AMENDED / CORRECTED AGENDA

MEETING AGENDA
Planning & Zoning Commission
REGULAR SESSION PLANNING & ZONING COMMISSION
October 2, 2024

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, OCTOBER 2, 2024 at 6:00 p.m.

The Planning and Zoning Commission will hold the regularly scheduled meeting at 6:00p.m., Wednesday, October 2, 2024, 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

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 4, 2024 Planning and Zoning Commission Meeting

5. PUBLIC HEARING:

The Planning and Zoning Commission will hold a public hearing related to zone change requests, specific use permit requests, and Unified Development Code Amendments 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. **PLZC20240227** – Hold a public hearing and make a recommendation on a request to rezone approximately 218 acres of land to Agricultural District (AD), more specifically known as Comal County Property Identification Numbers 79001, 78946, 75480, 78247, 79009, and 79006, City of Schertz, Comal County, Texas.

B. **PLZC20240210** - Hold a public hearing and make a recommendation on a request to rezone approximately 1.4 acres of land, from Office and Professional District (OP) to Neighborhood Services District (NS), generally located 250-feet South of the intersection of Antler Drive and FM 3009, more specifically known as Guadalupe County Property Identification Number 20412, City of Schertz, Guadalupe County, Texas.

C. **PLSPU20240183 -** Hold a public hearing and make a recommendation on a Specific Use Permit to allow a Manufactured / Mobile Home on approximately 2 acres of land, known as 6759 Pfeil Rd, also known as Bexar County Property Identification Number 1296079, City of Schertz, Bexar County, Texas.

D. **PLUDC20240243 -** Hold a public hearing, workshop and discussion and possible action to make a recommendation on amendments to the Public Works Design Guide

6. ITEMS FOR INDIVIDUAL CONSIDERATION:

A. **PLPP20240175 -** Consider and act upon a request for approval of a preliminary plat for the Monroe Subdivision Lots 1-2, Block 1, approximately 22 acres of land, generally located 400 feet east from the intersection of Ware-Seguin Road and Boenig Drive, also known as Bexar Property Identification Number 619166, City of Schertz, Bexar County, Texas.

B. **PLPP20240215 Waiver** - Consider and act upon a request for a waiver in relation to on-site sewer facilities for the preliminary plat of the Schertz Logistics Subdivision, approximately 43 acres of land, located approximately 400 feet north of the intersection of FM 2252 and FM 482, also known as Comal County Property Identification Numbers 378449 and 379114, City of Schertz, Comal County, Texas.

C. **PLPP20240215** - Consider and act upon a request for approval of a preliminary plat of the Schertz Logistics Subdivision, an approximately 43-acre tract of land, located approximately 400 feet north of the intersection of FM 2252 and FM 482, also known as Comal County Property Identification Numbers 378449 and 379144, City of Schertz, Comal County, Texas.

7. REQUESTS AND ANNOUNCEMENTS:

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

B. Announcements by Commissioners

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

C. Announcements by City Staff.

- City and community events attended and to be attended.

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

A. Current Projects and City Council Status Update

9. ADJOURNMENT OF THE REGULAR MEETING

CERTIFICATION

I, Emily Delgado, Planning Manager, of the City of Schertz, Texas, do hereby certify that the above agenda was posted on the official bulletin boards on this the 27th day of September, 2024 at 1:00 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.

Emily Delgado

Emily Delgado, Planning Manager

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 _____, 2024. _____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.

SCHERTZ
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PLANNING AND ZONING COMMISSION MEETING: 10/02/2024
Agenda Item 4 A

TO:	Planning and Zoning Commission
PREPARED BY:	Emily Delgado, Planning Manager
SUBJECT:	Minutes for the September 4, 2024 Planning and Zoning Commission Meeting

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Attachments

Minutes for the September 4, 2024 Regular P&Z Meeting - DRAFT

D R A F T

PLANNING AND ZONING MINUTES
September 4, 2024

The Schertz Planning and Zoning Commission convened on September 4, 2024 at 6:00 p.m. at the Municipal Complex, Council Chambers, 1400 Schertz Parkway Building #4, Schertz, Texas.

Present: Glen Outlaw, Chairman; Richard Braud, Vice Chairman; Roderick Hector, Commissioner; Danielle Craig, Commissioner; Clayton Wallace, Commissioner; Judy Goldick, Commissioner

Absent: Tamara Brown, Commissioner; John Carbon, Commissioner; Patrick McMaster, Commissioner

Staff present: Emily Delgado, Planning Manager
Samuel Haas, Senior Planner
Daisy Marquez, Planner
William Willingham, Planner

1. CALL TO ORDER / ROLL CALL THE REGULAR PLANNING & ZONING COMMISSION MEETING

Chairman Outlaw called the meeting to order at 6:45 P.M.

2. SEAT ALTERNATE TO ACT IF REQUIRED

Commissioner Craig and Commissioner Wallace were seated as alternates.

3. HEARING OF RESIDENTS

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 7, 2024 Regular Meeting.

Motioned by Commissioner Clayton Wallace, seconded by Commissioner Danielle Craig to approve

Vote: 6 - 0 Passed

5. PUBLIC HEARING:

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

A. PLUDC20240167 - Conduct 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 21.5.9- Special Districts, and Article 9, Section 21.9.3- Lots, Section 21.9.8- Screening and Fencing, Section 21.9.9- Tree Preservation and Mitigation, Section 21.9.12- Site Plan Process, and Article 16 - Definitions.

Mrs. Marquez provided a presentation.

Chariman Outlaw opened the public hearing at 7:00 P.M.
No one spoke.
Chairman Outlaw closed the public hearing at 7:01 P.M.

Motioned by Commissioner Roderick Hector, seconded by Commissioner Judy Goldick to recommend approval to the City Council

Vote: 6 - 0 Passed

B. PLUDC20240195 - Conduct 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 - Procedures and Applications, and Article 5 - Zoning Districts.

Mr. Haas provided a presentation.

