



MEETING AGENDA
Planning & Zoning Commission
REGULAR SESSION PLANNING & ZONING COMMISSION
September 27, 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, SEPTEMBER 27, 2023 at 5:30 p.m.

The Planning and Zoning Commission will hold the regularly scheduled meeting at 5:30p.m., Wednesday, September 27, 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, September 26, 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 September 13, 2023 Regular Meeting.

5. PUBLIC HEARING:

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

- A. Conduct a public hearing, workshop, and discussion for the Schertz Comprehensive Plan update.
- B. PLPDD20230127 - Hold a public hearing, consider, and make a recommendation on a request to rezone approximately 2.1 acres of land from Neighborhood Services District (NS) to Planned Development District (PDD), known as Guadalupe County Parcel ID 31970, 31971, 31972, 31973, 31980, 31981, 31982, 31983, generally located northwest of the intersection between Schertz Parkway and Wiederstein Road, City of Schertz, Guadalupe County, Texas.
- C. PLUDC20230225 - Hold a public hearing, workshop and discussion and possible action to make a recommendation on amendments to Part III of the Schertz Code of Ordinances, Unified Development Code (UDC) to Article 5, Section 21.5.4 Zoning Change/Zoning Map Amendment.

6. 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.

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

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 22nd day of September, 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: 09/27/2023
Agenda Item 4 A

TO: Planning and Zoning Commission
PREPARED BY: Tiffany Danhof, Administrative Assistant
SUBJECT: Minutes for the September 13, 2023 Regular Meeting.

Attachments

Draft Minutes for the September 13, 2023 Regular P&Z Meeting

DRAFT

PLANNING AND ZONING MINUTES September 13, 2023

The Schertz Planning and Zoning Commission convened on September 13, 2023 at 6:00 p.m. at the Municipal Complex, Council Chambers, 1400 Schertz Parkway Building #4, Schertz, Texas.

Present: Richard Braud, Vice Chairman; Gordon Rae, Commissioner; Roderick Hector, Commissioner; Danielle Craig, Commissioner Not Seated; Judy Goldick, Commissioner; Tamara Brown, Commissioner; John Carbon, Commissioner; Patrick McMaster, Commissioner

Absent: Glen Outlaw, Chairman

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

1. **CALL TO ORDER**

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

2. **SEAT ALTERNATE TO ACT IF REQUIRED**

Mr. McMaster was seated as the 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, September 12, 2023, so that the Planning Division may read the public comments into the record under the hearing of residents. In the body of the email please include your name, your address, phone number, agenda item number if applicable or subject of discussion, and your comments.

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

No one spoke.

4. **CONSENT AGENDA:**

A. Minutes for the August 23, 2023 Regular Meeting.

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

Vote: 6 - 0 Passed

Other: Commissioner Patrick McMaster (ABSTAIN)

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.** PLZC20230051– Hold a public hearing, consider and make a recommendation on a request to rezone approximately 21 acres of land from General Business District (GB) and Single-Family Residential / Agricultural District (R-A) to Apartment / Multi-Family Residential District (R-4), generally located approximately 3,000 feet east of the intersection of IH 35 access road and Cibolo Valley Drive, also known as Guadalupe County Property Identification Numbers: 68315, 68316, 68296, 68295, 68294, also known as 2204 Den-Ott Hill, 2228 Den-Ott Hill, 2300 Den-Ott Hill, City of Schertz, Guadalupe County, Texas.

Mrs. Delgado and the applicant provided a presentation.

Mr. Braud opened the public hearing at 6:24 P.M.

Sandra Ott- 18780 IH35 N #3 & 5

Adam Sharp- 2233 Den-Ott Hill

Brenda Ott- 2217 Den-Ott Hill

Mr. Braud closed the public hearing at 6:32 P.M.

Motioned by Commissioner Patrick McMaster to recommend approval to the City Council, seconded by Commissioner Gordon Rae

Vote: 7 - 0 Passed

- B.** PLZC20230170 - Hold a public hearing, consider, and make a recommendation on a request to rezone approximately 14.3 acres from General Business District (GB) to Single-Family Residential District (R-2), located approximately 483 feet from the intersection of Green Valley Road and Eckhardt Road, also known as a portion of 4600 Eckhardt Rd, Schertz, Guadalupe County, Texas, also known as Guadalupe County Property Identification Number 63998 and 7263 Green Valley Road, Schertz, Guadalupe County, Texas, also known as Guadalupe County Property Identification Number 153815.

Mrs. Marquez provided a presentation.

Mr. Braud opened the public hearing at 6:41 P.M.

Jason Lund-4190 Eckardt Rd.

Mr. Braud closed the public hearing at 6:43 P.M.

Motioned by Commissioner Gordon Rae to recommend approval to the City Council, seconded by Commissioner Judy Goldick

Vote: 7 - 0 Passed

- C.** PLPDD20230127 - Hold a public hearing, consider, and make a recommendation on a request to rezone approximately .21 acres of land from Neighborhood Services District (NS) to Planned Development District (PDD), located at 4571 Schertz Parkway, also known as Guadalupe County Parcel ID 31981, generally located northwest of the intersection between Schertz Parkway and Wiederstein Road, City of Schertz, Guadalupe County, Texas.

NO ACTION TO OCCUR / NOTICING ERROR

Mr. Haas provided a presentation.

- D. PLUDC20230214 - Hold a public hearing, workshop and discussion and possible action to make a recommendation on amendments to Part III of the Schertz Code of Ordinances, Unified Development Code (UDC) to Article 4, Section 21.4.12 Variances and Article 9, Section 21.9.7 Landscaping and Section 21.9.9 Tree Mitigation.

Mr. Haas provided a presentation.

Mr. Braud opened the public hearing at 6:51 P.M.

No one spoke.

Mr. Braud closed the public hearing at 6:52 P.M.

Motioned by Commissioner Patrick McMaster to recommend approval to the City Council, seconded by Commissioner Judy Goldick

Vote: 7 - 0 Passed

6. ITEMS FOR INDIVIDUAL CONSIDERATION:

- A. PLFP20230209 WAIVER- Consider and act upon a request for a waiver to the Unified Development Code Section 21.14.1. Streets subsection K Half Streets and Adjacent Streets, in order to not construct the 2,800 feet of the adjacent David Lack Boulevard in accordance with the Master Thoroughfare Plan for the IDV Schertz Subdivision, approximately 119 acres of land, known as 22867 IH 35, Schertz, Comal County, Texas, also known as Comal County Parcel ID 75290.

Mrs. Marquez provided a presentation.

Motioned by Commissioner Gordon Rae to approve, seconded by Commissioner Patrick McMaster

Vote: 7 - 0 Passed

- B. PLFP20230209 - Consider and act upon a request for approval of a final plat of the IDV Schertz Subdivision, approximately 119 acres of land, known as 22867 IH 35, Schertz, Comal County, Texas, also known as Comal County Parcel ID 75290.

Mrs. Marquez provided a presentation.

Motioned by Commissioner John Carbon to approve, seconded by Commissioner Gordon Rae

Vote: 7 - 0 Passed

7. REQUESTS AND ANNOUNCEMENTS:

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

There were no requests by Commissioners.

- B.** Announcements by Commissioners
- City and community events attended and to be attended
 - Continuing education events attended and to be attended
- There were no announcements by Commissioners.

- C.** Announcements by City Staff.
- City and community events attended and to be attended.
- There were no announcements by City staff.

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

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

9. ADJOURNMENT OF THE REGULAR MEETING

Vice Chairman Mr. Braud adjourned the regular meeting at 7:04 P.M.

Chairman, Planning and Zoning Commission

Recording Secretary, City of Schertz

PLANNING AND ZONING COMMISSION MEETING: 09/27/2023
Agenda Item 5 A

TO: Planning and Zoning Commission
PREPARED BY: Samuel Haas, Senior Planner
SUBJECT: Conduct a public hearing, workshop, and discussion for the Schertz Comprehensive Plan update.

PLANNING AND ZONING COMMISSION MEETING: 09/27/2023
Agenda Item 5 B

TO: Planning and Zoning Commission
PREPARED BY: Samuel Haas, Senior Planner
CASE: PLPDD20230127
SUBJECT: PLPDD20230127 - Hold a public hearing, consider, and make a recommendation on a request to rezone approximately 2.1 acres of land from Neighborhood Services District (NS) to Planned Development District (PDD), known as Guadalupe County Parcel ID 31970, 31971, 31972, 31973, 31980, 31981, 31982, 31983, generally located northwest of the intersection between Schertz Parkway and Wiederstein Road, City of Schertz, Guadalupe County, Texas.

GENERAL INFORMATION:

Owner/Applicant: Anthony Eugenio

APPLICATION SUBMITTAL DATE:

Date	Application Type
5/15/23	Zone Change

PUBLIC NOTICE:

On September 15th, five (5) 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, two (2) response in favor, zero (0) neutral, and zero (0) opposed 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 2.1 acres of land from Neighborhood Services District (NS) and Planned Development District (PDD) to Planned Development District (PDD), generally located northwest of the intersection between Schertz Parkway and Wiederstein Road. This PDD will conform to the Heritage Oaks Planned Development District development and design standards that were previously approved by Ordinance 21-S-15 on May 11th, 2021.

LAND USES AND ZONING:

	Zoning	Land Use
Existing	Neighborhood Services District (NS) & Planned Development District (PDD)	Undeveloped
Proposed	Planned Development District (PDD)	Single-Family Residential

Adjacent Properties:

	Zoning	Land Use
North	Planned Development District (PDD)	Undeveloped
South	Planned Development District (PDD)	Undeveloped
East	Schertz Parkway	Right of way
West	Planned Development District (PDD)	Undeveloped

PROPOSED ZONING:

The Heritage Oaks II PDD will conform with the development and design standards of the Heritage Oaks PDD. The full details of which can be found in Ordinance 21-S-15. The main development and design elements are listed below.

Coving Plan:

The Heritage Oaks Subdivision is designed through a coving plan. Contrary to traditional urban grid patterns, the coving plan is characterized by winding roads and meandering setbacks that result in less impervious coverage, as well as increased open space and potential tree preservation.

Revised Lot Standards:

The base zoning for the subject property will be Single-Family Residential District (R -1); the development of any residential lots will follow the R -1 zoning district unless otherwise stated in the Heritage Oaks PDD. The Heritage Oaks II PDD will have revised dimensional requirements, which outline a minimum lot size of 6,000 square feet, with a minimum width of 50 feet and a minimum depth of 120 feet.

Other Heritage Oaks PDD Features:

- **Revised Street Standards to include:** Curvilinear Streets, Cul-de-sac Revisions, and Extended Block Lengths
- **Parkland and Trail Features to include:** Parkland Dedication Revisions, and 10 foot & 30 foot concrete trails
- **Landscaping and Tree Preservation/Mitigation Features to include:** 3 trees on each lot with a minimum of 15" inches caliper for the lot, and Preservation of 50% of Heritage Trees

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

- **Comprehensive Plan Goals and Objectives:** The Comprehensive Plan identifies the subject properties under the Single-Family Residential land use designation. Areas classified under the Single-Family Residential land use designation are intended to utilize a traditional neighborhood design that includes a mix of residential uses, as well as limited commercial development to support the daily activities of the development. The proposed zone change meets the goals and objectives of the Single-Family Residential future land use designation, and is therefore in conformance with the Comprehensive Land Use Plan.
- **Impact of Infrastructure:** The proposed zone change should have a negligible effect on the existing planned public water and wastewater system since the base zoning district of the proposed PDD is Single-Family Residential (R-1).
- **Impact of Public Facilities/Services:** The proposed rezoning request should have a minimal impact on public services, such as schools, fire, police, parks and sanitation services.
- **Compatibility with Existing and Potential Adjacent Land Uses:** The subject property is currently surrounded by land zoned as part of the Heritage Oaks PDD that is to be developed as single family residential, property utilized as single-family residential, with a small amount of commercially zoned property to the north. The proposed zone change to PDD with R-1 as the base zoning district is compatible with the existing and potential adjacent land uses.

STAFF ANALYSIS AND RECOMMENDATION:

Background:

For background, the existing Live Oak Hills Subdivision was platted and individual lots were sold in 1963 without the necessary infrastructure improvements, such as water lines, sewer lines, and roads, which left hundreds of lots to remain undeveloped. These undeveloped lots in Live Oak Hills collectively formed what is commonly referred to as a 'paper subdivision', or a subdivision that is recognizable on paper, but not in the real world. This situation poses numerous development challenges; from various land ownership parties to cost-prohibitive infrastructure requirements for individual lot development, 'paper subdivisions' can often remain vacant for decades, as is the situation with most of the Live Oak Hills Subdivision.

The Heritage Oaks PDD is designed to redevelop 45 acres of the existing Live Oak Hills subdivision plat along with

an additional 21 acre tract into a 66 acre single-family residential subdivision. This PDD was approved in 2021 as Ordinance 21-S-15. The proposed Heritage Oaks II PDD will incorporate Lot 13 Block 41 of the original Live Oak Hills subdivision that was not in the original Ordinance 21-S-15; this lot has since been acquired by the Heritage Oaks developer. Adding this lot, will make the proposed subdivision more contiguous and more consistent. UDC Section 21.5.10.B.4.(a) stipulates that single-family Planned Development Districts must be a minimum of 2 acres. As a result, the applicant is rezoning the adjacent 2 acres around said lot to comply with the minimum acreage for a PDD established in the UDC.

Staff is recommending approval of the proposed zone change to Planned Development District as discussed.

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

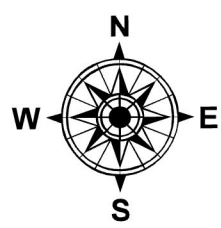
* While the Commission can impose conditions; conditions should only be imposed to meet requirements of the UDC.

COMMISSIONERS CRITERIA FOR CONSIDERATION:

The Planning and Zoning Commission is making a recommendation to City Council on the proposed zoning application. In considering action on a zoning application, the Commission should consider the criteria within UDC Article 5, Section, 21.5.4 D.

Attachments

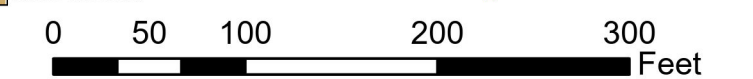
- Aerial Exhibit
 - Public Hearing Notice Map
 - Zoning Exhibit
 - Heritage Oaks II PDD
 - Ord. 21-S-15 Heritage Oaks PDD
-



SCHERTZ
COMMUNITY • SERVICE • OPPORTUNITY

HERITAGE OAKS
(PLPDD20230127)



<ul style="list-style-type: none"> Highways Major Roads Minor Roads 	<ul style="list-style-type: none"> Freeway Principal Arterial Planned Principal Arterial Secondary Arterial Planned Secondary Arterial Secondary Rural Arterial 	<ul style="list-style-type: none"> Planned Secondary Rural Arterial Residential Collector Planned Residential Collector Planned Commercial Collector B Commercial Collector A Planned Commercial Collector A 	<ul style="list-style-type: none"> 1" 2" 3" 4" 6" 	<ul style="list-style-type: none"> 8" 10" 12" 16" 18" 	<ul style="list-style-type: none"> 20" 24" 30" 36" Unknown 	<ul style="list-style-type: none"> Schertz Gravity Schertz Pressure Neighboring Gravity Private Pressure 	<ul style="list-style-type: none"> Hydrant Manholes CCMA Lift Station Private Lift Station Schertz Lift Station CCMA Treatment Plant Schertz Treatment Plant 	<ul style="list-style-type: none"> Project Boundary County Boundaries Schertz Municipal Boundary ETJ
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City of Schertz

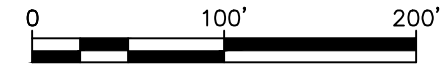
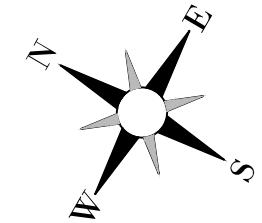
HERITAGE OAKS (PLPDD20230127)

 Project Area
 200' Buffer

 City Limit Boundary

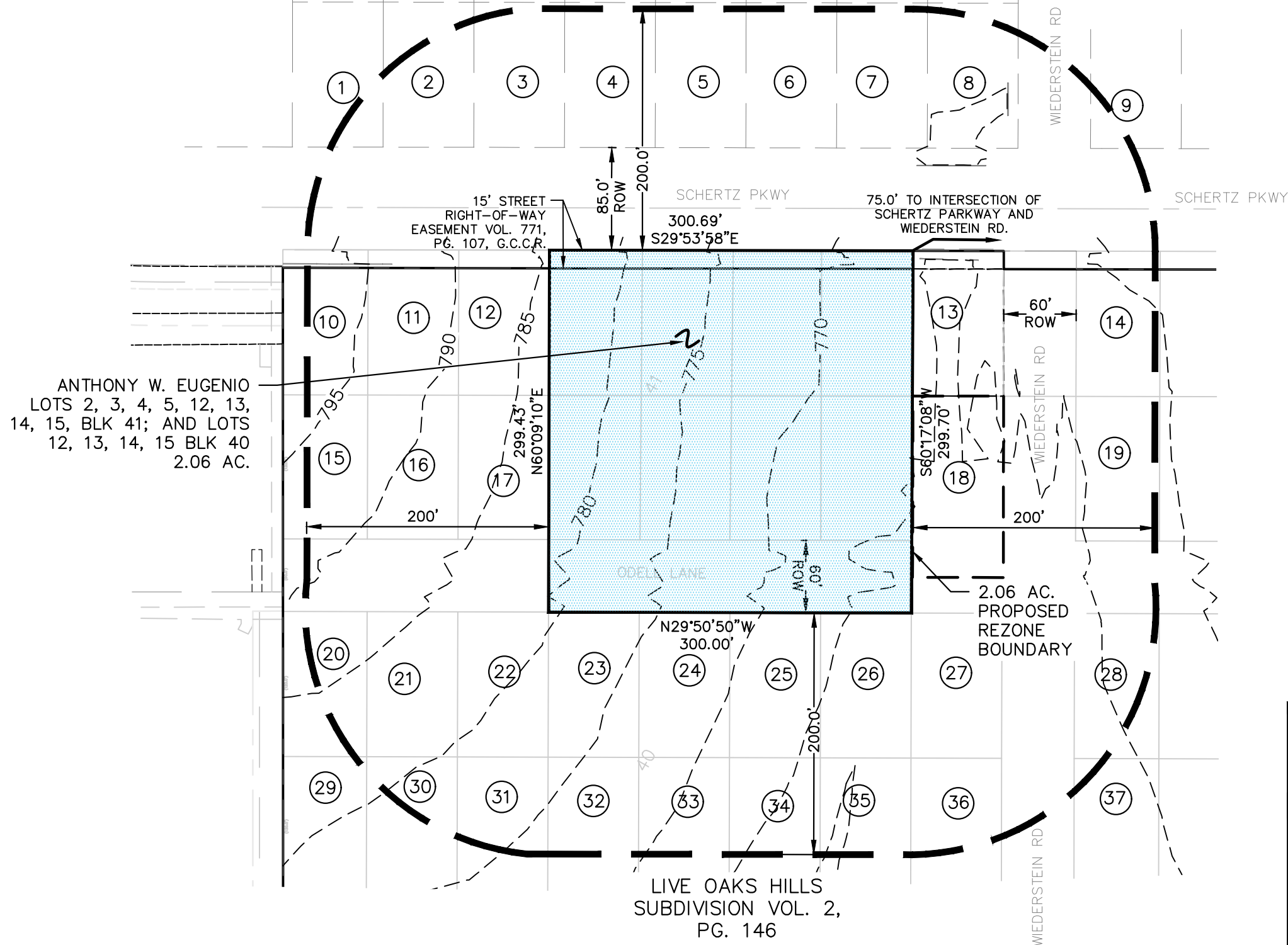


NOTE:
NO 100-YR FLOODPLAIN EXIST ON THE PROPERTY



SCALE: 1" = 100'

LIVE OAK HILL SUBDIVISION
(VOL. 2, PGS. 146-147, M.P.R.)
UNDEVELOPED
ZONED: NS



Legend

- PROJECT BOUNDARY
- 200' NOTIFICATION BOUNDARY
- PDD PLANNED DEVELOPMENT DISTRICT
- ADJACENT PROPERTY OWNERS

ANTHONY W. EUGENIO
LOTS 2, 3, 4, 5, 12, 13,
14, 15, BLK 41; AND LOTS
12, 13, 14, 15 BLK 40
2.06 AC.

