



MEETING AGENDA
Planning & Zoning Commission
REGULAR SESSION PLANNING & ZONING COMMISSION
August 9, 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, AUGUST 9, 2023 at 6:00 p.m.

The Planning and Zoning Commission will hold the regularly scheduled meeting at 6:00p.m., Wednesday, August 9, 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, August 8, 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. PLANNING AND ZONING COMMISSION ELECTIONS

A. Election of Planning and Zoning Commission Chair and Vice Chair

5. CONSENT AGENDA:

A. Minutes for the July 26, 2023 Regular Meeting.

6. ITEMS FOR INDIVIDUAL CONSIDERATION:

- A.** PLPP20230190 Waiver- Consider and act upon a request for a waiver in relation to on-site sewer facilities for the preliminary plat for the STX Frio subdivision, approximately 25.2 acres of land located approximately 990 feet northwest from the intersection of FM2252 and FM 482, also known as Comal County Parcel ID 81088, City of Schertz, Comal County, Texas.
- B.** PLPP20230190 Consider and act upon a request for approval of a preliminary plat of the STX Frio Subdivision, an approximately 25.2 acre tract of land located approximately 900 feet northwest from the intersection of FM 2252 and FM 482, also known as Comal County Parcel ID 81088, City of Schertz, Comal County, Texas.
- C.** PLRP20230158 Consider and act upon a request for approval of a Replat of the Sanders Subdivision Lot 1, Block 1 to establish the Sanders Subdivision Lot 3, Block 1, an approximately 24 acre tract of land located northeast of the intersection of FM 3009 and FM 78, also known as 200 FM 3009, City of Schertz and Guadalupe County, Texas.

7. REQUESTS AND ANNOUNCEMENTS:

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

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

- A.** Current Projects and City Council Status Update

9. ADJOURNMENT OF THE REGULAR MEETING

CERTIFICATION

I, Samuel Haas, Senior Planner, of the City of Schertz, Texas, do hereby certify that the above agenda was posted on the official bulletin boards on this the 4th day of August, 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: 08/09/2023
Agenda Item 4 A

TO: Planning and Zoning Commission
PREPARED BY: Emily Delgado, Planning Manager
SUBJECT: Election of Planning and Zoning Commission Chair and Vice Chair

BACKGROUND

Based on Resolution 21-R-28: Planning and Zoning Commission Bylaws: "The Commission shall hold elections for a chair who shall serve as the presiding officer and vice chair at the first meeting in August of each year.". As this is the first meeting in August and with Mr. Evans no longer being a Planning and Zoning Commissioner, both Chair and Vice-Chair elections need to occur.

Attachments

Planning and Zoning Commission Bylaws

RESOLUTION NO. 21-R-28

**A RESOLUTION OF THE CITY COUNCIL OF SCHERTZ, TEXAS AUTHORIZING
THE REVISED BYLAWS OF THE PLANNING AND ZONING COMMISSION, AND
OTHER MATTERS IN CONNECTION THEREWITH**

WHEREAS, the Planning and Zoning Commission of the City of Schertz (the “City”) has recommended that the City approve the revised Bylaws, herein as “Exhibit A” of the Planning and Zoning Commission; and

WHEREAS, the City Council has determined that it is in the best interest of the City to approve the revised Bylaws of the Planning and Zoning Commission

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS:
THAT:**

Section 1. The City Council hereby authorizes the revised bylaws of the Planning and Zoning Commission.

Section 2. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the City Council.

Section 3. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.


Section 4. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 5. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this Resolution would have been enacted without such invalid provision.

Section 6. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, Texas Government Code, as amended.


Section 7. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED AND ADOPTED, this 6th day of April, 2021.



Ralph Gutierrez, Mayor

ATTEST:



Brenda Dennis, City Secretary
(SEAL OF THE CITY)



Planning and Zoning Commission Bylaws

Section 1 – Purpose

The Planning and Zoning Commission shall:

- A. Review and approve or make recommendations on applications as set forth in the City of Schertz Unified Development Code.
- B. Make recommendations regarding the implementation of the City's Comprehensive Plan.

Section 2 – Membership and Officers

- A. The Planning and Zoning Commission shall be composed of seven (7) members and two (2) additional members who shall serve as alternates. The alternates will not be seated unless one of the regular members is not in attendance at the start of the meeting. If seated, an alternate shall serve in place of the regular member even if the regular member arrives late. Four (4) members shall make a quorum.
- B. Commissioners shall reside within the corporate limits of the City.
- C. Commissioners shall serve two (2) year staggered terms with the terms of 3 Commissioners and the alternate expiring in odd numbered years and 4 Commissioners expiring in even numbered years.
- D. Terms shall expire on May 31.
- E. The Commission shall hold elections for a chair who shall serve as the presiding officer and vice chair at the first meeting in August of each year. Special elections shall be held as needed if the chair or vice chair's membership ends during their term.

Section 3 – Meetings

- A. Meetings shall generally be held on the second and fourth Wednesdays of the month. Meetings will be cancelled if there are no items to be considered. The meeting schedule may be adjusted to account for holidays.
- B. Special meetings may be called as needed.
- C. The Commission may establish committees as needed.
- D. Meetings shall comply with the Texas Government Code Chapter 551 (Texas Open Meetings Act).
- E. Each meeting shall provide for citizens to be heard generally as per City Council meetings.

CITIZENS' RIGHTS

- 1 Addressing the Commission. Any person desiring to address the Commission by oral communication shall first secure the permission of the presiding officer.
- 2 Manner of Addressing the Commission – Time Limit. Each person addressing the Commission shall speak at the podium into the microphone (or at another designated location), shall give his/her name and address in an audible tone of voice

for the record, and, unless further time is granted by the Commission, shall, subject to Section E4 below, limit his/her remarks to three (3) minutes or less. All remarks shall be addressed to the Commission as a body, and not to any individual member thereof. No person, other than members of the Commission or City staff (when requested by the presiding officer) and the person having the floor, shall be permitted to enter into any discussion, either directly or through the members of the Commission, unless requested or approved by the presiding officer. No questions shall be asked of the Commission members, except through the presiding officer. Responses to questions may be limited as required by State law.

- 3 Personal and Slanderous Remarks. Any person making personal, impertinent, or slanderous remarks, or who shall become boisterous, either while addressing the Commission or otherwise while in attendance at a Commission meeting, may be requested to leave the meeting, if after receiving a warning from the presiding officer a person persists in disturbing the meeting, and may be removed from the meeting if necessary for the conduct of the remainder of the meeting.
- 4 Public Hearings. After being recognized by the presiding officer, interested persons, or their authorized representatives, may address the Commission with respect to the subject matter of a public hearing being conducted. The presiding officer may establish procedures at a public hearing to limit the amount of time (which, unless modified by the presiding officer, shall be as set forth in Section E2 above) interested persons may speak, subject to the Commission members' right to appeal the presiding officer's ruling pursuant to Section F6. Subject to modification by the presiding officer, and subject to the Commission members' right of appeal pursuant to Section F6, the normal order of a public hearing is as follows: (i) the opening of the hearing and the establishment, if any, of a modified public hearing procedure by the presiding officer; (ii) address to the Commission by any interested person(s); (iii) discussion by the presiding officer and Commission members, including requests for information from City staff or any person(s) who addressed the Commission; and (iv) action by the Commission, if any is posted on the agenda relating to the hearing.
- 5 Written Communications. Interested persons, or their authorized representatives, may address the Commission by written communication in regard to any matter concerning the City's business or over which the Commission has control at any time by direct mail or by addressing the City Secretary, who shall, on the request of the writer, distribute copies to the Commission members.
- 6 Hearing of Residents. There shall be included on the agenda of each Planning and Zoning Commission meeting an item labeled "Hearing of Residents". After being recognized by the presiding officer, members of the public (giving precedence to residents of the City) may address the Commission on items on or not on the agenda at that time, providing they have completed the "Hearing of Residents" form, unless authorized by the presiding officer. The form shall be made available to persons wishing to address the Commission prior to the calling of the meeting to order and

such completed form shall be made available to the presiding officer prior to the calling of the meeting to order. The persons signed up for “Hearing of Residents” must speak during the “Hearing of Residents” portion of the meeting. Commission members and members of City staff may not discuss unposted items nor take any action thereon other than to (1) make a statement of factual information, (2) make a statement of existing City policy, or (3) discuss placing the item on a future agenda. Persons speaking shall be subject to the time limits set forth in Section E2, unless otherwise authorized by the presiding officer.

F. Motions and Meeting Procedures are as follows:

1. Motions. A Commission member, after he/she obtains the floor, or the presiding officer may make a motion on the particular subject of discussion or a procedural point as permitted. A “Second” to the motion, if required, must be made by a Commission member who did not make the motion within a reasonable but brief time period. The presiding officer may not “Second” a motion. A motion or a “Second” merely implies that the maker of the motion and the person who “Seconds” agree that the motion should come before the meeting and not that he/she necessarily favors the motion. Without a “Second”, if required, the motion dies. If a motion is made to conditionally approve, deny, recommend conditional approval or recommend denial of an agenda item, the Commission member must also state the reasons for conditional approval, denial, recommend conditional approval or recommend denial, and provide a citation to the regulation, ordinance, and/or law as required by the Unified Development Code.
2. Debate. Debate, if permitted, must be limited to the merits of the issue under discussion as stated by the presiding officer.
3. Motion Procedures. There are twelve (12) types of motions in three (3) categories: Meeting Conduct Motions (4 types), Disposition Motions (7 types), and Main Motions (1 type)*. When any motion is pending, any motion listed above it on the chart below is in order; those below it are out of order.

Motion	May Interrupt Speaker	Second Required	Debatable	Amendable	Resolved by Chair No Vote	Affirmative Vote by 4 members	2/3 Vote
Meeting Conduct Motions							
point of privilege	yes	no	no	no	yes	no	no
point of procedure or order	yes	no	no	no	yes	no	no
to appeal a ruling	no	yes	yes	no	no	yes	no
to recess	no	yes	yes	yes	no	yes	no
Disposition Motions							
to withdraw	yes	no	no	no	yes	no	no
to postpone	no	yes	yes	yes	no	yes	no
to refer	no	yes	yes	yes	no	yes	no
to amend	no	yes	yes	yes	no	yes	no
to limit or close debate or "call the question"	no	yes	yes	yes	no	no	yes
to extend debate	no	yes	yes	yes	no	yes	no
to count the vote	no	yes	no	no	no**	no	no
Main Motions							
to reconsider	yes	yes	if original motion was debatable	no	no	yes	no
to rescind	no	yes	yes	yes	no	no	yes
to take action	no	yes	yes	yes	no	Yes***	no

** Mandatory if seconded; no vote required
*** Unless not allowed

- 4 Point of Privilege. A point of privilege, sometimes called a point of personal privilege, is a communication from a Commission member to the presiding officer, drawing urgent attention to a need for personal accommodation. For example, the point may relate to an inability to see or hear, a matter of comfort, a matter of requested convenience, or an overlooked right of privilege that should have been accorded to the Commission member(s). In essence, it is a call to the presiding officer for the purpose of assuring a Commission member's convenient and appropriate participation in the meeting. Because of its urgent nature, a point of privilege can interrupt a speaker. Because it is addressed to the attention of and action by the presiding officer, it cannot be debated or amended, and no vote is required.
- 5 Point of Procedure or Order. A point of procedure, sometimes called a point of order, is a question addressed to the presiding officer, no seconding is required, and either inquiring into the manner of conducting business or raising a question about the propriety of a particular procedure. It is simply an inquiry and is resolved by correction or clarification by the presiding officer. A point of procedure can interrupt a speaker. Because it is addressed to the attention of and action by the presiding officer, a second is not required, and it cannot be debated or amended, and no vote is taken.
- 6 To Appeal a Ruling. Decisions or rulings of the presiding officer are final on questions of procedure, except that any ruling by the presiding officer's ruling can be appealed to a vote of the Commission. Whenever a Commission member questions the appropriateness or essential fairness of the presiding officer, that member can appeal the ruling to a vote of the meeting. If, however, a motion is out of order as a matter of law (not a proper subject of the meeting, improper notice given, etc.), the presiding officer's ruling cannot be appealed. A motion to appeal cannot interrupt a speaker. To prevent frivolous appeals, a second is required. The motion is subject to debate (which should be brief) and, by its nature, is not amendable. To overrule a procedural decision of the presiding officer, an affirmative vote of four (4) Commission members is required.
- 7 To Recess. A motion to recess requests a brief interruption of the meeting's business, usually so that an ancillary matter can be addressed, or simply to provide a needed break. Unless stated in the motion, the period of recess is decided by the presiding officer. If necessary, a recess can extend the meeting from one day to another, subject to State law. The motion cannot interrupt a speaker, and a second is required. It is debatable, it can be amended, and an affirmative vote of four (4) Commission members is required.
- 8 To Withdraw. Only the maker of the motion can make a motion to withdraw it. It is essentially a communication to the presiding officer that the maker is withdrawing his/her proposal. This is the maker's privilege; thus, it does not require a second. Because the withdrawal motion obviates discussion, it can interrupt a speaker. In addition, because another Commission member later can make a similar motion, a withdrawal motion is not subject to debate, amendment,

or vote. The presiding officer should simply state that the motion is withdrawn, and the meeting should proceed with a new treatment of the issue at hand—or a new issue.

- 9 To Postpone or Extend. These motions may arise from a need for further information, a matter of convenience, or for any other reason that will enable the Commission to deal with the issue more effectively during the same meeting or at a later time. Unless otherwise specifically provided in the motion itself, a postponed or extension motion can be renewed at a later appropriate time during the meeting or, if properly posted, at a later meeting. This motion cannot interrupt a speaker. It requires a second, it is debatable, and it is amendable (particularly as to postponement, timing), and an affirmative vote of four (4) Commission members is required.
- 10 To Refer. A motion to refer is typically used to submit an issue to a committee, usually for study leading to a subsequent recommendation. Because it ordinarily disposes the motion for purposes of the current meeting, a motion to refer is subject to the same rules that apply to a main motion. (See Section F14). This motion cannot interrupt a speaker, and a second is required. It is debatable and amendable, and an affirmative vote of-four (4) Commission members is required.
- 11 To Amend. A motion to amend proposes a change in the wording of a motion then under consideration. When a motion to amend is pending and an amendment to the amendment is proposed, the presiding officer should focus discussion on the latest amendment, resolve that question, then proceed to the first amendment before continuing discussion on the main motion. Votes on amendments are thus in reverse order of the sequence in which they are proposed. A motion to amend cannot interrupt a speaker. It requires a second, and it is debatable and amendable. An affirmative vote of four (4) Commission members is required for approval of the amendment. Note that State law may restrict amendments to proposals that are required to be set forth in the notice of the meeting.
- 12 To Limit or Close Debate or “Call the Question”. Because the extent to which an issue is discussed rests primarily with discretion of the presiding officer, it is the presiding officer who carries the burden of ensuring that adequate time and discussion are given to differing points of view. A motion to limit or close debate is therefore an overruling of the presiding officer’s determination. A motion to close debate is the same as a motion to “call the question”. Because this motion affects the most fundamental right of any Commission member, the right to speak one’s views, it is the only procedural motion that requires an affirmative vote of two-thirds of participants voting.
- 13 To Count the Vote. A motion to count the vote should be limited to those circumstances where the convenient hearing of “yeas” and “nays” cannot clearly resolve the issue. It represents the right of a Commission member to have a vote demonstrated by count. That count can be directed by the presiding officer either as a showing of hands or a standing of voting members while the vote is recorded.

Upon completion of the count, the presiding officer announces the result—and final disposition of the issue voted upon. This motion cannot interrupt a speaker. It requires a second; it is neither debatable nor amendable; and, because of the importance of the matter, it should be considered mandatory; thus, no vote is required.

