



**MEETING AGENDA**  
**Planning & Zoning Commission**  
**REGULAR SESSION PLANNING & ZONING COMMISSION**  
**June 14, 2023**

**HAL BALDWIN MUNICIPAL COMPLEX COUNCIL CHAMBERS**  
**1400 SCHERTZ PARKWAY BUILDING #4**  
**SCHERTZ, TEXAS 78154**

**CITY OF SCHERTZ CORE VALUES**

**Do the right thing**

**Do the best you can**

**Treat others the way you want to be treated**

**Work cooperatively as a team**

**AGENDA**

**WEDNESDAY, JUNE 14, 2023 at 6:00 p.m.**

**The Planning and Zoning Commission will hold the regularly scheduled meeting at 6:00p.m., Wednesday, June 14, 2023, at the City Council Chambers. 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](mailto:planning@schertz.com) by 5:00p.m. on Tuesday, June 13, 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 May 24, 2023, Regular Meeting.**

**B. PLFP20230140 - Consider and act upon a request for approval of a final plat for the Carmel Ranch Subdivision, an approximately 40 acre tract of land located approximately 4,000 feet east of the intersection of Lower Seguin Road and FM 1518, City of Schertz, Bexar County.**

**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. PLPDD20230093—Hold a public hearing, consider, and make a recommendation on a request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe County, Texas.

**6. ITEMS FOR INDIVIDUAL CONSIDERATION:**

- A. PLPPP20230073 - Consider and act upon a request for approval of a preliminary plat of the FM 1518 Schertz Multifamily Apartments, approximately 15 acres of land generally located 2,200 feet southeast of the intersection of Lower Seguin Road and FM 1518, Parcel ID 309999, 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 9th day of June, 2023 at 4:50:00 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: 06/14/2023**  
**Agenda Item 4 A**

TO: Planning and Zoning Commission  
PREPARED BY: Tiffany Danhof, Administrative Assistant  
SUBJECT: Minutes for the May 24, 2023, Regular Meeting.

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**Attachments**

Draft Minutes for the May 24, 2023 Regular Meeting

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# DRAFT

## PLANNING AND ZONING MINUTES

May 24, 2023

The Schertz Planning and Zoning Commission convened on May 24, 2023 at 5:30 p.m. at the Municipal Complex, Council Chambers, 1400 Schertz Parkway Building #4, Schertz, Texas.

Present: Glen Outlaw, Chairman; Richard Braud, Commissioner; Gordon Rae, Commissioner; Roderick Hector, Commissioner; John Carbon, Commissioner

Absent: Ernie Evans, Vice Chairman; Judy Goldick, Commissioner; Tamara Brown, Commissioner; Patrick McMaster, Commissioner

Staff present: Brian James, Deputy City Manager; Lesa Wood, Director of Planning & Community Development; Emily Delgado, Planning Manager; Samuel Haas, Senior Planner; Ameriz Gamez, Planner; Daisy Marquez, Planner; Tiffany Danhof, Administrative Assistant

### 1. CALL TO ORDER

Chairman Mr. Outlaw called the meeting to order at 5:30 P.M.

### 2. SEAT ALTERNATE TO ACT IF REQUIRED

Mr. Carbon was seated as an alternate.

### 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](mailto:planning@schertz.com) by 5:00p.m. on Tuesday, May 23, 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. WORKSHOP AND DISCUSSION:

#### A. Comprehensive Plan Advisory Committee Meeting #1

Shad Comeaux from Freese and Nichols provided a presentation and discussion.

- B. Workshop on new electronic voting system.

Mrs. Delgado provided a presentation.

**5. CONSENT AGENDA:**

- A. Minutes for the May 10, 2023, Regular Meeting.

Motioned by Commissioner Gordon Rae to approve, seconded by Commissioner Roderick Hector

**Vote:** 5 - 0 Passed

**6. 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. PLUDC20230133 - Hold a public hearing, workshop and discussion and possible action to make a recommendation on amendments to Part III of the Schertz Code of Ordinances, Unified Development Code (UDC) to Article 8, Section 21.8.4 - Home Occupations

Mr. Haas provided a presentation.

Mr. Outlaw opened the public hearing at 6:49 P.M.

No one spoke.

Mr. Outlaw closed the public hearing at 6:49 P.M.

No action was taken.

- B. PLUDC20230134 - Hold a public hearing, workshop and discussion and possible action to make a recommendation on amendments to Part III of the Schertz Code of Ordinances, Unified Development Code (UDC) to Article 5, Section 21.8.5 Permitted Use Table, and Article 16 Definitions.

Mr. Haas provided a presentation.

Mr. Outlaw opened the public hearing at 7:16 P.M.

No one spoke.

Mr. Outlaw closed the public hearing at 7:16 P.M.

Motioned by Commissioner Richard Braud to recommend approval to the City Council with the condition that a Specific Use Permit is allowed within the Public Use district PUB., seconded by Commissioner Gordon Rae

**Vote:** 5 - 0 Passed

**7. 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 Mr. Carbon.

**C.** Announcements by City Staff.

- City and community events attended and to be attended.

There were no announcements by City staff.

**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**

Chairman Mr. Outlaw adjourned the regular meeting at 7:21 P.M.

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Chairman, Planning and Zoning Commission

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Recording Secretary, City of Schertz

**PLANNING AND ZONING COMMISSION MEETING: 06/14/2023**  
**Agenda Item 4 B**

TO: Planning and Zoning Commission  
 PREPARED BY: Samuel Haas, Senior Planner  
 CASE: PLFP20230140  
 SUBJECT: PLFP20230140 - Consider and act upon a request for approval of a final plat for the Carmel Ranch Subdivision, an approximately 40 acre tract of land located approximately 4,000 feet east of the intersection of Lower Seguin Road and FM 1518, City of Schertz, Bexar County.

**GENERAL INFORMATION:**

Owner: Meritage Homes of Texas, LLC.  
 Applicant: Donald McCroskey/ MTR Engineers

**APPLICATION SUBMITTAL DATE:**

Date: Application Submittal Type:  
 05/30/23 Final Plat

**ITEM SUMMARY:**

The applicant is requesting to final plat approximately 40 acres of land in order to establish 127 single - family residential lots. The property was zoned as Planned Development District (PDD) in May 2021, specifically as the Carmel Ranch Subdivision, Ord. #21 -S -14. The property will consist of three (3) minimum size lots of as illustrated in the table below:

Classification	Lot Size (sq.ft.)	Min. Width	Min. Depth
SF - 55	6,875	55	125
SF - 60	7,200	60	120
SF - 70	8,400	70	120

The development will have a private park/open space as well as walkways that will provide links between the park areas, open spaces, and play scapes.

**GENERAL LOCATION AND SITE DESCRIPTION:**

The subject property is located approximately 4,000 feet east of the intersection of Lower Seguin Road and FM 1518. It is also located across Lower Seguin Road from the Rhine Valley Subdivision and the proposed Saddlebrook Ranch Subdivision.

**ACCESS AND CIRCULATION:**

The proposed Carmel Ranch Subdivision will have two points of access onto Lower Seguin Road. The first point of access will be from Carmel Ranch and the other will be from Quail Crest.

**TREE MITIGATION AND PRESERVATION:**

The applicant will be responsible for complying with Unified Development Code (UDC), Section 21.9.9 Tree Preservation and Mitigation. They have submitted a signed tree affidavit indicating that the subject property will involve the removal of Protected and Heritage Trees. Therefore, the applicant will have tree mitigation fees to be paid for the Carmel Ranch Subdivision prior to any removal.

**PUBLIC SERVICES:**

This subdivision will be serviced by the City of Schertz for water and sewer CCMA for sewer treatment, as well as CPS, AT&T, and Spectrum.

**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: The property will be serviced by the City of Schertz through an 8-inch water line.

Sewer: The subdivision will be serviced by the addition of a new lift station that the Saddlebrook Ranch Subdivision is constructing. The Carmel Ranch Subdivision will be extending a 8-inch sewer main from the proposed Saddlebrook Lift Station along Lower Seguin Road and throughout the subdivision. The sewer will be collected by the City of Schertz and treated by the Cibolo Creek Municipal Authority (CCMA).

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, Hike and Bike Trails: The subdivision will be constructing a meandering variable width shared -use pathway, minimum ten (10') feet wide that will be located within the 50 -foot landscape buffer along the south side of Lower Seguin Road. The sidewalk constructed along Lower Seguin Road will be required to meet the City of Schertz specifications. The development will be creating meandering trails throughout the subdivision to provide connectivity and will be constructed at a minimum width of five (5') feet wide.

Road Improvements: The subdivision is located on Lower Seguin Road, which under the Master Thoroughfare Plan is classified as a Secondary Arterial, (90' ROW), which is two lanes of traffic divided by a median. The subdivision is dedicating 15' of right of way along their entire frontage on Lower Seguin Road. The Carmel Ranch Subdivision is required to improve Lower Seguin Road along their frontage.

**STAFF ANALYSIS AND RECOMMENDATION:**

The final plat is consistent with the applicable requirements set forth in the PDD, ordinances, and regulations. The final plat has been reviewed with no objections by the Fire, Engineering, Planning, and Public Works Departments. Therefore, staff is recommending approval of the Carmel Ranch Subdivision Final Plat as presented.

<b>Planning Department Recommendation</b>	
<b>X</b>	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 final plat. In considering final action on a final plat, the Commission should consider the criteria within UDC, Section 21.12.9.D.

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**Attachments**

Aerial Exhibit  
Plat Exhibit

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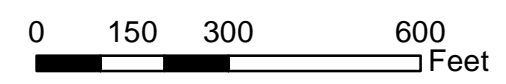
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

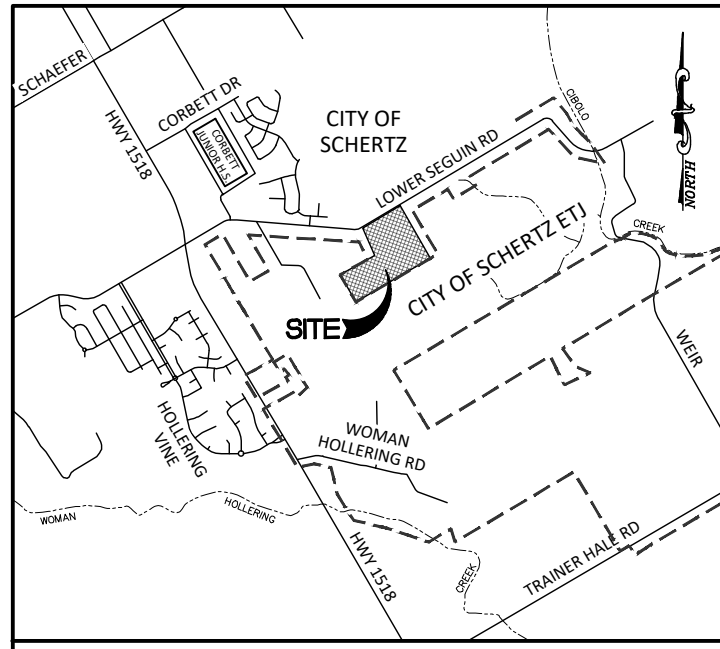


**CARMEL RANCH  
SUBDIVISION  
(PLFP20230140)**

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

1 Inch = 300 Feet





LOCATION MAP SCALE = 1:4000

**LEGEND**

- Ac. ACRES
- E.G.T.CATV. ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
- R.O.W. RIGHT OF WAY
- R RADIUS
- CL CENTERLINE
- ESM'T. EASEMENT
- IRON PIN SET
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS
- VOL VOLUME
- PG(S) PAGE(S)
- " REPEATED BEARING AND/OR DISTANCE
- DOC DOCUMENT

**KEYNOTES**

- (A) 10' E.G.T.CATV EASEMENT
- (B) 14' E.G.T.CATV. EASEMENT
- (C) 15' R.O.W. DEDICATION
- (D) VARIABLE WIDTH DRAINAGE EASEMENT (0.027 Ac.)
- (E) 20' DRAINAGE & WATER EASEMENT
- (F) 5' ELECTRICAL EASEMENT

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, R.P.L.S.  
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

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 AND ZONING COMMISSION.

PAUL LANDA, JR., P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 100182  
MOY TARIN RAMIREZ ENGINEERS, LLC  
12770 CIMARRON PATH, STE. 100  
SAN ANTONIO, TEXAS 78249  
PHONE: (210) 698-5051

**GENERAL NOTES:**

1. 1/2" IRON RODS WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. 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 WITHOLDING OF UTILITIES AND PERMITS.
3. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
4. ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS NOT PUBLIC (I.E., PRIVATE) SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNER'S SUCCESSORS AND/OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGNS IS APPROVED BY THE CITY.
5. ALL THE LOTS ARE TO BE UTILITY SERVICED FROM THE FRONT OF THE LOTS ADJACENT TO THE STREETS.
6. ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 48029C0455 G DATED 9-29-10, NO PORTION OF CARMEL RANCH SUBDIVISION IS LOCATED WITHIN THE 1% ANNUAL CHANCE FLOOD ZONE A (100-YEAR FLOODPLAIN).
7. THE TOTAL NUMBER OF DETACHED SINGLE-FAMILY RESIDENTIAL LOTS PROPOSED BY THIS FINAL PLAT IS 127. REFER TO THE FOLLOWING TABLE FOR SUMMARY AND TOTAL OF EACH LOT TYPE SHOWN:

LOT DESIGNATION	LOT WIDTH (MIN.)	NUMBER OF LOTS
SF 55	55	60
SF 60	60	47
SF 70	70	20
<b>TOTAL:</b>		<b>127</b>

8. 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 ASSIGNS IS APPROVED BY THE CITY. REFER BELOW FOR A LIST OF ALL 900 LOTS WITH DESIGNATION TYPE PROPOSED IN THIS DEVELOPMENT:

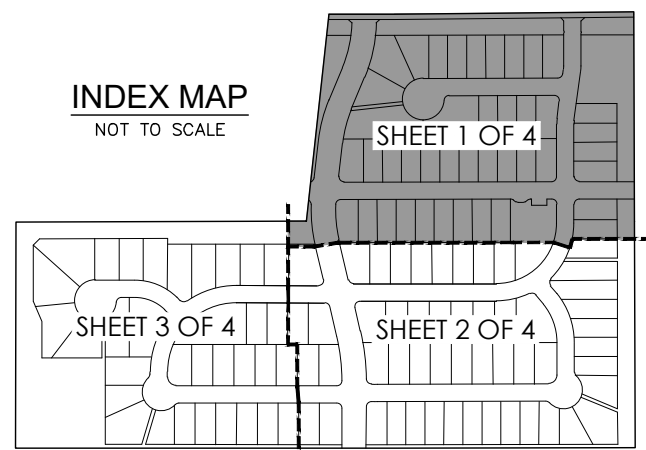
- LOT 901 BLOCK 1 AND LOT 901 BLOCK 2 ARE LANDSCAPE BUFFER & PEDESTRIAN PATHWAY.
- LOT 901 BLOCK 8 IS LANDSCAPE BUFFER, PEDESTRIAN PATHWAY, AND E.G.T.CATV. EASEMENT.
- LOT 902 BLOCK 8 IS OPEN SPACE AND E.G.T.CATV. EASEMENT.
- LOT 902 BLOCK 1 IS DRAINAGE AND WATER EASEMENT
- LOT 902 BLOCK 2, LOT 901 BLOCK 5, AND LOT 901 BLOCK 6 ARE DRAINAGE EASEMENT.
- LOT 901 BLOCK 3 IS PARK (PRIVATE)/OPEN SPACE.

**CPS ENERGY NOTES:**

1. THE CITY OF SAN ANTONIO AS 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 THERE TO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. 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.
3. 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:
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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

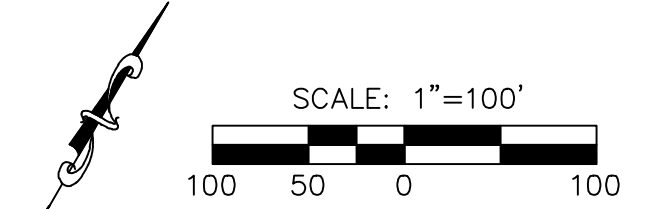
BY: \_\_\_\_\_  
AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY



**MTR**  
Moy Tarin Ramirez Engineers, LLC

• Engineers  
• Surveyors  
• Planners

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



STATE OF TEXAS  
COUNTY OF BEXAR

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

DEVELOPER/OWNER  
MERITAGE HOMES OF TEXAS, L.L.C.  
CONTACT: BRIAN OTTO, VP OF LAND ACQ. AND DEV.  
2722 W. BITTERS RD, SUITE 200  
SAN ANTONIO, TEXAS 78248  
PHONE NO.: (210) 402-6045

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRIAN OTTO, 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 PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF SCHERTZ HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_

\_\_\_\_\_  
CITY ENGINEER

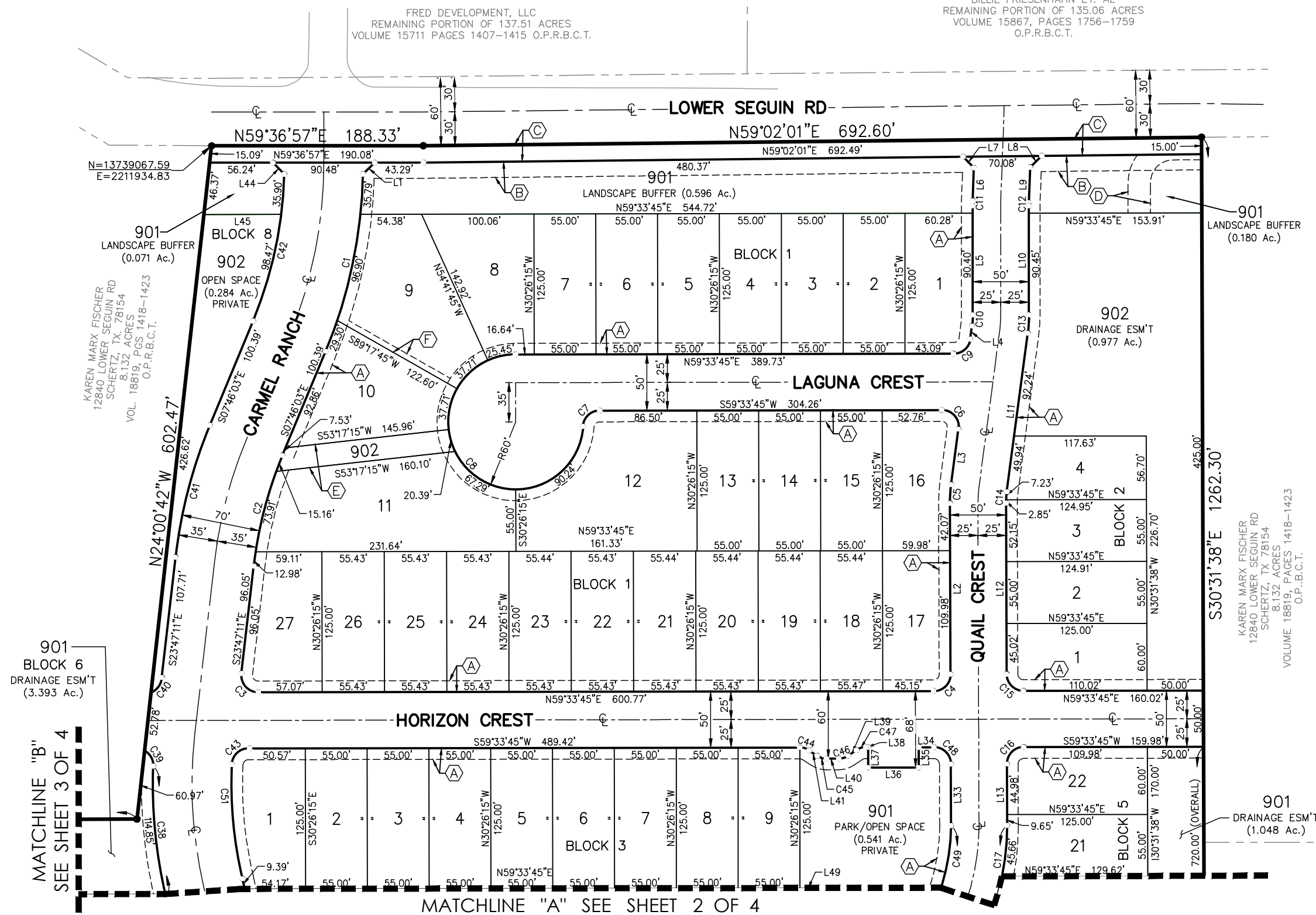
STATE OF TEXAS:  
COUNTY OF BEXAR:

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_

\_\_\_\_\_  
SECRETARY

\_\_\_\_\_  
CHAIRMAN



MATCHLINE "B" SEE SHEET 3 OF 4

MATCHLINE "A" SEE SHEET 2 OF 4

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

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

127 RESIDENTIAL LOTS

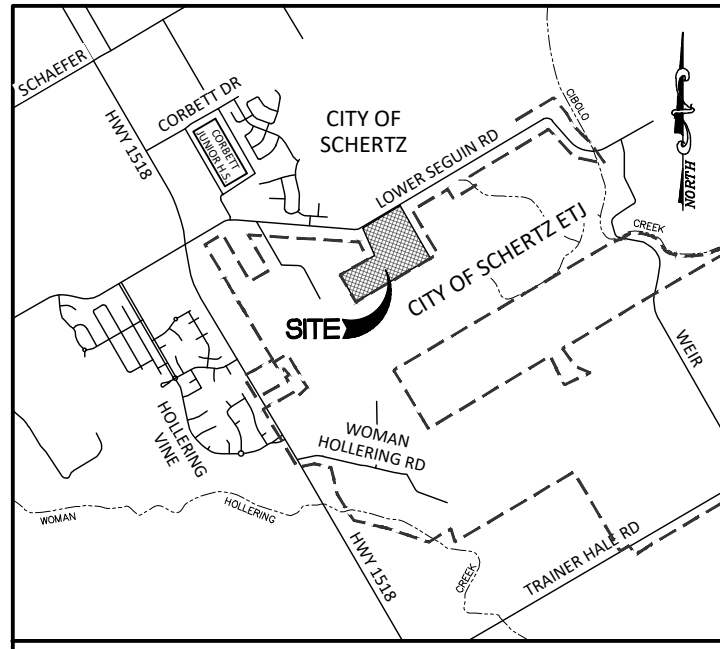
"FINAL"  
SUBDIVISION PLAT ESTABLISHING

**CARMEL RANCH SUBDIVISION**

A 39.624 ACRE (1,726,013.68 SQUARE FEET) TRACT OF LAND SITUATED IN THE JULIAN DIAZ SURVEY NO. 66, ABSTRACT NO. 187, BEXAR COUNTY BLOCK 5059, BEXAR COUNTY, TEXAS, OUT OF A 20.003 ACRE TRACT AS CONVEYED TO ALFRED L. FLUITT BY GENERAL WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN VOLUME 18213, PAGE 2089, AND A 21.58 ACRE TRACT AS CONVEYED TO SUE NELL FLUITT BY GENERAL WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN VOLUME 8472, PAGE 1941, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

DATE OF PREPARATION: MARCH 23, 2022

CARMEL RANCH SUBDIVISION



**LOCATION MAP** SCALE = 1:4000

**LEGEND**

- Ac. ACRES
- E.G.T.CATV. ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
- R.O.W. RIGHT OF WAY
- R RADIUS
- CL CENTERLINE
- ESM'T. EASEMENT
- IRON PIN SET
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS
- VOL VOLUME
- PG(S) PAGE(S)
- .. REPEATED BEARING AND/OR DISTANCE
- DOC DOCUMENT

**KEYNOTES**

- (A) 10' E.G.T.CATV EASEMENT
- (B) 14' E.G.T.CATV. EASEMENT
- (C) 15' R.O.W. DEDICATION
- (D) VARIABLE WIDTH DRAINAGE EASEMENT (0.027 Ac.)
- (E) 20' DRAINAGE & WATER EASEMENT
- (F) 5' ELECTRICAL EASEMENT

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, R.P.L.S.  
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

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 AND ZONING COMMISSION.

PAUL LANDA, JR., P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 100182  
MOY TARIN RAMIREZ ENGINEERS, LLC  
12770 CIMARRON PATH, STE. 100  
SAN ANTONIO, TEXAS 78249  
PHONE: (210) 698-5051

**GENERAL NOTES:**

- 1/2" IRON RODS WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 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.
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
- ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS NOT PUBLIC (I.E., PRIVATE) SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNER'S SUCCESSORS AND/OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGN IS APPROVED BY THE CITY.
- ALL THE LOTS ARE TO BE UTILITY SERVICED FROM THE FRONT OF THE LOTS ADJACENT TO THE STREETS.
- ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 48029C0455 G DATED 9-29-10, NO PORTION OF CARMEL RANCH SUBDIVISION IS LOCATED WITHIN THE 1% ANNUAL CHANCE FLOOD ZONE A (100-YEAR FLOODPLAIN).
- THE TOTAL NUMBER OF DETACHED SINGLE-FAMILY RESIDENTIAL LOTS PROPOSED BY THIS FINAL PLAT IS 127. REFER TO THE FOLLOWING TABLE FOR SUMMARY AND TOTAL OF EACH LOT TYPE SHOWN:

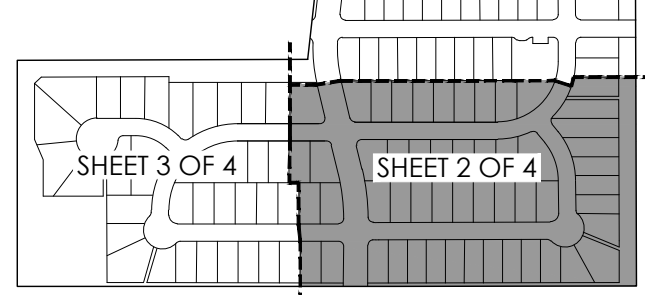
LOT DESIGNATION	LOT WIDTH (MIN.)	NUMBER OF LOTS
SF 55	55	60
SF 60	60	47
SF 70	70	20
<b>TOTAL:</b>		<b>127</b>

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  - LOT 901 BLOCK 1 AND LOT 901 BLOCK 2 ARE LANDSCAPE BUFFER & PEDESTRIAN PATHWAY.
  - LOT 901 BLOCK 8 IS LANDSCAPE BUFFER, PEDESTRIAN PATHWAY, AND E.G.T.CATV. EASEMENT.
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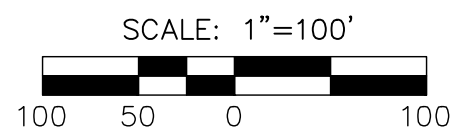
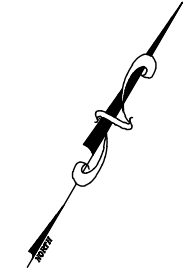
**CPS ENERGY NOTES:**

- THE CITY OF SAN ANTONIO AS 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 THERE TO. 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:
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

**INDEX MAP**  
NOT TO SCALE



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



STATE OF TEXAS  
COUNTY OF BEXAR

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

DEVELOPER/OWNER  
MERITAGE HOMES OF TEXAS, L.L.C.  
CONTACT: BRIAN OTTO, VP OF LAND ACQ. AND DEV.  
2722 W. BITTERS RD, SUITE 200  
SAN ANTONIO, TEXAS 78248  
PHONE NO.: (210) 402-6045

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRIAN OTTO, 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 PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF SCHERTZ HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_

CITY ENGINEER

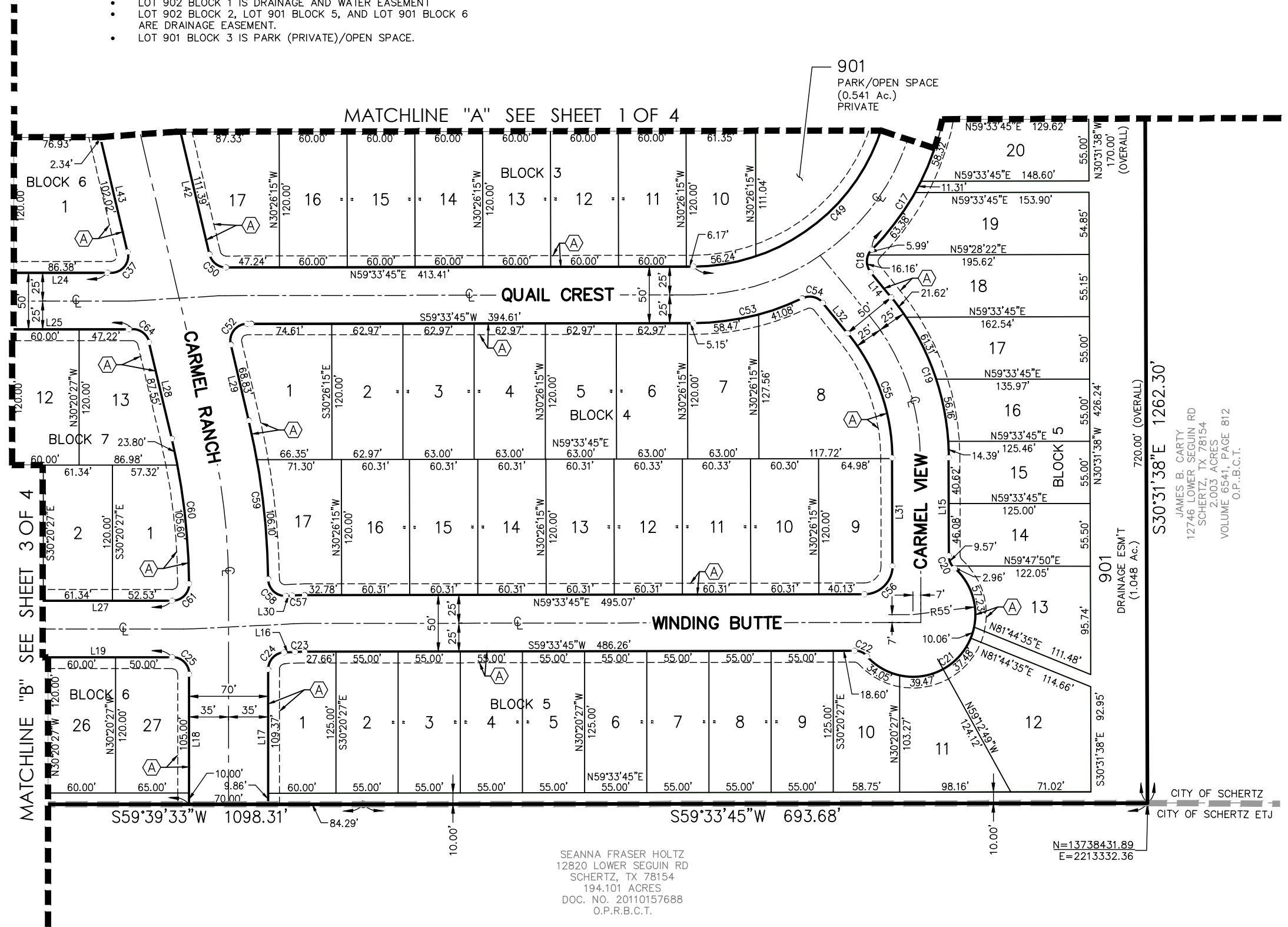
STATE OF TEXAS:  
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DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_

SECRETARY

CHAIRMAN



SEANNA FRASER HOLTZ  
12820 LOWER SEGUIN RD  
SCHERTZ, TX 78154  
194.101 ACRES  
DOC. NO. 20110157688  
O.P.R.B.C.T.

N=13738431.89  
E=2213332.36

127 RESIDENTIAL LOTS

"FINAL"  
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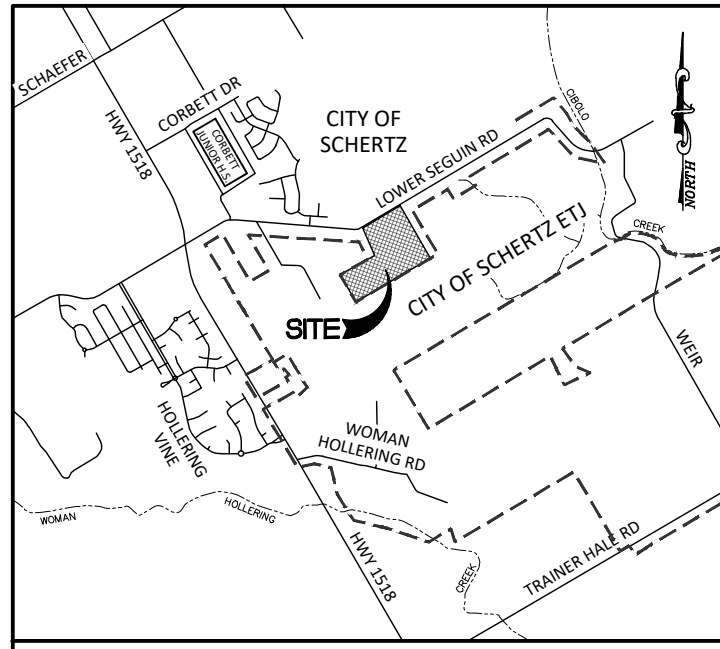
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DATE OF PREPARATION: MARCH 23, 2022



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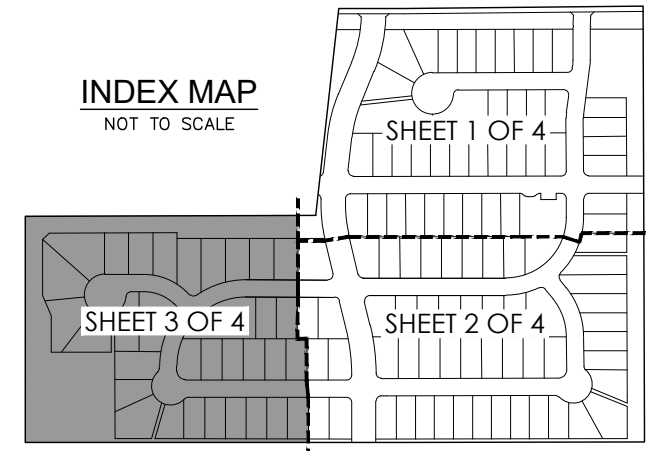
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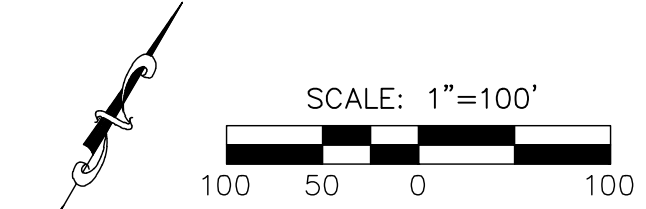
**INDEX MAP**  
NOT TO SCALE



**MTR**  
**Moy Tarin Ramirez Engineers, LLC**

• Engineers  
• Surveyors  
• Planners

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



STATE OF TEXAS  
COUNTY OF BEXAR

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CONTACT: BRIAN OTTO, VP OF LAND ACQ. AND DEV.  
2722 W. BITTERS RD, SUITE 200  
SAN ANTONIO, TEXAS 78248  
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GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF SCHERTZ HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

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CITY ENGINEER

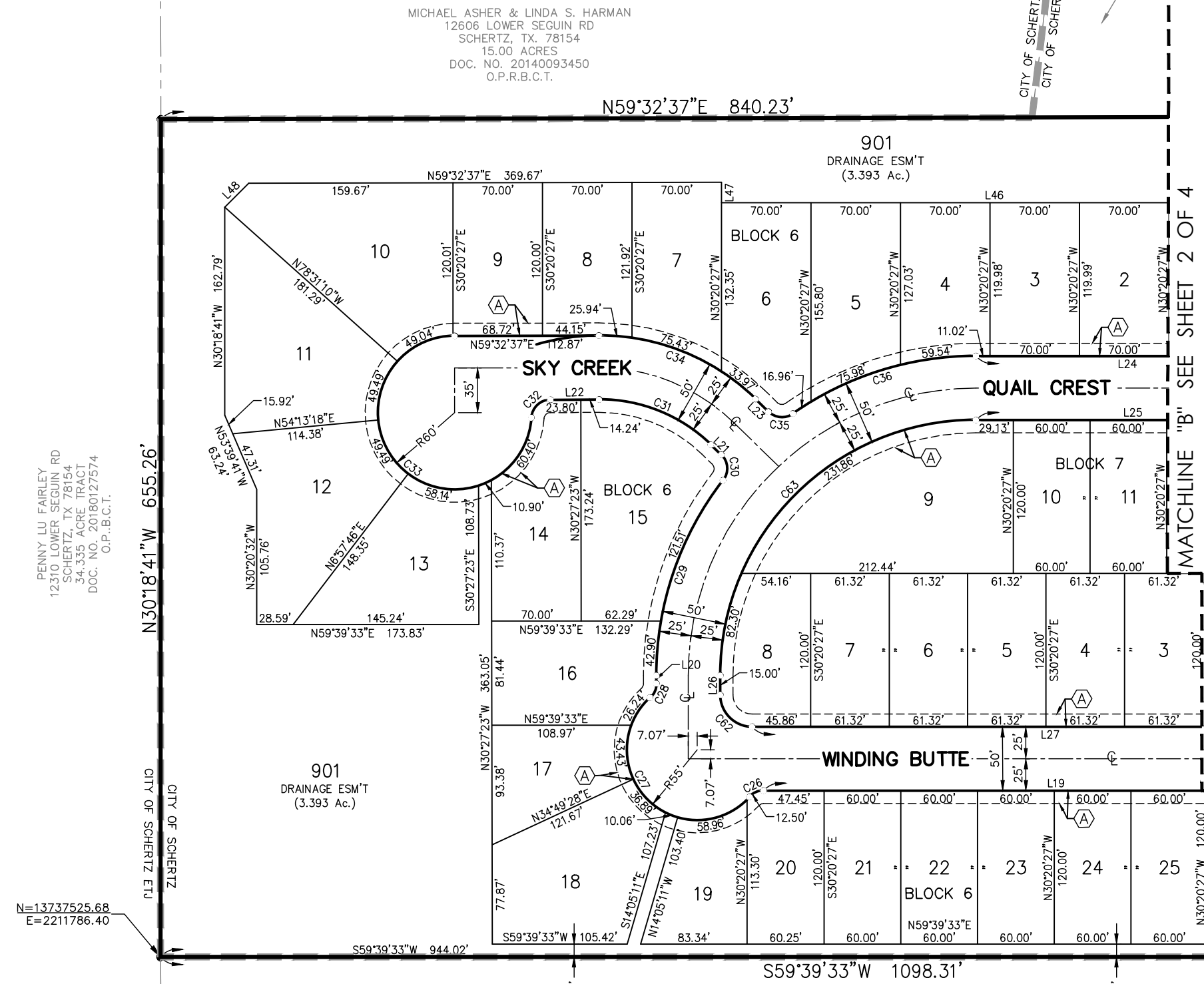
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SECRETARY

CHAIRMAN



N=13737525.68  
E=2211786.40

MICHAEL ASHER & LINDA S. HARMAN  
12606 LOWER SEGUIN RD  
SCHERTZ, TX 78154  
15.00 ACRES  
DOC. NO. 20140093450  
O.P.R.B.C.T.

