

ORDINANCE NO. 22-S-44

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AMENDING THE OFFICIAL ZONING MAP BY REZONING APPROXIMATELY 75 ACRES OF LAND TO PLANNED DEVELOPMENT DISTRICT (PDD), GENERALLY LOCATED SOUTHEAST OF THE INTERESECTION OF IH 35 AND CIBOLO VALLEY DRIVE, ALSO KNOWN AS GUADALUPE COUNTY PROPERTY IDENTIFICATION NUMBERS 68313, 68314, AND 148510, CITY OF SHCERTZ, GUDALUPE COUNTY, TEXAS

WHEREAS, an application to rezone approximately 75 acres of land located southeast of the intersection of IH 35 and Cibolo Valley Drive, also known as Guadalupe County Property Identification Numbers 68313, 68314, and 148510, and more specifically described in the Exhibit A 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 October 26, 2022, the Planning and Zoning Commission conducted a public hearing and, after considering the Criteria, made a recommendation to City Council to approve the requested rezoning according to the development standards set forth in Exhibit B attached herein (the “Development Standards”); and

WHEREAS, on December 6, 2022, 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, 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and codes, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters resolved herein.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.

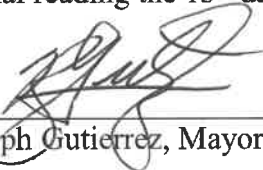
Section 7. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required 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 6th day of December, 2022.

PASSED, APPROVED AND ADOPTED on final reading the 13th day of December, 2022.



Ralph Gutierrez, Mayor

ATTEST:



Sheila Edmondson, Interim City Secretary
(SEAL OF THE CITY)



Schertz Station

Planned Development District
Schertz, Texas

**Schertz Station
Planned Development District**

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I. Planned Development District (“PDD”)

The City of Schertz (“City”) has adopted zoning and site design requirements for specific zoning classifications and uses, as set forth in the Schertz Unified Development Code (“UDC”). Recognizing that not all development may be able to adhere to the strict regulations and design standards set forth in a particular zoning classification, the City created the Planned Development District (“PDD”) as an alternative approach to conventional land development.

PDD zoning encourages and promotes creative and innovative project design that would otherwise not be possible under the regulations of typical Schertz zoning districts. In exchange for allowing flexibility under the PDD, the City is granted more control and certainty over what is actually constructed on a site. Through the PDD, permitted uses and design standards can be better defined.

The PDD Plan (attached) and this written document define the use and project design for the Schertz Station PDD. This document outlines the specific UDC articles and sections that are to be amended or modified pursuant to the City ordinance specific to this PDD. Development within the Property is subject to general development plan review and approval by the City, as required by the UDC.

II. The Project

a. The Property

The PDD project area includes approximately 74.58 acres (the “Property”) at the intersection of IH-35 and Cibolo Valley within the City of Schertz municipal boundaries. The Property is further described in the attached Exhibit “A”.

b. The Project

Master planned projects allow for cohesive, thoughtful development that is an active and a desirable place for Schertz residents to live, work, and visit. The Schertz Station project will include a mixture of residential and commercial uses, as well as public improvements and infrastructure. Master Planning a project allows for integrated and cohesive uses, improvements, and aesthetics.

For purposes of the PDD, the Project is divided into four (4) different areas. The intent of the division is to adopt specific standards applicable to each area, and to provide the City with assurance of where each use will be located. These areas are not intended to be phases; development of different areas of the Project may occur simultaneously or in a different order than numbered.

The four (4) areas are as follows and further shown on the PDD Plan:

- **AREA I – Commercial/Retail**

Area I includes frontage along IH-35 and Cibolo Valley (near the IH-35 intersection). This Area will be developed with commercial uses, including retail, service, and/or office uses.

- **AREA II – Commercial/Retail**

Area II is located at the center of the Property between the commercial highway frontage of Area I and the residential within Area III. This Area will be developed with commercial uses, including retail, service, and/or office uses.

- **AREA III – Multi-Family**

Area III is south of Areas I and II, and planned for multi-family development.

- **AREA IV – Commercial/Retail**

Area IV is located at the corner of Cibolo Valley and Old Weiderstein Road. This Area is intended for additional commercial development.

In addition to commercial and residential development, the Project is also anticipated to include the extension of Ripps Kruesler public right-of-way. The standards for this roadway are further described in this PDD.

Each Area of the Project and the public improvements will be developed in accordance with the standards set forth in this PDD and on the attached PPD Plan. If this document and the PDD Plan are silent, then UDC standards shall control. This document and the PDD Plan shall control in the event of a conflict with the UDC.

III. Area I

Area I of the Project will comply with UDC standards unless stated otherwise below. The following UDC Sections are amended as set forth herein:

A. Zoning Districts (UDC Article 5)

UDC Section 21.5.7 -- Dimensional and Developmental Standards

Unless excepted from herein, Area I shall comply with the City’s “GB” General Business District standards. The following Table I.A shall replace UDC Table 21.5.7.B as it applies to the Project:

Table I.A – Dimensional Requirements									
		Minimum Lot Size			Minimum, Yard Setback (ft)			Misc. Lot Requirements	
Code	Classification	Area sf.	Width ft.	Depth ft.	Front ft.	Side ft.	Rear ft.	Max. Ht.	Max. Cover
GB	General Business	10,000	100	100	20*	0	0	120	85%

*The front setback shall increase to 50’ if fronting on the IH-35 frontage road in accordance with UDC 21.14.3

Development within the GB area shall comply with the following:

- a. UDC Parking standards unless otherwise noted for Area I in this PDD.
- b. Use standards outlined for Area I in this PDD.
- c. No variances may be permitted to exceed the maximum impervious cover limitations.
- d. Design requirements of UDC Article 14, Section 21.14.3 unless noted otherwise within this PDD.

