



MEETING AGENDA
Planning & Zoning Commission
REGULAR SESSION PLANNING & ZONING COMMISSION
June 28, 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 28, 2023 at 6:00 p.m.

The Planning and Zoning Commission will hold the regularly scheduled meeting at 6:00p.m., Wednesday, June 28, 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 by 5:00p.m. on Tuesday, June 27, 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 June 14, 2023 Regular Meeting.

B. PLFP20230152 - Consider and act upon a request for approval of a final plat of the Core5 Subdivision, an approximately 165 acre tract of land generally located at the northwest corner of the intersection of Scenic Lake Drive and IH-10, also identified as Parcel IDs: 619013, 619006, 619017, City of Schertz, Bexar County, Texas

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. 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

6. ITEMS FOR INDIVIDUAL CONSIDERATION:

- A. PLPP20230139 - Consider and act upon a request for approval of a preliminary plat for the Palapas - John Subdivision, an approximately 3.5 acre tract of land located approximately 250 feet west of the intersection of Schertz Parkway and IH 35, City of Schertz, Guadalupe County. Parcel ID: 64689, 64677, & 64687.

7. WORKSHOP AND DISCUSSION:

- A. Workshop, Discussion, and Possible Action in relation to UDC Section 21.4.3. Notice Requirements, specifically in relation to public hearing notification signs

8. 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.

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

- A. Current Projects and City Council Status Update

10. 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 23rd day of June, 2023 at 5:00 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: 06/28/2023
Agenda Item 4 A

TO: Planning and Zoning Commission
PREPARED BY: Emily Delgado, Planning Manager
SUBJECT: Minutes for the June 14, 2023 Regular Meeting.

Attachments

Draft Minuets for the June 14, 2023 Regular P&Z Meeting

DRAFT

PLANNING AND ZONING MINUTES

June 14, 2023

The Schertz Planning and Zoning Commission convened on June 14, 2023 at 6:00 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; Judy Goldick, Commissioner; John Carbon, Commissioner

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

Staff present: Brian James, Deputy City Manager; 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 6:00 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 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.

Richard Maus- 3434 Wimbledon Dr.

Bill Edmunds- 4909 Crestwood Dr.

Waynette Dolm- 3401 Columbia

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.

Motioned by Commissioner Judy Goldick to approve the consent agenda's, seconded by Commissioner Gordon Rae

Vote: 6 - 0 Passed

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.

Mrs. Delgado and the applicant provided a presentation.

Mr. Outlaw opened the public hearing at 6:32 P.M.
Phillip Jackson- 3410 Wimbledon Dr.
Heather Jackson- 3410 Wimbledon Dr.
Kai Jackson- 3410 Wimbledon Dr.
Richard Maus- 3434 Wimbledon Dr
Amanda Reyes- 3726 Columbia Dr.
Kristen Wilson- 5006 Tiffany Lane
Bill Edmonds- 4909 Crestwood Dr

Mr. Outlaw closed the public hearing at 6:55 P.M.

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

Vote: 5 - 1 Passed

NAY: Commissioner Roderick Hector

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.

Motioned by Commissioner Richard Braud to approve , seconded by Commissioner Judy Goldick

Vote: 6 - 0 Passed

7. REQUESTS AND ANNOUNCEMENTS:

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

There were requests by Chairman Outlaw.

B. Announcements by Commissioners

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

There were no announcements by Commissioners.

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 7:41 P.M.

Chairman, Planning and Zoning Commission

Recording Secretary, City of Schertz

PLANNING AND ZONING COMMISSION MEETING: 06/28/2023
Agenda Item 4 B

TO: Planning and Zoning Commission
PREPARED BY: Samuel Haas, Senior Planner
CASE: PLFP20230152
SUBJECT: PLFP20230152 - Consider and act upon a request for approval of a final plat of the Core5 Subdivision, an approximately 165 acre tract of land generally located at the northwest corner of the intersection of Scenic Lake Drive and IH-10, also identified as Parcel IDs: 619013, 619006, 619017, City of Schertz, Bexar County, Texas

GENERAL INFORMATION:

Owner: C5LC AT INTERSTATE 10 LLC
Applicant: Paulino Paredes, Kimley-Horn

APPLICATION SUBMITTAL DATE:

Date: 06/19/23 **Application Submittal Type:** Final Plat

ITEM SUMMARY:

The applicant is proposing to final plat approximately 165 acres of land establishing 6 lots to construct four industrial buildings and an open space lot. The development will also have one lot that will be in a separate zoning district with no development plans at this time. The site is currently zoned Manufacturing District - Light (M-1) and General Business (GB) and will adhere to the design requirements as dictated by the Unified Development Code.

	Lot Size and Dimensions			Setbacks			Misc. Requirements	
Code	Area sq. ft.	Width	Depth	Front	Rear	Side	Max Ht.	Max Imp.
M-1	10,000	100	100	25	0	0	120	80%
GB	10,000	100	100	25	0	0	120	80%

Zoning	Lot # Block 1	Acreage
M-1	1	28.60
M-1	2	35.72
M-1	3	25.66
M-1	4	27.73
GB	5	19.71
M-1	900	23.67

GENERAL LOCATION AND SITE DESCRIPTION:

The subject property is generally located at the northwest corner of the intersection of Scenic Lake Drive and IH-10, approximately 200 feet to the east of 1604, and approximately 1,000 feet to the southeast of the Binz-Engleman and 1604 intersection located in San Antonio, Texas. Listed in Bexar County as Parcel ID: 619013, 619006, 619017.

ACCESS AND CIRCULATION:

The proposed subdivision will have two points of access. One will be from a proposed roadway extension on the northwest of the site from the Binz-Engleman and Loop 1604 intersection in the San Antonio city limits, the roadway extension will be named Viewpoint Ridge. The other will be on the southeast of the site from the Scenic Lake Drive and IH-10 intersection. The site will have cross lot access from Lots 1-5 with an irrevocable variable width ingress/egress easement for circulation throughout the site.

TREE MITIGATION AND PRESERVATION:

The applicant will be responsible for complying with Unified Development Code (UDC), Section 21.9.9 Tree Preservation and Mitigation. The applicant received a Tree Removal Permit on November 01, 2022, with all fees being paid prior to issuance. Any further removal of Protected and Heritage trees will involve an additional application with associated mitigation fees.

PUBLIC SERVICES:

The site is serviced by San Antonio Water Systems for water, the city of Schertz for sewer along with the San Antonio River Authority (SARA), CPS Energy, 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 site will be serviced by the San Antonio Water System and will be required to have a 12 inch line.

Sewer: The unit will be provided sewer service by City of Schertz, and it will be treated by SARA.

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

Sidewalks, Hike and Bike Trails: Sidewalks will be constructed along both sides of the street throughout the subdivision. All sidewalks will be designed to meet the City of Schertz specifications. On December 14th, 2022 The Planning and Zoning Commission granted Core5 a waiver to construct sidewalks, and hike and bike trails on full-street sections along only portions of the required roadway improvements, rather than the UDC mandated half-street sections.

Road Improvements: In this proposed subdivision, Core5 would be required to construct half-street improvements totaling 1,240 feet for the Proposed Secondary Rural Arterial, and half-street improvements for 1,630 feet for the Commercial Collector per UDC requirements.

On December 14th, 2022 The Planning and Zoning Commission granted the applicant a waiver to UDC Section 21.14.1.K and 21.14.1.P, for the requirement to improve substandard roadways adjacent to proposed subdivision plats. The waiver granted allowed the applicant to construct full street improvements for 675 feet for the Proposed Secondary Rural Arterial with a 1000 feet extension to the Binz-Engleman (proposed Viewpoint Ridge) and 1604 intersection in the jurisdiction of San Antonio, TX, and full street improvements of the Commercial Collector that will be the Scenic Lake Drive extension for a total of 720 feet which will be a driveway entrance to Core5.

STAFF ANALYSIS AND RECOMMENDATION:

The final 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 final plat.

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

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

COMMISSIONERS CRITERIA FOR CONSIDERATION:

The Planning and Zoning Commission is the final approval authority of the proposed final plat. In considering final action on a final plat, the Commission should consider the criteria within UDC, Section 21.12.9.D.

Attachments

Aerial Exhibit

Plat Exhibit

Waiver Results Letter



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



CORE 5 LOGISTICS CENTER AT IH 10 (PLFP20230152)

- | | | | | |
|--------------------|----------------------------|----------------------------------|--------------------------------|----------------------|
| <all other values> | <all other values> | Planned Secondary Arterial | Commercial Collector B | Schertz Gravity |
| Highways | Freeway | Secondary Rural Arterial | Planned Commercial Collector B | Schertz Pressure |
| Major Roads | Principal Arterial | Planned Secondary Rural Arterial | Commercial Collector A | Neighboring Gravity |
| Minor Roads | Planned Principal Arterial | Residential Collector | Planned Commercial Collector A | Neighboring Pressure |
| Other Cities | Secondary Arterial | Planned Residential Collector | | Private Gravity |

- | | | | | |
|----|-----|-----|-------------------|----------------------------|
| 1" | 8" | 20" | Hydrant | 200' Buffer |
| 2" | 10" | 24" | Manholes | Schertz Municipal Boundary |
| 3" | 12" | 30" | County Boundaries | |
| 4" | 16" | 36" | | |
| 6" | 18" | | | |



STATE OF GEORGIA
COUNTY OF FULTON

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

OWNER/DEVELOPER: C5LC AT INTERSTATE 10, LLC
LINDA D. BOOKER
1230 PEACHTREE STREET NE, SUITE 1000
ATLANTA, GA 30309

STATE OF GEORGIA
COUNTY OF FULTON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LINDA D. BOOKER, 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 _____, A.D. 2023.

NOTARY PUBLIC, STATE OF GEORGIA

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF SCHERTZ, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE REQUIREMENTS OF THE SUBDIVISION REGULATION OF THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.
DATED THIS _____ DAY OF _____, A.D. 2023.

BY: _____
CITY ENGINEER

THIS PLAT OF CORE5 LOGISTICS CENTER AT INTERSTATE 10 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____, A.D. 2023.

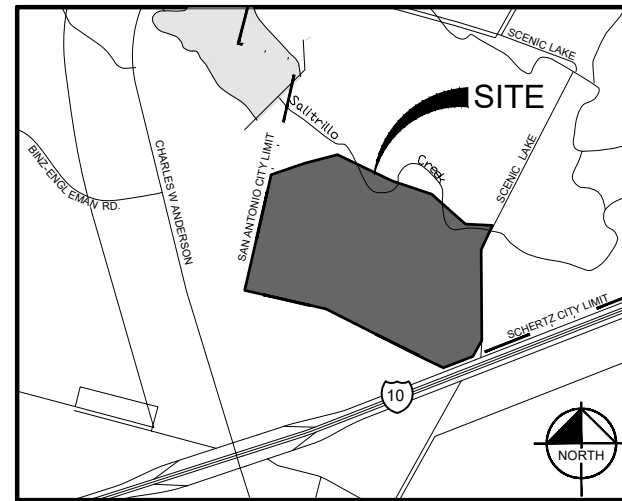
BY: _____
CHAIRMAN
BY: _____
SECRETARY

SUBDIVISION PLAT ESTABLISHING

CORE5 LOGISTICS CENTER AT INTERSTATE 10

BEING A 164.784 ACRE TRACT, SITUATED IN THE LUKE BUST SURVEY NO. 37, ABSTRACT NO. 45, THE JEFFREY B. HILL SURVEY NO. 103, ABSTRACT NO. 308, THE ANTONIO ZAMORA SURVEY NO. 36, ABSTRACT NO. 828, AND THE JOHN F. SHEPHERD SURVEY NO. 314, ABSTRACT NO. 678, SAME BEING ALL OF A 141.128 ACRE TRACT, AND A PORTION OF A 200.00 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20100029666, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 1-5, 900 BLOCK 1, IN THE IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS.

DATE OF PREPARATION: June 20, 2023



VICINITY MAP
N.T.S.

LEGEND	
●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	1/2" IRON ROD SET
---	CITY LIMIT LINE
- - -	FLOODPLAIN LINE
GETCTV	GAS, ELECTRIC, TELEPHONE, CABLE TV
□	FOUND TXDOT TYPE 2 MONUMENTATION
ROW	RIGHT OF WAY
NCB	NEW CITY BLOCK
⊕	CENTERLINE
VOL	VOLUME
PG	PAGE
AC	ACRES

DRAINAGE EASEMENTS ENCROACHMENTS

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SCHERTZ AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

NON-RESIDENTIAL FINISHED FLOOR ELEVATION

FINISHED FLOOR ELEVATIONS FOR NON-RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SCHERTZ ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. FLOOD-PROOFING MAY BE ALLOWED IF ELEVATING THE STRUCTURE IS NOT FEASIBLE, IF APPROVED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SCHERTZ.

OPEN SPACE

LOT 900 IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA, DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENT.

COMMON AREA MAINTENANCE

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARK, TREE SAVE AREAS, INCLUDING LOT 900, AND DRAINAGE EASEMENTS WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SCHERTZ OR BEXAR COUNTY.

MULTIPLE PAGE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

SURVEYOR'S NOTES:
BASIS OF BEARING IS NAD83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN 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 CHANGE VARIANCES GRANTED BY THE CITY OF SCHERTZ PLANNING COMMISSION.

BENJAMIN RUBY, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 140366

STATE OF TEXAS
COUNTY OF COMAL

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:

RICHARD A. GOODWIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4069
RGOODWIN@MSENGR.COM
830.228.4101
SHERWOOD SURVEYING & SUE
TBPELS FIRM #10044200
6477 FM 311, P.O. BOX 992
SPRING RANCH, TX 78070

CITY OF SCHERTZ GENERAL NOTES

- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND PERMITS
- ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 48029C0435G, DATED SEPTEMBER 29, 2010, IS LOCATED IN ZONE A AND IS WITHIN THE 100-YEAR FLOODPLAIN
- DEVELOPMENT SHALL BE IN ACCORDANCE WITH FLOODPLAIN ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION
- 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
- NUMBER OF BUILDABLE LOTS: 5

TXDOT

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF 0 ACCESS POINT(S) ALONG INTERSTATE 10, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 449.08 LF.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TXDOT.

SAN ANTONIO RIVER AUTHORITY

SAN ANTONIO RIVER AUTHORITY IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR WASTEWATER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "WASTEWATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING WASTEWATER PIPELINES AND COLLECTION FACILITIES AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND 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 LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. NO STRUCTURES, CONCRETE SLABS OR WALLS MAY BE PLACED WITHIN SAID EASEMENT AREAS, AND SAN ANTONIO RIVER AUTHORITY SHALL HAVE THE RIGHT TO ENTER THE EASEMENT AREAS AND REMOVE SUCH STRUCTURES.

THE DEVELOPER DEDICATES THE WASTEWATER COLLECTION AND TREATMENT FACILITIES TO SAN ANTONIO RIVER AUTHORITY UPON DEVELOPER'S COMPLETION OF CONSTRUCTION AND ACCEPTANCE BY THE SAN ANTONIO RIVER AUTHORITY. THE SAN ANTONIO RIVER AUTHORITY WILL OWN AND MAINTAIN SAID FACILITIES, WHICH ARE LOCATED WITHIN THE PARTICULAR SUBDIVISION PLAT

ANY SAN ANTONIO RIVER AUTHORITY MONETARY LOSS RESULTING FROM MODIFICATIONS MADE TO SAN ANTONIO RIVER AUTHORITY INFRASTRUCTURE AND SERVICE FACILITIES LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

WASTEWATER EDU NOTE

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THE SUBDIVISION PLAT IS KEPT ON FILE AT THE SAN ANTONIO RIVER AUTHORITY UNDER THE PLAT NUMBER.