PDD - REZONING 2.06 AC.

Binkley & Barfield

DCCM

Binkley & Barfield, Inc.
TxEng F-257
190 S Seguin Ave
New Braunfels, TX 78130
830-606-3913
BinkleyBarfield.com

DRAWN BY: BGM
CHECKED BY: JM

DATE: 2023
JOB NO.: 2106.13

PROPERTY OWNERS

- ② SCHAEFER NANCY NON GST EXEMPT TRUST FBO JANE SCHAEFER, STEVE PRESLEY--TRUSTEE
334 N. PARK DRIVE, SAN ANTONIO TX 78216
PROPERTY ID: 32027
LIVE OAK HILL SUBDIVISION (VOL. 2, PGS. 146--147, M.P.R.)
UNDEVELOPED; ZONED: NS

- ③ SCHAEFER NANCY NON GST EXEMPT TRUST FBO JANE SCHAEFER, STEVE PRESLEY--TRUSTEE
334 N. PARK DRIVE, SAN ANTONIO TX 78216
PROPERTY ID: 32026
LIVE OAK HILL SUBDIVISION (VOL. 2, PGS. 146--147, M.P.R.)
UNDEVELOPED; ZONED: NS

- ④ CITY OF SCHERTZ
1400 SCHERTZ PKWY SCHERTZ, TX 78154
PROPERTY ID: 32025
LIVE OAK HILL SUBDIVISION (VOL. 2, PGS. 146--147, M.P.R.)
UNDEVELOPED; ZONED: NS

- ⑤ CITY OF SCHERTZ
1400 SCHERTZ PKWY SCHERTZ, TX 78154
PROPERTY ID: 32024
LIVE OAK HILL SUBDIVISION (VOL. 2, PGS. 146--147, M.P.R.)
UNDEVELOPED; ZONED: NS

- ⑥ HERNANDEZ JESUS LOPEZ & DORIS REBECCA PRATHER
814 CIBOLO TRAIL UNIVERSAL CITY TX 78148
PROPERTY ID: 32023
LIVE OAK HILL SUBDIVISION (VOL. 2, PGS. 146--147, M.P.R.)
UNDEVELOPED; ZONED: NS

- ⑦ SCHAEFER NANCY NON GST EXEMPT TRUST FBO JANE SCHAEFER, STEVE PRESLEY--TRUSTEE
334 N. PARK DRIVE, SAN ANTONIO TX 78216
PROPERTY ID: 32022
LIVE OAK HILL SUBDIVISION (VOL. 2, PGS. 146--147, M.P.R.)
UNDEVELOPED; ZONED: NS

- ⑧ CITY OF SCHERTZ
1400 SCHERTZ PKWY SCHERTZ, TX 78154
PROPERTY ID: 32021
LIVE OAK HILL SUBDIVISION (VOL. 2, PGS. 146--147, M.P.R.)
UNDEVELOPED; ZONED: NS

- ⑱ CITY OF SCHERTZ
1400 SCHERTZ PKWY SCHERTZ, TX 78154
PROPERTY ID: 31969
LIVE OAK HILL SUBDIVISION (VOL. 776, PG. 948)
UNDEVELOPED; ZONED: NS

- ⑲ EUGENIO ANTHONY W
334 N. PARK DRIVE, SAN ANTONIO TX 78216
PROPERTY ID: 31984
LIVE OAK HILL SUBDIVISION (VOL. 2997, PG. 0588)
UNDEVELOPED; ZONED: PDD

PDD - REZONING 2.06 AC.



Binkley & Barfield, Inc.
TxEng F-257
190 S Seguin Ave
New Braunfels, TX 78130
830-606-3913
BinkleyBarfield.com

DRAWN BY: BGM

DATE: 2023

CHECKED BY: JM

JOB NO.: 2106.13

PROPERTY OWNERS

11
24
14
34
 EUGENIO ANTHONY W
 334 N. PARK DRIVE, SAN ANTONIO TX 78216
 PROPERTY ID: 31965, 31971, 31972, 31973, 31978, 31980, 31983, 31994, 31955
37
 LIVE OAK HILL SUBDIVISION (VOL. 1719, PG. 0732)
 UNDEVELOPED; ZONED: PDD

12
 EUGENIO ANTHONY W
 334 N. PARK DRIVE, SAN ANTONIO TX 78216
 PROPERTY ID: 31979
 LIVE OAK HILL SUBDIVISION (VOL. 3141, PG. 0502)
 UNDEVELOPED; ZONED: PDD

16
17
26
23
 EUGENIO ANTHONY W
 334 N. PARK DRIVE, SAN ANTONIO TX 78216
 PROPERTY ID: 31964, 31967, 31974, 39175, 31961, 31962, 31960, 31959, 31957, 31956,
 31954, 31968, 31944
20
21
29
30
 LIVE OAK HILL SUBDIVISION (VOL. 1719, PG. 0734)
27
35
33
32
 UNDEVELOPED; ZONED: PDD
28

25
 EUGENIO ANTHONY W
 334 N. PARK DRIVE, SAN ANTONIO TX 78216
 PROPERTY ID: 31966
 LIVE OAK HILL SUBDIVISION (DOC.#2015012203)
 UNDEVELOPED; ZONED: PDD

22
 EUGENIO ANTHONY W
 334 N. PARK DRIVE, SAN ANTONIO TX 78216
 PROPERTY ID: 31963
 LIVE OAK HILL SUBDIVISION (VOL. 3027, PG. 0574)
 UNDEVELOPED; ZONED: PDD

1
 CITY OF SCHERTZ
 1400 SCHERTZ PKWY SCHERTZ, TX 78154
 PROPERTY ID: 32028
 LIVE OAK HILL SUBDIVISION, DOC#202399003490
 UNDEVELOPED; ZONED: NS

9
 SCHAEFER NANCY NON GST EXEMPT TRUST FBO JANE SCHAEFER
 STEVE PRESLEY-TRUSTEE
 334 N. PARK DRIVE, SAN ANTONIO TX 78216
 PROPERTY ID: 32011
 LIVE OAK HILL SUBDIVISION, DOC#201899007549
 UNDEVELOPED; ZONED: NS

PDD - REZONING 2.06 AC.



Binkley & Barfield, Inc.
 TxEng F-257
 190 S Seguin Ave
 New Braunfels, TX 78130
 830-606-3913
 BinkleyBarfield.com

DRAWN BY: BGM
 CHECKED BY: JM

DATE: 2023
 JOB NO.: 2106.13

PROPERTY OWNERS

19 EUGENIO ANTHONY W
334 N. PARK DRIVE, SAN ANTONIO TX 78216
PROPERTY ID: 31993
LIVE OAK HILL SUBDIVISION (VOL. 2749, PG. 0283)
UNDEVELOPED; ZONED: PDD

10 EUGENIO ANTHONY W
334 N. PARK DRIVE, SAN ANTONIO TX 78216
PROPERTY ID: 31977
LIVE OAK HILL SUBDIVISION (VOL. 3157, PG. 0384)
UNDEVELOPED; ZONED: PDD

15 EUGENIO ANTHONY W
334 N. PARK DRIVE, SAN ANTONIO TX 78216
PROPERTY ID: 31976
LIVE OAK HILL SUBDIVISION (VOL. 4075, PG. 0490)
UNDEVELOPED; ZONED: PDD

31 EUGENIO ANTHONY W
334 N. PARK DRIVE, SAN ANTONIO TX 78216
PROPERTY ID: 31958
LIVE OAK HILL SUBDIVISION (VOL. 4163, PG. 0398)
UNDEVELOPED; ZONED: PDD

36 EUGENIO ANTHONY W
334 N. PARK DRIVE, SAN ANTONIO TX 78216
PROPERTY ID: 31953
LIVE OAK HILL SUBDIVISION
UNDEVELOPED; ZONED: PDD

PDD - REZONING 2.06 AC.

Binkley & Barfield

DCCM

Binkley & Barfield, Inc.
TxEng F-257
190 S Seguin Ave
New Braunfels, TX 78130
830-606-3913
BinkleyBarfield.com

DRAWN BY: BGM

DATE: 2023

CHECKED BY: JM

JOB NO.: 2106.13



PLANNED DEVELOPMENT DISTRICT

HERITAGE OAKS II
SCHERTZ, TEXAS

May 15, 2023 (revised 7/19/23; 09/1523)

PLANNED DEVELOPMENT DISTRICT

HERITAGE OAKS II

Prepared By and For:

Anthony W. Eugenio

334 N Park Drive

San Antonio, TX 78216

(210) 826-9000

Date: May 15, 2023

(revised 7/19/23; 09/15/23)

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FIGURES

FIGURE 1.0: EXCERPT FROM LIVE OAK HILLS SUBDIVISION PLAT

EXHIBITS

EXHIBIT 1: PROPERTY DESCRIPTION

EXHIBIT 2: ZONING EXHIBIT

1) MAP

2) LIST- NEIGHBORS < 200'

HERITAGE OAKS II

A PLANNED DEVELOPMENT DISTRICT

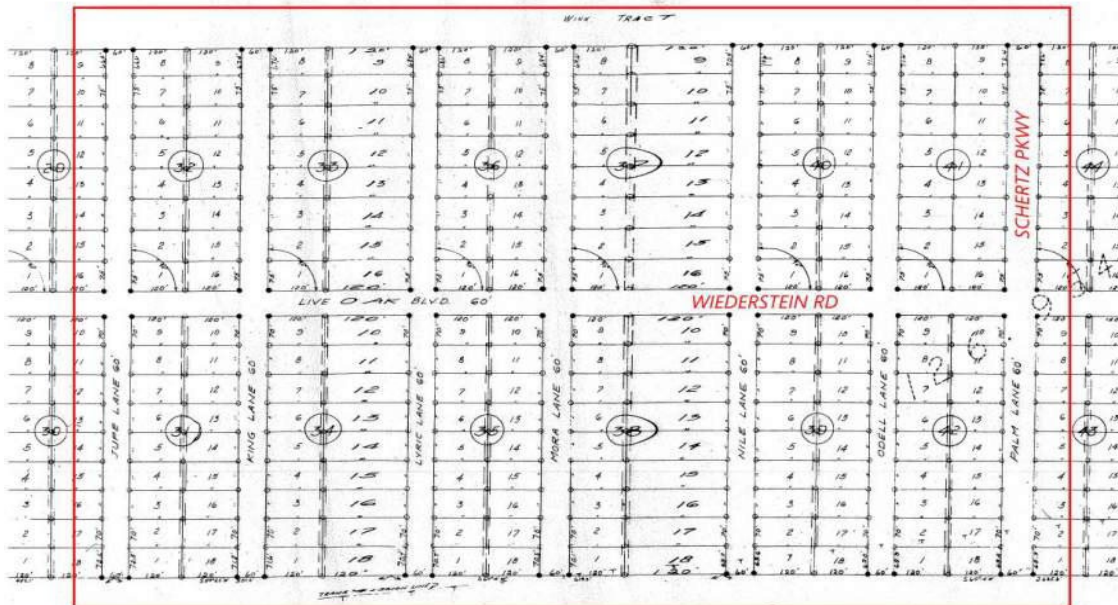
SCHERTZ, TEXAS

I. PROPERTY

The proposed rezoning of Lots 2, 3, 4, 5, 12, 13, 14, and 15, Block 41 and the portion of Lots 12, 13, 14, and 15, Block 40 located in the 60' ROW , Live Oak Hills Subdivision, City of Schertz, Guadalupe County, Texas (the “**Lots**”) from Neighborhood Services (NS) to PDD and PDD to PDD. If rezoned, the Lots will be the Heritage Oaks II PDD (“**Heritage II PDD**”) in conformance with the adjacent Heritage Oaks Neighborhood Planned Development District (the “**Heritage PDD**”) which is located 0.5 mile to the southeast of IH 35 off Schertz Parkway within the corporate limits of the City of Schertz. Refer to **Exhibit “1”** for the legal description of the Lots.

It is the intent of this PDD rezoning that this Lots rezoning be in conformance and comply with the provisions of the Heritage PDD approved May 11, 2021 as Ordinance No. 21-S-15. The rezoning of these Lots shall cause no modification to the Heritage PDD.

Figure 1: Excerpt from Live Oak Hills Subdivision Plat



Source: Live Oak Hills Subdivision; Vol. 2, Pg. 146-147, M.P.R.

Schertz Parkway, is located on the East side of the Lot, and the Heritage Oaks Neighborhood is zoned as the Heritage PDD and is on the North, West and South of the Lots.

Per the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), No. 48187C0210F, Effective Date November 2, 2007, none of the Lots is located within an area which is identified by FEMA as a special flood hazard area subject to inundation by the 1% annual chance flood (100-year flood) with Base Flood Elevations (BFEs) determined.

II. AFFECTED UDC ARTICLES/SECTIONS

A Planned Development District (PDD) allows for flexibility in planning, design and development standards while complying with the intent of the Unified Development Code (UDC). The article and section amendments proposed with the PDD for the Lots are as follows:

A. ARTICLE 5. – ZONING DISTRICTS

Sec. 21.5.7. – Dimensional and Development Standards

The Lots are presently zoned Neighborhood Services (NS) and PDD. Proposed with the PDD for Heritage Oaks II is a base zoning Single-Family Residential District-1 (R-1). The Lots are to be an absolute minimum of 6,000 square feet, variable width, 120 feet minimum depth (at the midplane of the lot) with minimum front and side yard setbacks of 20 feet and 5 feet, respectively. No permanent structures or heating, ventilation, and air conditioning equipment will be allowed in side yards less than 10 feet. Side yard fencing between homes shall be limited to no more than 20 feet from the rear corner of the home.

Minimum lot size and dimensions, maximum density, as well as maximum impervious cover proposed for the Lot with Heritage II PDD are a Planned Development District with a base zoning Single-Family Residential District -1 (R-1) are provided with **Table 1**.

Table 1 – The Lot for Heritage Oaks II, a Planned Development District (PDD)

Zoning District	Minimum Lot Size/Dimensions			Minimum Yard Setback				Maximum Density		Misc	
	Area Sq Ft	Width Ft	Depth Ft	Front Ft	Side Ft	Rear Ft	Minimum Off-Street Parking Spaces	Lots	Lots Per Acre	Max Height Ft	Max Imperv Cover
Planned Development District (PDD)	6,000	50	120**	20	5*	20	2	215	3.25	35	50%

*Rectangular shaped lots shall have minimum 6-foot side yard setback.

* Corner lot shall have minimum 10-foot side yard setback from street right-of-way.

**Minimum depth shall be taken at the midplane of the lot

B. ARTICLE 9 – SITE DESIGN STANDARDS

Sec. 21.9.3. – Lots

Large non-uniform lots with variable frontage and setbacks are proposed with Heritage Oaks II. Lot sizes and dimensions, as well as setbacks, shall be shown on all plats and shall conform to the minimum requirements recognized in the Dimension and Development Standards of this PDD. In addition, the following modified requirements to UDC Sec. 21.9.3 will apply:

- I. Lot lines are not required to be perpendicular to the local streets within Heritage Oaks
- II. The larger non-uniform lots, characteristic of a coving subdivision, provide more open space and tree preservation.

Sec. 21.9.7. – Landscaping

E.3.a Every single-family dwelling shall have a minimum of three shade trees with at least one in the front yard and one in the back yard. Each single family dwelling shall have a minimum of fifteen inches (15”) DBH of shade trees on the entire lot, including existing trees.

Sec. 21.9.9. – Tree Preservation and Mitigation

Trees with a 24" DBH (diameter at breast height-4 ½ feet above existing ground level) are designated "**Heritage Trees**".

Trees with an 8" DBH (diameter at breast height-4 ½ feet above existing ground level) are designated "**Protected Trees**".

C. Tree Preservation

1. Single Family Residential Development:

- a. Heritage Trees. A minimum of fifty percent (50%) of the total Heritage Trees in Heritage Oaks II must be preserved.
 - i. Exemptions. Heritage Trees located within proposed right-of-way, utility easements, and drainage right-of-way/easements shall be exempt from the 50% tree save requirement.

- b. Protected Trees. No Protected Trees in Heritage Oaks II must be preserved, however any preserved shall be credited toward the minimum builder requirement of 15” DBH.

D. Tree Mitigation. There are no tree mitigation requirements for Protected and Heritage Class Trees in Heritage Oaks II.

