TEL 210-774-5504
WWW.UPENGINEERING.COM TBPE F-17992
TBPELS F-10194606

STATE OF TEXAS
COUNTY OF BEXAR

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE 6090 PFEIL ROAD SUBDIVISION OF THE CITY OF SCHERTZ, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: _____ OWNER

TROY NEELEY
(210) 310-7908
5731 BYPASS TRAILS
SAN ANTONIO, TX 78244

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, TROY NEELEY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS
DAY OF _____, A.D. _____

NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE 6090 PFEIL ROAD SUBDIVISION OF THE CITY OF SCHERTZ, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: _____ OWNER

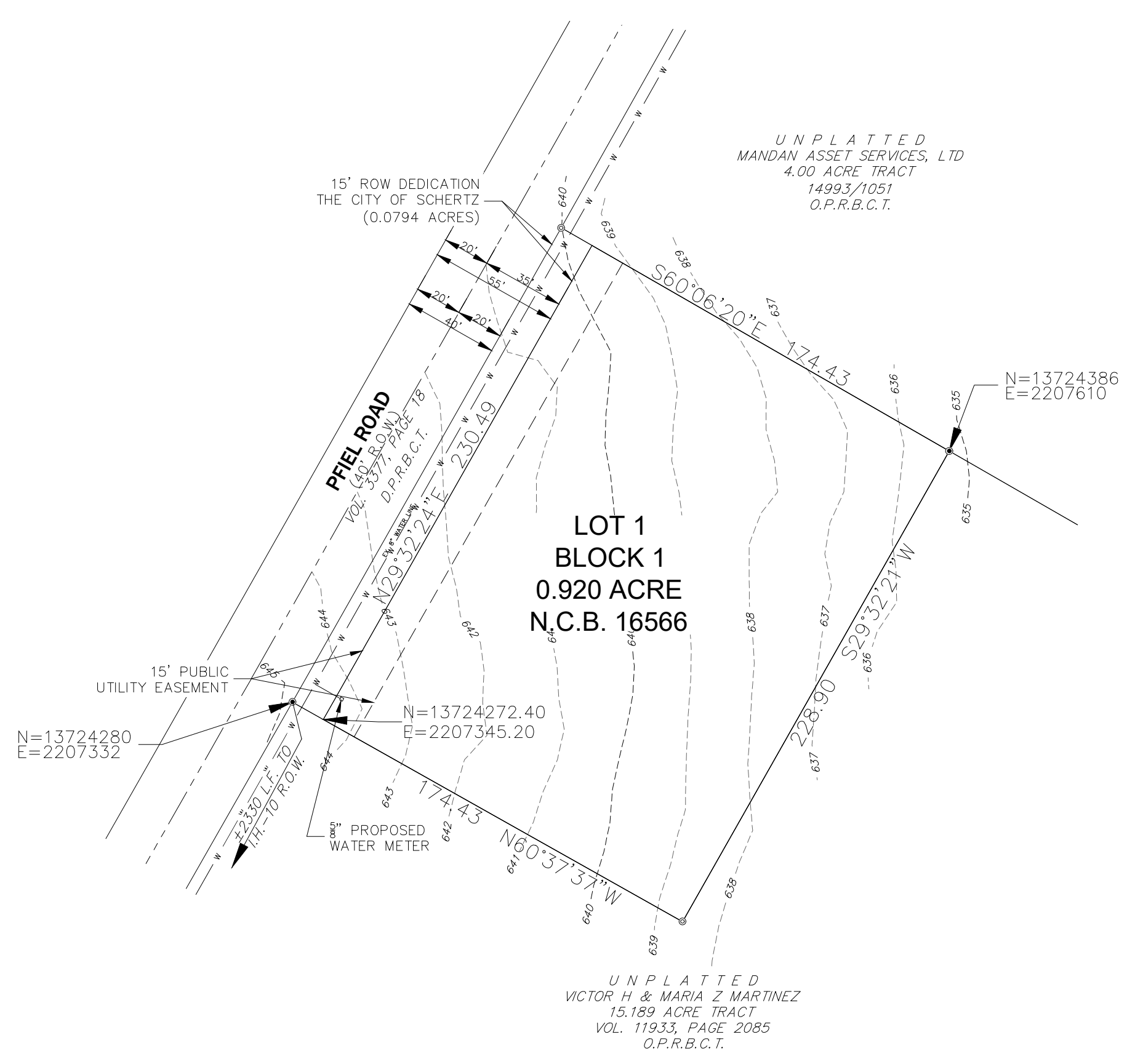
OFELIA NEELEY
310-7908
5731 BYPASS TRAILS
SAN ANTONIO, TX 78244