CPS/SAWS/UTILITY NOTES

- CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - 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," "WATER EASEMENT," AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT DESCRIBED ABOVE. CPS ENERGY AND SAWS 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 WATER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
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SAWS DEDICATION

THE OWNER DEDICATES THE WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

SAWS HIGH PRESSURE

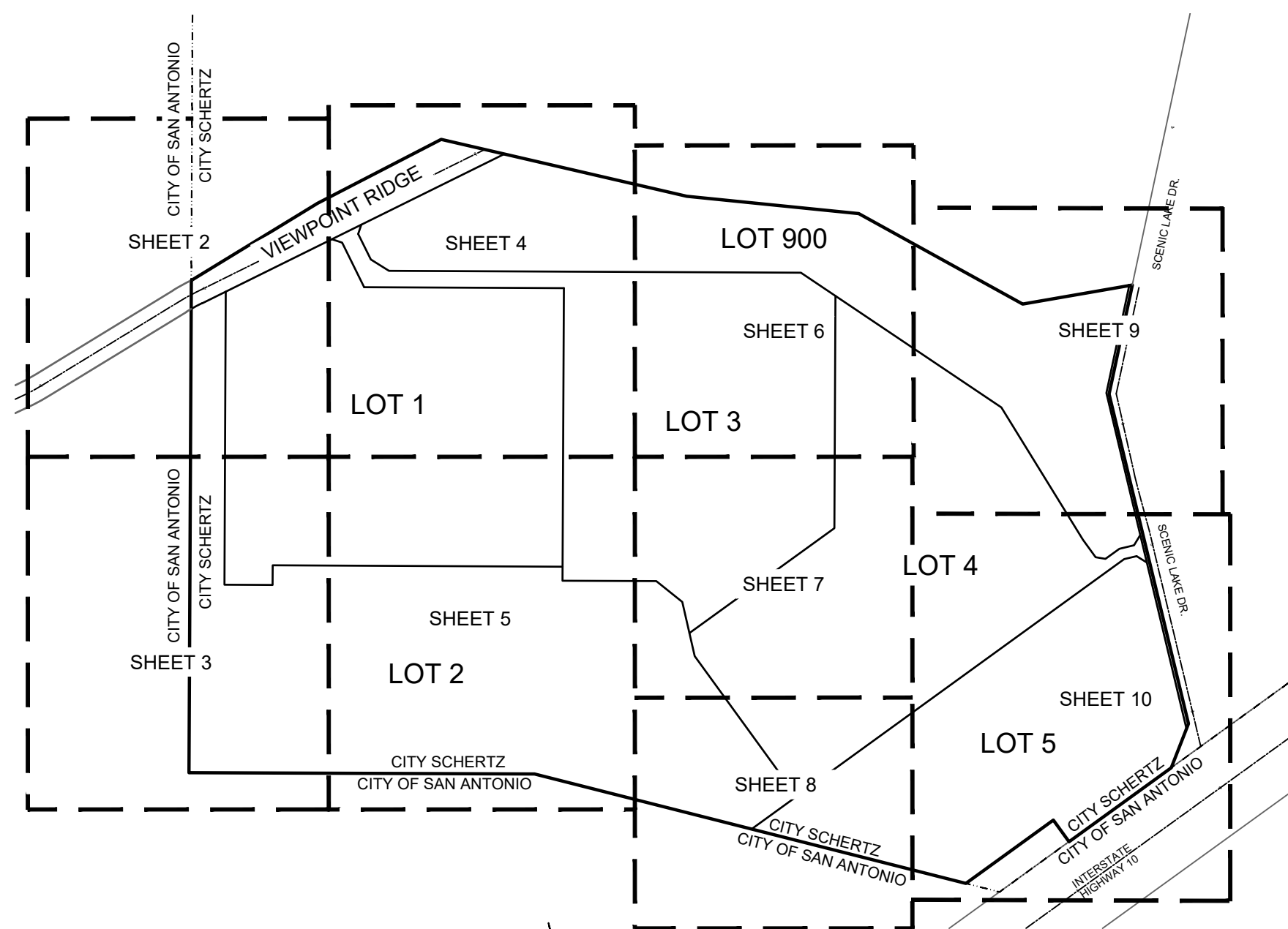
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 643 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SCHERTZ.

SAWS IMPACT FEE

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

FIRE

INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SCHERTZ FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE PUBLIC WORKS AND THE SCHERTZ FIRE DEPARTMENT FIRE MARSHAL.



INDEX MAP
N.T.S.

STATE OF GEORGIA
COUNTY OF FULTON

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

OWNER/DEVELOPER: C5LC AT INTERSTATE 10, LLC
LINDA D. BOOKER
1230 PEACHTREE STREET NE, SUITE 1000
ATLANTA, GA 30309

STATE OF GEORGIA
COUNTY OF FULTON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LINDA D. BOOKER, 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 _____, A.D. 2023.

NOTARY PUBLIC, STATE OF GEORGIA

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF SCHERTZ, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE REQUIREMENTS OF THE SUBDIVISION REGULATION OF THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.
DATED THIS ____ DAY OF _____, A.D. 2023.

BY: _____
CITY ENGINEER

THIS PLAT OF CORE5 LOGISTICS CENTER AT INTERSTATE 10 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS ____ DAY OF _____, A.D. 2023.

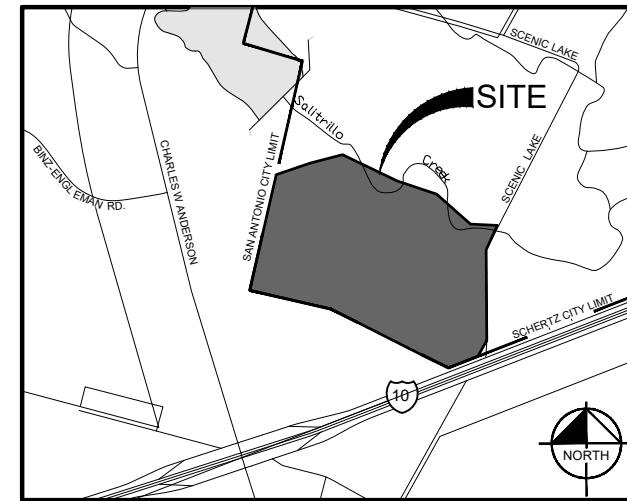
BY: _____
CHAIRMAN
BY: _____
SECRETARY

SUBDIVISION PLAT
ESTABLISHING

CORE5 LOGISTICS CENTER AT INTERSTATE 10

BEING A 164.784 ACRE TRACT, SITUATED IN THE LUKE BUST SURVEY NO. 37, ABSTRACT NO. 45, THE JEFFREY B. HILL SURVEY NO. 103, ABSTRACT NO. 308, THE ANTONIO ZAMORA SURVEY NO. 36, ABSTRACT NO. 828, AND THE JOHN F. SHEPHERD SURVEY NO. 314, ABSTRACT NO. 678, SAME BEING ALL OF A 141.128 ACRE TRACT, AND A PORTION OF A 200.00 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20100029666, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 1-5, 900 BLOCK 1, IN THE IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS.

DATE OF PREPARATION: June 20, 2023



VICINITY MAP

N.T.S.

KEY NOTE LEGEND

- PROPOSED:**
- 1 14' ELEC, GAS, TELE, & CATV EASEMENT
 - 2 IRREVOCABLE VARIABLE WIDTH INGRESS/EGRESS ACCESS, PRIVATE DRAINAGE, & UTILITY EASEMENT
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 - 11 ASCD SARA REFORMED EASEMENT CALLED 83.12 ACRES ESMT AS REFORMED (VOL. 5249 PG. 337 DR)

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN 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 CHANGE VARIANCES GRANTED BY THE CITY OF SCHERTZ PLANNING COMMISSION.

BENJAMIN RUBY, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 140366

STATE OF TEXAS
COUNTY OF COMAL

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:

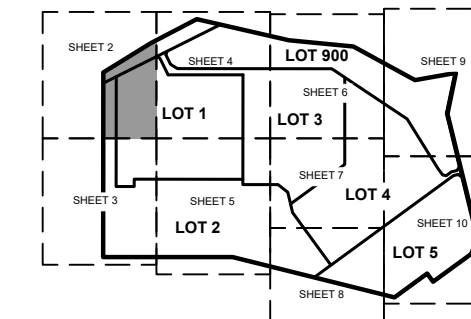
RICHARD A. GOODWIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4069
RGOODWIN@MSENGR.COM
830.228.4101
SHERWOOD SURVEYING & SUE
TBPOLS FIRM #10044200
6477 FM 311, P.O. BOX 992
SPRING RANCH, TX 78070

SURVEYOR'S NOTES:
BASIS OF BEARING IS NAD83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.

- LEGEND**
- 1/2" IRON ROD FOUND (UNLESS NOTED)
 - 1/2" IRON ROD SET
 - CITY LIMIT LINE
 - FLOODPLAIN LINE
 - GETCTV GAS, ELECTRIC, TELEPHONE, CABLE TV
 - FOUND TXDOT TYPE 2 MONUMENTATION
 - ROW RIGHT OF WAY
 - NCB NEW CITY BLOCK
 - ⊕ CENTERLINE
 - VOL VOLUME
 - PG PAGE
 - AC ACRES

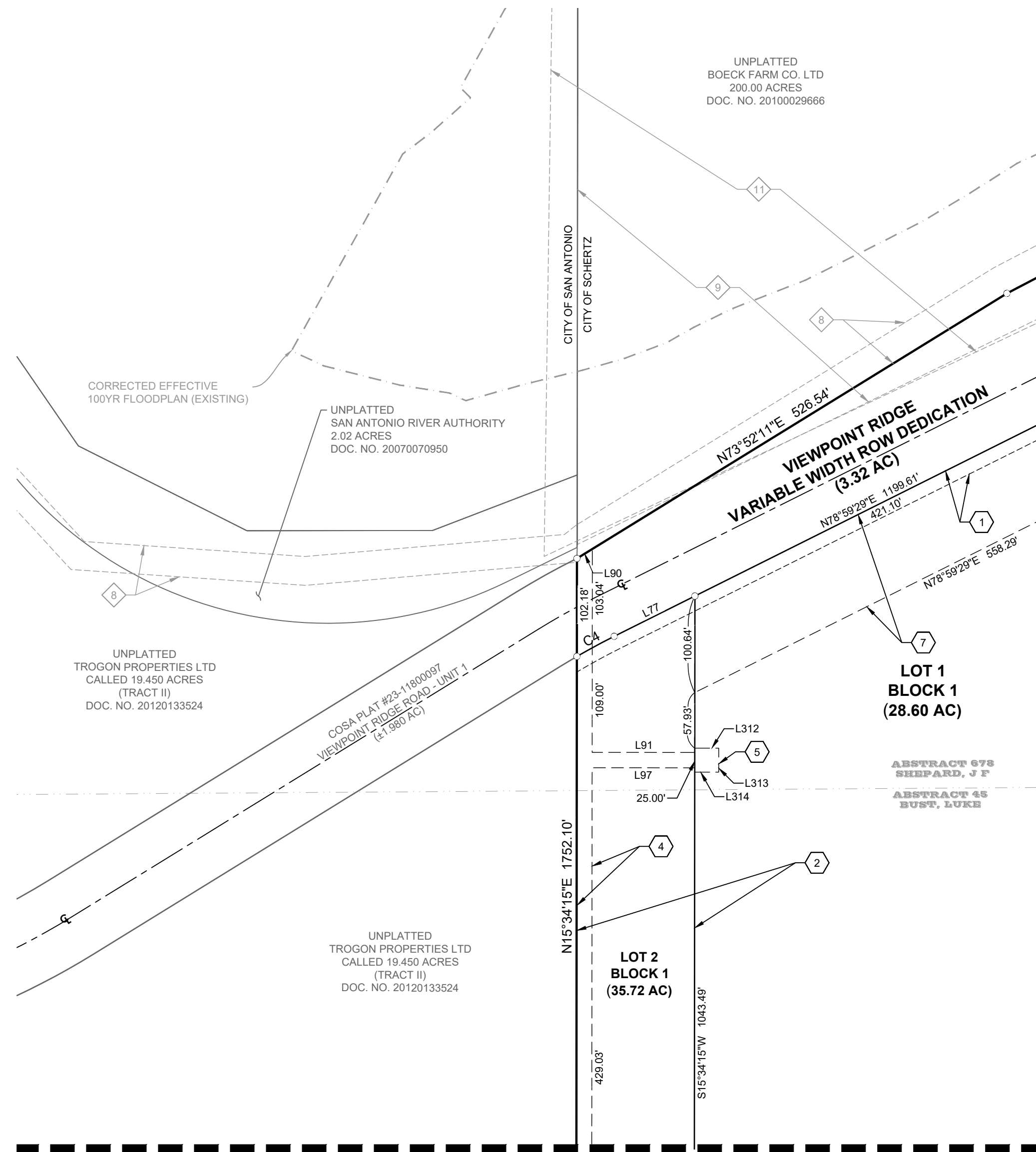
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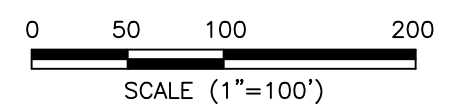
INDEX MAP

N.T.S.



MATCHLINE SHEET 3

MATCHLINE SHEET 4



STATE OF GEORGIA
COUNTY OF FULTON

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OWNER/DEVELOPER: C5LC AT INTERSTATE 10, LLC
LINDA D. BOOKER
1230 PEACHTREE STREET NE, SUITE 1000
ATLANTA, GA 30309

STATE OF GEORGIA
COUNTY OF FULTON

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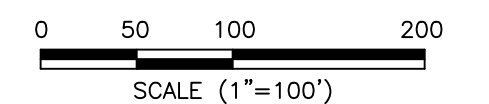
NOTARY PUBLIC, STATE OF GEORGIA

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF SCHERTZ, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE REQUIREMENTS OF THE SUBDIVISION REGULATION OF THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.
DATED THIS ____ DAY OF _____, A.D. 2023.

BY: _____
CITY ENGINEER

THIS PLAT OF CORE5 LOGISTICS CENTER AT INTERSTATE 10 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS ____ DAY OF _____, A.D. 2023.

BY: _____ CHAIRMAN
BY: _____ SECRETARY

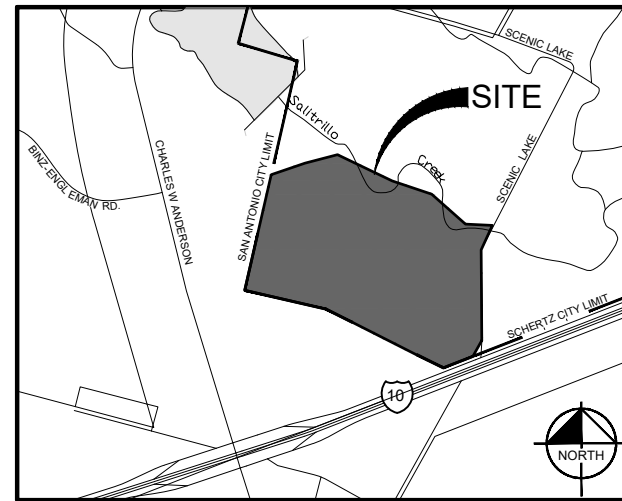


SUBDIVISION PLAT
ESTABLISHING

CORE5 LOGISTICS CENTER AT INTERSTATE 10

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DATE OF PREPARATION: June 20, 2023



VICINITY MAP

N.T.S.

KEY NOTE LEGEND

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STATE OF TEXAS
COUNTY OF BEXAR

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BENJAMIN RUBY, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 140366

STATE OF TEXAS
COUNTY OF COMAL

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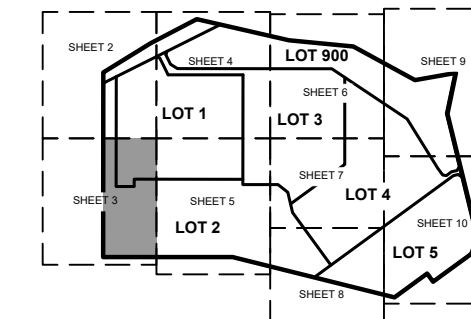
RICHARD A. GOODWIN
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830.228.4101
SHERWOOD SURVEYING & SUE
TBPOLS FIRM #10044200
6477 FM 311, P.O. BOX 992
SPRING RANCH, TX 78070

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CPS/SAWS/UTILITY NOTES

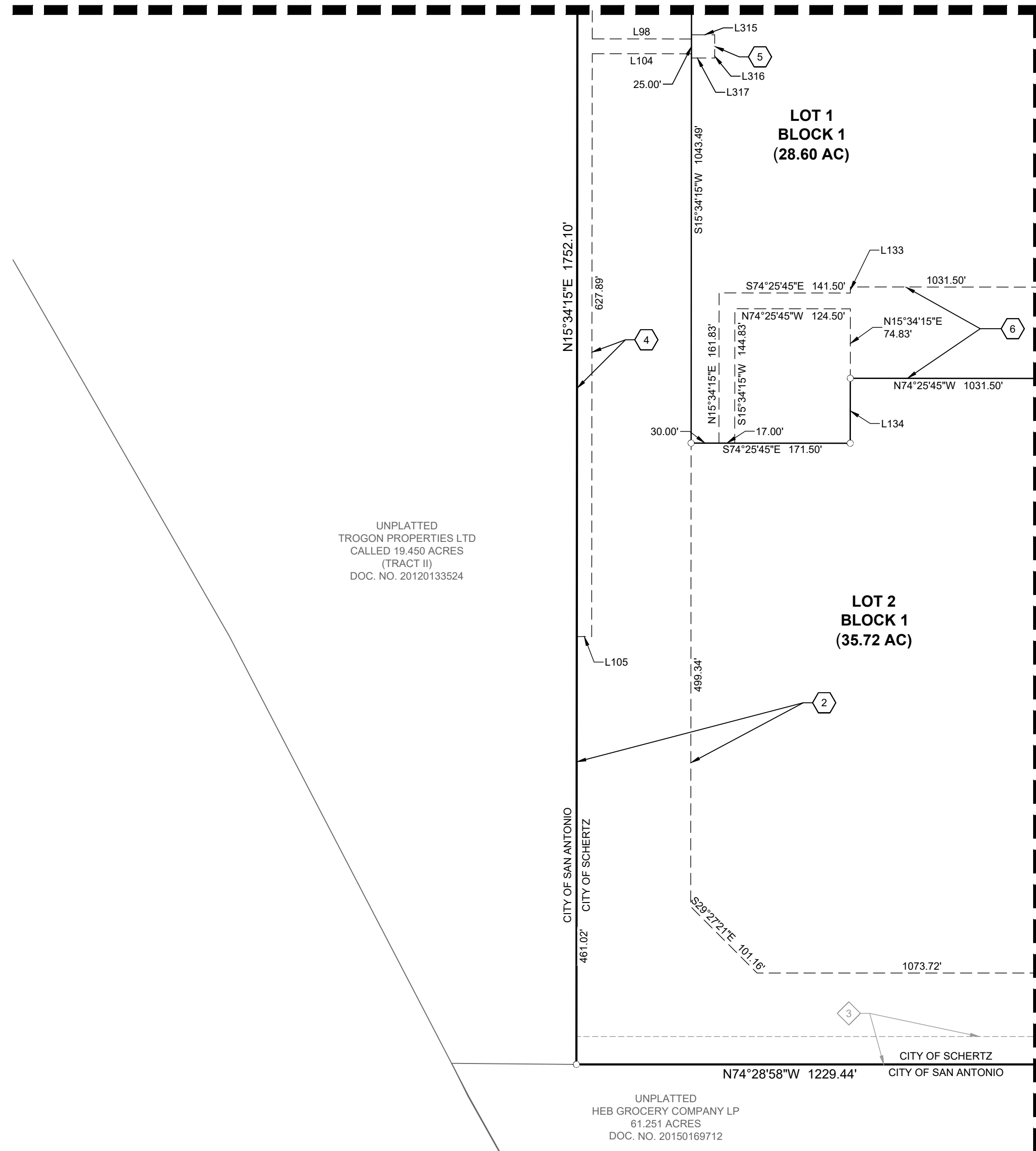
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INDEX MAP

N.T.S.