- 14 Motion to Reconsider. Allows a main motion to be brought back before the Commission for consideration. May be made only at the meeting at which the vote to be reconsidered was taken. It may be made by any member of the Commission. Any Commission member may second it. It can be made while any other question is pending, even if another member has the floor. It requires a majority vote to pass. A motion may only be reconsidered twice. If the reconsideration is moved while another subject is before the Commission, it cannot interrupt the pending business, but, as soon as the pending business has been disposed of the motion has the preference over all other main motions and general business of the agenda. In such a case the presiding officer does not state the question on the reconsideration until the immediately pending business is completed.
- 15 Motion to Rescind. The motion to rescind is a main motion without any privilege, may only be made when there is nothing else before the Commission and must be made at the same meeting at which the subject matter of the motion was considered, and it requires a two-thirds vote of the commission members. It cannot be made if a motion to reconsider has been previously made. The motion to rescind can be applied to votes on all main motions with the following exceptions: votes cannot be rescinded after something has been done as a result of that vote that the Commission cannot undo; or, where a resignation has been acted upon, or one has been appointed to, or expelled from, a committee or office, and was present or was officially notified. In the case of expulsion, the only way to reverse the action afterwards is to restore the person to the committee or office, which requires the same preliminary steps and vote as is required for the original appointment.
- 16 To Take Action; Main Motions. Main motions state proposed policy or action on a substantive issue being considered by the Commission. As such, the motion is an initial call to take particular action. Although lowest in precedence among all motions, main motions are clearly the most important: through their content, the business decisions of the Commission are determined. A main motion can be made only when a prior main motion has been disposed of. It cannot interrupt a speaker; a second is required; it is debatable and amendable; and an affirmative vote of four (4) Commission members is required unless a greater vote is prescribed by the Charter or State law.

17 Effect of Abstentions; action on required Abstentions; Effect of non-required Abstentions. The following rules shall apply when a Commission Member abstains from voting on an item:

a. When the Commission Member is Legally Obligated to Abstain from Voting.

When a Commission Member is legally obligated to abstain from voting pursuant to Texas Local Government Code Chapter 171, a local ordinance or the City Charter then the Commission Member shall leave the dais and exit City Council Chambers until such time as the debate and vote on the item has been concluded. Staff shall record that the Commission Member left the room and abstained from the vote in the official minutes and there shall be no other effect.

b. When the Commission Member Has No Legal Obligation to Abstain from Voting.

When a Commission Member has no legal obligation to abstain from voting, the Commission Member is prohibited from casting a vote of abstention and must cast an “aye or yes” vote or “nay or no” vote.

PLANNING AND ZONING COMMISSION MEETING: 08/09/2023
Agenda Item 5 A

TO: Planning and Zoning Commission
PREPARED BY: Tiffany Danhof, Administrative Assistant
SUBJECT: Minutes for the July 26, 2023 Regular Meeting.

Attachments

Draft Minutes for the July 26, 2023 regular meeting

PLANNING AND ZONING MINUTES
July 26, 2023

The Schertz Planning and Zoning Commission convened on July 26, 2023 at 7:00 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; Tamara Brown, Commissioner; Patrick McMaster, Commissioner

Absent: Ernie Evans, Vice Chairman; John Carbon, Commissioner

Staff present: Steve Williams, City Manager; Brian James, Deputy City Manager; Emily Delgado, Planning Manager; Samuel Haas, Senior Planner; Ameriz Gamez, Planner; Daisy Marquez, Planner; Tiffany Danhof, Administrative Assistant; Larry Busch, Director of Public Works

1. CALL TO ORDER

Chairman Mr. Outlaw called the meeting to order at 7:11 P.M.

2. SEAT ALTERNATE TO ACT IF REQUIRED

Mr. McMaster 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 Tues day, July 25, 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.

Sarah Serrato & Beverly Owns- 1028 FM 78
Henry Conway-VFW
Michael Martinez-VFW

4. CONSENT AGENDA:

A. Minutes for the June 28, 2023 Regular Meeting.

B. PLFP20230173 Consider and act upon a request for approval of a Final 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.

- C. PLFP20230148 - Consider an act upon a request for approval of a final plat of the Royal Manufacturing Phase III Subdivision, an approximately 87 acre tract of land to the south of Tejas Way, approximately 750 feet west of Doerr Lane, also identified as ParcelIDs: 412335, 74404, 74490, 74458, City of Schertz, Comal County, Texas.

Motioned by Commissioner Gordon Rae to approve the consent agendas, seconded by Commissioner Patrick McMaster

Vote: 7 - 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. PLSPU20220116– Conduct a public hearing and make a recommendation on a request for a Specific Use Permit to allow a convenience store with gas pumps on approximately 5.5 acres of land, more specifically described 1008 and 1020 FM 78, Schertz, TX 78154, also known as Guadalupe County Property Identification Number: 67650 and 67552, City of Schertz, Guadalupe County, Texas.

Mrs. Delgado and the applicant provided a presentation.

Mr. Outlaw opened the public hearing at 7:37 P.M.

James Serrato- 1028 FM 78

Mr. Outlaw closed the public hearing at 7:41 P.M.

Motioned by Commissioner Patrick McMaster for recommendation of approval with the condition that the dumpster location be adjacent to 1000 FM 78 and a masonry screening wall be built along the whole property line of 1028 FM 78, seconded by Commissioner Richard Braud

Vote: 7 - 0 Passed

6. REQUESTS AND ANNOUNCEMENTS:

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

There were no requests by Commissioners.

- B. Announcements by Commissioners

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

There were no announcements by Commissioners.

- C. Announcements by City Staff.

- City and community events attended and to be attended.

There were announcements by City staff.

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

- A.** Current Projects and City Council Status Update

8. ADJOURNMENT OF THE REGULAR MEETING

Chairman Mr. Outlaw adjourned the regular meeting at 8:09 P.M.

Chairman, Planning and Zoning Commission

Recording Secretary, City of Schertz

PLANNING AND ZONING COMMISSION MEETING: 08/09/2023
Agenda Item 6 A

TO: Planning and Zoning Commission
 PREPARED BY: Daisy Marquez, Planner
 CASE: PLPP20230190 Waiver
 SUBJECT: PLPP20230190 Waiver- Consider and act upon a request for a waiver in relation to on-site sewer facilities for the preliminary plat for the STX Frio subdivision, approximately 25.2 acres of land located approximately 990 feet northwest from the intersection of FM2252 and FM 482, also known as Comal County Parcel ID 81088, City of Schertz, Comal County, Texas.

GENERAL INFORMATION:

Owner: STX Frio I Investments, LLC
 Applicant: Chris Van Heerde, P.E./ HMT Engineering

ITEM SUMMARY:

The applicant is proposing to preliminary plat 25.2 acres of land in order to establish one (1) buildable lot for industrial use. The applicant is seeking approval of a waiver to the Unified Development Code Section 21.15.3: Wastewater Systems.

GENERAL LOCATION AND SITE DESCRIPTION:

The property is undeveloped and is located approximately 900-foot northwest from the intersection of FM 2252 and FM 482.

PUBLIC IMPROVEMENTS:

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

Based on the requirements of the UDC, not connecting to a public sanitary sewer system, not extending a wastewater line across the frontage of the property, and installation of an on-site sewer facility (OSSF) requires a waiver to be granted by the Planning and Zoning Commission as detailed in UDC Section 21.12.5: Waivers.

STAFF ANALYSIS AND RECOMMENDATION:

The closest possible wastewater connection is more than 3,000 feet away and on the other side of IH-35. The Engineering Department has reviewed the waiver request and determined that it will support this waiver request. Once public infrastructure has been extended to the area, the subdivision will be required to connect to the sanitary sewer system in accordance with Section 90-78 of the Code of Ordinances. To meet future tie-in requirements, the applicant has also provided a 20-foot easement on the northwest corner of the site for future tie-in to a public wastewater system. Until that time, per the approval of the waiver request, the property will have an on-site sewer facility (OSSF).

If approved, the OSSF proposed for the site will be reviewed and permitted through Comal County and will meet Comal County requirements. A building permit will not be issued without either a Comal County OSSF approved permit or extension of and connection to the public system.

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

Planning Department Recommendation	
---	--

X	Approve as submitted
	Approve with conditions*
	Denial

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

COMMISSIONERS CRITERIA FOR CONSIDERATION:

Section 21.12.15- Waivers

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

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

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

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

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

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

Attachments


Aerial Exhibit

Waiver Request Letter

Recommendation Memo from Engineering

Preliminary Plat Exhibit






SCHERTZ
COMMUNITY • SERVICE • OPPORTUNITY

STX FRIO
(PLPP20230190)

<all other values>	<all other values>	Planned Secondary Arterial	Commercial Collector B	1" 8"	Schertz Gravity	Hydrant
Highways	Freeway	Secondary Rural Arterial	Planned Commercial Collector B	2" 10"	Schertz Pressure	Manholes
Major Roads	Principal Arterial	Planned Secondary Rural Arterial	Commercial Collector A	3" 12"	Neighboring Gravity	200' Buffer
Minor Roads	Planned Principal Arterial	Residential Collector	Planned Commercial Collector A	4" 16"	Private Pressure	Schertz Municipal Boundary
Other Cities	Secondary Arterial	Planned Residential Collector		6" 18"		County Boundaries

1 Inch = 250 Feet



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



290 S. Castell Avenue, Ste 100
New Braunfels, TX 78130
TBPE-FIRM F-10961
TBPLS FIRM 10153600

December 20, 2022

Eric Schulze, P.E.
11 Commercial Plaza
Schertz, TX 78154

RE: STX Frio – Preliminary Plat Certification, Wastewater Waiver Request

Dear Mr. Schulze:

HMT Engineering & Surveying hereby officially requests a waiver to the City of Schertz UDC Section 21.15.3 Wastewater Systems to forego immediate connection to a public wastewater system.

The property is a 24.83-acre lot located approximately 900 feet from the y-intersection of FM 2252 and FM 482. The proposed facility (approximately 325,689 sf) is to be a cold storage, including office space and general facility maintenance rooms. Currently residing in the M-1 zone of the City of Schertz, this project will be platted in one lot.

Since this property is located more than 500 feet from a City of Schertz sanitary sewer line, and proposed extensions of public wastewater lines to a point closer than 500 feet are still in the future, design of the site will be centered around a septic system. A 20' utility easement will be provided on the plat in the northwest corner of the site to provide for future tie-in to a public wastewater system.

While Boomerang Investments, LLC is cautiously optimistic about the discussions with the City of Schertz and Schertz Economic Development Cooperation on this sewer extension project, the design of the sewer line, obtaining the necessary easements through downstream properties and installation of the sewer could easily take two or more years to be completed. Therefore, we believe that it is an undue burden for platting to require this gravity sewer extension at this time. Also, please note that the revised plat has sewer easements where we believe that they make the most sense for this and the adjacent properties.

Please let us know if you have any questions about this request.


Sincerely,

A handwritten signature in blue ink that reads 'Chris Van Heerde, P.E.'.

Chris Van Heerde, P.E.
Managing Partner

cc: Andy Cyrus acyrus@boomeranginterests.com
Beau Bellow bbellow@boomeranginterests.com

Memo

To: Planning and Zoning Commission via Daisy Marquez, Planner
From: Eric Schulze, P.E., Engineer 
Date: August 3, 2023
Re: Recommendation for Waiver to Requirement to Extend Public Sanitary
Sewer to Serve the Proposed 25.13 Acre STX Frio Subdivision

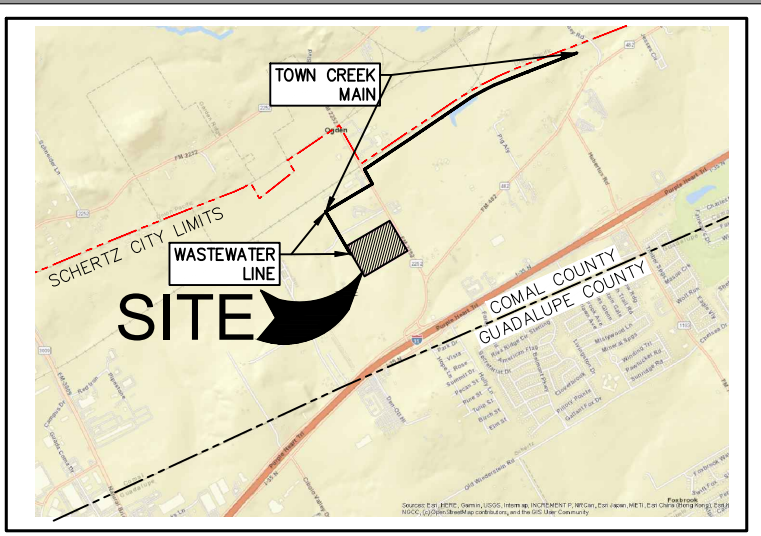
The request for a waiver to the requirement to extend public sanitary sewer to serve the proposed 25.13 Acre STX Frio Subdivision (on FM 2252 about 1,000 feet north of FM 482) is recommended for approval. The request for the waiver has been reviewed and found to be reasonable. No sanitary sewer facilities exist in the area of the proposed subdivision. The closest possible sewer connection point is over 3,000 feet away and on the opposite side of IH 35. Therefore, Engineering supports the granting of the waiver and notes that it is consistent with similar waivers granted in the City.

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

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

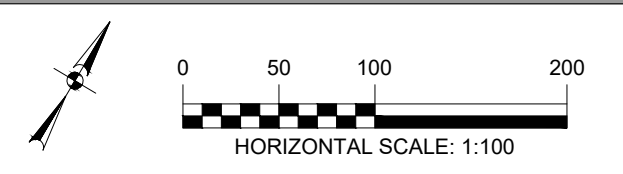
Drawing Name: T:\466 - Boomerang Interests, LLC\Plot\STX Frio Plat.dwg User: jorm Aug 02, 2023 - 4:46pm

MATCHLINE ~ SEE SHEET 2 OF 2



UNDEVELOPED LAND CALLED 10.000 ACRE TRACT ZONING M-1 VOL. 300, PG. 183 D.R.C.C.T.

- LEGEND:**
- = FND 1/2" IRON ROD W/ PLASTIC CAP STAMPED "HMT" (UNLESS NOTED OTHERWISE)
 - = SET 1/2" IRON ROD W/ PLASTIC CAP STAMPED "HMT"
 - G.E.T. & CA.TV. ESMT. = GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION EASEMENT
 - W.L.E. = WATER LINE EASEMENT
 - DRNG = DRAINAGE
 - R.O.W. = RIGHT-OF-WAY
 - M.P.R.C.C.T. = MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS
 - O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS
 - D.R.C.C. = DEED RECORDS, COMAL COUNTY
 - W = EXIST. GVSUD WATER LINE
 - W = FUTURE OFFSITE WASTEWATER LINE



HMT
ENGINEERING & SURVEYING

290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPLS FIRM F-10961
TBPLS FIRM 10153600
(830) 625-8555

25' TEMPORARY CONSTRUCTION EASEMENT TO BE RECORDED BY SEPARATE INSTRUMENT

20' WASTEWATER EASEMENT TO BE RECORDED BY SEPARATE INSTRUMENT

FUTURE WASTEWATER LINE

UNDEVELOPED LAND 69.8 ACRE TRACT FRIST TRACT ZONING M-1 VOL. 122, PG. 553 D.R.C.C.T.

POINT OF BEGINNING
N:13775710.45
E:2204105.46

558'42"09"W 20.00'

N30°24'19"W 878.63'

BRUSH LINE

KRIPPCO ENTERPRISES INC 10.01 ACRE TRACT ZONING M-1 DOC. NO. 201206025110 O.P.R.C.C.T.