KAREN MARX FISCHER  
12840 LOWER SEGUIN RD  
SCHERTZ, TX 78154  
8.132 ACRES  
VOL. 18819, PGS 1418-1423  
O.P.R.B.C.T.

SEANNA FRASER HOLTZ  
12820 LOWER SEGUIN RD  
SCHERTZ, TX 78154  
194.101 ACRES  
DOC. NO. 20110157688  
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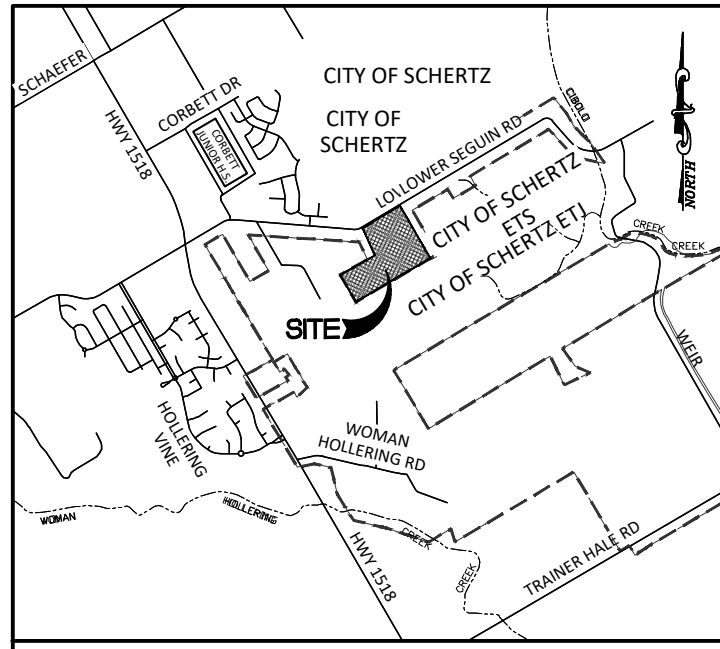
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DATE OF PREPARATION: MARCH 23, 2022



LOCATION MAP

SCALE = 1:4000

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- (C) 15' R.O.W. DEDICATION
- (D) VARIABLE WIDTH DRAINAGE EASEMENT (0.027 Ac.)
- (E) 20' DRAINAGE & WATER EASEMENT
- (F) 5' ELECTRICAL EASEMENT

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, R.P.L.S.  
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

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 AND ZONING COMMISSION.

PAUL LANDA, JR., P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 100182  
MOY TARIN RAMIREZ ENGINEERS, LLC  
12770 CIMARRON PATH, STE. 100  
SAN ANTONIO, TEXAS 78249  
PHONE: (210) 698-5051

GENERAL NOTES:

- 1/2" IRON RODS WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 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.
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
- ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS NOT PUBLIC (I.E., PRIVATE) SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNER'S SUCCESSORS AND/OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGNS IS APPROVED BY THE CITY.
- ALL THE LOTS ARE TO BE UTILITY SERVICED FROM THE FRONT OF THE LOTS ADJACENT TO THE STREETS.
- ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 48029C0455 G DATED 9-29-10, NO PORTION OF CARMEL RANCH SUBDIVISION IS LOCATED WITHIN THE 1% ANNUAL CHANCE FLOOD ZONE A (100-YEAR FLOODPLAIN).
- THE TOTAL NUMBER OF DETACHED SINGLE-FAMILY RESIDENTIAL LOTS PROPOSED BY THIS FINAL PLAT IS 127. REFER TO THE FOLLOWING TABLE FOR SUMMARY AND TOTAL OF EACH LOT TYPE SHOWN:

LOT DESIGNATION	LOT WIDTH (MIN.)	NUMBER OF LOTS
SF 55	55	60
SF 60	60	47
SF 70	70	20
<b>TOTAL:</b>		<b>127</b>

- 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 ASSIGNS IS APPROVED BY THE CITY. REFER BELOW FOR A LIST OF ALL 900 LOTS WITH DESIGNATION TYPE PROPOSED IN THIS DEVELOPMENT:
  - LOT 901 BLOCK 1 AND LOT 901 BLOCK 2 ARE LANDSCAPE BUFFER & PEDESTRIAN PATHWAY.
  - LOT 901 BLOCK 8 IS LANDSCAPE BUFFER, PEDESTRIAN PATHWAY, AND E.G.T.CATV. EASEMENT.
  - LOT 902 BLOCK 8 IS OPEN SPACE AND E.G.T.CATV. EASEMENT.
  - LOT 902 BLOCK 1 IS DRAINAGE AND WATER EASEMENT
  - LOT 902 BLOCK 2, LOT 901 BLOCK 5, AND LOT 901 BLOCK 6 ARE DRAINAGE EASEMENT.
  - LOT 901 BLOCK 3 IS PARK (PRIVATE)/OPEN SPACE.

CPS ENERGY NOTES:

- THE CITY OF SAN ANTONIO AS 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 THEREON. 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:
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

LINE TABLE

LINE	LENGTH	BEARING
L1	14.56'	S14°55'10"W
L2	152.05'	N30°31'38"W
L3	49.63'	N22°49'44"W
L4	11.84'	S22°49'44"E
L5	97.00'	N30°22'39"W
L6	29.25'	N28°16'16"W
L7	13.82'	N74°37'08"W
L8	14.49'	S15°22'52"W
L9	31.60'	S28°16'16"E
L10	97.00'	S30°22'39"E
L11	142.18'	S22°49'44"E
L12	152.17'	S30°31'38"E
L13	54.62'	S30°31'38"E
L14	28.67'	S69°36'34"E
L15	86.70'	S30°31'38"E
L16	9.60'	S56°46'39"W
L17	119.23'	S30°20'27"E
L18	115.00'	N30°20'27"W
L19	457.45'	S59°39'33"W
L20	6.12'	S30°20'27"E
L21	11.25'	N76°08'52"W
L22	38.04'	S59°32'37"W
L23	14.29'	S76°08'52"E
L24	237.40'	N59°39'33"E
L25	256.35'	S59°39'33"W
L26	15.00'	S30°20'27"E
L27	466.32'	N59°39'33"E

LINE TABLE

LINE	LENGTH	BEARING
L28	87.55'	N43°39'50"W
L29	68.83'	S43°39'50"E
L30	5.57'	S56°46'39"W
L31	94.96'	N30°31'38"W
L32	34.54'	N69°36'34"W
L33	54.70'	N30°33'14"W
L34	13.34'	S59°39'33"W
L35	17.98'	S30°20'27"E
L36	45.00'	S59°39'33"W
L37	18.00'	N30°20'27"W
L38	2.27'	S59°39'33"W
L39	8.94'	S25°58'09"W
L40	10.92'	S59°39'33"W
L41	8.54'	N86°39'03"W
L42	120.77'	S43°39'50"E
L43	102.02'	N43°39'50"W
L44	14.39'	N75°01'20"W
L45	68.78'	S59°33'45"W
L46	70.00'	S59°39'02"W
L47	16.20'	N30°20'27"W
L48	26.53'	N14°36'58"E
L49	14.61'	S59°33'45"W

CURVE TABLE

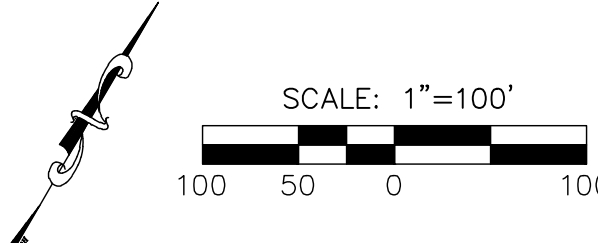
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C27	55.00'	185°29'26"	1147.03'	178.06'	109.87'	N75°20'27"W
C28	14.60'	49°07'48"	6.67'	12.52'	12.14'	N06°28'05"W
C29	250.00'	37°40'47"	85.30'	164.41'	161.46'	N11°30'03"W
C30	15.00'	83°29'12"	13.38'	21.86'	19.97'	N34°24'16"W
C31	125.00'	74°18'32"	50.90'	96.67'	84.28'	S81°41'52"W
C32	15.00'	86°10'39"	14.03'	22.56'	20.49'	S16°27'17"W
C33	60.00'	266°10'39"	64.14'	278.74'	87.64'	N73°32'43"W
C34	175.00'	44°18'32"	71.25'	135.33'	131.99'	N81°41'52"E
C35	15.00'	79°08'15"	12.40'	20.72'	19.11'	N64°17'01"E
C36	250.00'	34°56'40"	78.69'	152.47'	150.12'	N42°11'13"E
C37	15.00'	103°19'24"	18.97'	27.05'	23.53'	N07°59'51"E
C38	435.00'	15°26'10"	58.95'	117.19'	116.84'	N35°56'45"W
C39	15.00'	62°04'55"	9.03'	16.25'	15.47'	N59°16'07"W
C40	15.00'	61°42'45"	8.96'	16.16'	15.39'	N07°04'12"E
C41	435.00'	16°01'08"	61.21'	121.62'	121.22'	N15°46'37"W
C42	365.00'	21°05'29"	67.95'	134.36'	133.61'	N18°18'48"W
C43	15.00'	91°08'52"	15.30'	23.86'	21.42'	S17°50'52"W
C44	15.00'	33°47'12"	4.56'	8.85'	8.72'	S76°27'21"W
C45	15.00'	33°41'24"	4.54'	8.82'	8.69'	S76°30'15"W
C46	15.00'	33°41'24"	4.54'	8.82'	8.69'	S42°48'51"W
C47	15.00'	33°41'24"	4.54'	8.82'	8.69'	S42°48'51"W
C48	15.00'	90°00'13"	15.00'	23.56'	21.21'	N75°20'20"W
C49	175.00'	90°05'23"	175.27'	275.16'	247.68'	N14°31'03"E
C50	15.00'	76°46'24"	11.88'	20.10'	18.63'	S82°03'03"E
C51	365.00'	16°04'05"	51.52'	102.36'	102.03'	S35°37'48"E

CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C52	15.00'	103°13'36"	18.93'	27.02'	23.52'	S07°56'57"W
C53	225.00'	25°21'08"	50.61'	99.56'	98.75'	S46°53'11"W
C54	15.00'	76°10'49"	11.76'	19.94'	18.51'	S72°18'02"W
C55	175.77'	39°04'55"	62.38'	119.89'	117.58'	N49°58'46"W
C56	25.00'	90°05'23"	25.04'	39.31'	35.38'	N14°31'03"E
C57	212.17'	2°57'11"	5.47'	10.94'	10.93'	N58°10'12"E
C58	14.93'	92°52'54"	15.70'	24.20'	21.64'	S77°03'28"E
C59	635.00'	12°46'16"	71.06'	141.54'	141.25'	S37°16'43"E
C60	565.00'	13°07'17"	64.98'	129.39'	129.11'	N37°06'12"W
C61	14.97'	90°13'00"	15.03'	23.57'	21.21'	N14°39'33"E
C62	25.00'	90°00'00"	25.00'	39.27'	35.36'	S75°20'27"E
C63	200.00'	90°00'41"	200.00'	314.16'	282.84'	S14°39'33"W
C64	15.00'	76°40'36"	11.86'	20.07'	18.61'	N82°00'09"W



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



STATE OF TEXAS  
COUNTY OF BEXAR

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

DEVELOPER/OWNER  
MERITAGE HOMES OF TEXAS, L.L.C.  
CONTACT: BRIAN OTTO, VP OF LAND ACQ. AND DEV.  
2722 W. BITTERS RD, SUITE 200  
SAN ANTONIO, TEXAS 78248  
PHONE NO.: (210) 402-6045

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRIAN OTTO, 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 PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF SCHERTZ HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_

CITY ENGINEER

STATE OF TEXAS:  
COUNTY OF BEXAR:

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_

SECRETARY

CHAIRMAN

127 RESIDENTIAL LOTS

"FINAL"  
SUBDIVISION PLAT ESTABLISHING

CARMEL RANCH SUBDIVISION

A 39.624 ACRE (1,726,013.68 SQUARE FEET) TRACT OF LAND SITUATED IN THE JULIAN DIAZ SURVEY NO. 66, ABSTRACT NO. 187, BEXAR COUNTY BLOCK 5059, BEXAR COUNTY, TEXAS, OUT OF A 20.003 ACRE TRACT AS CONVEYED TO ALFRED L. FLUITT BY GENERAL WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN VOLUME 18218, PAGE 2089, AND A 21.58 ACRE TRACT AS CONVEYED TO SUE NELL FLUITT BY GENERAL WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN VOLUME 8472, PAGE 1941, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

DATE OF PREPARATION: MARCH 23, 2022

**PLANNING AND ZONING COMMISSION MEETING: 06/14/2023**  
**Agenda Item 5 A**

**TO:** Planning and Zoning Commission  
**PREPARED BY:** Emily Delgado, Planning Manager  
**CASE:** PLPDD20230093  
**SUBJECT:** PLPDD20230093–Hold a public hearing, consider, and make a recommendation on a request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe County, Texas.

**GENERAL INFORMATION:**

Owner / Applicant: HABI Land, LLC / Eugenio Murillo

**APPLICATION SUBMITTAL DATE:**

<b>Date</b>	<b>Application Type</b>
May 4, 2023	Zone Change Application

**PUBLIC NOTICE:**

One hundred seventeen (117) public hearing notices were mailed to the surrounding property owners on June 1, 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 (June 9, 2023 at 4:00pm) staff has received seven (7) responses opposed, one (1) response in favor, and zero neutral to the proposed rezoning request. In addition to the mailed notice, three Public Hearing Notice signs were placed on the property on June 2, 2023.

**ITEM SUMMARY:**

The applicant is proposing to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD) with a base zoning of Two-Family Residential District (R-3).

The proposed development will be a gated community with no more than 170 units. These units will be spread across eighty-five (85) duplexes. Each unit is proposed to be between 1,300 square feet and 1,400 square feet and will feature three bedrooms, 2.5 baths, an eat-in kitchen, two living rooms, a laundry room, covered back patio, private yard, and a two-car garage. The proposed development would be maintained by the HOA and is proposed to have 7.24 acres of green space and amenities to include multiple private parks and public walking trail contingent upon approval with LCRA to develop within the easement.

**LAND USES AND ZONING:**

	Zoning	Land Use
<b>Existing</b>	Pre-Development District (PRE)	Undeveloped / Previous Golf Course
<b>Proposed</b>	Planned Development District (PDD)	Duplex Residential

Adjacent Properties:

	Zoning	Land Use
<b>North</b>	Single-Family Residential (R-6)	Single Family Residential / The Fairways at Scenic Hills Unit 2

<b>South</b>	Single-Family Residential (R-6)	Single Family Residential / Scenic Hills Community Phase I
<b>East</b>	Right-of-Way	Columbia Drive
<b>West</b>	Right-of-Way	County Club Blvd

**PROPOSED ZONING:**

The applicant is proposing to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD) with a base zoning of Two-Family Residential District (R-3).

**Proposed Concept:**

The proposed development will be a gated community with no more than 170 units. These units will be spread across eighty-five (85) duplexes. Each unit is proposed to be between 1,300 square feet and 1,400 square feet and will feature three bedrooms, 2.5 baths, an eat-in kitchen, two living rooms, a laundry room, covered back patio, private yard, and a two-car garage.

The PDD Design Standards propose to conform with the Two-Family Residential District (R-3) zoning with modifications to the minimum lot area, lot width and depth as shown in the table below.

Classification	Minimum Lot Size			Minimum Yard Setback		
	Area Square Footage	Width Ft.	Depth Ft.	Front Ft.	Side Ft.	Rear Ft.
Two-Family Residential District (R-3) Per the Unified Development Code	9,000	75	120	25	10	20
Proposed Two-Family Residential (R-3), Per The Villas at Bluebonnet Ridge PDD	5,655	65	87	25	10, 0*	20

\*Each lot will have a 10-foot side setback on one side and a zero-lot line setback on the opposite side (corner lots will maintain 15-foot side setback).

**Parks and Amenities:**

The proposed PDD plans to incorporate 7.31 acres of green space and amenities. This would include a pavilion, playground for the community, a concrete walking path. Additionally, a mail center is proposed with a covered pavilion, and additional parking access. There is also a proposed 0.56 acre fenced-in private dog park, a 1.95 acre private picnic / trail / community garden area, and a 4.01 acre public walking trail contingent upon approval with LCRA to develop within the easement.

**Fire Suppression and Fire Walls:**

Per the proposed PDD Design Standards due to the proposed reduced side yard setbacks, each duplex within The Villas at Bluebonnet Ridge will require all A/C condensers to be in the rear yard, and exterior sidewalls will be at least a minimum of a 1-hour fire rated, including any projections. Additionally, the proposed PDD clarifies that no structures, including sheds, will be permitted within the side yard setbacks, this includes fencing which will be in line with rear wall of the home.

**Parking:**

Per the City of Schertz Unified Development Code, duplexes have a required parking ratio of two (2) spaces per unit. The proposed The Villas at Bluebonnet Ridge has 170 units which would require 340 off-street parking spaces. However, Per the proposed The Villas at Bluebonnet Ridge PDD Design Standards there are 772 proposed parking space across the development, including a total of 4 spaces per unit (2 within the driveway and an additional two in the garage), an additional 16 parking spaces split between the interior parks and mail station and an additional 76 spaces available on the street to use as overflow and guest parking.

**HOA and Maintenance Proposed:**

The proposed The Villas at Bluebonnet Ridge will be a gated community with an HOA established. The entire development both inside and outside the gates to include irrigation will be maintained by the HOA's maintenance crew. This includes maintenance of all common areas to include all proposed crushed granite walking trails, concrete pathways, neighborhood amenities and multi-use paths, all the front yards, side yards, and backyards of the

duplexes. A 6-foot wood privacy fence will be installed along the boundary with The Fairways at Scenic Hills neighborhood.

### **CONFORMANCE WITH THE COMPREHENSIVE PLAN:**

The Comprehensive Land Use Plan (CLUP), through the Future Land Use Plan and the Northern Schertz Sector Plan, designates this subject property as Single-Family Residential.

- **Comprehensive Plan Goals and Objectives:** The land use designation of Single-Family Residential is intended to utilize a traditional neighborhood design that includes a mixture of residential uses, as well as limited commercial development to support the daily activities of the development. The proposed duplex residential would be considered the mixture of residential uses that is desired within the Comprehensive Land Use Plan.
- **Impact of Infrastructure:** The property will be serviced by the City of Schertz for water and sewer through 8-inch lines. 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 should have minimal impact to the public services, such as schools, fire, police and parks. A public hearing notice was mailed to the Board of Trustees for both Comal ISD and SCUC ISD on June 1, 2023.
- **Compatibility with Existing and Potential Adjacent Land Uses:** The property is surrounded by single family residential neighborhoods and right of way. The Comprehensive Land Use Plan designation of Single-Family Residential is designed to provide a mixture of housing options. The proposed rezoning to Planned Development District (PDD) with a base zoning of Two-Family Residential (R-3) is compatible with the existing and potential adjacent land uses due to the proposed differing residential type.

### **STAFF ANALYSIS AND RECOMMENDATION:**

In 2022 the applicant submitted a zone change request to a Planned Development District (PDD) with a base zoning of Apartment/ Multi-Family Residential (R4). That proposal included approximately 220 units to be developed as fourplexes. On September 27, 2022 the City Council was unable to obtain the super majority needed for the approval of that zone change application, which ultimately lead to the application being denied. During the discussion at the September 27, 2022 City Council meeting there were concerns with the proposed density.