MATCHLINE SHEET 2



MATCHLINE SHEET 5

STATE OF GEORGIA
COUNTY OF FULTON

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OWNER/DEVELOPER: C5LC AT INTERSTATE 10, LLC
LINDA D. BOOKER
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STATE OF GEORGIA
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NOTARY PUBLIC, STATE OF GEORGIA

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DATED THIS ____ DAY OF _____, A.D. 2023.

BY: _____
CITY ENGINEER

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DATED THIS ____ DAY OF _____, A.D. 2023.

BY: _____
CHAIRMAN
BY: _____
SECRETARY

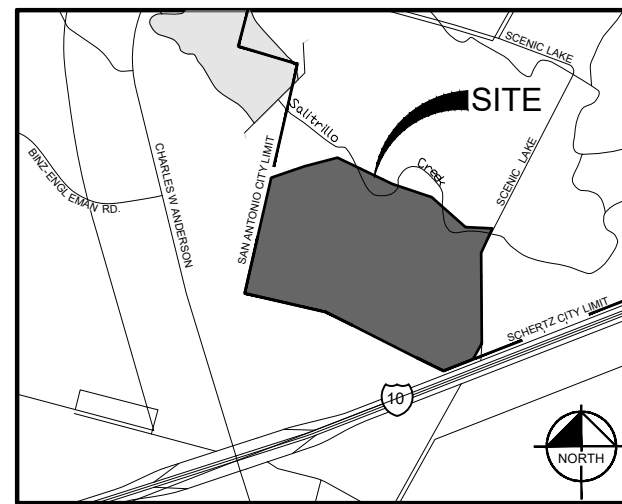
0 50 100 200
SCALE (1"=100')

SUBDIVISION PLAT
ESTABLISHING

CORE5 LOGISTICS CENTER AT INTERSTATE 10

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DATE OF PREPARATION: June 20, 2023



VICINITY MAP

N.T.S.

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 - 11 ASCD SARA REFORMED EASEMENT CALLED 83.12 ACRES ESMT AS REFORMED (VOL. 5249 PG. 337 DR)

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN 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 CHANGE VARIANCES GRANTED BY THE CITY OF SCHERTZ PLANNING COMMISSION.

BENJAMIN RUBY, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 140366

STATE OF TEXAS
COUNTY OF COMAL

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

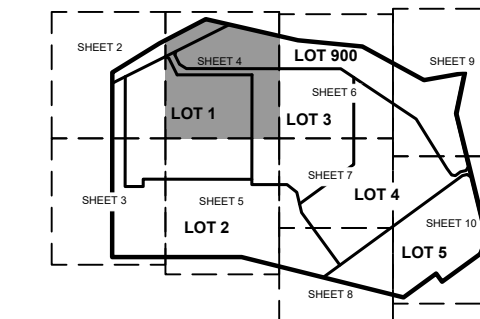
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830.228.4101
SHERWOOD SURVEYING & SUE
TBPOLS FIRM #10044200
6477 FM 311, P.O. BOX 992
SPRING RANCH, TX 78070

SURVEYOR'S NOTES:
BASIS OF BEARING IS NAD83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.

- LEGEND**
- 1/2" IRON ROD FOUND (UNLESS NOTED)
 - 1/2" IRON ROD SET
 - CITY LIMIT LINE
 - FLOODPLAIN LINE
 - GETCTV GAS, ELECTRIC, TELEPHONE, CABLE TV
 - FOUND TXDOT TYPE 2 MONUMENTATION
 - ROW RIGHT OF WAY
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 - ⊕ CENTERLINE
 - ⊕ VOLUME
 - PG PAGE
 - AC ACRES

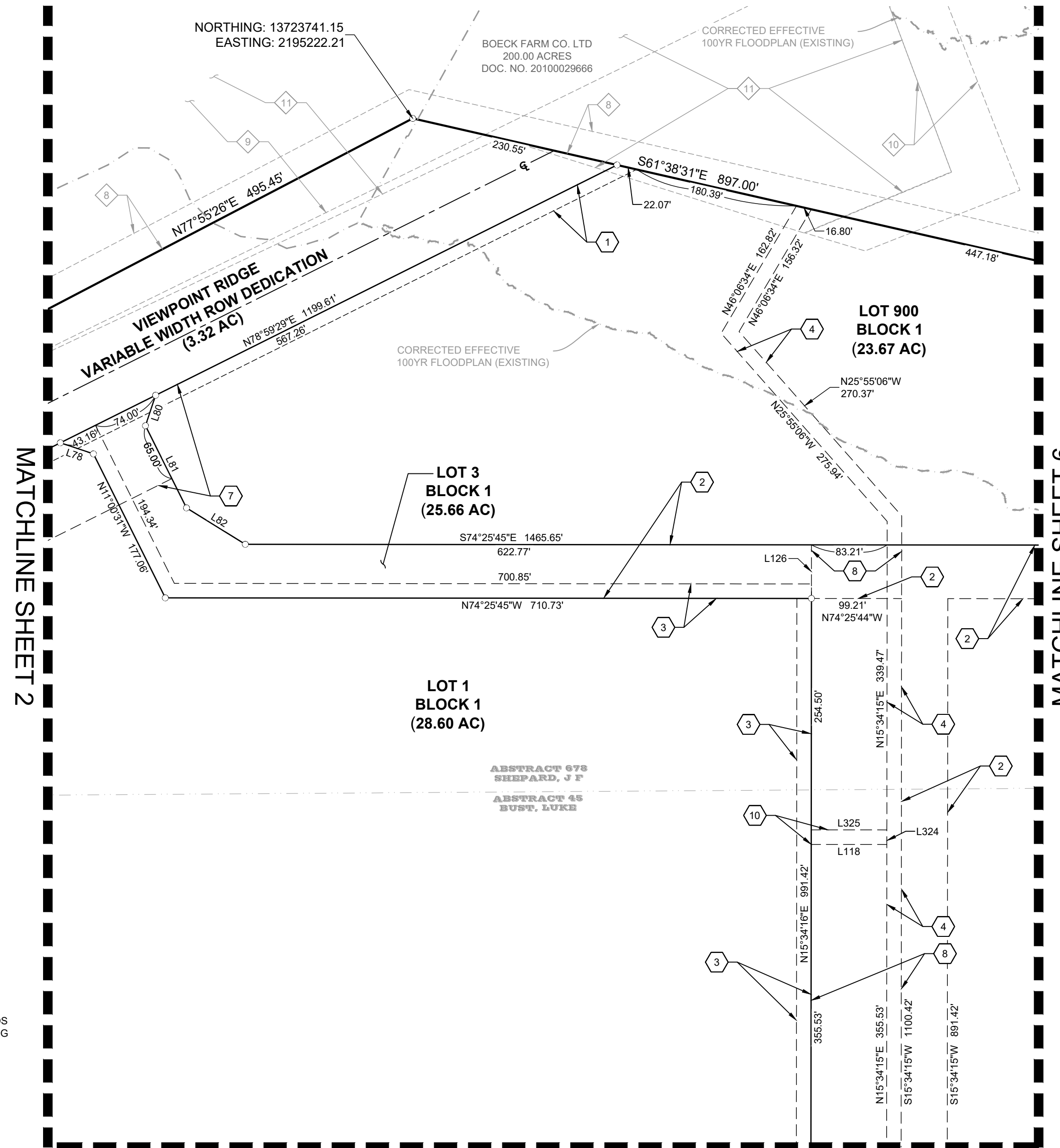
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1. CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER 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 AND SAWS 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 WATER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
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INDEX MAP

N.T.S.



MATCHLINE SHEET 5

STATE OF GEORGIA
COUNTY OF FULTON

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

OWNER/DEVELOPER: C5LC AT INTERSTATE 10, LLC
LINDA D. BOOKER
1230 PEACHTREE STREET NE, SUITE 1000
ATLANTA, GA 30309

STATE OF GEORGIA
COUNTY OF FULTON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LINDA D. BOOKER, 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 _____, A.D. 2023.

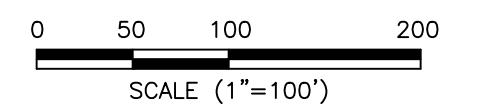
NOTARY PUBLIC, STATE OF GEORGIA

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF SCHERTZ, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE REQUIREMENTS OF THE SUBDIVISION REGULATION OF THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.
DATED THIS ____ DAY OF _____, A.D. 2023.

BY: _____
CITY ENGINEER

THIS PLAT OF CORE5 LOGISTICS CENTER AT INTERSTATE 10 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS ____ DAY OF _____, A.D. 2023.

BY: _____
CHAIRMAN
BY: _____
SECRETARY

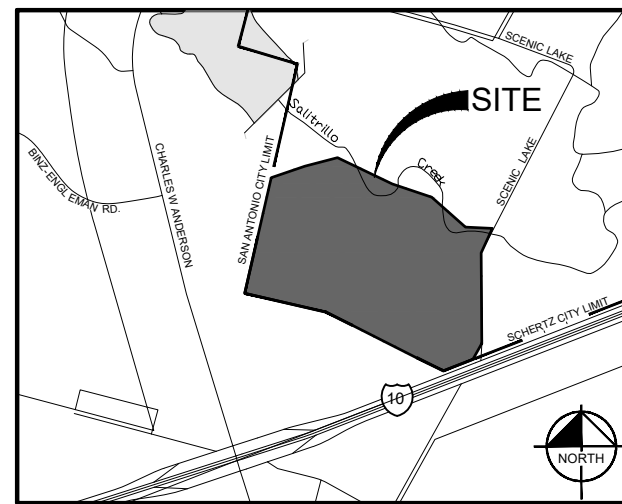


SUBDIVISION PLAT
ESTABLISHING

CORE5 LOGISTICS CENTER AT INTERSTATE 10

BEING A 164.784 ACRE TRACT, SITUATED IN THE LUKE BUST SURVEY NO. 37, ABSTRACT NO. 45, THE JEFFREY B. HILL SURVEY NO. 103, ABSTRACT NO. 308, THE ANTONIO ZAMORA SURVEY NO. 36, ABSTRACT NO. 828, AND THE JOHN F. SHEPHERD SURVEY NO. 314, ABSTRACT NO. 678, SAME BEING ALL OF A 141.128 ACRE TRACT, AND A PORTION OF A 200.00 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20100029666, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 1-5, 900 BLOCK 1, IN THE IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS.

DATE OF PREPARATION: June 20, 2023



VICINITY MAP

N.T.S.

KEY NOTE LEGEND

PROPOSED:

- 1 14' ELEC. GAS, TELE. & CATV EASEMENT
- 2 IRREVOCABLE VARIABLE WIDTH INGRESS/EGRESS ACCESS, PRIVATE DRAINAGE, & UTILITY EASEMENT
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STATE OF TEXAS
COUNTY OF BEXAR

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BENJAMIN RUBY, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 140366

STATE OF TEXAS
COUNTY OF COMAL

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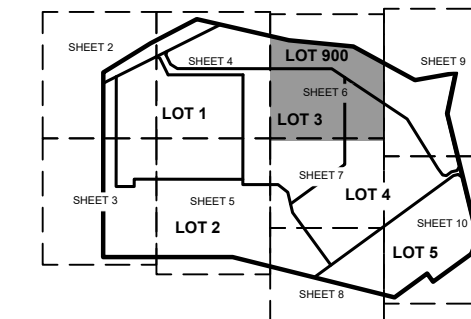
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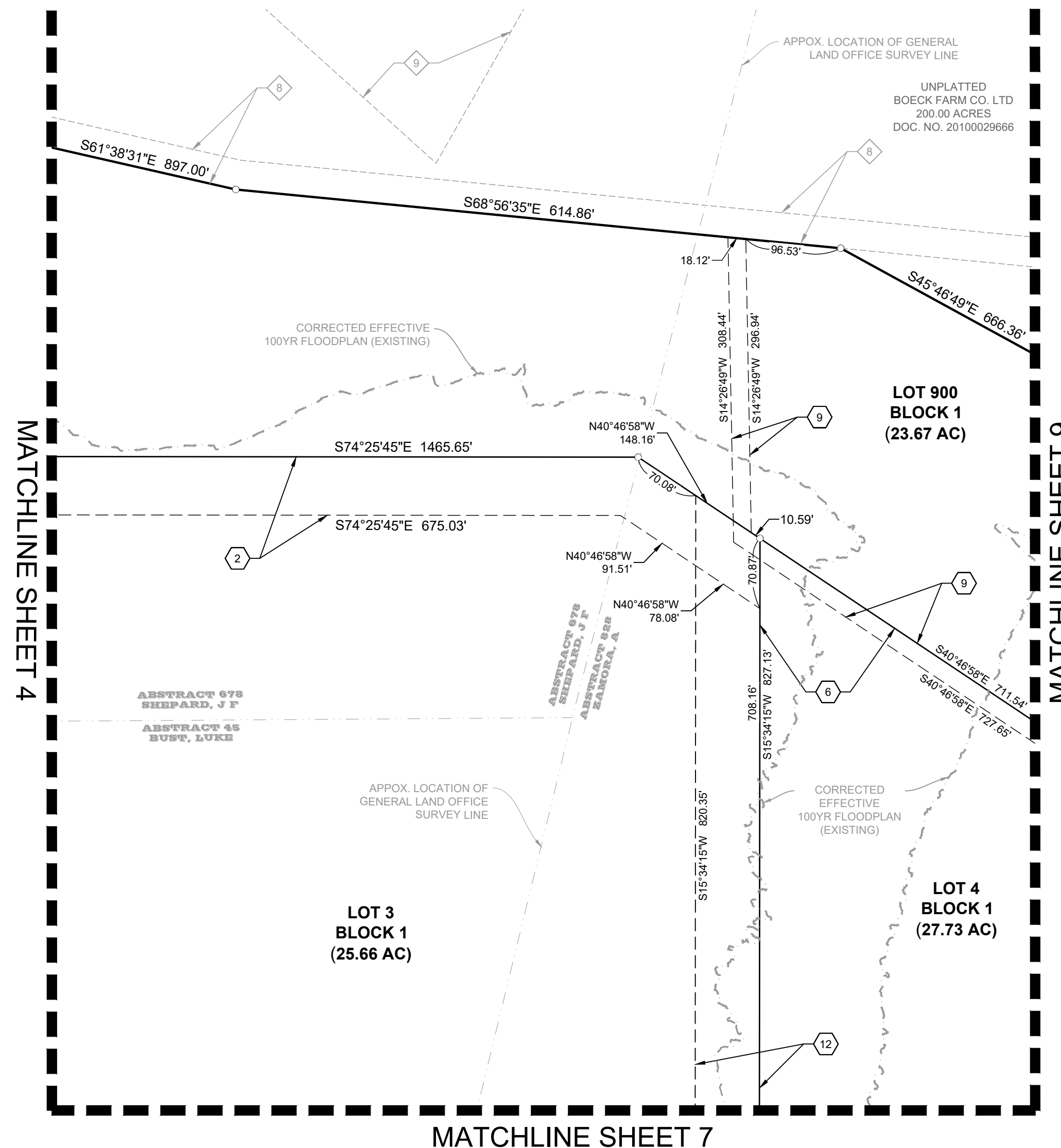
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STATE OF GEORGIA
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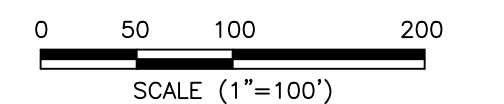
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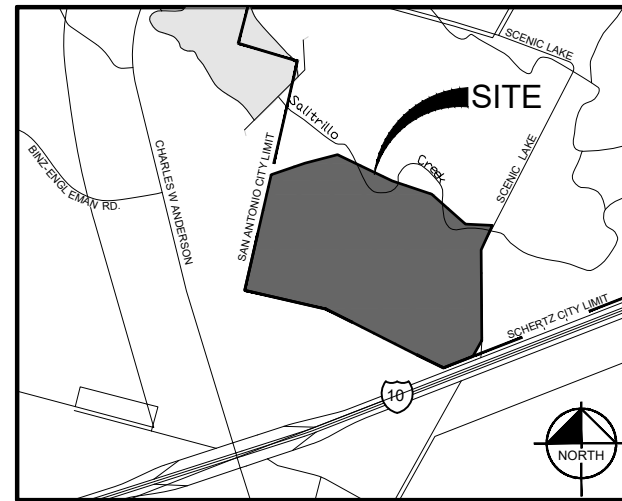


