



MEETING AGENDA
Planning & Zoning Commission
REGULAR SESSION PLANNING & ZONING COMMISSION
August 23, 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 23, 2023 at 6:00 p.m.

The Planning and Zoning Commission will hold the regularly scheduled meeting at 6:00p.m., Wednesday, AUGUST 23, 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 22, 2023, so that the Planning Division may read the public comments into the record under the hearing of residents. In the body of the email please include your name, your address, phone number, agenda item number if applicable or subject of discussion, and your comments.

This time is set aside for any person who wishes to address the Planning and Zoning Commission. Each person should fill out the Speaker's register prior to the meeting. Presentations should be limited to no more than three (3) minutes. Discussion by the Commission of any item not on the agenda shall be limited to statements of specific factual information given in response to any inquiry, a recitation of existing policy in response to an inquiry, and/or a proposal to place the item on a future agenda. The presiding officer, during the Hearing of Residents portion of the agenda, will call on those persons who have signed up to speak in the order they have registered.

4. CONSENT AGENDA:

A. Minutes for the August 9, 2023 Regular Meeting.

B. PLFP20230194 - Consider and act upon a request for approval of a final plat of the QT 4033 Subdivision, an approximately 7 acre tract of land, located northwest of the intersection of IH 35 Access Road and Cibolo Valley Drive, City of Schertz, Guadalupe County, Texas.

5. PUBLIC HEARING:

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

- A. PLZC20230144 - Hold a public hearing, consider, and make a recommendation on a request to rezone approximately 4.5 acres of land from General Business District (GB) to General Business-2 District (GB-2), located at the intersection of IH 35 Access Road and Legacy Oaks Parkway, also known as 16746 IH 35 N, Schertz, Guadalupe County, Texas, also known as Guadalupe County Property Identification Number 64672.
- B. PLSPU20230146 - Hold a public hearing and make a recommendation on a Specific Use Permit to allow automobile sales on approximately 4.5 acres of land, located at the intersection of IH 35 N Access Road and Legacy Oaks Parkway, City of Schertz, Guadalupe County, Texas, property ID: 64672.

6. ITEMS FOR INDIVIDUAL CONSIDERATION:

- A. PLVP20230203 - Consider and act upon a request for approval of a vacating plat of the Pro-Tech Subdivision Lot 1 Block 1, an approximately 4.9 acre tract of land located southeast of the intersection of Doerr Lane and Tejas Way, also known as Parcel ID 45148, City of Schertz, Comal County, Texas.
- B. PLRP20230204 - Consider and act upon a request for approval to replat the former Pro-Tech Subdivision Lot 1 Block 1 to establish the Schertz Industrial Park Subdivision Lot 15 Block 2, an approximately 6.2 acre tract of land located southeast of the intersection of Doerr Lane and Tejas Way, also known as Parcel ID 17308 and 45148, City of Schertz, Comal 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 18 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: 08/23/2023
Agenda Item 4 A

TO: Planning and Zoning Commission
PREPARED BY: Tiffany Danhof, Administrative Assistant
SUBJECT: Minutes for the August 9, 2023 Regular Meeting.

Attachments

Draft minutes for the August 9, 2023 regular P&Z meeting

DRAFT

PLANNING AND ZONING MINUTES

August 9, 2023

The Schertz Planning and Zoning Commission convened on August 9, 2023 at 6:00 p.m. at the Municipal Complex, Council Chambers, 1400 Schertz Parkway Building #4, Schertz, Texas.

Present: Glen Outlaw, Chairman; Richard Braud, Vice Chairman; Tamara Brown, Commissioner; Roderick Hector, Commissioner; Danielle Craig, Commissioner; John Carbon, Commissioner; Patrick McMaster, Commissioner

Absent: Gordon Rae, Commissioner; Judy Goldick, Commissioner

Staff present: Emily Delgado, Planning Manager; Samuel Haas, Senior Planner; Ameriz Gamez, Planner; Daisy Marquez, Planner; Tiffany Danhof, Administrative Assistant; Scott Wayman, Executive Director of Economic Development

1. CALL TO ORDER

Chairman Mr. Outlaw called the meeting to order at 6:00 P.M.

2. SEAT ALTERNATE TO ACT IF REQUIRED

Mr. McMaster and Ms. Craig were seated as an alternate.

3. HEARING OF RESIDENTS

Residents who choose to watch the meeting via live stream, but who would like to participate in Hearing of Residents, should email their comments to the Planning Division, at planning@schertz.com by 5:00p.m. on Tuesday, 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

Mr. Outlaw was reappointed as Chairman with a 6/1 vote, and Mr. Braud was voted the Vice-Chairman with a 4/3 vote.

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

5. CONSENT AGENDA:

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

Motioned by Commissioner Patrick McMaster to approve, seconded by
Commissioner Tamara Brown

Vote: 7 - 0 Passed

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.

Motioned by Commissioner Patrick McMaster to approve, seconded by
Commissioner John Carbon

Vote: 7 - 0 Passed

- 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.

Motioned by Commissioner Patrick McMaster to approve, seconded by
Commissioner John Carbon

Vote: 7 - 0 Passed

- 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.

Motioned by Commissioner Patrick McMaster to approve, seconded by
Commissioner John Carbon

Vote: 7 - 0 Passed

7. REQUESTS AND ANNOUNCEMENTS:

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

There were requests by Chairman Mr. Outlaw.

- B.** Announcements by Commissioners

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

There were announcements by Chairman Mr. Outlaw.

- C. Announcements by City Staff.
 - City and community events attended and to be attended.There were announcements by City staff.

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

- A. Current Projects and City Council Status Update

9. ADJOURNMENT OF THE REGULAR MEETING

Chairman Mr. Outlaw adjourned the regular meeting at 6:34 P.M.

Chairman, Planning and Zoning Commission

Recording Secretary, City of Schertz

**PLANNING AND ZONING COMMISSION MEETING: 08/23/2023
Agenda Item 4 B**

TO: Planning and Zoning Commission
PREPARED BY: Samuel Haas, Senior Planner
CASE: PLFP20230194
SUBJECT: PLFP20230194 - Consider and act upon a request for approval of a final plat of the QT 4033 Subdivision, an approximately 7 acre tract of land, located northwest of the intersection of IH 35 Access Road and Cibolo Valley Drive, City of Schertz, Guadalupe County, Texas.

GENERAL INFORMATION:

Owner: QT South, LLC, Robert Costello
Applicant: Olivia Watts, Kimley-Horn

APPLICATION SUBMITTAL DATE:

Date: Application Submittal Type:
8/14 Final Plat

ITEM SUMMARY:

The applicant is requesting to final plat approximately 3.2 acres of land in order to establish one (1) commercial lot. The property is currently zoned General Business District (GB). The proposed Lot 1, Block 1 is approximately 2.660 acres and is proposed to be developed as a QT convenience store with gas pumps. Ordinance 22-S-15, approved April 12, 2022 authorized the proposed use via a Specific Use Permit. In addition to the proposed lot there is a .538 acre Right of Way dedication included within the final plat.

GENERAL LOCATION AND SITE DESCRIPTION:

The subject property is located northwest of the intersection of IH 35 access road and Cibolo Valley Drive.

ACCESS AND CIRCULATION:

The proposed final plat has frontage along IH 35 access road. Per TxDOT, the subdivision is eligible for a total of one (1) access point onto IH 35 frontage. Due to the limitation of one access point, the proposed final plat for Lot 1 Block 1 identifies the location of the access and a proposed 26.5 foot width access easement along the IH 35 frontage. No additional right of way dedication is being provided along IH 35. TxDOT has no objections to the plat.

Per the Master Thoroughfare Plan there is a proposed Commercial Collector, more specifically the extension of Four Oaks Lane which is proposed as a 70-foot wide right of way with 42 feet of pavement width, 5 foot sidewalks on one side and a 10-foot hike and bike trail on the other side. The proposed final plat is dedicating .538 acres of right of way along the northern plat boundary for this commercial collector.

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 has no protected or heritage class trees.

PUBLIC SERVICES:

The subject property will be serviced by the City of Schertz for water and sewer, Cibolo Creek Municipal Authority (CCMA), CPS, Center Point Energy, 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: There is an existing 12-inch City of Schertz water line along IH-35 and portions of Cibolo Valley Drive. The proposed final plat will be providing an extension of a 12-inch water line for approximately 450 linear feet along Cibolo Valley Drive and the Master Thoroughfare Plan proposed Four Oaks Lane.

Sewer: The proposed subdivision will be completing an 8-inch sanitary sewer extension from IH -35, all along the property frontage of IH -35 and Cibolo Valley Drive.

Drainage: The applicant is responsible for all drainage associated with the subject property, and for compliance with Stormwater regulations. A 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 the I-35 access road and will be required to meet the specifications of the City of Schertz. Additionally, sidewalks will be required along the future Four Oaks Lane as part of the right of way dedication and construction.

Road Improvements: Per the Master Thoroughfare Plan there is a proposed Commercial Collector identified on the northern property boundary. More specifically the extension of Four Oaks Lane which is proposed as a 70-foot wide right of way with 42 feet of pavement width, 5 foot sidewalks on one side and a 10-foot hike and bike trail on the other side. The proposed final plat is dedicating .538 acres of right of way along the northern plat boundary for this commercial collector. The construction of the roadway will be required.

STAFF ANALYSIS AND RECOMMENDATION:

The final plat is consistent with the applicable requirements for the property, ordinances, and regulations. The final plat has been reviewed with no objections by the Fire, Engineering, Planning, and Public Works Departments. Therefore, staff is recommending approval of the QT 4033 final plat 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 final plat. In considering final action on a final plat, the Commission should consider the criteria within UDC, Section 21.12.9.D.

Attachments

- Aerial Exhibit
 - Plat Exhibit
-

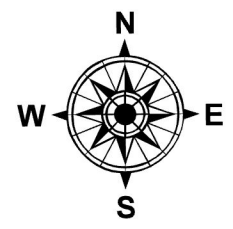


68307
HOLLINGSWORTH
DEBORAH G & THOMAS L

68306
HOLLINGSWORTH
DEBORAH G & THOMAS L

68312
KRAFT BERNICE
I ESTATE OF

62840
VOIGT MARVIN R &
KLABUNDE MELVA



SCHIEERTZ
COMMUNITY • SERVICE • OPPORTUNITY

QuikTrip 4033
(PLFP20230194)

- Highways
- Major Roads
- Minor Roads
- Freeway
- Principal Arterial
- Planned Principal Arterial
- Secondary Arterial

- Planned Secondary Arterial
- Secondary Rural Arterial
- Planned Secondary Rural Arterial
- Residential Collector
- Planned Residential Collector
- Planned Commercial Collector B
- Commercial Collector A
- Planned Commercial Collector A

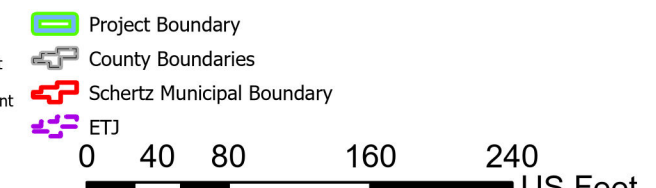
- 1"
- 2"
- 3"
- 4"
- 6"

- 8"
- 10"
- 12"
- 16"
- 18"