Based on the previous City Council feedback the developer made changes and proposed a different PDD to address the concerns presented at the September 27th meeting. At the January 25, 2023 Planning and Zoning Commission meeting and the February 28, 2023 City Council meeting the proposed PDD design concept was present with a base zoning of Townhome District. That proposal was for a maximum of fifty-one (51) buildings consisting of no more than 198 units. Ultimately, at the April 25, 2023 City Council meeting the project was unable to obtain the required super majority for approval at the final reading and the item failed and the zone change request was denied.

The Schertz Sector Plan for Northern Schertz designates the subject property as Single-Family Residential. The Single-Family Residential land use designation encourages the mixture of various residential type development as well as maintaining a walkable neighborhood feel. The proposed rezoning to Planned Development District (PDD), with a base zoning of Two-Family Residential (R-3) does conform to the Comprehensive Land Use Plan designation as it would provide a needed mixture of housing type to Schertz. The current proposed The Villas at Bluebonnet Ridge PDD provides a reduction in density from the previous two proposal. By proposing no more than 170 units spread across 85 duplexes, it is both a reduction in overall unit density but also a different product type than what was previously proposed. This reduction in density was identified as being desirable by City Council. Additionally, the proposal of duplexes does conform with the Schertz Sector Plan by providing for a type of residential housing that currently does not exist in the area.

Additionally, the current proposal accommodates an area for the dedication and construction of the walking trail within the overhead electrical easement, contingent upon LCRA approval, which was desired by staff and City Council has expressed the importance of trails to be constructed with developments at the January 10, 2023 City Council meeting. This proposed trail is identified on the Schertz Transportation Plan-Trails Network and would ultimately be part of the "Great Northern Trail".

The Planning Division, Engineering Department, Public Works Department and Fire Department have all reviewed the proposed The Villas at Bluebonnet Ridge Planned Development District design standards with no objections to the proposed. Staff recommends approval of the proposed zone change to Planned Development District (PDD) as presented.

<b>Planning Department Recommendation</b>	
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.

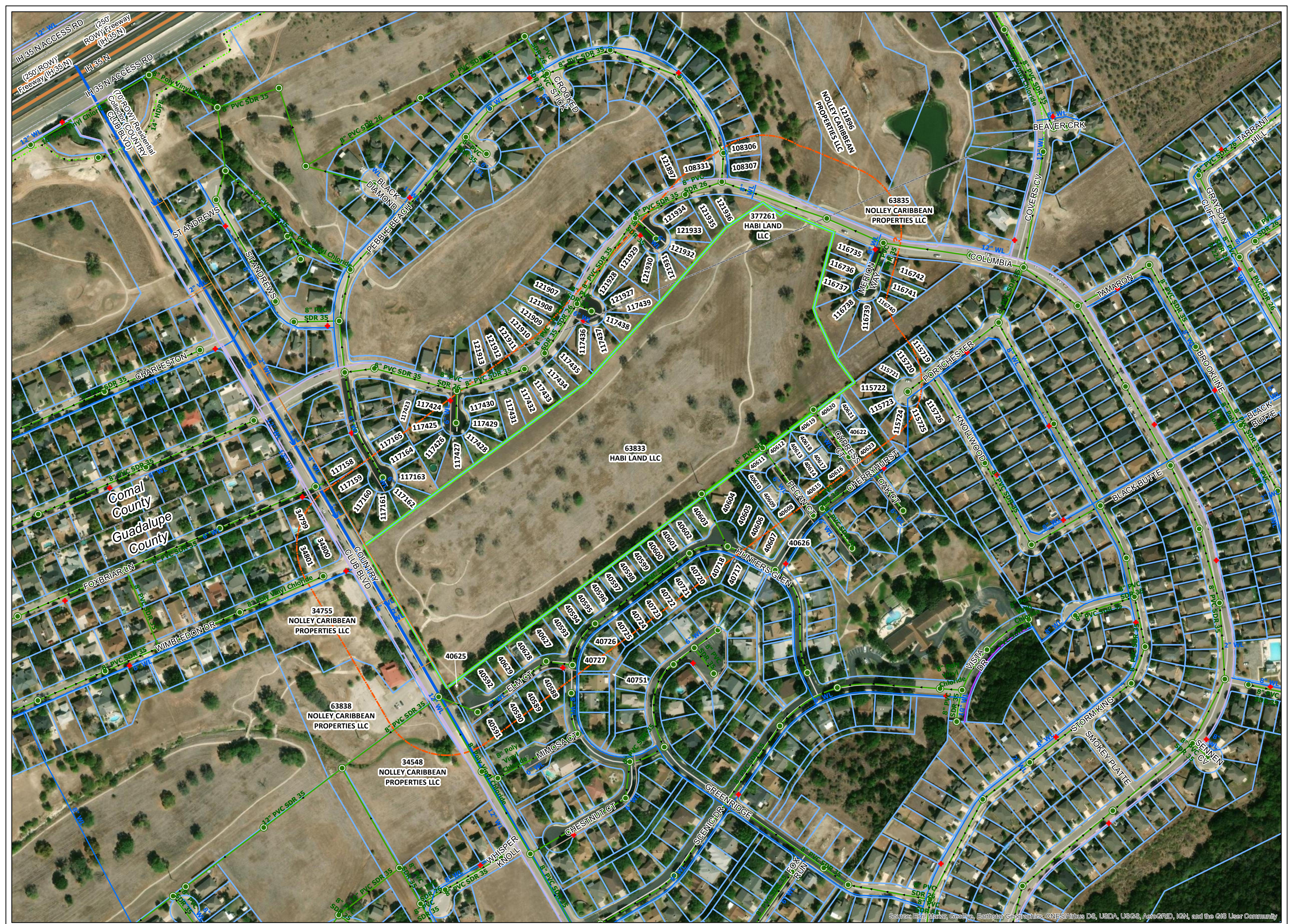
**COMMISSIONERS CRITERIA FOR CONSIDERATION:**

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 Article 5, Section, 21.5.4 D.

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**Attachments**

- Aerial Exhibit of Subject Property
  - Public Hearing Notice Map
  - The Villas at Bluebonnet Ridge Planned Development District Design Standards
  - Public Hearing Responses as of June 9, 2023 at 4:00pm
-



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



THE VILLAS AT  
BLUEBONNET RIDGE  
(PLPDD20230093)

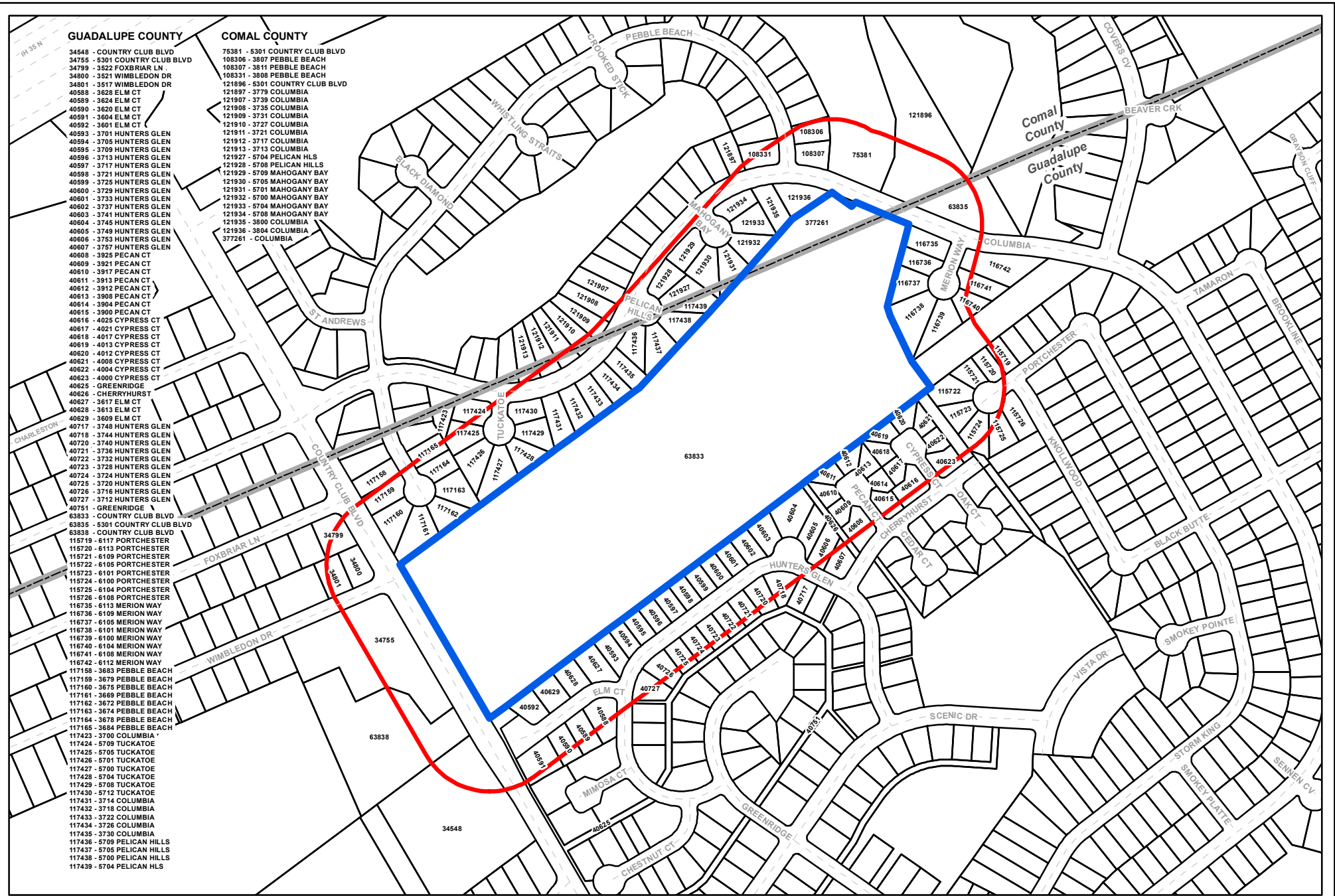
- <all other values>
- Freeway
- Highways
- Principal Arterial
- Secondary Arterial
- Residential Collector
- Planned Residential Collector
- Planned Secondary Rural Arterial
- Commercial Collector A
- Commercial Collector B
- Planned Commercial Collector A
- Planned Commercial Collector B

- 1" Schertz Gravity
- 2" Schertz Pressure
- 3" Neighboring Gravity
- 4" Private Pressure
- 6" Schertz Gravity
- 8" Schertz Pressure
- 10" Neighboring Gravity
- 12" Private Pressure
- 16" Schertz Gravity
- 18" Schertz Pressure
- 20" Neighboring Gravity
- 24" Private Pressure
- 24" Schertz Gravity
- 30" Schertz Pressure
- 30" Neighboring Gravity
- 36" Private Pressure

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

1 Inch = 200 Feet





**GUADALUPE COUNTY**

- 34548 - COUNTRY CLUB BLVD
- 34755 - 5301 COUNTRY CLUB BLVD
- 34799 - 3522 FOXBRIAR LN
- 34800 - 3521 WIMBLEDON DR
- 34801 - 3517 WIMBLEDON DR
- 40588 - 3620 ELM CT
- 40590 - 3620 ELM CT
- 40591 - 3604 ELM CT
- 40592 - 3501 ELM CT
- 40593 - 3701 HUNTERS GLEN
- 40594 - 3705 HUNTERS GLEN
- 40595 - 3708 HUNTERS GLEN
- 40596 - 3716 HUNTERS GLEN
- 40597 - 3717 HUNTERS GLEN
- 40598 - 3721 HUNTERS GLEN
- 40599 - 3725 HUNTERS GLEN
- 40600 - 3729 HUNTERS GLEN
- 40601 - 3733 HUNTERS GLEN
- 40602 - 3737 HUNTERS GLEN
- 40603 - 3741 HUNTERS GLEN
- 40604 - 3745 HUNTERS GLEN
- 40605 - 3749 HUNTERS GLEN
- 40606 - 3753 HUNTERS GLEN
- 40607 - 3757 HUNTERS GLEN
- 40608 - 3925 PECAN CT
- 40609 - 3921 PECAN CT
- 40610 - 3917 PECAN CT
- 40611 - 3913 PECAN CT
- 40612 - 3916 PECAN CT
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- 40619 - 4013 CYPRESS CT
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- 40621 - 4008 CYPRESS CT
- 40622 - 4004 CYPRESS CT
- 40623 - 4000 CYPRESS CT
- 40625 - GREENRIDGE
- 40626 - CHERRYHURST
- 40627 - 3617 ELM CT
- 40628 - 3613 ELM CT
- 40629 - 3609 ELM CT
- 40717 - 3748 HUNTERS GLEN
- 40718 - 3744 HUNTERS GLEN
- 40720 - 3740 HUNTERS GLEN
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- 40726 - 3716 HUNTERS GLEN
- 40727 - 3712 HUNTERS GLEN
- 40751 - GREENRIDGE
- 63833 - COUNTRY CLUB BLVD
- 63838 - COUNTRY CLUB BLVD
- 115719 - 6117 PORTCHESTER
- 115720 - 6113 PORTCHESTER
- 115721 - 6109 PORTCHESTER
- 115722 - 6105 PORTCHESTER
- 115723 - 6101 PORTCHESTER
- 115724 - 6100 PORTCHESTER
- 115725 - 6104 PORTCHESTER
- 115726 - 6108 PORTCHESTER
- 115728 - 6108 PORTCHESTER
- 115735 - 6109 MERION WAY
- 115736 - 6109 MERION WAY
- 115737 - 6105 MERION WAY
- 115738 - 6101 MERION WAY
- 115739 - 6100 MERION WAY
- 115740 - 6104 MERION WAY
- 115741 - 6108 MERION WAY
- 115742 - 6112 MERION WAY
- 117158 - 3683 PEBBLE BEACH
- 117159 - 3679 PEBBLE BEACH
- 117160 - 3675 PEBBLE BEACH
- 117161 - 3669 PEBBLE BEACH
- 117162 - 3672 PEBBLE BEACH
- 117163 - 3674 PEBBLE BEACH
- 117164 - 3678 PEBBLE BEACH
- 117165 - 3684 PEBBLE BEACH
- 117423 - 3700 COLUMBIA
- 117424 - 3709 TUCKATOE
- 117425 - 3705 TUCKATOE
- 117426 - 3701 TUCKATOE
- 117427 - 3700 TUCKATOE
- 117428 - 3704 TUCKATOE
- 117429 - 3708 TUCKATOE
- 117430 - 3712 TUCKATOE
- 117431 - 3714 COLUMBIA
- 117432 - 3718 COLUMBIA
- 117433 - 3722 COLUMBIA
- 117434 - 3728 COLUMBIA
- 117435 - 3730 COLUMBIA
- 117436 - 3709 PELICAN HILLS
- 117437 - 3705 PELICAN HILLS
- 117438 - 3700 PELICAN HILLS
- 117439 - 3704 PELICAN HILLS

**COMAL COUNTY**

- 75381 - 5301 COUNTRY CLUB BLVD
- 108306 - 3807 PEBBLE BEACH
- 108307 - 3811 PEBBLE BEACH
- 108331 - 3808 PEBBLE BEACH
- 121986 - 5301 COUNTRY CLUB BLVD
- 121987 - 3773 COLUMBIA
- 121907 - 3739 COLUMBIA
- 121908 - 3735 COLUMBIA
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- 121910 - 3727 COLUMBIA
- 121911 - 3721 COLUMBIA
- 121912 - 3717 COLUMBIA
- 121913 - 3713 COLUMBIA
- 121927 - 3704 PELICAN HILLS
- 121928 - 3708 PELICAN HILLS
- 121929 - 3709 MAHOGANY BAY
- 121930 - 3705 MAHOGANY BAY
- 121931 - 3701 MAHOGANY BAY
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Last Update: May 24, 2023  
 City of Schertz, GIS Department, gis@schertz.com  
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# City of Schertz

## The Villas at Bluebonnet Ridge (PLPDD20230093)

- Project Area
- County Boundaries
- 200' Buffer



**The Villas at  
Bluebonnet Ridge  
A PLANNED DEVELOPMENT DISTRICT  
City of Schertz  
May 2023**

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**Exhibits**

- A. *Meets and Bounds Description*
- B. *The Villas at Bluebonnet Ridge*
- C. *Zoning Exhibit*
- D. *Amenities, Parks, Entry, Mail Station*
- E. *Parking Exhibit Per Unit*

**May 2023**

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**Habi Land, LLC.**

**Authored by: Eugenio Murillo**



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# The Villas at Bluebonnet Ridge

170 Unit Development on 24.1784 Acres

**Planned Development District.** Understanding there may 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, and 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.

**PDD Purpose and Intent.** The purpose of PDD regulations is to encourage and promote more creative, innovative, and imaginative land development than would 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. Enhanced parkland and open space, preservation of natural resources, pedestrian friendly environment, and deviation from the typical traffic patterns are all a result of this allowed flexibility. 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 The Villas at Bluebonnet Ridge.

**The Property.** The location of the subject property is directly west of the Scenic Hills Neighborhood and directly east of The Fairways at Scenic Hills as described on *Exhibit A*. The current condition of the property creates a unique opportunity for development. The approximately 24.1784-acre site was previously known as part of the Northcliffe Golf Club.

The property is bound by Country Club Boulevard to the south, Columbia Drive to the North, and existing single-family neighborhoods to the east and west.

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Analysis of the property via phase 1 ESA reports, geotechnical reports, and bore samples do not reveal any physical constraints, potential health, or safety hazards. Further evaluation of the tract by the Developer's engineers has confirmed utilities are available and the property's demands can be served.

The Villas at Bluebonnet Ridge (*Exhibit B*) is proposed. Such amenities will include both passive and active areas, as well as concrete pathways and crushed granite walking trails. Multi-purposed walkways and sidewalks will provide links between park areas, open spaces, resident units, and amenities. Amenities provided and shown on *Exhibit D* will include playscapes, picnic tables, and a neighborhood pavilion. All of which promote a safe and pedestrian friendly environment and overall livable community. Also, *Exhibit D* will depict the entry gate and landscaping features.

Our current concept plan consists of a gated community with no more than 170 units. These units will be spread across 85 duplexes. Each unit will be between 1,300 sf and 1,400 sf. Every unit will feature 3 bedrooms, 2.5 baths, an eat in kitchen, two living rooms, a laundry room, a covered back patio, a private yard, and a two-car garage. This proposed community will be managed and maintained by The Villas at Bluebonnet Ridge "HOA". The community is designed to enhance the overall neighborhood standards by incorporating 7.31 acres of green space and amenities. This includes multiple Private Parks public walking trail contingent upon approval with LCRA to develop within the easement. All of which are outlined in the overall site plan *Exhibit B and Exhibit D*.

**Parks & Amenities.** The development's interior private park and amenities as shown on 0.50 acres, are designed to house a pavilion for birthday parties & special events, a playground for the community, and a concrete walking path. The mail center is designed with a covered pavilion, and additional parking access will be provided on 0.29 acres. In addition to the previously mentioned improvements, the development will also feature a 0.56 acre fenced in private dog park, a 1.95-acre private Picnic/Trail/Community Garden area, and a 4.01 Acre public walking trail contingent upon approval with LCRA to develop within the easement. All the above is shown on *Exhibit B and Exhibit D*

**Two-Family Residential District.** The intent of the development is to conform with the Two-Family Residential District (R-3) zoning district but to modify the lot width and depth as follows. Each lot is comprised of at least 5,655 sf with a minimum depth of 87-feet. Each lot will have a width of at least 65 feet. There will be 85 lots in total. Each area, as shown and identified on *Exhibit B*.