UDC Section 21.5.8 – Permitted Use Table

Structures, land, or premises within Area I shall be used only in accordance with the GB uses permitted in UDC Section 21.5.8. Additionally, “Auto Repairs & Service, Medium” and “Retail Cabinet Sales” shall be permitted (and required to comply with Table II.A as a GB use).

“Auto Repairs & Service, Medium” shall be defined as:

An establishment that provides services, including engine tune-ups, oil changes and lubrication, wheel alignment or balancing, sales and installation of batteries or tires, transmission, drive train, radiator, fuel, electrical or muffler repairs, servicing of brakes, air conditioning or exhaust systems, incidental upholstery or similar

servicing or repairs not part of collision repair and normally not requiring any significant disassembly or overnight on-site storage of vehicles. No outdoor storage of materials such as tires, auto parts, etc. is allowed.

Uses not explicitly permitted herein and requiring a Specific Use Permit shall only be permitted with City Council approval through the Specific Use Permit process included in UDC Section 21.5.11.

B. Design Standards (UDC Article 9)

UDC Section 21.9.3 – Lots

Lot sizes and dimensions will conform to the minimum requirements recognized in “Table I.A – Dimensional Requirements” of this PDD.

UDC Section 21.9.5 – Exterior Construction and Design Standards.

D. Commercial Buildings.

3. *Glazing.* All buildings must comply with the 2018 International Building Code and the International Energy Conservation Code for glass and glazing.

4. *Articulation and architectural features.*

- a. Horizontal articulations or offsets are required on buildings that are equal to or less than 15,000 square feet on any wall greater in length than 30 linear feet, which is adjacent to or facing a public street. Horizontal articulations or offsets are required for buildings that are greater than 15,000 square feet on any wall greater in length than 100 linear feet, which is adjacent to or facing a public street.

- (1) The depth of the articulation or offset shall be a minimum of two feet (2'). Articulations or offsets can be of varying depth as long as the minimum two feet (2') is met.

- b. Vertical articulations or elevation changes are required on all walls facing a public street and should be designed to screen rooftop equipment.

- (1) The height of the articulation or elevation change shall be a minimum of two feet (2'). Articulations or elevation changes can be of varying height as long as the minimum two feet (2') is met.

- (2) The length of the new plane created by the articulation or elevation change shall be a minimum of 10% of the total length of the entire wall.

5. *Roof Treatments.* Façade articulations shall provide for vertical and horizontal screening of air conditioning units and all mechanical equipment located on rooftops.

UDC Section 21.9.7 – Landscaping

E. Landscape Installation Required.

2. A minimum of fifteen percent (15%) of Area I shall be landscaped, which includes trees, shrubs, sod or other ground cover. Floodplain and earthen detention/drainage areas may qualify as landscaped areas if they satisfy the conditions above.

H. Parking Area Landscaping.

2. **Perimeter Landscaping.** Screening of parking lots and vehicular use areas from abutting properties and rights-of-way shall not be required.

C. Parking (UDC Article 10)

Size of Parking Spaces (Section 21.10.3)

A. Each standard off-street surface parking space shall measure not less than nine (9) feet by eighteen (18) feet (9'x18'), exclusive of access drives and aisles, and shall be of usable shape and condition.

B. *Wheel stops.* Wheel stops shall not be required.

Schedule of Off-Street Parking Requirements (Section 21.10.4)

C. *Mixed uses.* Multiple users are intended to occupy PDD Areas I and II. The total requirements for off street parking shall be the sum of the requirements for the several uses computed separately unless it can be shown that the peak parking demands are offset, for example with retail and residential, or theater and office uses. In such case(s) the City Manager or his/her designee may reduce the parking required for uses within PDD Areas I and II by up to twenty-five percent (25%).

D. Transportation (UDC Article 14)

Additional Design Requirements (UDC Section 21.14.3)

C. *Landscape Buffer.* A minimum fifteen foot (15') wide landscape buffer shall be provided adjacent to any public right-of-way. Trees shall be planted at an average density of one (1) tree per twenty linear feet (20') of street frontage. The landscape buffer shall require an irrigation system and shall be maintained by the property owner.

D. *Off-Street Parking.* Off street parking is permitted adjacent to the landscape buffer along the right-of-way. A waiver may be granted by the Planning and Zoning Commission which would allow a reduction in the minimum required landscape buffer when off-street parking is located entirely along the side or rear of the building or lot.

E. *Building Setback Line.* A minimum fifty foot (50') front building setback shall be required for lots fronting on the IH-35 frontage road. All other setbacks shall be in accordance with Table I.A.

G. *Screening.* No screening walls or fencing shall be required adjacent to public right-of-way.

IV. Area II

Area II of the Project will comply with UDC standards unless stated otherwise below. The following UDC Sections are amended as set forth herein:

A. Zoning Districts (UDC Article 5)

UDC Section 21.5.7 -- Dimensional and Developmental Standards

Unless excepted from herein, Area II shall comply with the City’s “GB” General Business District standards. The following Table II.A shall replace UDC Table 21.5.7.B as it applies to the Project:

Table II.A – Dimensional Requirements									
		Minimum Lot Size			Minimum, Yard Setback (ft)			Misc. Lot Requirements	
Code	Classification	Area sf.	Width ft.	Depth ft.	Front ft.	Side ft.	Rear ft.	Max. Ht.	Max. Cover
GB	General Business	10,000	100	100	20	0*	0*	120 ft.	90%

* 20’ setback where adjacent to a residential use and not separated by a minimum 20’ wide street or drive.