- 20"
- 24"
- 30"
- 36"
- Unknown

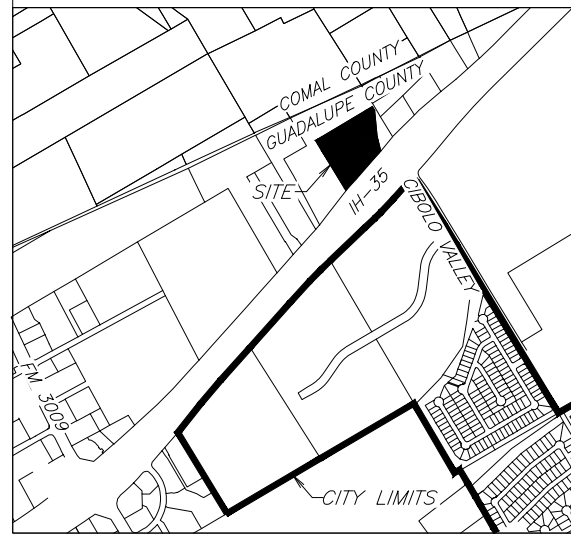
- Schertz Gravity
- Schertz Pressure
- Neighboring Gravity
- Private Pressure
- Hydrant
- Manholes
- CCMA Lift Station
- Private Lift Station

- Schertz Lift Station
- CCMA Treatment Plant
- Schertz Treatment Plant
- Project Boundary
- County Boundaries
- Schertz Municipal Boundary
- ETJ



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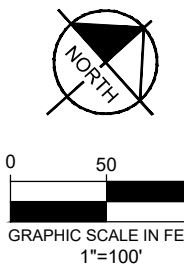
VICINITY MAP NOT TO SCALE



LEGEND

- PROPERTY CORNER (FOUND)
- PROPERTY CORNER (SET)
- ⊠ R/W MONUMENT FOUND
- ⊙ BENCHMARK
- ROW RIGHT-OF-WAY
- NCB NEW CITY BLOCK
- VOL VOLUME
- PG. PAGE
- OPRGC OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
- OPRCC OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
- DRGC DEED AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
- DRCC DEED AND PLAT RECORDS OF COMAL COUNTY, TEXAS
- 635 EXISTING CONTOUR
- RIGHT OF WAY CENTERLINE

SURVEYOR:
MATKIN HOOVER ENGINEERING & SURVEYING
 8 SPENCER ROAD, SUITE 300
 BOERNE, TEXAS 78006
 PH: (830) 249-0600
 CONTACT: KYLE PRESSLER, R.P.L.S.



OWNER'S ACKNOWLEDGEMENT

STATE OF _____
 COUNTY OF _____

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE QT 4033 PLAT, 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, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: MATTHEW D. MILLER, PRESIDENT
 QT SOUTH, LLC.
 742 NW LOOP 410, STE 102
 SAN ANTONIO, TEXAS 78216
 PH. (210) 332-4028

STATE OF TEXAS
 COUNTY OF BEXAR

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

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

NOTARY PUBLIC

CERTIFICATE OF PLATTING ENGINEER

STATE OF TEXAS
 COUNTY OF BEXAR

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

RACHEL M. ROBERTS, P.E. DATE
 LICENSED PROFESSIONAL ENGINEER
 TEXAS REGISTRATION NO. 137894

CERTIFICATE OF PLATTING SURVEYOR

STATE OF TEXAS
 COUNTY OF BEXAR

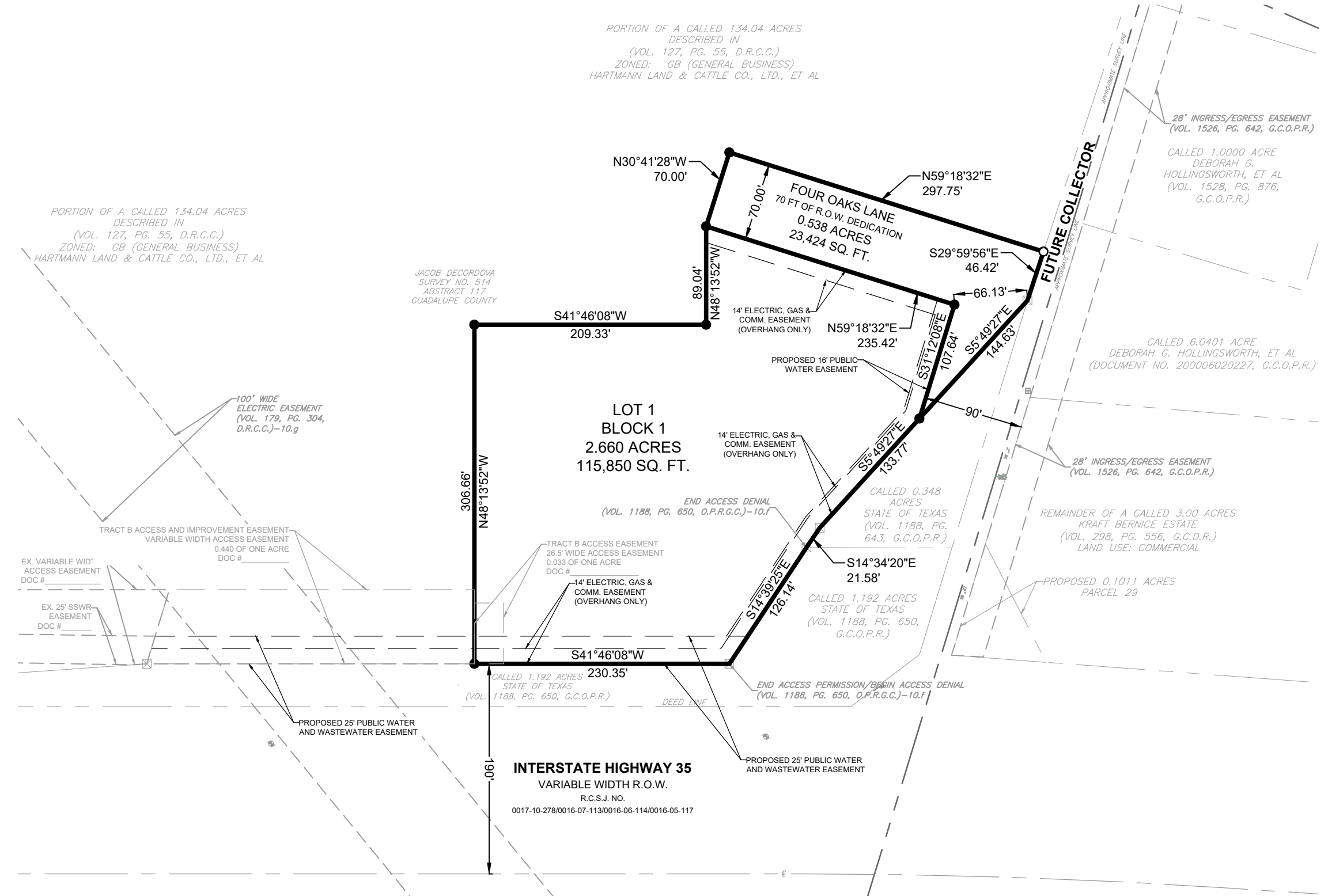
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

KYLE PRESSLER, R.P.L.S. DATE
 TEXAS REG. PROFESSIONAL LAND SURVEYOR NO. 6528

CERTIFICATION OF CITY ENGINEER

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

CITY ENGINEER



CPS/UTILITY NOTES

- 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" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF GAS AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS 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, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

GENERAL NOTES:

- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND PERMITS.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 48187C0210F, FOR GUADALUPE COUNTY, TEXAS, AND INCORPORATED AREAS, DATED NOVEMBER 2, 2007, THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- ALL PRIVATE OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE, EASEMENT, ETC. ARE THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSORS AND/OR ASSIGNS.
- NUMBER OF BUILDABLE LOTS: 1
- DEVELOPMENT WILL COMPLY WITH THE UDC, SEC. 21.14.1P WHICH STATES THAT A SIDEWALK/HIKE/BIKE TRAILS ARE REQUIRED ADJACENT TO A SECONDARY ARTERIAL.

BEARING REFERENCE NOTE:

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983. DISTANCES SHOWN HEREON ARE GRID UNITS.

FLOODPLAIN NOTE:

ANY DEVELOPMENT SHALL BE IN ACCORDANCE WITH FLOODPLAIN ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION.

**FINAL PLAT OF
 QT 4033**

A 3.198 ACRE TRACT OF LAND, OUT OF THE JACOB DECORDOVA SURVEY NO. 514, ABSTRACT 117, GUADALUPE COUNTY, TEXAS AND BEING ALL OF A CALLED 3.198 ACRE TRACT OF LAND AS CONVEYED AND DESCRIBED OF RECORD IN DOCUMENT NO. 202199043267 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

STATE OF TEXAS
 COUNTY OF GUADALUPE

I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ AD _____ AT _____ M, AND DULY RECORDED THE _____ DAY OF _____ AD _____ AT _____ M, IN THE RECORDS OF _____ COUNTY, IN BOOK VOLUME _____ PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ AD 20____.

COUNTY CLERK, GUADALUPE COUNTY, TEXAS

BY: _____ SHEET 1 OF 1

APPROVAL OF CITY PLANNING AND ZONING COMMISSION

THIS OF THE QT 4033 FINAL PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____ 20____

BY: CHAIRPERSON _____

BY: SECRETARY _____

UTILITY PROVIDER CERTIFICATIONS

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

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY _____

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.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TxDOT'S "ACCESS MANAGEMENT MANUAL". LOTS 1&2, BLOCK 1 OF THIS PROPERTY, BASED ON A COMBINED APPROXIMATE OVERALL PLATTED FRONTAGE OF 230.35 FEET, IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 1 (ONE) ACCESS POINT.
- 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 WITH 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.

Kimley»Horn
 601 NW LOOP 410, SUITE 350 FIRM # 10193973 TEL. NO. (210) 541-9166
 SAN ANTONIO, TEXAS 78216 WWW.KIMLEY-HORN.COM

DRAWN BY	CHECKED BY	DATE PREPARED	PROJECT NO.
OHW	RMR	01/09/2023	069304919

PLANNING AND ZONING COMMISSION MEETING: 08/23/2023
Agenda Item 5 A

TO: Planning and Zoning Commission
PREPARED BY: Daisy Marquez, Planner
CASE: PLZC20230144
SUBJECT: PLZC20230144 - Hold a public hearing, consider, and make a recommendation on a request to rezone approximately 4.5 acres of land from General Business District (GB) to General Business-2 District (GB-2), located at the intersection of IH 35 Access Road and Legacy Oaks Parkway, also known as 16746 IH 35 N, Schertz, Guadalupe County, Texas, also known as Guadalupe County Property Identification Number 64672.

GENERAL INFORMATION:

Owner: TWC Associates Profit Sharing Plan & Trust
Applicant: Brown and McDonald
Project Engineer: Andrew Belton, P.E./ Pape-Dawson Consulting Engineers, LLC

APPLICATION SUBMITTAL DATE:

Date	Application Type
June 13, 2023	Zone Change Request

PUBLIC NOTICE:

On August 8th, four (4) public hearing notices were mailed to the surrounding property owners within a 200-foot boundary of the subject property. At the time of the staff report, (1) response in favor, (0) responses neutral, and (0) responses in opposition have been received. A public hearing notice will be published in the San Antonio Express prior to the City Council meeting.

ITEM SUMMARY:

The applicant is proposing to rezone approximately 4.5 acres of land to General Business-2 District (GB-2). The subject property is currently zoned General Business District (GB). The subject property is currently undeveloped.

LAND USES AND ZONING:

	Zoning	Land Use
Existing	General Business District (GB)	Undeveloped
Proposed	General Business-2 District (GB-2)	Commercial Automobile Sales & Repair

Adjacent Properties:

	Zoning	Land Use
North	Right of Way	IH-35 N Access Road
South	Apartment/ Multi-family Residential District (R-4)	Apartments/ Multi-Family
East	General Business District (GB) & Right of Way	Convenience Store with Covered Gas Pumps and Car Wash Legacy Oaks Parkway

PROPOSED ZONING:

The proposed zoning is for approximately 4.5 acres of land from General Business District (GB) to General Business-2 District (GB-2). Per the letter of intent submitted with the application, the applicant desires to develop the property for automobile sales to include a 32,779 square foot building for auto sales and repairs, a 936 square foot make ready building, and vehicle storage at the rear of the property.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Comprehensive Land Use Plan (CLUP) designates this subject property as Commercial Campus. The Commercial Campus land use designation is intended to encourage the development of lower intensity commercial and office uses as a buffer between IH-35 and adjoining neighborhoods. The Schertz Sector Plan also describes the Commercial Campus Land Use Designation as smaller scale garden office and multifamily as transitions to single-family.