FND 1/2" IRON PIN W/ CAP "KSC"
N:13774326.17
E:2203465.68

S59°32'57"W 1253.32'

KRIPPCO ENTERPRISES INC 10.01 ACRE TRACT ZONING M-1 DOC. NO. 201206025110 O.P.R.C.C.T.

FND 1/2" IRON PIN W/ CAP "KSC"

STATE OF TEXAS
COUNTY OF COMAL

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 THE PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF SCHERTZ PLANNING COMMISSION.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

CHRISTOPHER P. VAN HEERDE, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 93047

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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: HMT ENGINEERING AND SURVEYING

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

DOROTHY TAYLOR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6295

LOCATION MAP
NOT-TO-SCALE

N59°59'07"E 1252.42'

BLOCK 1

RESIDUE OF 68.14 ACRE TRACT
DOC. NO. 201006004237
O.P.R.C.C.T.

LOT 1
25.13 AC

FND 1/2" IRON PIN W/ CAP "KSC"
N:13774326.17
E:2203465.68

S59°32'57"W 1253.32'

KRIPPCO ENTERPRISES INC 10.01 ACRE TRACT ZONING M-1 DOC. NO. 201206025110 O.P.R.C.C.T.

FND 1/2" IRON PIN W/ CAP "KSC"

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "HMT" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, APPLY A COMBINED SCALE FACTOR OF 0.999837665.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

FLOODPLAIN NOTE:

ACCORDING TO FLOOD INSURANCE RATE MAP PANEL: 48091C0485F, EFFECTIVE DATE SEPTEMBER 2, 2009, PROPERTY IS LOCATED IN ZONE X (UNSHADED) AND IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN.

GENERAL NOTES:

- THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.
- 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.
- ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNERS SUCCESSORS AND/OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGN IS APPROVED BY THE CITY.
- THIS SUBDIVISION IS WHOLLY WITHIN THE CITY LIMITS OF THE CITY OF SCHERTZ.
- THERE IS ONE (1) BUILDABLE LOT.
- A WAIVER HAS BEEN CONDITIONALLY SUPPORTED BY CITY OF SCHERTZ ENGINEERING STAFF, AS PER MEETING HELD ON 04/05/2023, FOR THE SUBJECT PROPERTY FROM THE PLANNING AND ZONING COMMISSION TO UDC SECTION 21.15.3 WASTEWATER SYSTEMS TO FOREGO IMMEDIATE CONNECTION TO A PUBLIC WASTEWATER SYSTEM.

ZONING NOTE:

THE SUBJECT PROPERTY IS CURRENTLY ZONED AS M-1 MANUFACTURING DISTRICT (LIGHT).

OWNER'S ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF COMAL

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE STX FRIO, TO THE CITY OF 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 AREAS THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: STX FRIO I INVESTMENTS, LLC
MR. ANDREW CYRUS
(713) 364-6998
1885 ST. JAMES PLACE, STE 1260
HOUSTON, TX. 77056

STATE OF TEXAS
COUNTY OF _____

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 CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF _____, 20__

NOTARY PUBLIC, STATE OF TEXAS

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

BY: _____
CHAIRPERSON

BY: _____
SECRETARY

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 REGULATION AND THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

CITY ENGINEER, SCHERTZ, TEXAS

STATE OF TEXAS
COUNTY OF COMAL

I, BOBBIE KOEPP DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS, DOC# _____ OF COMAL COUNTY ON THE DAY OF _____, A.D. 20__, AT _____ M.

COUNTY CLERK, COMAL COUNTY, TEXAS

BY: _____
DEPUTY

SUBDIVISION PLAT OF STX FRIO

BEING 25.13 ACRES OF LAND LOCATED IN THE EDWIN WOODRUFF SURVEY, ABSTRACT 671, CITY OF SCHERTZ, COMAL COUNTY, TEXAS, REMAINDER OF A CALLED 68.14 ACRE TRACT, RECORDED NO. 201006004237, MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS.

DATE OF REVISION: 08/02/2023
DATE OF REVISION: 07/18/2023
DATE OF REVISION: 06/13/2023
DATE OF REVISION: 06/08/2023
DATE OF REVISION: 04/04/2023
DATE OF PREPARATION: 09/01/2022

TXDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONES, OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THE DEVELOPMENT, WILL NOT ENCRoACH BY STRUCTURE OR GRADING INTO STATE R.O.W. PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE R.O.W. WILL NOT BE ALLOWED.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TXDOT'S "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR TWO (2) POINTS OF ACCESS TO STREET BASED ON AN APPROXIMATE OVERALL FRONTAGE OF 896.10 FEET. WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS, THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED WITH CONSIDERATION GIVEN TO TOPOGRAPHY, ESTABLISHED PROPERTY OWNERSHIPS, UNIQUE PHYSICAL LIMITATIONS, AND/OR PHYSICAL DESIGN CONSTRAINTS. THE SELECTED LOCATION SHOULD SERVE AS MANY PROPERTIES AND INTERESTS AS POSSIBLE TO REDUCE THE NEED FOR ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FULL MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO PUBLIC ROADWAYS THAT ARE ON LOCAL THOROUGHFARE PLANS.
- 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 AS DIRECTED BY TXDOT.
- ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

CPS:

- CITY PUBLIC SERVICE BOARD (CPS ENERGY) -- IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT OR 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 THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OF ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HERON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

GREEN VALLEY SPECIAL UTILITY DISTRICT CERTIFICATE

THIS LAND DEVELOPMENT PLAT HAS BEEN SUBMITTED TO AND APPROVED BY GREEN VALLEY SPECIAL UTILITY DISTRICT FOR EASEMENTS. UPON REQUEST OF THE CUSTOMER AND PAYMENT OF THE REQUIRED FEES, THE DISTRICT WILL PROVIDE DOMESTIC WATER SERVICE TO EACH LOT IN THIS SUBDIVISION, BY AGREEMENT WITH THE DEVELOPER.

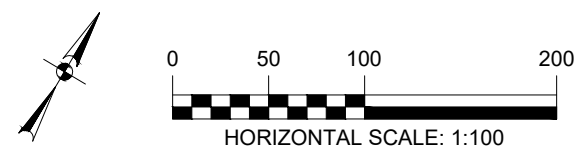
AGENT
GREEN VALLEY SPECIAL UTILITY DISTRICT

EASEMENT CERTIFICATE

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE GREEN VALLEY SPECIAL UTILITY DISTRICT OF MARION, TEXAS, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT MARKED AS "WATERLINE EASEMENT" OR "UTILITY EASEMENT" WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL, AND LAY AND THEREAFTER ACCESS AND USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, UPGRADE, PARALLEL AND REMOVE WATER OR WASTE-WATER TRANSMISSION, COLLECTION AND/OR DISTRIBUTION LINES AND APPURTENANCES AND ANY OTHER FACILITIES NECESSARY TO SERVE GRANTOR'S PROPERTY, AS WELL AS THE GRANTEE'S CURRENT AND FUTURE SYSTEM-WIDE CUSTOMERS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS UNDER, OVER AND ACROSS GRANTOR'S ADJACENT LANDS AND IN ALL STREETS AND BYWAYS FOR THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED, INCLUDING THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES, SHRUBS, GRASSES, PAVEMENTS, FENCES, STRUCTURES, IMPROVEMENTS, OR OTHER OBSTRUCTIONS WHICH MAY INTERFERE WITH THE FACILITY OR THE ACCESS THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLAB OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. NO OTHER UTILITY LINES MAY BE LOCATED WITHIN 36" PARALLEL TO WATER LINES.

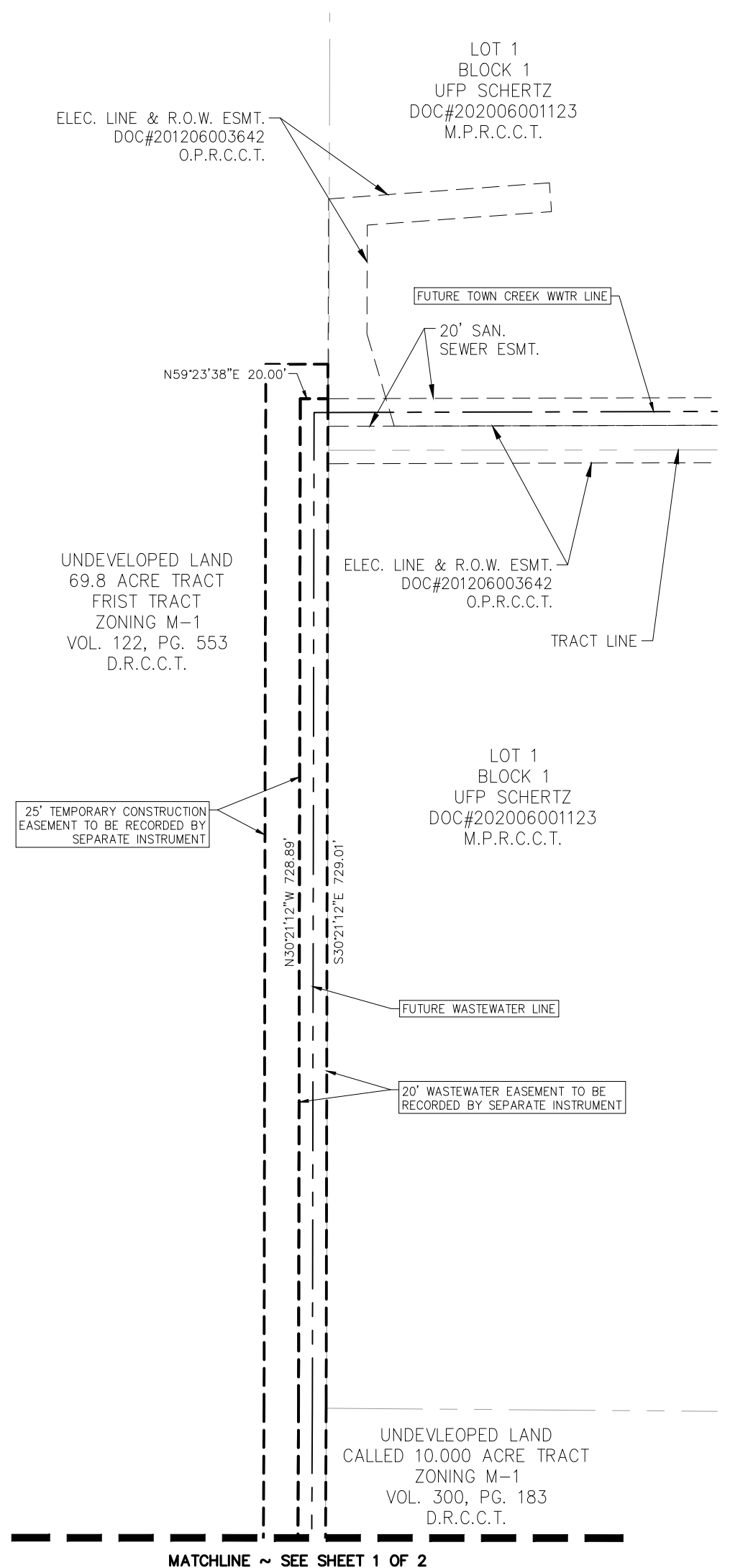
ANY MONETARY LOSS TO GREEN VALLEY SUD RESULTING FROM MODIFICATIONS REQUIRED OF UTILITY EQUIPMENT LOCATED WITHIN SAID EASEMENTS DUE TO GRADE CHANGE OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. UPON ENTERING IN AND UPON SAID EASEMENT, THE DISTRICT WILL ENDEAVOR TO RESTORE THE LAND SURFACE TO A USEABLE CONDITION BUT IS NOT OBLIGATED TO RESTORE IT TO A PRE-EXISTING CONDITION.

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISION OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964, AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.



LEGEND:

- = FND 1/2" IRON ROD W/ PLASTIC CAP STAMPED "HMT" (UNLESS NOTED OTHERWISE)
- = SET 1/2" IRON ROD W/ PLASTIC CAP STAMPED "HMT"
- G.E.T.& CA.TV. ESMT. = GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION EASEMENT
- W.L.E. = WATER LINE EASEMENT
- DRNG = DRAINAGE
- R.O.W. = RIGHT-OF-WAY
- M.P.R.C.C.T. = MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS
- D.R.C.C. = DEED RECORDS, COMAL COUNTY
- W — W — = EXIST. GVSUD WATER LINE
- W — W — = FUTURE OFFSITE WASTEWATER LINE



MATCHLINE ~ SEE SHEET 1 OF 2

Drawing Name: T:\466 - Boomerang Interests, LLC\Plat\STX Frio Plat.dwg User: jonn Aug 02, 2023 - 4:46pm

HMT
ENGINEERING & SURVEYING
290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600
(830) 625-8555

- DATE OF REVISION: 08/02/2023
- DATE OF REVISION: 07/18/2023
- DATE OF REVISION: 06/13/2023
- DATE OF REVISION: 06/08/2023
- DATE OF REVISION: 04/04/2023
- DATE OF PREPARATION: 09/01/2022

PLANNING AND ZONING COMMISSION MEETING: 08/09/2023
Agenda Item 6 B

TO: Planning and Zoning Commission
PREPARED BY: Daisy Marquez, Planner
CASE: PLPP20230190
SUBJECT: PLPP20230190 Consider and act upon a request for approval of a preliminary plat of the STX Frio Subdivision, an approximately 25.2 acre tract of land located approximately 900 feet northwest from the intersection of FM 2252 and FM 482, also known as Comal County Parcel ID 81088, City of Schertz, Comal County, Texas.

GENERAL INFORMATION:

Owner: STX Frio I Investments, LLC
Applicant: Chris Van Heerde, P.E. / HMT Engineering and Surveying

APPLICATION SUBMITTAL DATE:

Date: August 1, 2023
Application Submittal Type: Preliminary Plat Application

ITEM SUMMARY:

The applicant is requesting to preliminary plat approximately 25.2 acres of land in order to establish one lot. The subject property is currently zoned Manufacturing (Light) (M-1).

GENERAL LOCATION AND SITE DESCRIPTION:

The property is undeveloped and located approximately 900-feet northwest from the intersection of FM 2252 and FM 482.

ACCESS AND CIRCULATION:

The property is along FM 2252. The property is eligible for 2 access points along FM 2252. According to the Master Thoroughfare Plan, FM 2252 is a Secondary Arterial and currently has a 90-foot Right of Way.

TREE MITIGATION AND PRESERVATION:

The applicant will be responsible for complying with Unified Development Code (UDC), Section 21.9.9 Tree Preservation and Mitigation. A signed tree affidavit has been submitted indicating that the subject property does not have protected and heritage class trees, and none are proposed to be removed with the preliminary plat. Tree preservation and mitigation will be evaluated with the final plat and any subsequent applications.

PUBLIC SERVICES:

The site will be serviced by the City of Schertz for sewer, Green Valley Special Utility District for water, and CPS. The applicant has requested a waiver to not connect to the public sanitary sewer system. If the waiver is granted, the site will be serviced by an on-site sewer facility (OSSF).

PUBLIC IMPROVEMENTS:

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

Water: The property will be serviced by Green Valley Special Utility District for water through 12-inch water line that runs along FM 2252.

Sewer: The applicant has provided a waiver request to the requirement to extend public sanitary sewer to serve the proposed STX Frio subdivision. The closest possible sewer is more than 3,000-feet away and on the other side of IH-35 and is owned by the City of Schertz. Once public infrastructure has been extended to the area, the subdivision will be required to connect to the sanitary sewer system in accordance with Section 90-78 of the Code of Ordinances. If the sewer waiver request is approved, the property will be able to install and on-site sewer facility (OSSF) permitted by Comal County, in the meantime.