Commercial (GB) development shall comply with the following:

- a. Parking standards outlined for Area II in this PDD.
- b. Use standards outlined for Area II in this PDD.
- c. No variances may be permitted to exceed the maximum impervious cover limitations.
- d. Design requirements of UDC Article 14, Section 21.14.3 unless noted otherwise within this PDD.

UDC Section 21.5.8 – Permitted Use Table

Structures, land, or premises within Area II shall be used only in accordance with the GB uses permitted in UDC Section 21.5.8. Additionally, “commercial amusement, outdoor” uses shall be permitted (and required to comply with Table II.A as a GB use). Uses

requiring a Specific Use Permit shall only be permitted with City Council approval through the Specific Use Permit process included in UDC Section 21.5.11.

B. Design Standards (UDC Article 9)

Lots (Section 21.9.3)

Lots sizes and dimensions will conform to the minimum requirements recognized in “Table II.A – Dimensional Requirements” of this PDD.

UDC Section 21.9.5 – Exterior Construction and Design Standards.

E. Commercial Buildings.

3. *Glazing.* All buildings must comply with the 2018 International Building Code and the International Energy Conservation Code for glass and glazing.

4. *Articulation and architectural features.*

a. Horizontal articulations or offsets are required on buildings that are equal to or less than 15,000 square feet on any wall greater in length than 30 linear feet, which is adjacent to or facing a public. Horizontal articulations or offsets are required for buildings that are greater than 15,000 square feet on any wall greater in length than 100 linear feet, which is adjacent to or facing a public street.

(1) The depth of the articulation or offset shall be a minimum of two feet (2'). Articulations or offsets can be of varying depth as long as the minimum two feet (2') is met.

b. Vertical articulations or elevation changes are required on all walls facing a public street and should be designed to screen rooftop equipment.

(1) The height of the articulation or elevation change shall be a minimum of two feet (2'). Articulations or elevation changes can be of varying height as long as the minimum two feet (2') is met.

(2) The length of the new plane created by the articulation or elevation change shall be a minimum of 10% of the total length of the entire wall.

5. *Roof Treatments.* Façade articulations shall provide for vertical and horizontal screening of air conditioning units and all mechanical equipment located on rooftops.

Landscaping (Section 21.9.7)

E. Landscape Installation Required.

2. A minimum of ten percent (10%) shall be landscaped, which includes and shall be comprised of trees, shrubs, sod or other ground cover.

H. Parking Area Landscaping.

2. **Perimeter Landscaping.** Screening of parking lots and vehicular use areas from abutting properties and rights-of-way shall not be required.

C. Parking (UDC Article 10)

Size of Parking Spaces (Section 21.10.3)

C. Each standard off-street surface parking space shall measure not less than nine (9) feet by eighteen (18) feet (9'x18'), exclusive of access drives and aisles, and shall be of usable shape and condition.

D. *Wheel stops.* Wheel stops shall not be required.

Schedule of Off-Street Parking Requirements (Section 21.10.4)

A. Off-street parking shall be provided in sufficient quantities to provide the following ratio of vehicle spaces for the uses specified in the districts designated:

Table II.B – Schedule of Off-Street Parking Requirements	
<i>Use Type</i>	<i>Parking Requirement</i>
Commercial Uses	As required per use in the UDC, unless reduced per the Mixed Use allowance in Section C below.

C. *Mixed uses.* Multiple users are intended to occupy PDD Areas I and II. The total requirements for off street parking shall be the sum of the requirements for the several uses computed separately unless it can be shown that the peak parking demands are offset, for example with retail and residential, or theater and office uses. In such case the City Manager or his/her designee may reduce the parking required for uses within PDD Area I and Area II, but not more than twenty-five percent (25%).

D. Transportation (UDC Article 14)

Additional Design Requirements (UDC Section 21.14.3)

C. *Landscape Buffer.* A minimum fifteen foot (15') wide landscape buffer shall be provided adjacent to any public right-of-way. Trees shall be planted at an average density of one (1) tree per twenty linear feet (20') of street frontage. The landscape buffer shall require an irrigation system and shall be maintained by the property owner.

D. *Off-Street Parking.* Off street parking is permitted adjacent to the landscape buffer along the right-of-way. A waiver may be granted by the Planning and Zoning Commission which would allow a reduction in the minimum required landscape buffer when off-street parking is located entirely along the side or rear of the building or lot.

G. *Screening.* No screening walls or fencing shall be required adjacent to public right-of-way.

V. Area III

Area III of the Project will comply with UDC standards unless stated otherwise below. The following UDC Sections are amended as set forth herein:

A. Zoning Districts (UDC Article 5)

UDC Section 21.5.7 -- Dimensional and Developmental Standards

Unless excepted from herein, Area III shall comply with the City’s “R-4” Multi-Family District standards. The following Table III.A shall replace UDC Table 21.5.7.A as it applies to the Project:

Table III.A – Dimensional Requirements									
		Minimum Lot Size			Minimum, Yard Setback (ft)			Misc. Lot Requirements	
Code	Classification	Area sf.	Width ft.	Depth ft.	Front ft.	Side ft.	Rear ft.	Max. Ht.	Max. Cover
R-4	Apartment/Multi-Family	10,000	100	100	20	10	10	35	80%
<p>Multi-Family (R-4) development shall comply with the following:</p> <ul style="list-style-type: none"> a. Maximum density shall not exceed 12 units per acre. b. Parking standards outlined for Area III in this PDD. c. Swimming pools count toward the maximum impervious cover limitations, unless the swimming pool is 									

equipped with a water overflow device appropriate for such pool, and only if it drains into any pervious surface, in which case the water surface shall be excluded.