SUBDIVISION PLAT
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VICINITY MAP

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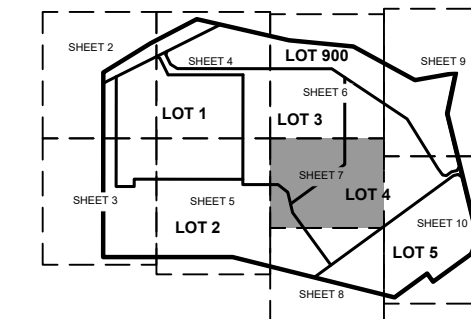
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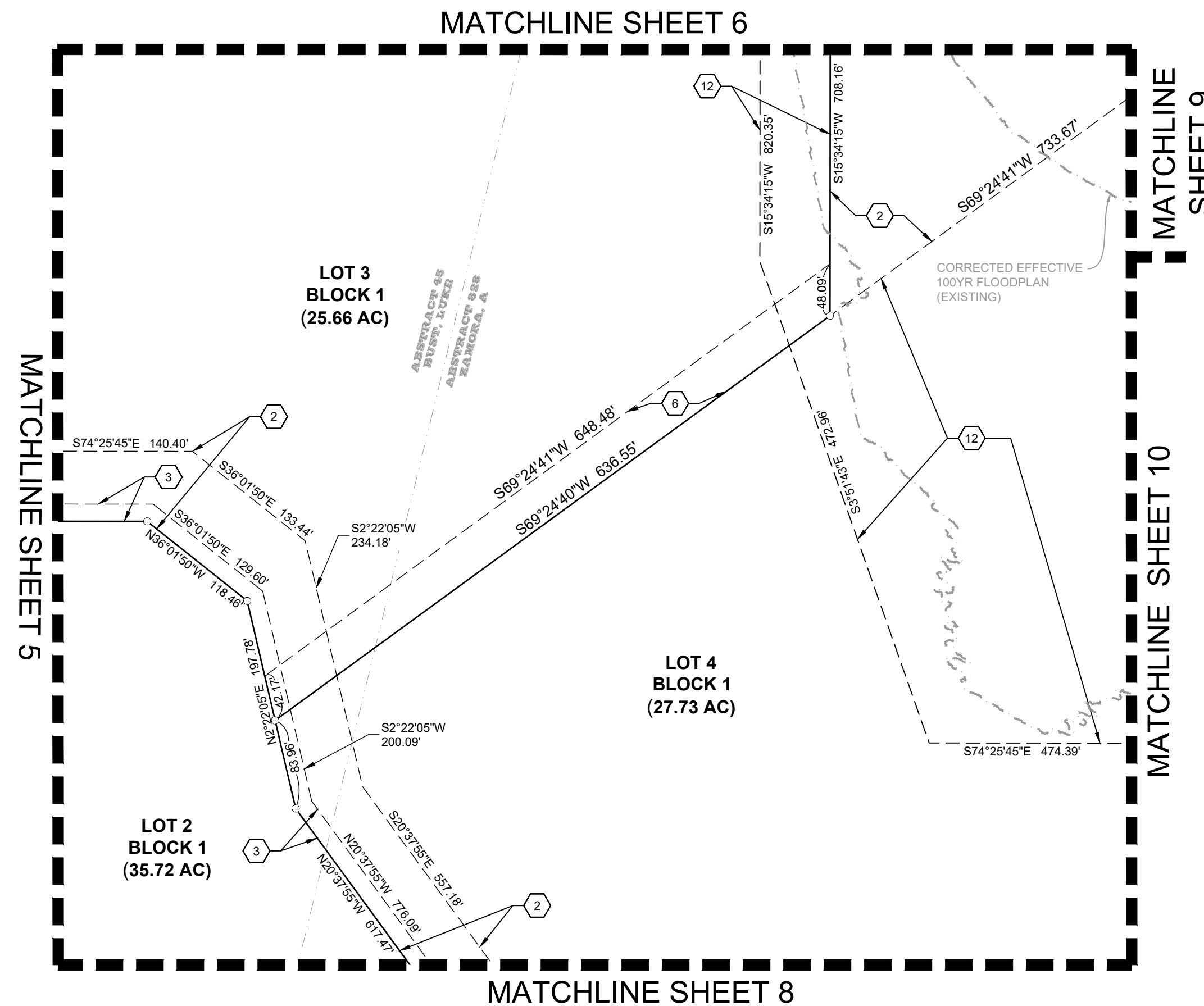
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N.T.S.



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MATCHLINE SHEET 6

MATCHLINE SHEET 8

MATCHLINE SHEET 9

MATCHLINE SHEET 10

STATE OF GEORGIA
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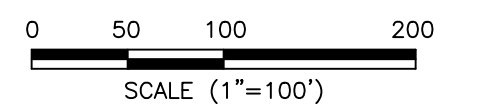
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BY: _____
CHAIRMAN
BY: _____
SECRETARY

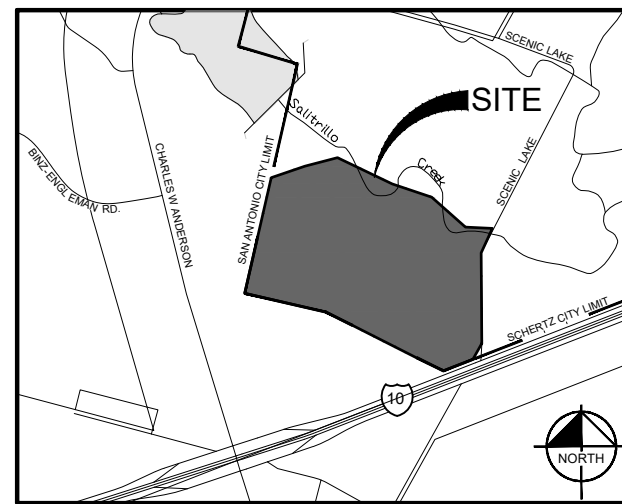


SUBDIVISION PLAT
ESTABLISHING

CORE5 LOGISTICS CENTER AT INTERSTATE 10

BEING A 164.784 ACRE TRACT, SITUATED IN THE LUKE BUST SURVEY NO. 37, ABSTRACT NO. 45, THE JEFFREY B. HILL SURVEY NO. 103, ABSTRACT NO. 308, THE ANTONIO ZAMORA SURVEY NO. 36, ABSTRACT NO. 828, AND THE JOHN F. SHEPHERD SURVEY NO. 314, ABSTRACT NO. 678, SAME BEING ALL OF A 141.128 ACRE TRACT, AND A PORTION OF A 200.00 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20100029666, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 1-5, 900 BLOCK 1, IN THE IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS.

DATE OF PREPARATION: June 20, 2023



VICINITY MAP

N.T.S.

KEY NOTE LEGEND

- PROPOSED:**
- 1 14' ELEC. GAS, TELE. & CATV EASEMENT
 - 2 IRREVOCABLE VARIABLE WIDTH INGRESS/EGRESS ACCESS, PRIVATE DRAINAGE, & UTILITY EASEMENT
 - 3 16' PUBLIC WATER EASEMENT
 - 4 16' PUBLIC WASTEWATER EASEMENT
 - 5 25'X25' PUBLIC SANITARY SEWER TURNAROUND EASEMENT
 - 6 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
 - 7 90' PRIVATE DRAINAGE EASEMENT
 - 8 100' PRIVATE DRAINAGE EASEMENT
 - 9 18' PUBLIC WASTEWATER EASEMENT
 - 10 16' PRIVATE WASTEWATER EASEMENT FOR THE BENEFIT OF LOT 1
 - 11 16' PRIVATE WASTEWATER EASEMENT FOR THE BENEFIT OF LOT 2
 - 12 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
- EXISTING:**
- 1 16' WATER EASEMENT VOL. 16968, PG. 2137
 - 2 16' WATER EASEMENT VOL. 16968, PG. 2176
 - 3 30' EASEMENT "PART A" CANYON REGIONAL WATER AUTHORITY VOL. 10443, PG. 1133
 - 4 30' EASEMENT "PART B" CANYON REGIONAL WATER AUTHORITY VOL. 10443, PG. 1133
 - 5 CANYON REGIONAL WATER 0.75 ACRES VOL. 10443, PG. 358
 - 6 30' GAS LINE EASEMENT CITY OF SAN ANTONIO DOC# 20190031883
 - 7 ANCHOR EASEMENT VOL. 15340, PG. 2234
 - 8 30' SANITARY SEWER EASEMENT VOL. 15817, PG. 2043
 - 9 ASCD EASEMENT 111.00 ACRES VOL. 4725 PG. 66 4.56 ACRES
 - 10 INUNDATION EASEMENT SAN ANTONIO RIVER AUTHORITY VOL. 12729, PG. 1113
 - 11 ASCD SARA REFORMED EASEMENT CALLED 83.12 ACRES ESMT AS REFORMED (VOL. 5249 PG. 337 DR)

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN 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 CHANGE VARIANCES GRANTED BY THE CITY OF SCHERTZ PLANNING COMMISSION.

BENJAMIN RUBY, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 140366

STATE OF TEXAS
COUNTY OF COMAL

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:

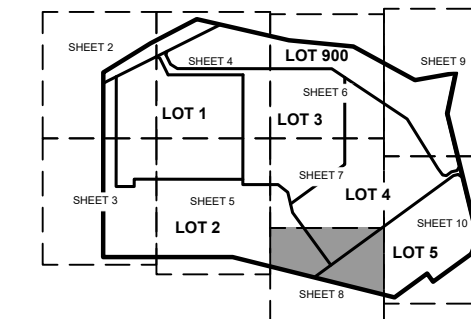
RICHARD A. GOODWIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4069
RGOODWIN@MSENGR.COM
830.228.4101
SHERWOOD SURVEYING & SUE
TBPOLS FIRM #10044200
6477 FM 311, P.O. BOX 992
SPRING RANCH, TX 78070

SURVEYOR'S NOTES:
BASIS OF BEARING IS NAD83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.

- LEGEND**
- 1/2" IRON ROD FOUND (UNLESS NOTED)
 - 1/2" IRON ROD SET
 - CITY LIMIT LINE
 - - - FLOODPLAIN LINE
 - GETCTV GAS, ELECTRIC, TELEPHONE, CABLE TV
 - FOUND TXDOT TYPE 2 MONUMENTATION
 - ROW RIGHT OF WAY
 - NCB NEW CITY BLOCK
 - ⊕ CENTERLINE
 - VOL VOLUME
 - PG PAGE
 - AC ACRES

CPS/SAWS/UTILITY NOTES

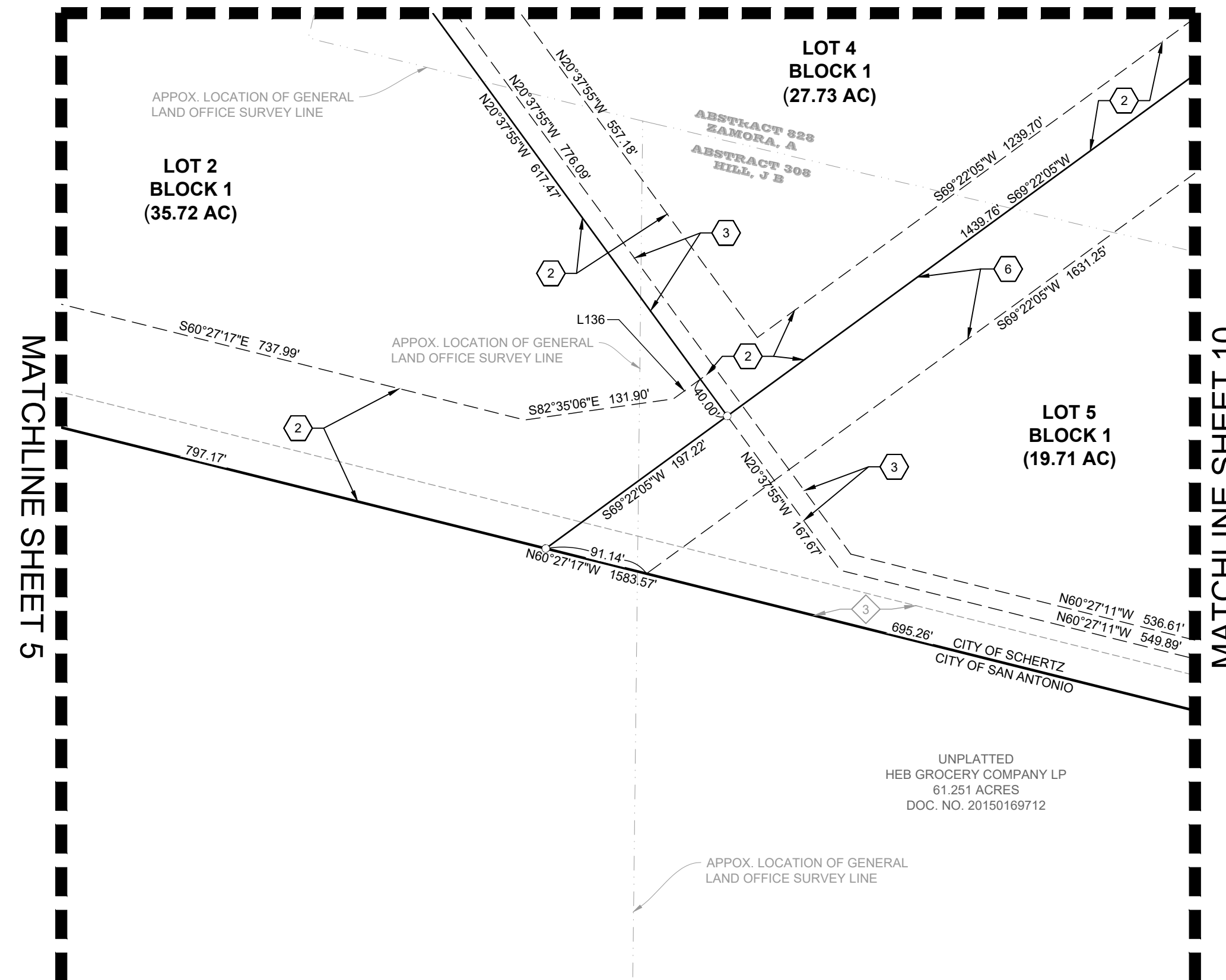
1. CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER 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 AND SAWS 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 WATER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.



INDEX MAP

N.T.S.

MATCHLINE SHEET 7



UNPLATTED
HEB GROCERY COMPANY LP
61.251 ACRES
DOC. NO. 20150169712

STATE OF GEORGIA
COUNTY OF FULTON

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

OWNER/DEVELOPER: C5LC AT INTERSTATE 10, LLC
LINDA D. BOOKER
1230 PEACHTREE STREET NE, SUITE 1000
ATLANTA, GA 30309

STATE OF GEORGIA
COUNTY OF FULTON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LINDA D. BOOKER, 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 _____, A.D. 2023.

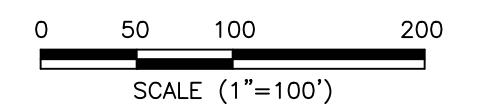
NOTARY PUBLIC, STATE OF GEORGIA

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF SCHERTZ, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE REQUIREMENTS OF THE SUBDIVISION REGULATION OF THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.
DATED THIS ____ DAY OF _____, A.D. 2023.

BY: _____
CITY ENGINEER

THIS PLAT OF CORE5 LOGISTICS CENTER AT INTERSTATE 10 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS ____ DAY OF _____, A.D. 2023.

BY: _____
CHAIRMAN
BY: _____
SECRETARY

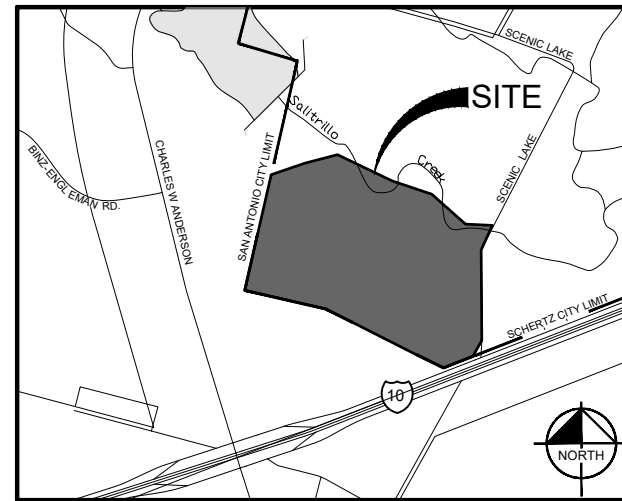


SUBDIVISION PLAT
ESTABLISHING

CORE5 LOGISTICS CENTER AT INTERSTATE 10

BEING A 164.784 ACRE TRACT, SITUATED IN THE LUKE BUST SURVEY NO. 37, ABSTRACT NO. 45, THE JEFFREY B. HILL SURVEY NO. 103, ABSTRACT NO. 308, THE ANTONIO ZAMORA SURVEY NO. 36, ABSTRACT NO. 828, AND THE JOHN F. SHEPHERD SURVEY NO. 314, ABSTRACT NO. 678, SAME BEING ALL OF A 141.128 ACRE TRACT, AND A PORTION OF A 200.00 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20100029666, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 1-5, 900 BLOCK 1, IN THE IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS.