Chariman Outlaw opened the public hearing at 7:20 P.M.
No one spoke.
Chairman Outlaw closed the public hearing at 7:21 P.M.

Motioned by Commissioner Clayton Wallace, seconded by Commissioner Judy Goldick to recommend approval to the City Council

Vote: 6 - 0 Passed

C. PLUDC20240186 - Conduct 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 - Zoning Districts and Article 10 - Parking Standards.

Mr. Haas provided a presentation.

Chariman Outlaw opened the public hearing at 7:57 P.M.
No one spoke.
Chairman Outlaw closed the public hearing at 7:57 P.M.

Motioned by Commissioner Clayton Wallace, seconded by Commissioner Judy Goldick to recommend approval to the City Council

Vote: 5 - 1 Passed

NAY: Vice Chairman Richard Braud

6. REQUESTS AND ANNOUNCEMENTS:

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

Commissioner Wallace requested a presentation / workshop / discussion on an upcoming Planning and Zoning Commission meeting.

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.

Mrs. Delgado provided announcements.

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

A. Current Projects and City Council Status Update

8. ADJOURNMENT OF THE REGULAR MEETING

Chairman Outlaw adjourned the meeting at 8:43 P.M.

_____ _____

Chairman, Planning and Zoning Commission Recording Secretary, City of Schertz

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PLANNING AND ZONING COMMISSION MEETING: 10/02/2024
Agenda Item 5 A

TO:	Planning and Zoning Commission
PREPARED BY:	Emily Delgado, Planning Manager
SUBJECT:	**PLZC20240227** – Hold a public hearing and make a recommendation on a request to rezone approximately 218 acres of land to Agricultural District (AD), more specifically known as Comal County Property Identification Numbers 79001, 78946, 75480, 78247, 79009, and 79006, City of Schertz, Comal County, Texas.

BACKGROUND

At the July 2, 2024, City Council meeting, City Council approved ordinances annexing and establishing a zoning designation for over 3,000 acres of land in Bexar, Comal and Guadalupe County into the City of Schertz City limits. Originally scheduled as part of the larger annexation process, Comal County Property Identification Numbers 79001, 78946, 75480, 78247, 79009, and 79006, based on a request of the property owner were not annexed at the July 2, 2024, City Council meeting. The request was to delay the annexation and the zoning of the properties until a Development Agreement could be drafted and reviewed by City Council.

At the July 16, 2024, City Council meeting, City Council approved Resolution 24-R-81, which authorized a Development Agreement with Sharlene and Timothy Fey and Sandra Reeh ET AL for approximately 223 acres. As part of that Development Agreement, the property owners agreed to have their agricultural land annexed into the City of Schertz and zoned. Based on the agreement at the July 16th meeting, City Council approved Ordinances 24-A-44, 24-A-46, 24-A-47, 24-A-48, 24-A-49 and 24-A-50 annexing Comal County Property Identifications Numbers 79001, 78946, 75480, 78247, 79009, and 79006 into the City of Schertz City limits. However, due to these properties being removed from the zoning ordinances for the rest of the annexation properties, a zoning district was not established at the same time as the annexation.

The purpose of PLZC20240227 is to establishing a zoning designation for these parcels that were annexed on July 16, 2024, based on Resolution 24-R-81, and the specific annexation ordinances for the parcels. There is no development planned for these properties at this time. The zoning request is strictly to establish a permanent zoning designation for these properties. The proposed Agricultural District (AD) would be consistent with the properties that were annexed and zoned in July of 2024.

On September 19, 2024, nine (9) public hearing notices were mailed to the surrounding property owners within a 200-foot notification boundary of the subject parcels. Additionally, the property owners of parcels included within the zoning boundary were notified per Texas Local Government Code (LGC) Section 211.006. Comal Independent School District was also notified of the proposed zoning. At the time of this staff report one (1) responses in favor, zero (0) responses neutral, and zero (0) responses in opposition have been received. A public hearing notice will be published in the "San Antonio Express" prior to the City Council meeting. Additionally, public hearing notice signs were placed along FM 482 on September 20, 2024.

Subject Properties:

	Zoning	**Land Use**
Existing	No Zoning Established as these parcels were annexed into the City of Schertz on July 16, 2024.	Agricultural / Undeveloped
Proposed	Agricultural District (AD)	Agricultural / Undeveloped

GOAL

The proposed request is to establish a zoning designation for approximately 218 acres, specifically, Agricultural District (AD). The goal is to zone these subject properties in conformance with the Comprehensive Land Use Plan - Future Land Use Map and the existing land uses on the subject properties and to be consistent with the rest of the properties that were annexed and zoned to Agricultural District (AD) in July of 2024.

COMMUNITY BENEFIT

It is the City's desire to promote safe, orderly, efficient development and ensure compliance with the City's vision of future growth.

SUMMARY OF RECOMMENDED ACTION

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.

The proposal is to zone all 218 acres as Agricultural District (AD) based on the subject property's existing land uses, the property's location, and the designation on the Future Land Use Map as adopted by Ordinance 24-S-06. Comal County Property Identification Number 79006 is identified as Development Deferment, which is typically utilized for large tracts that house heavy industrial.Comal County Property Identification Number 79009 is identified in the Comprehensive Land Use Plan- Future Land Use Map as Local Corridor which is described as locally oriented commercial and entertainment areas typically situated along medium- to high-volume collector roads.Comal County Property Identification Numbers 79001, 78946, 75480, and 78247 are identified in the Comprehensive Land Use Plan- Future Land Use Map as Regional Corridor which is described as commercial and entertainment areas along major thoroughfares that serve populations within the City and the broader region.

Although the subject parcels have differing Comprehensive Land Use Plan- Future Land Use Map designations the proposed Agricultural District (AD) is consistent with the Comprehensive Land Use designations. The Future Land Use Map within the Comprehensive Land Use Plan is a guiding document for determining appropriate land uses and development types for the future vision of Schertz. However, the existing conditions and existing land uses need to be considered when reviewing zoning applications. The proposed zoning is not based on a proposed development, but strictly due the annexation of these properties into the City of Schertz. If the subject properties were proposed to be developed in the future, the zoning designation will also need to be reviewed in conjunction with the Comprehensive Land Use Plan and 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.