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

Sidewalks, Hike and Bike Trails: The property will be required to construct a sidewalk along FM 2252 and will be required to meet the specifications of the City of Schertz.

Road Improvements: No road improvements are currently being proposed. The road abutting the property and providing access, FM 2252, has the 90-foot Right of Way proposed for the Secondary Arterial. A no objection letter has been received from TXDOT in regard to the plat.

STAFF ANALYSIS AND RECOMMENDATION:

The proposed preliminary plat is generally consistent with the applicable requirements for the property, ordinances, and regulations, The plat has been reviewed with no objections by the Engineering, Public Works, Fire and Planning Departments. Staff recommends approval of PLPP20230190.

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
Preliminary Plat Exhibit






SCHERTZ
COMMUNITY • SERVICE • OPPORTUNITY

STX FRIO
(PLPP20230190)

<all other values>	<all other values>	Planned Secondary Arterial	Commercial Collector B	1" 8"	Schertz Gravity	Hydrant
Highways	Freeway	Secondary Rural Arterial	Planned Commercial Collector B	2" 10"	Schertz Pressure	Manholes
Major Roads	Principal Arterial	Planned Secondary Rural Arterial	Commercial Collector A	3" 12"	Neighboring Gravity	200' Buffer
Minor Roads	Planned Principal Arterial	Residential Collector	Planned Commercial Collector A	4" 16"	Private Pressure	Schertz Municipal Boundary
Other Cities	Secondary Arterial	Planned Residential Collector		6" 18"		County Boundaries

1 Inch = 250 Feet



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

Drawing Name: T:\466 - Boomerang Interests, LLC\Plot\STX Frio Plat.dwg User: jorm Aug 02, 2023 - 4:46pm

MATCHLINE ~ SEE SHEET 2 OF 2

25' TEMPORARY CONSTRUCTION EASEMENT TO BE RECORDED BY SEPARATE INSTRUMENT

20' WASTEWATER EASEMENT TO BE RECORDED BY SEPARATE INSTRUMENT

FUTURE WASTEWATER LINE

UNDEVELOPED LAND 69.8 ACRE TRACT FRIST TRACT ZONING M-1 VOL. 122, PG. 553 D.R.C.C.T.

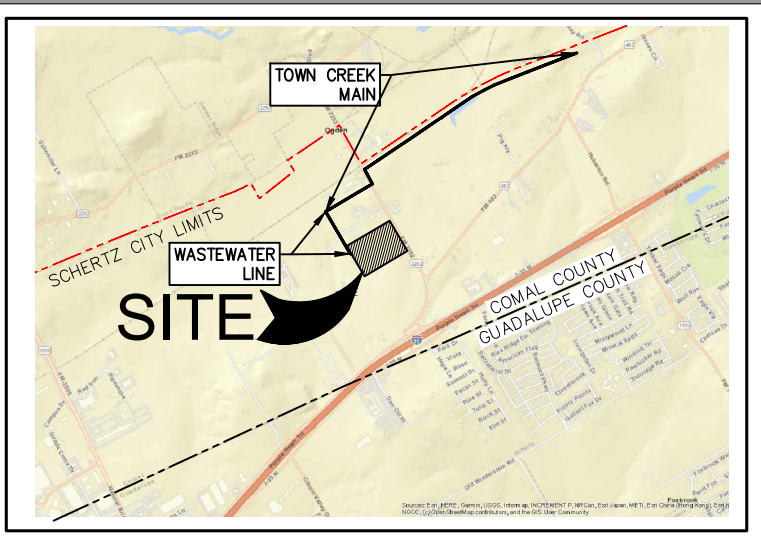
KRIPPCO ENTERPRISES INC 10.01 ACRE TRACT ZONING M-1 DOC. NO. 201206025110 O.P.R.C.C.T.

FND 1/2" IRON PIN W/ CAP "KSC" N:13774326.17 E:2203465.68

S59°32'57"W 1253.32'

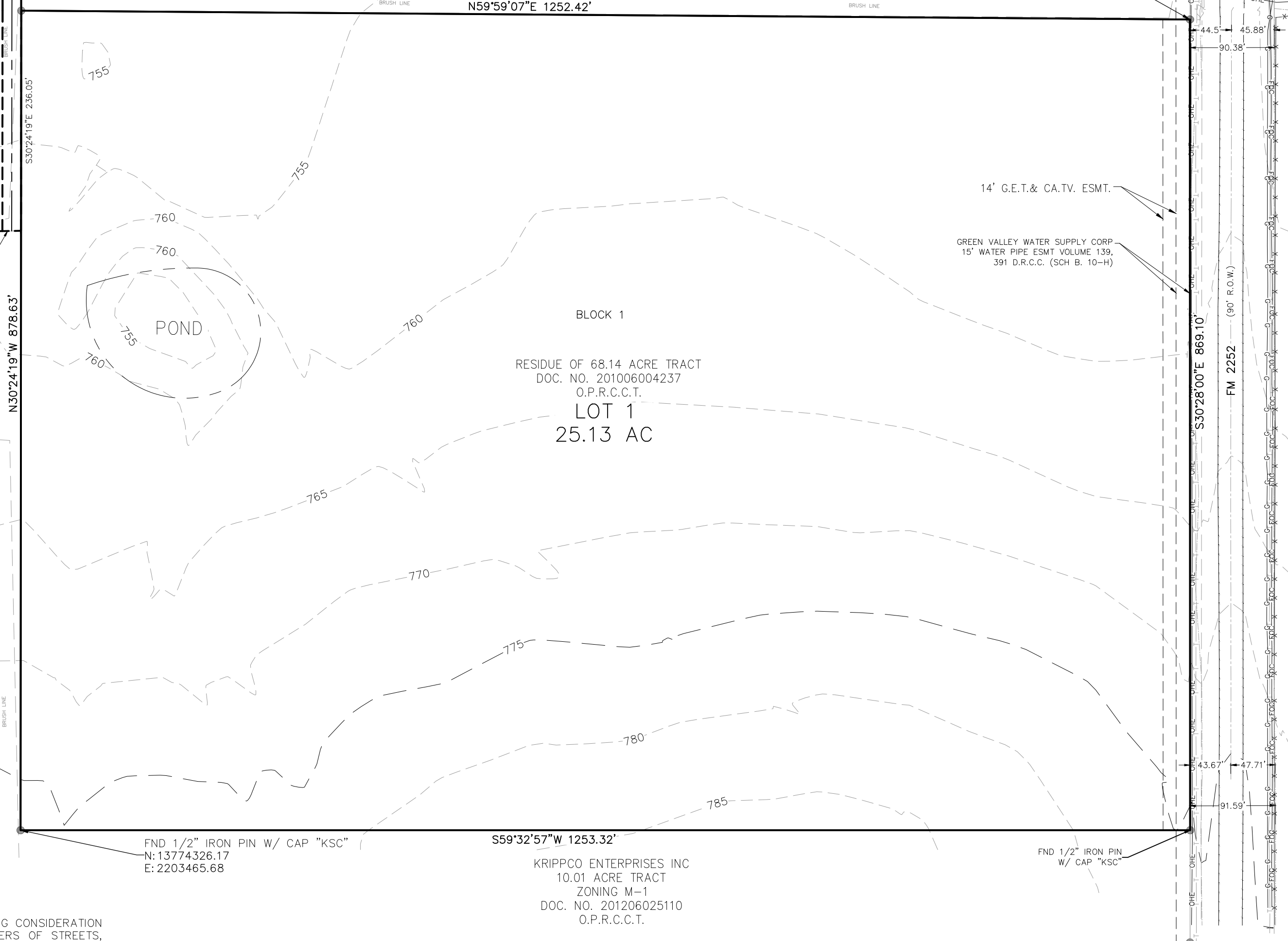
KRIPPCO ENTERPRISES INC 10.01 ACRE TRACT ZONING M-1 DOC. NO. 201206025110 O.P.R.C.C.T.

FND 1/2" IRON PIN W/ CAP "KSC"

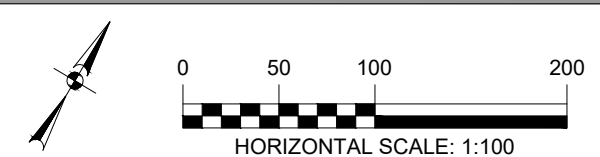


LOCATION MAP NOT-TO-SCALE

UNDEVELOPED LAND CALLED 10.000 ACRE TRACT ZONING M-1 VOL. 300, PG. 183 D.R.C.C.T.



- LEGEND:**
- = FND 1/2" IRON ROD W/ PLASTIC CAP STAMPED "HMT" (UNLESS NOTED OTHERWISE)
 - = SET 1/2" IRON ROD W/ PLASTIC CAP STAMPED "HMT"
 - G.E.T.& CA.TV. ESMT. = GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION EASEMENT
 - W.L.E. = WATER LINE EASEMENT
 - DRNG = DRAINAGE
 - R.O.W. = RIGHT-OF-WAY
 - M.P.R.C.C.T. = MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS
 - O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS
 - D.R.C.C.C. = DEED RECORDS, COMAL COUNTY
 - W = EXIST. GVSUD WATER LINE
 - = FUTURE OFFSITE WASTEWATER LINE



HMT
ENGINEERING & SURVEYING

290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPLS FIRM F-10961
TBPLS FIRM 10153600
(830) 625-8555

OWNER'S ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF COMAL

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE STX FRIO, TO THE CITY OF 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 AREAS THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: STX FRIO I INVESTMENTS, LLC
MR. ANDREW CYRUS
(713) 364-6998
1885 ST. JAMES PLACE, STE 1260
HOUSTON, TX. 77056

STATE OF TEXAS
COUNTY OF _____

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 CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20__

NOTARY PUBLIC, STATE OF TEXAS

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

BY: _____
CHAIRPERSON

BY: _____
SECRETARY

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 REGULATION AND THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

CITY ENGINEER, SCHERTZ, TEXAS

STATE OF TEXAS
COUNTY OF COMAL

I, **BOBBIE KOEPP** DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS, DOC# _____ OF COMAL COUNTY ON THE DAY OF _____, A.D. 20__, AT _____ M.

COUNTY CLERK, COMAL COUNTY, TEXAS

BY: _____
DEPUTY

SUBDIVISION PLAT OF STX FRIO

BEING 25.13 ACRES OF LAND LOCATED IN THE EDWIN WOODRUFF SURVEY, ABSTRACT 671, CITY OF SCHERTZ, COMAL COUNTY, TEXAS, REMAINDER OF A CALLED 68.14 ACRE TRACT, RECORDED NO. 201006004237, MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS.

- DATE OF REVISION: 08/02/2023
- DATE OF REVISION: 07/18/2023
- DATE OF REVISION: 06/13/2023
- DATE OF REVISION: 06/08/2023
- DATE OF REVISION: 04/04/2023
- DATE OF PREPARATION: 09/01/2022

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "HMT" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, APPLY A COMBINED SCALE FACTOR OF 0.999837665.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

FLOODPLAIN NOTE:
ACCORDING TO FLOOD INSURANCE RATE MAP PANEL: 48091C0485F, EFFECTIVE DATE SEPTEMBER 2, 2009, PROPERTY IS LOCATED IN ZONE X (UNSHADED) AND IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN.

GENERAL NOTES:

1. THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.
2. 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.
3. ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNERS SUCCESSORS AND/OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGN IS APPROVED BY THE CITY.
4. THIS SUBDIVISION IS WHOLLY WITHIN THE CITY LIMITS OF THE CITY OF SCHERTZ.
5. THERE IS ONE (1) BUILDABLE LOT.
6. A WAIVER HAS BEEN CONDITIONALLY SUPPORTED BY CITY OF SCHERTZ ENGINEERING STAFF, AS PER MEETING HELD ON 04/05/2023, FOR THE SUBJECT PROPERTY FROM THE PLANNING AND ZONING COMMISSION TO UDC SECTION 21.15.3 WASTEWATER SYSTEMS TO FOREGO IMMEDIATE CONNECTION TO A PUBLIC WASTEWATER SYSTEM.

ZONING NOTE:

THE SUBJECT PROPERTY IS CURRENTLY ZONED AS M-1 MANUFACTURING DISTRICT (LIGHT).

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 THE PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF SCHERTZ PLANNING COMMISSION.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

CHRISTOPHER P. VAN HEERDE, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 93047

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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: HMT ENGINEERING AND SURVEYING

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

DOROTHY TAYLOR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6295

TXDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONES, OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THE DEVELOPMENT, WILL NOT ENCRoACH BY STRUCTURE OR GRADING INTO STATE R.O.W. PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE R.O.W. WILL NOT BE ALLOWED.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TXDOT'S "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR TWO (2) POINTS OF ACCESS TO STREET BASED ON AN APPROXIMATE OVERALL FRONTAGE OF 896.10 FEET. WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS, THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED WITH CONSIDERATION GIVEN TO TOPOGRAPHY, ESTABLISHED PROPERTY OWNERSHIPS, UNIQUE PHYSICAL LIMITATIONS, AND/OR PHYSICAL DESIGN CONSTRAINTS. THE SELECTED LOCATION SHOULD SERVE AS MANY PROPERTIES AND INTERESTS AS POSSIBLE TO REDUCE THE NEED FOR ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FULL MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO PUBLIC ROADWAYS THAT ARE ON LOCAL THOROUGHFARE PLANS.
- 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 AS DIRECTED BY TXDOT.
- ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

CPS:

- CITY PUBLIC SERVICE BOARD (CPS ENERGY) -- IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT OR 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 OF GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OF ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HERON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

GREEN VALLEY SPECIAL UTILITY DISTRICT CERTIFICATE

THIS LAND DEVELOPMENT PLAT HAS BEEN SUBMITTED TO AND APPROVED BY GREEN VALLEY SPECIAL UTILITY DISTRICT FOR EASEMENTS. UPON REQUEST OF THE CUSTOMER AND PAYMENT OF THE REQUIRED FEES, THE DISTRICT WILL PROVIDE DOMESTIC WATER SERVICE TO EACH LOT IN THIS SUBDIVISION, BY AGREEMENT WITH THE DEVELOPER.