III. PLANNED DEVELOPMENT DISTRICT (PDD) AMENDMENTS

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

EXHIBITS

EXHIBIT 1

PROPERTY DESCRIPTION

Lots 2, 3, 4, 5, 12, 13, 14, and 15, Block 41 and the portion of Lots 12, 13, 14, and 15, Block 40 located in the 60' ROW , Live Oak Hills Subdivision, City of Schertz, Guadalupe County, Texas, according to a Plat thereof recorded in Volume 2, Pages 146-147, Map and Plat Records, Guadalupe County, Texas

EXHIBIT 2

ZONING EXHIBIT

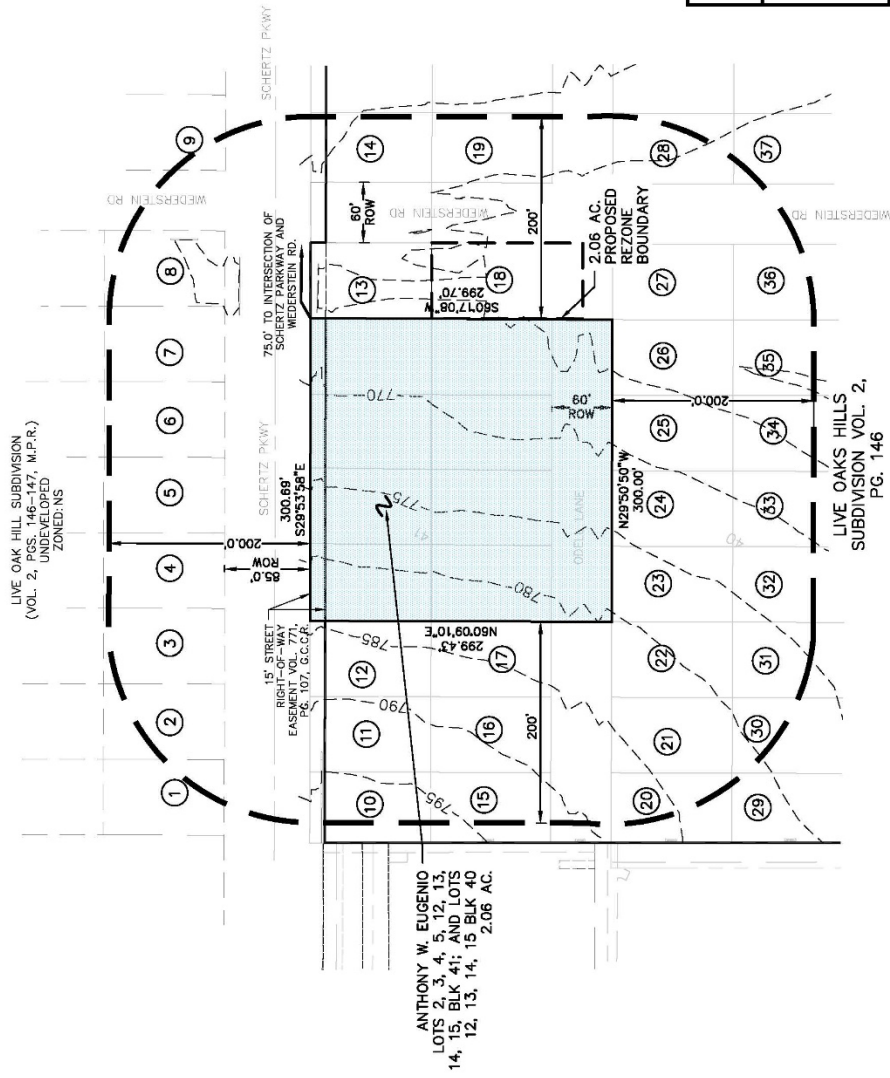
- 1) 200' zoning exhibit
- 2) List of Neighbors within 200'



Legend

- PROJECT BOUNDARY
- - - 200' NOTIFICATION BOUNDARY
- - - PLANNED DEVELOPMENT DISTRICT
- ① ADJACENT PROPERTY OWNERS

NOTE:
NO 100-YR FLOODPLAIN EXIST ON THE PROPERTY



PDD - REZONING 2.06 AC.

Binkley & Barfield
 Binkley & Barfield, Inc.
 14209 F-257 Ave
 New Braunfels, TX 78130
 830-606-3913
 BinkleyBarfield.com

DCCM

DRAWN BY: BOM
 CHECKED BY: JM
 DATE: 2023
 JOB NO.: 2108.13

PROPERTY OWNERS

- ② SCHAEFER NANCY NON GST EXEMPT TRUST FBO JANE SCHAEFER, STEVE PRESLEY--TRUSTEE
 334 N. PARK DRIVE, SAN ANTONIO TX 78216
 PROPERTY ID: 32027
 LIVE OAK HILL SUBDIVISION (VOL. 2, PGS. 146-147, M.P.R.)
 UNDEVELOPED; ZONED: NS
- ③ SCHAEFER NANCY NON GST EXEMPT TRUST FBO JANE SCHAEFER, STEVE PRESLEY--TRUSTEE
 334 N. PARK DRIVE, SAN ANTONIO TX 78216
 PROPERTY ID: 32026
 LIVE OAK HILL SUBDIVISION (VOL. 2, PGS. 146-147, M.P.R.)
 UNDEVELOPED; ZONED: NS
- ④ CITY OF SCHERTZ
 1400 SCHERTZ PKWY SCHERTZ, TX 78154
 PROPERTY ID: 32025
 LIVE OAK HILL SUBDIVISION (VOL. 2, PGS. 146-147, M.P.R.)
 UNDEVELOPED; ZONED: NS
- ⑤ CITY OF SCHERTZ
 1400 SCHERTZ PKWY SCHERTZ, TX 78154
 PROPERTY ID: 32024
 LIVE OAK HILL SUBDIVISION (VOL. 2, PGS. 146-147, M.P.R.)
 UNDEVELOPED; ZONED: NS
- ⑥ HERNANDEZ JESUS LOPEZ & DORIS REBECCA PRATHER
 814 CIBOLO TRAIL UNIVERSAL CITY TX 78148
 PROPERTY ID: 32023
 LIVE OAK HILL SUBDIVISION (VOL. 2, PGS. 146-147, M.P.R.)
 UNDEVELOPED; ZONED: NS
- ⑦ SCHAEFER NANCY NON GST EXEMPT TRUST FBO JANE SCHAEFER, STEVE PRESLEY--TRUSTEE
 334 N. PARK DRIVE, SAN ANTONIO TX 78216
 PROPERTY ID: 32022
 LIVE OAK HILL SUBDIVISION (VOL. 2, PGS. 146-147, M.P.R.)
 UNDEVELOPED; ZONED: NS
- ⑧ CITY OF SCHERTZ
 1400 SCHERTZ PKWY SCHERTZ, TX 78154
 PROPERTY ID: 32021
 LIVE OAK HILL SUBDIVISION (VOL. 2, PGS. 146-147, M.P.R.)
 UNDEVELOPED; ZONED: NS
- ⑱ CITY OF SCHERTZ
 1400 SCHERTZ PKWY SCHERTZ, TX 78154
 PROPERTY ID: 31969
 LIVE OAK HILL SUBDIVISION (VOL. 776, PG. 948)
 UNDEVELOPED; ZONED: NS
- ⑬ EUGENIO ANTHONY W
 334 N. PARK DRIVE, SAN ANTONIO TX 78216
 PROPERTY ID: 31984
 LIVE OAK HILL SUBDIVISION (VOL. 2997, PG. 0588)
 UNDEVELOPED; ZONED: PDD

PDD - REZONING 2.06 AC.

Binkley & Barfield

DCCM

Binkley & Barfield, Inc.
 TxEng F-257
 190 S Seguin Ave
 New Braunfels, TX 78130
 830-606-3913
 BinkleyBarfield.com

DRAWN BY: BGM

DATE: 2023

CHECKED BY: JM

JOB NO.: 2106.13

PROPERTY OWNERS

11 24 14 34
 EUGENIO ANTHONY W
 334 N. PARK DRIVE, SAN ANTONIO TX 78216
 PROPERTY ID: 31965, 31971, 31972, 31973, 31978, 31980, 31983, 31994, 31955
37
 LIVE OAK HILL SUBDIVISION (VOL. 1719, PG. 0732)
 UNDEVELOPED; ZONED: PDD

12
 EUGENIO ANTHONY W
 334 N. PARK DRIVE, SAN ANTONIO TX 78216
 PROPERTY ID: 31979
 LIVE OAK HILL SUBDIVISION (VOL. 3141, PG. 0502)
 UNDEVELOPED; ZONED: PDD

16 17 26 23
 EUGENIO ANTHONY W
 334 N. PARK DRIVE, SAN ANTONIO TX 78216
 PROPERTY ID: 31964, 31967, 31974, 39175, 31961, 31962, 31960, 31959, 31957, 31956,
20 21 29 30
 31954, 31968, 31944
 LIVE OAK HILL SUBDIVISION (VOL. 1719, PG. 0734)
27 35 33 32
 UNDEVELOPED; ZONED: PDD
28

25
 EUGENIO ANTHONY W
 334 N. PARK DRIVE, SAN ANTONIO TX 78216
 PROPERTY ID: 31966
 LIVE OAK HILL SUBDIVISION (DOC.#2015012203)
 UNDEVELOPED; ZONED: PDD

22
 EUGENIO ANTHONY W
 334 N. PARK DRIVE, SAN ANTONIO TX 78216
 PROPERTY ID: 31963
 LIVE OAK HILL SUBDIVISION (VOL. 3027, PG. 0574)
 UNDEVELOPED; ZONED: PDD

1
 CITY OF SCHERTZ
 1400 SCHERTZ PKWY SCHERTZ, TX 78154
 PROPERTY ID: 32028
 LIVE OAK HILL SUBDIVISION, DOC#202399003490
 UNDEVELOPED; ZONED: NS

9
 SCHAEFER NANCY NON GST EXEMPT TRUST FBO JANE SCHAEFER
 STEVE PRESLEY-TRUSTEE
 334 N. PARK DRIVE, SAN ANTONIO TX 78216
 PROPERTY ID: 32011
 LIVE OAK HILL SUBDIVISION, DOC#201899007549
 UNDEVELOPED; ZONED: NS

PDD - REZONING 2.06 AC.



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 830-606-3913
 BinkleyBarfield.com

DRAWN BY: BGM

DATE: 2023

CHECKED BY: JM

JOB NO.: 2106.13

PROPERTY OWNERS

- ①9 EUGENIO ANTHONY W
334 N. PARK DRIVE, SAN ANTONIO TX 78216
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- ③1 EUGENIO ANTHONY W
334 N. PARK DRIVE, SAN ANTONIO TX 78216
PROPERTY ID: 31958
LIVE OAK HILL SUBDIVISION (VOL. 4163, PG. 0398)
UNDEVELOPED; ZONED: PDD

- ③6 EUGENIO ANTHONY W
334 N. PARK DRIVE, SAN ANTONIO TX 78216
PROPERTY ID: 31953
LIVE OAK HILL SUBDIVISION
UNDEVELOPED; ZONED: PDD

PDD - REZONING 2.06 AC.

Binkley & Barfield

DCCM

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TxEng F-257
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New Braunfels, TX 78130
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ORDINANCE NO. 21-S-15

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AMENDING THE OFFICIAL ZONING MAP BY REZONING APPROXIMATELY 66 ACRES OF LAND TO PLANNED DEVELOPMENT DISTRICT (PDD), GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION BETWEEN SCHERTZ PARKWAY AND WIEDERSTEIN ROAD, CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS.

WHEREAS, an application to rezone approximately 66 acres of land generally located southwest of the intersection between Schertz Parkway and Wiederstein road, and more specifically described in the Exhibit A and Exhibit B attached herein (herein, the “Property”) has been filed with the City; and

WHEREAS, the City’s Unified Development Code Section 21.5.4.D. provides for certain criteria to be considered by the Planning and Zoning Commission in making recommendations to City Council and by City Council in considering final action on a requested zone change (the “Criteria”); and

WHEREAS, on April 14, 2021, the Planning and Zoning Commission conducted a public hearing and, after considering the Criteria, made a recommendation to City Council to disapprove the requested rezoning according to the development standards set forth in Exhibit C attached herein (the “Development Standards”); and

WHEREAS, on May 4, 2021, the City Council conducted a public hearing and after considering the Criteria and recommendation by the Planning and Zoning Commission, determined that the requested zoning be approved as provided for herein.

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

Section 1. The Property as shown and more particularly described in the attached Exhibit A and Exhibit B, is hereby zoned Planned Development District (PDD)

Section 2. The Official Zoning Map of the City of Schertz, described and referred to in Article 2 of the Unified Development Code, shall be revised to reflect the above amendment.

Section 3. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the Council.

Section 4. All ordinances and codes, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters resolved herein.

Section 5. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 6. If any provision of this Ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City hereby declares that this Ordinance would have been enacted without such invalid provision.

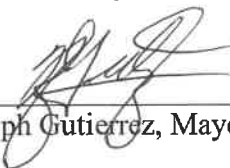
Section 7. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

Section 8. This Ordinance shall be effective upon the date of final adoption hereof and any publication required by law.

Section 9. This Ordinance shall be cumulative of all other ordinances of the City of Schertz, and this Ordinance shall not operate to repeal or affect any other ordinances of the City of Schertz except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, are hereby repealed.


Approved on first reading the 4th day of May, 2021.

PASSED, APPROVED AND ADOPTED on final reading the 11th day of May, 2021.



Ralph Gutierrez, Mayor

ATTEST:



Brenda Dennis, City Secretary

(SEAL OF THE CITY)



Westwood

County of Guadalupe
State of Texas

66.162 acres

Heritage Oaks
May 8, 2020

METES AND BOUNDS DESCRIPTION of a 66.162 acre tract of land situated in the Toribio Herrera Survey No. 68, Abstract No. 153, City of Schertz, Guadalupe County, Texas and being all of the following lands:

45.952 acres being Lots 10-18, Block 31, Lots 9-16, Block 32, Lots 1-17, Block 34, all of Blocks 35-38, Lots 1-17, Block 39, all of Block 40, Lots 2-8, and the remaining portions of 9-12 and 14-16, Block 41, and Lots 2-9, and the remaining portions of 10-16, Block 42 and the proposed vacated right-of-ways platted as King Lane, Lyric Lane, Mora Lane, Nile Lane, Odell Lane and that 1,607 foot section of Live Oak Blvd contained herein and as shown by plat of Live Oak Hills Subdivision recorded in Volume 2, Pages 146-147, Guadalupe County Plat Records,

AND, 20.210 acres out of the remaining portion of a 23.811 acre tract described by warranty deed recorded in Volume 2142, Page 582, Guadalupe County Official Public Records;

In all, said 66.162 acre tract being more particularly described as follows:

BEGINNING at a ½" iron rod found on the southwest line of Schertz Parkway (a 86' width right of way) recorded in Volume 5, Page 73B, Guadalupe County Plat Records at the common southeast corner of Lot 4, Block 2, as shown by plat of Legacy at Forest Ridge Subdivision recorded in Volume 8, Pages 428, said Plat Records and the north corner of the remaining portion of said Lot 9, Block 41 and the north corner and **POINT OF BEGINNING** of the herein described tract of land;

THENCE, along the southwest line of said Schertz Pkwy, South 29° 53' 42" East, 297.30 feet to a ½" iron rod set (WESTWOOD),

THENCE, departing the southwest line of Schertz Pkwy and circumnavigating Lot 13, Block 41 of said Live Oak Hills, the following courses:

South 60° 21' 20" West, 105.00 feet to a ½" iron rod set (WESTWOOD),
South 29° 53' 42" East, 75.00 feet a ½" iron rod set (WESTWOOD), and
North 60° 21' 20" East, 105.00 feet a ½" iron rod set (WESTWOOD) returning to the southwest line of said Schertz Pkwy;

THENCE, South 29° 53' 42" West, at 223.81 feet pass the north corner of the vacating portion of said Live Oak Blvd., at 283.81 feet pass the east corner of the same, in all, a total of 773.77 feet to a ½" iron rod set (WESTWOOD) at the north corner of the remaining portion of Lot 17, Block 42 of said Live Oak Hills, for the southeast corner of the herein and described tract of land;

THENCE, departing southwest line of Schertz Pkwy and across said Live Oak Hills and along the north and west lines of said Lot 17, South 60° 32' 29" West, 107.04 feet to a ½" iron rod set

Westwood

(WESTWOOD), South 29° 48' 49" West, 70.00 feet to a ½" iron rod found (CEC) at the north corner of Lot 1, Block 42;

THENCE, continuing across said Live Oak Hills, South 60° 08' 07" West, at 120.02 feet passing a ½" iron rod (CEC), at 180.02 feet pass a ½" iron rod found (CEC), in all, a total distance of 300.27 feet to a ½" iron rod set (WESTWOOD) at the west corner of Lot 18, Block 39 of said Live Oak Hills and South 29° 48' 49" East, 69.67 feet to a ½" iron rod set (WESTWOOD) on the common northwest line of Carolina Crossing Subdivision Unit 8 recorded in Volume 6, Page 219, said Plat Records and the south line of said Live Oak Hills for a corner of the herein described tract of land;

THENCE, South 60° 04' 52" West, 120.05 feet passing a ½" iron rod, in all, a total distance of 179.91 feet to a ½" iron rod found and South 60° 00' 52" West, 5.16 feet to a ½" iron rod set (WESTWOOD) at the common northwest corner of said Carolina Crossing Unit 8, the north corner of said 23.811 acre tract and a reentrant corner of the herein described tract of land;

THENCE, along the southwest line of said Unit 8, the northeast line of said 23.811 acre tract, South 30° 01' 02" East, 1172.99 feet to a ½" iron rod found (CEC) on the northwest line of Carolina Crossing Subdivision Unit 7 recorded in Volume 6, Page 219, said Plat Records at the common south corner of said Carolina Crossing Unit 8 and the southeast corner of said 23.811 acre tract and the herein described tract of land;

THENCE, along the common northwest line of said Carolina Crossing Unit 7, the southeast line of said 23.811 acre tract, the following courses:

South 60° 01' 14" West, 232.61 feet to a ½" iron rod set (WESTWOOD),
South 59° 56' 11" West, 464.59 feet to ½" iron rod set (WESTWOOD), and
South 58° 45' 36" West, 53.53 feet to ½" iron rod found (CEC) for the common west corner of said Carolina Crossing Unit 7 and the northeast corner of Unit 1 P.U.D., Kensington Ranch Estates Subdivision recorded in Volume 8, Page 2 Guadalupe County Official Public Records, for a southeast corner of the herein described tract,

THENCE, continuing with the southeast line of said 23.811 acre tract and along the common northwest line said Kensington Ranch Estates, South 59° 50' 40" West, 175.30 feet to ½" iron rod set (WESTWOOD) at the east corner of 1.192 acre tract conveyed unto the City of Schertz by warranty deed recorded in Volume 2742, Page 269, said Official Public Records, for the south corner of the herein described tract of land;

THENCE, along the northeast line said 1.192 acre tract, and across the 23.811 acre tract, North 73° 37' 50" West, 207.43 feet to a ½" iron rod found at the beginning of a non-tangent curve to the right;

THENCE, along the arc of said curve with an arc length of 159.85 feet, a radius 275.52 feet, a delta of 33° 14' 33", and a chord bearing and distance of South 57° 00' 34" East, 157.62 feet to a ½" iron rod set at common north corner of said 1.192 acre tract and an east corner of those City of Schertz tracts recorded in Volume 2708, Page 726, said Official Public Records, for a west corner of the herein described tract of land;

THENCE, North 22° 29' 23" West, 385.88 feet to ½" iron rod set (WESTWOOD) at the south corner of a 9.167 acre tract conveyed unto Guadalupe Valley Electric Cooperative recorded in

Westwood

Volume 1145, Page 543, said Official Public Records, for a west corner of the herein described tract of land;

THENCE, along the common lines of said 9.167 acre tract and said 23.811 acre tract, North 59° 51' 25" East, 795.12 feet to a ½" iron rod set (WESTWOOD), and North 30° 04' 31" West, 500.00 feet to a ½" iron rod found on the southeast line of said Live Oak Hills coincident with the common northeast corner of said 9.167 acre tract for a reentrant corner of the herein described tract of land;

THENCE, along the northwest line of said 9.167 acre tract, South 60° 00' 52" West, 299.69 feet to a ½" iron rod found (CEC), at the east corner of Lot 18, Block 34 of said Live Oak Hills;

THENCE, circumnavigating said Lot 18, of same Block, the following courses:

North 29° 49' 32" West, 71.80 feet to a ½" iron rod set (WESTWOOD),
South 59° 57' 05" West, 120.00 feet to a ½" iron rod set (WESTWOOD), and
South 30° 14' 08" East, 72.11 feet to a ½" iron rod set (WESTWOOD) returning to the northwest line of said 9.167 acre tract for a corner of the herein described tract of land;

THENCE, South 59° 45' 52" West, 300.51 feet to a ½" iron rod set (WESTWOOD) on the east line of said City of Schertz tract for a west corner of the herein described tract of land;

THENCE, across said Block 31, North 29° 50' 00" West, 633.07 feet passing a ½" iron rod found, in all, for a total distance of 1284.52 feet to a ½" iron rod set (WESTWOOD) on the southeast line of Lot 1, Block 1, Chelsea Mixed-Use Subdivision recorded in Volume 7, Pages 530-531, said Plat Records for the west corner of the herein described tract of land;

THENCE, North 59° 58' 25" East, at 961.45 feet pass a ½" iron rod at the southwest corner of Lot 6, Block 2, Legacy at Forest Ridge recorded in Volume 8, Page 428, said Plat Records, in all, a total of 1,606.37 feet to the **POINT OF BEGINNING**.