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, OFELIA NEELEY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS
DAY OF _____, A.D. _____

NOTARY PUBLIC BEXAR COUNTY, TEXAS



U:\Projects\224 - 6040 Pfeil Rd\ACAD\PLAT\6040 Pfeil Rd SUBDIVISION PLAT.dwg 2023/01/27 3:47pm Tyler

**PLANNING AND ZONING COMMISSION MEETING: 04/12/2023
Agenda Item 6 D**

TO: Planning and Zoning Commission
PREPARED BY: Samuel Haas, Senior Planner
CASE: PLPP20230060
SUBJECT: PLPP20230060 - Consider and act upon a request for approval of a preliminary plat of the Hope Acre subdivision, approximately 1 acre of land located at 6040 Pfeil Road, otherwise generally located approximately 2,300 feet to the north-east of the Pfeil Road and IH-10 access road intersection, Parcel ID 619261, City of Schertz, Bexar County, Texas.

GENERAL INFORMATION:

Owner: Neeley Troy & Ofelia
Applicant: Trayce Cerwick/ Up Engineering

APPLICATION SUBMITTAL DATE:

Date:	Application Submittal Type:
03/27/2023	Preliminary Plat

ITEM SUMMARY:

Applicant is proposing to preliminary plat approximately 1 acre of land for one buildable lot. The property is currently zoned Single-Family Residential/Agricultural District (R-A).

Per the submitted Letter of Intent, the proposed development will be a single family home. The proposed development will adhere to the design requirements as dictated by the Unified Development Code.

Single-Family Residential/Agricultural District (R-A) Design Requirements						
Area sq ft.	Width	Depth	Front Setback	Rear Setback	Side Setback	Imp. Coverage
21,780	N/A	N/A	25	25	25	50%

GENERAL LOCATION AND SITE DESCRIPTION:

The property is undeveloped and is located at 6040 Pfeil Road, otherwise generally located approximately 2,300 feet to the north-east of the Pfeil Road and IH-10 access road intersection.

ACCESS AND CIRCULATION:

The property will have access and frontage to Pfeil Road.

TREE MITIGATION AND PRESERVATION:

The applicant will be responsible for complying with Unified Development Code (UDC), Section 21.9.9 Tree Preservation and Mitigation. At this time the applicant has indicated no intention of removing trees.

PUBLIC SERVICES:

The proposed Hope Acre subdivision will be serviced by City of Schertz for water, CPS, and AT&T. The applicant has requested a waiver to not connect to the public sanitary sewer system. If the waiver is granted, the site will be serviced by an on-site sewer facility (OSSF).

PUBLIC IMPROVEMENTS:

All public improvements required for this subdivision are required to be installed prior to recording of the final plat per UDC, Section 21.4.15., unless otherwise specified in an approved improvement agreement.

Water: This subdivision will be serviced by the City of Schertz through an 8inch water line that runs along Pfeil Road.

Sewer: The applicant has provided a waiver request to the requirement to extend public sanitary sewer to serve the proposed Hope Acre subdivision. The closest possible sewer connection is 1,700 feet away and is part of the San Antonio River Authority (SARA). To connect to the closest system a CCN transfer would be required. The Engineering Department has reviewed the waiver request and determined that, given the size of the proposed subdivision and the complexity of connecting to SARA infrastructure, it will support this waiver request. Once public infrastructure has been extended to the area, the subdivision will be required to connect to the sanitary sewer system in accordance with Section 90-78 of the Code of Ordinances. Until that time, per approval of the waiver request, the property will have an on-site sewer facility (OSSF).