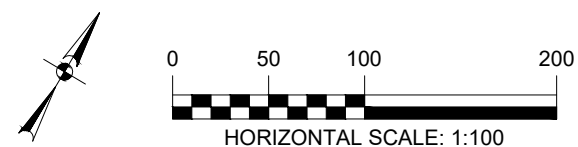
AGENT
GREEN VALLEY SPECIAL UTILITY DISTRICT

EASEMENT CERTIFICATE

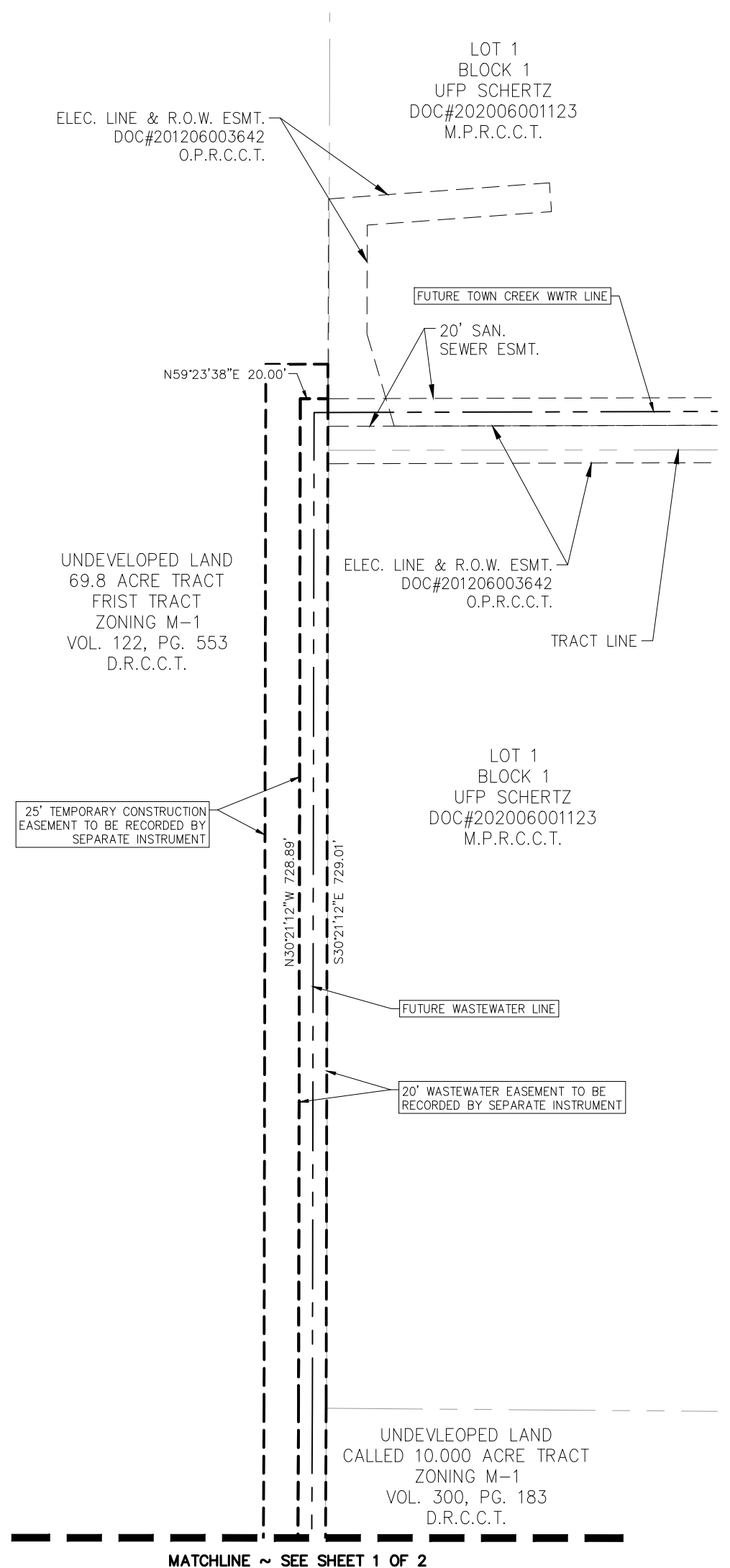
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE GREEN VALLEY SPECIAL UTILITY DISTRICT OF MARION, TEXAS, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT MARKED AS "WATERLINE EASEMENT" OR "UTILITY EASEMENT" WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL, AND LAY AND THEREAFTER ACCESS AND USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, UPGRADE, PARALLEL AND REMOVE WATER OR WASTE-WATER TRANSMISSION, COLLECTION AND/OR DISTRIBUTION LINES AND APPURTENANCES AND ANY OTHER FACILITIES NECESSARY TO SERVE GRANTOR'S PROPERTY, AS WELL AS THE GRANTEE'S CURRENT AND FUTURE SYSTEM-WIDE CUSTOMERS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS UNDER, OVER AND ACROSS GRANTOR'S ADJACENT LANDS AND IN ALL STREETS AND BYWAYS FOR THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED, INCLUDING THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES, SHRUBS, GRASSES, PAVEMENTS, FENCES, STRUCTURES, IMPROVEMENTS, OR OTHER OBSTRUCTIONS WHICH MAY INTERFERE WITH THE FACILITY OR THE ACCESS THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLAB OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. NO OTHER UTILITY LINES MAY BE LOCATED WITHIN 36" PARALLEL TO WATER LINES.

ANY MONETARY LOSS TO GREEN VALLEY SUD RESULTING FROM MODIFICATIONS REQUIRED OF UTILITY EQUIPMENT LOCATED WITHIN SAID EASEMENTS DUE TO GRADE CHANGE OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. UPON ENTERING IN AND UPON SAID EASEMENT, THE DISTRICT WILL ENDEAVOR TO RESTORE THE LAND SURFACE TO A USEABLE CONDITION BUT IS NOT OBLIGATED TO RESTORE IT TO A PRE-EXISTING CONDITION.

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISION OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964, AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.



- LEGEND:**
- = FND 1/2" IRON ROD W/ PLASTIC CAP STAMPED "HMT" (UNLESS NOTED OTHERWISE)
 - = SET 1/2" IRON ROD W/ PLASTIC CAP STAMPED "HMT"
 - G.E.T.& CA.TV. ESMT. = GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION EASEMENT
 - W.L.E. = WATER LINE EASEMENT
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 - M.P.R.C.C.T. = MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS
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 - D.R.C.C. = DEED RECORDS, COMAL COUNTY
 - W — W — = EXIST. GVSUD WATER LINE
 - W — W — = FUTURE OFFSITE WASTEWATER LINE



Drawing Name: T:\466 - Boomerang Interests, LLC\Plat\STX Frio Plat.dwg User: jonn Aug 02, 2023 - 4:46pm

HMT
ENGINEERING & SURVEYING
290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600
(830) 625-8555

- DATE OF REVISION: 08/02/2023
- DATE OF REVISION: 07/18/2023
- DATE OF REVISION: 06/13/2023
- DATE OF REVISION: 06/08/2023
- DATE OF REVISION: 04/04/2023
- DATE OF PREPARATION: 09/01/2022

PLANNING AND ZONING COMMISSION MEETING: 08/09/2023
Agenda Item 6 C

TO: Planning and Zoning Commission
PREPARED BY: Ameriz Gamez, Planner
CASE: PLRP20230158
SUBJECT: PLRP20230158 Consider and act upon a request for approval of a Replat of the Sanders Subdivision Lot 1, Block 1 to establish the Sanders Subdivision Lot 3, Block 1, an approximately 24 acre tract of land located northeast of the intersection of FM 3009 and FM 78, also known as 200 FM 3009, City of Schertz and Guadalupe County, Texas.

GENERAL INFORMATION:

Owner: Lockaway Storage 200 Roy Richard Drive, LLC
Applicant: Jake McNew, MTR Engineers, LLC

APPLICATION SUBMITTAL DATE:

Date: 07/31/2023
Application Submittal Type: Replat

ITEM SUMMARY:

The applicant is proposing to replat the Sanders Subdivision Lot 1, Block 1, which is currently a 15 acre tract of land to establish one (1) buildable lot of an approximately 24 acre tract of land to create the Sanders Subdivision Lot 3, Block 1.

GENERAL LOCATION AND SITE DESCRIPTION:

The property is located northeast of the intersection of FM 3009 and FM 78 and is currently developed as a mini-warehouse / public storage. The property is currently zoned General Business II (GB-2).

ACCESS AND CIRCULATION:

The subject property has frontage on FM 3009 which is a TxDOT maintained roadway. Per the TxDOT notes on the proposed replat, the property is eligible for a maximum combined total of one access point and one shared access point on to FM 3009.

TREE MITIGATION AND PRESERVATION:

The applicant is responsible for complying with the Unified Development Code (UDC), Section 21.9.9 Tree Preservation and Mitigation. Per the submitted Tree Preservation / Mitigation Form, the subject property has protected class trees but are not proposed to be removed with the replat.

PUBLIC SERVICES:

The site will be serviced by the City of Schertz for water and sewer, Cibolo Creek Municipal Authority (CCMA), Guadalupe Valley Electric Coop (GVEC), Spectrum, and AT&T.

PUBLIC IMPROVEMENTS:

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

Water: The property will be serviced by the City of Schertz through an 8 inch water line that currently exists along FM 3009.

Sewer: The property will be serviced by the City of Schertz through a 8 inch sewer line. It will be treated by CCMA.

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

Sidewalks, Hike and Bike Trails: Sidewalks will be constructed along FM 3009 in accordance with the City of Schertz standards.

Road Improvements: The subject property is adjacent to FM 3009 which is identified on the City of Schertz Master Thoroughfare Plan as a Principal Arterial with a 120' - 130' of Right of Way. Per the proposed replat TxDOT has requested a 25 foot right of way reservation along the FM 3009 frontage.

STAFF ANALYSIS AND RECOMMENDATION:

The replat is to take the existing Sanders Subdivision Lot 1, Block 1 and create Sanders Subdivision Lot 3, Block 1. The replat is consistent with applicable requirements for the property. It has been reviewed by the Engineering, Fire, Public Works, and Planning Department with no objections. Therefore, staff is recommending approval of the Sanders Subdivision Lot 3, Block 1 replat as presented.

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 replat. In considering final action on a replat, the Commission should consider the criteria within UDC, Section 21.12.13.

Attachments

- Aerial
 - Replat Exhibit
-



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

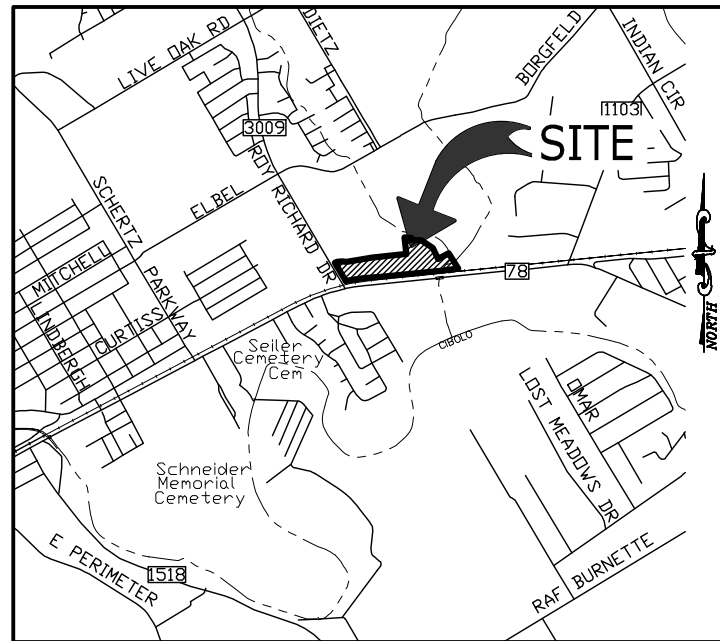


LOCKAWAY STORAGE
 SCHERTZ FM 309 LOT 1, BLK 1
 (PLRP20230159)

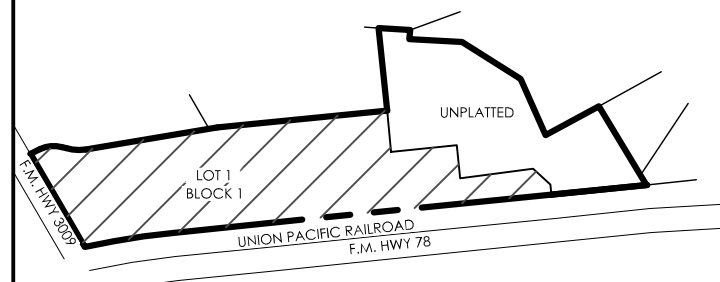
- | | | | | | | | |
|--------------------|----------------------------|----------------------------------|--------------------------------|-----|-----|-----|---------------------|
| <all other values> | <all other values> | Planned Secondary Arterial | Commercial Collector B | 1" | 8" | 20" | Schertz 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" | | | |

200' Buffer
 Schertz Municipal Boundary
 County Boundaries
 Hydrant
 Manholes

0 100 200 400 600 800 Feet
 1 Inch = 200 Feet



LOCATION MAP NOT TO SCALE



AREA BEING REPLATTED

BEING ALL OF LOT 1, BLOCK 1, AS SHOWN ON THE FINAL REPLAT ESTABLISHING SANDERS SUBDIVISION AS RECORDED IN VOLUME 8, PAGES 205-206, AS CONVEYED TO LOCK AWAY 200 ROY RICHARD DRIVE, LLC, AS RECORDED IN DOCUMENT NUMBER 201988014596, BOTH OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

GENERAL NOTES:

- 1/2" IRON RODS WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND PERMITS.
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
- ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNER'S SUCCESSORS AND/OR ASSIGNS.
- THE TOTAL NUMBER OF BUILDABLE LOTS IS 1.
- ACCORDING TO FLOOD INSURANCE RATE MAP, PANELS 48187C0220F AND 48187C0240F EFFECTIVE DATE NOVEMBER 2, 2007, PORTIONS OF SANDERS SUBDIVISION LOT 3, BLOCK 1, IS LOCATED WITHIN THE 1% ANNUAL CHANCE FLOOD ZONE AE (100-YEAR FLOODPLAIN).
- FINISHED FLOOR ELEVATION OF ANY FUTURE STRUCTURES SHALL BE ONE FOOT (1') ABOVE THE 100-YEAR FLOOD ELEVATION.
- ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS IN COMPLIANCE WITH THE TREE MITIGATION REQUIREMENT), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
- DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE FLOODPLAIN ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION.

LEGEND

E.G.T.V.E.	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
⊕	CENTERLINE
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
VOL.	VOLUME
PG.	PAGE
DOC.#	DOCUMENT NUMBER
9,600 S.F.	LOT SQUARE FOOTAGE
F.I.R.-4540	FOUND IRON ROD WITH A RED PLASTIC CAP STAMPED "RPLS 4540"
S.F.	SQUARE FEET
AC.	ACRE

TXDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONES, OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THE DEVELOPMENT, WILL NOT ENCRoACH BY STRUCTURE OR GRADING INTO STATE RIGHT OF WAY. PLACEMENT OF PERMANENT STRUCTURAL BEST PRACTICE MANAGEMENT DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE RIGHT OF WAY WILL NOT BE ALLOWED.
- 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 ACCESS POINT AND ONE SHARED ACCESS POINT HAVING APPROXIMATELY 447 FEET OF HIGHWAY FRONTAGE BASED ON SANDERS SUBDIVISION RECORDED IN VOLUME 7, PAGE 166 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS FROM WHICH THIS LOT IS BEING RE-PLATTED. BOTH ACCESS POINTS MAY BECOME RIGHT IN/OUT AT A LATER DATE.
- 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 AS DIRECTED BY TXDOT.
- ANY TRAFFIC CONTROL MEASURES (LEFT TURN LANE, RIGHT TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

GVEC NOTES:

- ALL TRACTS ARE SUBJECT TO A 15' ELECTRIC AND COMMUNICATION EASEMENT ALONG ALL SIDE, FRONT AND REAR PROPERTY LINES.
- 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.
- 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.
- NO BUILDINGS, WELLS OR OTHER OBSTRUCTIONS SHALL BE PLACED IN ANY UTILITY EASEMENT. GVEC SHALL HAVE THE RIGHT OF INGRESS & EGRESS OVER GRANTOR'S ADJACENT LANDS FOR ACCESS OF FACILITIES WHERE ACCESS WITHIN THE UTILITY EASEMENT IS OBSTRUCTED.

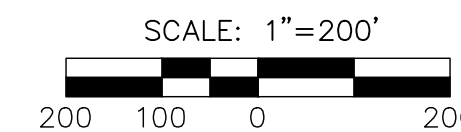
CCMA NOTES:

- ACCESS WILL BE PROVIDED TO CIBOLO CREEK MUNICIPAL AUTHORITY (CCMA) TO ACCESS CCMA FACILITIES LOCATED ON THIS PROPERTY.
- CONSTRUCTION PLANS FOR IMPROVEMENTS CROSSING OR WITHIN CIBOLO CREEK MUNICIPAL AUTHORITY (CCMA) EASEMENTS MUST BE APPROVED BY CCMA PRIOR TO CONSTRUCTION.