- Comprehensive Plan Goals and Objectives: The proposed zone change to General Business-2 District (GB-2) is not in conformance with the intended transition to adjoining uses. Additionally, Commercial Campus is intended for lower intensity commercial which is more consistent with the existing General Business District.
- Impact of Infrastructure: The proposed zoning request should have minimal impact on existing infrastructure. If the zone change were approved, the property would be required to go through the platting process, commercial site plan process, and building permits. During this development process any infrastructure improvements would be determined and required.
- Impact of Public Facilities/Services: The proposed zoning request would have minimal impact on existing public services.
- Compatibility with Existing and Potential Adjacent Land Uses: The subject property is currently adjacent to multifamily apartments, IH-35 N Access Road right of way, Legacy Oaks Parkway right of way, and undeveloped land in City of Selma City Limits. While some aspects of the proposed General Business-2 District may be compatible with existing and potential adjacent land uses, others are not.

STAFF ANALYSIS AND RECOMMENDATION:

The subject property is currently zoned General Business District (GB). The intent of the General Business District is to provide suitable areas for development of non-residential uses which offer retail and service establishments that are oriented toward serving the overall needs of the entire community. The proposed zone change to General Business-2 District (GB-2) would allow for more intense land uses. The intent of the General Business-2 District is to provide areas of development for non-residential uses and light industrial uses that generate heavier traffic. Light industrial uses at the subject property may pose an adverse impact on surrounding property uses. The proposed General Business-2 District is **inconsistent with the** existing land uses and what is desired along the IH-35 corridor.

In February 2009, Ordinance 09-S-06, changed the Unified Development Code (UDC) to require a Specific Use Permit for Automobile Sales in General Business-2 District (GB-2) and permitted by right in the Light Manufacturing District (M-1) and Heavy Manufacturing District (M-2). City Council has previously indicated that they desire the IH-35 frontage properties to remain lower intense use commercial and retail which is more consistent with the existing General Business zoning district.

Within the City of Schertz city limits, along the southern portion of the IH-35 access road, there are no currently zoned General Business District II (GB-2) properties and there are no General Business-2 District (GB-2) zoned properties that share a property line with a residential use. The heavier industrial uses in the City of Schertz are located in northern portion of the IH-35 Corridor and are not immediately adjacent to the IH-35 frontage road. Additionally, the proposed General Business-2 District is inconsistent with the surrounding property uses which include residential, small professional offices, and community services.

While some aspects of the proposed General Business-2 District (GB-2) are compatible with the Comprehensive Land Use designation of Commercial Campus, others are not. Additionally, the proposed General Business-2 District (GB-2) may pose an adverse impact on adjacent land uses. The existing General Business District (GB) and the allowable uses within the General Business District (GB) are more compatible with the Comprehensive

Plan Land Use Designation, adjacent land uses, and what is existing in the IH-35 Corridor.

Staff recommends denial of PLZC20230144.

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

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

COMMISSIONERS CRITERIA FOR CONSIDERATION:

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

Attachments

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



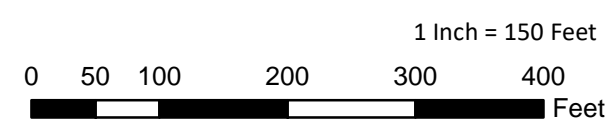
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



**LEGACY OAKS PKWY
4.495 ACRE TRACT
(PLZC20230144)**

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

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

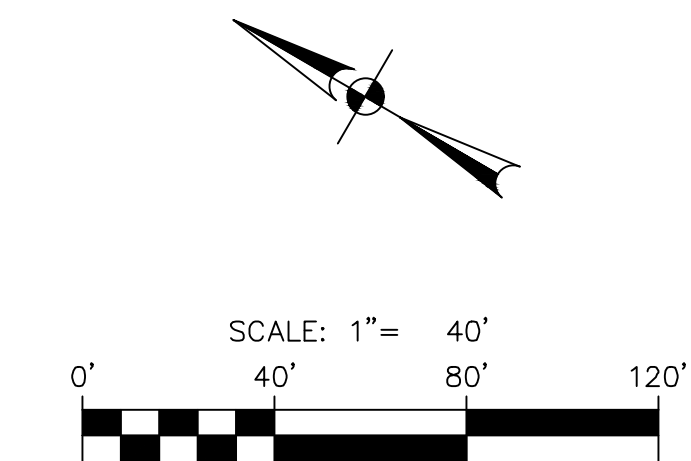
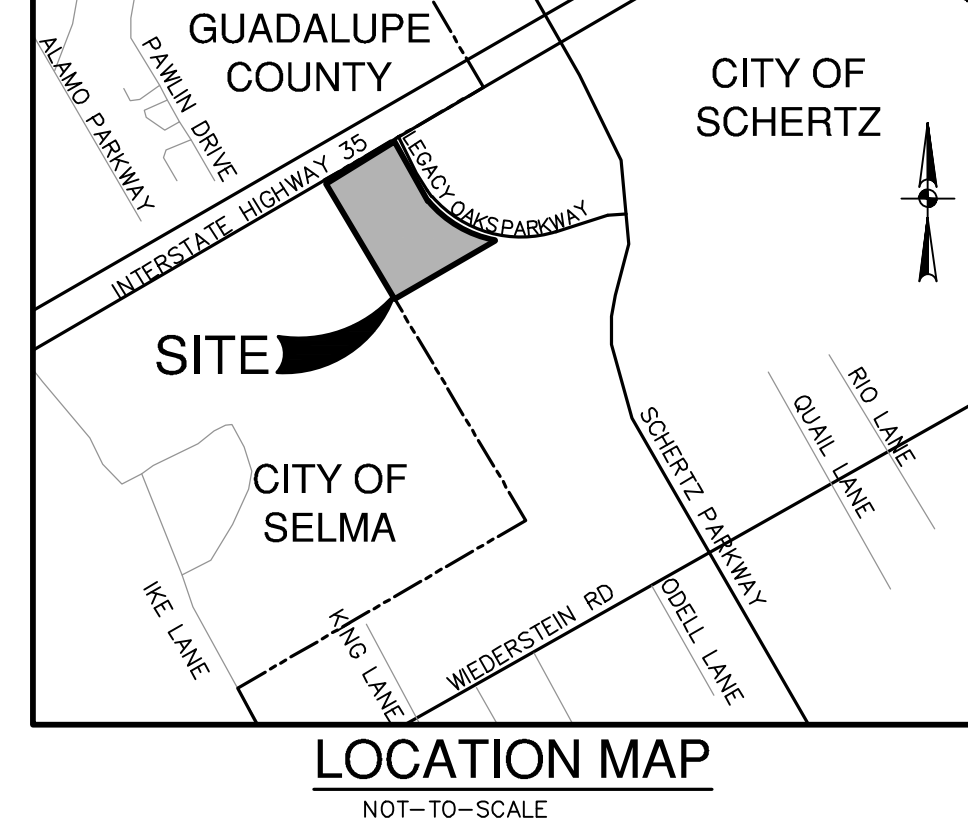
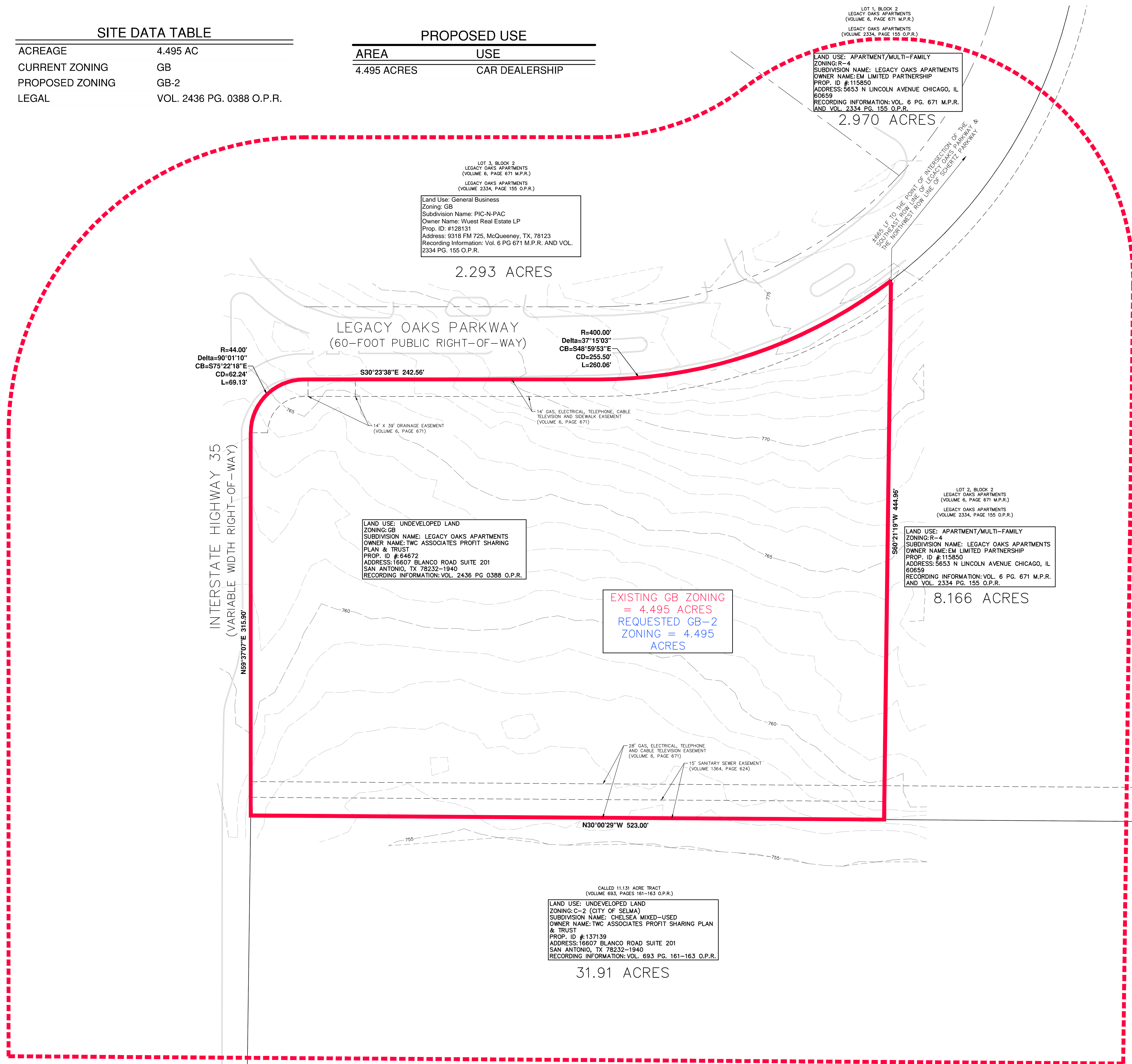


SITE DATA TABLE

ACREAGE	4.495 AC
CURRENT ZONING	GB
PROPOSED ZONING	GB-2
LEGAL	VOL. 2436 PG. 0388 O.P.R.