DATE OF PREPARATION: June 20, 2023



VICINITY MAP

N.T.S.

KEY NOTE LEGEND

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STATE OF TEXAS
COUNTY OF BEXAR

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BENJAMIN RUBY, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 140366

STATE OF TEXAS
COUNTY OF COMAL

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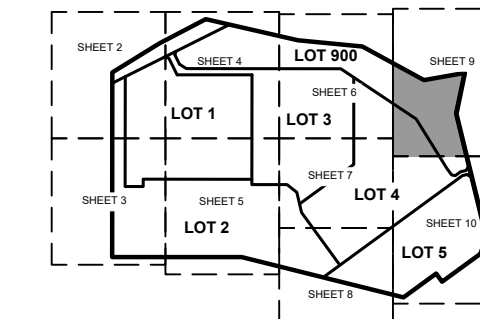
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6477 FM 311, P.O. BOX 992
SPRING RANCH, TX 78070

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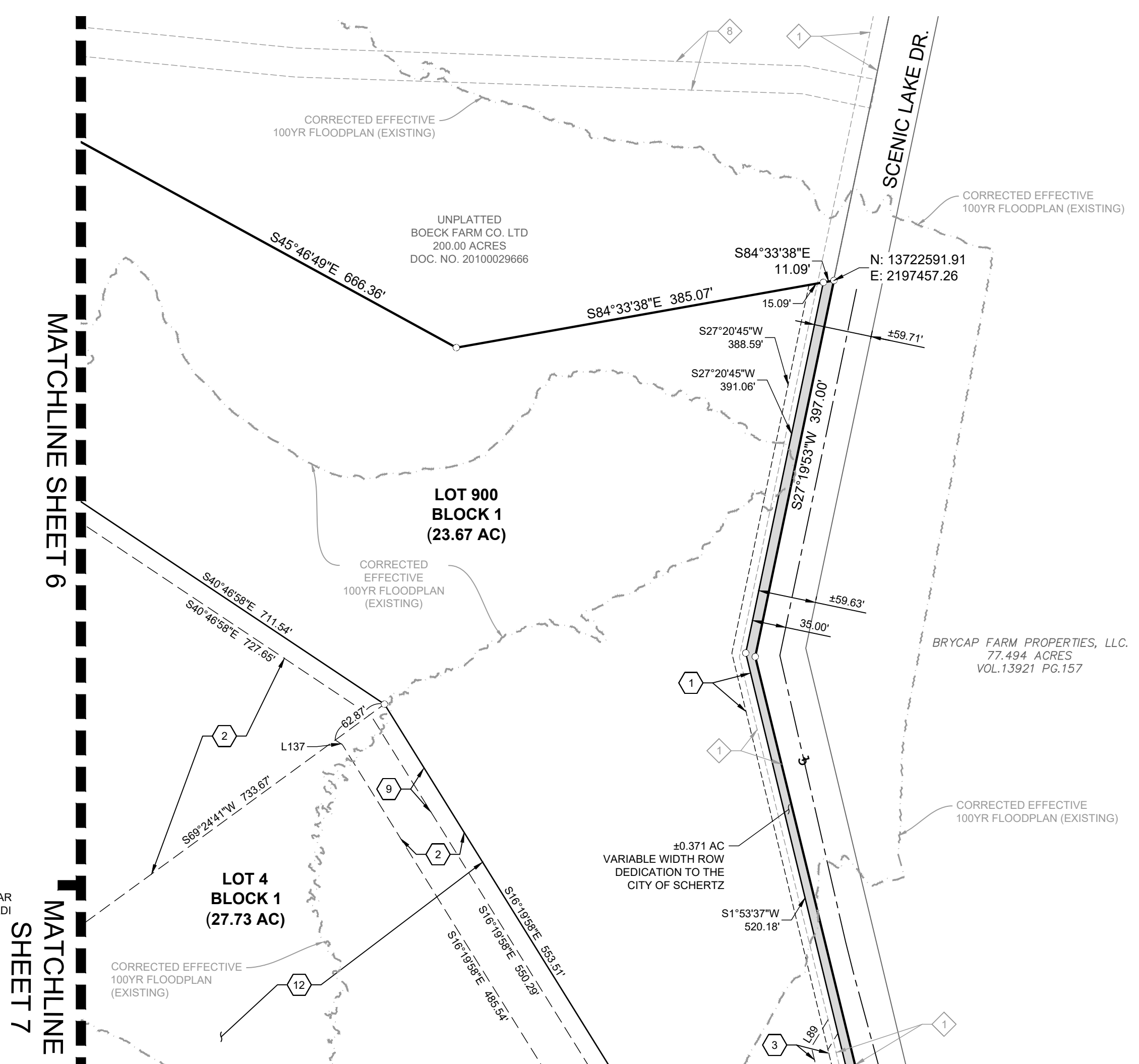
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INDEX MAP

N.T.S.



MATCHLINE SHEET 6

MATCHLINE SHEET 7

MATCHLINE SHEET 10

SHEET 9 OF 11
JOB #21KHA018

STATE OF GEORGIA
COUNTY OF FULTON

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OWNER/DEVELOPER: C5LC AT INTERSTATE 10, LLC
LINDA D. BOOKER
1230 PEACHTREE STREET NE, SUITE 1000
ATLANTA, GA 30309

STATE OF GEORGIA
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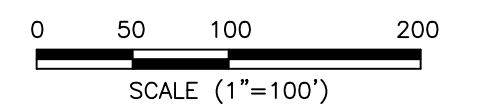
NOTARY PUBLIC, STATE OF GEORGIA

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF SCHERTZ, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE REQUIREMENTS OF THE SUBDIVISION REGULATION OF THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.
DATED THIS ____ DAY OF _____, A.D. 2023.

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CITY ENGINEER

THIS PLAT OF CORE5 LOGISTICS CENTER AT INTERSTATE 10 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND HEREBY APPROVED BY SUCH COMMISSION.
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BY: _____
CHAIRMAN
BY: _____
SECRETARY

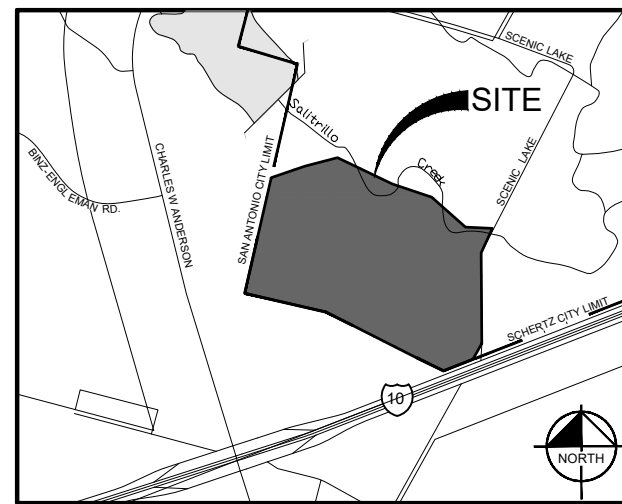


SUBDIVISION PLAT
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STATE OF TEXAS
COUNTY OF BEXAR

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BENJAMIN RUBY, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 140366

STATE OF TEXAS
COUNTY OF COMAL

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RICHARD A. GOODWIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4069
RGOODWIN@MSENGR.COM
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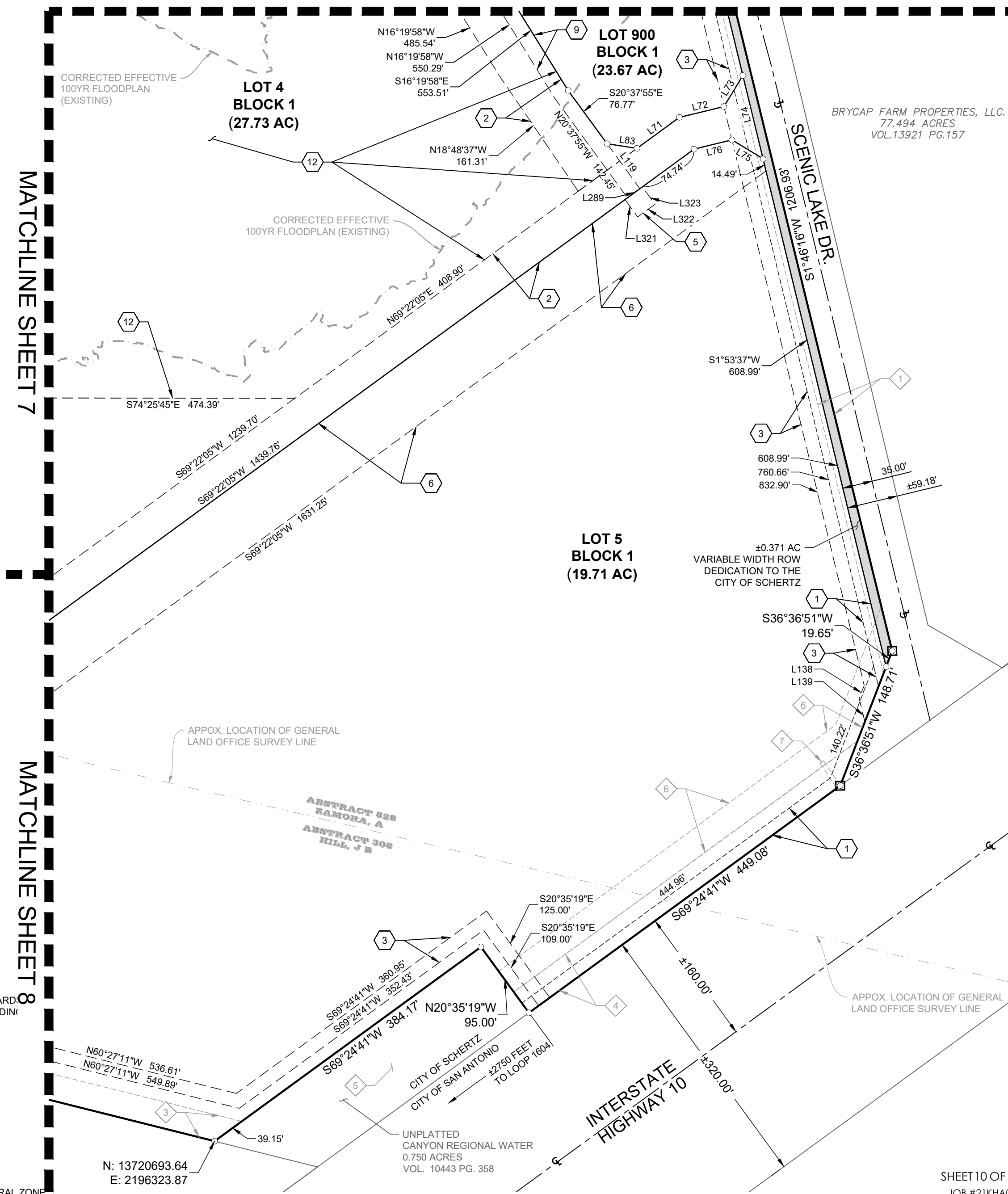
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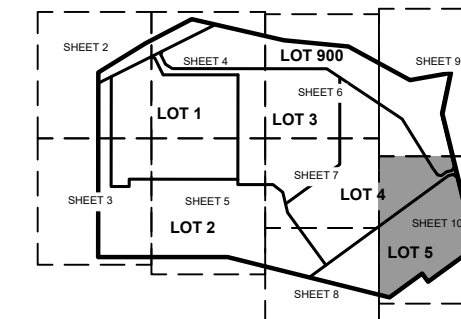
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3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

MATCHLINE SHEET 9



INDEX MAP

N.T.S.



STATE OF GEORGIA
COUNTY OF FULTON

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

OWNER/DEVELOPER: C5LC AT INTERSTATE 10, LLC
LINDA D. BOOKER
1230 PEACHTREE STREET NE, SUITE 1000
ATLANTA, GA 30309

STATE OF GEORGIA
COUNTY OF FULTON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LINDA D. BOOKER, 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 _____, A.D. 2023.

NOTARY PUBLIC, STATE OF GEORGIA

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF SCHERTZ, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE REQUIREMENTS OF THE SUBDIVISION REGULATION OF THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.
DATED THIS ____ DAY OF _____, A.D. 2023.

BY: _____
CITY ENGINEER

THIS PLAT OF CORE5 LOGISTICS CENTER AT INTERSTATE 10 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS ____ DAY OF _____, A.D. 2023.

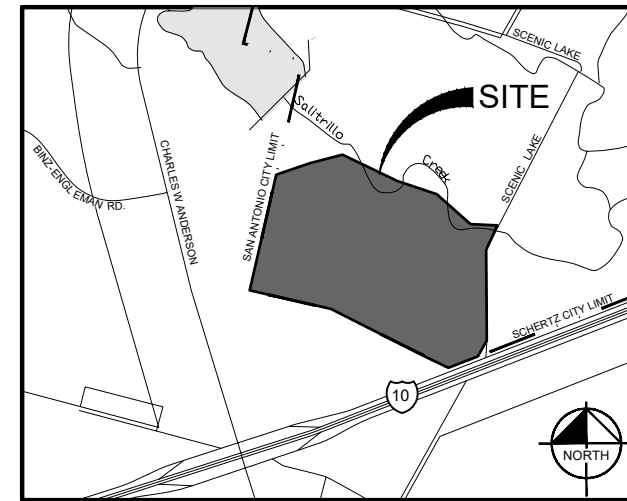
BY: _____ CHAIRMAN
BY: _____ SECRETARY

SUBDIVISION PLAT
ESTABLISHING

CORE5 LOGISTICS CENTER AT INTERSTATE 10

BEING A 164.784 ACRE TRACT, SITUATED IN THE LUKE BUST SURVEY NO. 37, ABSTRACT NO. 45, THE JEFFREY B. HILL SURVEY NO. 103, ABSTRACT NO. 308, THE ANTONIO ZAMORA SURVEY NO. 36, ABSTRACT NO. 828, AND THE JOHN F. SHEPHERD SURVEY NO. 314, ABSTRACT NO. 678, SAME BEING ALL OF A 141.128 ACRE TRACT, AND A PORTION OF A 200.00 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20100029666, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 1-5, 900 BLOCK 1, IN THE IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS.

DATE OF PREPARATION: June 20, 2023



VICINITY MAP
N.T.S.

LEGEND	
●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	1/2" IRON ROD SET
---	CITY LIMIT LINE
---	FLOODPLAIN LINE
GETCTV	GAS, ELECTRIC, TELEPHONE, CABLE TV
□	FOUND TXDOT TYPE 2 MONUMENTATION
ROW	RIGHT OF WAY
NCB	NEW CITY BLOCK
⊕	CENTERLINE
VOL	VOLUME
PG	PAGE
AC	ACRES

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	3°35'27"	705.00'	44.18'	N77°11'45"E	44.18'
C2	4°16'04"	691.00'	51.47'	S76°51'27"W	51.46'
C3	3°35'27"	705.00'	44.18'	N77°11'45"E	44.18'
C4	3°35'27"	705.00'	44.18'	N77°11'45"E	44.18'

LINE TABLE		
LINE	LENGTH	BEARING
L1	16.25	N15°34'15"E
L2	22.07	S61°38'31"E
L3	15.09	S84°33'38"E
L4	14.00	N20°35'19"W
L5	38.41	N56°00'31"W
L6	117.16	N78°59'29"E
L7	35.36	S33°59'29"W
L8	100.97	S11°00'31"E
L9	76.22	S42°43'08"E
L10	35.36	S65°37'55"E
L11	61.21	N69°22'05"E
L12	53.39	S88°05'42"E
L13	42.43	N46°53'57"E
L14	100.00	S1°53'37"W
L15	42.42	N43°06'03"W
L16	45.44	N88°05'42"W
L17	94.07	N78°59'29"E
L18	43.16	N78°59'29"E
L19	16.00	S15°34'15"W
L20	16.00	N74°25'45"W
L21	16.00	S69°24'41"W
L22	28.09	S36°36'51"W
L23	22.63	N46°53'37"E
L24	18.81	N73°52'11"E
L25	107.00	S74°25'45"E

LINE TABLE		
LINE	LENGTH	BEARING
L26	4.50	N15°34'15"E
L27	25.00	S74°25'45"E
L28	25.00	S15°34'15"W
L29	25.00	N74°25'45"W
L30	4.50	N15°34'15"E
L31	107.00	N74°25'45"W
L32	107.00	S74°25'45"E
L33	4.50	N15°34'15"E
L34	25.00	S74°25'45"E
L35	25.00	S15°34'15"W
L36	25.00	N74°25'45"W
L37	4.50	N15°34'15"E
L38	107.00	N74°25'45"W
L39	8.00	N74°25'45"W
L40	11.43	S61°38'31"E
L41	11.58	S68°56'35"E
L42	4.50	S74°25'45"E
L43	22.13	S15°34'15"W
L44	25.00	N74°25'45"W
L45	22.13	N15°34'15"E
L46	4.50	S74°25'45"E
L47	83.21	N74°25'45"W
L48	16.00	N15°34'15"E
L49	83.21	S74°25'45"E
L50	83.21	N74°25'45"W