Moy Tarin Ramirez Engineers, LLC

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



STATE OF TEXAS
COUNTY OF BEXAR

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

DEVELOPER/OWNER
LOCK AWAY 200 ROY RICHARD DRIVE, L.L.C.
CONTACT: DON CLAUSON
2055 3RD AVENUE SUITE 200
SAN DIEGO, CA 92101
PHONE NO.: (949) 275-1955

STATE OF TEXAS
COUNTY OF BEXAR

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

DEVELOPER/OWNER
3621 WHITESTONE BLVD, L.L.C.
CONTACT: DON CLAUSON
2055 3RD AVENUE SUITE 200
SAN DIEGO, CA 92101
PHONE NO.: (949) 275-1955

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF GUADALUPE

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

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

CITY ENGINEER

STATE OF TEXAS:
COUNTY OF GUADALUPE:

THIS PLAT OF SANDERS SUBDIVISION LOT 3, BLOCK 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY _____ SECRETARY

BY _____ CHAIRMAN

STATE OF TEXAS
COUNTY OF BEXAR

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

CHRISTOPHER B. DUMAS, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 99231
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 698-5051

STATE OF TEXAS
COUNTY OF BEXAR

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

MOY TARIN RAMIREZ ENGINEERS, LLC

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

THIS SUBDIVISION PLAT OF SANDERS SUBDIVISION LOT 3, BLOCK 1, HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOP., LLC FOR EASEMENTS.

BY: _____ AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., LLC

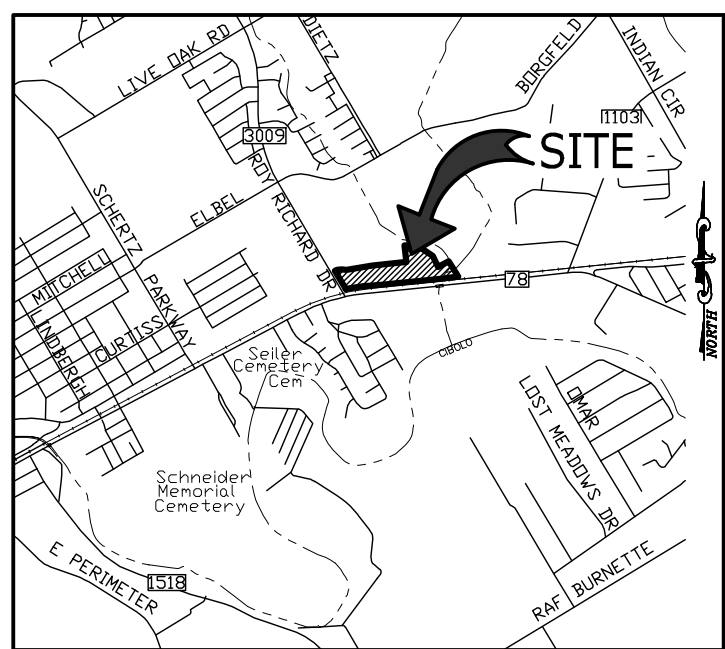
THIS PROPOSED DEVELOPMENT HAS BEEN REVIEWED AND APPROVED BY THE CIBOLO CREEK MUNICIPAL AUTHORITY (CCMA) FOR WASTEWATER TREATMENT PLANT CAPACITY AND EASEMENTS. ALL FEES DUE FOR IMPACT TO THE SYSTEM AT TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING PERMIT APPLICATION.

BY: _____ AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

REPLAT OF THE SANDERS SUBDIVISION
LOT 1, BLOCK 1 ESTABLISHING
SANDERS SUBDIVISION
LOT 3, BLOCK 1

BEING A 24.741 ACRE (1,077,727.39 SQUARE FEET) TRACT OF LAND SITUATED IN THE G. MALPAZ SURVEY NUMBER 67, ABSTRACT 221, IN THE CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK 1, AS SHOWN ON THE FINAL REPLAT ESTABLISHING SANDERS SUBDIVISION AS RECORDED IN VOLUME 8, PAGES 205-206, AS CONVEYED TO LOCK AWAY 200 ROY RICHARD DRIVE, LLC, AS RECORDED IN DOCUMENT NUMBER 201988014596, AND BEING ALL OF THAT 9.09 ACRE TRACT OF LAND AS CONVEYED TO 3621 WHITESTONE BLVD., LLC, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NUMBER 2016006533, ALL OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

DATE OF PREPARATION: August 3, 2023



LOCATION MAP NOT TO SCALE

LEGEND

E.G.T.V.E.	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
⊕	CENTERLINE
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
VOL.	VOLUME
PG.	PAGE
DOC.#	DOCUMENT NUMBER
9,600 S.F.	LOT SQUARE FOOTAGE
F.I.R.-4540	FOUND IRON ROD WITH A RED PLASTIC CAP STAMPED "RPLS 4540"
S.F.	SQUARE FEET
AC.	ACRE

GENERAL NOTES:

- 1/2" IRON RODS WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND PERMITS.
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
- ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNER'S SUCCESSORS AND/OR ASSIGNS.
- THE TOTAL NUMBER OF BUILDABLE LOTS IS 1.
- ACCORDING TO FLOOD INSURANCE RATE MAP, PANELS 48187C0220F AND 48187C0240F EFFECTIVE DATE NOVEMBER 2, 2007, PORTIONS OF SANDERS SUBDIVISION LOT 3, BLOCK 1, IS LOCATED WITHIN THE 1% ANNUAL CHANCE FLOOD ZONE AE (100-YEAR FLOODPLAIN).
- FINISHED FLOOR ELEVATION OF ANY FUTURE STRUCTURES SHALL BE ONE FOOT (1') ABOVE THE 100-YEAR FLOOD ELEVATION.
- ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS IN COMPLIANCE WITH THE TREE MITIGATION REQUIREMENT), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
- DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE FLOODPLAIN ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION.

LINE TABLE

LINE	LENGTH	BEARING
L1	45.20'	N62°17'51"E
L2	17.71'	S72°51'42"E
L3	132.20'	S86°32'35"E
L4	38.61'	S07°49'15"W

CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	129.83'	41°19'55"	48.97'	93.66'	91.64'	N84°28'34"E
C2	179.98'	26°27'25"	42.31'	83.11'	82.37'	S86°12'38"E
C3	3816.77'	5°33'53"	185.49'	370.70'	370.55'	S81°02'04"W

TXDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONES, OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THE DEVELOPMENT, WILL NOT ENCRUMB BY STRUCTURE OR GRADING INTO STATE RIGHT OF WAY. PLACEMENT OF PERMANENT STRUCTURAL BEST PRACTICE MANAGEMENT DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE RIGHT OF WAY WILL NOT BE ALLOWED.
- 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 ACCESS POINT AND ONE SHARED ACCESS POINT HAVING APPROXIMATELY 447 FEET OF HIGHWAY FRONTAGE BASED ON SANDERS SUBDIVISION RECORDED IN VOLUME 7, PAGE 166 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS FROM WHICH THIS LOT IS BEING RE-PLATTED. BOTH ACCESS POINTS MAY BECOME RIGHT IN/OUT AT A LATER DATE.
- 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 AS DIRECTED BY TXDOT.
- ANY TRAFFIC CONTROL MEASURES (LEFT TURN LANE, RIGHT TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

CCMA NOTES:

- ACCESS WILL BE PROVIDED TO CIBOLO CREEK MUNICIPAL AUTHORITY (CCMA) TO ACCESS CCMA FACILITIES LOCATED ON THIS PROPERTY.
- CONSTRUCTION PLANS FOR IMPROVEMENTS CROSSING OR WITHIN CIBOLO CREEK MUNICIPAL AUTHORITY (CCMA) EASEMENTS MUST BE APPROVED BY CCMA PRIOR TO CONSTRUCTION.

GVEC NOTES:

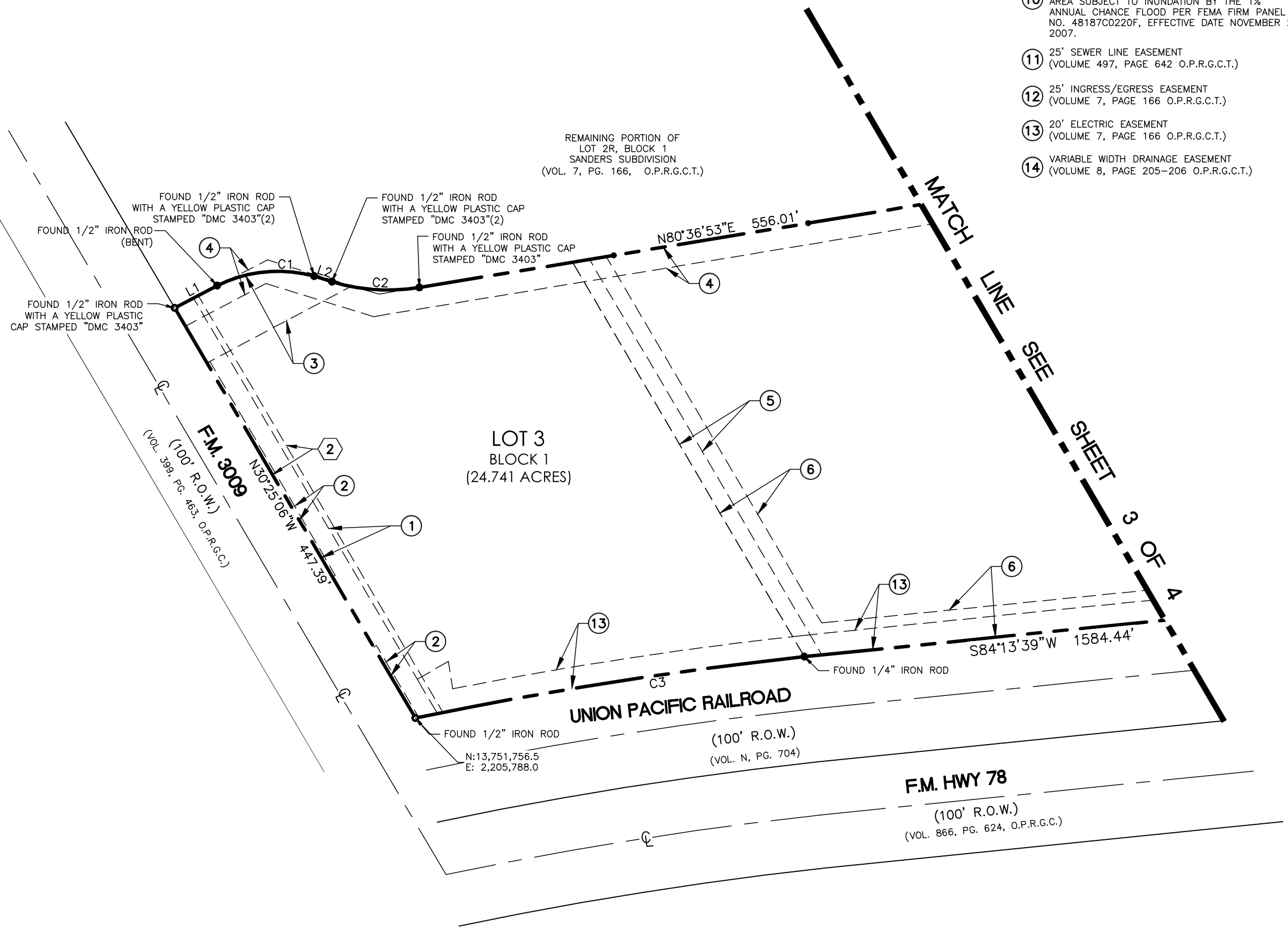
- ALL TRACTS ARE SUBJECT TO A 15' ELECTRIC AND COMMUNICATION EASEMENT ALONG ALL SIDE, FRONT AND REAR PROPERTY LINES.
- WHERE UNDERGROUND SERVICES ARE UTILIZED GVEC WILL POSSESS A 5-FOOT WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.
- 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.
- NO BUILDINGS, WELLS OR OTHER OBSTRUCTIONS SHALL BE PLACED IN ANY UTILITY EASEMENT. GVEC SHALL HAVE THE RIGHT OF INGRESS & EGRESS OVER GRANTOR'S ADJACENT LANDS FOR ACCESS OF FACILITIES WHERE ACCESS WITHIN THE UTILITY EASEMENT IS OBSTRUCTED.

KEYNOTES - EXISTING

- 20' SCENIC AND UTILITY EASEMENT (VOLUME 7, PAGE 166 O.P.R.G.C.T.)
- 1' NON-ACCESS EASEMENT (VOLUME 8, PAGES 205-206 O.P.R.G.C.T.)
- VARIABLE WIDTH INGRESS/EGRESS EASEMENT FOR ACCESS TO LOT 2, BLOCK 1 SANDERS SUBDIVISION (VOLUME 8, PAGES 205-206 O.P.R.G.C.T.)
- 20' WATER LINE EASEMENT (VOLUME 8, PAGES 205-206 O.P.R.G.C.T.)
- 15' INGRESS/EGRESS EASEMENT (VOLUME 853, PAGE 801 O.P.R.G.C.T.)
- 30' WATER LINE EASEMENT (VOLUME 1618, PAGE 346 O.P.R.G.C.T.)
- VARIABLE WIDTH ELECTRIC EASEMENT (VOLUME 4261, PAGES 638-644 O.P.R.G.C.T.)
- 20' UTILITY EASEMENT (VOLUME 7, PAGE 166 O.P.R.G.C.T.)
- ZONE AE SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD PER FEMA FIRM PANEL NO. 48187C0220F, EFFECTIVE DATE NOVEMBER 2, 2007.
- FLOODWAY IN ZONE AE SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD PER FEMA FIRM PANEL NO. 48187C0220F, EFFECTIVE DATE NOVEMBER 2, 2007.
- 25' SEWER LINE EASEMENT (VOLUME 497, PAGE 642 O.P.R.G.C.T.)
- 25' INGRESS/EGRESS EASEMENT (VOLUME 7, PAGE 166 O.P.R.G.C.T.)
- 20' ELECTRIC EASEMENT (VOLUME 7, PAGE 166 O.P.R.G.C.T.)
- VARIABLE WIDTH DRAINAGE EASEMENT (VOLUME 8, PAGE 205-206 O.P.R.G.C.T.)

KEYNOTES - PROPOSED

- 25' SANITARY SEWER EASEMENT
- 25' RIGHT OF WAY RESERVATION (0.259 AC.)



STATE OF TEXAS
COUNTY OF BEXAR

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

CHRISTOPHER B. DUMAS, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 99231
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 698-5051

STATE OF TEXAS
COUNTY OF BEXAR

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

MOY TARIN RAMIREZ ENGINEERS, LLC

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

THIS SUBDIVISION PLAT OF SANDERS SUBDIVISION LOT 3, BLOCK 1, HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOP., LLC FOR EASEMENTS.