As part of promoting health, safety, and welfare, the City should encourage development compatible with surrounding uses utilizing standards and transitional uses to alleviate negative impacts. Agricultural District (AD) is intended to provide as a base zoning district for agricultural and residential land uses. Residences in this District are intended to be on a minimum lot size of 217,800 square feet (five acres). Clustering of up to two homes may be allowed on the same lot subject to setback requirements. This District is suitable for areas where development is premature due to lack of utilities, capacity or service, and for areas that are unsuitable for development because of physical restraints or potential health or safety hazards.The proposed zoning district designations are compatible with the surrounding land uses and existing zoning designations of the surrounding properties. The proposed Agricultural District (AD) would allow for the residential and agricultural operations land uses to remain in a conforming status.

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.

The subject parcels are currently utilized for agricultural purposes. The proposed zoning designation of Agricultural District (AD) is appropriate in the immediate area of the land to be zoned. Since the proposed zoning designations are based on conformance with the Comprehensive Land Use Plan- Future Land Use Map and with

the existing land uses on the subject properties, the majority of the properties' land uses will be in conformance with the proposed zoning designation of Agricultural District (AD). The proposed zoning designation is appropriate in the immediate area of the land to be zoned.

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.

A public hearing notice was mailed to Comal Independent School District to notify them of the proposed zoning. The City of Schertz Police, Fire and EMS Departments have indicated they do not have any concerns regarding the proposed rezoning requests or their ability to provide services.

With the completed annexation and proposed zoning of the properties, the City is better able to guide future development to ensure conformance with the Master Thoroughfare Plan, the Master Water Plan and Master Sewer Plan for the City. Additionally, the annexation and associated zoning would ensure that any future developments will meet City standards to ensure cohesive development across the City of Schertz which ultimately will ensure the safe, orderly, and efficient development of the City. Although no development plans are currently proposed for the properties being zoned, if development was to occur the water, sewer, and roadways would be evaluated during the development process.

5. Whether there have been environmental and/or economical changes which warrant the requested change.

No, there have been no environmental or economical changes that warrant the requested zone change. The subject properties, until July of 2024, were within the City of Schertz Extra-Territorial Jurisdiction (ETJ) and under delayed annexation agreements. A zoning designation has not previously been established for the subject properties. However, based on the annexation into the City of Schertz in July, best practice is to establish a zoning district designation for the properties.

6.Whether there is an error in the original zoning of the property for which a change is requested.

There is no error in the original zoning as the subject properties do not currently have a zoning district established. The properties were annexed into the City of Schertz on July 16, 2024, but did not get a zoning designation at that time.

7. Whether all of the applicant's back taxed owed to the City have been paid in full (no application will receive final approval until all back taxes are paid in full).

The subject properties were annexed into the City of Schertz in July of 2024. This does not impact the Planning and Zoning Commission recommendation to City Council.

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.

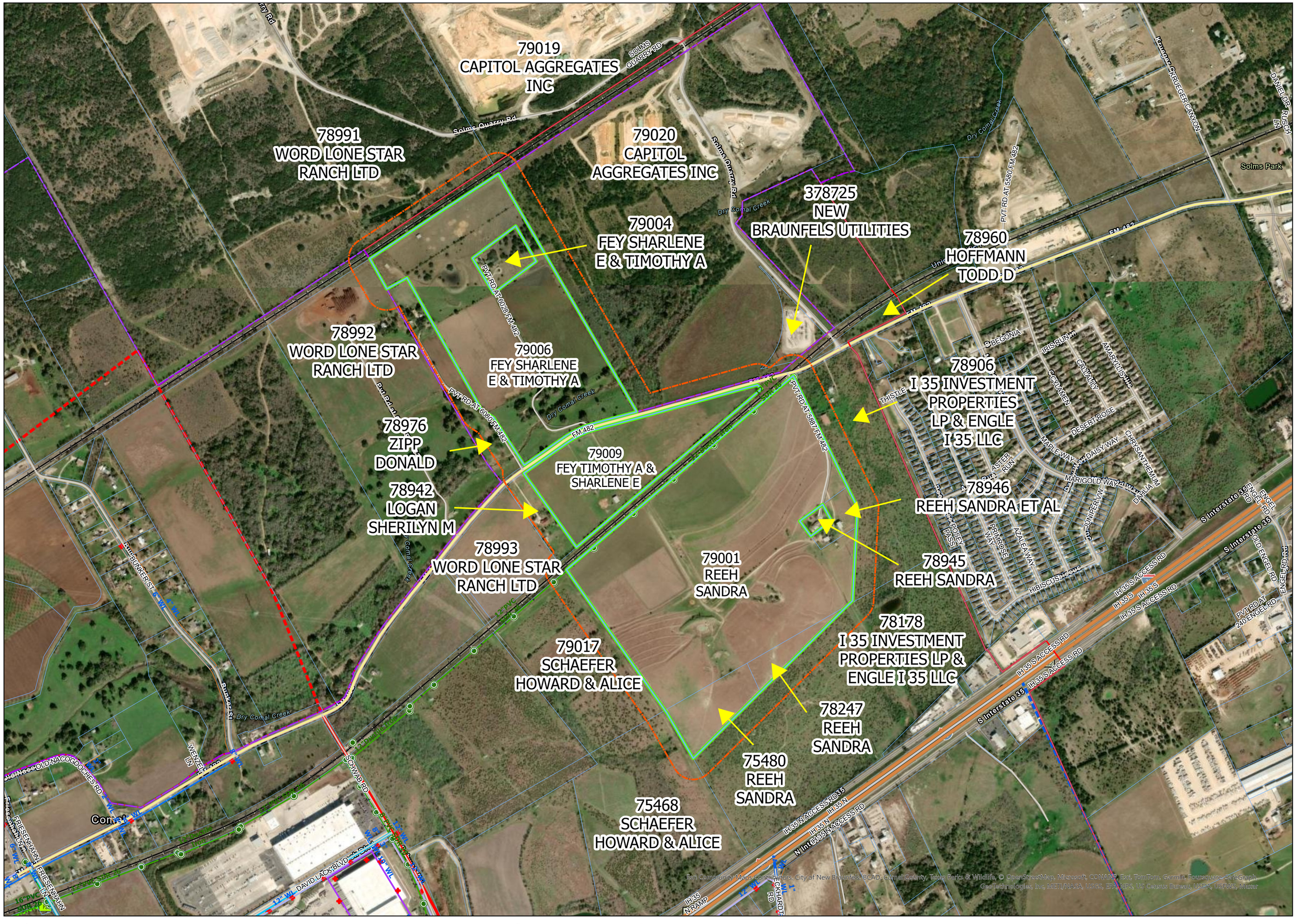
Staff has ensured all UDC requirements have been met for the proposed zone change, and at this time have not received any special considerations from the Planning and Zoning Commission or City Council.