PROPOSED USE

AREA	USE
4.495 ACRES	CAR DEALERSHIP



LEGEND

	PROPERTY LINE
	200-FOOT NOTIFICATION BUFFER
	LOT LINE
	EXISTING CURB
	EXISTING CONTOURS MAJOR
	880
	AC
	BLK
	CATV
	VOL
	PG
	DOC
	DPR
	DR
	NCB
	OPR
	GB
	GB-2
	DEED AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
	DEED RECORDS OF GUADALUPE COUNTY, TEXAS
	NEW CITY BLOCK
	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF GUADALUPE COUNTY, TEXAS
	GENERAL BUSINESS DISTRICT
	GENERAL BUSINESS DISTRICT - 2

FLOODPLAIN NOTE:
ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 45187C0210F, DATED 11/2/2007, SITE IS NOT WITHIN THE 100-YEAR FLOODPLAIN.

APPLICANT:
BROWN AND McDONALD, PLLC
100 NE LOOP 410 STE 1385
SAN ANTONIO, TX 78216
(210) 429-7931

OWNER:
TWC ASSOCIATES PROFIT SHARING PLAN & TRUST
16607 BLANCO ROAD STE 201
SAN ANTONIO, TX 78212
(210) 240-9947

ENGINEER:
ANDREW BELTON, P.E.
PAPE-DAWSON CONSULTING ENGINEERS, LLC
2000 NW LOOP 410 I SAN ANTONIO, TX 78213
(210) 375-9000

SURVEYOR:
JON COOPER, RPLS
PAPE-DAWSON CONSULTING ENGINEERS, LLC
2000 NW LOOP 410 I SAN ANTONIO, TX 78213
(210) 375-9000

ZONING EXHIBIT OF 4.495 ACRE TRACT

DATE OF PREPARATION: JULY 26, 2023

TORIBIO HERRERA SURVEY NO. 68, ABSTRACT NO. 153, IN THE CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS.

NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS

2000 NW LOOP 410 I SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #479 | TEXAS SURVEYING FIRM #10088800

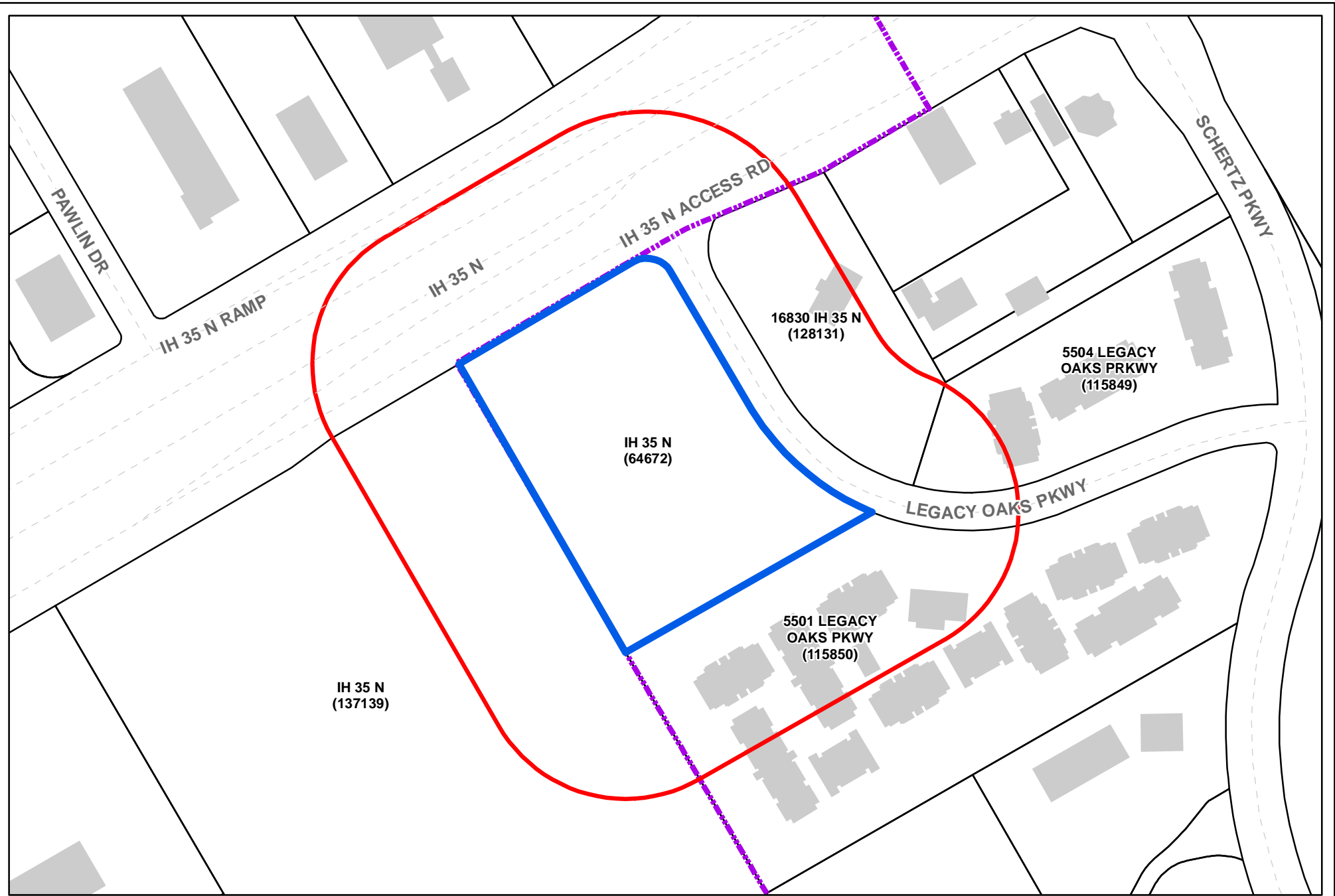
ZONING EXHIBIT OF 4.495 ACRE TRACT
SCHERTZ, TEXAS

A 4.495 ACRE TRACT OF LAND BEING ALL OF A CALLED 4.495 ACRE TRACT DESCRIBED IN DEED TO TWC ASSOCIATES PROFIT SHARING PLAN AND TRUST, RECORDED IN VOLUME 2436, PAGES 382-388, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS OUT OF THE TORIBIO HERRERA SURVEY NO. 68, ABSTRACT NO. 153, IN THE CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS.

PLAT NO.	---
JOB NO.	13035-01
DATE	JULY 2023
DESIGNER	JV
CHECKED	DRAWN JV/ES
SHEET	1 OF 1

Date: May 30, 2023, 4:45 PM - User ID: Esonlillon
File: P:\30\35\01\Design\Exhibits\230721-ZONING EXHIBIT.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE/UNLESS OTHERWISE NOTED. Imagery © 2016, CAPCOO, Digital Globe, Texas Orthographic Program, USDA Farm Service Agency.



City of Schertz
LEGACY OAKS PKWY
4.495 ACRE TRACT
(PLZC20230144)

-  Project Area
-  200' Buffer
-  City Limit Boundary



NOTICE OF PUBLIC HEARING

August 08, 2023

To whom it may concern,

The City of Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 23rd, 2023 at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and act upon the following item:

PLZC20230144 - Hold a public hearing, consider, and make a recommendation on a request to rezone approximately 4.5 acres of land from General Business District (GB) to General Business District II (GB-2), located at the intersection of I-35 Frontage Road and Legacy Oaks Parkway, also known as 16746 IH 35 N, Schertz, Guadalupe County, Texas, also known as Guadalupe County Property Identification Number 64672.

Because you own property within 200 feet of the subject property, the Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. If you would like to express how you feel, please complete the bottom portion of this letter and return before the public hearing date by mail or personal delivery to Daisy Marquez, Planner 1400 Schertz Parkway, Bldg. 1, Schertz, Texas 78154, or by e-mail planning@schertz.com. If you have any questions, please feel free to call Daisy Marquez, Planner directly at (210) 619-1782.

Sincerely,

Daisy Marquez
Planner

Reply Form

I am: in favor of [] opposed to [] neutral to [] the request for PLZC20230144

COMMENTS: _____

NAME: _____ SIGNATURE: _____
(PLEASE PRINT)

STREET ADDRESS: _____

DATE: _____

NOTICE OF PUBLIC HEARING

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Sincerely,

[Handwritten signature of Daisy Marquez]

Daisy Marquez
Planner

Reply Form

I am: in favor of [X] opposed to [] neutral to [] the request for PLZC20230144

COMMENTS:

NAME: Philip Wuest SIGNATURE [Handwritten Signature]
(PLEASE PRINT)

STREET ADDRESS: 9318 FM 78 McQueeney TX 78123

DATE: 8/18/23

PLANNING AND ZONING COMMISSION MEETING: 08/23/2023
Agenda Item 5 B

TO: Planning and Zoning Commission
 PREPARED BY: Daisy Marquez, Planner
 CASE: PLSPU20230146
 SUBJECT: PLSPU20230146 - Hold a public hearing and make a recommendation on a Specific Use Permit to allow automobile sales on approximately 4.5 acres of land, located at the intersection of IH 35 N Access Road and Legacy Oaks Parkway, City of Schertz, Guadalupe County, Texas, property ID: 64672.

GENERAL INFORMATION:

Owner: TWC Associates Profit Sharing Plan & Trust
 Applicant: Brown and McDonald
 Project Engineer: Andrew Belton, P.E./ Pape-Dawson Consulting Engineers, LLC

APPLICATION SUBMITTAL DATE:

	Date:	Application Submittal Type:
	June 13, 2023	Specific Use Permit

PUBLIC NOTICE:

On August 8th, four (4) public hearing notices were mailed to the surrounding property owners within a 200-foot boundary of the subject property. At the time of the staff report, (1) response in favor, (0) responses neutral, and (0) responses in opposition have been received. A public hearing notice will be published in the San Antonio Express prior to the City Council meeting.

ITEM SUMMARY:

The applicant is requesting a Specific Use Permit to allow automobile sales with repairs on approximately 4.5 acres of land, located at the intersection of I-35 N Access Road and Legacy Oaks Parkway, City of Schertz, Guadalupe County, Texas, property ID:64672. The subject property is currently undeveloped and currently zoned General Business District (GB). The applicant is also requesting a zone change to General Business-2 District (GB-2) in addition to the Specific Use Permit. As per the UDC Section 21.5.8, a Specific Use Permit is required for Automobile Sales in General Business-2 District (GB-2). The applicant is proposing a 32,779 square foot automobile sales building with repairs and a 936 square foot make-ready building. Vehicle storage parking will also be provided in the rear of the property.

LAND USES:

	Zoning	Land Use
North	Right of Way	IH-35 N Access Road
South	Apartment/Multi-family Residential District (R-4)	Apartments / Multi-Family
East	General Business District (GB) & Right of Way	Convenience Store with Covered Gas Pumps and Car Wash Legacy Oaks Parkway
West	City of Selma	Vacant; City of Selma

IMPACT ON EXISTING ADJACENT DEVELOPMENT:

The subject property lies at the intersection of IH-35 N Access Road and Legacy Oaks Parkway, and is currently zoned General Business District (GB) and is currently vacant/undeveloped. Directly to the north is the IH-35 N Access Road and to the west the property is vacant and in the City of Selma. To the east, passing the right of way, there is a convenience store with covered gas pumps and a self-service car wash. The property immediately adjacent to the south is being used for apartments.

The Comprehensive Land Use Plan, identifies this area as Commercial Campus. The Commercial Campus land use designation is intended for lower intensity commercial and office uses. Lower intensity commercial would include smaller retail and service establishments that are generally oriented toward serving the overall needs of the entire community. Additionally, the proposed make-ready building and vehicle storage is adjacent and facing the residential use. The intent of the Unified Development Code through the Comprehensive Plan is to protect, promote, improve and provide for the public health, safety and general welfare of the citizens of the City by ensuring the safe, orderly and efficient development and expansion of the City. The proposed specific use permit for Automobile Sales would have adverse impact on the surrounding residential community.