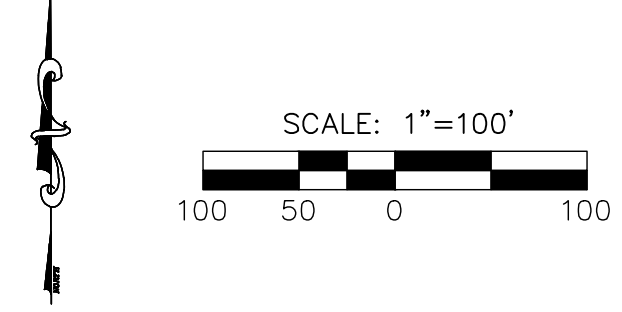
BY: _____
AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., LLC

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

BY: _____
AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY



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



STATE OF TEXAS
COUNTY OF BEXAR

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

DEVELOPER/OWNER
LOCK AWAY 200 ROY RICHARD DRIVE, L.L.C.
CONTACT: DON CLAUSON
2055 3RD AVENUE SUITE 200
SAN DIEGO, CA 92101
PHONE NO.: (949) 275-1955

STATE OF TEXAS
COUNTY OF BEXAR

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

DEVELOPER/OWNER
3621 WHITESTONE BLVD, L.L.C.
CONTACT: DON CLAUSON
2055 3RD AVENUE SUITE 200
SAN DIEGO, CA 92101
PHONE NO.: (949) 275-1955

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF GUADALUPE

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

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

CITY ENGINEER

STATE OF TEXAS:
COUNTY OF GUADALUPE:

THIS PLAT OF SANDERS SUBDIVISION LOT 3, BLOCK 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

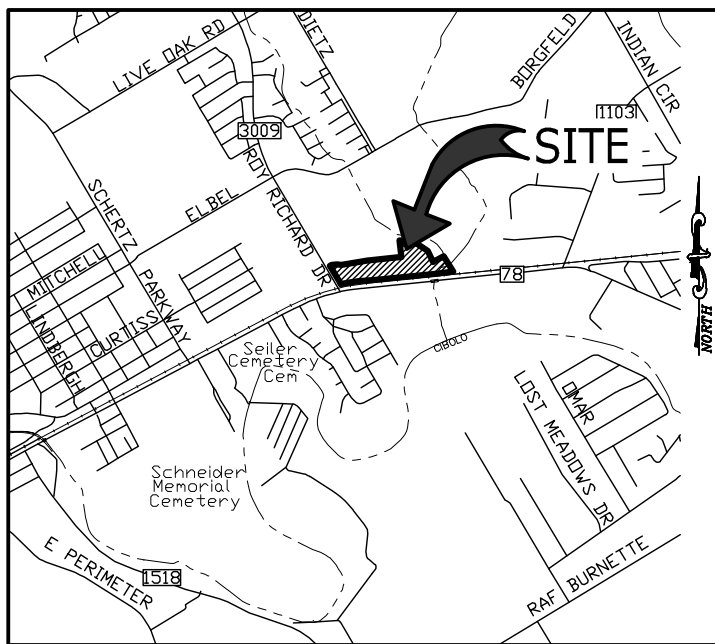
DATED THIS _____ DAY OF _____, A.D. _____

BY: _____
SECRETARY

BY: _____
CHAIRMAN

REPLAT OF THE SANDERS SUBDIVISION
LOT 1, BLOCK 1 ESTABLISHING
SANDERS SUBDIVISION
LOT 3, BLOCK 1

BEING A 24.741 ACRE (1,077,727.39 SQUARE FEET) TRACT OF LAND SITUATED IN THE G. MALPAZ SURVEY NUMBER 67, ABSTRACT 221, IN THE CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK 1, AS SHOWN ON THE FINAL REPLAT ESTABLISHING SANDERS SUBDIVISION AS RECORDED IN VOLUME 8, PAGES 205-206, AS CONVEYED TO LOCK AWAY 200 ROY RICHARD DRIVE, LLC, AS RECORDED IN DOCUMENT NUMBER 20198014596, AND BEING ALL OF THAT 9.09 ACRE TRACT OF LAND AS CONVEYED TO 3621 WHITESTONE BLVD., LLC, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NUMBER 2016006533, ALL OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.



LOCATION MAP NOT TO SCALE

LEGEND

E.G.T.V.E.	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
☒	CENTERLINE
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
VOL.	VOLUME
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9,600 S.F.	LOT SQUARE FOOTAGE
F.I.R.-4540	FOUND IRON ROD WITH A RED PLASTIC CAP STAMPED "RPLS 4540"
S.F.	SQUARE FEET
AC.	ACRE

GENERAL NOTES:

- 1/2" IRON RODS WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND PERMITS.
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
- ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNER'S SUCCESSORS AND/OR ASSIGNS.
- THE TOTAL NUMBER OF BUILDABLE LOTS IS 1.
- ACCORDING TO FLOOD INSURANCE RATE MAP, PANELS 48187C0220F AND 48187C0240F EFFECTIVE DATE NOVEMBER 2, 2007, PORTIONS OF SANDERS SUBDIVISION LOT 3, BLOCK 1, IS LOCATED WITHIN THE 1% ANNUAL CHANCE FLOOD ZONE AE (100-YEAR FLOODPLAIN).
- FINISHED FLOOR ELEVATION OF ANY FUTURE STRUCTURES SHALL BE ONE FOOT (1') ABOVE THE 100-YEAR FLOOD ELEVATION.
- ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS IN COMPLIANCE WITH THE TREE MITIGATION REQUIREMENT), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
- DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE FLOODPLAIN ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION.

TXDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONES, OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THE DEVELOPMENT, WILL NOT ENCRoACH BY STRUCTURE OR GRADING INTO STATE RIGHT OF WAY. PLACEMENT OF PERMANENT STRUCTURAL BEST PRACTICE MANAGEMENT DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE RIGHT OF WAY WILL NOT BE ALLOWED.
- 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 ACCESS POINT AND ONE SHARED ACCESS POINT HAVING APPROXIMATELY 447 FEET OF HIGHWAY FRONTAGE BASED ON SANDERS SUBDIVISION RECORDED IN VOLUME 7, PAGE 166 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS FROM WHICH THIS LOT IS BEING RE-PLATTED. BOTH ACCESS POINTS MAY BECOME RIGHT IN/OUT AT A LATER DATE.
- 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 AS DIRECTED BY TXDOT.
- ANY TRAFFIC CONTROL MEASURES (LEFT TURN LANE, RIGHT TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

CCMA NOTES:

- ACCESS WILL BE PROVIDED TO CIBOLO CREEK MUNICIPAL AUTHORITY (CCMA) TO ACCESS CCMA FACILITIES LOCATED ON THIS PROPERTY.
- CONSTRUCTION PLANS FOR IMPROVEMENTS CROSSING OR WITHIN CIBOLO CREEK MUNICIPAL AUTHORITY (CCMA) EASEMENTS MUST BE APPROVED BY CCMA PRIOR TO CONSTRUCTION.

GVEC NOTES:

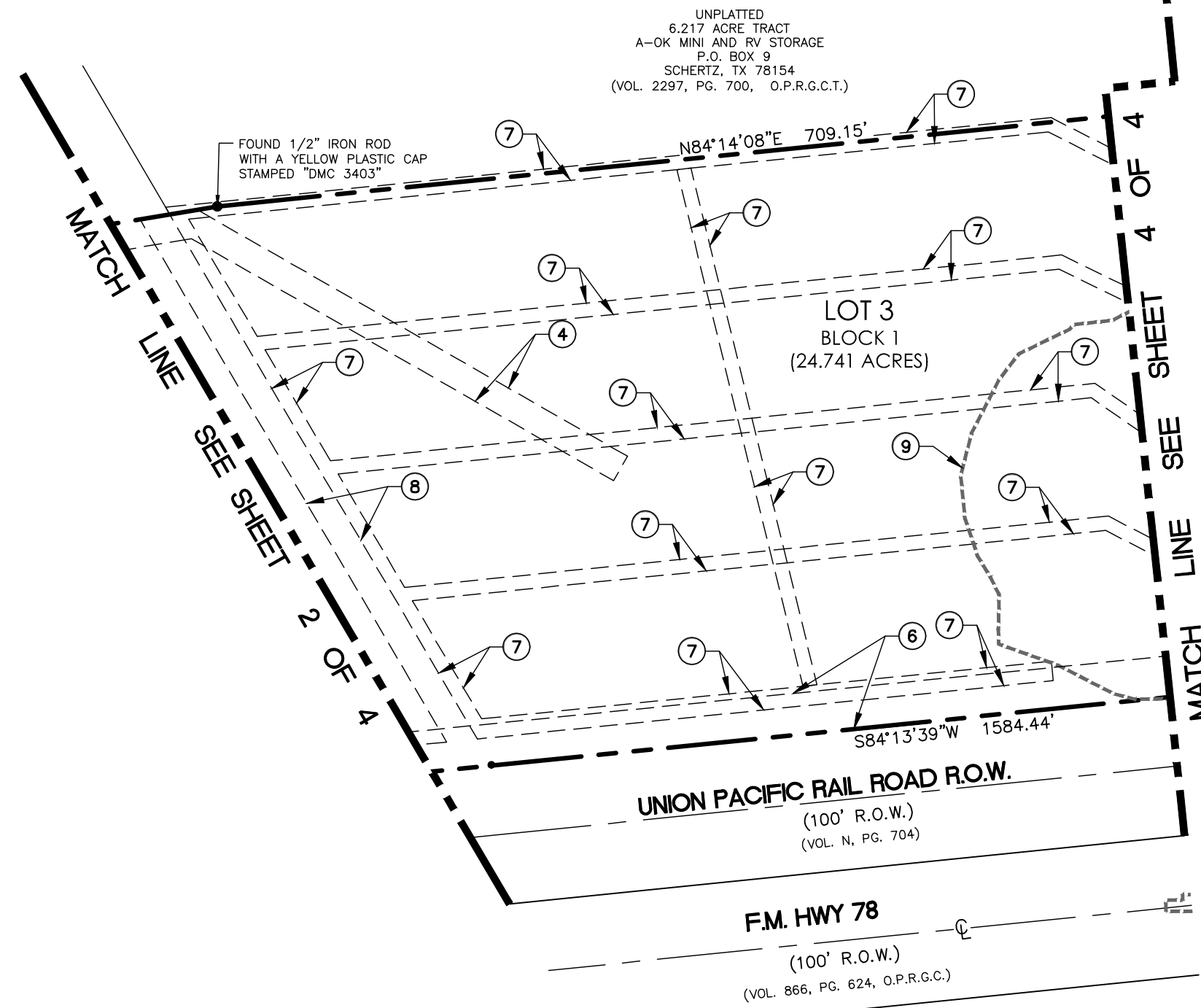
- ALL TRACTS ARE SUBJECT TO A 15' ELECTRIC AND COMMUNICATION EASEMENT ALONG ALL SIDE, FRONT AND REAR PROPERTY LINES.
- WHERE UNDERGROUND SERVICES ARE UTILIZED GVEC WILL POSSESS A 5-FOOT WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.
- 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.
- NO BUILDINGS, WELLS OR OTHER OBSTRUCTIONS SHALL BE PLACED IN ANY UTILITY EASEMENT. GVEC SHALL HAVE THE RIGHT OF INGRESS & EGRESS OVER GRANTOR'S ADJACENT LANDS FOR ACCESS OF FACILITIES WHERE ACCESS WITHIN THE UTILITY EASEMENT IS OBSTRUCTED.

KEYNOTES - EXISTING

- 20' SCENIC AND UTILITY EASEMENT (VOLUME 7, PAGE 166 O.P.R.B.C.T.)
- 1' NON-ACCESS EASEMENT (VOLUME 8, PAGES 205-206 O.P.R.G.C.T.)
- VARIABLE WIDTH INGRESS/EGRESS EASEMENT FOR ACCESS TO LOT 2, BLOCK 1 SANDERS SUBDIVISION (VOLUME 8, PAGES 205-206 O.P.R.G.C.T.)
- 20' WATER LINE EASEMENT (VOLUME 8, PAGES 205-206 O.P.R.G.C.T.)
- 15' INGRESS/EGRESS EASEMENT (VOLUME 653, PAGE 801 O.P.R.G.C.T.)
- 30' WATER LINE EASEMENT (VOLUME 1618, PAGE 346 O.P.R.G.C.T.)
- VARIABLE WIDTH ELECTRIC EASEMENT (VOLUME 4261, PAGES 638-644 O.P.R.G.C.T.)
- 20' UTILITY EASEMENT (VOLUME 7, PAGE 166 O.P.R.G.C.T.)
- ZONE AE SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD PER FEMA FIRM PANEL NO. 48187C0220F, EFFECTIVE DATE NOVEMBER 2, 2007.
- FLOODWAY IN ZONE AE SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD PER FEMA FIRM PANEL NO. 48187C0220F, EFFECTIVE DATE NOVEMBER 2, 2007.
- 25' SEWER LINE EASEMENT (VOLUME 497, PAGE 642 O.P.R.G.C.T.)
- 25' INGRESS/EGRESS EASEMENT (VOLUME 7, PAGE 166 O.P.R.G.C.T.)
- 20' ELECTRIC EASEMENT (VOLUME 7, PAGE 166 O.P.R.G.C.T.)
- VARIABLE WIDTH DRAINAGE EASEMENT (VOLUME 8, PAGE 205-206 O.P.R.G.C.T.)

KEYNOTES - PROPOSED

- 25' SANITARY SEWER EASEMENT
- 25' RIGHT OF WAY RESERVATION (0.259 AC.)



STATE OF TEXAS
COUNTY OF BEXAR

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

CHRISTOPHER B. DUMAS, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 99231
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 698-5051

STATE OF TEXAS
COUNTY OF BEXAR

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

MOY TARIN RAMIREZ ENGINEERS, LLC

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

THIS SUBDIVISION PLAT OF SANDERS SUBDIVISION LOT 3, BLOCK 1, HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOP., LLC FOR EASEMENTS.

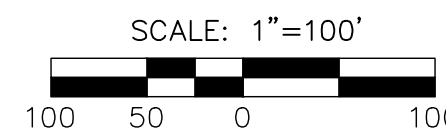
BY: _____
AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., LLC

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

BY: _____
AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY



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



STATE OF TEXAS
COUNTY OF BEXAR

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

DEVELOPER/OWNER
LOCK AWAY 200 ROY RICHARD DRIVE, L.L.C.
CONTACT: DON CLAUSON
2055 3RD AVENUE SUITE 200
SAN DIEGO, CA 92101
PHONE NO.: (949) 275-1955

STATE OF TEXAS
COUNTY OF BEXAR

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

DEVELOPER/OWNER
3621 WHITESTONE BLVD, L.L.C.
CONTACT: DON CLAUSON
2055 3RD AVENUE SUITE 200
SAN DIEGO, CA 92101
PHONE NO.: (949) 275-1955

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF GUADALUPE

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

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

CITY ENGINEER

STATE OF TEXAS:
COUNTY OF GUADALUPE:

THIS PLAT OF SANDERS SUBDIVISION LOT 3, BLOCK 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: _____
SECRETARY

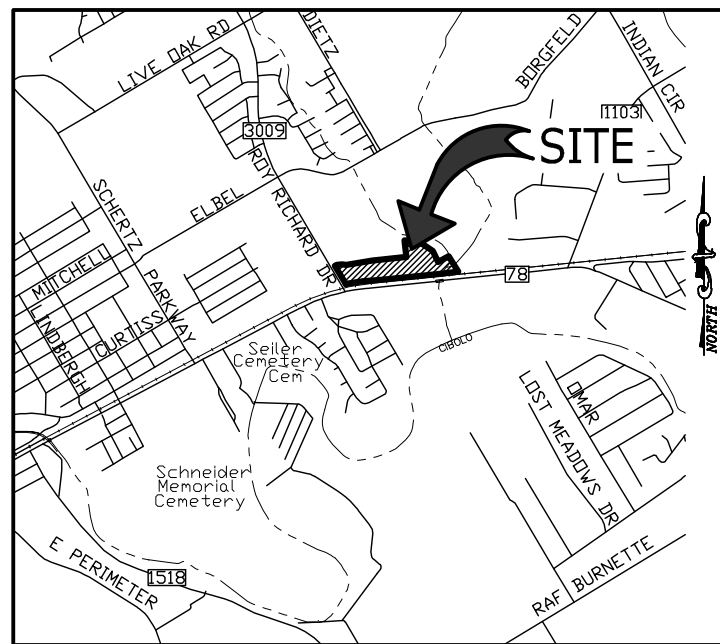
BY: _____
CHAIRMAN

REPLAT OF THE SANDERS SUBDIVISION
LOT 1, BLOCK 1 ESTABLISHING
SANDERS SUBDIVISION
LOT 3, BLOCK 1

BEING A 24.741 ACRE (1,077,727.39 SQUARE FEET) TRACT OF LAND SITUATED IN THE G. MALPAZ SURVEY NUMBER 67, ABSTRACT 221, IN THE CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK 1, AS SHOWN ON THE FINAL REPLAT ESTABLISHING SANDERS SUBDIVISION AS RECORDED IN VOLUME 8, PAGES 205-206, AS CONVEYED TO LOCK AWAY 200 ROY RICHARD DRIVE, LLC, AS RECORDED IN DOCUMENT NUMBER 201988014596, AND BEING ALL OF THAT 9.09 ACRE TRACT OF LAND AS CONVEYED TO 3621 WHITESTONE BLVD., LLC, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NUMBER 2016006533, ALL OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