Drainage: The applicant is responsible for all drainage associated with the subject property, and for compliance with Stormwater regulations. A Stormwater Management Plan has been reviewed and approved by the City Engineer.

Road Improvements: The Hope Acre subdivision will be dedicating 15 feet of right of way along the frontage of Pfeil Road. Construction plans for all public improvements will be submitted for review and approval by the Engineering Department prior to the approval of the final plat.

STAFF ANALYSIS AND RECOMMENDATION:

The preliminary plat is consistent with the applicable requirements, ordinances, and regulations for this property. It has been reviewed with no objections by the Engineering, Public Works, Fire, and Planning Departments. Therefore, staff recommends approval of the preliminary plat as proposed.

Planning Department Recommendation	
X	Approve as submitted
	Approve with conditions*
	Denial

* While the Commission can impose conditions; conditions should only be imposed to meet requirements of the UDC.

COMMISSIONERS CRITERIA FOR CONSIDERATION:

The Planning and Zoning Commission is the final approval authority of the proposed preliminary plat. In considering final action on a preliminary plat, the Commission should consider the criteria within UDC, Section 21.12.8 D.

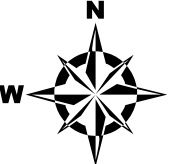
Attachments

- Aerial Exhibit
 - Plat Exhibit
-



Bexar County

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

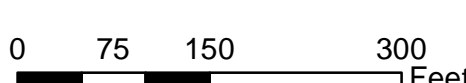


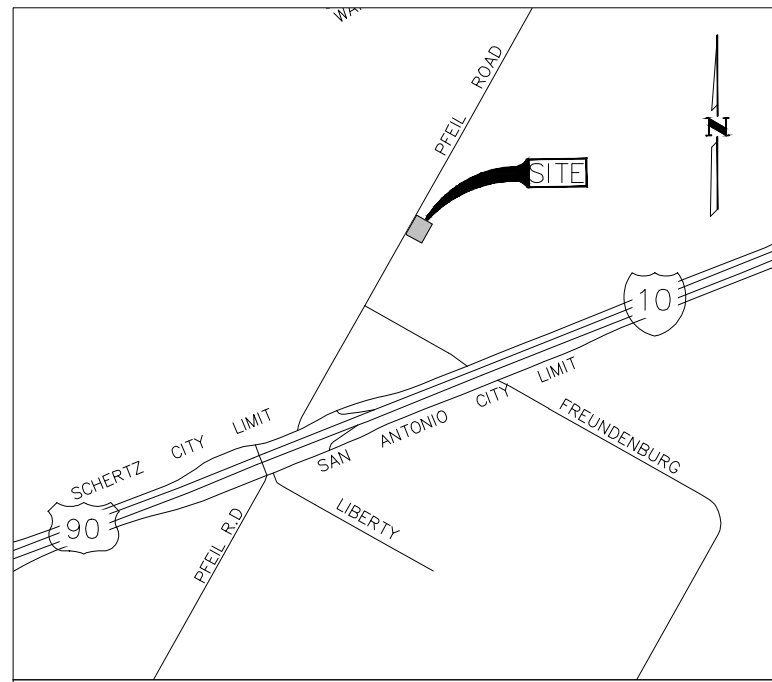
SCHIERITZ
COMMUNITY * SERVICE * OPPORTUNITY

HOPE ACRE
(PLPP20230060)