CONCEPTUAL SITE PLAN:

Per the letter of intent and conceptual site plan, the applicant is proposing to construct an approximately 32,779 square foot building for automobile sales and repairs and a 936 square foot make ready building on approximately 4.5 acres of land. Access to the site is proposed to be through two (2) access points: one (1) onto the IH-35 N Access Road, and one (1) driveway onto Legacy Oaks Parkway.

If the Specific Use Permit is approved the applicant will have to go through the site plan process in conformance with UDC Section 21.9.12. and will have to meet all City of Schertz UDC requirements as listed in Article 9. At the time of the site plan a Traffic Impact Analysis Study will be reviewed by both the City of Schertz Engineering Department and the Texas Department of Transportation. In addition, the proposed parking areas will have to meet all current regulations within UDC Article 10; the conceptual site plan proposes one hundred thirteen (113) parking spaces, and sixty-two (62) vehicle storage spaces.

STAFF ANALYSIS AND RECOMMENDATION:

The current zoning on the property is General Business District (GB) and the proposed Specific Use Permit would require a zone change to General Business-2 District (GB-2). In February 2009, the new Unified Development Code was adopted and replaced the previous 96-S-28 Unified Development Code. With this new adoption of 09-S-06, the land use of Automobile Sales New/ Used was changed to Automobile Sales. Additionally, ordinance 09-S-06, modified the Unified Development Code (UDC) to require a Specific Use Permit for Automobile Sales in General Business-2 District (GB-2) and permitted by right in Light Manufacturing District (M-1) and Heavy Manufacturing District (M-2).

Within the City of Schertz city limits, along the southern portion of the IH-35 access road, there are no currently zoned General Business-2 District (GB-2) properties with a Specific Use Permit and there are no General Business-2 District (GB-2) zoned properties that share a property line with a residential use that also have a Specific Use Permit. Additionally, there are no automobile sales within the City of Schertz city limits along either side of IH-35. The proposed development is inconsistent with the current surrounding land uses in the immediate area and along IH-35. City Council has previously expressed in meetings that they do not desire Automobile Sales as a use along the IH-35 Frontage Road.

The Comprehensive Land Use Plan, designates this subject property as Commercial Campus. The Commercial Campus land use designation is intended to encourage the development of lower intensity commercial and office uses as a buffer between IH-35 and adjoining neighborhoods. The proposed Specific Use Permit of automobile sales with repair would not be an appropriate land use, due to the higher intensity that is being proposed that would not meet the intent of the Commercial Campus Land Use Designation of the Comprehensive Land Use Plan. Additionally, the proposed development is inconsistent with the existing surrounding land uses.

Staff recommends denial of PLSPU20230146.

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

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

COMMISSIONERS CRITERIA FOR CONSIDERATION:

The Planning and Zoning Commission is making a recommendation to City Council on the proposed Specific Use Permit and associated conceptual site plan. In considering action on a Specific Use Permit application, the Commission should consider the criteria within UDC, Section 21.5.11 D.

Attachments

- Aerial Exhibit
 - Public Hearing Notice Map
 - Specific Use Exhibit
 - Conceptual Site Plan Exhibit
 - Public Hearing Responses
-



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

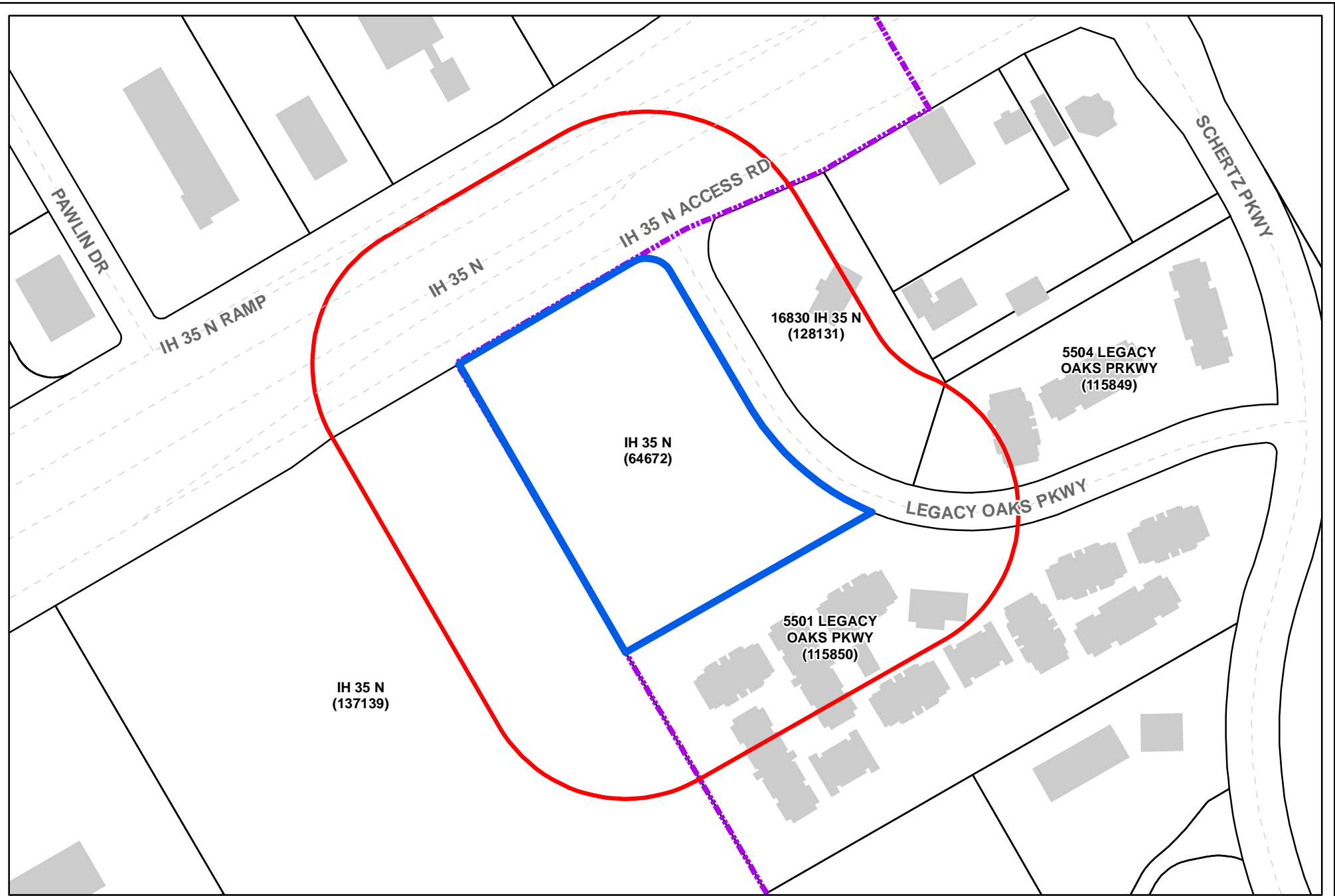


**LEGACY OAKS PKWY
4.495 ACRE TRACT
(PLSPU20230146)**

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

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





City of Schertz
LEGACY OAKS PKWY
4.495 ACRE TRACT
(PLSPU20230146)



Project Area



City Limit Boundary



200' Buffer



NOTICE OF PUBLIC HEARING

August 08, 2023

To whom it may concern,

The City of Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 23rd, 2023 at 6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and act upon the following item:

PLSPU20230146- Hold a public hearing and make a recommendation on a Specific Use Permit to allow automobile sales on approximately 4.5 acres of land, located at the intersection of I-35 Frontage Road and Legacy Oaks Parkway, also known as 16746 IH 35 N, Schertz, Guadalupe County, Texas, also known as Guadalupe County Property Identification Number 64672.

Because you own property within 200 feet of the subject property, the Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. If you would like to express how you feel, please complete the bottom portion of this letter and return before the public hearing date by mail or personal delivery to Daisy Marquez, Planner 1400 Schertz Parkway, Bldg. 1, Schertz, Texas 78154, or by e-mail planning@schertz.com. If you have any questions, please feel free to call Daisy Marquez, Planner directly at (210) 619-1782.

Sincerely,

Daisy Marquez
Planner

Reply Form

I am: in favor of opposed to neutral to the request for **PLSPU20230146**

COMMENTS: _____

NAME: _____ SIGNATURE
(PLEASE PRINT)

STREET ADDRESS: _____

DATE: _____

PLANNING AND ZONING COMMISSION MEETING: 08/23/2023
Agenda Item 6 A

TO: Planning and Zoning Commission
PREPARED BY: Samuel Haas, Senior Planner
CASE: PLVP20230203
SUBJECT: PLVP20230203 - Consider and act upon a request for approval of a vacating plat of the Pro-Tech Subdivision Lot 1 Block 1, an approximately 4.9 acre tract of land located southeast of the intersection of Doerr Lane and Tejas Way, also known as Parcel ID 45148, City of Schertz, Comal County, Texas.

GENERAL INFORMATION:

Owner: Ryder Truck Rental INC
Applicant: Greg Barfell, Cope Engineering

APPLICATION SUBMITTAL DATE:

Date:	Application Submittal Type:
8/14	Vacating Plat

ITEM SUMMARY:

The applicant is proposing to vacate the Pro-Tech Subdivision Lot 1 Block 1 in order to replat the proposed vacated land and the adjacent Schertz Industrial Park Subdivision Lot 3 Block 2 to establish one (1) buildable lot and to create the Schertz Industrial Park Subdivision Lot 15 Block 2.

GENERAL LOCATION AND SITE DESCRIPTION:

The subject property is an approximately 4.9 acre tract of land located southeast of the intersection of Doerr Lane and Tejas Way. The current zoning for the subject property is Manufacturing District - Light (M-1). The property is currently being used as a truck rental facility.

ACCESS AND CIRCULATION:

The subject property has two points of access along Doerr Lane.

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 Affidavit, the subject property has no protected or heritage class trees.

PUBLIC SERVICES:

The site is serviced by the City of Schertz for water and sewer, Cibolo Creek Municipal Authority (CCMA), CPS, Center Point Energy, Spectrum, and AT&T.

PUBLIC IMPROVEMENTS:

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

Water: The property is serviced by the City of Schertz through an 12-inch water line that currently exists along Doerr Lane.

Sewer: The property is serviced by the City of Schertz through an 12-inch sewer line that currently exists along Doerr Lane.

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 with the replat application with no objection by the City Engineer.

Sidewalks, Hike and Bike Trails: There are existing sidewalks along the frontage of Doerr Lane.

Road Improvements: No improvements required with the vacating plat.

STAFF ANALYSIS AND RECOMMENDATION:

The proposed vacating plat is consistent with applicable requirements for the property. It has been reviewed by the Planning Department with no objections. Therefore, staff is recommending approval of the Pro-Tech Subdivision Lot 1 Block 1 vacating plat as presented.

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

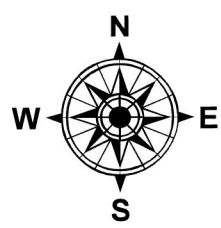
* While the Commission can impose conditions; conditions should only be imposed to meet requirements of the UDC.

COMMISSIONERS CRITERIA FOR CONSIDERATION:

The Planning and Zoning Commission is the final approval authority of the proposed vacating plat. In considering final action on a vacating plat, the Commission should consider the criteria within UDC, Section 21.12.14.D.