RECOMMENDATION

Due to the subject properties being annexed into the City of Schertz on July 16, 2024 a zoning district needs to be established for the subject properties. The proposed zoning designation is in conformance with the recently adopted Comprehensive Land Use Plan- Future Land Use Map and is consistent with the other properties that were annexed in July of 2024 and zoned Agricultural District (AD). Staff recommends approval of PLZC20240227.

Attachments

Aerial Exhibit
Public Hearing Notice Map
Public Hearing Responses
Zoning Exhibit



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Parcel IDs:
79001, 78946, 75480, 78247, 79009, 79006

Highways
Major Roads
Minor Roads

Freeway
Principal Arterial
Planned Principal Arterial
Secondary Arterial
Planned Secondary Arterial
Secondary Rural Arterial

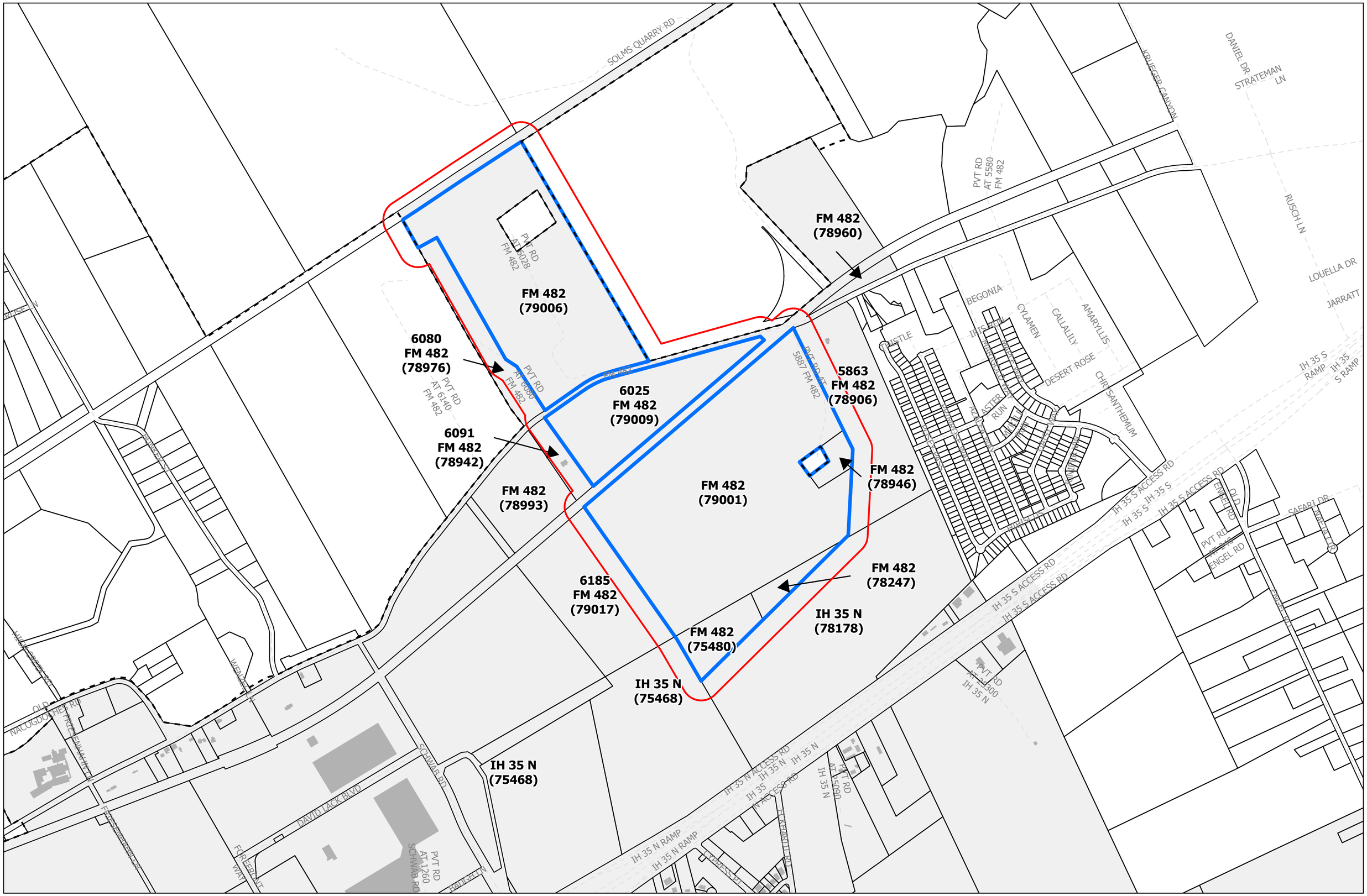
Planned Secondary Rural Arterial
Residential Collector
Planned Residential Collector
Planned Commercial Collector B
Commercial Collector A
Planned Commercial Collector A