- d. No variances may be permitted to exceed the maximum impervious cover limitations.
- e. Design requirements of UDC Article 14, Section 21.14.3 unless noted otherwise within this PDD.

UDC Section 21.5.8 – Permitted Use Table

Structures, land, or premises within Area III shall be used only in accordance with the R-4 uses included in UDC Section 21.5.8.

B. Design Standards (UDC Article 9)

Lots (Section 21.9.3)

Lots sizes and dimensions will conform to the minimum requirements recognized in “Table III.A – Dimensional Requirements” of this PDD.

Landscaping (Section 21.9.7)

E. Landscape Installation Required.

- 2. A minimum of twenty percent (20%) of the combined Project area shall be landscaped, which includes and shall be comprised of trees, shrubs, sod or other ground cover.

H. Parking Area Landscaping.

- 2. **Perimeter Landscaping.** Screening of parking lots and vehicular use areas from abutting properties and rights-of-way shall not be required.

C. Parking (UDC Article 10)

Size of Parking Spaces (Section 21.10.3)

- E. Each standard off-street surface parking space shall measure not less than nine (9) feet by eighteen (18) feet (9’x18’), exclusive of access drives and aisles, and shall be of usable shape and condition.
- F. *Wheel stops.* Wheel stops shall not be required.

D. Schedule of Off-Street Parking Requirements (Section 21.10.4)

- B. Off-street parking shall be provided in sufficient quantities to provide the following

ratio of vehicle spaces for multi-family use:

Table III.B – Schedule of Off-Street Parking Requirements	
<i>Use Type</i>	<i>Parking Requirement</i>
Multi-Family	1.75 parking spaces per unit (minimum)

E. Landscaping

Additional Design Requirements (UDC Section 21.14.3)

C. *Landscape Buffer.* A minimum fifteen foot (15') wide landscape buffer shall be provided adjacent to Cibolo Valley. Trees shall be planted at an average density of one (1) tree per twenty linear feet (20') of street frontage. The landscape buffer shall require an irrigation system and shall be maintained by the property owner.

D. *Off-Street Parking.* Off street parking is permitted adjacent to the landscape buffer along the right-of-way.

E. *Building Setback Line.* Only the portion of the lot adjacent to Cibolo Valley Drive shall be treated as a front yard setback; others will be side or rear.

G. *Screening.* A six foot (6') tall fence shall be provided where the rear or side yard of any residential lot abuts a Principal or Secondary Arterial. The fence shall be constructed of metal or wrought iron and may include masonry columns.

VI. AREA IV

Area IV of the Project will comply with UDC standards unless stated otherwise below. The following UDC Sections are amended as set forth herein:

A. Zoning Districts (UDC Article 5)

UDC Section 21.5.7 -- Dimensional and Developmental Standards

Unless excepted from herein, Area IV shall comply with the City's "GB" General Business District standards. The following Table IV shall replace UDC Table 21.5.7.B as it applies to the Project:

Table IV.A – Dimensional Requirements

Code	Classification	Minimum Lot Size			Minimum, Yard Setback (ft)			Misc. Lot Requirements	
		Area sf.	Width ft.	Depth ft.	Front ft.	Side ft.	Rear ft.	Max. Ht.	Max. Cover
GB	General Business	10,000	100	100	20	0	0	35	85%

Development within the GB area shall comply with the following:

- a. UDC off street Parking space minimum requirements
- b. Use standards outlined for Area IV in this PDD.
- c. No variances may be permitted to exceed the maximum impervious cover limitations.
- d. Design requirements of UDC Article 14, Section 21.14.3 unless noted otherwise within this PDD.

UDC Section 21.5.8 – Permitted Use Table

Structures, land, or premises within Area IV shall be used only in accordance with the GB uses permitted in UDC Section 21.5.8. Uses requiring a Specific Use Permit shall only be permitted with City Council approval through the Specific Use Permit process included in UDC Section 21.5.11.

B. Design Standards (UDC Article 9)

Lots (Section 21.9.3)

Lots sizes and dimensions will conform to the minimum requirements recognized in “Table IV.A – Dimensional Requirements” of this PDD.

Landscaping (Section 21.9.7)

E. Landscape Installation Required.

- 2. A minimum of fifteen percent (15%) of the combined Project area shall be landscaped, which includes and shall be comprised of trees, shrubs, sod or other ground cover.

H. Parking Area Landscaping.

- 2. **Perimeter Landscaping.** Screening of parking lots and vehicular use areas from abutting properties and rights-of-way shall not be required.

C. Parking (UDC Article 10)

Size of Parking Spaces (Section 21.10.3)

- G. Each standard off-street surface parking space shall measure not less than nine feet (9') by eighteen (18) feet (9'x18'), exclusive of access drives and aisles, and shall be of usable shape and condition.
- H. *Wheel stops.* Wheel stops shall not be required.