Attachments

Aerial Exhibit
Plat Exhibit



SCHERTZ
COMMUNITY • SERVICE • OPPORTUNITY

VACATING LOT 1 of PRO-TECH
SUBDIVISION
(PLVP20230203)

- Highways
- Major Roads
- Minor Roads
- Freeway
- Principal Arterial
- Planned Principal Arterial
- Secondary Arterial

- Planned Secondary Arterial
- Secondary Rural Arterial
- Planned Secondary Rural Arterial
- Residential Collector

- Planned Residential Collector
- Planned Commercial Collector B
- Commercial Collector A
- Planned Commercial Collector A

- 1"
- 2"
- 3"
- 4"
- 6"

- 8"
- 10"
- 12"
- 16"
- 18"

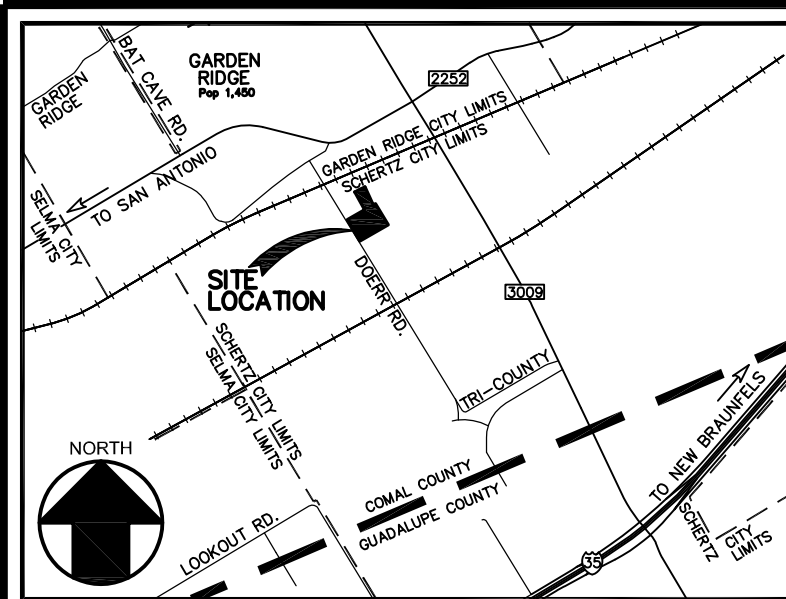
- 20"
- 24"
- 30"
- 36"
- Unknown

- Schertz Gravity
- Schertz Pressure
- Neighboring Gravity
- Private Pressure

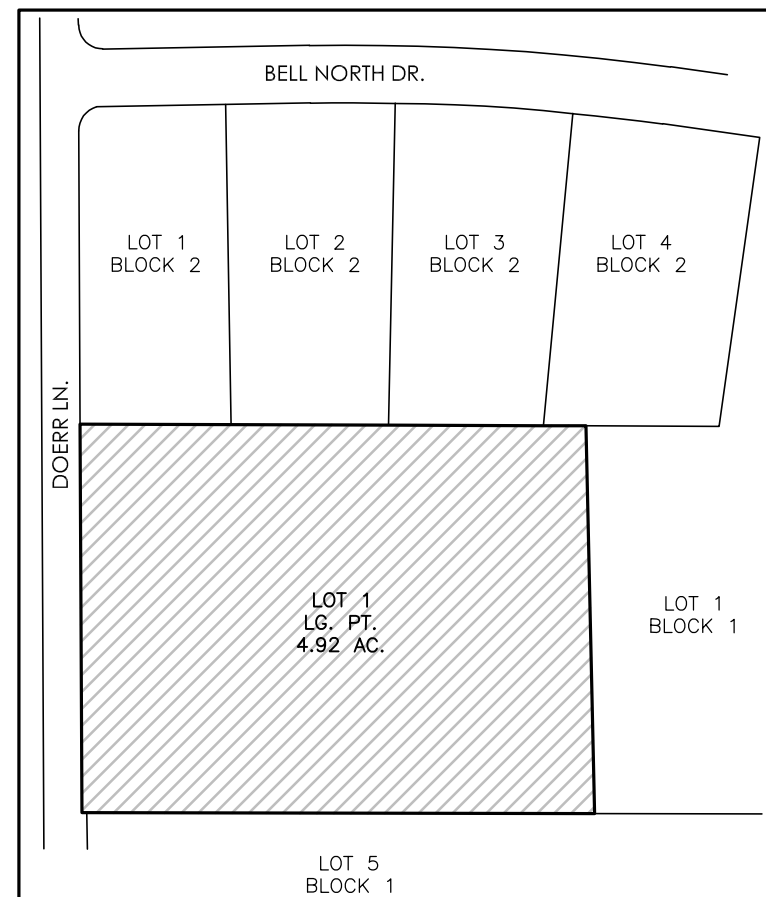
- Hydrant
- Manholes
- CCMA Lift Station
- Private Lift Station

- Schertz Lift Station
- CCMA Treatment Plant
- Schertz Treatment Plant
- Project Boundary
- County Boundaries
- Schertz Municipal Boundary
- ETJ





LOCATION MAP
N.T.S.



AREA BEING VACATED

BEING ALL OF THE REMAINING PORTION OF LOT 1, PRO-TECH SUBDIVISION, RECORDED IN VOLUME 10, PAGE 214, OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS & BEING LOT 3, BLOCK 2, SCHERTZ INDUSTRIAL PARK SUBDIVISION, RECORDED IN VOLUME 14, PAGES 28 THROUGH 30, OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.

STATE OF TEXAS §
COUNTY OF COMAL §

I, THE UNDERSIGNED _____, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

D. A. MAWYER, R.P.L.S. #5348
D. A. MAWYER LAND SURVEYING, INC.
5151 W. SH 46
NEW BRAUNFELS, TX 78132
(830) 730-4449

STATE OF TEXAS §
COUNTY OF COMAL §

I, BRIAN M. COPE, P.E., HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREET, LOTS, DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE CITY OF SCHERTZ SUBDIVISION ORDINANCE..

BRIAN M. COPE, P.E. #93735
COPE ENGINEERING, INC.
8611 BOTTS LN.
SAN ANTONIO, TX 78217
(210) 828-7070



ENGINEER:
BRIAN M. COPE, P.E.
COPE ENGINEERING, INC.
TEX. REG. #F-16078
8611 BOTTS LN.
SAN ANTONIO, TX 78217
(210) 828-7070

SURVEYOR:
D. A. MAWYER, R.P.L.S. #5348
D. A. MAWYER LAND SURVEYING, INC.
5151 W. SH 46
NEW BRAUNFELS, TX 78132
(830) 730-4449

OWNER:
RYDER TRUCK RENTALS, INC.
888 EAST AIRTEX DR.
HOUSTON, TX 77073
(817) 874-1237

VACATING REMAINING PORTION OF LOT 1, PRO-TECH SUBDIVISION, A SUBDIVISION SITUATED IN COMAL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10, PAGE 214, OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS AND BEING A 5.000 ACRE TRACT OUT OF THE GEORGE M. DODSON SURVEY NO. 96, AND OUT OF A 85.22 ACRE TRACT RECORDED IN VOL. 148, PG. 561 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS

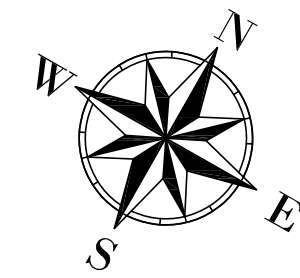
GENERAL NOTES

- THIS SUBDIVISION DOES LIE IN THE SCHERTZ CITY LIMITS.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND PERMITS.
- ACCORDING TO FLOOD INSURANCE PANEL 48091C0485F, DATED SEPTEMBER 2, 2009, IS LOCATED IN ZONE(S) X AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN.
- ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF OWNER OR OWNERS SUCCESSORS AND/OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGN IS APPROVED BY THE CITY.
- BEARING BASED ON NAD 83 STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, AND ADJUSTED TO SURFACE USING A SCALE FACTOR OF 1.00015.
- TOTAL NUMBER OF BUILDABLE LOTS = 1.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N60°11'55"E	44.45'

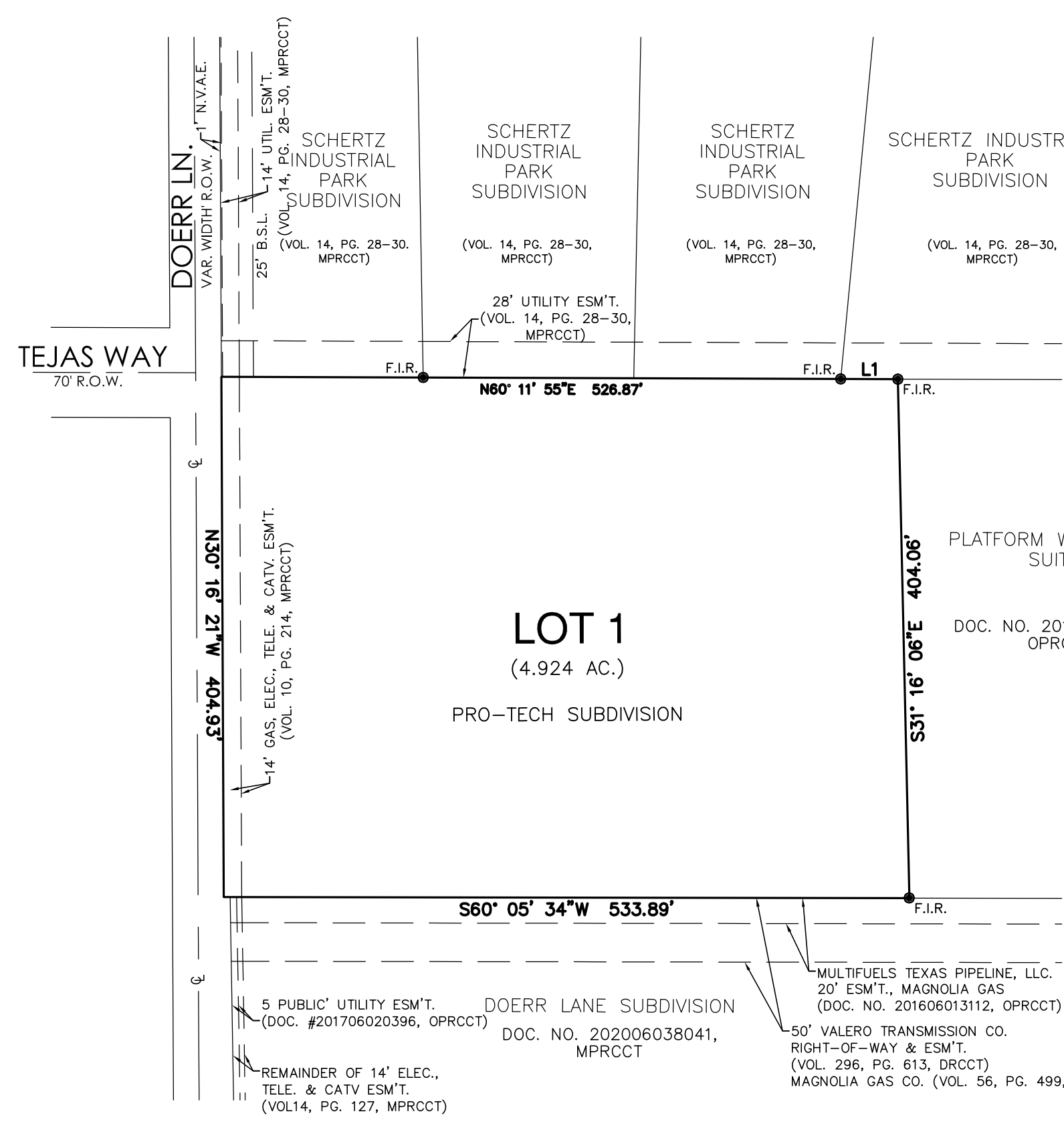
CPS NOTES:

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



GRAPHIC SCALE 100'
1"=100'

- LEGEND**
- S.I.P. SET IRON PIN WITH PLASTIC CAP STAMPED "DAM #5348 PROP COR"
 - F.I.R. NTS MPRCCT FOUND 1/2" IRON ROD NOT TO SCALE
 - VOL. PG. AC. CENTERLINE OF ROAD PROPERTY TO BE PLATTED ADJACENT PROPERTY LINE RIGHT OF WAY
 - DRCCCT OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS DEED RECORDS OF COMAL COUNTY, TEXAS
 - DOC. NO. DOCUMENT NUMBER



CERTIFICATE 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

OWNER ACKNOWLEDGEMENT

PLEASE CONFIRM BELOW THAT YOU, AS THE OWNER OF THE PROPERTY HAVE REVIEWED THE APPLICATION AND ALL INFORMATION SUBMITTED HEREIN AS TRUE AND CORRECT.