Containing in all, 2,882,049 square feet, or 66.162 acres of land, more or less.

The above description and area specifically excludes Lot 1, Block 41, said Live Oak Hills Subdivision, said Lot 1 being more particularly described as follows:

COMMENCING at a ½" iron rod found on the southwest line of said Schertz Parkway at the common southeast corner of said Lot 4, Block 2, Legacy at Forest Ridge Subdivision, and the north corner of said remaining portion of said Lot 9, Block 41;

THENCE, along the southwest line of said Schertz Pkwy, South 29° 53' 42" East, at 297.30 feet passing the north corner of said Lot 13, Block 41, at 372.30 feet the east corner of the same, and continuing in all a total distance of 596.11 feet to the intersection of the southwest line of Schertz Pkwy and the northwest line of said Live Oak Blvd.;

THENCE, along the northwest line of said Live Oak Blvd., South 60° 08' 45" West, 105.00 feet to the east corner and **POINT OF BEGINNING** of the herein described tract of land;

THENCE, continuing along the northwest line of said Live Oak Blvd., South 60° 08' 45" West, 120.00 feet to the intersection of the northwest line of said Live Oak Blvd. and the northeast

Westwood

line of Odell Lane, a 60-foot right-of-way, proposed to be vacated, as shown by plat of said Live Oak Hills Subdivision;

THENCE, along the northeast line of said Odell Lane, North 29° 53' 42" West, 75.00 feet to the west corner of the herein described tract of land;

THENCE, departing the right-of-way of said Odell Lane, North 60° 08' 45" East, 120.00 feet to the north corner of the herein described tract of land;

THENCE, South 29° 53' 42" East, 75.00 feet to the **POINT OF BEGINNING**.

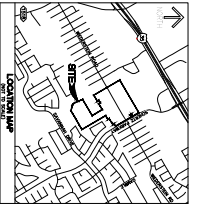
Containing in all, 9,005 square feet, or 0.207 acres of land, more or less.

Bearings are based on Texas State Plane coordinates for the South Central Zone, 4204 (NAD83, 2011 adjustment).

This metes and bounds description of a 66.162 acre tract is for zoning and planning purposes only. This document of project number, 24313.00 and date, May 8, 2020, was prepared by Westwood Professional Services and shall not be used for conveyance nor construction purposes.



A handwritten signature in blue ink, appearing to read "Jason R. Gabriel".



HERITAGE OAKS NEIGHBORHOOD

66.16 ACRES ~ TOTAL TRACT AREA

ADJACENT PROPERTY OWNERSHIP

1. LUE OAKS HILLS SUBDIVISION
2. SCHERTZ-ORLO-UNIVERSAL CITY ISD
3. SCHERTZ PARKWAY, SCHERTZ, TX 78154
4. MANCO SCHAEFER NON-EST EXEMPT TRUST FBO JANE SCHAEFER
5. SCHERTZ PARKWAY, SCHERTZ, TX 78154
6. MANCO SCHAEFER NON-EST EXEMPT TRUST FBO JANE SCHAEFER
7. SCHERTZ PARKWAY, SCHERTZ, TX 78154
8. SCHERTZ PARKWAY, SCHERTZ, TX 78154
9. SCHERTZ PARKWAY, SCHERTZ, TX 78154
10. SCHERTZ PARKWAY, SCHERTZ, TX 78154
11. SCHERTZ PARKWAY, SCHERTZ, TX 78154
12. SCHERTZ PARKWAY, SCHERTZ, TX 78154
13. SCHERTZ PARKWAY, SCHERTZ, TX 78154
14. SCHERTZ PARKWAY, SCHERTZ, TX 78154
15. SCHERTZ PARKWAY, SCHERTZ, TX 78154
16. SCHERTZ PARKWAY, SCHERTZ, TX 78154
17. SCHERTZ PARKWAY, SCHERTZ, TX 78154

18. CROQUINA, CROSSING SUBDIVISION, UNIT 4
19. GUNN R & SANDRA K BRETZKE
20. 3740 MARIETTA LANE, SCHERTZ, TX 78154
21. PROPERTY ID: 17878
22. CROQUINA, CROSSING SUBDIVISION, UNIT 6
23. OSOBE & AMBERLY PAUREZ
24. 3800 STEINER CIRCLE, SCHERTZ, TX 78154
25. MARK D & SANDRA MASON
26. PROPERTY ID: 17880
27. TRAVIS G & TAMM MCKINLEY ROBERTS
28. PROPERTY ID: 17881
29. 3412 BILNORE MANOR, SCHERTZ, TX 78154
30. 3408 BILNORE MANOR, SCHERTZ, TX 78154
31. PROPERTY ID: 17882
32. 3412 BILNORE MANOR, SCHERTZ, TX 78154
33. 3408 BILNORE MANOR, SCHERTZ, TX 78154
34. JEFF R & MARGI W P NGOMA
35. 3416 BILNORE MANOR, SCHERTZ, TX 78154
36. NORA & MARK HEDALGO
37. 3420 BILNORE MANOR, SCHERTZ, TX 78154
38. MARIE & PAUL J SAINT HILL
39. PROPERTY ID: 17885
40. STEVE A & CATHY CHANDLER
41. PROPERTY ID: 17887
42. 3712 FLORENCE GROVE, SCHERTZ, TX 78154
43. 3712 FLORENCE GROVE, SCHERTZ, TX 78154
44. 3712 FLORENCE GROVE, SCHERTZ, TX 78154
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61. 3712 FLORENCE GROVE, SCHERTZ, TX 78154

32. MICHELLE L & ERIN R VERRY
33. 3716 FLORENCE GROVE, SCHERTZ, TX 78154
34. YVONIA VANESSA & PAUL BRADDO BRADDO
35. 3716 FLORENCE GROVE, SCHERTZ, TX 78154
36. GEORGE SULLOBERGROVE, SCHERTZ, TX 78154
37. PROPERTY ID: 17884
38. JIM E & KESSALONG SONG
39. 3700 FLORENCE GROVE, SCHERTZ, TX 78154
40. PROPERTY ID: 17885
41. 3700 FLORENCE GROVE, SCHERTZ, TX 78154
42. 3429 ABBEVILLE DRIVE, SCHERTZ, TX 78154
43. 3429 ABBEVILLE DRIVE, SCHERTZ, TX 78154
44. 3429 ABBEVILLE DRIVE, SCHERTZ, TX 78154
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61. 3429 ABBEVILLE DRIVE, SCHERTZ, TX 78154

47. CROQUINA, CROSSING SUBDIVISION, UNIT 7
48. DOROTHY L HAVITT & TROY H POCHER
49. 3443 ROCK HILL, NEW SCHERTZ, TX 78154
50. SALLY & JOHN D BOULS
51. 3448 ROCK HILL, NEW SCHERTZ, TX 78154
52. JAMES P WURRAY JR
53. 3453 ROCK HILL, NEW SCHERTZ, TX 78154
54. PHOENIX ROCK HILL, NEW SCHERTZ, TX 78154
55. GERALD A PETERSON
56. PROPERTY ID: 17912
57. ROBERT R & MALDEN A GUNION
58. PROPERTY ID: 17911
59. 3472 ROCK HILL, NEW SCHERTZ, TX 78154
60. 3472 ROCK HILL, NEW SCHERTZ, TX 78154
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80. 3472 ROCK HILL, NEW SCHERTZ, TX 78154
81. 3472 ROCK HILL, NEW SCHERTZ, TX 78154

ENGINEER / APPLICANT:
WESTWOOD PROFESSIONAL SERVICES
1718 DRY CREEK WAY, SUITE 110
SAN ANTONIO, TEXAS 78259
TEL: (210) 265-8300

SURVEYOR:
WESTWOOD PROFESSIONAL SERVICES
1718 DRY CREEK WAY, SUITE 110
SAN ANTONIO, TEXAS 78259
TEL: (210) 265-8300

OWNER / DEVELOPER:
WESTWOOD PROFESSIONAL SERVICES
1718 DRY CREEK WAY, SUITE 200
SAN ANTONIO, TEXAS 78259
TEL: (210) 265-8300

NO.	DATE	REVISIONS	BY

Westwood
Phone: (210) 265-8300 1718 Dry Creek Way, Suite 110
Tel/Fax: (888) 937-5150 San Antonio, TX 78259
www.westwoodps.com
Westwood Professional Services, Inc. Member of the Westwood Group
18PLS PPS# 00, 1019654 - 1204 PPS# 00, P 11756

HERITAGE OAKS NEIGHBORHOOD PLANNED DEVELOPMENT DISTRICT ZONING EXHIBIT SCHERTZ, TEXAS

DATE:	2/11/10
BY:	LANDING 2010
SCALE:	AS SHOWN
PROJECT:	100
OWNER:	
DATE:	
BY:	



PLANNED DEVELOPMENT DISTRICT

HERITAGE OAKS NEIGHBORHOOD
SCHERTZ, TEXAS

MAY 5, 2021

PREPARED BY:

Westwood

Westwood

PLANNED DEVELOPMENT DISTRICT

HERITAGE OAKS NEIGHBORHOOD

Prepared For:

Presidio Group, LLC
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San Antonio, TX 78258
(210) 826-9000

Prepared By:

Westwood Professional Services
1718 Dry Creek Way, Suite 110
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Project Number: R0024313.00

Date: May 5, 2021

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FIGURES

FIGURE 1.0: EXCERPT FROM LIVE OAK HILLS SUBDIVISION PLAT

FIGURE 2.0: COVING PROPOSED W/ HERITAGE OAKS NEIGHBORHOOD

FIGURE 3.0: HERITAGE OAKS NEIGHBORHOOD BLOCK LENGTHS

FIGURE 4.0: HERITAGE OAKS NEIGHBORHOOD CUL-DE-SAC LENGTHS

FIGURE 5.0: PROPOSED WILDENSTEIN ROAD, A RESIDENTIAL COLLECTOR

EXHIBITS

EXHIBIT 1: METES AND BOUNDS

EXHIBIT 2: CONCEPTUAL COVING PLAN

EXHIBIT 3: DRIVEWAY DETAIL

EXHIBIT 4: WIEDERSTEIN AND WEST DIETZ CREEK TRAIL PLAN

EXHIBIT 5: ZONING EXHIBIT

HERITAGE OAKS NEIGHBORHOOD

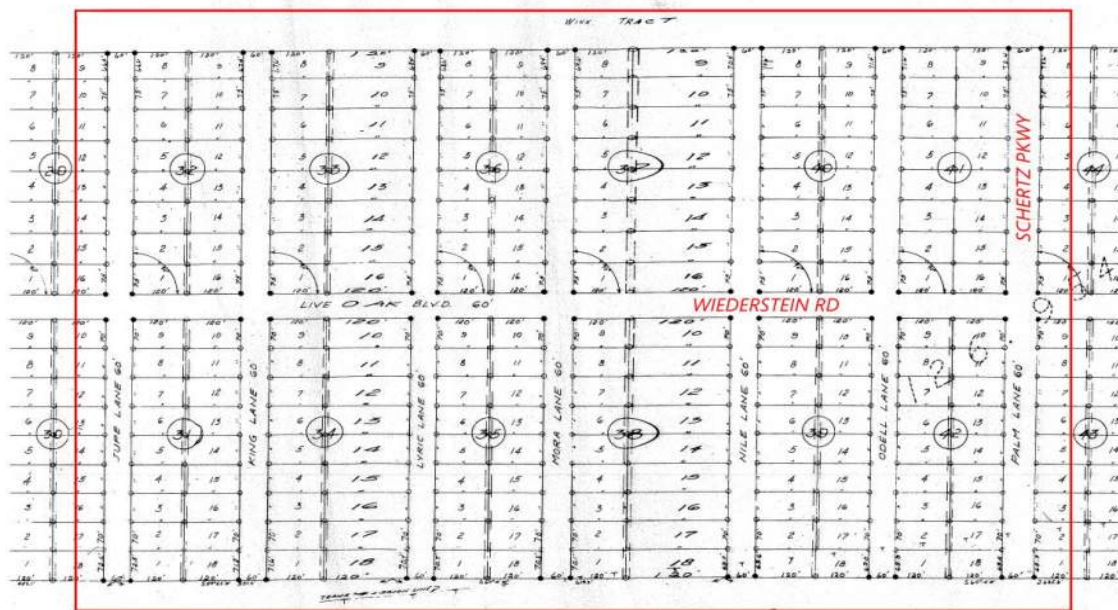
A PLANNED DEVELOPMENT DISTRICT

SCHERTZ, TEXAS

I. PROPERTY

The proposed 65.97 acre Heritage Oaks Neighborhood (the “Heritage Oaks Neighborhood”) is located 0.5 mile to the southeast of IH 35 off Schertz Parkway within the corporate limits of the City of Schertz. Approximately 45.76 acres lies within the Live Oak Hills Subdivision, a Plat of Record in Volume 2, Pages 146-147 of the Map and Plat Records of Guadalupe County, Texas recorded on May 31, 1963. Refer to Exhibit “1” for the Metes & Bounds of the proposed tract.

Figure 1: Excerpt from Live Oak Hills Subdivision Plat



Source: Live Oak Hills Subdivision; Vol. 2, Pg. 146-147, M.P.R.

Wiederstein Road, which traverses Heritage Oaks Neighborhood east to west from Schertz Parkway, is a Residential Collector per the City of Schertz Master Thoroughfare Plan Update (2017). The posted speed limit is 20 mph and the pavement is presently in poor condition, 20-21 feet in width.

An approximate 5.5 acres adjacent to Schertz Parkway is zoned Neighborhood Services (NS) with the remainder of the tract being zoned Single-Family Residential District-2 (R-2). To the north lies an undeveloped tract within the corporate limits of the City of Selma and Legacy at Forest Ridge which is zoned General Business (GB). Dietz Creek runs along the western property line. And open space within the Kensington Ranch Estates, a PDD, lies at the southern corner of the

tract with Carolina Crossing, zoned Single-Family Residential District-6 (R-6), on the south/southeast property line.

An approximate 200 acres upstream of Schertz Parkway discharges onto the tract directly north of the Schertz Parkway/Wiederstein Road intersection. No defined channel exists with runoff sheet flowing across the property to Dietz Creek. Existing contours indicate an approximate 60 foot change in elevation from the most northern corner of the tract to the most southern corner of the tract with grades of 5-6% adjacent to Schertz Parkway and the Carolina Crossing Subdivision to the east and grades of approximately 1% adjacent to Dietz Creek to the west. Per the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), No. 48187C0210F, Effective Date November 2, 2007, Dietz Creek is located within Zone "AE" (Shaded) which is identified by FEMA as a special flood hazard area subject to inundation by the 1% annual chance flood (100-year flood) with Base Flood Elevations (BFEs) determined.

II. COVING PLAN

In lieu of the conventional urban grid, coving is proposed with Heritage Oaks Neighborhood. A method of urban planning, coving was pioneered by Minneapolis-based urban designer Rick Harrison. Characterized by winding roads and meandering setbacks, coving results in less impervious area, more open space, tree preservation and a reduction in costs attributed to the non-uniform lots, placement of homes and reduction in pavement.

Figure 2: Coving Proposed w/ Heritage Oaks Neighborhood



Source: Rick Harrison Design Studio & Neighborhood Innovations, LLC

Rather than clearing the site and proceeding with 70'x120' lot minimums required by the Single-Family Residential District-2 (R-2) zoning, the intention with Heritage Oaks Neighborhood is to maximize the density while preserving trees. To this end, both realignment of and fronting lots off Wiederstein Road is proposed. The realignment and curvature of Wiederstein Road will serve to reduce speeds, and coupled with the meandering building setbacks, will create a corridor more pleasing than the typical straightaway with parallel fencing at the right-of-way limits. With regards to safety, "T" turnarounds for the driveways off of Wiederstein Road are proposed with the realignment. Rather than reversing onto the road, the turn arounds will allow cars to enter Wiederstein Road in drive. Refer to Exhibit "2" for the proposed Heritage Oaks Neighborhood Conceptual Coving Plan.