1" 2" 3" 4" 6"
8" 10" 12" 16" 18"
20" 24" 30" 36" Unknown

Schertz Gravity
Schertz Pressure
Neighboring Gravity
Private Pressure

Hydrant
Manholes
CCMA Lift Station
Private Lift Station
Schertz Lift Station
CCMA Treatment Plant
Schertz Treatment Plant
County Boundaries
Schertz Municipal Boundary
ETJ

0 300 600 1,200 1,800 Feet



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Last update: September 18th, 2024

City of Schertz, GIS Specialist: Alexa Venezia, avenezia@schertz.com (210) 619-1174

City of Schertz

PARCEL IDs: 79001, 78946, 75480, 78247, 79009, 79006

Project Boundary
200' Buffer
City Limits
Schertz ETJ Boundary

N
W
E
S

0 400 800 1,600 2,400 Feet

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PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

September 19, 2024

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, October 2nd, 2024** 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:

PLZC20240227 – Hold a public hearing and make a recommendation on a request to rezone approximately 218 acres of land to Agricultural District (AD), more specifically known as Comal County Property Identification Numbers 79001, 78946, 75480, 78247, 79009, and 79006, City of Schertz, Comal 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 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 Emily Delgado, Planning Manager at (210) 619-1784.

Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

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 (central time) 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 **PLZC20240227**

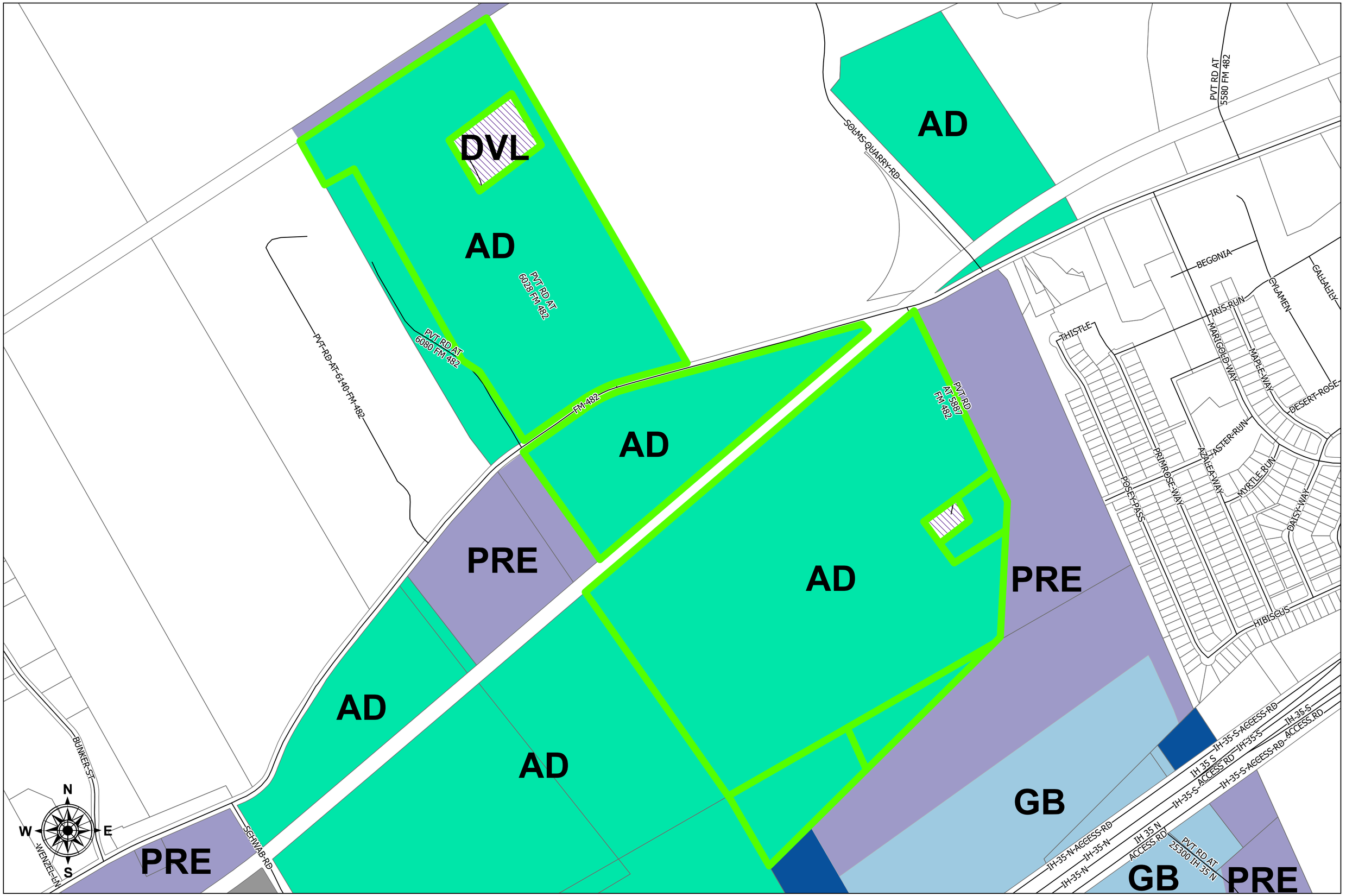
COMMENTS: _____

NAME: Timothy Fey Sharlene Fey (PLEASE PRINT) SIGNATURE Timothy A. Fey Sharlene Fey

STREET ADDRESS: 6028 Fm 482, New Braunfels TX 78132

DATE: 9/27/2024

Property IDs: 79009 and ~~79001~~ 79006



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Last update: September 17, 2024

City of Schertz, GIS Specialist: Alexa Venezia, avenezia@schertz.com (210) 619-1174

ZONING CHANGE

COMAL COUNTY

PARCEL IDs:

79001, 78946, 75480, 78247, 79009, 79006

Classification

- (PRE) Pre-Development
- (PDD) Planned Development
- (PUB) Public Use
- (R-A) Single-family Residential/Agricultural
- (R-1) Single-Family Residential
- (R-2) Single-Family Residential
- (R-3) Two-Family Residential
- (R-4) Apartment/Multi-Family Residential
- (R-6) Single-family Residential
- (R-7) Single-family Residential
- (AD) Agricultural District
- (GH) Garden Home/Single-Family Residential (Zero Lot Line)
- (TH) Townhome
- (MHS) Manufactured Home Subdivision
- (MHP) Manufactured Home Parks
- (GB) General Business
- (GB-2) General Business II
- (NS) Neighborhood Services
- (OP) Office and Professional
- (MSMU) Main Street Mixed Use
- (MSMU-ND) Main Street Mixed Use New Development
- (M-1) Manufacturing (Light)
- (M-2) Manufacturing (Heavy)
- (DVL) Development Agreement (Delayed Annexation)

0 250 500 1,000 1,500 Feet

SCHERTZ
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PLANNING AND ZONING COMMISSION MEETING: 10/02/2024
Agenda Item 5 B

TO:	Planning and Zoning Commission
PREPARED BY:	Daisy Marquez, Planner
SUBJECT:	**PLZC20240210** - Hold a public hearing and make a recommendation on a request to rezone approximately 1.4 acres of land, from Office and Professional District (OP) to Neighborhood Services District (NS), generally located 250-feet South of the intersection of Antler Drive and FM 3009, more specifically known as Guadalupe County Property Identification Number 20412, City of Schertz, Guadalupe County, Texas.

BACKGROUND

The applicant is requesting to rezone approximately 1.4 acres of land from Office Professional District (OP) to Neighborhood Services District (NS). The subject property is currently undeveloped.

On September 17, 2024, twelve (12) public hearing notices were mailed to the surrounding properties within a 200-foot notification boundary of the subject property. At the time of the staff report, zero (0) responses in favor, zero (0) responses neutral, and zero (0) responses in opposition have been received. A public hearing notice will be published in the "San Antonio Express" prior to the City Council Meeting. Additionally, one (1) sign was placed on the subject property along FM 3009.

The applicant has previously applied for a proposed zone change from Office Professional District (OP) to Neighborhood Services District (NS), at the subject property, and the Planning and Zoning Commission held a public hearing in May 2024. The Planning and Zoning Commission made a recommendation for denial with a 5-1 vote to City Council. The applicant withdrew the application before it could be heard at City Council.

Subject Property:

	Zoning	**Land Use**
Existing	Office Professional District (OP)	Undeveloped
Proposed	Neighborhood Services District (NS)	Car Wash, Automated

Adjacent Properties:

	Zoning	**Land Use**
North	Single-Family Residential District (R-1)	Single Family Residence
South	Single-Family Residential District (R-1)	Single Family Residence
East	Right-of-Way	FM 3009, also known as Roy Richard
West	Single-Family Residential District (R-1)	Single Family Residence

GOAL

The proposed zone change is for approximately 1.4 acres of land to Neighborhood Services District (NS). The applicant wishes to rezone the property to develop an Automated Car Wash.

COMMUNITY BENEFIT

It is the City's desire to promote safe, orderly, efficient development and ensure compliance with the City's vision of future growth.

SUMMARY OF RECOMMENDED ACTION

When evaluating zone changes, staff uses criteria listed in UDC Section 21.5.4.D. The criteria are listed below.

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;

The proposed Neighborhood Services District (NS) does not implement the policies of the adopted Comprehensive Land Plan. The Comprehensive Land Plan designates the subject property as Local Corridor. The Local Corridor land use designation is meant to contain conventional retail centers, small scale mixed-use, multifamily development, and residential uses that are of scale and intensity compatible with the surrounding neighborhoods.

To the north, west, and south of the subject property, the properties are Single-Family Residential District (R1) and are used for single-family residences. To the east of the property is FM 3009 Right-of-Way, and is the subject property's only access point. Although the subject property is located on FM 3009, and has access to FM 3009, the subject property is surrounded by residential zoned properties that are used for single-family homes. As a result of the subject property being nestled within single-family residences, the proposed zone change to Neighborhood Services District (NS) is not compatible.

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;

As part of promoting health, safety, and welfare, the City should encourage development compatible with surrounding uses utilizing standards and transitional uses to alleviate negative impacts. The proposed Neighborhood Services District (NS) dimensional and development standards as stated in Section 21.5.7.B of the Unified Development Code, are not compatible with what is in the immediately surrounding area.

Table 21.5.7.B
Dimensional Requirements Non-Residential Zoning Districts

		Minimum Lot Size Dimensions			Minimum Yard Setback (Ft)				Minimum yard Setback (Ft)	Miscellaneous Requirements	
Code	Zoning Districts	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 to Res Zone	Max Height Ft.	Maximum Impervious Coverage
NS	Neighborhood Services	10,000	100	100	25	0	25	0	25	35	80%

The existing Office Professional District (OP) is more compatible with the immediate surrounding area as it is the least intense commercial zoning district. As per UDC Section 21.5.6, the purpose and intent of the Office Professional District (OP) is to provide ancillary retail services which may include restaurants, coffee shops, and newsstands for office developments. Although the proposed Neighborhood Services District (NS) is intended to provide suitable areas for development of certain limited service and retail uses in proximity to residential uses, it is also intended to be properly buffered from residential uses as per UDC Section 21.5.6. The location of the subject property is surrounded by single-family residences.

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;

The subject property is surrounded by Single-Family Residential (R-1) properties that are used for single-family residences. Although the subject property has access to FM 3009, it is not immediately adjacent to other Neighborhood Services District (NS) properties or properties that are already used for commercial purposes. Additionally, as per UDC Section 21.5.8, Neighborhood Services District (NS) allows uses by right that include alcohol package sales, antique shop, appliances, furniture and home furnishings store, bakery, book store, car wash (automated), civic/convention center, convenience store, day care center, dry cleaning (minor), family or group

home, florist, museum, packaging/ mail store, pharmacy, restaurant with a drive in, and retail stores and shops.