OWNER SIGNATURE AND DATE

STATE OF TEXAS
COUNTY OF COMAL

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2023 A.D.

NOTARY PUBLIC OF TEXAS

PLANNING AND ZONING COMMISSION:

THIS VACATING LOT 1 OF THE PRO-TECH SUBDIVISION PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SCHERTZ, AND HEREBY APPROVED BY SUCH COMMISSION,

BY _____
CHAIRMAN

BY _____
SECRETARY

STATE OF TEXAS
COUNTY OF COMAL

I, _____ COUNTY CLERK OF COMAL COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, A.D. 2023 AT ____ M. AND DULY RECORDED THE ____ DAY OF _____, A.D. 2023 AT ____ M. IN THE RECORDS OF MAPS AND PLATS IN SAID OFFICE OF SAID COUNTY, IN DOCUMENT _____ IN TESTIMONY WHEREOF WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS ____ DAY OF _____, A.D. 2023.

COUNTY CLERK
COMAL COUNTY

BY: _____
DEPUTY

PLANNING AND ZONING COMMISSION MEETING: 08/23/2023
Agenda Item 6 B

TO: Planning and Zoning Commission
PREPARED BY: Samuel Haas, Senior Planner
CASE: PLRP20230204
SUBJECT: PLRP20230204 - Consider and act upon a request for approval to replat the former Pro-Tech Subdivision Lot 1 Block 1 to establish the Schertz Industrial Park Subdivision Lot 15 Block 2, an approximately 6.2 acre tract of land located southeast of the intersection of Doerr Lane and Tejas Way, also known as Parcel ID 17308 and 45148, City of Schertz, Comal County, Texas.

GENERAL INFORMATION:

Owner: Ryder Truck Rental INC
Applicant: Greg Barfell, Cope Engineering

APPLICATION SUBMITTAL DATE:

Date: Application Submittal Type:
8/14 Replat

ITEM SUMMARY:

The applicant is proposing to replat the Schertz Industrial Park Subdivision Lot 3 Block 2 and the vacated adjacent property previously known as the Pro-Tech Subdivision Lot 1 Block 1. The proposed replat will establish one (1) buildable lot of an approximately 6.2 acres tract of land to create the Schertz Industrial Park Subdivision Lot 15 Block 2.

GENERAL LOCATION AND SITE DESCRIPTION:

The subject property is located southeast of the intersection of Doerr Lane and Tejas Way and a portion of the property is adjacent to Bell North Drive. The current zoning for the subject property is Manufacturing District - Light (M-1). A portion of the property is currently being used as a truck rental facility, while the remaining is undeveloped. The proposed replat would allow for expansion of the truck rental facility.

ACCESS AND CIRCULATION:

The subject property has two points of access along Doerr Lane and a portion of the property also has frontage along Bell North Drive.

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 Affidavit, the subject property has no protected or heritage class trees.

PUBLIC SERVICES:

The site will be serviced by the City of Schertz for water and sewer, Cibolo Creek Municipal Authority (CCMA), CPS, Center Point Energy, 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 12-inch water line that currently exists along Doerr Lane. Additionally, there is an 8-inch water line along Bell North Drive.

Sewer: The property will be serviced by the City of Schertz through an 12-inch sewer line that currently exists along Doerr Lane.

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 with no objection by the City Engineer.

Sidewalks, Hike and Bike Trails: There are existing sidewalks along the frontage of Doerr Lane and the applicant is not required to construct side walks along Bell North Drive.

Road Improvements: Applicant is dedicating five (5) feet of right of way along Doerr Lane totaling .059 acres of the subject property.

STAFF ANALYSIS AND RECOMMENDATION:

The proposed 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 Schertz Industrial Park Subdivision Lot 15 Block 2 replat as presented.

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

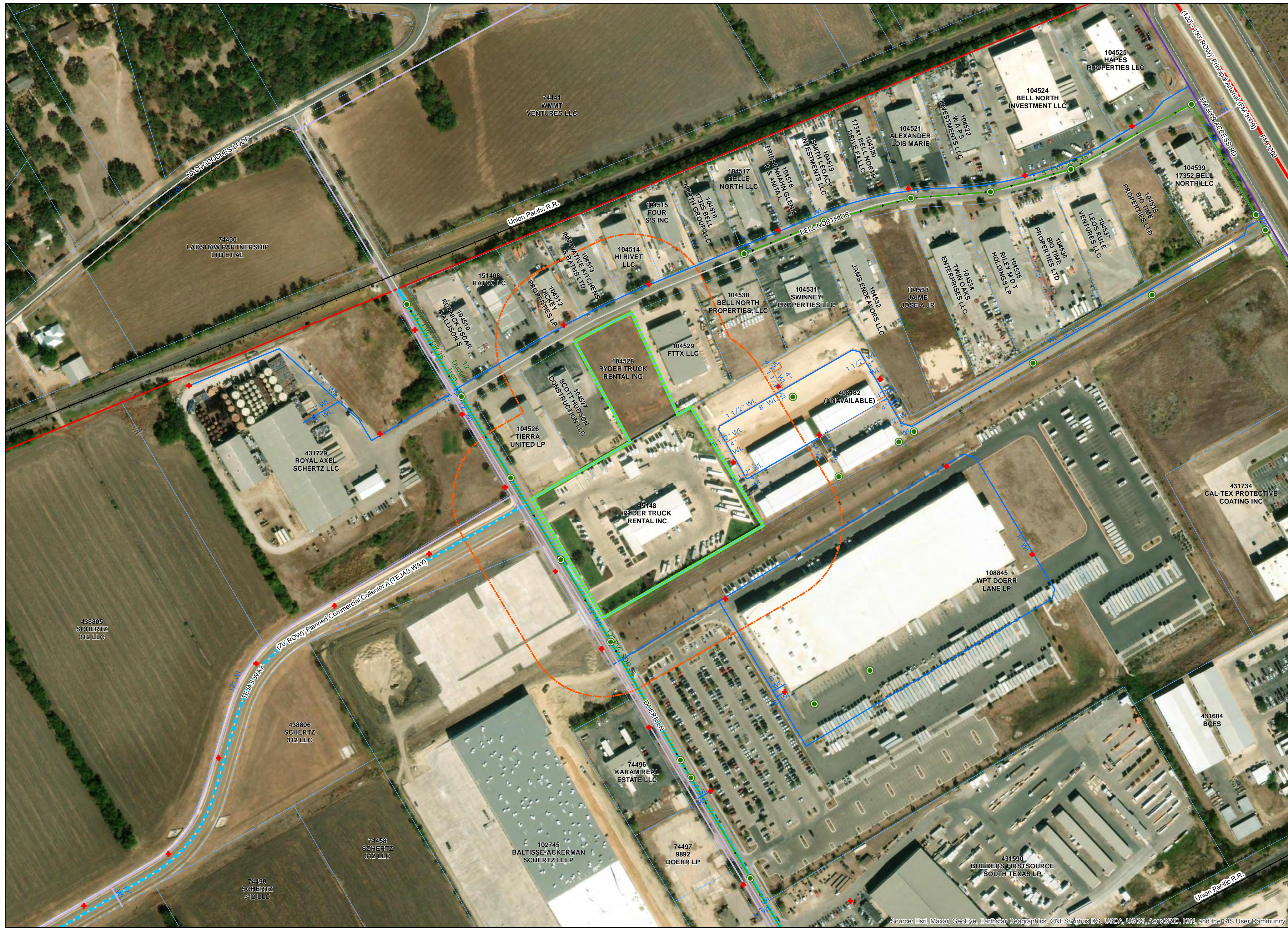
* While the Commission can impose conditions; conditions should only be imposed to meet requirements of the UDC.

COMMISSIONERS CRITERIA FOR CONSIDERATION:

The Planning and Zoning Commission is the final approval authority of the proposed replat plat. In considering final action on a replat plat, the Commission should consider the criteria within UDC, Section 21.12.13.D.

Attachments

Aerial Exhibit
Plat Exhibit



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



Schertz Industrial Park
Subdivision Lot 15
(PLRP20230204)

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

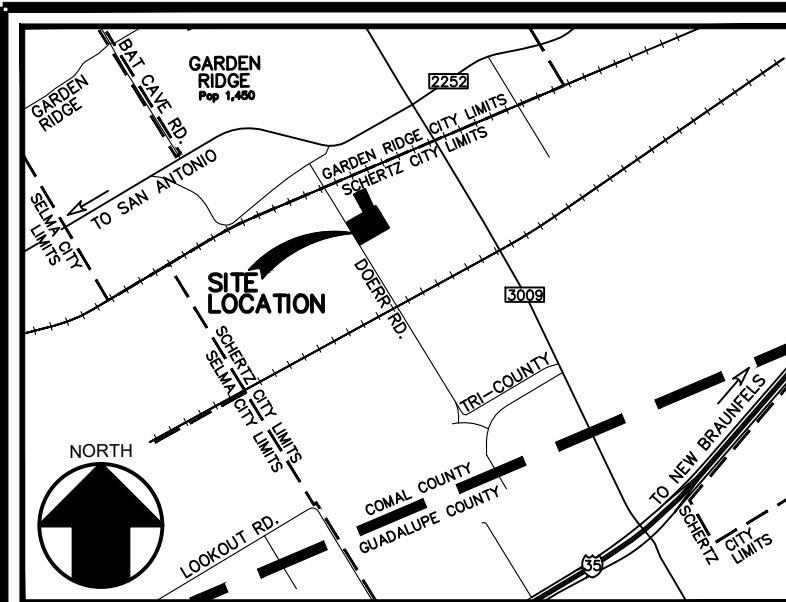
Hydrant 200' Buffer

Manholes Schertz Municipal Boundary

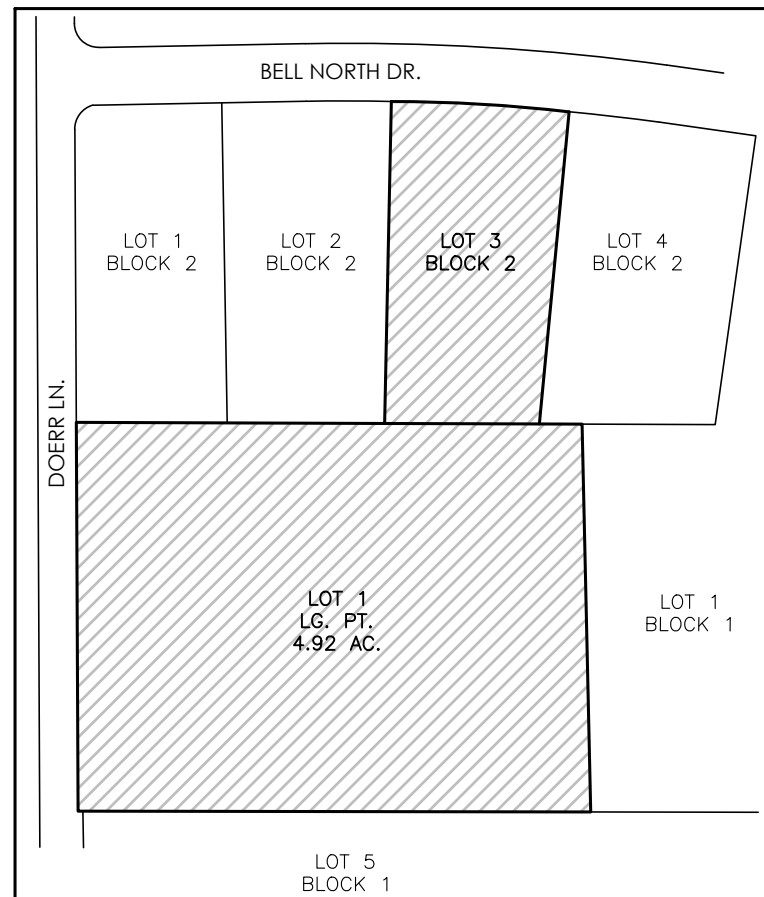
County Boundaries

Scale: 1 Inch = 175 Feet

0 87.5 175 350 525 700 Feet



LOCATION MAP
N.T.S.