III. AFFECTED UDC ARTICLES/SECTIONS

A Planned Development District (PDD) allows for flexibility in planning, design and development standards while complying with the intent of the Unified Development Code (UDC). The article and section amendments proposed with the PDD for Heritage Oaks Neighborhood are as follows:

A. ARTICLE 5. – ZONING DISTRICTS

Sec. 21.5.7. – Dimensional and Development Standards

The tract is presently zoned Single-Family Residential District-2 (R-2) except for an approximate 5.5 acres adjacent to Schertz Parkway that is zoned Neighborhood Services (NS). Proposed with the PDD for Heritage Oaks Neighborhood is a base zoning Single-Family Residential District-1 (R-1). Lots are to be an absolute minimum of 6,000 square feet, variable width, 120 foot minimum depth (at the midplane of the lot) with minimum front and side yard setbacks of 20 foot and 5 foot, respectively. No permanent structures or heating, ventilation, and air conditioning equipment will be allowed in side yards less than 10 feet. Side yard fencing between homes shall be limited to no more than 20 feet from the rear corner of the home. The average lot size in the Heritage Oaks Neighborhood shall be an absolute minimum of 8,400 square feet. With the current layout, the average lot size for the tract is 9,020 square feet, while the median lot size is 8,432 square feet. The maximum impervious cover is to be 50 percent. Dimensional requirements for the existing zoning districts (residential/non-residential) are provided with **Tables 1 & 2**, respectively.

Table 1 – Existing Dimensional Requirements, Residential Zoning Districts

Zoning District	Minimum Lot Size/Dimensions			Minimum Yard Setback				Misc	
	Area Sq Ft	Width Ft	Depth Ft	Front Ft	Side Ft	Rear Ft	Minimum Off-Street Parking Spaces	Max Height Ft	Max Imperv Cover
Single-Family Residential District-2 (R-2)	8,400	70	120	25	10	20	2	35	50%

Table 2 – Existing Dimensional Requirements, Non-Residential Zoning Districts

Zoning District	Minimum Lot Size/Dimensions			Minimum Yard Setback (Ft)					Misc	
	Area Sq Ft	Width Ft	Depth Ft	Front Ft	Rear Adj. Non-Res Zone	Rear Adj. Res Zone	Side Adj. Non-Res Zone	Side Adj. Res Zone	Max Height Ft	Max Imperv Cover
Neighborhood Services (NS)	10,000	100	100	25	0	25	0	25	35	80%

Minimum lot size and dimensions, maximum density, as well as maximum impervious cover proposed with the Heritage Oaks Neighborhood, a Planned Development District (PDD) with a base zoning Single-Family Residential District-1 (R-1) are provided with **Table 3**.

Table 3 – Heritage Oaks Neighborhood, a Planned Development District (PDD)

Zoning District	Minimum Lot Size/Dimensions			Minimum Yard Setback				Maximum Density		Misc	
	Area Sq Ft	Width Ft	Depth Ft	Front Ft	Side Ft	Rear Ft	Minimum Off-Street Parking Spaces	Lots	Lots Per Acre	Max Height Ft	Max Imperv Cover
Planned Development District (PDD)	6,000	50	120**	20	5*	20	2	215	3.25	35	50%

*Rectangular shaped lots shall have minimum 6-foot side yard setback.

* Corner lot shall have minimum 10-foot side yard setback from street right-of-way.

**Minimum depth shall be taken at the midplane of the lot

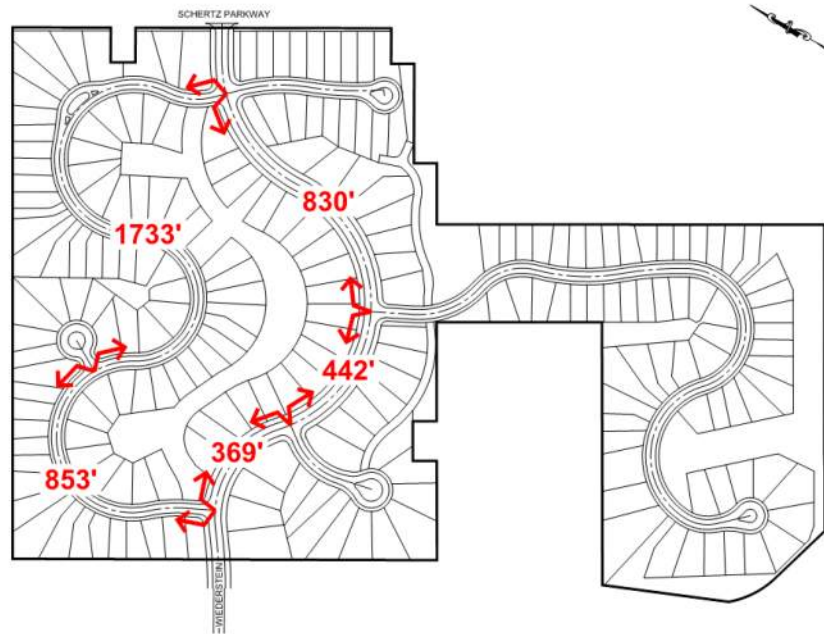
B. ARTICLE 9 – SITE DESIGN STANDARDS

Sec. 21.9.2 – Blocks

Coving allows for the preservation of trees through the reduction in pavement, larger lots and more green space. The length, width and shape of the blocks are dictated by the winding streets, non-uniform lots and variable setbacks.

D. A maximum block length of one thousand seven hundred and thirty-three feet (1,733') is proposed with the Heritage Oaks Neighborhood.

Figure 3: Heritage Oaks Neighborhood Block Lengths



Sec. 21.9.3. – Lots

Large non-uniform lots with variable frontage and setbacks are proposed with Heritage Oaks Neighborhood. Lot sizes and dimensions, as well as setbacks, shall be shown on all plats and shall conform to the minimum requirements recognized in the Dimension and Development Standards of this PDD. In addition, the following modified requirements to UDC Sec. 21.9.3 will apply:

H. Residential lots may front Wiederstein Road, a residential collector. Driveways for all residential lots fronting Wiederstein Road, without alley access, will have a “T” turnaround eliminating the need for vehicles to back onto the road. Dimensional requirements for proposed “T” turnarounds are provided with Exhibit “3”.

I. Lot lines are not required to be perpendicular to the local streets within the Heritage Oaks Neighborhood. The larger non-uniform lots, characteristic of a coving subdivision, provide more open space and tree preservation.

Sec. 21.9.7. – Landscaping

E.3.a Every single family dwelling shall have a minimum of three shade trees with at least one in the front yard and one in the back yard. Each single family dwelling shall have a minimum of fifteen inches (15”) DBH of shade trees on the entire lot, including existing trees.

Sec. 21.9.9. – Tree Preservation and Mitigation

Trees with a 24" DBH (diameter at breast height-4 ½ feet above existing ground level) are designated "**Heritage Trees**".

Trees with an 8" DBH (diameter at breast height-4 ½ feet above existing ground level) are designated "**Protected Trees**".

C. Tree Preservation

1. Single Family Residential Development:

- a. Heritage Trees. A minimum of fifty percent (50%) of the total Heritage Trees in the Heritage Oaks Neighborhood must be preserved.
 - i. Exemptions. Heritage Trees located within proposed right-of-way, utility easements, and drainage right-of-way/easements shall be exempt from the 50% tree save requirement.
- b. Protected Trees. No Protected Trees in the Heritage Oaks Neighborhood must be preserved, however any preserved shall be credited toward the minimum builder requirement of 15" DBH.

D. Tree Mitigation. There are no tree mitigation requirements for Protected and Heritage Class Trees in the Heritage Oaks Neighborhood.

Sec. 21.9.10. – Park and Open Space Dedication Requirements

Park and Open Space Dedications requirements and fees will not apply to the Heritage Oaks Neighborhood. Open space within the Heritage Oaks Neighborhood is to be owned and maintained by the Homeowners Association (HOA). A trail will be provided along the drainage way from Schertz Parkway to West Dietz Creek as shown on **Exhibit "4"** (Wiederstein and West Dietz Creek Trail Plan), or as approved by the Parks Department. The trail shall be construction by the Heritage Oaks Neighborhood developer and dedicated to the City of Schertz for public use. Additionally, the developer shall transplant trees from the Neighborhood to the West Dietz Creek linear park and trail area.

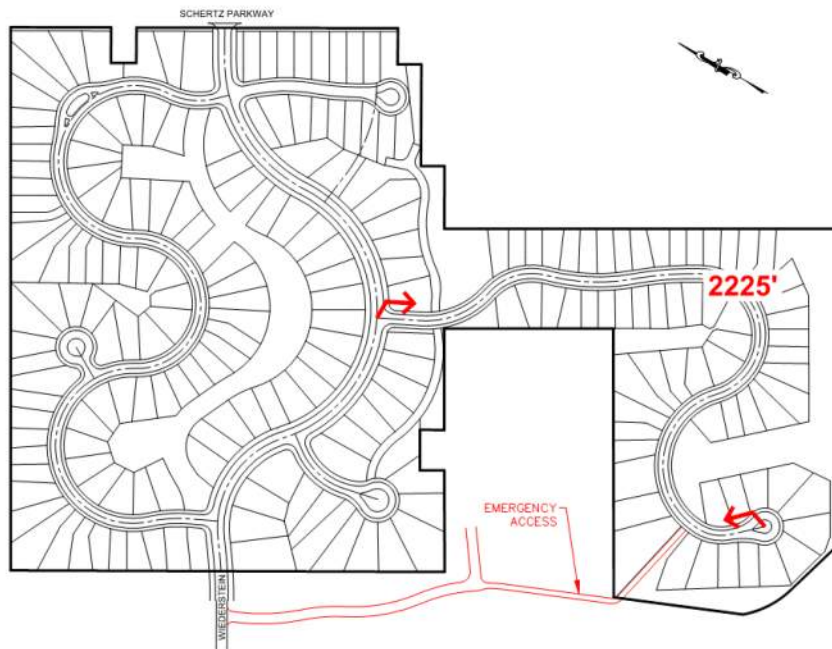
C. ARTICLE 14 – TRANSPORTATION

Sec. 21.14.1. – Streets

E. Dead-End Streets and Cul-De-Sacs

2. Cul-de-sac streets shall not exceed 500 feet in length and shall have a turnaround of not less than 120 feet in diameter of ROW in single-family residential areas. This provision may be modified upon approval of the Fire Chief and City Engineer. The length of the cul-de-sac south of Wiederstein Road in excess of 2,225 feet shall be allowed and is attributed to physical barriers, property ownership and adjacent existing subdivisions. A variable width emergency access drive is being provided back to Wiederstein Road given the length of the cul-de-sac.

Figure 4: Heritage Oaks Neighborhood Cul-De-Sac Lengths



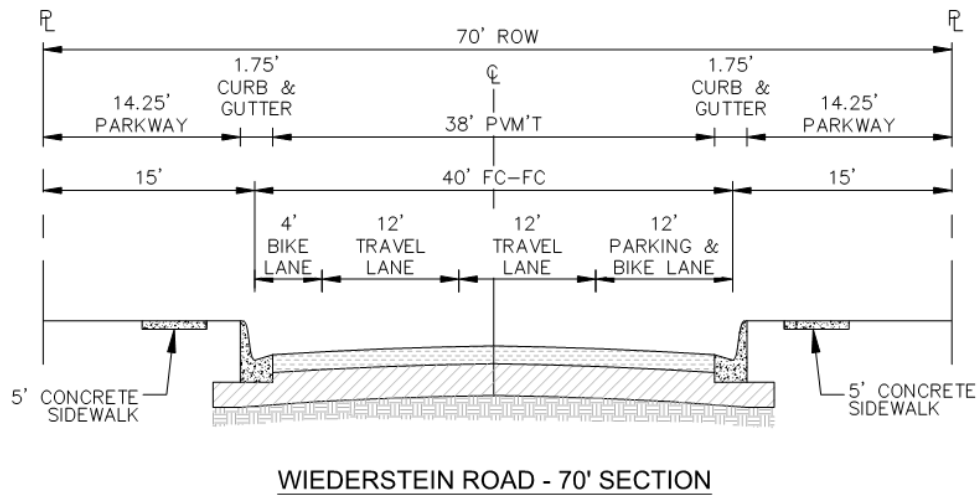
F. Alignment

Local streets within the Heritage Oaks Neighborhood will adhere to the minimum curvature allowed by the city, however the collector street running through the tract will provide a minimum radius of 300'. Each street section will utilize reverse curves rather than the required tangent length of 150'.

P. Street Improvements

1. The Wiederstein Road street section running through the Heritage Oaks Neighborhood has been designated as a 70' ROW by the City of Schertz Master Thoroughfare Plan. This collector street section will consist of a 38' pavement section, curb and gutter, with 5' sidewalks on each side of the street. The 40' street section from face of curb to face of curb will consist of (2) 12' travel lanes, (1) 12' parking and bike lane, and (1) 4' bike lane, or as approved by the Parks, Department, Engineering Department, and Planning Division.

Figure 5: Proposed Wiederstein Road, a Residential Collector



Sec. 21.14.4 - Alleys

D. Dead End Alleys.

Although alleys are not designed for emergency access, on rare occasions they may be used. Alleys with only one access point will be designed to provide a “60-foot Y” turnaround at the dead end as defined by the International Fire Code, or other alternative accepted by the City of Schertz Fire Department.

H. PDD Zoning Districts.

Alleys will be provide rear ingress/egress on the south side of Wiederstein Road for certain lots within Blocks 3 & 4 as seen in **Exhibit “2”** (Conceptual Coving Plan). Alleys shall be allowed on the north side of Wiederstein, if approved by the Engineering and Planning Departments, as part of the master development plan process. The alleys will consist of a twenty foot (20’) asphalt paved section with header curbs bordering both sides.

Sec. 21.14.5 - Driveways

D. “T-Turnaround” Driveways

Lots that front Wiederstein Road, and are not accessed by alleys, are required to have T-Turnaround Driveways, as shown on Figure 5. The turnarounds will allow cars to enter Wiederstein Road in drive rather than reversing onto the road. Dimensional requirements for proposed “T” turnarounds are provided with **Exhibit “3”**.

Sec. 21.14.6 – Sidewalks and Hike and Bike Trails

H. Hike and Bike Trails.

A trail will be provided along the drainage way from Schertz Parkway to West Dietz Creek, and continue along West Dietz Creek as shown in **Exhibit “4”** (Wiederstein and West Dietz Creek Trail Plan), or as approved by the Parks Department. The hike and bike trail shall be constructed by the Heritage Oaks Neighborhood developer and dedicated to the City of Schertz for public use. The trail shall be 10 foot (10’) in width and paved with concrete, or alternative material as approved by the Parks Department.

IV. PLANNED DEVELOPMENT DISTRICT (PDD) AMENDMENTS

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

EXHIBITS

EXHIBIT 1
METES AND BOUNDS

METES AND BOUNDS DESCRIPTION of a 65.9707 acre tract of land situated in the Toribio Herrera Survey No. 68, Abstract No. 153, City of Schertz, Guadalupe County, Texas and being all of the following lands:

45.7603 acres being Lots 10-18, Block 31, Lots 9-16, Block 32, Lots 1-17, Block 34, all of Blocks 35-38, Lots 2-17, Block 39, all of Block 40, Lots 2-8, and the remaining portions of 9-12 and 14-16, Block 41, and Lots 2-9, and the remaining portions of 10-16, Block 42 and the proposed vacated right-of-ways platted as King Lane, Lyric Lane, Mora Lane, Nile Lane, Odell Lane and that 1,607 foot section of Live Oak Blvd contained herein and as shown by plat of Live Oak Hills Subdivision recorded in Volume 2, Pages 146-147, Guadalupe County Plat Records,

AND, 20.210 acres out of the remaining portion of a 23.811 acre tract described by warranty deed recorded in Volume 2142, Page 582, Guadalupe County Official Public Records;

In all, said 65.9707 acre tract being more particularly described as follows:

BEGINNING at a ½" iron rod found on the southwest line of Schertz Parkway (a 86' width right of way) recorded in Volume 5, Page 73B, Guadalupe County Plat Records at the common southeast corner of Lot 4, Block 2, as shown by plat of Legacy at Forest Ridge Subdivision recorded in Volume 8, Pages 428, said Plat Records and the north corner of the remaining portion of said Lot 9, Block 41 and the north corner and **POINT OF BEGINNING** of the herein described tract of land;

THENCE, along the southwest line of said Schertz Pkwy, South 29° 53' 42" East, 297.30 feet to a ½" iron rod set (WESTWOOD),

THENCE, departing the southwest line of Schertz Pkwy and circumnavigating Lot 13, Block 41 of said Live Oak Hills, the following courses:

South 60° 21' 20" West, 105.00 feet to a ½" iron rod set (WESTWOOD),
South 29° 53' 42" East, 75.00 feet a ½" iron rod set (WESTWOOD), and
North 60° 21' 20" East, 105.00 feet a ½" iron rod set (WESTWOOD) returning to the southwest line of said Schertz Pkwy;

THENCE, South 29° 53' 42" West, at 223.81 feet pass the north corner of the vacating portion of said Live Oak Blvd., at 283.81 feet pass the east corner of the same, in all, a total of 773.77 feet to a ½" iron rod set (WESTWOOD) at the north corner of the remaining portion of Lot 17, Block 42 of said Live Oak Hills, for the southeast corner of the herein and described tract of land;

THENCE, departing southwest line of Schertz Pkwy and across said Live Oak Hills and along the north and west lines of said Lot 17, South 60° 32' 29" West, 107.04 feet to a ½" iron rod set

Westwood

(WESTWOOD), South 29° 48' 49" West, 70.00 feet to a ½" iron rod found (CEC) at the north corner of Lot 1, Block 42;

THENCE, continuing across said Live Oak Hills, South 60° 08' 07" West, at 120.02 feet passing a ½" iron rod (CEC), at 180.02 feet pass a ½" iron rod found (CEC), in all, a total distance of 420.27 feet to a ½" iron rod set (WESTWOOD) at the west corner of Lot 1, Block 39 of said Live Oak Hills and South 29° 48' 49" East, 69.78 feet to a ½" iron rod found (DAM) on the common northwest line of Carolina Crossing Subdivision Unit 8 recorded in Volume 6, Page 219, said Plat Records and the south line of said Live Oak Hills for a corner of the herein described tract of land;

THENCE, South 60° 04' 52" West, 59.91 feet to a ½" iron rod found and South 60° 00' 52" West, 5.16 feet to a ½" iron rod set (WESTWOOD) at the common northwest corner of said Carolina Crossing Unit 8, the north corner of said 23.811 acre tract and a reentrant corner of the herein described tract of land;

THENCE, along the southwest line of said Unit 8, the northeast line of said 23.811 acre tract, South 30° 01' 02" East, 1,172.99 feet to a ½" iron rod found (CEC) on the northwest line of Carolina Crossing Subdivision Unit 7 recorded in Volume 6, Page 219, said Plat Records at the common south corner of said Carolina Crossing Unit 8 and the southeast corner of said 23.811 acre tract and the herein described tract of land;

THENCE, along the common northwest line of said Carolina Crossing Unit 7, the southeast line of said 23.811 acre tract, the following courses:

South 60° 01' 14" West, 232.61 feet to a ½" iron rod set (WESTWOOD),
South 59° 56' 11" West, 464.59 feet to ½" iron rod set (WESTWOOD), and
South 58° 45' 36" West, 53.53 feet to ½" iron rod found (CEC) for the common west corner of said Carolina Crossing Unit 7 and the northeast corner of Unit 1 P.U.D., Kensington Ranch Estates Subdivision recorded in Volume 8, Page 2 Guadalupe County Official Public Records, for a southeast corner of the herein described tract,