<all other values>	<all other values>	Planned Secondary Arterial	Commercial Collector B	1", 1 1/2"	10"	30"	Schertz Gravity	Hydrant	Schertz Treatment Plant	200' Buffer
Highways	Freeway	Secondary Rural Arterial	Planned Commercial Collector B	2", 2 1/2"	12"	36"	Schertz Pressure	Manholes	CCMA Treatment Plant	Schertz Municipal Boundary
Major Roads	Principal Arterial	Planned Secondary Rural Arterial	Commercial Collector A	3"	16"	Neighboring Main	Neighboring Gravity	Schertz Lift Station	Private Gravity	County Boundaries
Minor Roads	Planned Principal Arterial	Residential Collector	Planned Commercial Collector A	4"	18"	Private	Neighboring Pressure	CCMA Lift Station	Private Pressure	Split Manhole
Other Cities	Secondary Arterial	Planned Residential Collector		6"	20"			Private Lift Station		
				8"	24"					

1 Inch = 150 Feet





LOCATION MAP

NOT TO SCALE

LEGEND

- PLAT BOUNDARY
- ADJOINER BOUNDARY
- E— CENTERLINE
- FOUND 1/2" IRON PIN CONTROLLING MONUMENTATION (UNLESS NOTED OTHERWISE)
- ⊙ IRON PIN SET
- E.G.T.C. = ELECTRIC, GAS, TELE, & CABLE TV
- O.P.R.G.C.T. = OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY TEXAS
- M.P.R.G.C.T. = PLAT RECORDS OF BEXAR COUNTY TEXAS
- ROW = RIGHT OF WAY
- VOL = VOLUME
- PG = PAGE
- EASEMENT
- EX. = EXISTING

STATE OF TEXAS
COUNTY OF BEXAR

I, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREET, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF SCHERTZ PLANNING AND ZONING COMMISSION.

NATASHA F. UHLRICH, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 89502

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, NATASHA F. UHLRICH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS
DAY OF _____, A.D. _____

NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

ADRIAN E. REYES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5806

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, ADRIAN E. REYES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS
DAY OF _____, A.D. _____

NOTARY PUBLIC BEXAR COUNTY, TEXAS

- C.P.S. NOTES**
- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
 - ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
 - THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:

- GENERAL NOTES:**
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND PERMITS.
 - ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 48029C0455G, COMMUNITY PANEL NO. 0455G, DATED SEPTEMBER 29, 2010 IS LOCATED IN ZONE(S) X AND IS WITHIN THE 500-YEAR FLOODPLAIN.
 - DEVELOPMENT SHALL BE IN ACCORDANCE WITH FLOODPLAIN ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION.
 - ALL OPEN SPACES, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF OWNER OR OWNERS SUCCESSORS AND/OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGN IS APPROVED BY THE CITY.
 - THE SUBDIVISION IS WHOLLY WITHIN THE CITY LIMITS OF THE CITY OF SCHERTZ.
 - THERE IS ONE (1) BUILDABLE LOT.
 - THE THOROUGH FARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.
- SEWER WAIVER NOTE:**
A WAIVER TO FOREGO IMMEDIATE CONNECTION TO A PUBLIC WASTEWATER SYSTEM AT THE TIME OF PLATTING (REQUIRE IN UDC SEC 21.15.3) IS REQUIRED FOR A PLAT TO MEET THE CITY'S SUBDIVISION REQUIREMENTS. THE WAIVER IS DISCRETIONARY FOR THE PLANNING AND ZONING COMMISSION TO EITHER APPROVE/DENY, AND IT WILL BE HEARD AS A SEPARATE ITEM RIGHT BEFORE THE PRELIMINARY PLAT.

SURVEY NOTE:
1. BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 1983, SOUTH CENTRAL ZONE (4204). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

ZONING NOTE:
THIS PROPERTY IS CURRENTLY ZONED "R-A", SINGLE FAMILY, RESIDENTIAL/AGRICULTURAL.