AREA BEING REPLATTED

BEING ALL OF THE REMAINING PORTION OF LOT 1, PRO-TECH SUBDIVISION, RECORDED IN VOLUME 10, PAGE 214, OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS & BEING LOT 3, BLOCK 2, SCHERTZ INDUSTRIAL PARK SUBDIVISION, RECORDED IN VOLUME 14, PAGES 28 THROUGH 30, OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.

STATE OF TEXAS §
COUNTY OF COMAL §

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D. A. MAWYER, R.P.L.S. #5348
D. A. MAWYER LAND SURVEYING, INC.
5151 W. SH 46
NEW BRAUNFELS, TX 78132
(830) 730-4449

STATE OF TEXAS §
COUNTY OF COMAL §

I, BRIAN M. COPE, P.E., HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREET, LOTS, DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE CITY OF SCHERTZ SUBDIVISION ORDINANCE..

BRIAN M. COPE, P.E. #93735
COPE ENGINEERING, INC.
8611 BOTTS LN.
SAN ANTONIO, TX 78217
(210) 828-7070

GENERAL NOTES

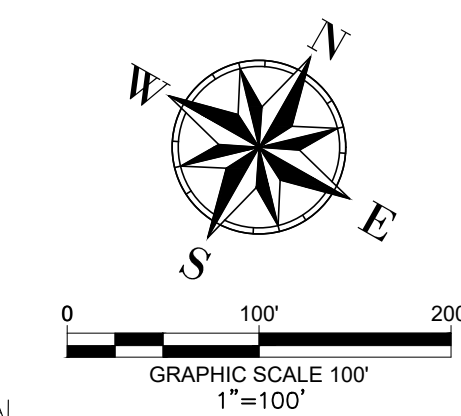
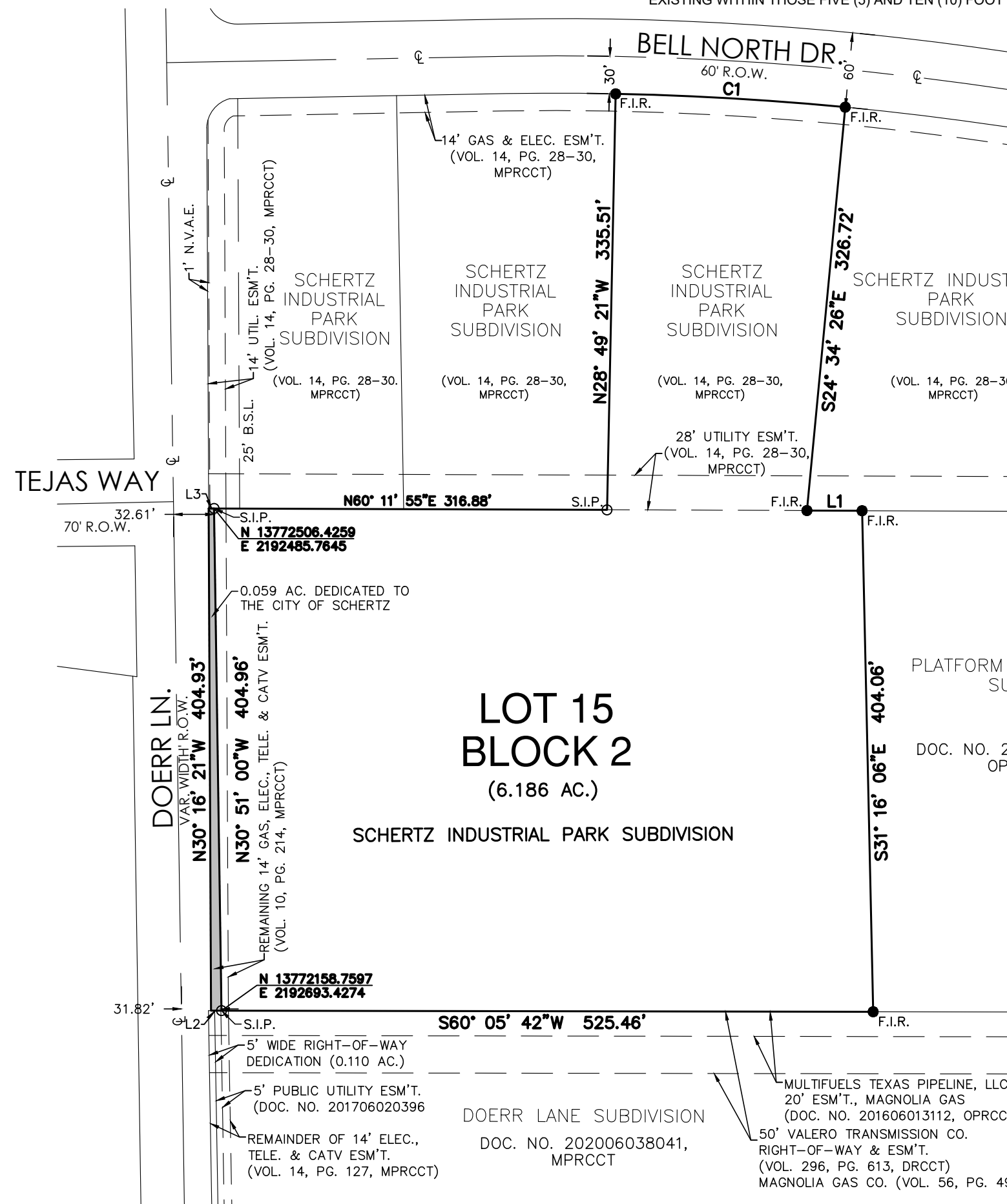
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- ACCORDING TO FLOOD INSURANCE PANEL 48091C0485F, DATED SEPTEMBER 2, 2009, IS LOCATED IN ZONE(S) X AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN.
- ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF OWNER OR OWNERS SUCCESSORS AND/OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGN IS APPROVED BY THE CITY.
- BEARING BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE (4204) NORTH AMERICAN DATUM 1983, AND ADJUSTED TO SURFACE USING A SCALE FACTOR OF 1.00015.
- TOTAL NUMBER OF BUILDABLE LOTS = 1.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	185.54'	2470.00'	04°18'14"	N63°19'11"E	185.50'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N60°11'55"E	44.45'
L2	S60°05'42"W	8.43'
L3	N60°11'55"E	4.35'

CPS NOTES:

- CITY PUBLIC SERVICE BOARD (CPS ENERGY) - IS HERE BY DEDICATED EASEMENTS AND RIGHT-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREA 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 DIRECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SET INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT OR RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH IN DANGER 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 AT SERVICE FACILITIES, LOCATED WITHIN SET EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALL 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 EASEMENTS ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS



- LEGEND
- S.I.P. SET IRON PIN WITH PLASTIC CAP STAMPED "DAM #5348 PROP COR"
 - F.I.R. FOUND 1/2" IRON ROD NOT TO SCALE
 - NTS MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS
 - VOL. PG. AC. ACRES
 - CENTERLINE OF ROAD PROPERTY TO BE PLATTED
 - R.O.W. OPRCCT OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
 - DRCT DEED RECORDS OF COMAL COUNTY, TEXAS
 - DOC. NO. DOCUMENT NUMBER



ENGINEER:
BRIAN M. COPE, P.E.
COPE ENGINEERING, INC.
TEX. REG. #F-16078
8611 BOTTS LN.
SAN ANTONIO, TX 78217
(210) 828-7070

SURVEYOR:
D. A. MAWYER, R.P.L.S. #5348
D. A. MAWYER LAND SURVEYING, INC.
5151 W. SH 46
NEW BRAUNFELS, TX 78132
(830) 730-4449

OWNER:
MATTHEW J. DELLO RUSSO
RYDER TRUCK RENTALS, INC.
888 EAST AIRTEX DR.
HOUSTON, TX 77073
(817) 874-1237

THIS PROPOSED SUBDIVISION PLAT 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 THE TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING PERMIT APPLICATION.

CERTIFICATE 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.

BY: _____
AGENT FOR THE CIBOLO CREEK MUNICIPAL AUTHORITY

CITY ENGINEER

OWNER ACKNOWLEDGEMENT

I, (WE) THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE SCHERTZ INDUSTRIAL PARK SUBDIVISION, 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 PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER SIGNATURE AND DATE
MATTHEW J. DELLO RUSSO
RYDER TRUCK RENTALS, INC.
888 EAST AIRTEX DR.
HOUSTON, TX 77073

STATE OF TEXAS
COUNTY OF COMAL

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2023 A.D.

NOTARY PUBLIC OF TEXAS

PLANNING AND ZONING COMMISSION:

THIS REPLAT ESTABLISHING SCHERTZ INDUSTRIAL PARK SUBDIVISION, LOT 15 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SCHERTZ, AND HEREBY APPROVED BY SUCH COMMISSION,

BY _____
CHAIRMAN

BY _____
SECRETARY

STATE OF TEXAS
COUNTY OF COMAL

I, _____ COUNTY CLERK OF COMAL COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, A.D. 2023 AT ____ M. AND DULY RECORDED THE ____ DAY OF _____, A.D. 2023 AT ____ M. IN THE RECORDS OF MAPS AND PLATS IN SAID OFFICE OF SAID COUNTY, IN DOCUMENT _____ IN TESTIMONY WHEREOF WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS ____ DAY OF _____, A.D. 2023.

COUNTY CLERK
COMAL COUNTY

BY: _____
DEPUTY

REPLAT ESTABLISHING SCHERTZ INDUSTRIAL PARK SUBDIVISION, LOT 15

BEING A 6.186 ACRE TRACT OF LAND OUT OF THE GEORGE M. DOLSON SURVEY NO. 96, ABSTRACT NO. 120, IN THE CITY OF SCHERTZ, COMAL COUNTY, TEXAS, BEING ALL OF LOT 3, BLOCK 2, SCHERTZ INDUSTRIAL PARK SUBDIVISION, A SUBDIVISION SITUATED IN COMAL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14, PAGES 28 THROUGH 30, OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS, AND ALSO BEING ALL OF THE REMAINING PORTION OF LOT 1, PRO-TECH SUBDIVISION, A SUBDIVISION SITUATED IN COMAL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10, PAGE 214, OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.

PLANNING AND ZONING COMMISSION MEETING: 08/23/2023
Agenda Item 8 A

TO: Planning and Zoning Commission
PREPARED BY: Emily Delgado, Planning Manager
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 August 7, 2023 and August 14, 2023.

Ryder Truck Rental Parking Lot

Construction of a new 1.32 acre parking lot for an existing Ryder Truck Rental business, located on Bell North Dr.

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

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)

Approved via first reading at the August 15, 2023 CC Meeting (7-0)

Scheduled for the final reading in the September 5, 2023 CC Meeting.