THENCE, continuing with the southeast line of said 23.811 acre tract and along the common northwest line said Kensington Ranch Estates, South 59° 50' 40" West, 175.30 feet to ½" iron rod set (WESTWOOD) at the east corner of 1.192 acre tract conveyed unto the City of Schertz by warranty deed recorded in Volume 2742, Page 269, said Official Public Records, for the south corner of the herein described tract of land;

THENCE, along the northeast line said 1.192 acre tract, and across the 23.811 acre tract, North 73° 37' 50" West, 207.43 feet to a ½" iron rod found at the beginning of a non-tangent curve to the right;

THENCE, along the arc of said curve with an arc length of 159.85 feet, a radius 275.52 feet, a delta of 33° 14' 33", and a chord bearing and distance of South 57° 00' 34" East, 157.62 feet to a ½" iron rod set at common north corner of said 1.192 acre tract and an east corner of those City of Schertz tracts recorded in Volume 2708, Page 726, said Official Public Records, for a west corner of the herein described tract of land;

THENCE, North 22° 29' 23" West, 385.88 feet to ½" iron rod set (WESTWOOD) at the south corner of a 9.167 acre tract conveyed unto Guadalupe Valley Electric Cooperative recorded in

Westwood

Volume 1145, Page 543, said Official Public Records, for a west corner of the herein described tract of land;

THENCE, along the common lines of said 9.167 acre tract and said 23.811 acre tract, North 59° 51' 25" East, 795.12 feet to a ½" iron rod set (WESTWOOD), and North 30° 04' 31" West, 500.00 feet to a ½" iron rod found on the southeast line of said Live Oak Hills coincident with the common northeast corner of said 9.167 acre tract for a reentrant corner of the herein described tract of land;

THENCE, along the northwest line of said 9.167 acre tract, South 60° 00' 52" West, 299.69 feet to a ½" iron rod found (CEC), at the east corner of Lot 18, Block 34 of said Live Oak Hills;

THENCE, circumnavigating said Lot 18, of same Block, the following courses:

North 29° 49' 32" West, 71.80 feet to a ½" iron rod set (WESTWOOD),
South 59° 57' 05" West, 120.00 feet to a ½" iron rod set (WESTWOOD), and
South 30° 14' 08" East, 72.11 feet to a ½" iron rod set (WESTWOOD) returning to the northwest line of said 9.167 acre tract for a corner of the herein described tract of land;

THENCE, South 59° 45' 52" West, 300.51 feet to a ½" iron rod set (WESTWOOD) on the east line of said City of Schertz tract for a west corner of the herein described tract of land;

THENCE, across said Block 31, North 29° 50' 00" West, 633.07 feet passing a ½" iron rod found, in all, for a total distance of 1284.52 feet to a ½" iron rod set (WESTWOOD) on the southeast line of Lot 1, Block 1, Chelsea Mixed-Use Subdivision recorded in Volume 7, Pages 530-531, said Plat Records for the west corner of the herein described tract of land;

THENCE, North 59° 58' 25" East, at 961.45 feet pass a ½" iron rod at the southwest corner of Lot 6, Block 2, Legacy at Forest Ridge recorded in Volume 8, Page 428, said Plat Records, in all, a total of 1,606.37 feet to the **POINT OF BEGINNING**.

Containing in all, 2,873,682 square feet, or 65.9707 acres of land, more or less.

The above description and area specifically excludes Lot 1, Block 41, said Live Oak Hills Subdivision, said Lot 1 being more particularly described as follows:

COMMENCING at a ½" iron rod found on the southwest line of said Schertz Parkway at the common southeast corner of said Lot 4, Block 2, Legacy at Forest Ridge Subdivision, and the north corner of said remaining portion of said Lot 9, Block 41;

THENCE, along the southwest line of said Schertz Pkwy, South 29° 53' 42" East, at 297.30 feet passing the north corner of said Lot 13, Block 41, at 372.30 feet the east corner of the same, and continuing in all a total distance of 596.11 feet to the intersection of the southwest line of Schertz Pkwy and the northwest line of said Live Oak Blvd.;

THENCE, along the northwest line of said Live Oak Blvd., South 60° 08' 45" West, 105.00 feet to the east corner and **POINT OF BEGINNING** of the herein described tract of land;

THENCE, continuing along the northwest line of said Live Oak Blvd., South 60° 08' 45" West, 120.00 feet to the intersection of the northwest line of said Live Oak Blvd. and the northeast

Westwood

line of Odell Lane, a 60-foot right-of-way, proposed to be vacated, as shown by plat of said Live Oak Hills Subdivision;

THENCE, along the northeast line of said Odell Lane, North 29° 53' 42" West, 75.00 feet to the west corner of the herein described tract of land;

THENCE, departing the right-of-way of said Odell Lane, North 60° 08' 45" East, 120.00 feet to the north corner of the herein described tract of land;

THENCE, South 29° 53' 42" East, 75.00 feet to the **POINT OF BEGINNING**.

Containing in all, 9,005 square feet, or 0.2067 acres of land, more or less.

Bearings are based on Texas State Plane coordinates for the South Central Zone, 4204 (NAD83, 2011 adjustment).

This metes and bounds description of a 65.9707 acre tract is for zoning and planning purposes only. This document of project number, 24313.00 and date, May 8, 2020, was prepared by Westwood Professional Services and shall not be used for conveyance nor construction purposes. – REVISED APRIL 29, 2021 due to updated title information excluding Lot 1, Block 39 from Subject Parcel.



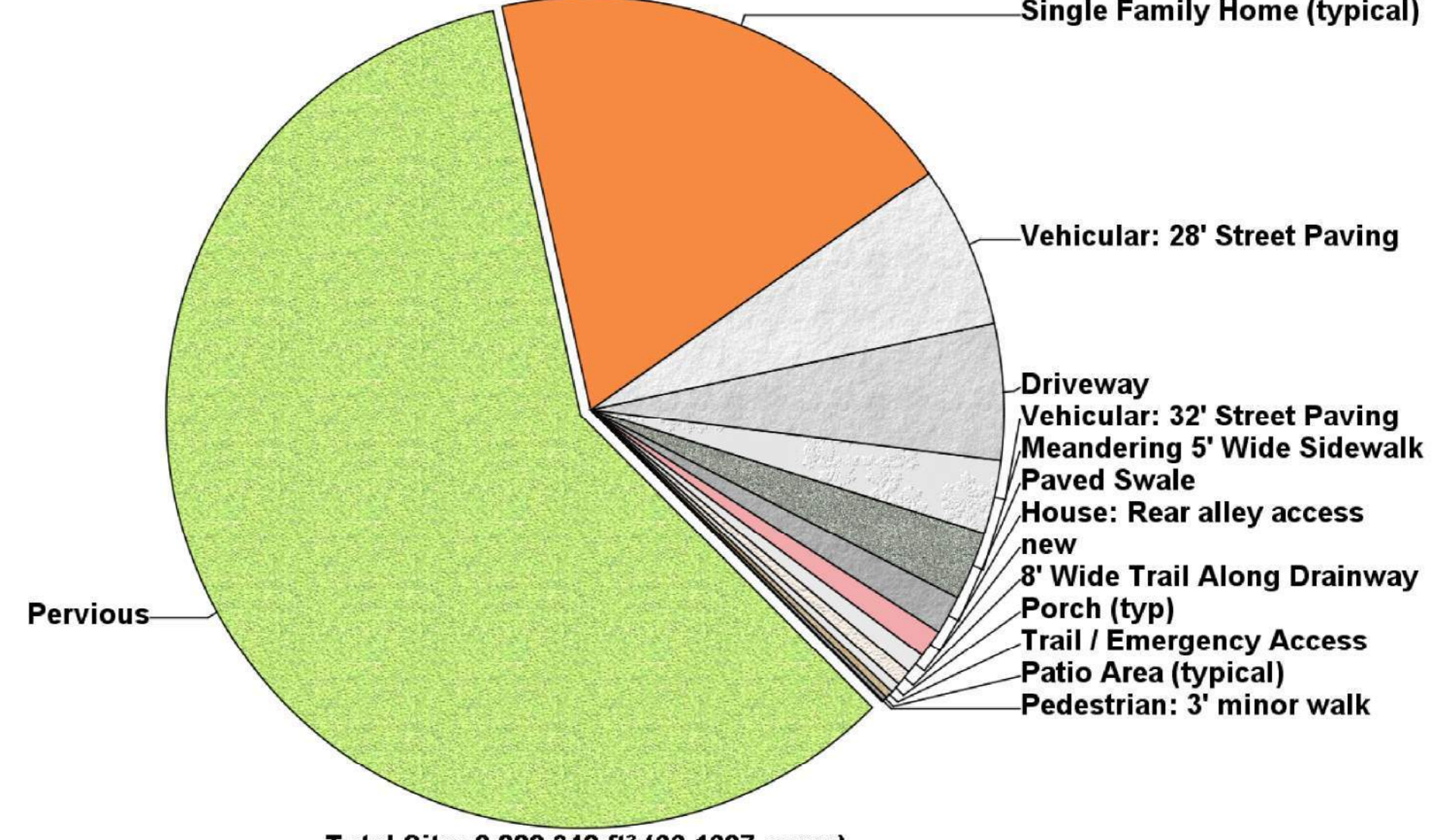
A handwritten signature in blue ink, appearing to read "Jason R. Gabriel".

EXHIBIT 2
CONCEPTUAL COVING PLAN

1" = 80 feet



Environmental Density - Man-made Impacts (40.9%)



Heritage Oaks Neighborhood Of Schertz, Texas

By: AWE Development Co., LLC.
14502 Brook Hollow Boulevard
San Antonio, Texas 78232

Westwood
Multi-Disciplined
Surveying & Engineering

LandMentor Rick Harrison Site Design
Studio

Information:

Total Site Area:	66.162 Acres
Total Number of Lots:	207
Lots 60' Wide @ front Setback (10,866.6 sq.ft. average lot size)	50
Lots 50' Wide @ front Setback (8,432.2 sq.ft. average lot size)	157
Linear feet of Street	7,735.9'
Linear feet of Alley	1,163.3'
Total Area Meandering Front Yard (Front Setback to Curb)	13.7008 Acres
Park/Commons	12.163 Acres

Notes:

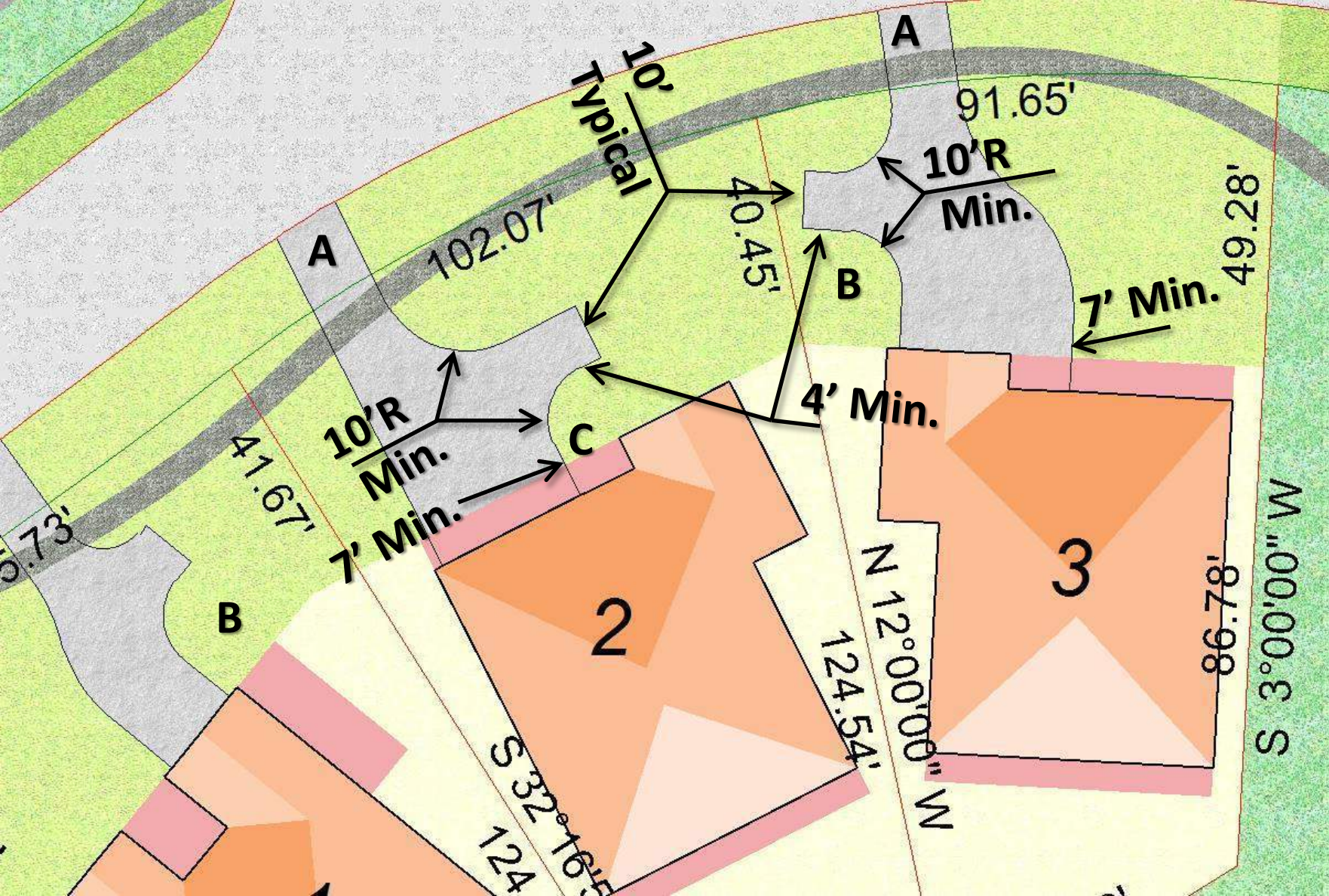
The homes shown are for graphical purposes only. They show the opportunities for builders to take advantage of wider pads where they allow expansion in front or rear of the lots and allow homeowners to provide for future expansion.

For more complete information in video format see www.rhsdplanning.com/uploads/Schertz.mp4

Total Site: 2,882,048 ft² (66.1627 acres)

■ Pedestrian: 3' minor walk...	0.0%	1,300 ft ²	(0.0298 acres)	■ Patio Area (typical).....	0.2%	5,856 ft ²	(0.1344 acres)
■ Trail / Emergency Access....	0.3%	7,651 ft ²	(0.1756 acres)	■ Porch (typ).....	0.4%	12,552 ft ²	(0.2882 acres)
■ 8' Wide Trail Along Drainway	0.6%	16,988 ft ²	(0.3900 acres)	■ new.....	0.8%	22,974 ft ²	(0.5274 acres)
■ House: Rear alley access....	1.1%	31,582 ft ²	(0.7250 acres)	■ Paved Swale.....	1.5%	44,124 ft ²	(1.0129 acres)
■ Meandering 5' Wide Sidewalk.	2.7%	77,887 ft ²	(1.7880 acres)	■ Vehicular: 32" Street Paving	2.9%	82,513 ft ²	(1.8942 acres)
■ Driveway.....	5.3%	153,918 ft ²	(3.5335 acres)	■ Vehicular: 28" Street Paving	6.3%	182,292 ft ²	(4.1848 acres)
■ Single Family Home (typical)	18.7%	539,035 ft ²	(12.3745 acres)	■ Pervious.....	59.1%	1,703,376 ft ²	(39.1041 acres)

EXHIBIT 3
DRIVEWAY DETAIL



Notes:

A:

Driveway width at the street should be a minimum 10' wide to a maximum of 16' wide.

B:

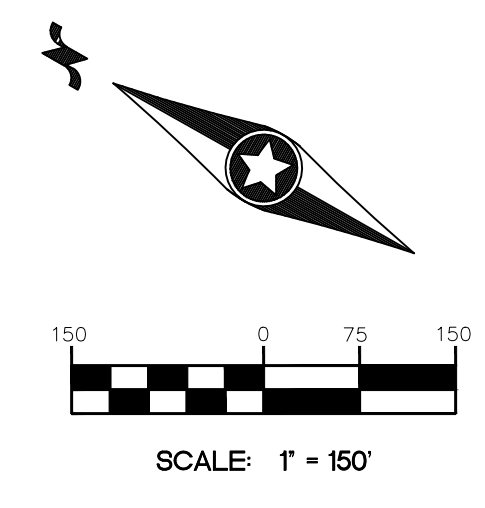
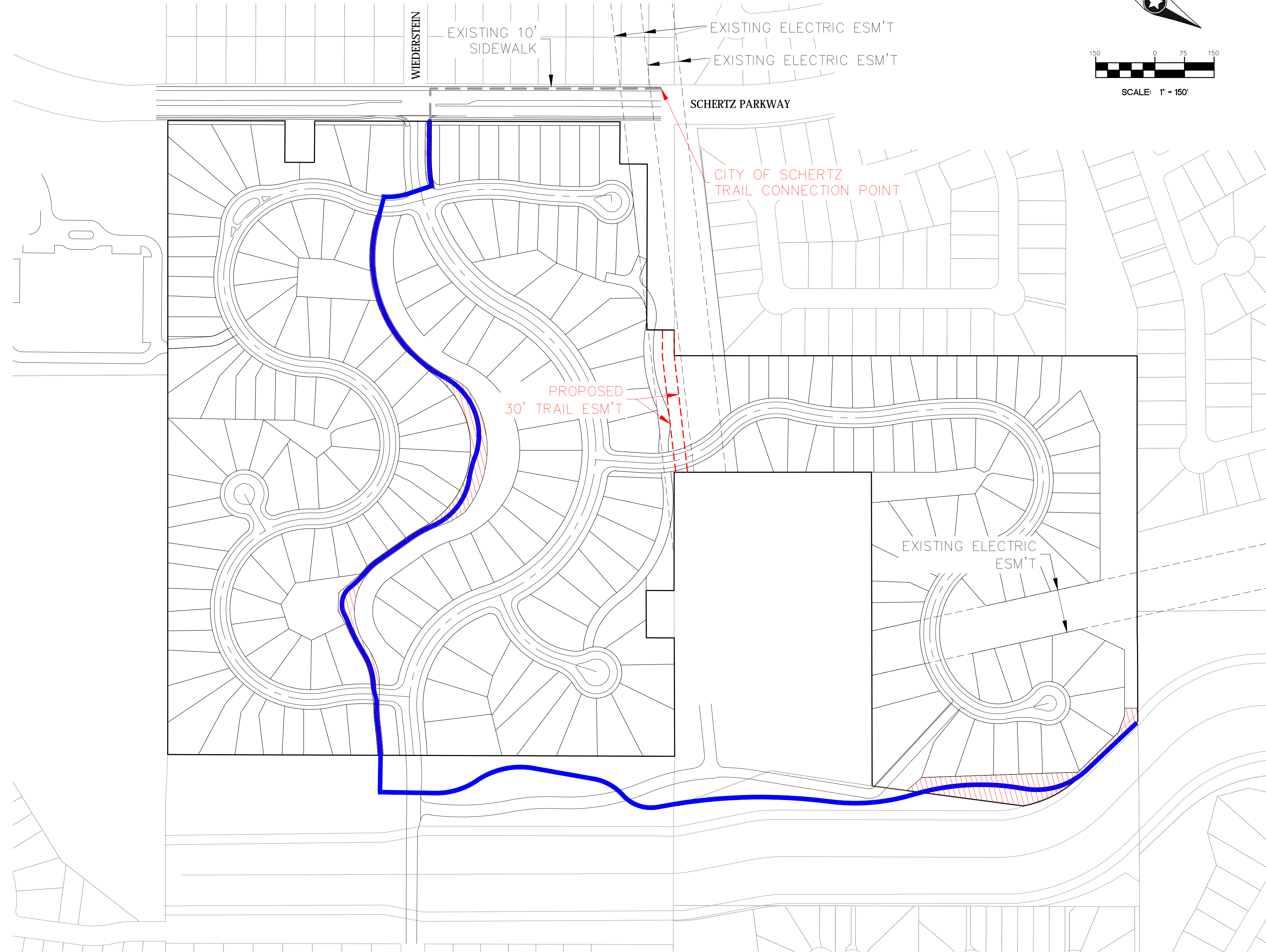
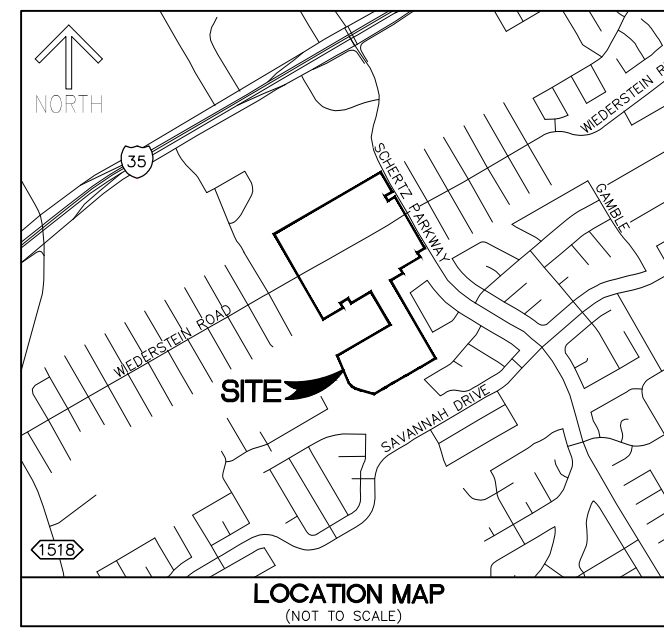
If the offset and angle of the garage to the side lot line allows the 'T' to be located towards the side yard instead of the front of the home, the 'T' should be located in the side instead of the front.

C:

On lots with extra deep setback, the 7' minimum can be increased.

Driveway Detail

EXHIBIT 4
WIEDERSTEIN AND WEST DIETZ CREEK
TRAIL PLAN



LEGEND

	PARK AREA DEDICATED TO CITY OF SCHERTZ
	TRAIL CONSTRUCTED BY DEVELOPER

HERITAGE OAKS NEIGHBORHOOD
65.97 ACRES ~ TOTAL TRACT AREA

ENGINEER / APPLICANT:
 WESTWOOD PROFESSIONAL SERVICES
 1718 DRY CREEK WAY, SUITE 110
 SAN ANTONIO, TEXAS 78259
 TEL: (210) 265-8300

SURVEYOR
 WESTWOOD PROFESSIONAL SERVICES
 1718 DRY CREEK WAY, SUITE 110
 SAN ANTONIO, TEXAS 78259
 TEL: (210) 265-8300

OWNER / DEVELOPER
 PRESIDIO GROUP, LLC
 18618 TUSCANY STONE, SUITE 200
 SAN ANTONIO, TEXAS 78258
 TEL: (210) 826-9000

BY	
REVISIONS	
NO.	DATE

Westwood
 Phone (210) 265-8300 1718 Dry Creek Way, Suite 110
 Toll Free (888) 937-5150 San Antonio, TX 78259
 westwoodps.com
 Westwood Professional Services, Inc.
 TBPLS FIRM NO. 10194064 - TBPE FIRM NO. F-11756

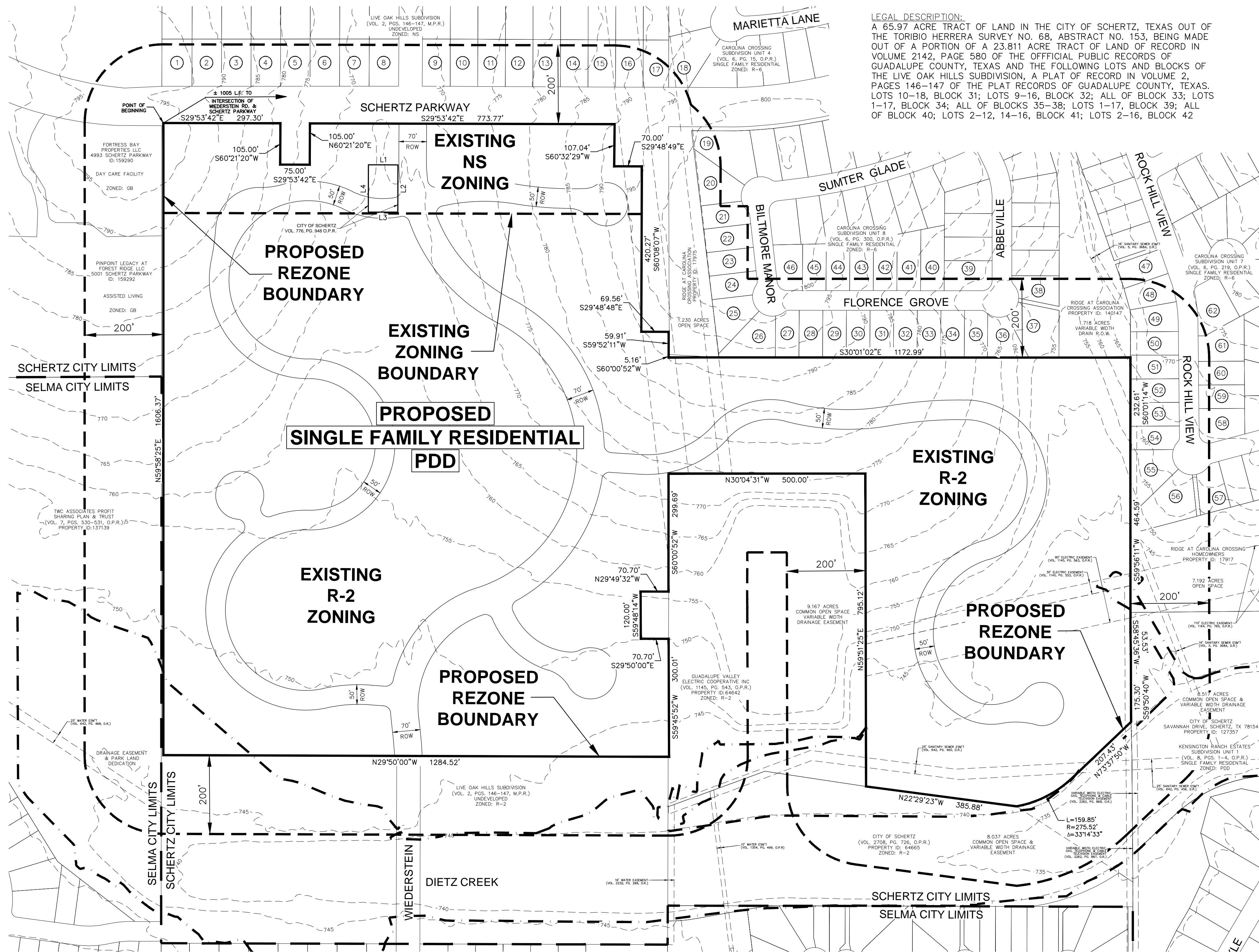
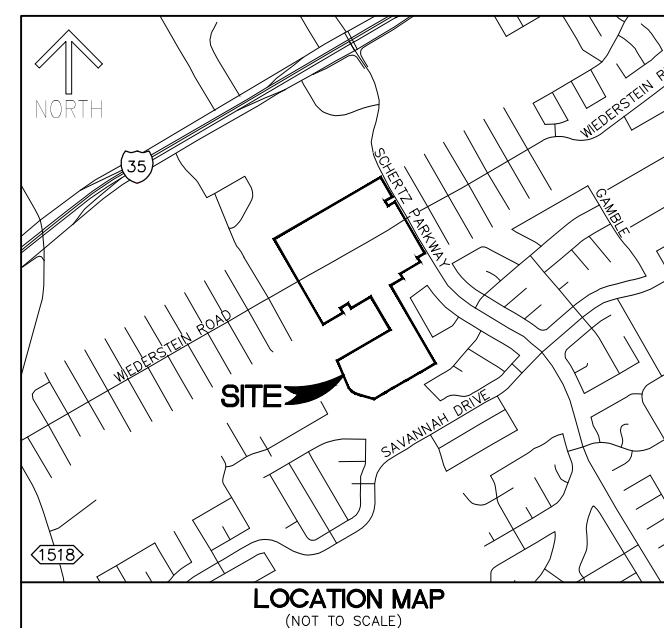
HERITAGE OAKS NEIGHBORHOOD
 WIEDERSTEIN AND WEST DIETZ CREEK
 TRAIL PLAN

JOB NO.:	24313.00
DATE:	DECEMBER 2020
DESIGN:	
DRAWN:	DAD
CHECKED:	

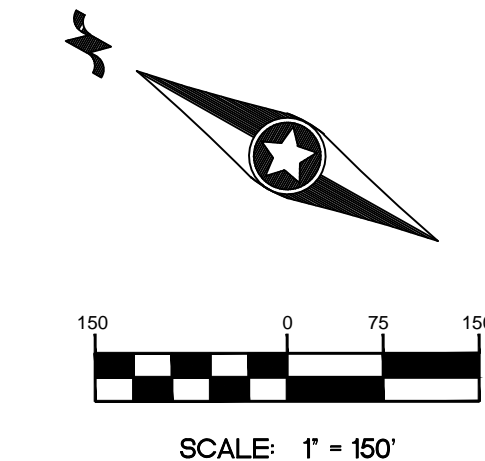
SHEET
 EXHIBIT

File: N:\080213.000 - Project Drawings\Civil\Heritage Oaks - Trail Plan.dwg

EXHIBIT 5
ZONING EXHIBIT



LEGAL DESCRIPTION:
 A 65.97 ACRE TRACT OF LAND IN THE CITY OF SCHERTZ, TEXAS OUT OF THE TORIBIO HERRERA SURVEY NO. 68, ABSTRACT NO. 153, BEING MADE OUT OF A PORTION OF A 23.811 ACRE TRACT OF LAND OF RECORD IN VOLUME 2142, PAGE 580 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS AND THE FOLLOWING LOTS AND BLOCKS OF THE LIVE OAK HILLS SUBDIVISION, A PLAT OF RECORD IN VOLUME 2, PAGES 146-147 OF THE PLAT RECORDS OF GUADALUPE COUNTY, TEXAS. LOTS 10-18, BLOCK 31; LOTS 9-16, BLOCK 32; ALL OF BLOCK 33; LOTS 1-17, BLOCK 34; ALL OF BLOCKS 35-38; LOTS 1-17, BLOCK 39; ALL OF BLOCK 40; LOTS 2-12, 14-16, BLOCK 41; LOTS 2-16, BLOCK 42



LEGEND

	PROJECT BOUNDARY
	200' NOTIFICATION BOUNDARY
	100YR FLOODPLAIN FIRM PANEL NO. 48029C0095F
	EXISTING CONTOURS
	800'
	PLANNED DEVELOPMENT DISTRICT
	NEIGHBORHOOD SERVICES
	SINGLE FAMILY RESIDENTIAL
	ADJACENT PROPERTY OWNERSHIP SEE SHEET PDD-2

- 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 PLATTING.
 - ALL OPEN SPACE, COMMON AREAS, GREENBELTS, LANDSCAPE, DRAINAGE EASEMENT OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNER'S SUCCESSORS AND/OR ASSIGNS.
 - ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 48187C0210F DATED NOV. 2, 2007, SITE IS WITHIN THE 100-YEAR FLOODPLAIN.
 - CONTOURS ARE FROM SAN ANTONIO RIVER AUTHORITY LIDAR.
 - AN ELEVATION CERTIFICATE WILL BE REQUIRED FOR ALL LOTS WITHIN 100' OF THE 100 YEAR FLOOD.
 - UTILITY SERVICE PROVIDED BY THE FOLLOWING ENTITIES:
 WATER SERVICE - CITY OF SCHERTZ
 SEWER SERVICE - CITY OF SCHERTZ
 TELEPHONE SERVICE - AT&T
 CABLE TELEVISION - SPECTRUM
 GAS & ELECTRIC - GVEC

HERITAGE OAKS ZONING TABLE

CONDITION	ZONING	AREA (AC.)
EXISTING	NS	5.81
EXISTING	R-2	60.16
PROPOSED	PDD	65.97

LINE TABLE

LINE	LENGTH	BEARING
L1	75.00'	S29° 53' 42"E
L2	120.00'	S60° 06' 18"W
L3	75.09'	N29° 53' 42"W
L4	120.00'	N60° 08' 45"E

HERITAGE OAKS NEIGHBORHOOD

65.97 ACRES ~ TOTAL TRACT AREA

ENGINEER / APPLICANT:
 WESTWOOD PROFESSIONAL SERVICES
 1718 DRY CREEK WAY, SUITE 110
 SAN ANTONIO, TEXAS 78259
 TEL: (210) 265-8300

SURVEYOR
 WESTWOOD PROFESSIONAL SERVICES
 1718 DRY CREEK WAY, SUITE 110
 SAN ANTONIO, TEXAS 78259
 TEL: (210) 265-8300

OWNER / DEVELOPER
 PRESIDIO GROUP, LLC
 18618 TUSCANY STONE, SUITE 200
 SAN ANTONIO, TEXAS 78258
 TEL: (210) 826-9000

NO.	DATE	REVISIONS

Westwood
 Phone (210) 265-8300
 Toll Free (888) 937-5150
 1718 Dry Creek Way, Suite 110
 San Antonio, TX 78259
 westwoodps.com
 Westwood Professional Services, Inc.
 TBPUS FIRM NO. 10194064 - TPBE FIRM NO. F-11756

HERITAGE OAKS NEIGHBORHOOD
 PLANNED DEVELOPMENT DISTRICT
 ZONING EXHIBIT
 SCHERTZ, TEXAS

JOB NO.:	24313.00
DATE:	JANUARY 2020
DESIGN:	
DRAWN:	DAD
CHECKED:	

PLANNING AND ZONING COMMISSION MEETING: 09/27/2023
Agenda Item 5 C

TO: Planning and Zoning Commission
PREPARED BY: Samuel Haas, Senior Planner
CASE: PLUDC20230225
SUBJECT: PLUDC20230225 - Hold a public hearing, workshop and discussion and possible action to make a recommendation on amendments to Part III of the Schertz Code of Ordinances, Unified Development Code (UDC) to Article 5, Section 21.5.4 Zoning Change/Zoning Map Amendment.

GENERAL INFORMATION:

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

PROPOSED AMENDMENTS

Background:

Currently, the zone change process begins when the city or an applicant requests a zone change for a property. The City of Schertz UDC Section 21.5.4.C, in conformance with the State of Texas Local Government Code (LGC) then requires a public hearing. The City of Schertz UDC stipulates that the first public hearing is before the Planning and Zoning Commission where a recommendation is made to City Council. City Council then has two readings on the zone change request with the first reading being a public hearing as well. The final reading is not a public hearing, but in the event the action on the first reading was not unanimous, it could be a discussion item.

Before the public hearing is scheduled for a Planning and Zoning Commission meeting, State law requires that public hearing notifications must be sent out to property owners within 200-feet of a proposed zone change. UDC section 21.5.4.C.2.a call these notifications "Written Notices". These notices are mailed to said property owners at least 10 days before the Planning and Zoning Commission hearing. On these public hearing notices are options to vote "in favor of", "neutral to", or "opposed to" the zone change request. Then the property owners may return these notices either by mail, e-mail, or in-person to have their votes counted.

The votes that are "opposed to" are considered protest votes. These votes are critically important for the City Council readings as the LGC has a threshold that, once crossed, requires a 3/4 majority vote to approve the zone change. This rule is often called the "super-majority" rule. UDC Section 21.5.4.E.1. states the following:

- 1. If a proposed zoning change or zoning map amendment is protested in accordance with this section, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths (¾) of all members of the City Council according to LGC, Local Government Code § 211.006(d). The protest must be written and signed by the owners of at least twenty percent (20%) of either:
 - a. The area of the lots or land covered by the proposed zoning change or zoning map amendment; or**
 - b. The area of the lots or land immediately adjoining the area covered by the proposed zoning change or zoning map amendment and extending 200 feet from that area.****

The UDC follows the specific requirements laid out in the LGC when counting votes. However, the LGC nor the UDC has stipulations for cut-off dates. In practice, this means that these notices can be turned in all the way up to the point of the meeting. Also, with three separate readings in regard to the zone change, property owners have the opportunity to change their vote in-between these meetings. This can potentially create a difficult situation for staff, citizens, and applicants to keep track of protest votes and more importantly, to properly account for the

super-majority threshold.

Lastly, there is often confusion around rental properties, and properties that have recently been sold. Rental tenants may receive a mailed notice, but the LGC explicitly states that only the surrounding property *owners* (not tenants) votes are counted. Also, the LGC states that the "most recently approved municipal tax roll", is used to determine property ownership. In practice, the city uses the County Appraisal District to determine mailing addresses and in consultation with the city attorney, this is an acceptable practice.

Proposed Amendments:

Staff is proposing amendments to UDC Section 21.5.4.E. to help with these potential issues. The first portion of these proposed amendments will be to Section 21.5.4.E.3 and they will explicitly state what the "municipal tax roll" is, what needs to happen to count votes for recent property purchases, and stating that tenants are not counted in conformance with the LGC. The language proposed is as followed:

3. The owner as indicated by the most recently approved municipal tax roll, is determined by the City Manager or his/her designee from the County Appraisal District in which the property in question and the real property within 200 feet of the exterior boundary of the property in question resides.