LINE TABLE		
LINE	LENGTH	BEARING
L51	16.00	N15°34'15"E
L52	83.21	S74°25'45"E
L53	18.12	S68°56'35"E
L54	65.00	S20°37'55"E
L55	3.50	N69°22'05"E
L56	25.00	S20°37'55"E
L57	25.00	S69°22'05"W
L58	25.00	N20°37'55"W
L59	3.50	N69°22'05"E
L60	100.64	N15°34'15"E
L61	65.00	S11°00'31"E
L62	59.00	N15°34'15"E
L63	99.21	S74°25'45"E
L64	42.17	N2°22'05"E
L65	76.78	S24°24'41"W
L66	14.49	S1°53'37"W
L71	61.21	N69°22'05"E
L72	53.39	S88°05'42"E
L73	42.43	N46°53'57"E
L74	100.00	S1°53'37"W
L75	42.42	N43°06'03"W
L76	45.44	N88°05'42"W
L77	94.07	N78°59'29"E
L78	38.41	N56°00'31"W
L80	35.36	S33°59'29"W

LINE TABLE		
LINE	LENGTH	BEARING
L81	100.97	S11°00'31"E
L82	76.22	S42°43'08"E
L83	35.36	S65°37'55"E
L84	16.00	N74°25'45"W
L89	33.15	N46°53'37"E
L90	18.81	N73°52'11"E
L91	107.00	S74°25'45"E
L97	107.00	N74°25'45"W
L98	107.00	S74°25'45"E
L104	107.00	N74°25'45"W
L105	8.00	N74°25'45"W
L117	83.21	S74°25'45"E
L118	83.21	N74°25'45"W
L119	65.00	S20°37'55"E
L126	59.00	N15°34'15"E
L133	6.59	N15°34'15"E
L134	70.00	N15°34'15"E
L136	29.17	N69°22'05"E
L137	8.92	N40°46'58"W
L138	16.28	S36°36'32"W
L139	28.09	S1°53'37"W
L289	25.00	N69°22'05"E
L290	25.00	S74°25'45"E
L312	25.00	N74°25'45"W
L313	25.00	N15°34'15"E

LINE TABLE		
LINE	LENGTH	BEARING
L314	25.00	S74°25'45"E
L315	25.00	N74°25'45"W
L316	25.00	N15°34'15"E
L317	25.00	S74°25'45"E
L318	25.00	S15°34'15"W
L319	25.00	N15°34'15"E
L320	20.50	S74°25'45"E
L321	25.00	N20°37'55"W
L322	25.00	S69°22'05"W
L323	25.00	S20°37'55"E
L324	16.00	S15°34'15"W
L325	83.21	N74°25'45"W
L326	83.21	S74°25'45"E

SURVEYOR'S NOTES:
BASIS OF BEARING IS NAD83 TEXAS STATE
PLANE COORDINATES, SOUTH CENTRAL
ZONE.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN 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 CHANGE VARIANCES GRANTED BY THE CITY OF SCHERTZ PLANNING COMMISSION.

BENJAMIN RUBY, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 140366

STATE OF TEXAS
COUNTY OF COMAL

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:

RICHARD A. GOODWIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4069
RGOODWIN@MSENGR.COM
830.228.4101
SHERWOOD SURVEYING & SUE
TBPELS FIRM #10044200
6477 FM 311, P.O. BOX 992
SPRING RANCH, TX 78070

December 15, 2022
Paulino Paredes
10101 Reunion Pl, Suite 400
San Antonio, TX 78216

SUBJECT: Core5 Logistics Center at Interstate 10 – Preliminary Plat Waiver Request Results Letter

Dear Applicant:

The City of Schertz Planning and Zoning Commission met on December 14th, 2022 and has approved your waiver request for the application for the Core5 Logistics Center at Interstate 10.

Based on the completeness of the proposed roadway sections at the intersection of IH-10 Access Road and Scenic Lake Drive and section from intersection of Loop 1604 along the Proposed Secondary Rural Arterial, the Planning and Zoning Commission has determined that the request to not construct a portion of roadways and sidewalks is reasonable and consistent with the complete streets goal on Scenic Lake Drive and the Proposed Secondary Rural Arterial.

If you have any questions or concerns, please feel free to contact me at (210) 619-1783.

Sincerely,

A handwritten signature in black ink, appearing to read 'S. Haas', with a long horizontal flourish extending to the right.

Samuel Haas
Planner

PLANNING AND ZONING COMMISSION MEETING: 06/28/2023
Agenda Item 5 A

TO: Planning and Zoning Commission
 PREPARED BY: Samuel Haas, Senior Planner
 CASE: PLUDC20230133
 SUBJECT: 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

GENERAL INFORMATION:

As stated in the Unified Development Code (UDC), City Council from time to time, on its own motion, or at the recommendation of City staff amend, change, or modify text in any portion of the UDC to establish and maintain stable and desirable development. It is generally considered good practice to periodically review and update the development regulations due to changing conditions, community goals, and/or State and Federal regulations.

Background:

Home Occupations occur frequently in the City of Schertz. Often, these businesses have little to no adverse impact on the surrounding community, yet are not compliant with the current version and regulations of the UDC. In an effort to better serve the citizens of Schertz, and to match the changing nature of work (and by extension at-home work), staff has drafted amendments to Article 8, Section 21.8.4: Home Occupation of the UDC. The amendments were drafted with consideration to the Development Subcommittee's discussions on the subject, and after extensive research was done on other municipalities similar regulations concerning Home Occupations.

On May 24th, 2023, the Planning and Zoning Commission first met to hear these proposed UDC amendments. The Commission decided to table the proposed UDC amendments to make a modifications and additions.

PROPOSED AMENDMENTS

Staff is proposing the following amendments in relation to UDC Article 8, Section 21.8.4: Home Occupations

UDC 21.8.4 Existing vs Proposed Regulations	
Existing	Proposed
	Added language permitting home occupations as an accessory use in all residential zoning districts provided they comply with all other restrictions.
The area set aside for home occupations shall not exceed twenty percent (20%) of the total floor area of such residence.	Proposing home occupation not exceed 30% of combined floor area of main and accessory structures and cannot exceed 600 square feet.
Retail sales prohibited	Retail sales permitted if item is produced on premise in conformance with Code.
	Added language clarifying home occupation business must have permanent resident of home involved.
	Added language stating only one home occupation business-related vehicle permitted
Home occupation must be within principle structure	Allowing for additional accessory structure use.

	Added language clarifying that no exterior storage or display may occur.
	Added language clarifying that home occupation is accessory use only.
No permitted use list currently exist	List of permitted home occupation uses.
	Added uses to include health spa, mental health professional, pet grooming
No prohibited use list currently exist	List of prohibited home occupation uses.
	Added language clarifying unlisted uses considered prohibited until further amendments. Outlined appeal process.
	Clarified garage sale subsection

STAFF ANALYSIS AND RECOMMENDATION:

Staff conducted research on eight (8) other municipalities in the region and compared and contrasted each municipalities' regulations concerning Home Occupations with the City of Schertz's current regulations. The amendments that are proposed take into consideration areas in which Schertz is more restrictive, not restrictive enough, or when further nuance/explanation is needed for sections of the code. Also, these amendments were drafted with discussions from the Development Subcommittee in-mind.

The proposed amendments will add clarity on the land uses that are permitted and not permitted as a home occupation which is beneficial for the residents of Schertz who desire doing a home business. Additionally, the increased flexibility in percentage of home area, the use of an accessory structure, and being able to have customers come to the home will be a benefit to residents who are interested in doing a home occupation that previously would not have been permitted.

Following the May 24th, 2023, Planning and Zoning Commission meeting items were added to the permitted use section, other items had language added-in to further clarify uses or restrictions. Specifically, the Commission wanted counseling, pet grooming, and massage therapist added to the permitted uses. Staff, researched terms and uses, and decided that for counseling the term "mental health professional" to be used, and instead of massage therapist the term "health spa" was to be used. These terms are specific to the intent of the Commission's adjustments while being sufficiently broad enough to encompass related activities under the same occupational field. Also, the garage sale subsection should have further clarity regarding the number of sales allowed. Finally, language was incorporated to highlight the appeal process in the event an applicant does not agree with staff's decision, or if an applicant feels that the proposed use is indeed permitted.

Therefore, Staff recommends approval of the amendments to the Unified Development Code (UDC) as proposed and discussed

COMMISSIONERS CRITERIA FOR CONSIDERATION:

The Planning and Zoning Commission in making a recommendation to City Council on the proposed Unified Development Code Amendment. In considering action on a UDC Amendment, the Commission should consider the criteria within UDC, Section 21.4.7 D.

1. The proposed amendment promotes the health, safety, or general welfare of the City and the safe, orderly, efficient and healthful development of the City;
2. An amendment to the text is consistent with other policies of this UDC and the City;
3. Any proposed amendment is consistent with the goals and objectives of this UDC and the City; and
4. Other criteria which, at the discretion of the Planning and Zoning Commission and the City Council, are deemed relevant and important in the consideration of the amendment.

Current UDC - Sec 21.8.4

Proposed UDC - Sec. 21.8.4 Redlines

Proposed UDC - Sec. 21.8.4 Clean

Sec. 21.8.4. Home Occupations.

A. *Purpose and Intent.*

1. Protect residential areas from adverse impact of activities associated with home occupations.
2. Permit residents of the community a reasonable choice in the use of their homes as a place of livelihood and the production or supplementing of personal and family income.
3. Establish criteria and development standards for home occupations conducted in dwelling units.

B. *Home Occupations—Required Conditions.*

1. The area set aside for home occupations shall not exceed twenty percent (20%) of the total floor area of such residence.
2. No interior or exterior business sign shall be permitted.
3. No mechanical equipment shall be used except of a type that is similar in character to that normally used for purely domestic or household mechanical equipment as for hobby purposes in conjunction with the home occupation.
4. Retail sales shall be prohibited on the premises.
5. No more than one person other than the immediate family permanently residing on the premises shall be employed in the home occupation.
6. No more than one home occupation shall be permitted within any single dwelling unit.
7. A home occupation shall be carried on wholly within the principal building. No home occupation or any storage of goods, materials, or products connected with a home occupation shall be allowed in accessory buildings or garages, attached or detached, excluding paints and chemicals that may be used in the home occupation.
8. There shall be no exterior indication of the home occupation or variation from the residential character of the principal building.
9. There shall be no exterior storage of materials to be used in conjunction with a home occupation.
10. A home occupation shall produce no offensive noise, vibration, smoke, electrical interferences, dust, odors, or heat detectable beyond the property limits or beyond the walls of the dwelling unit. The judgment of the City's Code Enforcement Officer pertaining to a violation under this section shall be considered decisive and final unless formally appealed to the Planning and Zoning Commission within thirty (30) days after the Code Enforcement Officer's written determination.
11. All home occupations may be subject to periodic inspections by the City.

C. *Home Occupation Permit.*

1. *Purpose.* To establish a method to allow the City to regulate and control nonresidential activities and maintain a record of the types and numbers of home occupations in the City.
2. *Permit Required.* Each resident within the City who has, or desires to establish an authorized home occupation, is required to have a home occupation permit.
3. *Application for Home Occupation Permit.*
 - a. Applicant shall apply to the City Manager or his/her designee for a home occupation permit.
 - b. The City Manager or his/her designee may issue the permit if the home occupation meets all the requirements established in Paragraph B.

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- c. The decision of the City Manager or his/her designee may be appealed to the Planning and Zoning Commission in accordance with section 21.4.14.
 - d. The Planning and Zoning Commission will be the final judgment on appeals which must be submitted to the Planning and Zoning Commission within thirty (30) days after disapproval by the City Manager or his/her designee.
 - e. Supporting Documents.
 - i. *Signed statement.* One type of supporting evidence that may be submitted to the Planning and Zoning Commission for their consideration of an appeal is a signed statement by each property owner up to 200 feet of the property on which the home occupation is to occur, stating that the property owner has no objection to the existence of the proposed home occupation. An example of such a statement is as follows:

"I (name) the property owner at (address) have been advised by (name of home occupation applicant) of the request to the City for a Home Occupation Permit for the purpose of conducting (type of home occupation) and I have no objection to the home occupation permit being granted for the purpose reflected in this statement.

Signature of neighboring property owner and date"
 - ii. *Statement from property owner.* An applicant who is renting the property on which a home occupation permit is requested shall obtain a written statement from the owner of the property. The owner will state that he/she has no objection to the home occupation on the property.
 - iii. *Persons with demonstrated physical handicaps.* Persons with physical handicaps may be permitted special consideration. The applicant may request a waiver of a portion or all of one or more of the requirements for a home occupation.
 - iv. *Granting of exception.* It shall be the responsibility of the applicant to submit sufficient evidence to justify the granting of an exception to any of the requirements in Paragraph B.
 - f. *Conditions Applicable to Home Occupation Permits.*
 - i. *Validation.* A home occupation permit expires every December 31.
 - ii. *Renewal.* Permits shall be renewed annually.
 - iii. *Inspection.* The City Manager or his/her designee is authorized to periodically enter the premises to ensure full compliance with these requirements.
 - iv. *Termination.* When a home occupation is found in noncompliance with the requirements outlined in Paragraph B, the permit will be terminated immediately.
 - v. *Renewal of terminated permits.* The procedure for renewal of a terminated permit shall be the same as required for the issuance of a new permit under this section.

(Ord. No. 17-S-40 , § 1(Exh. A), 10-24-2017; Ord. No. 18-S-04 , § 1(Exh. A), 1-23-2018)

Sec. 21.8.4. Home Occupations.

A. *Purpose and Intent.*

1. Protect residential areas from adverse impact of activities associated with home occupations.
2. Permit residents of the community a reasonable choice in the use of their homes as a place of livelihood and the production or supplementing of personal and family income.
3. Establish criteria and development standards for home occupations conducted in dwelling units.

B. *Home Occupations—Required Conditions* - home occupations shall be permitted as an accessory use in all residential zoning districts provided that they comply with all restrictions herein.

1. ~~The area set aside for home occupations shall not exceed twenty percent (20%) of the total floor area of such residence. Such use shall be incidental and secondary to the use of the premises for residential purposes, and shall not utilize floor area exceeding 30 percent of the combined enclosed gross floor area of dwelling unit and any accessory building(s). In no case shall the combined enclosed floor area utilized for a home occupation exceed 600 square feet.~~
2. No interior or exterior business sign shall be permitted.
- ~~3. No mechanical equipment shall be used except of a type that is similar in character to that normally used for purely domestic or household mechanical equipment as for hobby purposes in conjunction with the home occupation.~~
34. Retail sales shall be prohibited on the premises except for items that are produced entirely on the premises in conformance with this Code.
- ~~45.~~ No more than one person other than the immediate family permanently residing on the premises shall be employed in the home occupation and at least one person permanently residing in the home must be involved in the business and shall obtain the Home Occupation Permit.
- ~~56.~~ No more than one home occupation shall be permitted within any single dwelling unit.
- ~~67.~~ -The home occupation shall not result in the off-street or on-street parking of more than two (2) vehicles at any one (1) time not owned by members of the occupant family, and not more than one business-related commercial vehicle- shall be present at one time.
- ~~787.~~ A home occupation shall be carried on wholly within the principal ~~building~~ building or accessory building.g. ~~No home occupation or any storage of goods, materials, or products connected with a home occupation shall be allowed in accessory buildings or garages, attached or detached, excluding paints and chemicals that may be used in the home occupation.~~
- ~~898.~~ There shall be no exterior indication of the home occupation or variation from the residential character of the principal building. Performance of the occupation activity shall not be visible from the street
- ~~9109.~~ There shall be no exterior storage of materials, equipment, or display to be used in conjunction with a home occupation.
- ~~10101.~~ A home occupation shall produce no offensive noise, vibration, smoke, electrical interferences, dust, odors, or heat detectable beyond the property limits or beyond the walls of the dwelling unit. The judgment of the City's Code Enforcement Officer pertaining to a violation under this section shall be considered decisive and final unless formally appealed to the Planning and Zoning Commission within thirty (30) days after the Code Enforcement Officer's written determination.
- ~~11112.~~ All home occupations may be subject to periodic inspections by the City.

~~13. Such uses must be located in the dwelling used by the person who has the home occupation as his or her private residence.~~

~~1214.~~ Said incidental use shall never be permitted as a principal use but only as an accessory use.

C. Uses allowed as home occupations. Subject to the provisions of this Section, home occupations may include the following uses:

1. Office facility of an accountant, architect, landscape architect, attorney, engineer, consultant, insurance agent, mental health professional, realtor, broker, or similar profession.
2. Author, artist, artisan, or sculptor.
3. Dressmaker, seamstress or tailor.
4. Music or dance teacher, or similar types of instruction, provided that instruction shall be limited to no more than five pupils at a time.
5. Individual tutoring.
6. Office facility of a minister, rabbi, priest or other cleric.
7. Home crafts, such as rug weaving, model making, etc.
8. Office facility of a salesman, sales or manufacturer's representative, provided that no retail or wholesale transactions or provision of services are personally and physically made on the premises except for items that are produced entirely on the premises in conformance with this Code.
9. Repair shop for small electrical appliances, cameras, watches and clocks, and other small items, provided that the items can be carried by one person without using special equipment, and provided that the items are not equipped with an internal combustion engine.
10. Food preparation establishments such as cake making, decorating or catering, provided that there is no on-premises consumption by customers, and provided that all aspects of the business comply with all state and local health regulations.
11. Family homes, in compliance with applicable state laws, which are incorporated herein by reference, with no more than six children or adults.
12. Barber shop or beauty salon ~~or manicure studio, or health spa~~, provided that no more than one customer is served on the premises at any one time.
13. Swimming lessons and water safety instruction, provided that such instruction involves no more than two pupils at any one time.
14. Activity involving primarily a computer.
15. Contractor, provided that there shall be no outside storage of materials related to the operation of the business and any interior storage shall count toward the maximum area allowed in subsection B. 1.
16. ~~Pet grooming, provided that no overnight kenneling activity is taking place, and animals remain inside.~~

D. Uses prohibited as home occupations. Home occupations shall not, in any event, be deemed to include the following uses:

1. Animal hospitals or clinics, commercial stables having more than two horses per acre or kennels.
2. Restaurants or on-premises food or beverage, including private clubs, consumption of any kind, except for limited food or meal consumption associated with the operation of a licensed registered family home or a bed and breakfast facility.