Each lot will have a 10-foot side setback on one side and a zero-lot line setback on the opposite side (the 6 corner lots within the development will maintain 15-foot side setback). Each lot will have a 25-foot front setback, and a 20-foot rear setback per the table below. 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.

Table 21.5.7.A DIMENSIONAL REQUIREMENTS RESIDENTIAL ZONING DISTRICTS											
		Minimum Lot Size and Dimensions			Minimum Yard Setback (Ft)				Miscellaneous Lot Requirements		
Code	Zoning District	Area Sq. Ft.	Width Ft.	Depth Ft.	Front Ft.	Side Ft.	Rear Ft.	Minimum Off-Street Parking Spaces	Max Height Ft.	Max Imperv Cover	Key
R-3 Per UDC	Two-Family Residential District	9000	75	120	25	10	20	2	35	60%	h,j,k,l,m,o
R-3 (PDD)	Two-Family Residential District (PDD)	5655	65	87	25	10, 0	20	2	35	75%	h,j,k,l,m
Key:											
h.	Corner lot shall have minimum 15-foot yard setback from street right-of-way.										
j.	Site Plan approval required.										
k.	Swimming pools count toward the maximum impervious cover limitations, unless the swimming pool is equipped with a water overflow device appropriate for such pool, and only if it drains into any pervious surface, in which case the water surface shall be excluded.										
l.	No variances may be permitted to exceed the maximum impervious cover limitations										
m.	Refer to Article 14, section 21.14.3 for additional design requirements										
o.	Side yard setback of 7.5 ft. for R-1, R-2, R-3, R-6, R-7, and MHS continues in effect for all subdivisions vested on the date of adoption of Ordinance No. 11-S-15. → (Not to be used for The Villas at Bluebonnet Ridge)										

**Homeowners Association & Maintenance.** This development will be gated, and a Homeowners Association (HOA) will be established. The entire development both inside and outside of the gates to include irrigation will be maintained by the HOA’s maintenance crew. This is to include the maintenance of common areas, all front yards,

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side yards, and back yards. The HOA's maintenance crew will have access to all back yards via side gates. The HOA will have master keyed locks to allow for access to maintain each unit's backyard. A 6-foot wood fence will be installed along the boundary with The Fairways at Scenic Hills neighborhood. Crushed granite walking trails, concrete pathways, neighborhood amenities, and multi-use paths within the development's common areas will all be maintained by "The Villas at Bluebonnet Ridge HOA" as well.

**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 Villas at Bluebonnet Ridge. The ARC will consist of members appointed by the Developer until all the property within the Villas at Bluebonnet Ridge has been transferred to an independent third-party purchaser or to the HOA.

Construction of residential and community amenities within the Villas at Bluebonnet Ridge 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.

**Site Design Standards.** With the exemption of lot sizes, this proposed development conforms to the UDC for orderly and unified development of streets, utilities, neighborhood design, public land and facilities. Streets, gates, and lighting will be maintained by the HOA. All public utilities will be maintained by the city with easements to be recorded for access and maintenance as detailed in the utility plan provided to the city.

**Fire Walls.** Due to the reduced side yard setbacks, each Duplex within The Villas at Bluebonnet Ridge, will require all A/C condensers to be in the rear yard, and exterior sidewalls will be at least a minimum of a 1-hour fire rated. No structures, including sheds, will be permitted within the side yard setbacks. Fencing shall be in line with rear wall of

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the home. The fire rating shall extend the full length of both side walls and include any projections, it will be the acceptable fire rated standard per code.

**Parking.** According to UDC Section 21.10.4, each 3-bedroom unit within this development is required to have 2 off street parking spaces. As noted, and shown in Exhibit E, each 3 -bedroom unit has two driveway parking spaces in addition to two garage parking space for a total of 4 spaces per unit. In addition to the 680 off street parking spaces allocated across the development, there are an additional 16 parking spaces split between the interior parks and mail station and an additional 76 spaces available on street to use as overflow and guest parking. Total parking spaces available are 772.

**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.

# Exhibit A

## Meets and Bounds Description

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVERS LICENSE**

**SPECIAL WARRANTY DEED**

CHICAGO TITLE

GF CT121743729

**Date:** May 26, 2022

**Grantor:** Nolley Caribbean Properties, LLC,  
a Wyoming limited liability company

**Grantor's Mailing Address (including county):** 9370 McKnight Rd  
Pittsburgh, Allegheny County, PA 15237-5953

**Grantee:** HABI Land, LLC,  
a Texas limited liability company

**Grantee's Mailing Address (including county):** 7551 Callaghan Road  
San Antonio, Bexar County, TX 78229-2860

**Consideration:** Ten Dollars (\$10.00) and other valuable consideration

**Property (including any improvements):**

24.19 acres out of the Rafael Garza Survey No. 98, Abstract 138, City of Schertz, Guadalupe County and Comal County, Texas, being that 24.1784-acre tract of land described in deed of record in Document Number 2017013553 of the Official Public Records of Guadalupe County, Texas and in deed of record in Document Number 201706029109 of the Official Public Records of Comal County, Texas and being more particularly described by metes and bounds on Exhibit "A", attached hereto and incorporated herein by reference.

**Reservations from Conveyance:**

None.

**Reservations Exceptions to Conveyance and Warranty:**

See Exhibit "B," attached hereto and incorporated herein by reference.

---

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys unto Grantee, the Property, together with all and singular the rights and appurtenances thereto in any way belonging, TO HAVE AND TO HOLD it to Grantee, and Grantee's successors or assigns forever. Grantor binds Grantor and Grantor's successors to WARRANT AND FOREVER DEFEND all and singular the Property to Grantee, Grantee's heirs, executors, administrators,

successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor, but not otherwise.

Except as provided in the Reservations from Conveyance, above, if any, such Property is conveyed together with all of Grantor's right, title and interest in and to all and singular, the rights, benefits, privileges, easements, tenements, hereditaments, appurtenances and interests thereon or in anywise pertaining to the Property described herein and with all improvements located thereon, including (without limitation) (i) any right, title, and interest of Grantor in and to all strips and gores, and all abutting properties, adjacent streets, alleys or rights-of-way, if any, (ii) any right, title, and interest of Grantor in and to any development rights specifically tied to the Property, (iii) any right, title, and interest of Grantor all roads, alleys, rights-of-way, easements, streets and ways adjacent to or serving the Property, and rights of ingress and egress thereto, (iv) EDU rights related to sanitary sewer or water and any other water rights (surface, underground or otherwise), oil, gas, and other mineral rights, wind rights and solar rights of Grantor, and (v) all improvements on the Property, if any.

Except for the written representations and material facts contained in that certain Commercial Contract - Unimproved Property (With Special Provisions Addendum), dated effective May 25, 2021, as amended by that certain First Amendment, dated May 24, 2022 and as otherwise amended (collectively the "Contract"), and the warranties of title contained in the Special Warranty Deed, Grantee acknowledges, understands and agrees that (i) Grantee will accept (is accepting) the Property "AS IS" and "WHERE IS", "WITH ALL FAULTS," and (ii) neither Grantor nor any of its officers, managers, brokers, employees, attorneys or agents have made or given any warranties, guarantees, or representations, regarding any matter relating to the Contract or the Property.

Taxes having been prorated at Closing, all real property taxes and assessments as to the Property for the current year and subsequent years are the responsibility of Grantee and are assumed by Grantee [and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, shall be allocated as provided in the Contract.]

When the context requires, singular nouns and pronouns include the plural.

*[signature on the following pages]*



**EXHIBIT "A" – PROPERTY**

24.19 acres out of the  
Rafael Garza Survey No. 98  
Abstract 138  
City of Schertz

THE STATE OF TEXAS  
COUNTIES OF GUADALUPE AND COMAL

METES AND BOUNDS DESCRIPTION OF A SURVEY OF

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Beginning at an ½" iron bar with a red cap marked "Survey Ass." found set in the ground in the southwest right-of-way line of Columbia, an east corner of a 24.1784-acre tract of land described in deed of record in Document Number 2017013553 of the Official Public Records of Guadalupe County, Texas and in deed of record in Document Number 201706029109 of the Official Public Records of Comal County, Texas and the west corner of Block 16, The Fairways at Scenic Hills, Unit 3A as shown by plat of record in Volume 6 at page 762 of the Plat Records of Guadalupe County, Texas, for an east corner of this tract;

Thence S 14°44'52" W (called S 14°45'10" W) with the east boundary line of said 24.1784-acre tract and a west boundary line of said Block 16 a distance of 267.16 feet (called 267.10 feet) to an ½" iron bar with a yellow cap marked "Reg. No. 5464" set in the ground, a reentrant corner of said 24.1784-acre tract and a corner of said Block 16, for a reentrant corner of this tract;

Thence S 18°44'53" E (called S 18°41'26" E) with a northeast boundary line of said 24.1784-acre tract and a southwest boundary line of said Block 16 a distance of 31.65 feet (called 31.67 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground, a corner of said 24.1784-acre tract and a corner of said Block 16, for a corner of this tract;

Thence S 25°24'20" E (called S 25°22'27" E) with a northeast boundary line of said 24.1784-acre tract and a southwest boundary line of said Block 16 a distance of 157.41 feet (called 157.55 feet) to an ½" iron bar with a yellow cap marked "Baker" found set in the ground, a corner of said 24.1784-acre tract and the south corner of said Block 16, for a corner of this tract;

Thence S 36°04'53" E (called S 36°43'13" E) with a northeast boundary line of said 24.1784-

acre tract a distance of 98.98 feet (called 100.40 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground in the northwest boundary line of Block 21, The Ridge at Scenic Hills, Unit 1 as shown by plat of record in Volume 6 at page 763 of the Plat Records of Guadalupe County, Texas, the east corner of said 24.1784-acre tract, for the east corner of this tract;

Thence S 52°58'20" W (called S 53°03'32" W) with the southeast boundary line of said 24.1784-acre tract and the southwest boundary lines of said Block 21, and Block 1, Scenic Hills Community, Phase 1 as shown by plat of record in Volume 4 at pages 143-147 of the Plat Records of Guadalupe County, Texas a distance of 1,729.56 feet (called 1,729.56 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground in the northeast right-of-way line of Country Club Blvd., the south corner of said 24.1784-acre tract and the west corner of said Block 1, for the south corner of this tract;

Thence N 30°23'09" W (called N 30°21'33" W) with the northeast right-of-way line of Country Club Blvd. and the southwest boundary line of said 24.1784-acre tract a distance of 560.34 feet (called 559.03 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground, the west corner of said 24.1784-acre tract and the south corner of Block 14, Fairways at Scenic Hills, Section 2 as shown by plat of record in Volume 6 at page 745 of the Plat Records of Guadalupe County, Texas and Volume 15 at page 86 of the Plat Records of Comal County, Texas, for the west corner of this tract;

Thence N 53°30'56" E (called N 53°32'22" E) with the northwest boundary line of said 24.1784-acre tract and the southeast boundary line of said Block 14 a distance of 935.14 feet (called 935.05 feet) to an ½" iron bar with an orange cap marked "C&B" found set in the ground, a corner of said 24.1784-acre tract and a corner of said Block 14, for a corner of this tract;

Thence N 42°40'11" E (called N 42°37'53" E) with a northwest boundary line of said 24.1784-acre tract and a southeast boundary line of said Block 14 a distance of 348.59 feet (called 348.59 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground, a corner of said 24.1784-acre tract and a corner of said Block 14, for a corner of this tract;

Thence N 41°39'37" E (called N 41°31'58" E) with a northwest boundary line of said 24.1784-acre tract and a southeast boundary line of said Block 14 a distance of 363.99 feet (called 364.04 feet) to an ½" iron bar with a yellow cap marked "Baker" found set in the ground, a corner of said 24.1784-acre tract and a corner of said Block 14, for a corner of this tract;

Thence N 56°01'58" E (called N 56°03'18" E) with a northwest boundary line of said 24.1784-acre tract and a southeast boundary line of said Block 14 a distance of 151.27 feet (called 151.28 feet) to an ½" iron bar with an orange cap marked "C&B" found set in the ground in the southwest right-of-way line of Columbia, the north corner of said 24.1784-acre tract and the east corner of said Block 14, for the north corner of this tract;

Thence S 54°25'16" E (called S 54°20'37" E) with a northeast boundary line of said 24.1784-acre tract a distance of 75.46 feet (called 75.87 feet) to an ½" iron bar with a yellow cap marked "Baker" found set in the ground, a reentrant corner of said 24.1784-acre tract, for a reentrant corner of this tract;

Thence N 44°58'13" E (called N 45°15'45" E) with a northwest boundary line of said 24.1784-acre tract a distance of 18.41 feet (called 18.40 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground, in the southwest right-of-way line of Columbia, a north corner of said 24.1784-acre tract, for a north corner of this tract;

Thence S 67°23'54" E (called S 67°27'09" E) with the southwest right-of-way line of Columbia and the northeast boundary line of said 24.1784-acre tract a distance of 180.14 feet (called 180.08 feet) to the point of beginning.

Containing 24.19 acres of land, more or less

The bearings for this survey are based on the Texas State Plane Coordinate System Grid, South Central Zone (4204), North American Datum 1983.

SINCLAIR LAND SURVEYING, INC.

Lemuel T. Sinclair,  
Registered Professional Land  
Surveyor No. 5142

**EXHIBIT "B" – PERMITTED EXCEPTIONS**

1. Standby fees, taxes and assessments by any taxing authority for the year 2022 and subsequent years, not yet due and payable
2. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, to the extent appearing in Public Records and valid and existing.
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: New Braunfels Utilities  
Purpose: Electric Easement  
Recording Date: April 18, 1994  
Recording No: Volume 957, Page 488, Official Public Records, Comal County, Texas  
Recording Date: April 25, 1994  
Recording No: Volume 1093, Page 590, Official Public Records, Guadalupe County, Texas  
Affects: As described therein.

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: U.S. Home Corporation  
Purpose: 10' Water Line Easement  
Recording Date: October 24, 1994  
Recording No: Volume 1003, Page 707, Official Public Records, Comal County, Texas  
Recording Date: December 5, 1994  
Recording No: Volume 1126, Page 271, Official Public Records, Guadalupe County, Texas  
Recording Date: June 24, 1997  
Recording No: Volume 1276, Page 603, Official Public Records, Guadalupe County, Texas  
Affects: As described therein.

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Comal Power Company  
Purpose: Electric Easement  
Recording Date: June 12, 1925  
Recording No: Volume 85, Page 262, Deed Records, Guadalupe County, Texas  
Affects: As described therein

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as of dedication, on the map of said tract/plat:

Purpose: 16' Utility Easement  
Affects: As depicted thereon.  
Recording No: Volume 4, Page 143-147, Map and Plat Records, Guadalupe County, Texas

7. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as of dedication, on the map of said tract/plat:

Purpose: Variable Width Fill Easement  
Variable Width Fill and Drainage Easement  
10' Electric, Gas, Telephone and Cable TV Easement  
Affects: As depicted therein.  
Recording No: Volume 6, Page 762, Map and Plat Records, Guadalupe County, Texas

**Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
05/27/2022 11:27:28 AM  
TERRI 8 Pages(s)  
202206025013**



*Bobbie Koepf*

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**SPECIAL WARRANTY DEED**

CHICAGO TITLE  
GF CT121743729

**Date:** May 26, 2022

**Grantor:** Nolley Caribbean Properties, LLC,  
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**Grantor's Mailing Address (including county):** 9370 McKnight Rd  
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SINCLAIR LAND SURVEYING, INC.

Lemuel T. Sinclair,  
Registered Professional Land  
Surveyor No. 5142

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Purpose: Electric Easement  
Recording Date: April 18, 1994  
Recording No: Volume 957, Page 488, Official Public Records, Comal County, Texas  
Recording Date: April 25, 1994  
Recording No: Volume 1093, Page 590, Official Public Records, Guadalupe County, Texas  
Affects: As described therein.

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Granted to: U.S. Home Corporation  
Purpose: 10' Water Line Easement  
Recording Date: October 24, 1994  
Recording No: Volume 1003, Page 707, Official Public Records, Comal County, Texas  
Recording Date: December 5, 1994  
Recording No: Volume 1126, Page 271, Official Public Records, Guadalupe County, Texas  
Recording Date: June 24, 1997  
Recording No: Volume 1276, Page 603, Official Public Records, Guadalupe County, Texas  
Affects: As described therein.

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Comal Power Company  
Purpose: Electric Easement  
Recording Date: June 12, 1925  
Recording No: Volume 85, Page 262, Deed Records, Guadalupe County, Texas  
Affects: As described therein

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as of dedication, on the map of said tract/plat:

Purpose: 16' Utility Easement  
Affects: As depicted thereon.  
Recording No: Volume 4, Page 143-147, Map and Plat Records, Guadalupe County, Texas

7. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as of dedication, on the map of said tract/plat:

Purpose: Variable Width Fill Easement  
Variable Width Fill and Drainage Easement  
10' Electric, Gas, Telephone and Cable TV Easement  
Affects: As depicted therein.  
Recording No: Volume 6, Page 762, Map and Plat Records, Guadalupe County, Texas

202299016900

I certify this instrument was ELECTRONICALLY FILED  
and RECORDED in the OFFICIAL PUBLIC RECORDS  
of Guadalupe County, Texas on  
05/27/2022 11:35:20 AM PAGES: 8 LEAH  
TERESA KIEL, COUNTY CLERK



*Teresa Kiel*

# Exhibit B

## The Villas at Bluebonnet Ridge

# The Villas

## AT BLUEBONNET RIDGE

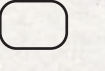

### MASTER PLAN



#### PROJECT AREAS & UNITS:

-  Duplex / **85 Lots -170 Units**
-  Park & Amenities / **0.50 Acres**
-  Picnic Trail Area / **1.95 Acres**
-  Mail Center Area / **0.29 Acres**
-  Dog Park Area / **0.56 Acres**

**TOTAL: 3.30 ac.**

-  Detention Ponds / **0.66 Acres**
-  Public Trail System / **4.01 Acres**

ALL RENDERINGS & ILLUSTRATIONS SHOWN ARE FOR ILLUSTRATION PURPOSE ONLY.