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF SCHERTZ, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATION AND THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

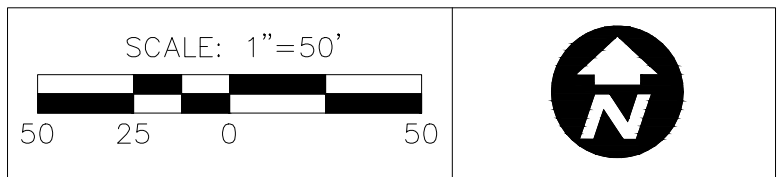
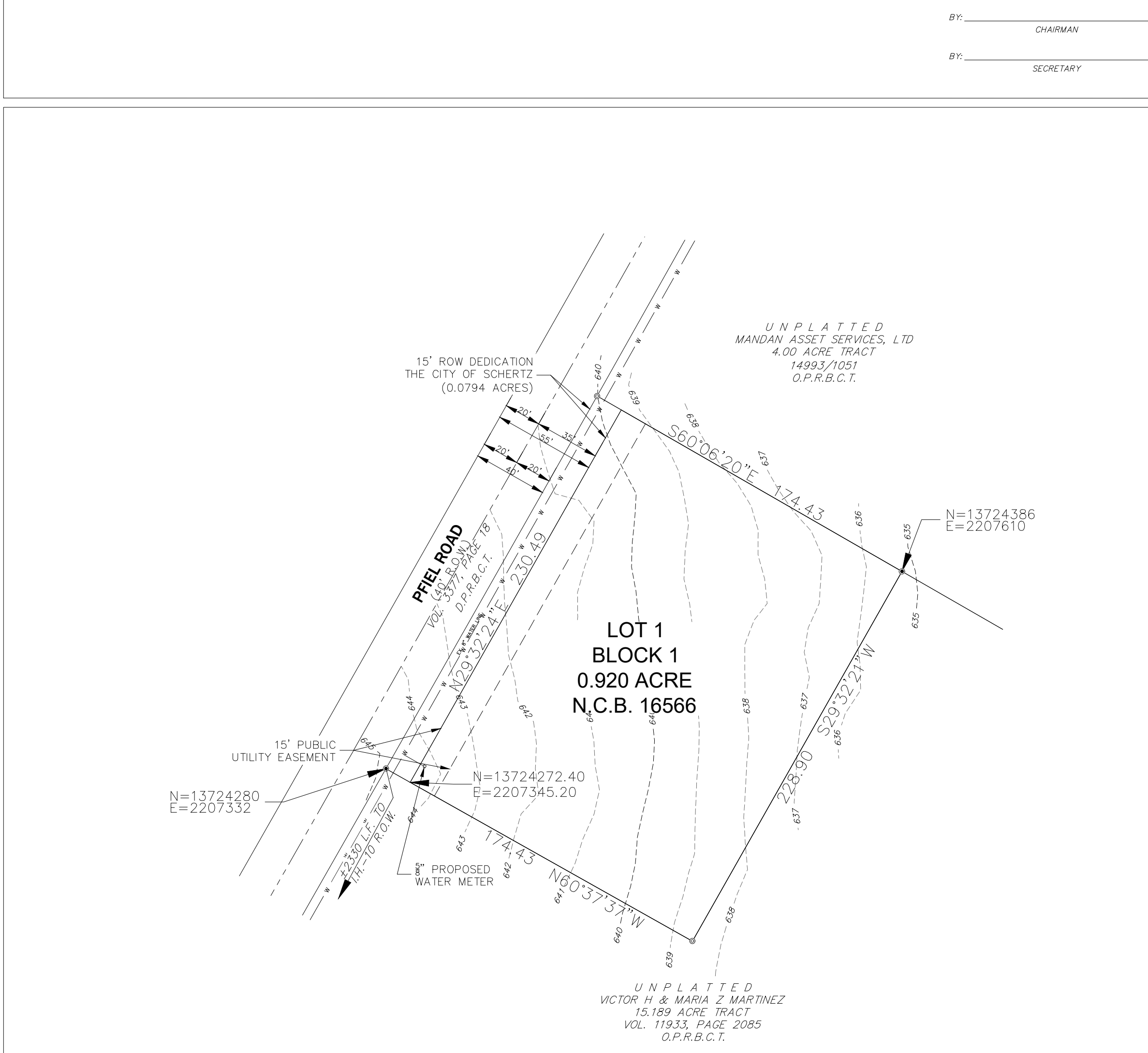
CITY ENGINEER