DATE OF PREPARATION: August 3, 2023

SHEET 3 OF 4



LOCATION MAP NOT TO SCALE

LEGEND

- E.G.T.V.E. ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
- ☒ CENTERLINE
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
- VOL. VOLUME
- PG. PAGE
- DOC.# DOCUMENT NUMBER
- 9,600 S.F. LOT SQUARE FOOTAGE
- F.I.R.--4540 FOUND IRON ROD WITH A RED PLASTIC CAP STAMPED "RPLS 4540"
- S.F. SQUARE FEET
- AC. ACRE

GENERAL NOTES:

1. 1/2" IRON RODS WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND PERMITS.
3. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
4. ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNER'S SUCCESSORS AND/OR ASSIGNS.
5. THE TOTAL NUMBER OF BUILDABLE LOTS IS 1.
6. ACCORDING TO FLOOD INSURANCE RATE MAP, PANELS 48187C0220F AND 48187C0240F EFFECTIVE DATE NOVEMBER 2, 2007, PORTIONS OF SANDERS SUBDIVISION LOT 3, BLOCK 1, IS LOCATED WITHIN THE 1% ANNUAL CHANCE FLOOD ZONE AE (100-YEAR FLOODPLAIN).
7. FINISHED FLOOR ELEVATION OF ANY FUTURE STRUCTURES SHALL BE ONE FOOT (1') ABOVE THE 100-YEAR FLOOD ELEVATION.
8. ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS IN COMPLIANCE WITH THE TREE MITIGATION REQUIREMENT), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
9. DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE FLOODPLAIN ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION.

TXDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONES, OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THE DEVELOPMENT, WILL NOT ENCRoACH BY STRUCTURE OR GRADING INTO STATE RIGHT OF WAY. PLACEMENT OF PERMANENT STRUCTURAL BEST PRACTICE MANAGEMENT DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE RIGHT OF WAY WILL NOT BE ALLOWED.
3. 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 ACCESS POINT AND ONE SHARED ACCESS POINT HAVING APPROXIMATELY 447 FEET OF HIGHWAY FRONTAGE BASED ON SANDERS SUBDIVISION RECORDED IN VOLUME 7, PAGE 166 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS FROM WHICH THIS LOT IS BEING RE-PLATTED. BOTH ACCESS POINTS MAY BECOME RIGHT IN/OUT AT A LATER DATE.
4. 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 AS DIRECTED BY TXDOT.
5. ANY TRAFFIC CONTROL MEASURES (LEFT TURN LANE, RIGHT TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

GVEC NOTES:

1. ALL TRACTS ARE SUBJECT TO A 15' ELECTRIC AND COMMUNICATION EASEMENT ALONG ALL SIDE, FRONT AND REAR PROPERTY LINES.
2. 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.
3. EACH LOT IS SUBJECT TO A FLOATING 10' WIDE BY 40' LONG GUY WIRE EASEMENT TO BE LOCATED BY GVEC.
4. ALL EXISTING GVEC OVERHEAD LINES POSSESS A 30' CENTERLINE EASEMENT, 15' EACH SIDE OF LINE.
5. NO BUILDINGS, WELLS OR OTHER OBSTRUCTIONS SHALL BE PLACED IN ANY UTILITY EASEMENT. GVEC SHALL HAVE THE RIGHT OF INGRESS & EGRESS OVER GRANTOR'S ADJACENT LANDS FOR ACCESS OF FACILITIES WHERE ACCESS WITHIN THE UTILITY EASEMENT IS OBSTRUCTED.

KEYNOTES - EXISTING

- 1 20' SCENIC AND UTILITY EASEMENT (VOLUME 7, PAGE 166 O.P.R.B.G.C.T.)
- 2 1' NON-ACCESS EASEMENT (VOLUME 8, PAGES 205-206 O.P.R.G.C.T.)
- 3 VARIABLE WIDTH INGRESS/EGRESS EASEMENT FOR ACCESS TO LOT 2, BLOCK 1 SANDERS SUBDIVISION (VOLUME 8, PAGES 205-206 O.P.R.G.C.T.)
- 4 20' WATER LINE EASEMENT (VOLUME 8, PAGES 205-206 O.P.R.G.C.T.)
- 5 15' INGRESS/EGRESS EASEMENT (VOLUME 653, PAGE 801 O.P.R.G.C.T.)
- 6 30' WATER LINE EASEMENT (VOLUME 1618, PAGE 346 O.P.R.G.C.T.)
- 7 VARIABLE WIDTH ELECTRIC EASEMENT (VOLUME 4261, PAGES 638-644 O.P.R.G.C.T.)
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- 9 ZONE AE SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD PER FEMA FIRM PANEL NO. 48187C0220F, EFFECTIVE DATE NOVEMBER 2, 2007.
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- 11 25' SEWER LINE EASEMENT (VOLUME 497, PAGE 642 O.P.R.G.C.T.)
- 12 25' INGRESS/EGRESS EASEMENT (VOLUME 7, PAGE 166 O.P.R.G.C.T.)
- 13 20' ELECTRIC EASEMENT (VOLUME 7, PAGE 166 O.P.R.G.C.T.)
- 14 VARIABLE WIDTH DRAINAGE EASEMENT (VOLUME 8, PAGE 205-206 O.P.R.G.C.T.)

CCMA NOTES:

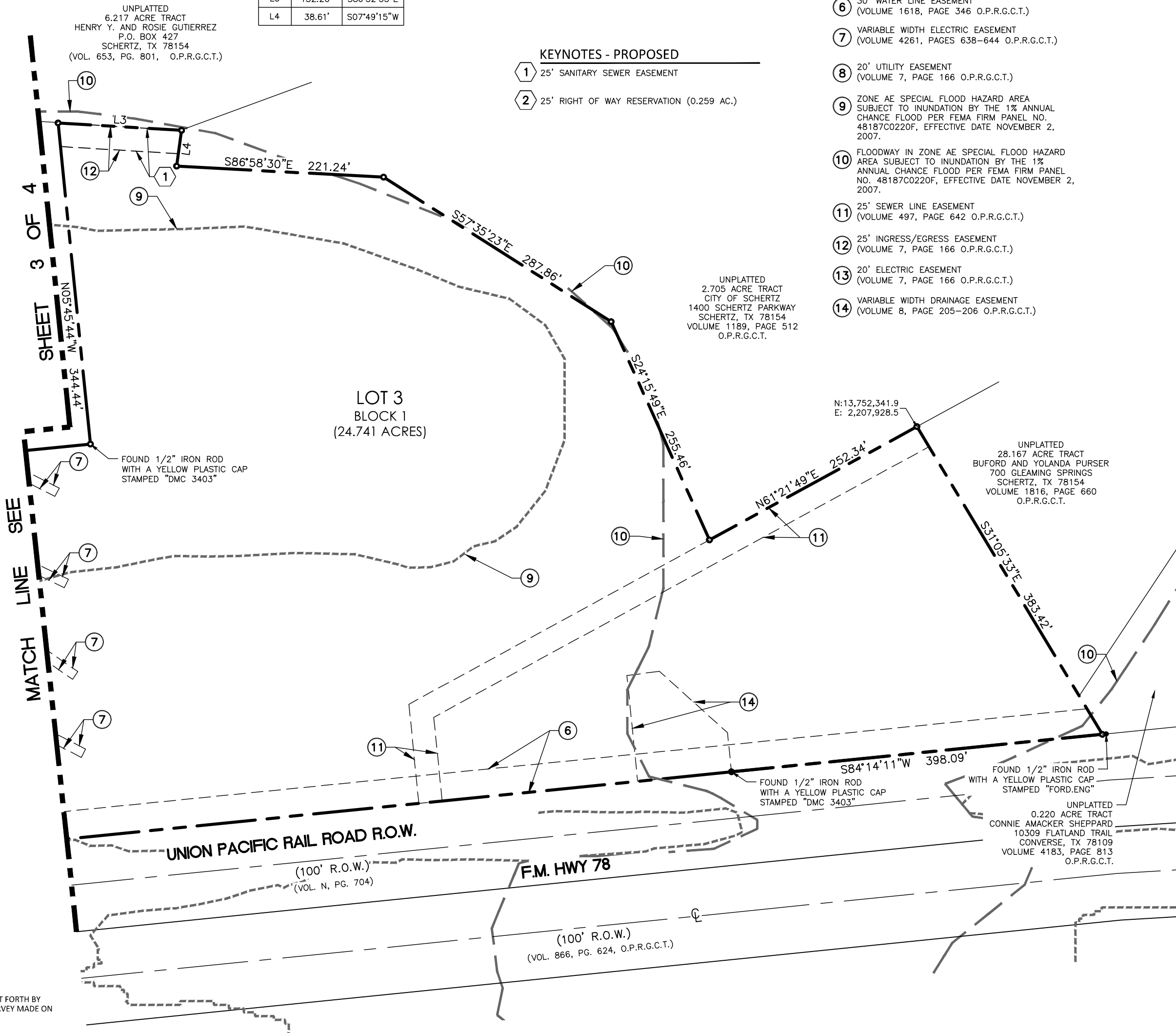
1. ACCESS WILL BE PROVIDED TO CIBOLO CREEK MUNICIPAL AUTHORITY (CCMA) TO ACCESS CCMA FACILITIES LOCATED ON THIS PROPERTY.
2. CONSTRUCTION PLANS FOR IMPROVEMENTS CROSSING OR WITHIN CIBOLO CREEK MUNICIPAL AUTHORITY (CCMA) EASEMENTS MUST BE APPROVED BY CCMA PRIOR TO CONSTRUCTION.

LINE TABLE

LINE	LENGTH	BEARING
L1	45.20'	N62°17'51"E
L2	17.71'	S72°51'42"E
L3	132.20'	S86°32'35"E
L4	38.61'	S07°49'15"W

KEYNOTES - PROPOSED

- 1 25' SANITARY SEWER EASEMENT
- 2 25' RIGHT OF WAY RESERVATION (0.259 AC.)



STATE OF TEXAS
COUNTY OF BEXAR

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

CHRISTOPHER B. DUMAS, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 99231
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 698-5051

STATE OF TEXAS
COUNTY OF BEXAR

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

MOY TARIN RAMIREZ ENGINEERS, LLC

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

THIS SUBDIVISION PLAT OF SANDERS SUBDIVISION LOT 3, BLOCK 1, HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOP., LLC FOR EASEMENTS.

BY: _____
AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., LLC

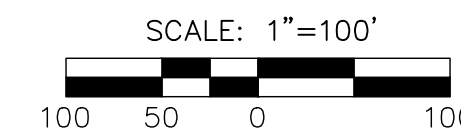
THIS PROPOSED DEVELOPMENT HAS BEEN REVIEWED AND APPROVED BY THE CIBOLO CREEK MUNICIPAL AUTHORITY (CCMA) FOR WASTEWATER TREATMENT PLANT CAPACITY AND EASEMENTS. ALL FEES DUE FOR IMPACT TO THE SYSTEM AT TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING PERMIT APPLICATION.

BY: _____
AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY



Moy Tarin Ramirez Engineers, LLC

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



STATE OF TEXAS
COUNTY OF BEXAR

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

DEVELOPER/OWNER
LOCK AWAY 200 ROY RICHARD DRIVE, L.L.C.
CONTACT: DON CLAUSON
2055 3RD AVENUE SUITE 200
SAN DIEGO, CA 92101
PHONE NO.: (949) 275-1955

STATE OF TEXAS
COUNTY OF BEXAR

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

DEVELOPER/OWNER
3621 WHITESTONE BLVD, L.L.C.
CONTACT: DON CLAUSON
2055 3RD AVENUE SUITE 200
SAN DIEGO, CA 92101
PHONE NO.: (949) 275-1955

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF GUADALUPE

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

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

CITY ENGINEER

STATE OF TEXAS:
COUNTY OF GUADALUPE:

THIS PLAT OF SANDERS SUBDIVISION LOT 3, BLOCK 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: _____
SECRETARY

BY: _____
CHAIRMAN

REPLAT OF THE SANDERS SUBDIVISION
LOT 1, BLOCK 1 ESTABLISHING
SANDERS SUBDIVISION
LOT 3, BLOCK 1

BEING A 24.741 ACRE (1,077,727.39 SQUARE FEET) TRACT OF LAND SITUATED IN THE G. MALPAZ SURVEY NUMBER 67, ABSTRACT 221, IN THE CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK 1, AS SHOWN ON THE FINAL REPLAT ESTABLISHING SANDERS SUBDIVISION AS RECORDED IN VOLUME 8, PAGES 205-206, AS CONVEYED TO LOCK AWAY 200 ROY RICHARD DRIVE, LLC, AS RECORDED IN DOCUMENT NUMBER 201988014596, AND BEING ALL OF THAT 9.09 ACRE TRACT OF LAND AS CONVEYED TO 3621 WHITESTONE BLVD., LLC, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NUMBER 2016006533, ALL OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

DATE OF PREPARATION: August 3, 2023

PLANNING AND ZONING COMMISSION MEETING: 08/09/2023
Agenda Item 8 A

TO: Planning and Zoning Commission
PREPARED BY: Samuel Haas, Senior Planner
SUBJECT: Current Projects and City Council Status Update

BACKGROUND

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:

The following development applications were submitted between July 24, 2023 and August 4, 2023.

- Lockaway Storage Lot 3 Block 1 of the Sander Subdivision, (200 Roy Richard Drive).
 - Extension of existing RV storage with two separate single level mini-storage buildings at 40,771 square feet and 39,933 square feet.

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

- 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)
 - Approved via first reading at the July 11, 2023 CC Meeting (5-0)
 - Approved for second reading at the August 1, 2023 CC Meeting (6-0)
- Ord. 23-S-14 Conduct a public hearing and consideration and/or action 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 Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe County, Texas.
 - Recommendation for approval at the June 14, 2023 P&Z Meeting (5-1)
 - Approved via first reading at the July 18, 2023 CC Meeting (4-3)
 - Tabled at the request of applicant at the August 1, 2023 CC Meeting
 - Tentatively scheduled for the September 5, 2023 CC Meeting
- Ord. 23-S-15 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 8, Section 21.8.4 Home Occupations.
 - Recommended for approval at the June 28, 2023 P&Z Meeting (7-0)
 - Tentatively scheduled for first reading at the August 15, 2023 CC Meeting

ADMINISTRATIVELY APPROVED PROJECTS:

The following development applications were administratively approved between July 24, 2023 and August 4, 2023.

- Core 5 Logistics Center at Interstate 10, Lot 1 and Lot 2, Block 1 (10260 and 10264 Viewpoint Ridge)

- Site Plan for a proposed 534,886 square foot office / warehouse and a 466,990 square foot office / warehouse
 - Approval Date: July 24, 2023
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