# Exhibit C

## Zoning Exhibit

**ACREAGE SUMMARY**  
 EXISTING: 24.1784 AC PRE-DEVELOPMENT ZONING  
 PROPOSED: 24.1784 AC R3 PDD ZONING

**NOTE:**  
 NO 100-YR FLOODPLAIN EXISTS ON THE  
 PROPERTY AS DEFINED BY THE COMAL COUNTY,  
 TEXAS COMMUNITY PANEL NUMBER  
 48187C0090F, AS PREPARED BY THE FEDERAL  
 EMERGENCY MANAGEMENT AGENCY, EFFECTIVE  
 DATE NOVEMBER 2, 2007

**Owner/ Developer:**  
 HABI Land,LLC.  
 7551 Callaghan RD, Suite 103, San Antonio, TX 78229  
 (210) 683-5158

**Applicant:**  
 Eugenio Murillo / HABI Land,LLC.  
 7551 Callaghan RD, Suite 103, San Antonio, TX 78229  
 (210) 683-5158

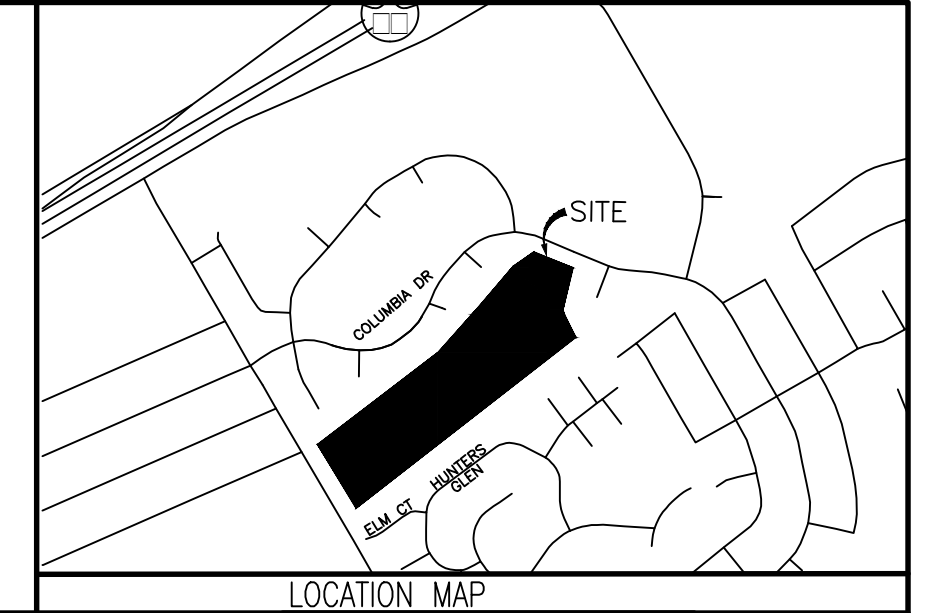
**Engineer:**  
 Alejandro R. Gomez, PE / Gomez-Garcia & Associates, Inc.  
 19230 Stone Oak Pkwy, Suite 302, San Antonio, TX 78258  
 (210) 639-5193 TBPE #5362

**Surveyor:**  
 Lemuel T. Sinclair, RPLS / Sinclair Land Surveying, Inc.  
 3411 Magic DR, San Antonio, TX 78229  
 (210) 341-4518 TBPLS #10089000

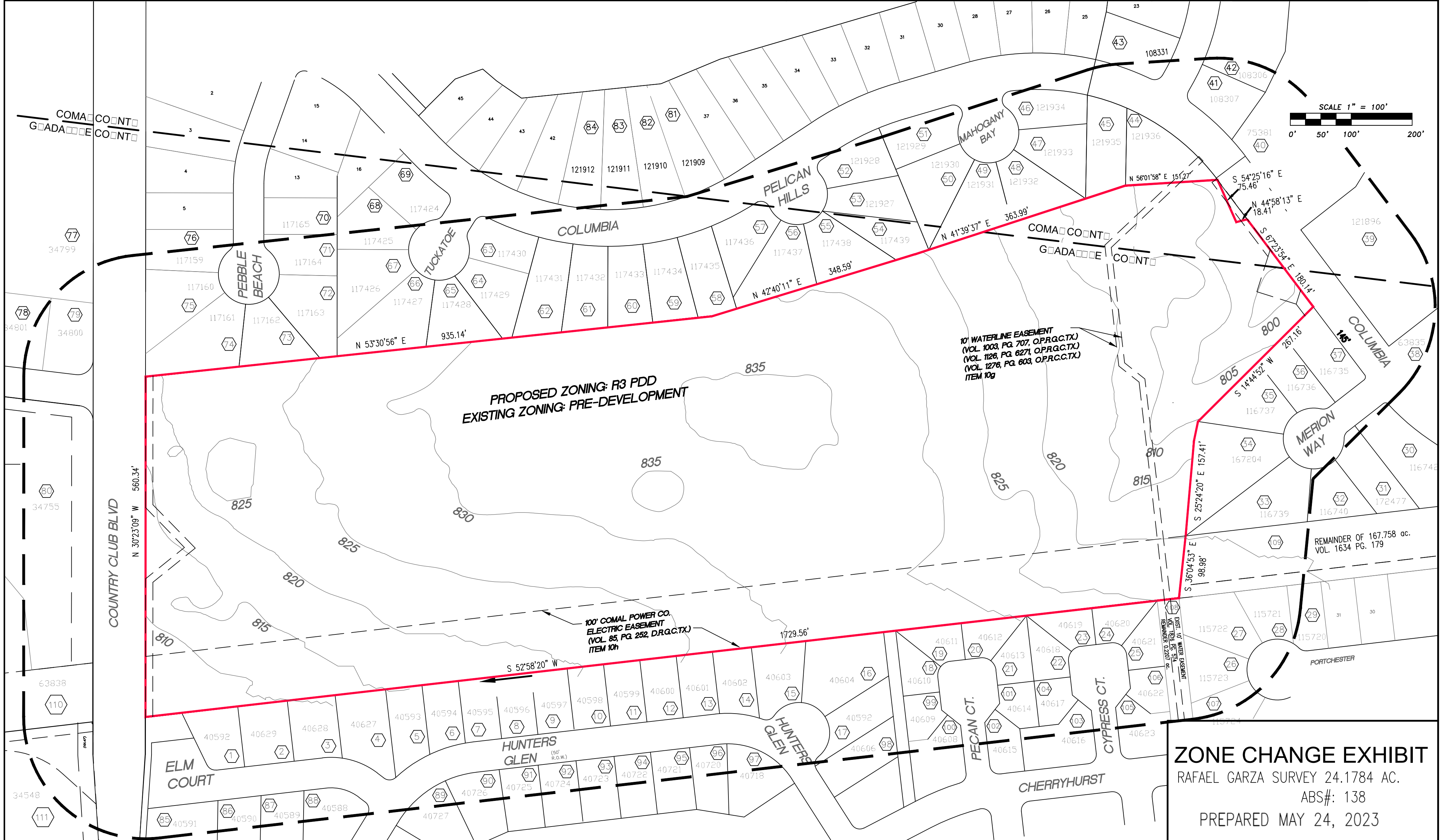
**GGA**  
**GOMEZ-GARCIA & ASSOCIATES, INC.**  
 19230 Stone Oak Pkwy, Ste. 302, San Antonio, Tx 78258  
 (210) 832-9608  
 TBPE FIRM REGISTRATION #5362

**LEGEND**

- ① PROPERTY INFORMATION. SEE TABLE FOR ADDITIONAL INFORMATION
- - - NOTIFICATION BOUNDARY
- █ ZONE CHANGE BOUNDARY
- 835 EXISTING CONTOUR LINES



LOCATION MAP



**ZONE CHANGE EXHIBIT**  
 RAFAEL GARZA SURVEY 24.1784 AC.  
 ABS#: 138  
 PREPARED MAY 24, 2023



GOMEZ-GARCIA & ASSOCIATES, INC.

19230 Stone Oak Pkwy, Ste. 302, San Antonio, TX 78258  
(210) 832-9608

TBPE FIRM REGISTRATION #5362

200-FT NOTIFICATION AREA PROPERTY INFORMATION								
PROPERTY #	COUNTY	LAND USE	ZONING	SUBDIVISION NAME	OWNER NAME	PROPERTY ADDRESS	PROPERTY ID#	RECORDING INFO
1	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	EDWARDS JAMES OWEN & LOIS KAREN ESGUERRA	3601 ELM CT SCHERTZ, TX 78154	40592	VOL. 2023 PG.99006848
2	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	COOK DENNIS R	3609 ELM CT SCHERTZ, TX 78154	40629	VOL. 2019 PG. 99010004
3	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	WRIGHT WESLEY & MARCHETA	3613 ELM CT SCHERTZ, TX 78154	40628	VOL. 2022 PG. 99013714
4	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	MCGEEHEE WILLIAM & LAURETE	3617 ELM CT SCHERTZ, TX 78154	40627	VOL. 2020 PG. 0703
5	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	STAHL DAVID EVERETT & IRIS CAMP MCNEER	3701 HUNTERS GLEN SCHERTZ, TX 78154	40593	VOL. 2021 PG. 99012278
6	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	FAYNE CHRIS R & KATHRYN L	3705 HUNTERS GLEN SCHERTZ, TX 78154	40594	VOL. 1410 PG. 0729
7	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	MILLER KELLY PATRICK & JOHN GARRETT MILLER & CASEY ALAN MILL	3709 HUNTERS GLEN SCHERTZ, TX 78154	40595	VOL. 2019 PG. 99029384
8	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	HANAWAY DAVID C & ELSIE L	3713 HUNTERS GLEN SCHERTZ, TX 78154	40596	VOL. 3017 PG. 0131
9	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	WARNER OTHMAN B LIVING TRUST	3717 HUNTERS GLEN SCHERTZ, TX 78154	40597	VOL. 2020 PG. 99019376
10	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	MAURER GEORGE H & PATSY O	3721 HUNTERS GLEN SCHERTZ, TX 78154	40598	VOL. 2054 PG. 0438
11	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	CRAWFORD JEFFERY WILLIAM & PATRICIA LOUISE	3725 HUNTERS GLEN SCHERTZ, TX 78154	40599	VOL. 4271 PG. 0461
12	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	JENKINS CHARLES F & IRENE LIPSETT JENKINS	3729 HUNTERS GLEN SCHERTZ, TX 78154	40600	VOL. 2020 PG. 99011788
13	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	ZAMZOW SHARILYN J & MELVIN	3733 HUNTERS GLEN SCHERTZ, TX 78154	40601	VOL. 3055 PG. 0890
14	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	WHEATON EDWARD C & BETTY I	3737 HUNTERS GLEN SCHERTZ, TX 78154	40602	VOL. 2935 PG. 0584
15	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	KNIGHT TOMMY WAYNE & JENNIFER SUZANNE	3741 HUNTERS GLEN SCHERTZ, TX 78154	40603	VOL. 2021 PG. 99003877
16	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	GRIFFIN KELLY K	3745 HUNTERS GLEN SCHERTZ, TX 78154	40604	VOL. 2018 PG. 99014066
17	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	LEACH DAVID & ANITA	3749 HUNTERS GLEN SCHERTZ, TX 78154	40605	VOL. 1454 PG. 0533
18	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	TAYLOR SCOTT	3917 PECAN CT SCHERTZ, TX 78154	40610	VOL. 2019 PG. 99018569
19	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	PERRY RICHARD J & SUSAN K	3913 PECAN CT SCHERTZ, TX 78154	40611	VOL. 4176 PG. 0959
20	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	ZAMZOW MARTIN O & BARBARA ZAMZOW BADGETT	3912 PECAN CT SCHERTZ, TX 78154	40612	VOL. 2015 PG. 023288
21	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	SCAPPEROTTI RICHARD & CAROL A	3908 PECAN CT SCHERTZ, TX 78154	40613	VOL. 2019 PG. 99007621
22	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	AVERY TROY BRYSEN	4017 CYPRESS CT SCHERTZ, TX 78154	40618	VOL. 2023 PG. 99000813
23	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	BERG MARY E	4013 CYPRESS CT SCHERTZ, TX 78154	40619	VOL. 3064 PG. 0355
24	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	LASANTE ROGER	4012 CYPRESS CT SCHERTZ, TX 78154	40620	VOL. 2021 PG. 99021111
25	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	MABIN JOHN QUINLAN & KATHLEEN J	4008 CYPRESS CT SCHERTZ, TX 78154	40621	VOL. 2016 PG. 011444
26	GUADALUPE CO.	RESIDENTIAL	R-6	RIDGE AT SCENIC HILLS	KUBECKA ERIC P & VICTORIA S	6101 PORTCHESTER SCHERTZ, TX 78154	115723	VOL. 2319 PG. 0120
27	GUADALUPE CO.	RESIDENTIAL	R-6	RIDGE AT SCENIC HILLS	RUIZ RUBEN T JR & FABIOLA	6105 PORTCHESTER SCHERTZ, TX 78154	115722	VOL. 2279 PG. 0491
28	GUADALUPE CO.	RESIDENTIAL	R-6	RIDGE AT SCENIC HILLS	CUMMINGS DAVID B	6109 PORTCHESTER SCHERTZ, TX 78154	115721	VOL. 2305 PG. 0459
29	GUADALUPE CO.	RESIDENTIAL	R-6	RIDGE AT SCENIC HILLS	NELSON ODION JAMAAL & VICTORIA WILLIAMSON	6113 PORTCHESTER SCHERTZ, TX 78154	115720	VOL. 2023 PG. 99001089
30	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	HACKMAN MEGAN E & JEFF	6112 MERION WAY SCHERTZ, TX 78108	116742	VOL. 2017 PG. 024104
31	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	NULL	6108 MERION WAY SCHERTZ, TX 78108	116747	NULL
32	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	LACKEY MIRIAM	6104 MERION WAY SCHERTZ, TX 78108	116740	VOL. 2022 PG. 99003275
33	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	LAWRENCE WADE H & RUTH M	6100 MERION WAY SCHERTZ, TX 78108	116739	VOL. 2400 PG. 690
34	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	COLEMAN STACY C	6101 MERION WAY SCHERTZ, TX 78108	116738	VOL. 2019 PG. 99019633
35	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	AVELLANAS LLC 6105 MERION PROTECTED SERIES	6105 MERION WAY SCHERTZ, TX 78108	116737	VOL. 2021 PG. 99019579
36	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	ALLOWAY AARON RAY & ALLOWAY JASON MICHAEL & ALLOWAY JOHN ROBERT	6109 MERION WAY SCHERTZ, TX 78108	116736	VOL. 2019 PG. 99024551
37	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	SWIFT M LORRAINE	6113 MERION WAY SCHERTZ, TX 78108	116735	VOL. 2891 PG. 0386
38	GUADALUPE CO.	COMMERCIAL	PRE	FAIRWAYS AT SCENIC HILLS	NOLLEY CARIBBEAN PROPERTIES LLC	COUNTRY CLUB BLVD SCHERTZ, TX 78154	63835	VOL. 2017 PG. 013553
39	GUADALUPE CO.	COMMERCIAL	PRE	FAIRWAYS AT SCENIC HILLS	NOLLEY CARIBBEAN PROPERTIES LLC	5 IH 35 SCHERTZ, TX 78154	121896	VOL. 201706029109
40	GUADALUPE CO.	COMMERCIAL	PRE	FAIRWAYS AT SCENIC HILLS	NOLLEY CARIBBEAN PROPERTIES LLC	0 S IH 35 SCHERTZ, TX 78154	75381	VOL. 201706029109
41	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	HENFEY PAUL J & JUDITH E	3811 PEBBLE BEACH CIBOLO, TX 78108	108307	VOL. 200306035280
42	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	DAVIS CHRISTOPHER J & BOBBI L	3807 PEBBLE BEACH CIBOLO, TX 78108	108306	VOL. 20190602400
43	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	BRECKENRIDGE PROPERTY FUND 2016 LLC	3808 PEBBLE BEACH CIBOLO, TX 78108	108331	VOL. 202206043303
44	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	FARRA ZOOBOS INVESTMENTS LP	3804 COLUMBIA CIBOLO, TX 78108	121936	VOL. 201906051364
45	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	CHANDLER JAMES W JR & CHARLOTTE	3800 COLUMBIA CIBOLO, TX 78108	121935	VOL. 200606011224
46	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	SCHAFIR HIRSHFELD ZOHAR	5708 MAHOGANY BAY CIBOLO, TX 78108	121934	VOL. 62445 PG. 158
47	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	ALVA ALAN	5704 MAHOGANY BAY CIBOLO, TX 78108	121933	VOL. 201906009496
48	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	BERGAMIN ISABEL J	5700 MAHOGANY BAY CIBOLO, TX 78108	121932	VOL. 201906031794
49	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	SOLIS JOE D & MELANIE	5701 MAHOGANY BAY CIBOLO, TX 78108	121931	VOL. 200606000979
50	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	GOODWIN THOMAS K & LORETTA A	5705 MAHOGANY BAY CIBOLO, TX 78108	121930	VOL. 201306024283
51	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	GAGLIO CARMELO	5709 MAHOGANY BAY CIBOLO, TX 78108	121929	VOL. 201006005508
52	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	HOLLINGSWORTH THOMAS	5708 PELICAN HILLS CIBOLO, TX 78108	121928	VOL. 200806035460
53	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	GOODPASTURE JOE R	5704 PELICAN HILLS CIBOLO, TX 78108	121927	VOL. 2296 PG.0912
54	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	GOODPASTURE JOE R	5704 PELICAN HILLS CIBOLO, TX 78108	117439	VOL. 2296 PG.0912
55	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	ZULAIKA WILLIAM M	5700 PELICAN HILLS CIBOLO, TX 78108	117438	VOL. 2019 PG.99020577
56	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	NATALROMAN GERALD L & KRISTEN	5705 PELICAN HILLS CIBOLO, TX 78108	117437	VOL. 3151 PG.0544
57	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	GALLARDO DAVID JR & MONICA A	5709 PELICAN HILLS CIBOLO, TX 78108	117436	VOL. 4146 PG.0618
58	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	MAMIK GUNVIR S	3730 COLUMBIA SCHERTZ, TX 78154	117435	VOL. 2015 PG. 010933
59	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	REYES SONYA E	3726 COLUMBIA SCHERTZ, TX 78154	117434	VOL. 2015 PG. 004496
60	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	WALLACE ROBBIE & ROGER	3722 COLUMBIA SCHERTZ, TX 78154	117433	VOL. 2019 PG. 99017718
61	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	ST CLAIR NORMAN S & BOBBIE H	3718 COLUMBIA SCHERTZ, TX 78154	117432	VOL. 2680 PG. 0507
62	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	R-4 INVESTMENTS LP	3714 COLUMBIA SCHERTZ, TX 78154	117431	VOL. 2020 PG. 99032698
63	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	MOORE MICHAEL D & LETICIA A	5712 TUCKATOE SCHERTZ, TX 78154	117430	VOL. 2020 PG. 99005640
64	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	MILLER KRISTAL	5708 TUCKATOE SCHERTZ, TX 78154	117429	VOL. 2020 PG. 99016776
65	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	BOULDER BERNICE	5704 TUCKATOE SCHERTZ, TX 78154	117428	VOL. 2842 PG. 0507
66	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	LERMA DAVID JOSE	5700 TUCKATOE SCHERTZ, TX 78154	117427	VOL. 4150 PG. 0099
67	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	ORCHARD PROPERTY III LLC	5701 TUCKATOE SCHERTZ, TX 78154	117426	VOL. 2023 PG.99001356
68	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	CARDENAS TRISTAN A & JENNIFER	5705 TUCKATOE SCHERTZ, TX 78154	117425	VOL. 2015 PG.003834
69	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	HUNDLEY LIVING TRUST	5709 TUCKATOE SCHERTZ, TX 78154	117424	VOL. 2419 PG. 0204
70	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	FOGEL ESTES E	3684 PEBBLE BEACH SCHERTZ, TX 78154	117165	VOL. 2472 PG. 0480
71	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	LAU HOWSON & HYESUK MIN	3678 PEBBLE BEACH SCHERTZ, TX 78154	117164	VOL. 3195 PG.0529
72	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	MARCHESE EUGENE A JR & MELISSA ANNETTE	3674 PEBBLE BEACH SCHERTZ, TX 78154	117163	VOL. 2164 PG.0434
73	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	RODRIGUEZ PATRICIA	3672 PEBBLE BEACH SCHERTZ, TX 78154	117162	VOL. 2015 PG.010459
74	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	NULL	3671 PEBBLE BEACH SCHERTZ, TX 78154	117161	NULL
75	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	SEIDEL TIMOTHY & DENISE	3675 PEBBLE BEACH SCHERTZ, TX 78154	117160	VOL. 2020 PG.99027706
76	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	MORALES MODESTO & LODIE	3679 PEBBLE BEACH SCHERTZ, TX 78154	117159	VOL. 2818 PG.0327
77	GUADALUPE CO.	RESIDENTIAL	R-6	NORTHCLIFFE COUNTRY CLUB ESTATES	REYES RAY & ROSE	3522 FOXBRIAR LN CIBOLO, TX 78108	34799	VOL. 2349 PG. 0159
78	GUADALUPE CO.	RESIDENTIAL	R-6	NORTHCLIFFE COUNTRY CLUB ESTATES	HPA BORROWER 2017-1 ML LLC	3517 WIMBLEDON DR SCHERTZ, TX 78154	34801	VOL. 2018 PG.001135
79	GUADALUPE CO.	RESIDENTIAL	R-6	NORTHCLIFFE COUNTRY CLUB ESTATES	WEINAUG JESSICA & CHAD	3521 WIMBLEDON DR CIBOLO, TX 78108	34800	VOL. 2999 PG. 1016
80	GUADALUPE CO.	COMMERCIAL	PRE	NORTHCLIFFE COUNTRY CLUB ESTATES	NOLLEY CARRIBEAN PROPERTIES LLC	5301 COUNTRY CLUB DR SCHERTZ, TX 78154	34755	VOL. 2017 PG.013553
81	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	JONES-LAMPHEAR LAURIE A	3731 COLUMBIA CIBOLO, TX 78108	121909	VOL. 202106042737
82	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	TOMLIN LISA K	3727 COLUMBIA CIBOLO, TX 78108	121910	VOL. 201706035869
83	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	ROMO SANDRA	3721 COLUMBIA CIBOLO, TX 78108	121911	VOL. 202006040410
84	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	CORTINAS ROXANNE M & JAMES D	3717 COLUMBIA CIBOLO, TX 78108	121912	VOL. 202306000599
85	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	MCMASTER PATRICK M & ANN	3604 ELM COURT, SCHERTZ, TX 78108	40591	VOL. 2019 PG.99028553
86	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	COURSE HARVEY E & AMELIA	3620 ELM COURT, SCHERTZ, TX 78108	40590	VOL. 2021 PG.99011580
87	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	KOSBIE JIM PAPA TRUST	3624 ELM COURT, SCHERTZ, TX 78108	40589	VOL. 2023 PG. 99001051
88	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	SPENCER JUDY G LIVING TRUST	3628 ELM COURT, SCHERTZ, TX 78108	40588	VOL. 2020 PG.99005664
89	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	IGEL MARGARET	3712 HUNTER GLEN, SCHERTZ, TX 78108	40727	VOL. 2019 PG.99015945
90	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	MALLAMS GERALD ROGER & NORENE LOUISE	3716 HUNTER GLEN, SCHERTZ, TX 78108	40726	VOL. 2021 PG. 99031637
91	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	IRELAND DAVID G & DONNA LIVING TRUST	3720 HUNTER GLEN, SCHERTZ, TX 78108	40725	NULL
92	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	RADCLIFFE ROBERT F & RUTH A	3724 HUNTER GLEN, SCHERTZ, TX 78108	40724	VOL. 2022 PG.99011459
93	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	KLING DAVID A	3728 HUNTER GLEN, SCHERTZ, TX 78108	40723	VOL. 1549 PG. 0360
94	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	MOORE STANLEY ROBERT & MARYLEDA GALLOWAY MOORE	3732 HUNTER GLEN, SCHERTZ, TX 78108	40722	VOL. 2018 PG.99021021
95	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	SHOLTIS MARIA	3736 HUNTER GLEN, SCHERTZ, TX 78108	40721	VOL. 2022 PG.99011262
96	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	BERG PHILIP	3740 HUNTER GLEN, SCHERTZ, TX 78108	40720	VOL. 3064 PG. 1016
97	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	CLANCEY SHARON	3744 HUNTER GLEN, SCHERTZ, TX 78108	40718	VOL. 2021 PG.99042165
98	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	ENSMINGER GARY	3753 HUNTER GLEN, SCHERTZ, TX 78108	40606	VOL. 2015 PG.015199
99	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	WALKER SUSAN B	3921 PECAN CT, SCHERTZ, TX 78108	40609	VOL. 2021 PG.99030760
100	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	BEEBE JAMES W & IRENE	3925 PECAN CT, SCHERTZ, TX 78108	40608	VOL. 1695 PG. 0849
101	GUADALUPE CO.	RESIDENTIAL	R-6					