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3. Automobile, boat or trailer paint or repair shop; small engine or motorcycle repair shop; welding shop; large household appliance repair shop; or other similar type of business.
 4. On-premises retail or wholesale sales of any kind where multiple customers patronize the sales business on-site, except for items that are produced entirely on the premises in conformance with this Code, and except for garage sales in conformance with Chapter 50, Article VII of the City of Schertz Code of Ordinances (no more than two per calendar year and shall not be held within six months of each other).
 5. Commercial clothing laundering or cleaning.
 6. Mortuaries or funeral homes.
 7. Trailer, vehicle, tool or equipment rentals.
 8. Repair shops for any items having internal combustion engines.
 9. Any use that would be defined by the building code as an assembly, factory or industrial, hazardous, institutional or mercantile occupancy.

E. Home occupation uses not classified herein. Any use that is not either expressly allowed nor expressly prohibited by this division is considered prohibited, unless and until such use is classified by amendment to this chapter by the city council, subsequent to an affirmative recommendation by the planning commission. Any person or persons who has been aggrieved by an interpretation from the City Manager or his/her designee of the permitted and prohibited Home Occupation uses, may appeal the decision in accordance with Section 21.4.14 and will have the Planning and Zoning Commission make the final determination.

F. Home Occupation Permit.

1. *Purpose.* To establish a method to allow the City to regulate and control nonresidential activities and maintain a record of the types and numbers of home occupations in the City.
2. *Permit Required.* Each resident within the City who has, or desires to establish an authorized home occupation, is required to have a home occupation permit.
3. *Application for Home Occupation Permit.*
 - a. Applicant shall apply to the City Manager or his/her designee for a home occupation permit.
 - b. The City Manager or his/her designee may issue the permit if the home occupation meets all the requirements established in Subsection Paragraph B.
 - c. The decision of the City Manager or his/her designee may be appealed to the Planning and Zoning Commission in accordance with section 21.4.14.
 - d. The Planning and Zoning Commission will be the final judgment on appeals which must be submitted to the Planning and Zoning Commission within thirty (30) days after disapproval by the City Manager or his/her designee.
 - e. Supporting Documents.
 - i. *Signed statement.* One type of supporting evidence that may be submitted to the Planning and Zoning Commission for their consideration of an appeal is a signed statement by each property owner up to 200 feet of the property on which the home occupation is to occur, stating that the property owner has no objection to the existence of the proposed home occupation. An example of such a statement is as follows:

"I (name) the property owner at (address) have been advised by (name of home occupation applicant) of the request to the City for a Home Occupation Permit for the purpose of conducting (type of home occupation) and I have no objection to the home occupation permit being granted for the purpose reflected in this statement.

Signature of neighboring property owner and date"

- ii. *Statement from property owner.* An applicant who is renting the property on which a home occupation permit is requested shall obtain a written statement from the owner of the property. The owner will state that he/she has no objection to the home occupation on the property.
 - iii. *Persons with demonstrated physical handicaps.* Persons with physical handicaps may be permitted special consideration. The applicant may request a waiver of a portion or all of one or more of the requirements for a home occupation.
 - iv. *Granting of exception.* It shall be the responsibility of the applicant to submit sufficient evidence to justify the granting of an exception to any of the requirements in [Subsection Paragraph-B](#).
- f. *Conditions Applicable to Home Occupation Permits.*
- i. *Validation.* A home occupation permit expires every December 31.
 - ii. *Renewal.* Permits shall be renewed annually.
 - iii. *Inspection.* The City Manager or his/her designee is authorized to periodically enter the premises to ensure full compliance with these requirements.
 - iv. *Termination.* When a home occupation is found in noncompliance with the requirements outlined in [Subsection Paragraph-B](#), the permit will be terminated immediately.
 - v. *Renewal of terminated permits.* The procedure for renewal of a terminated permit shall be the same as required for the issuance of a new permit under this section.

(Ord. No. 17-S-40 , § 1(Exh. A), 10-24-2017; Ord. No. 18-S-04 , § 1(Exh. A), 1-23-2018)

Sec. 21.8.4. Home Occupations.

A. *Purpose and Intent.*

1. Protect residential areas from adverse impact of activities associated with home occupations.
2. Permit residents of the community a reasonable choice in the use of their homes as a place of livelihood and the production or supplementing of personal and family income.
3. Establish criteria and development standards for home occupations conducted in dwelling units.

B. *Home Occupations—Required Conditions* - home occupations shall be permitted as an accessory use in all residential zoning districts provided that they comply with all restrictions herein.

1. Such use shall be incidental and secondary to the use of the premises for residential purposes, and shall not utilize floor area exceeding 30 percent of the combined enclosed gross floor area of dwelling unit and any accessory building(s). In no case shall the combined enclosed floor area utilized for a home occupation exceed 600 square feet.
2. No interior or exterior business sign shall be permitted.
3. Retail sales shall be prohibited on the premises except for items that are produced entirely on the premises in conformance with this Code
4. No more than one person other than the immediate family permanently residing on the premises shall be employed in the home occupation and at least one person permanently residing in the home must be involved in the business and shall obtain the Home Occupation Permit.
5. No more than one home occupation shall be permitted within any single dwelling unit.
6. The home occupation shall not result in the off-street or on-street parking of more than two (2) vehicles at any one (1) time not owned by members of the occupant family, and no more than one business-related commercial vehicle shall be present at one time.
7. A home occupation shall be carried on wholly within the principal building or accessory building.
8. Performance of the occupation activity shall not be visible from the street
9. There shall be no exterior storage of materials, equipment, or display to be used in conjunction with a home occupation.
10. A home occupation shall produce no offensive noise, vibration, smoke, electrical interferences, dust, odors, or heat detectable beyond the property limits or beyond the walls of the dwelling unit. The judgment of the City's Code Enforcement Officer pertaining to a violation under this section shall be considered decisive and final unless formally appealed to the Planning and Zoning Commission within thirty (30) days after the Code Enforcement Officer's written determination.
11. All home occupations may be subject to periodic inspections by the City.
12. Said incidental use shall never be permitted as a principal use but only as an accessory use.

C. *Uses allowed as home occupations.* Subject to the provisions of this Section, home occupations may include the following uses:

1. Office facility of an accountant, architect, landscape architect, attorney, engineer, consultant, insurance agent, mental health professional, realtor, broker, or similar profession.
2. Author, artist, artisan, or sculptor.
3. Dressmaker, seamstress or tailor.

-
4. Music or dance teacher, or similar types of instruction, provided that instruction shall be limited to no more than five pupils at a time.
 5. Individual tutoring.
 6. Office facility of a minister, rabbi, priest or other cleric.
 7. Home crafts, such as rug weaving, model making, etc.
 8. Office facility of a salesman, sales or manufacturer's representative, provided that no retail or wholesale transactions or provision of services are personally and physically made on the premises except for items that are produced entirely on the premises in conformance with this Code.
 9. Repair shop for small electrical appliances, cameras, watches and clocks, and other small items, provided that the items can be carried by one person without using special equipment, and provided that the items are not equipped with an internal combustion engine.
 10. Food preparation establishments such as cake making, decorating or catering, provided that there is no on-premises consumption by customers, and provided that all aspects of the business comply with all state and local health regulations.
 11. Family homes, in compliance with applicable state laws, which are incorporated herein by reference, with no more than six children or adults.
 12. Barber shop or beauty salon or health spa, provided that no more than one customer is served on the premises at any one time.
 13. Swimming lessons and water safety instruction, provided that such instruction involves no more than two pupils at any one time.
 14. Activity involving primarily a computer.
 15. Contractor, provided that there shall be no outside storage of materials related to the operation of the business and any interior storage shall count toward the maximum area allowed in Subsection B.
 16. Pet grooming, provided that no overnight kenneling activity is taking place, and animals remain inside.
- D. *Uses prohibited as home occupations.* Home occupations shall not, in any event, be deemed to include the following uses:
1. Animal hospitals or clinics, commercial stables having more than two horses per acre or kennels.
 2. Restaurants or on-premises food or beverage, including private clubs, consumption of any kind, except for limited food or meal consumption associated with the operation of a licensed registered family home or a bed and breakfast facility.
 3. Automobile, boat or trailer paint or repair shop; small engine or motorcycle repair shop; welding shop; large household appliance repair shop; or other similar type of business.
 4. On-premises retail or wholesale sales of any kind where multiple customers patronize the sales business on-site, except for items that are produced entirely on the premises in conformance with this Code, and except for occasional garage sales in conformance with Chapter 50, Article VII of the City of Schertz Code of Ordinances.
 5. Commercial clothing laundering or cleaning.
 6. Mortuaries or funeral homes.
 7. Trailer, vehicle, tool or equipment rentals.
 8. Repair shops for any items having internal combustion engines.

-
9. Any use that would be defined by the building code as an assembly, factory or industrial, hazardous, institutional or mercantile occupancy.
- E. *Home occupation uses not classified herein.* Any use that is not either expressly allowed nor expressly prohibited by this division is considered prohibited, unless and until such use is classified by amendment to this chapter by the city council, subsequent to an affirmative recommendation by the planning commission. Any person or persons who has been aggrieved by an interpretation from the City Manager or his/her designee of the permitted and prohibited Home Occupation uses, may appeal the decision in accordance with Section 21.4.14 and will have the Planning and Zoning Commission make the final determination.
- F. *Home Occupation Permit.*
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 - c. The decision of the City Manager or his/her designee may be appealed to the Planning and Zoning Commission in accordance with section 21.4.14.
 - d. The Planning and Zoning Commission will be the final judgment on appeals which must be submitted to the Planning and Zoning Commission within thirty (30) days after disapproval by the City Manager or his/her designee.
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 - iv. *Granting of exception.* It shall be the responsibility of the applicant to submit sufficient evidence to justify the granting of an exception to any of the requirements in Subsection B.

f. *Conditions Applicable to Home Occupation Permits.*

- i. *Validation.* A home occupation permit expires every December 31.
- ii. *Renewal.* Permits shall be renewed annually.
- iii. *Inspection.* The City Manager or his/her designee is authorized to periodically enter the premises to ensure full compliance with these requirements.
- iv. *Termination.* When a home occupation is found in noncompliance with the requirements outlined in Subsection B, the permit will be terminated immediately.
- v. *Renewal of terminated permits.* The procedure for renewal of a terminated permit shall be the same as required for the issuance of a new permit under this section.

(Ord. No. 17-S-40 , § 1(Exh. A), 10-24-2017; Ord. No. 18-S-04 , § 1(Exh. A), 1-23-2018)

PLANNING AND ZONING COMMISSION MEETING: 06/28/2023
Agenda Item 6 A

TO: Planning and Zoning Commission
PREPARED BY: Samuel Haas, Senior Planner
CASE: PLPP20230139
SUBJECT: PLPP20230139 - Consider and act upon a request for approval of a preliminary plat for the Palapas - John Subdivision, an approximately 3.5 acre tract of land located approximately 250 feet west of the intersection of Schertz Parkway and IH 35, City of Schertz, Guadalupe County. Parcel ID: 64689, 64677, & 64687.

GENERAL INFORMATION:

Owner: John Family Properties, LLC - Leonard John, Melvin John, Clarence John
Applicant: Cook Engineering

APPLICATION SUBMITTAL DATE:

Date: 05/30/2023
Application Submittal Type: Preliminary Plat

ITEM SUMMARY:

The applicant is requesting to preliminary plat approximately 3.5 acres of land in order to establish 2 commercial lots. Lot 1 is proposed to be 2.4 acres and Lot 2 is proposed to be .96 acres. The property is zoned General Business District (GB) and Apartment/Multi-Family Residential District (R-4).

GENERAL LOCATION AND SITE DESCRIPTION:

The subject property is located approximately 250 feet west of the intersection of Schertz Parkway and IH 35. Otherwise, known as Guadalupe County parcel IDs: 64689, 64677, & 64687.

ACCESS AND CIRCULATION:

The proposed Palapas - John Subdivision will have two points of access. One will be from the IH 35 access road, and the other from Schertz Parkway. Lot 1 and Lot 2 will have frontage along the IH 35 access road. Lot 1 will have a 24-foot access easement that runs through the lot from IH 35 to Schertz Parkway going out the south side of the proposed lot. Lot 2 will have the same access easement run across the front of the lot to provide cross-lot access.

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 Palapas - John Subdivision prior to any removal.

PUBLIC SERVICES:

The subdivision will be serviced by the City of Schertz for water and sewer, CCMA for sewer treatment, 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 public main.

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

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

Sidewalks: Sidewalks will be constructed along the portions of the subdivision abutting the IH 35 frontage road. Currently, there are no sidewalks present at the site. All sidewalks will be designed to meet the City of Schertz specifications.

Road Improvements: TXDOT has reviewed the proposed preliminary plat with no objection

STAFF ANALYSIS AND RECOMMENDATION:

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

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

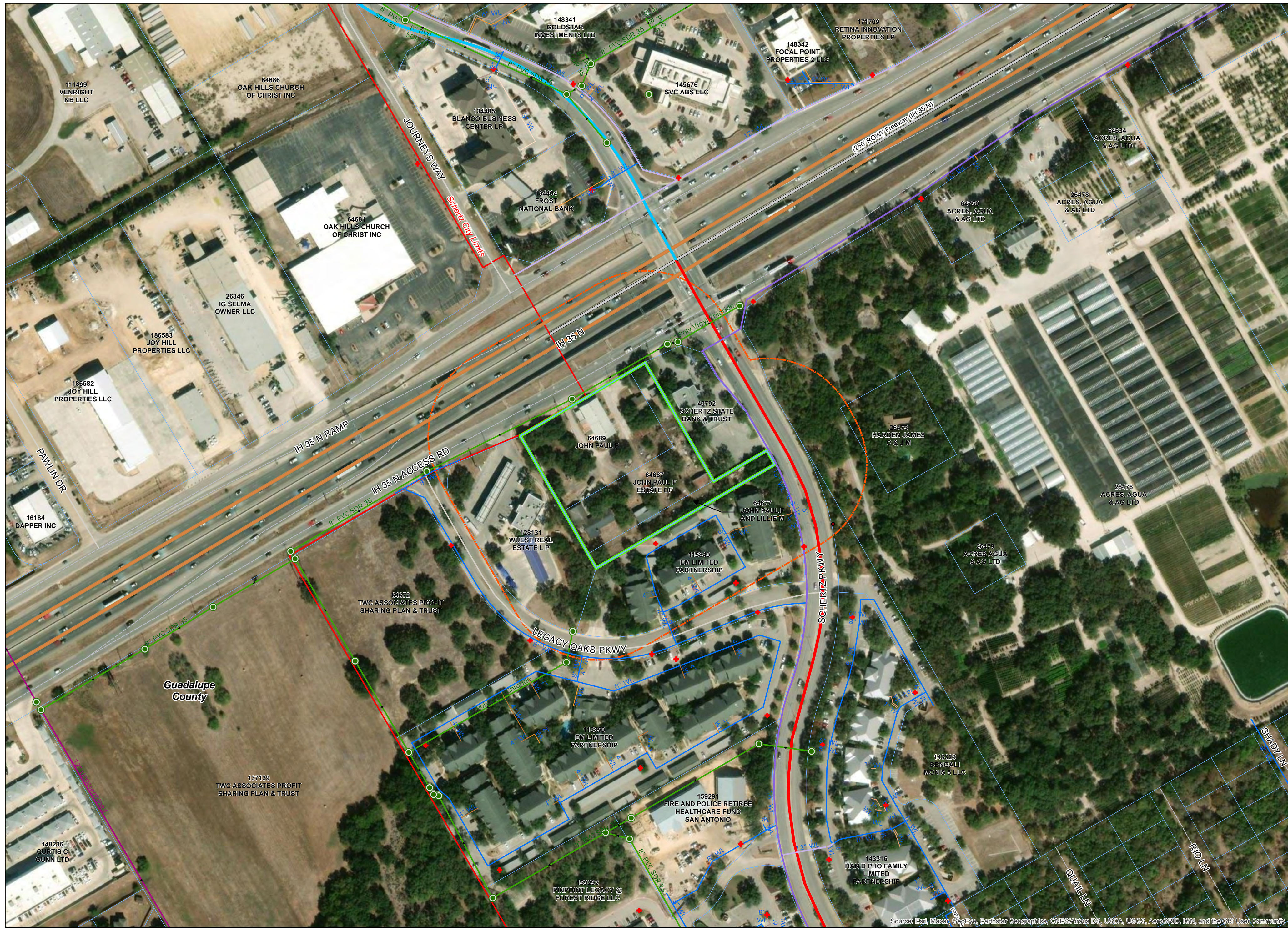
* While the Commission can impose conditions; conditions should only be imposed to meet requirements of the UDC.