D. Transportation (UDC Article 14)

Additional Design Requirements (UDC Section 21.14.3)

- C. *Landscape Buffer.* A minimum fifteen foot (15') wide landscape buffer shall be provided adjacent to any public right-of-way. Trees shall be planted at an average density of one (1) tree per twenty linear feet (20') of street frontage except for public schools. The landscape buffer shall require an irrigation system and shall be maintained by the property owner.
- D. *Off-Street Parking.* Off street parking is permitted adjacent to the landscape buffer along the right-of-way.
- G. *Screening.* No screening walls or fencing shall be required adjacent to public right-of-way.

VII. Public Street

The extension of Ripps Kruesler through the Project is anticipated to be located in the general area shown on the PDD Plan. This location is not definite and may shift pending further study of the Property and the proposed development.

Construction of Ripps Kruesler will meet the following standards and be classified as a collector. These standards will replace any requirements of UDC Table 21.14.1:

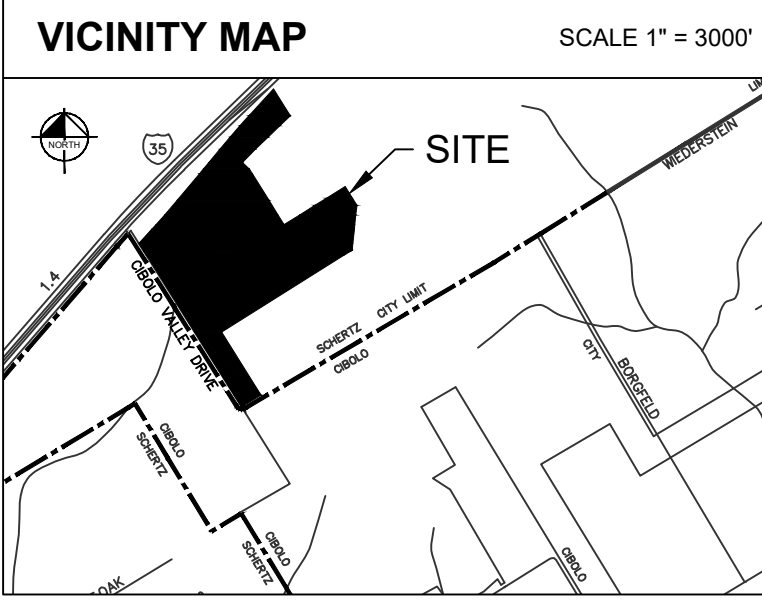
Ripps Kruesler				
Classification	ROW	Pavement	Drainage Width	Sidewalk Width Hike/Bike Trail
Collector	70 feet	38 feet	Curb or Curb and Gutter	5 feet both sides (minimum) or 8 foot hike/bike trail on one side

VIII. PDD Adjustments

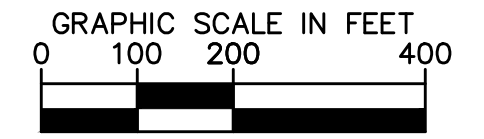
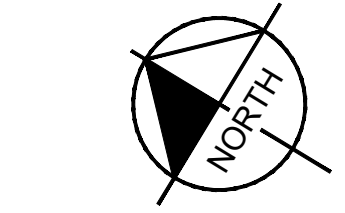
Adjustments to Planned Development District (PDD) Plan (UDC Section 21.5.10)

Per UDC Section 21.5.10, the City Manager or his/her designee may permit an applicant to make minor amendments to the PDD Plan without the necessity of amending the ordinance that established the PDD. As the Project design and engineering is refined, it may be necessary to alter the boundaries between the Areas or the location of public improvements. The list of minor amendments included in Section 21.5.10 is further defined to allow Area boundaries to shift in location up to seventy-five feet (75') from what is shown on the PDD Plan.

Prepared by: [Name], [Title], [Date]



NAME	ACREAGE (AC.)	FUTURE USE
AREA 1	18.6	COMMERCIAL/ RETAIL
AREA 2	19.2	COMMERCIAL/ RETAIL
AREA 3	33.5	MULTI-FAMILY
AREA 4	3.3	COMMERCIAL/ RETAIL