Office Professional District (OP) restricts permitted uses by right to art gallery, museum, library, banks, beauty salon/ barber shops, places of worship, government facilities, gymnastics/dance studios, health/fitness center, hospital, hotel, medical or dental clinic, schools, municipal uses, post office, print shop (minor), private club, recycling collection point, and restaurants.

Many of the allowed uses in Neighborhood Services District (NS) are not appropriate in the immediate area of the land to be reclassified. The existing Office Professional District (OP) and permitted uses are more 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;
The subject property and surrounding area is serviced by the City of Schertz for sewer and water. Along FM 3009, there is an existing 12" Water Line and an 8" Sewer Line. FM 3009 is a TXDOT Road, and is classified as a Principal Arterial with a planned 120'-130' Right-Of-Way width. The subject property has an existing curb cut on FM 3009, but any proposed driveways will need to be reviewed by the City of Schertz Engineering Department and the Texas Department of Transportation.

The City of Schertz Police, Fire and EMS Departments have reviewed the proposed zone change. The only concern the Police Department expressed was over parking spaces due to traffic flow issues, otherwise there are no other Police Department concerns. The applicant did not submit a conceptual or proposed site plan with their zone change application submittal.

5. Whether there have been environmental and/or economical changes which warrant the requested change;
FM 3009 has been developing as a corridor that serves the local needs of residents and the surrounding neighborhoods. Although the subject property is located along FM 3009 and can take advantage of the immediate access it has to the right-of-way, the location of the proposed zone change is inappropriate to the surrounding neighborhood due to the adjacent single-family residences.

6. Whether there is an error in the original zoning of the property for which a change is requested;
There was no error in the original zoning of the property. The subject property was annexed into the City of Schertz in the early 70s.

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,
This does not impact the Planning and Zoning Commission recommendation to City Council.

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.
Staff has ensured all UDC requirements have been met for the proposed zone change, and at this time have not received any special consideration from the Planning and Zoning Commission or the City Council.

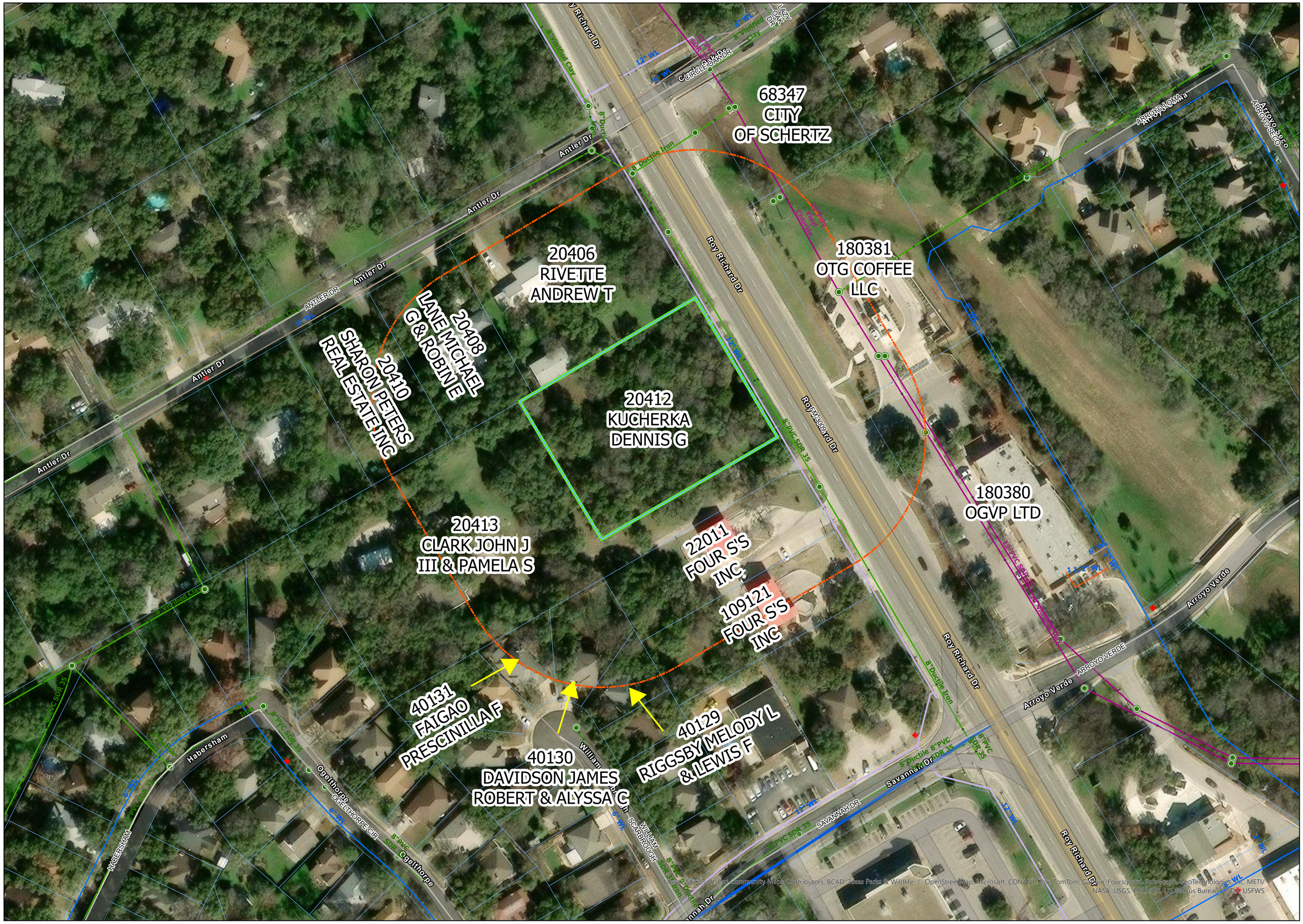
UDC Article 9 requires additional screening between residential and commercial uses, which requires a solid 8-foot masonry wall with a 20-foot landscape buffer and one (1) tree every thirty (30) linear feet. Although these additional site design requirements are in place to create additional buffering between the single-family homes and commercial uses, there are concerns over the uses allowed within the proposed Neighborhood Services District (NS) that are not compatible with the surrounding area.