- a. The written protest will only be counted if signed by the owner of the property, as indicated by the most recently approved municipal tax roll. Tenants will not be counted and;**
- b. if a property within 200 feet of the exterior boundary of the property in question has recently been purchased and the County Appraisal District does not have said purchase listed, the new property owner must submit proof of ownership with their protest to demonstrate ownership for the protest vote to be counted**

Also, an additional section will be added at the end of UDC 21.5.4.E. This new section stipulates that these protest votes must be turned in by noon the Friday before the first reading of City Council. This gives staff time to account for the protest votes to determine if the super-majority threshold has been reached, and to prepare the necessary reports. Staff is then proposing a second deadline of noon the Friday before the second reading as well. This gives more time for the surrounding owners to submit their votes on the request; this also provides an opportunity for a property owner to change their vote if they so decide. The proposed language is as follows:

4. The written protest must be received by City no later than noon on the Friday before the first reading of the public hearing by the City Council for which the notice was published per Section 21.2.3 Notice Requirements to trigger the affirmative vote of at least three-fourths (¾) of all members of the City Council. The written protest must be received by City no later than noon on the Friday before the final reading of the ordinance by the City Council to trigger the affirmative vote of at least three-fourths (¾) of all members of the City Council.

STAFF ANALYSIS AND RECOMMENDATION:

PLUDC20230025 would add clarity and organization to the public hearing notice process as it relates to a zone change request. This will help staff, applicants, citizens, and Commissioners and Council Members account for protest votes and if the super-majority threshold has been reached.

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

COMMISSIONERS CRITERIA FOR CONSIDERATION:

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

Attachments

UDC Section 21.5.4. Zoning Map Amendment - (redlines)

UDC Section 21.5.4. Zoning Map Amendment - (clean)

Proposed New Written Notice

UDC Section 21.5.4 Zoning Map Amendment- Red Lines

Sec. 21.5.4. Zoning Change/Zoning Map Amendment.

A. *Applicability.*

1. The City Council may, from time to time, on its own motion, by request of the City Manager or his/her designee, or by application from a property owner, establish or amend the boundaries shown on the Official Zoning Map of the City. A zoning change or zoning map amendment is required to establish the use of land and the development associated with the proposed zoning classification for the purpose of establishing and maintaining sound, stable and desirable development within the City.
2. Approval of a zoning change or zoning map amendment authorizes a property owner to submit subsequent development applications consistent with the amendment.

B. *Application Requirements.*

1. *Application Required.* Any request for a zoning change or zoning map amendment shall be accompanied by an application and zoning exhibit prepared in accordance with the Development Manual.
2. *Accompanying Applications.* A request for a zoning change or zoning map amendment may be accompanied by an application for amendment of the Future Land Use Map or by a Subdivision Master Plan. Approval of a zoning change or zoning map amendment shall require all subsequent development applications to be consistent with the approved amendments.
3. *Tax Certificate Required.* All applications made as a request for a zoning change or zoning map amendment shall be accompanied by a copy of a Tax Certificate.

C. *Processing of Application and Decision.*

1. *Submittal.* An application for a zoning change or zoning map amendment shall be submitted to the City Manager or his/her designee. The City Manager or his/her designee shall review the application for completeness in accordance with section 21.4.2. The City Manager or his/her designee may, at its option, request a recommendation from any other City Department or consultant. The City Manager or his/her designee shall notify the applicant of items requiring correction or attention before providing a recommendation on the application. After appropriate review, the City Manager or his/her designee shall forward a written recommendation to the Planning and Zoning Commission for consideration.
2. *Notification Requirements.* An application for a zoning change or zoning map amendment requires the following notification in accordance with section 21.4.3:
 - a. written notice prior to consideration by the Planning and Zoning Commission; and
 - b. published notice prior to consideration by the City Council.
 - c. posted notice prior to consideration by the Planning and Zoning Commission and prior to consideration by the City Council.
3. *Commission Recommendation.* The Planning and Zoning Commission shall hold a public hearing in accordance with the Texas Open Meetings Act and section 21.4.4 and make a written recommendation regarding a proposed a zoning change or zoning map amendment to the City Council. The Planning and Zoning Commission may recommend approval, approval with conditions, or denial of the amendment. The Planning and Zoning Commission may, on its own motion or by request of the property owner, postpone consideration of the request to a certain date that is not more than thirty (30) calendar days after the date of the current consideration in order to review additional information or modifications which may have a direct bearing on the recommendation to the City Council.

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4. *Decision by City Council.* The City Council shall receive the written recommendation of the Planning and Zoning Commission regarding a proposed zoning change or zoning map amendment and shall hold a public hearing in accordance with the Texas Open Meetings Act and section 21.4.4. The City Council may vote to approve, approve with conditions, or deny the amendment. The City Council may, on its own motion or by request of the property owner, postpone consideration of the request to a certain date that is not more than thirty (30) calendar days after the date of the current consideration in order to review additional information or modifications which may have a direct bearing on the final decision.
 5. *Consideration of Previously Denied Amendments.* A request for a zoning change or zoning map amendment for a tract of land shall not be considered by the Planning and Zoning Commission or the City Council within six (6) months after the Council's decision to deny the request unless the request is to a different zoning classification or there has been a substantial change in the conditions surrounding the parcel since the initial request. For the purpose of this section, a request may be considered substantially different if the change is to a different zoning classification, there is a change in conditions relating to zoning principles of the property or surrounding properties or there is a change in the nature of the development of the property or surrounding properties. The City Manager or his/her designee shall have the authority to determine whether the request is substantially different from the initial request.
- D. *Criteria for Approval.* The Planning and Zoning Commission, in making its recommendation, and the City Council, in considering final action on a zoning change or zoning map amendment, should consider the following criteria:
1. Whether the proposed zoning change or zoning map amendment implements the policies of the adopted Comprehensive Land Plan, including the land use classification of the property on the Future Land Use Map;
 2. Whether the proposed zoning change or zoning map amendment promotes the health, safety, or general welfare of the City and the safe, orderly, efficient and healthful development of the City;
 3. Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified;
 4. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers or other public services and utilities to the area;
 5. Whether there have been environmental and/or economical changes which warrant the requested change;
 6. Whether there is an error in the original zoning of the property for which a change is requested;
 7. Whether all of the applicant's back taxes owed to the City have been paid in full (no application will receive final approval until all back taxes are paid in full); and,
 8. Whether other criteria are met, which, at the discretion of the Planning and Zoning Commission and the City Council, are deemed relevant and important in the consideration of the amendment.
- E. *Protests.*
1. If a proposed zoning change or zoning map amendment is protested in accordance with this section, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths ($\frac{3}{4}$) of all members of the City Council according to LGC, Local Government Code § 211.006(d). The protest must be written and signed by the owners, as indicated by the most recently approved municipal tax roll, of at least twenty percent (20%) of either:

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- a. The area of the lots or land covered by the proposed zoning change or zoning map amendment;
or
 - b. The area of the lots or land immediately adjoining the area covered by the proposed zoning change or zoning map amendment and extending 200 feet from that area.
2. In computing the percentage of land area under section 21.5.4.E.1 above, the area of streets and alleys shall be included.
 3. The owner, as indicated by the most recently approved municipal tax roll, is determined by the City Manager or his/her designee from the County Appraisal District in which the property in question and the real property within 200 feet of the exterior boundary of the property in question resides.
 - a. The written protest will only be counted if signed by the owner of the property, as indicated by the most recently approved municipal tax roll. Tenants will not be counted and;
 - b. if a property within 200 feet of the exterior boundary of the property in question has recently been purchased and the County Appraisal District does not have said purchase listed, the new property owner must submit proof of ownership with their protest to demonstrate ownership for the protest vote to be counted.
 4. The written protest must be received by City no later than noon on the Friday before the first reading of the public hearing by the City Council for which the notice was published per Section 21.2.3 Notice Requirements to trigger the affirmative vote of at least three-fourths (¾) of all members of the City Council. The written protest must be received by City no later than noon on the Friday before the final reading of the ordinance by the City Council to trigger the affirmative vote of at least three-fourths (¾) of all members of the City Council.

(Ord. No. 17-S-42 , § 1(Exh. A), 10-24-2017; Ord. No. 18-S-04 , § 1(Exh. A), 1-23-2018)

UDC Section 21.5.4 Zoning Map Amendment- Clean

Sec. 21.5.4. Zoning Change/Zoning Map Amendment.

A. *Applicability.*

1. The City Council may, from time to time, on its own motion, by request of the City Manager or his/her designee, or by application from a property owner, establish or amend the boundaries shown on the Official Zoning Map of the City. A zoning change or zoning map amendment is required to establish the use of land and the development associated with the proposed zoning classification for the purpose of establishing and maintaining sound, stable and desirable development within the City.
2. Approval of a zoning change or zoning map amendment authorizes a property owner to submit subsequent development applications consistent with the amendment.

B. *Application Requirements.*

1. *Application Required.* Any request for a zoning change or zoning map amendment shall be accompanied by an application and zoning exhibit prepared in accordance with the Development Manual.
2. *Accompanying Applications.* A request for a zoning change or zoning map amendment may be accompanied by an application for amendment of the Future Land Use Map or by a Subdivision Master Plan. Approval of a zoning change or zoning map amendment shall require all subsequent development applications to be consistent with the approved amendments.
3. *Tax Certificate Required.* All applications made as a request for a zoning change or zoning map amendment shall be accompanied by a copy of a Tax Certificate.

C. *Processing of Application and Decision.*

1. *Submittal.* An application for a zoning change or zoning map amendment shall be submitted to the City Manager or his/her designee. The City Manager or his/her designee shall review the application for completeness in accordance with section 21.4.2. The City Manager or his/her designee may, at its option, request a recommendation from any other City Department or consultant. The City Manager or his/her designee shall notify the applicant of items requiring correction or attention before providing a recommendation on the application. After appropriate review, the City Manager or his/her designee shall forward a written recommendation to the Planning and Zoning Commission for consideration.
2. *Notification Requirements.* An application for a zoning change or zoning map amendment requires the following notification in accordance with section 21.4.3:
 - a. written notice prior to consideration by the Planning and Zoning Commission; and
 - b. published notice prior to consideration by the City Council.
 - c. posted notice prior to consideration by the Planning and Zoning Commission and prior to consideration by the City Council.
3. *Commission Recommendation.* The Planning and Zoning Commission shall hold a public hearing in accordance with the Texas Open Meetings Act and section 21.4.4 and make a written recommendation regarding a proposed a zoning change or zoning map amendment to the City Council. The Planning and Zoning Commission may recommend approval, approval with conditions, or denial of the amendment. The Planning and Zoning Commission may, on its own motion or by request of the property owner, postpone consideration of the request to a certain date that is not more than thirty (30) calendar days after the date of the current consideration in order to review additional information or modifications which may have a direct bearing on the recommendation to the City Council.

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4. *Decision by City Council.* The City Council shall receive the written recommendation of the Planning and Zoning Commission regarding a proposed zoning change or zoning map amendment and shall hold a public hearing in accordance with the Texas Open Meetings Act and section 21.4.4. The City Council may vote to approve, approve with conditions, or deny the amendment. The City Council may, on its own motion or by request of the property owner, postpone consideration of the request to a certain date that is not more than thirty (30) calendar days after the date of the current consideration in order to review additional information or modifications which may have a direct bearing on the final decision.
 5. *Consideration of Previously Denied Amendments.* A request for a zoning change or zoning map amendment for a tract of land shall not be considered by the Planning and Zoning Commission or the City Council within six (6) months after the Council's decision to deny the request unless the request is to a different zoning classification or there has been a substantial change in the conditions surrounding the parcel since the initial request. For the purpose of this section, a request may be considered substantially different if the change is to a different zoning classification, there is a change in conditions relating to zoning principles of the property or surrounding properties or there is a change in the nature of the development of the property or surrounding properties. The City Manager or his/her designee shall have the authority to determine whether the request is substantially different from the initial request.
- D. *Criteria for Approval.* The Planning and Zoning Commission, in making its recommendation, and the City Council, in considering final action on a zoning change or zoning map amendment, should consider the following criteria:
1. Whether the proposed zoning change or zoning map amendment implements the policies of the adopted Comprehensive Land Plan, including the land use classification of the property on the Future Land Use Map;
 2. Whether the proposed zoning change or zoning map amendment promotes the health, safety, or general welfare of the City and the safe, orderly, efficient and healthful development of the City;
 3. Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified;
 4. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers or other public services and utilities to the area;
 5. Whether there have been environmental and/or economical changes which warrant the requested change;
 6. Whether there is an error in the original zoning of the property for which a change is requested;
 7. Whether all of the applicant's back taxes owed to the City have been paid in full (no application will receive final approval until all back taxes are paid in full); and,
 8. Whether other criteria are met, which, at the discretion of the Planning and Zoning Commission and the City Council, are deemed relevant and important in the consideration of the amendment.
- E. *Protests.*
1. If a proposed zoning change or zoning map amendment is protested in accordance with this section, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths ($\frac{3}{4}$) of all members of the City Council according to LGC, Local Government Code § 211.006(d). The protest must be written and signed by the owners, as indicated by the most recently approved municipal tax roll, of at least twenty percent (20%) of either:

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- a. The area of the lots or land covered by the proposed zoning change or zoning map amendment;
or
 - b. The area of the lots or land immediately adjoining the area covered by the proposed zoning change or zoning map amendment and extending 200 feet from that area.
2. In computing the percentage of land area under section 21.5.4.E.1 above, the area of streets and alleys shall be included.
 3. The owner, as indicated by the most recently approved municipal tax roll, is determined by the City Manager or his/her designee from the County Appraisal District in which the property in question and the real property within 200 feet of the exterior boundary of the property in question resides.
 - a. The written protest will only be counted if signed by the owner of the property, as indicated by the most recently approved municipal tax roll. Tenants will not be counted and;
 - b. if a property within 200 feet of the exterior boundary of the property in question has recently been purchased and the County Appraisal District does not have said purchase listed, the new property owner must submit proof of ownership with their protest to demonstrate ownership for the protest vote to be counted.
 4. The written protest must be received by City no later than noon on the Friday before the first reading of the public hearing by the City Council for which the notice was published per Section 21.2.3 Notice Requirements to trigger the affirmative vote of at least three-fourths ($\frac{3}{4}$) of all members of the City Council. The written protest must be received by City no later than noon on the Friday before the final reading of the ordinance by the City Council to trigger the affirmative vote of at least three-fourths ($\frac{3}{4}$) of all members of the City Council.

(Ord. No. 17-S-42 , § 1(Exh. A), 10-24-2017; Ord. No. 18-S-04 , § 1(Exh. A), 1-23-2018)

PROPOSED DRAFT

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

Month Day, 2023

Dear Property Owner,

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

PLZC20240001 – A request to rezone approximately 53 acres of land from Public Use District (PUB) to General Business District (GB), known as Guadalupe County Parcel ID 148758, generally located east of the intersection of Schertz Parkway and Pecan Drive, City of Schertz, Guadalupe County, Texas.

The Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. You may return the reply form below by mail or personal delivery to Samuel Haas, Senior Planner, 1400 Schertz Parkway, Schertz, Texas 78154, or by e-mail: planning@schertz.com. If you have any questions, please feel free to call Samuel Haas, Senior Planner at (210) 619-1783.

Sincerely,

Samuel Haas
Senior Planner

Reply Form:

City Council will have two readings on the request after the recommendation from the Planning and Zoning Commission. This form is used to calculate the protest in accordance with LGC, Local Government Code 211.006(d). The written protest must be received by City no later than noon on the Friday before each reading by the City Council. If the name of the person signing this form does not match the name listed as the owner on the appraisal district website, proof of ownership is required in order for this to count towards the protest.

I am: in favor of [] opposed to [] neutral to [] the request for PLZC20240001

COMMENTS: _____

NAME: _____ SIGNATURE _____
(PLEASE PRINT)

STREET ADDRESS: _____

DATE: _____

Staff Use Only – Received Date:

Staff Signature:

PLANNING AND ZONING COMMISSION MEETING: 09/27/2023
Agenda Item 7 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: There were no site plan applications submitted between September 8, 2023 and September 22, 2023.

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

- **Ord. 23-S-16** Conduct a public hearing and consideration and/or action 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.
 - Recommended for approval with modifications at the July 26, 2023 P&Z Meeting (7-0)
 - Approved via first reading at the September 5, 2023 CC Meeting (7-0)
 - Approved via final reading at the September 19, 2023 CC Meeting (7-0)
- **Ord. 23-S-21** Conduct a public hearing and consideration and/or action 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.
 - Recommended for approval at the August 23, 2023 P&Z Meeting (5-2)
 - Denied on first reading at the September 19, 2023 CC Meeting (5-2)
- **Ord. 23-S-22** Conduct a public hearing and consideration and/or action on a request for a Specific Use Permit to allow automobile sales on approximately 4.5 acres of land, 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.
 - Recommended for approval at the August 23, 2023 P&Z Meeting (7-0)
 - Due to Ord. 23-S-21 being denied by the City Council at the September 19, 2023 CC Meeting, no action was taken on Ord. 23-S-22
- **Ord. 23-S-25** – Public hearing and consider a request to rezone approximately 14.3 acres from General Business District (GB) to Single-Family Residential District (R-2), located approximately 483 feet from the intersection of Green Valley Road and Eckhardt Road, also known as a portion of 4600 Eckhardt Rd and 7263 Green Valley Road, Schertz, Guadalupe County, Texas.
 - Recommended for approval at the September 13, 2023 P&Z Meeting (7-0)
 - Scheduled for first reading at the October 10, 2023 CC Meeting
- **Ord. 23-S-26** – Public hearing and consider a request to rezone approximately 21 acres of land from General Business District (GB) and Single-Family Residential / Agricultural District (R-A) to Apartment / Multi-Family Residential District (R-4), generally located approximately 3,000 feet east of the intersection of IH 35 access road and Cibolo Valley Drive, also known as Guadalupe County Property Identification

Numbers: 68315, 68316, 68296, 68295, 68294.

- Recommended for approval at the September 13, 2023 P&Z Meeting (7-0)
- Scheduled for first reading at the October 10, 2023 CC Meeting
- **Ord. 23-S-27** – Public hearing and consider amendments to Part III of the Schertz Code of Ordinances, Unified Development Code (UDC) to Article 4, Section 21.4.12 Variances and Article 9 Section 21.9.7 Landscaping and Section 21.9.9 Tree Mitigation.
 - Recommended for approval at the September 13, 2023 P&Z Meeting (7-0)
 - Scheduled for first reading at the October 10, 2023 CC Meeting

ADMINISTRATIVELY APPROVED PROJECTS:

- There were no development applications administratively approved between September 8, 2023 and September 22, 2023.
-