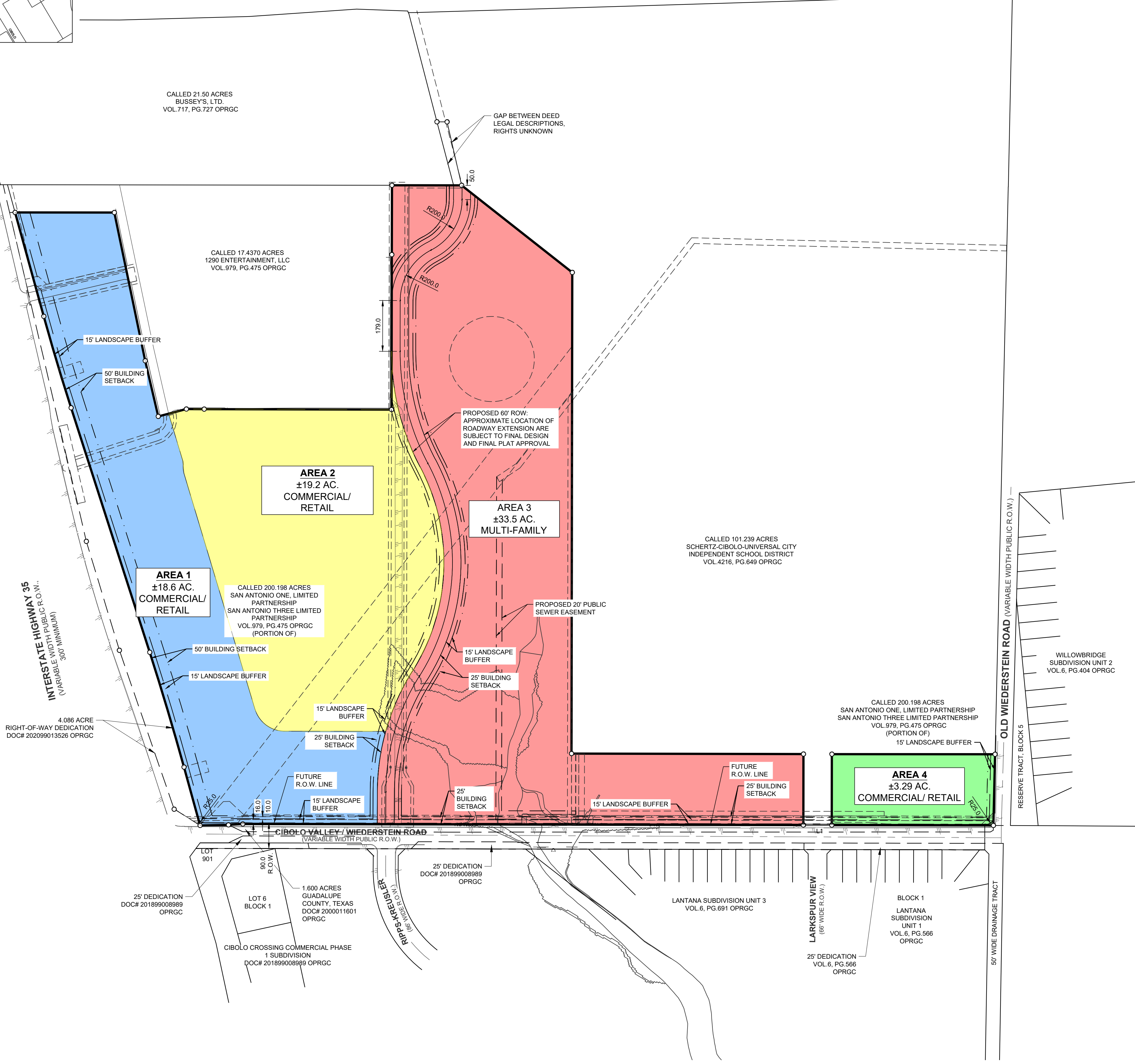
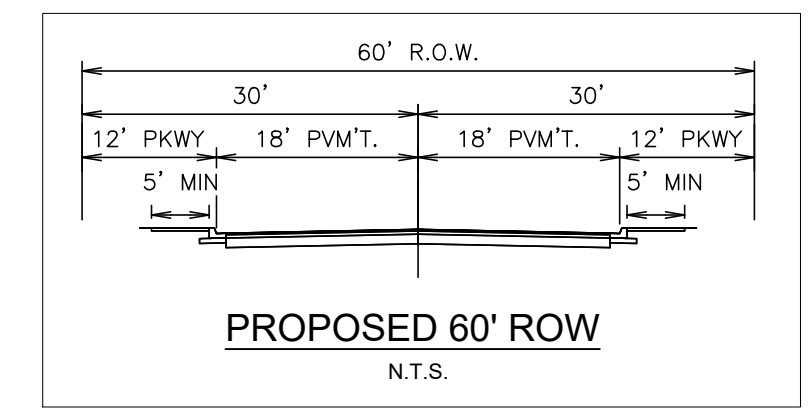
LEGEND	
	PROPERTY BOUNDARY
	EXISTING EDGE OF ASPHALT
	EXISTING OVERHEAD ELECTRIC
	EXISTING SANITARY LINE
	EXISTING WATER LINE
	EXISTING GAS LINE
	BENCHMARK

- NOTES**
- ACCORDING TO FLOOD INSURANCE RATE MAP PANEL 48187C0210F, DATED 11/2/2007, A PORTION OF THE SITE IS LOCATED IN ZONE A AND IS LOCATED IN THE 100-YR FLOODPLAIN. THE REMAINING SITE IS LOCATED IN ZONE X AND IS NOT WITHIN THE 100-YR FLOODPLAIN.
 - THE THROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT THE TIME OF THE FINAL PLAT.

SITE DATA TABLE	
GENERAL SITE DATA	
LEGAL DESCRIPTION	74.579 ACRES, J.F. WALKER SURVEY NO. 113, ABSTRACT NO. 244, CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS
CURRENT ZONING	GENERAL BUSINESS (GB) & MANUFACTURING (LIGHT) (M-1)
REQUESTED ZONING	PLANNED DEVELOPMENT DISTRICT (74.579 AC.)
PROPOSED LAND USE	COMMERCIAL/RETAIL AND MULTI-FAMILY
SITE ACREAGE	74.5790
ADDRESS	NEC OF IH-35 & CIBOLO VALLEY DR., CITY OF SCHERTZ, TX

PROJECT CONTACT LIST:

<p>SURVEYOR OF RECORD KIMLEY-HORN 10101 REUNION PLACE, STE 400 SAN ANTONIO, TEXAS 78216 PHONE: 210-541-9166 CONTACT: JOHN GREGORY MOSIER, R.P.L.S.</p>	<p>CIVIL ENGINEER KIMLEY-HORN 10101 REUNION PLACE, STE 400 SAN ANTONIO, TEXAS 78216 PHONE: 210-541-9166 CONTACT: AARON PARENICA, P.E.</p>
<p>PROPERTY OWNER SAN ANTONIO ONE, LTD PARTNERSHIP 277 N LOOP 1604 E, STE 150 SAN ANTONIO, TEXAS 78232 PHONE: 313-961-6451 CONTACT: CHARLES FORBES</p>	<p>DEVELOPER EMBREY 1020 NE LOOP 410, STE 700 SAN ANTONIO, TEXAS 78209 PHONE: 210-824-6044 CONTACT: OMAR RIVERA</p>



FOR REVIEW ONLY

CONCEPTUAL & DEVELOPMENT PLAN

SCHERTZ STATION
 PREPARED FOR EMBREY

EMBREY: NEC IH-35 & CIBOLO VALLEY DR.