# Exhibit D

## Amenities, Parks, Entry, Mail Station

MEP	CIVIL
STRUCTURAL	LANDSCAPE

**The Villas**  
**AT BLUBONNET RIDGE**  
Northcliffe  
Schertz, TX 78108

REVISIONS		
No.	Date	Description

PROJECT # 8129-S  
DATE: 04/05/2023  
DRAWN: JPV  
CHECKED BY: OAV

**L0.0**

SHEET #

OF SHTS.



**KEY:**

- 1. PRIMARY GATED ACCESS
- 2. SECONDARY GATED ACCESS (RESIDENTS ONLY)
- 3. DOG PARK
- 4. AMENITIES
- 5. PRIVATE TRAIL & PICNIC AREA
- 6. PUBLIC TRAIL SYSTEM (DESIGN TBD)
- 7. POND
- 8. MAILBOX PAVILION

**PARKING:**

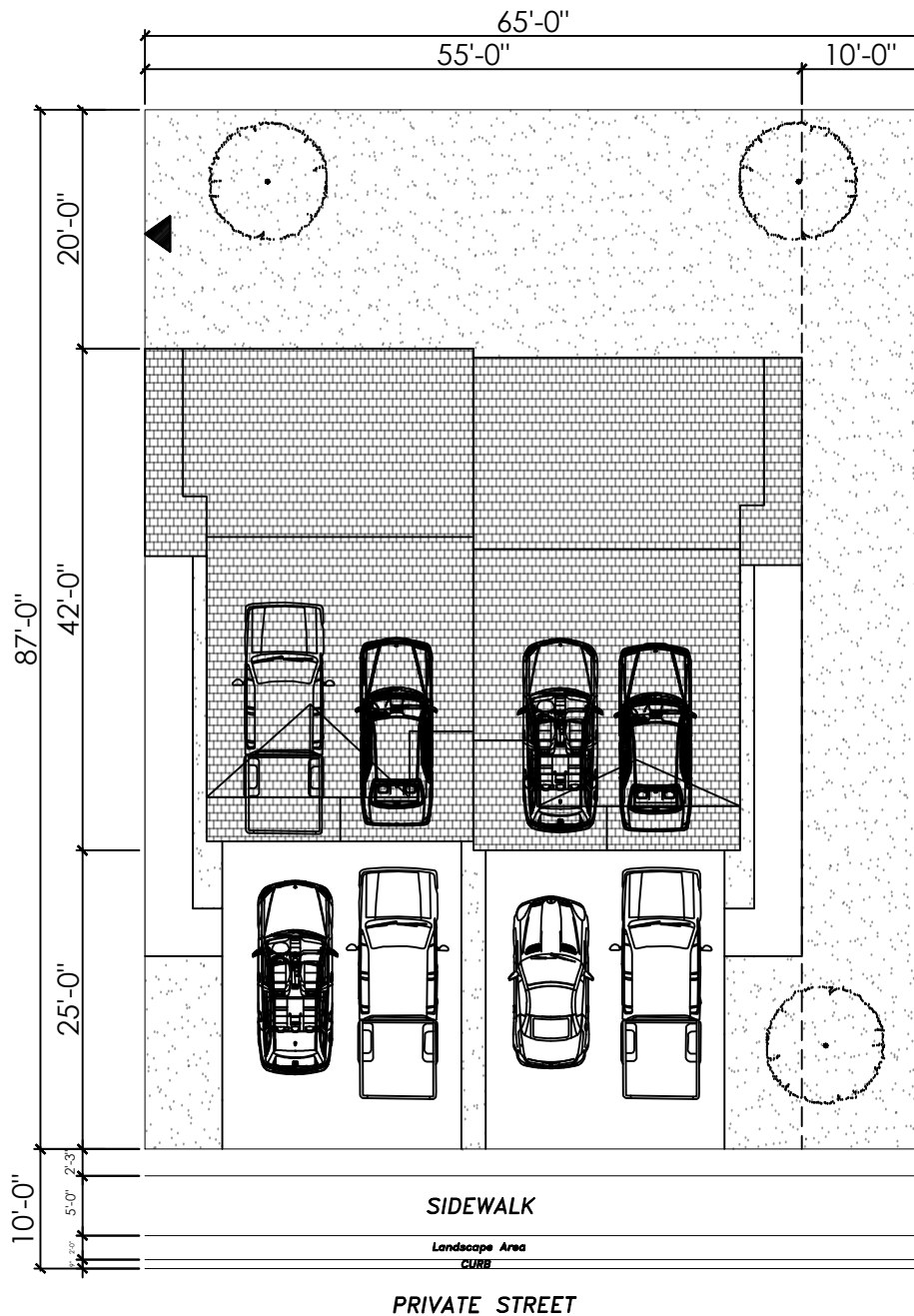
- 76 STREET PARKING
- 680 OFF STREET PARKING
- 16 AMENITY PARKING
- 772 TOTAL PARKING SPOTS

**1 GENERAL SITE PLAN**  
SCALE: 1"=80'-0"

**NOT FOR CONSTRUCTION**  
NOTE: THESE DRAWINGS ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY PERMIT, OR CONSTRUCTION

# Exhibit E

## Parking Exhibit Per Unit



## EXHIBIT "E"

### ARTICLE 10. PARKING STANDARDS

#### Sec. 21.10.2. General provisions.

- A. Required off-street parking in residential districts shall be provided on the same site, lot or tract as the main use for which the parking is provided.
- B. Required off-street parking in nonresidential districts may be located on the same site, lot or tract as the main use for which the parking is provided or on a site, lot or tract located within the same zoning district and within 150 feet of the main use.
- E. All driveways and all required off-street parking spaces shall be on a paved concrete or asphalt surface. All drive approaches shall be of paved concrete.
- I. *Residential curb cuts.*
  1. *Straight driveways.* Curb cuts for residential driveway aprons shall be not less than ten feet (10') in width, and not more than twelve feet (12') in width for a single driveway apron nor more than twenty-four feet (24') in width for a double driveway apron. Curb cuts will be permitted only for driveway aprons providing access to a garage, carport or hardstand. Not more than one curb cut will be permitted for each residential parcel of land except as follows for circular driveways.

#### Sec. 21.10.3. Size of space.

- A. Each standard off-street surface parking space shall measure not less than ten feet by 20 feet, exclusive of access drives and aisles, and shall be of usable shape and condition.
- D. Each standard parking space located in a parking garage shall measure not less than ten feet by eighteen feet (10' x 18'), exclusive of access drives or aisles.

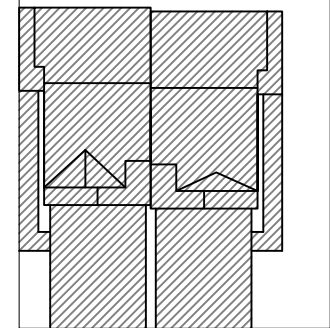


Xero Escape



Zero Lot Line

SqFt Lot	5655
Impervious Cover	3320.58
% Impervious Cover	58.72%



# EXHIBIT "E"

## ARTICLE 10. PARKING STANDARDS

### Sec. 21.10.2. General provisions.

- A. Required off-street parking in residential districts shall be provided on the same site, lot or tract as the main use for which the parking is provided.
- B. Required off-street parking in nonresidential districts may be located on the same site, lot or tract as the main use for which the parking is provided or on a site, lot or tract located within the same zoning district and within 150 feet of the main use.
- E. All driveways and all required off-street parking spaces shall be on a paved concrete or asphalt surface. All drive approaches shall be of paved concrete.
- I. *Residential curb cuts.*
  1. *Straight driveways.* Curb cuts for residential driveway aprons shall be not less than ten feet (10') in width, and not more than twelve feet (12') in width for a single driveway apron nor more than twenty-four feet (24') in width for a double driveway apron. Curb cuts will be permitted only for driveway aprons providing access to a garage, carport or hardstand. Not more than one curb cut will be permitted for each residential parcel of land except as follows for circular driveways.

### Sec. 21.10.3. Size of space.

- A. Each standard off-street surface parking space shall measure not less than ten feet by 20 feet, exclusive of access drives and aisles, and shall be of usable shape and condition.
- D. Each standard parking space located in a parking garage shall measure not less than ten feet by eighteen feet (10' x 18'), exclusive of access drives or aisles.

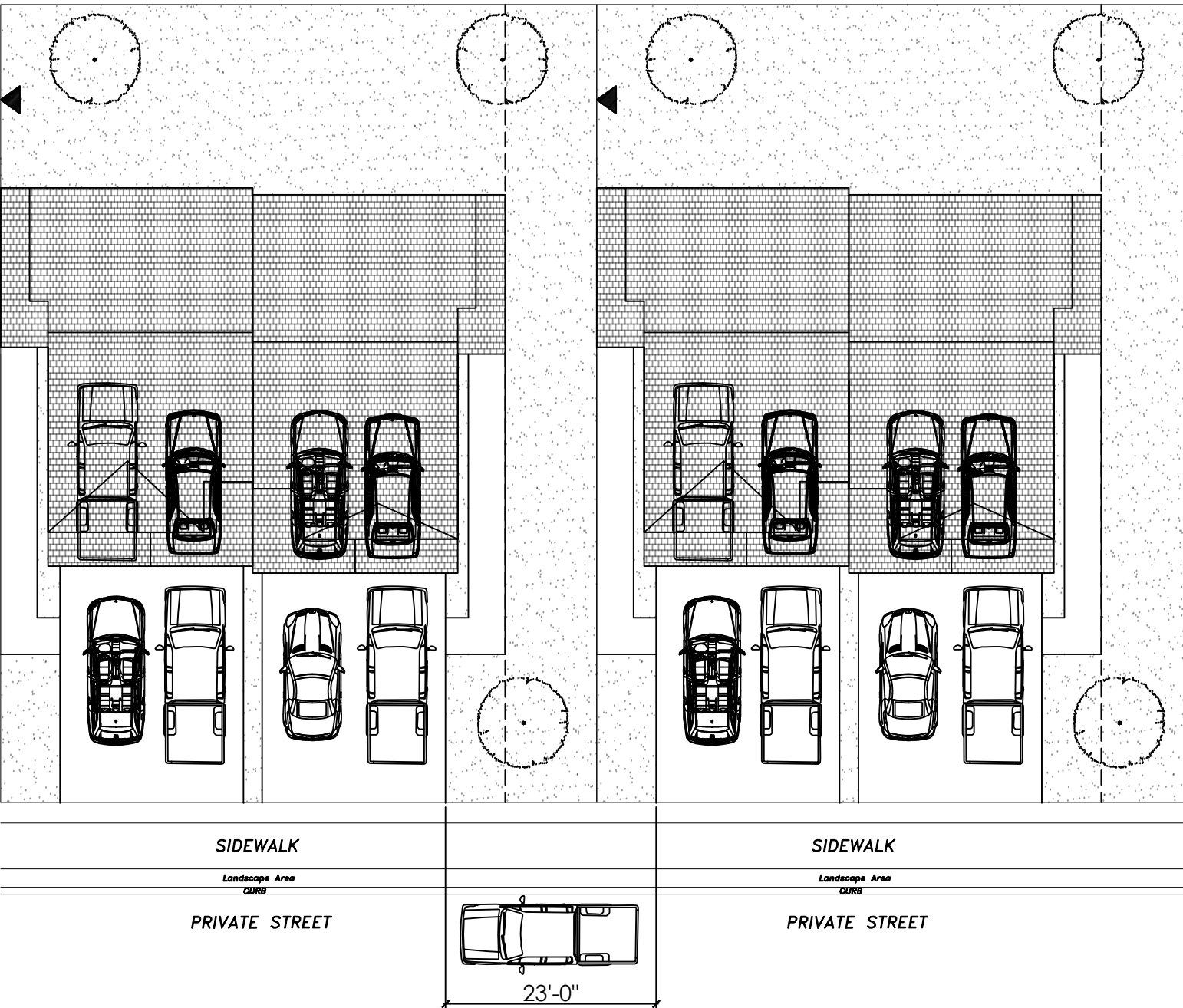
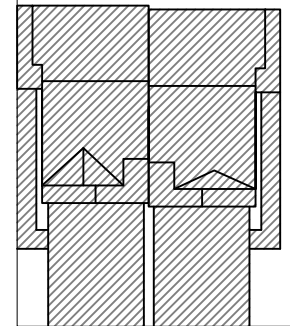


Xero Escape



Zero Lot Line

SqFt Lot	5655
Impervious Cover	3320.58
% Impervious Cover	58.72%



PLPDD20230093:  
Public Hearing Notice  
Responses Received as of  
June 9, 2023 at 4:00pm

Reply Form

I am: in favor of  opposed to  neutral to  the request for **PLPDD20230093**

COMMENTS: \_\_\_\_\_

NAME: AUDREY HECTOR SIGNATURE Audrey Hector  
(PLEASE PRINT)

STREET ADDRESS: 5704 Auekator Schertz, TX 78108

DATE: 6/6/23

NOTICE OF PUBLIC HEARING

June 1, 2023

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, June 14, 2023, at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20230093**– A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe County, Texas.

The Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. *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 Emily Delgado, Planning Manager, 1400 Schertz Parkway, Bldg. 1, Schertz, Texas 78154 or by email at [planning@schertz.com](mailto:planning@schertz.com). If you have any questions, please feel free to call Emily Delgado, Planning Manager directly at (210) 619-1784.

Sincerely,

*Emily Delgado*

Emily Delgado  
Planning Manager

Reply Form

I am: in favor of  opposed to  neutral to  the request for PLPDD20230093

COMMENTS: \_\_\_\_\_

NAME: David + Beverly Mitchell SIGNATURE: Beverly Mitchell  
(PLEASE PRINT)

STREET ADDRESS: 6104 Portchester, Schertz, TX 78108

DATE: 6/7/2023

NOTICE OF PUBLIC HEARING

June 1, 2023

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Sincerely,

*Emily Delgado*

Emily Delgado  
Planning Manager

Reply Form

I am: in favor of  opposed to  neutral to  the request for **PLPDD20230093**

COMMENTS: \_\_\_\_\_

NAME: Laurie Lamphear SIGNATURE Laurie Lamphear  
(PLEASE PRINT)

STREET ADDRESS: 3731 Columbia Dr, Cibola TX 78108

DATE: 6/7/2023

**NOTICE OF PUBLIC HEARING**

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Sincerely,



Emily Delgado  
Planning Manager

Reply Form

I am:  in favor of  opposed to  neutral to  the request for PLPDD20230093

COMMENTS: Needs to be 55+ if rental units - one level - these won't sell with mort units rates -

NAME: Margaret Lgel (PLEASE PRINT) SIGNATURE Margaret Lgel

STREET ADDRESS: 3712 Hunters Glen-

DATE: 6-6-23

55+ buyers pay cash!!

NOTICE OF PUBLIC HEARING

June 1, 2023

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of [ ] opposed to [x] neutral to [ ] the request for PLPDD20230093

COMMENTS: Home owner dwellings OK, Rental apartments NO

NAME: Martin Zamzow SIGNATURE [Signature] (PLEASE PRINT)

STREET ADDRESS: 3912 Pecan Court (lot 40617)


DATE: 6-6-23

Reply Form

I am: in favor of  opposed to  neutral to  the request for PLPDD20230093

COMMENTS: \_\_\_\_\_

NAME: Bonnie Miller  
(PLEASE PRINT)

SIGNATURE: 

STREET ADDRESS: 3709 Hunters Glen Dr.