COMMISSIONERS CRITERIA FOR CONSIDERATION:

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

Attachments

Aerial Exhibit
Plat Exhibit



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

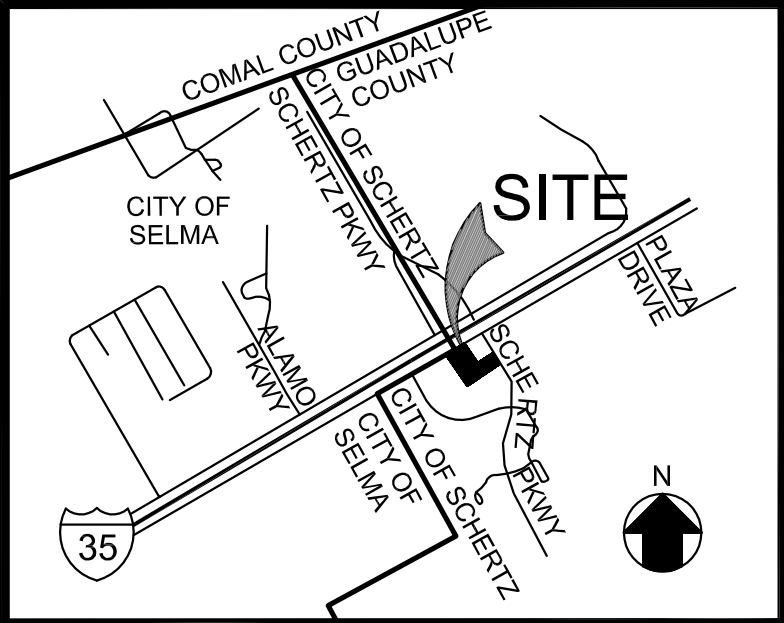


**PALAPAS-JOHN
SUBDIVISION
(PLPP20230139)**

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

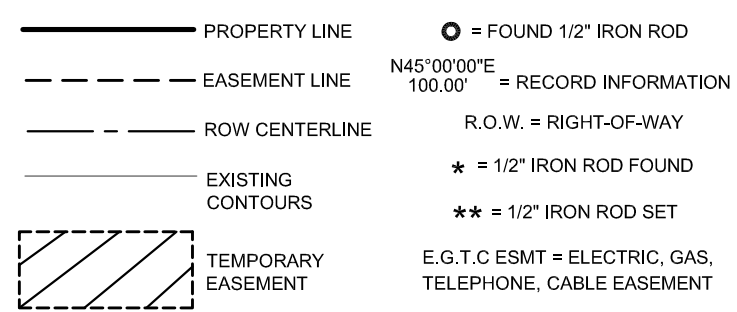
Hydrant
 Manholes
 200' Buffer
 Schertz Municipal Boundary
 County Boundaries

0 75 150 300 450 600 Feet
 1 Inch = 150 Feet



LOCATION MAP
NOT TO SCALE

LEGEND



ENGINEER / SURVEYOR
STEPHEN G. COOK, ENG.
13302 THORNBRIDGE LANE
SAN ANTONIO, TX 78232
(210) 481-2533

LAND OWNER / DEVELOPER
ESTATE OF JOHN PAUL F
16842 IH-35 N
SCHERTZ, TX 78154
(210) 410-7492

THIS SUBDIVISION PLAT OF PALAPAS-JOHN SUBDIVISION, SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.

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.

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

STATE OF TEXAS
COUNTY OF GUADALUPE

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

STEPHEN G. COOK, REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF GUADALUPE

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

STEPHEN G. COOK, REGISTERED PROFESSIONAL SURVEYOR

CERTIFICATION BY CITY ENGINEER:

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

CITY ENGINEER

- PLAT NOTES:**
- EACH LOT IS SUBJECT TO A FLOATING 10' WIDE BY 40' LONG GUY WIRE EASEMENT TO BE LOCATED BY GVEC. ALL EXISTING GVEC OVERHEAD LINES POSSESS A 30' CENTERLINE EASEMENT, 15' EACH SIDE OF LINE. WHERE UNDERGROUND SERVICES ARE UTILIZED, GVEC WILL POSSESS A 5-FOOT WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE. ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES. ANY GVEC MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF GVEC 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 ALTERATION.
 - MONUMENTATION OR CONTROL INFORMATION AVAILABLE AT THE OFFICE OF STEPHEN G. COOK ENGINEERING, INC.
 - 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.
 - ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
 - ACCORDING TO FLOOD INSURANCE RATE MAP NO. 48187C0210F, DATED NOVEMBER 2, 2007, IS LOCATED IN ZONE X AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN.
 - ANY CONSTRUCTION WITHIN THE 100-YEAR FLOOD ELEVATION SHALL BE DONE IN CONFORMANCE WITH THE FLOOD DAMAGE PREVENTION ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION.
 - ALL OPEN SPACES, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF OWNER OR OWNERS SUCCESSORS AND/OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGNS IS APPROVED BY THE CITY.
 - SELLING A PORTION OF THIS ADDITION BY METES & BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND PERMITS.
 - THIS SUBDIVISION CREATES A TOTAL OF TWO (2) BUILDABLE LOTS.
 - THIS SUBDIVISION IS ZONED GENERAL BUSINESS (GB) AND APARTMENT/MULTI-FAMILY DISTRICT (R-4).
 - THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT THE TIME OF THE FINAL PLAT.

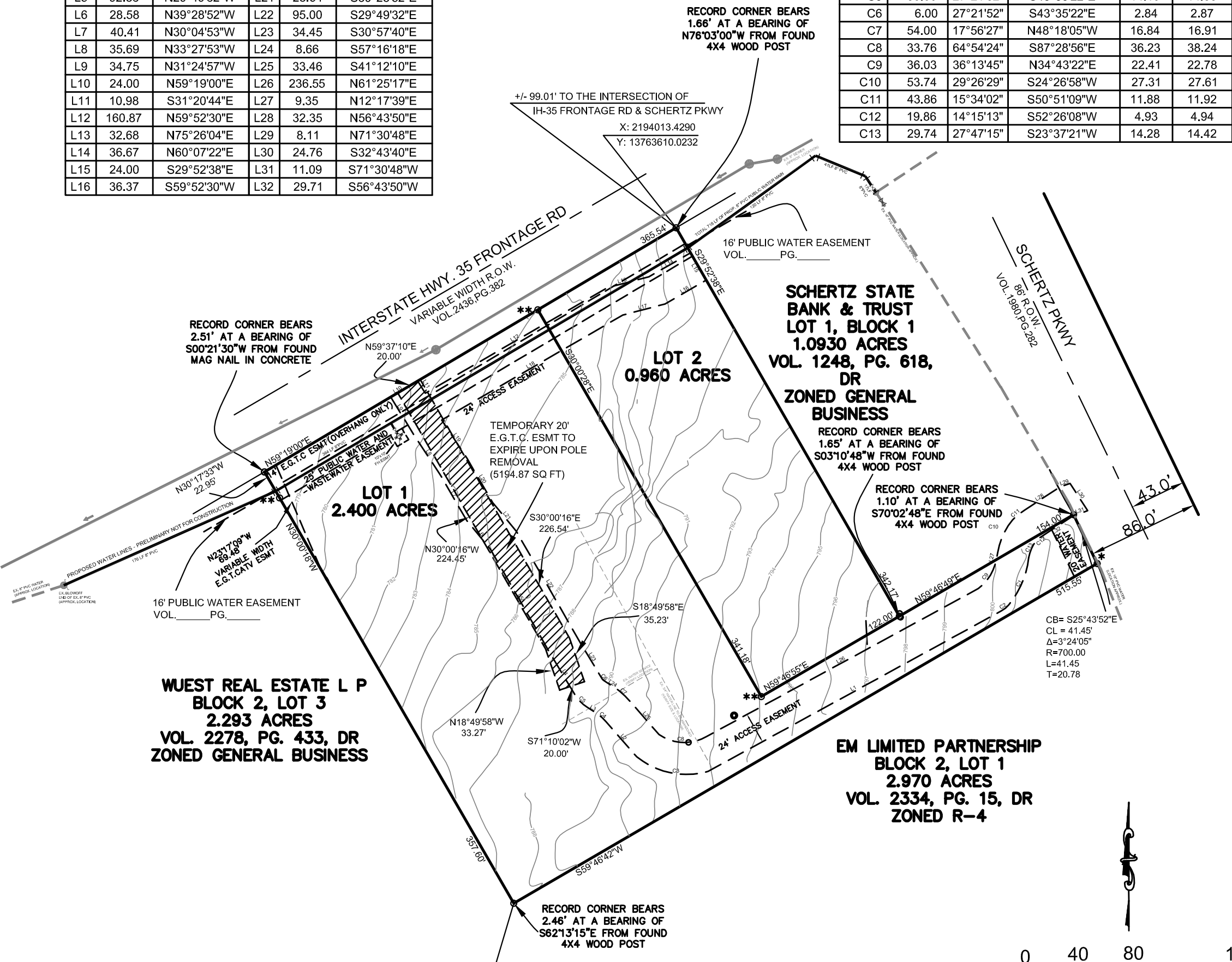
- CPS NOTES:**
- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM - CITY PUBLIC SERVICE BOARD (CITY PUBLIC SERVICE) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT", FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICES 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 BUILDING, 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 ENERGY INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADES OR GROUND ELEVATION ALTERATIONS.
 - THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

- TxDOT NOTES:**
- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
 - IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TxDOT.
 - MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINTS ALONG IH-35 FRONTAGE ROAD BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 384.38'.

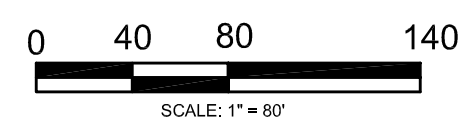
- SURVEYOR NOTES:**
- ELEVATION DATUM TO TEXAS SOUTH CENTRAL ZONE 4204 NAD 83 NGVD 29.
 - "X, Y" COORDINATES SHOWN ARE STATE COORDINATE PLANE AS DETERMINED BY GPS.
 - PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SGCE" UNLESS NOTED OTHERWISE;
 - DIMENSIONS SHOWN ARE SURFACE.
 - BEARINGS ESTABLISHED BASED ON NAD83 GPS OBSERVATIONS FOUND IN THE TEXAS SOUTH CENTRAL STATE PLANE COORDINATE SYSTEM.

ACCESS EASEMENT LINE TABLE					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	255.38	S61°17'21"W	L17	33.27	S75°26'04"W
L2	35.58	N41°12'10"W	L18	159.92	S59°52'30"W
L3	8.66	N57°16'18"W	L19	35.20	S33°27'03"E
L4	34.63	N30°57'19"W	L20	38.93	S30°04'53"E
L5	92.83	N29°49'32"W	L21	28.64	S39°28'52"E
L6	28.58	N39°28'52"W	L22	95.00	S29°49'32"E
L7	40.41	N30°04'53"W	L23	34.45	S30°57'40"E
L8	35.69	N33°27'53"W	L24	8.66	S57°16'18"E
L9	34.75	N31°24'57"W	L25	33.46	S41°12'10"E
L10	24.00	N59°19'00"E	L26	236.55	N61°25'17"E
L11	10.98	S31°20'44"E	L27	9.35	N12°17'39"E
L12	160.87	N59°52'30"E	L28	32.35	N56°43'50"E
L13	32.68	N75°26'04"E	L29	8.11	N71°30'48"E
L14	36.67	N60°07'22"E	L30	24.76	S32°43'40"E
L15	24.00	S29°52'38"E	L31	11.09	S71°30'48"W
L16	36.37	S59°52'30"W	L32	29.71	S56°43'50"W

ACCESS EASEMENT CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	69.53	32°40'37"	N22°59'10"E	39.12	39.65
C2	19.50	21°13'30"	N50°40'59"E	7.18	7.22
C3	60.50	54°42'23"	S78°28'13"E	55.60	57.77
C4	30.00	18°34'50"	N47°58'53"W	9.69	9.73
C5	30.00	27°21'52"	S43°35'22"E	14.19	14.33
C6	6.00	27°21'52"	S43°35'22"E	2.84	2.87
C7	54.00	17°56'27"	N48°18'05"W	16.84	16.91
C8	33.76	64°54'24"	S87°28'56"E	36.23	38.24
C9	36.03	36°13'45"	N34°43'22"E	22.41	22.78
C10	53.74	29°26'29"	S24°26'58"W	27.31	27.61
C11	43.86	15°34'02"	S50°51'09"W	11.88	11.92
C12	19.86	14°15'13"	S52°26'08"W	4.93	4.94
C13	29.74	27°47'15"	S23°37'21"W	14.28	14.42



PRELIMINARY PLAT ESTABLISHING
PALAPAS-JOHN SUBDIVISION



REVISION DATE: 06/09/2023

STATE OF TEXAS
COUNTY OF GUADALUPE

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

OWNER
JOHN FAMILY PROPERTIES, LLC
LEONARD JOHN

OWNER
JOHN FAMILY PROPERTIES, LLC
MELVIN JOHN

OWNER
JOHN FAMILY PROPERTIES, LLC
CLARENCE JOHN

STATE OF TEXAS
COUNTY OF GUADALUPE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

_____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS _____ DAY OF _____, A.D., 20____.

NOTARY PUBLIC, GUADALUPE COUNTY, TEXAS

PLANNING AND ZONING COMMISSION:

THIS PLAT OF PALAPAS-JOHN HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ AND HEREBY APPROVED BY SUCH COMMISSION.

THIS _____ DAY OF _____, A.D., 20____.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF GUADALUPE

I, _____ COUNTY CLERK OF SAID COUNTY 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 PAGE _____ IN

TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____, A.D., 20____.

BY: _____
COUNTY CLERK, GUADALUPE COUNTY TEXAS

PRELIMINARY PLAT ESTABLISHING
PALAPAS-JOHN SUBDIVISION
LOT 1 & 2, BLOCK 1
BEING 3.345 ACRES OF LAND OUT OF THE TORIBIO HERRERA SURVEY NO. 68, ABSTRACT NO. 153, IN GUADALUPE COUNTY, SCHERTZ, TEXAS.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF:

STEPHEN G. COOK
STEPHEN G. COOK ENGINEERING, INC.
TBPE FIRM NO. F-184

DATE: 06/09/2023

IT IS NOT TO BE USED IN REFERENCE TO CONSTRUCTION, BIDDING AND PERMITTING.

PLANNING AND ZONING COMMISSION MEETING: 06/28/2023
Agenda Item 7 A

TO: Planning and Zoning Commission
 PREPARED BY: Emily Delgado, Planning Manager
 SUBJECT: Workshop, Discussion, and Possible Action in relation to UDC Section 21.4.3. Notice Requirements, specifically in relation to public hearing notification signs

BACKGROUND

In 2017 the Planning and Zoning Commission requested Planning staff research other cities in relation to public hearing notice signs. From that research and discussions with the Planning and Zoning Commission Ordinance 17-S-42 amended Unified Development Code Article 4, Section 21.4.2 to require subsection C. Posted Notice. Ultimately, the public hearing notice signs were implemented as another means of transparency and communication to the residents (not just within the 200 notification buffer) to know that a property was going through the public hearing process, and when meetings were to take place.

In 2021, the Planning Division brought forward a workshop / discussion to the Planning and Zoning Commission based on discussions between staff and the City Council to reevaluate the public hearing notice signs. From that discussion it was determined that the public hearing notice signs should change to our current public hearing notice signs, an example of which is attached, but also described below:

Size of Sign	18 inches by 24 inches
Material	1/4 inch thick- corrugated plastic
Sign Installation	The applicant is required to obtain the sign from City staff a minimum of eleven (11) days prior to the Planning and Zoning Commission meeting.
Sign Creation	Currently, the notice signs are created by the City of Schertz Sign Shop and provided to the applicant for use. There is no additional fee paid for by the applicant for the signs.
Sign Frame	Metal "H" Frame- Provided by City Staff
Sign Costs	Based on the last quote and order received by the Sign Shop, the signs are approximately \$2.00 each to create
Information Provided on Signs	Case Number Proposed Zoning Public Hearing Date The City of Schertz Website The Planning Division Phone Number A QR code that directs the reader to the City of Schertz Website

At recent Planning and Zoning Commission meetings, there have been resident comments in relation to the size of the sign along with the information provided on the sign.

The goal behind this workshop, discussion, and possible action is for staff to provide information on our current practices, discuss surrounding and target cities notice sign requirements, and to receive feedback from the Planning and Zoning Commission on our current public hearing notice sign regulations.

Attachments

Public Hearing Notice Sign Current Template

NOTICE OF PUBLIC HEARING ZONE CHANGE PENDING

CASE #: _____

PROPOSED: _____

PUBLIC HEARING DATE:

FOR MORE INFORMATION VISIT:

WWW.SCHERTZ.COM

OR

CALL THE PLANNING DIVISION

AT 210-619-1780



CITY OF SCHERTZ PROPERTY DO NOT REMOVE

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 June 10, 2023 and June 23, 2023.

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

- 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)
 - Approved at final reading at the June 20, 2023 CC Meeting (7-0)
- 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 June 10, 2023 and June 23, 2023
 - Verde Enterprise Business Park Unit 10-B, Lot 7, Block 12 (17648 Verde Parkway)
 - Site Plan for a 40,023 square foot Hotel building
 - Scenic Hills Community Phase II Lots 11-14, creating lots 15-18
 - Amending Plat to modify lot lines between adjacent lots
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