SHEET NUMBER

NO.	REVISIONS	DATE	BY



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

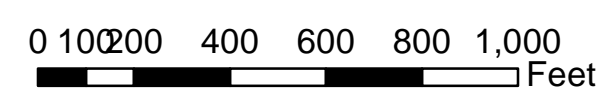


ALTA/NSPS LAND TITLE SURVEY
 J.F. WALKER SURVEY NO. 113
 ABSTRACT NO. 244 - 74.579 AC

- <all other values>
- Freeway
- Planned Secondary Arterial
- Commercial Collector B
- 1"
- 8"
- Schertz Gravity
- Hydrant
- 200' Buffer
- Highways
- Principal Arterial
- Planned Commercial Collector B
- 2"
- Schertz Pressure
- Major Roads
- Planned Principal Arterial
- Commercial Collector A
- 3"
- Neighboring Gravity
- Minor Roads
- Secondary Arterial
- Planned Residential Collector
- 4"
- Private Pressure
- Other Cities
- Residential Collector
- Planned Commercial Collector A
- 6"
- Planned Residential Collector
- Planned Commercial Collector A
- 18"

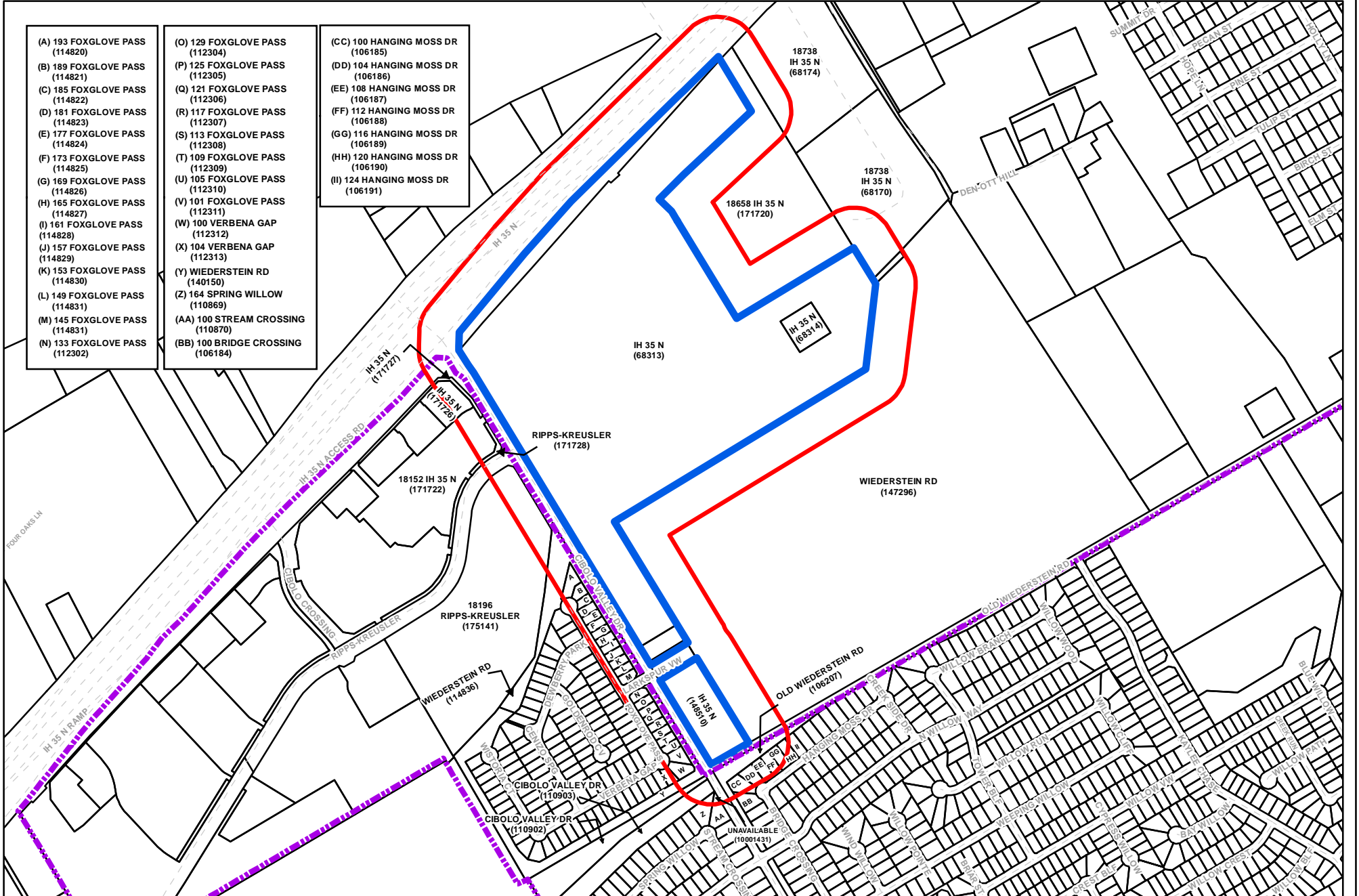
- 10"
- 24"
- Manholes
- Schertz Municipal Boundary
- 12"
- 30"
- County Boundaries
- 16"
- 36"
- 18"