DATE: 6/5/23

## Emily Delgado

---

**From:** David Lerma <g132311@yahoo.com>  
**Sent:** Tuesday, June 6, 2023 11:28 PM  
**To:** planning@schertz.com  
**Subject:** PLANNED DEVELOPMENT DISTRICT REZONE PROTEST

Hello Mrs. Delgado, I am **opposed** to the rezoning related to PLPDD20230093. My Name is- David Lerma. Address- 5700 Tuckatoe. I graduated from Samuel Clemens High School and have lived in Schertz for the past 40 years. Schertz always advertises that they have parks and trails. I am very disappointed that the City of Schertz have not purchased the property and make it into a park and trails for the citizens of Schertz that live in this area. Schertz could and should buy the property and do the right thing and make it into a park with trails.

Regards,  
David Lerma

**NOTICE OF PUBLIC HEARING**

June 1, 2023

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Sincerely,



Emily Delgado  
Planning Manager

Reply Form

I am: in favor of  opposed to  neutral to  the request for **PLPDD20230093**

COMMENTS: \_\_\_\_\_

NAME: TOMMY & JENNIFER KNIGHT SIGNATURE Tommy Knight Jennifer Knight  
(PLEASE PRINT)

STREET ADDRESS: 3741 HUNTERS Glen

DATE: 6/6/2023

**PLANNING AND ZONING COMMISSION MEETING: 06/14/2023**  
**Agenda Item 6 A**

TO: Planning and Zoning Commission  
PREPARED BY: Ameriz Gamez, Planner  
CASE: PLPP20230073  
SUBJECT: PLPPP20230073 - Consider and act upon a request for approval of a preliminary plat of the FM 1518 Schertz Multifamily Apartments, approximately 15 acres of land generally located 2,200 feet southeast of the intersection of Lower Seguin Road and FM 1518, Parcel ID 309999, City of Schertz, Bexar County, Texas.

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**GENERAL INFORMATION:**

Owner: Karen L. Dahle  
Applicant: Alejandro Jimenez

**APPLICATION SUBMITTAL DATE:**

Date:	Application Submittal Type:
06/01/2023	Preliminary Plat

**ITEM SUMMARY:**

The applicant is proposing to preliminary plat approximately 15 acres of land establishing a 300 unit multifamily apartment complex that will consist of 8 apartment building, a Clubhouse, and a Maintenance/Laundry building. The site is currently zoned Planned Development District (PDD). The zoning ordinance number is 22-S-41 and was approved by City Council on September 14, 2022. The Proposed development will adhere to the City's "R-4" Apartment/Multi-family Residential District standards requirements as dictated by the Unified Development Code and PDD.

**GENERAL LOCATION AND SITE DESCRIPTION:**

The property is generally located approximately 2,200 feet southeast of the intersection of Lower Seguin Road and FM 1518. The property is across FM 1518 from the intersection of Long Leaf Parkway and 1518.

**ACCESS AND CIRCULATION:**

The property will have two access points, the first will be the main entrance from FM 1518 and second will be emergency access that goes from FM 1518 to the adjacent property to the east through a 26-foot wide emergency access easement.

**TREE MITIGATION AND PRESERVATION:**

The applicant will be responsible for complying with the Unified Development Code (UDC), Section 21.9.9 Tree Preservation and Mitigation. The property will be removing protected and/or heritage trees and tree mitigation fees will be reviewed with the development of the site.

**PUBLIC SERVICES:**

The proposed FM 1518 Multifamily Apartments 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: The property will be serviced by the City of Schertz through a 12inch water line and will be stubbed for future development.

Sewer: The property will be serviced by the City of Schertz through a 12inch sewer line. It will be treated by CCMA.

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 FM 1518 in accordance with the City of Schertz standards.

Road Improvements: The subject property is adjacent to FM 1518 which is identified on the City of Schertz Master Thoroughfare Plan as a Principal Arterial, with a 120'-130' of Right of Way. Due to the property being adjacent to FM 1518 TxDot has reviewed the plat exhibit and provided a letter of no objection to the proposed plat. Included within the proposed preliminary plat is a 0.07 acre variable width Right of Way dedication along a portion of the subject property adjacent to FM 1518.

**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.

<b>Planning Department Recommendation</b>	
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.

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**Attachments**

- Aerial Exhibit of Subject Property
  - F.M. 1518 Schertz Multifamily Apartments Preliminary Plat Exhibit
-



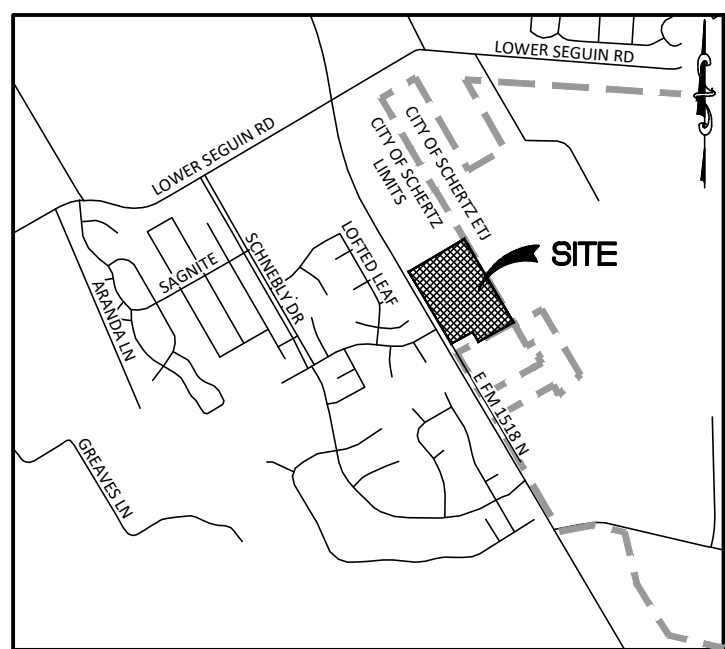
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**SCHERTZ**  
COMMUNITY \* SERVICE \* OPPORTUNITY

**FM 1518 SCHERTZ  
MULTIFAMILY APARTMENTS  
(PLPP20230073)**

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

1 Inch = 250 Feet



**LOCATION MAP**

**LEGEND**

E.G.T.V.E.	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
VOL.	VOLUME
PG.	PAGE
DOC.#	DOCUMENT NUMBER
639,767 S.F.	LOT SQUARE FOOTAGE
S.F.	SQUARE FEET
AC.	ACRE
---	EXISTING CONTOUR
⊕	CENTERLINE
---	APPROXIMATE SCHERTZ CITY LIMITS BOUNDARY
---	PROPOSED SANITARY SEWER MAIN
⊙	PROPOSED SANITARY SEWER MANHOLE
●	IRON ROD SET

**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.
- THE PROPERTY IS ZONED PLANNED DEVELOPMENT DISTRICT (PDD).
- THE THROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.
- THE TOTAL NUMBER OF LOTS PROPOSED BY THIS PLAT IS 1.

**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.

**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.

**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, STRUCTURE 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 EQUIPMENT, 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, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

**TDOT NOTES:**

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- THE OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THE DEVELOPMENT AND STRUCTURES FOR REDUCTION OF DISCHARGE VELOCITY WILL NOT ENCRUCH BY STRUCTURE OR GRADING INTO STATE ROW OR INTO AREAS OF ROW RESERVATION OR DEDICATION. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE, TRANSITION OR CONTRIBUTING ZONES, PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE ROW OR INTO AREAS OF ROW RESERVATION OR DEDICATION WILL NOT BE ALLOWED. NO NEW EASEMENTS OF ANY TYPE SHOULD BE LOCATED IN AREAS OF ROW RESERVATION OR DEDICATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TDOT'S, "ACCESS MANAGEMENT MANUAL". THE PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF 1 (ONE) ACCESS POINTS, BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF APPROXIMATELY 872.37' FEET, WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS, THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED WITH CONSIDERATION GIVEN TO TOPOGRAPHY, ESTABLISHED PROPERTY OWNERSHIPS, UNIQUE PHYSICAL LIMITATIONS, AND/OR PHYSICAL DESIGN CONSTRAINTS. THE SELECTED LOCATION SHOULD SERVE AS MANY PROPERTIES AND INTERESTS AS POSSIBLE TO REDUCE THE NEED FOR ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FULL MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO PUBLIC ROADWAYS THAT ARE ON LOCAL THROUGHFARE PLANS.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TDOT.
- ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

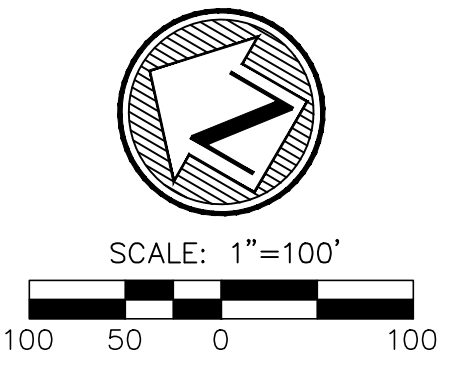
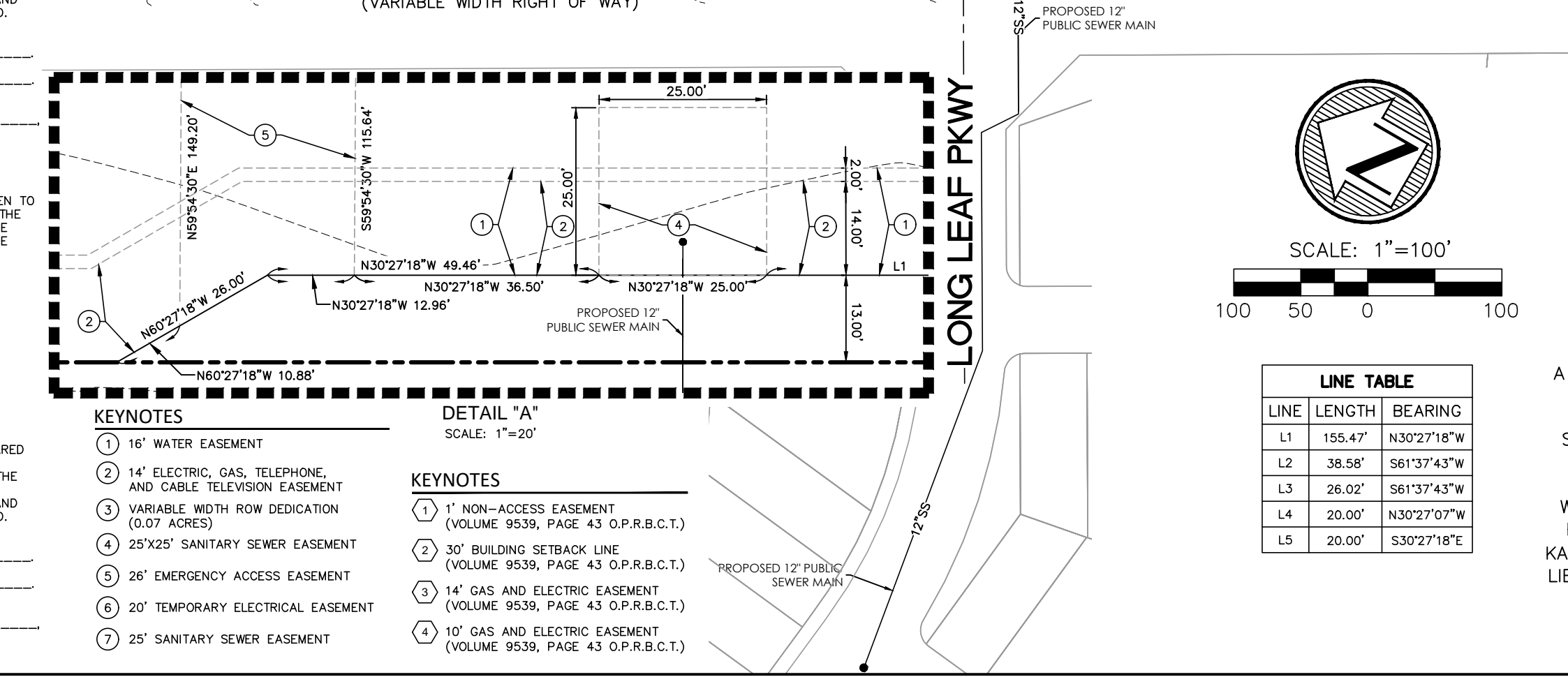
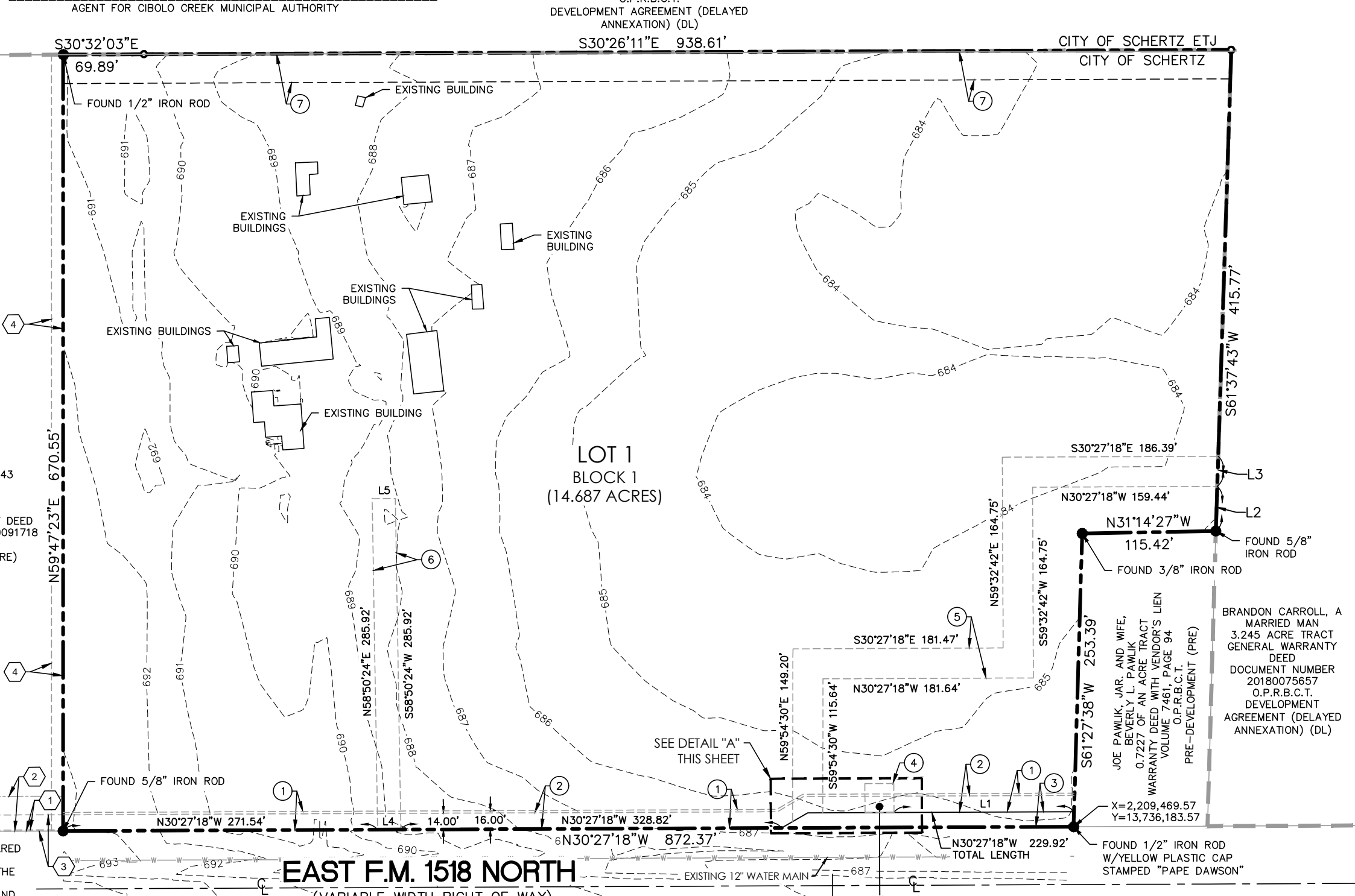
**OWNER / DEVELOPER:**  
KAREN L. DAHLE  
9120 E.F.M. 1518 N  
SCHERTZ, TX 78154  
(210) 669-8272

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
KAREN L. DAHLE  
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE 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



LINE TABLE		
LINE	LENGTH	BEARING
L1	155.47'	N30°27'18"W
L2	38.58'	S61°37'43"W
L3	26.02'	S61°37'43"W
L4	20.00'	N30°27'07"W
L5	20.00'	S30°27'18"E

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, R.P.L.S.  
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, JAR., 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, JAR.  
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, 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 BEXAR

THIS PLAT OF F.M. 1518 SCHERTZ MULTIFAMILY APARTMENTS 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, \_\_\_\_\_, COUNTY CLERK OF BEXAR, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF \_\_\_\_ A.D. 20\_\_\_\_ AT \_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_ DAY OF \_\_\_\_ A.D. 20\_\_\_\_ AT \_\_\_\_ M. IN THE RECORDS OF \_\_\_\_ AND \_\_\_\_ OF SAID COUNTY, IN BOOK VOL. \_\_\_\_ ON PG. \_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20\_\_\_\_

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

**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

"PRELIMINARY"  
SUBDIVISION PLAT ESTABLISHING  
**F.M. 1518 SCHERTZ  
MULTIFAMILY APARTMENTS**

A 14.687 ACRE (639,766.78 SQUARE FEET) TRACT OF LAND IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS, WHICH INCLUDES A 0.07 ACRE VARIABLE WIDTH RIGHT OF WAY DEDICATION TO THE CITY OF SCHERTZ, SITUATED IN THE JULIAN DIAZ SURVEY NO. 66, ABSTRACT 187, COUNTY BLOCK NO. 5059, BEING A PORTION OF A 10.000 ACRE TRACT AS CONVEYED TO KAREN L. DAHLE AND SPOUSE, MICHAEL H. DAHLE BY WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN VOLUME 10257, PAGE 210 AND A PORTION OF A 5.095 ACRE TRACT AS CONVEYED TO KAREN L. DAHLE, A MARRIED PERSON, BY WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN VOLUME 10337, PAGE 840, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

DATE OF PREPARATION: June 9, 2023

SHEET 1 OF 1

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**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 applications submitted to the Planning and Community Development Department between May 20, 2023 and June 9, 2023.

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

- Ord. 23-S-10 – Conduct a public hearing and consideration and/or action 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.
  - Recommended for approval at the April 12, 2023 P&Z Meeting (5-0)
  - Approved at first reading at the May 9, 2023 CC Meeting (7-0)
  - Approved at final reading at the May 23, 2023 CC Meeting (5-0)
- Ord. 23-S-12 - Conduct a public hearing and consideration and/or action on a Specific Use Permit to allow a convenience store with gas pumps on approximately 4.2 acres of land, located at the intersection of North Graytown Road & IH 10, address: 11185 IH 10 E, City of Schertz, Bexar County, Texas, property ID: 619232.
  - Recommended for approval at the May 10, 2023 P&Z Meeting (7-0)
  - Approved at first reading at the June 6, 2023 CC Meeting (7-0)
  - Scheduled for final reading at the June 20, 2023 CC Meeting
- Ord. 23-S-13 Conduct a public hearing and consideration and/or action on amendments to Part III of the Schertz Code of Ordinances, Unified Development Code (UDC) to Article 5, Section 21.8.5 Permitted Use Table, and Article 16 Definitions
  - Recommended for approval at the May 24, 2023 P&Z meeting (5-0)
  - Tentatively scheduled for first reading at the July 11, 2023 CC Meeting

**ADMINISTRATIVELY APPROVED PROJECTS:**

- The following development application was administratively approved between May 20, 2023 and June 9, 2023.
    - Schertz Wastewater Lift Station Lot 1, Block 1 (72 Bubbling Springs Road)
      - Site Plan for a proposed lift station
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