THIS PLAT OF _____ HOPE ACRE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, AND HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, A.D. _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY



UP ENGINEERING + SURVEYING

11903 JONES MALTSBERGER ROAD, SUITE 102
SAN ANTONIO, TX 78216 TEL 210-774-5504
WWW.UPENGINEERING.COM TBPE F-17992
TBPELS F-10194606

STATE OF TEXAS
COUNTY OF BEXAR

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE 6090 PFEIL ROAD SUBDIVISION OF THE CITY OF SCHERTZ, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: _____ OWNER

TROY NEELEY
(210) 310-7908
5731 BYPASS TRAILS
SAN ANTONIO, TX 78244

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, TROY NEELEY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS
DAY OF _____, A.D. _____

NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE 6090 PFEIL ROAD SUBDIVISION OF THE CITY OF SCHERTZ, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: _____ OWNER

OFELIA NEELEY
310-7908
5731 BYPASS TRAILS
SAN ANTONIO, TX 78244

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, OFELIA NEELEY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS
DAY OF _____, A.D. _____

NOTARY PUBLIC BEXAR COUNTY, TEXAS

SUBDIVISION PLAT ESTABLISHING

HOPE ACRE

BEING A TOTAL OF 0.9994 ACRES, INCLUSIVE OF A 0.0794 ACRE R.O.W. DEDICATION TO THE CITY OF SCHERTZ, OUT OF THE JOSEPH PEASLEY SURVEY NO. 318, ABSTRACT 584, COUNTY BLOCK 5084, CITY OF SCHERTZ, BEXAR COUNTY, TEXAS, DESCRIBED IN DOCUMENT NUMBER 20180116816 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

U:\Projects\224 - 6040 Pfeil Rd\ACAD\PLAT\6040 Pfeil Rd SUBDIVISION PLAT.dwg 2023/01/27 3:47pm Tyler

SUBJECT

Current Projects and City Council Status Update

DEVELOPMENT INFORMATION

The following is being provided for information purposes only so that the Planning and Zoning Commission is aware of the current status of new site plan applications, status of applications heard by the Commission and recommended for final action by the City Council, and the status of administratively approved applications.

NEW SITE PLAN APPLICATIONS:

- There were no new site plan application submitted to the Planning and Community Development Department between March 17, 2023 and April 7, 2023.

CITY COUNCIL RESULTS: The following development applications were recommended for final action to the City Council:

- Ord. 23-S-02: A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD) with a base zoning of Townhome District (TH). The subject property is generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion of Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe County, Texas.
 - Recommended for approval at the January 25, 2023 P&Z Meeting (5-2)
 - Approved via first reading at the February 28, 2023 CC Meeting (4-3)
 - At the request of the applicant, Ord. 23-S-02 was tabled at the March 7th, 2023 CC Meeting
 - At the request of the applicant, Ord. 23-S-02 was tabled at the April 4th, 2023 CC Meeting
 - Scheduled for final reading at the April 25th, 2023 CC Meeting
- Ord. 23-S-04: Conduct a public hearing and consideration and / or action on a request to rezone approximately 87 acres of land from General Business District (GB) and Single-Family Residential / Agricultural District (RA) to General Business District II (GB-2), located approximately 4,000 feet west of the intersection of IH 10 Access Road and FM 1518, also known as Bexar County Property Identification Number 619249, also known as 12625 IH 10 E, City of Schertz, Bexar County, Texas.
 - Recommended for approval at the February 8, 2023 P&Z Meeting (5-2)
 - Approved via first reading at the March 7, 2023 CC Meeting (7-0)
 - Approved final reading at the March 28, 2023 CC Meeting (6-0)

ADMINISTRATIVELY APPROVED PROJECTS:

- There were no development applications administratively approved between March 17, 2023 and April 7, 2023.
-