1 Inch = 400 Feet



- (A) 193 FOXGLOVE PASS (114820)
- (B) 189 FOXGLOVE PASS (114821)
- (C) 185 FOXGLOVE PASS (114822)
- (D) 181 FOXGLOVE PASS (114823)
- (E) 177 FOXGLOVE PASS (114824)
- (F) 173 FOXGLOVE PASS (114825)
- (G) 169 FOXGLOVE PASS (114826)
- (H) 165 FOXGLOVE PASS (114827)
- (I) 161 FOXGLOVE PASS (114828)
- (J) 157 FOXGLOVE PASS (114829)
- (K) 153 FOXGLOVE PASS (114830)
- (L) 149 FOXGLOVE PASS (114831)
- (M) 145 FOXGLOVE PASS (114831)
- (N) 133 FOXGLOVE PASS (112302)
- (O) 129 FOXGLOVE PASS (112304)
- (P) 125 FOXGLOVE PASS (112305)
- (Q) 121 FOXGLOVE PASS (112306)
- (R) 117 FOXGLOVE PASS (112307)
- (S) 113 FOXGLOVE PASS (112308)
- (T) 109 FOXGLOVE PASS (112309)
- (U) 105 FOXGLOVE PASS (112310)
- (V) 101 FOXGLOVE PASS (112311)
- (W) 100 VERBENA GAP (112312)
- (X) 104 VERBENA GAP (112313)
- (Y) WIEDERSTEIN RD (140150)
- (Z) 164 SPRING WILLOW (110869)
- (AA) 100 STREAM CROSSING (110870)
- (BB) 100 BRIDGE CROSSING (106184)

- (CC) 100 HANGING MOSS DR (106185)
- (DD) 104 HANGING MOSS DR (106186)
- (EE) 108 HANGING MOSS DR (106187)
- (FF) 112 HANGING MOSS DR (106188)
- (GG) 116 HANGING MOSS DR (106189)
- (HH) 120 HANGING MOSS DR (106190)
- (II) 124 HANGING MOSS DR (106191)



City of Schertz

Schertz Station

(PLPDD20220020)

-  Project Area
-  City Limit Boundary
-  200' Buffer



Last Update: October 14, 2022
 City of Schertz, GIS Specialist: Bill Gardner, gis@schertz.com (210) 619-1185
 *The City of Schertz provides this Geographic Information System product "as is" without any express or implied warranty of any kind including but not limited to the implied warranties of merchantability and fitness for a particular purpose. In no event shall The City of Schertz be liable for any special, indirect or consequential damages or any damages whatsoever arising out of or in connection with the use of or performance of these materials. Information published in this product could include technical inaccuracies or typographical errors. Periodical changes may be made and information may be added to the information herein. The City of Schertz may make improvements and/or changes in the product(s) described herein at any time.



NOTICE OF PUBLIC HEARING

October 14, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, October 26, 2022 at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

PLPDD20220020- A request to rezone approximately 75 acres of land from General Business District (GB) and Manufacturing District- Light (M-1) to Planned Development District (PDD), generally located southeast of the intersection of IH 35 and Cibolo Valley Drive, also known as Guadalupe County Property Identification Numbers 68313, 68314, and 148510, 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. This form is used to calculate the percentage of landowners that support and oppose the request. You may return the reply form below prior to the first public hearing date by mail or personal delivery to Emily Delgado, Planning Manager, 1400 Schertz Parkway, Schertz, Texas 78154, or by e-mail planning@schertz.com. If you have any questions, please feel free to call the Planning Division at (210) 619-1780.

Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of [] opposed to [X] neutral to [] the request for PLPDD20220020

COMMENTS: too much traffic / not enough roads / too much noise / too much lights

NAME: Eric Talamantez SIGNATURE: [Signature]
(PLEASE PRINT)

STREET ADDRESS: 112 Hanging Moss

DATE: 10-26-2022

Reply Form

I am: in favor of opposed to neutral to the request for **PLPDD20220020**

COMMENTS: _____

NAME: Aaron Madrigal
(PLEASE PRINT)

SIGNATURE 

STREET ADDRESS: 108 HANGING MOSS Dr CIBOLO, TX 78108

DATE: 10/25/2022



NOTICE OF PUBLIC HEARING

October 14, 2022

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of opposed to neutral to the request for **PLPDD20220020**

COMMENTS: _____

NAME: JODI FLANAGAN SIGNATURE Jodi Flanagan
(PLEASE PRINT) PRESIDENT of Third Eye Properties LLC.

STREET ADDRESS: 117 FOXGLOVE PASS, CIBOLO, TX 78108

DATE: 10/24/2022

NOTICE OF PUBLIC HEARING

October 14, 2022

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PLPDD20220020– A request to rezone approximately 75 acres of land from General Business District (GB) and Manufacturing District- Light (M-1) to Planned Development District (PDD), generally located southeast of the intersection of IH 35 and Cibola Valley Drive, also known as Guadalupe County Property Identification Numbers 68313, 68314, and 148510, City of Schertz, Guadalupe County, Texas.

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of opposed to neutral to the request for **PLPDD20220020**

COMMENTS: _____

NAME: Joshua Gangsei SIGNATURE *Joshua Gangsei*
(PLEASE PRINT)

STREET ADDRESS: 116 Hunzinger Moss Dr Cibola, Tx, 78108

DATE: 10-25-22