RECOMMENDATION

Due to the incompatibility of the proposed Neighborhood Services District (NS) within an enclave of Single Family Residential District (R-1) properties, Staff recommends denial of PLZC20240210

Attachments

Aerial Exhibit
Public Hearing Notice Map
Zoning Exhibit
Property Depiction



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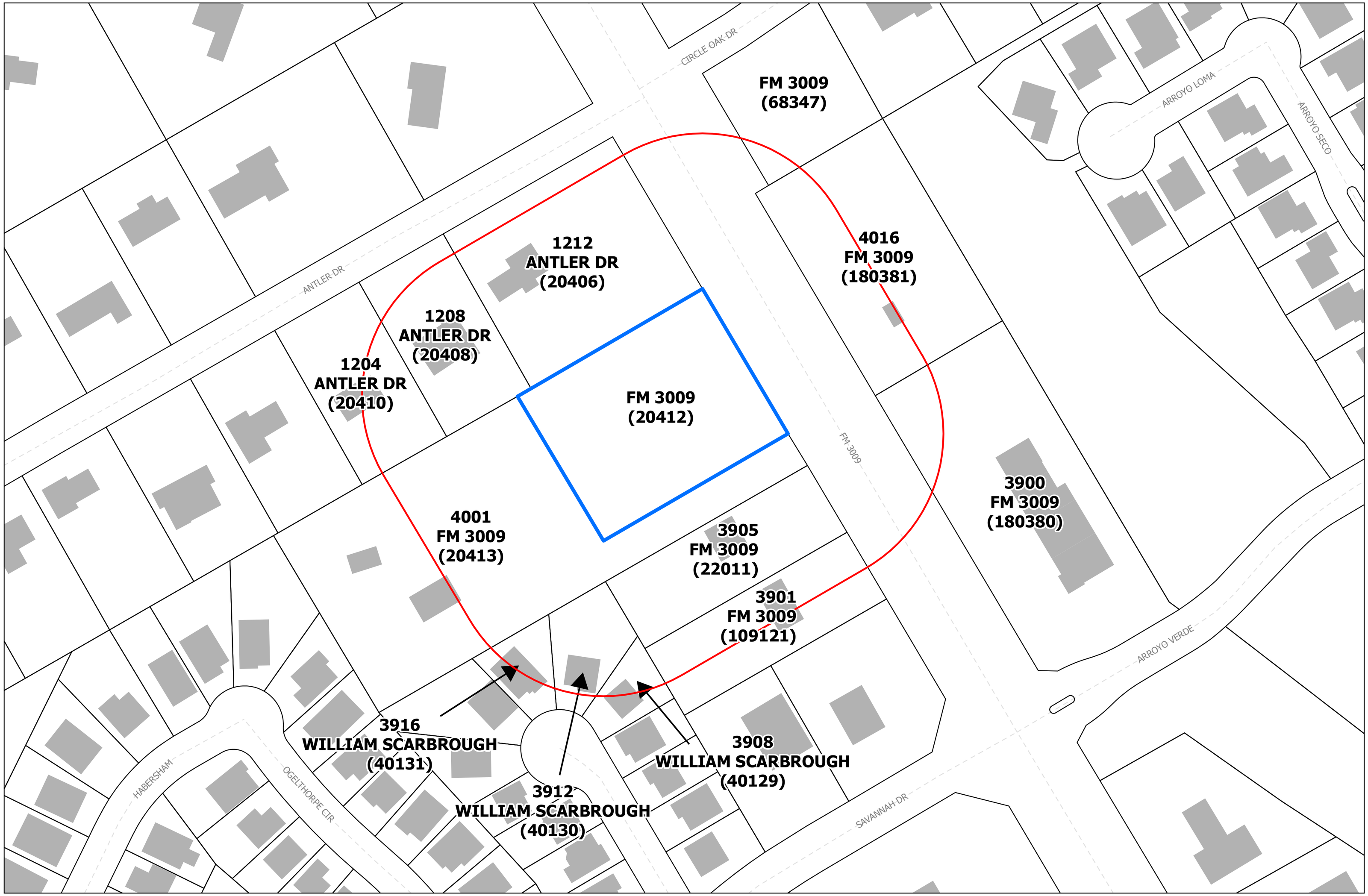
SCHERTZ
COMMUNITY ★ SERVICE ★ OPPORTUNITY

Parcel ID 20412;
Antler Drive & FM 3009
(PLZC20240210)

- Highways
- Major Roads
- Minor Roads
- Freeway
- Principal Arterial
- Planned Principal Arterial
- Secondary Arterial
- Planned Secondary Arterial
- Secondary Rural Arterial
- Planned Secondary Rural Arterial
- Residential Collector
- Planned Residential Collector
- Planned Commercial Collector B
- Commercial Collector A
- Planned Commercial Collector A
- 1"
- 2"
- 3"
- 4"
- 6"
- 8"
- 10"
- 12"
- 16"
- 18"
- 20"
- 24"
- 30"
- 36"
- Unknown
- Schertz Gravity
- Schertz Pressure
- Neighboring Gravity
- Private Pressure
- Hydrant
- Manholes
- CCMA Lift Station
- Private Lift Station
- Schertz Lift Station
- CCMA Treatment Plant
- Schertz Treatment Plant
- County Boundaries
- Schertz Municipal Boundary
- ETJ

0 50 100 200 300 Feet



SCHERTZ
COMMUNITY ★ SERVICE ★ OPPORTUNITY

Last update: September 10th, 2024

City of Schertz, GIS Specialist: Alexa Venezia, avenezia@schertz.com (210) 619-1174

City of Schertz

PARCEL ID 20412; ANTLER DR & FM 3009
(PLZC20240210)

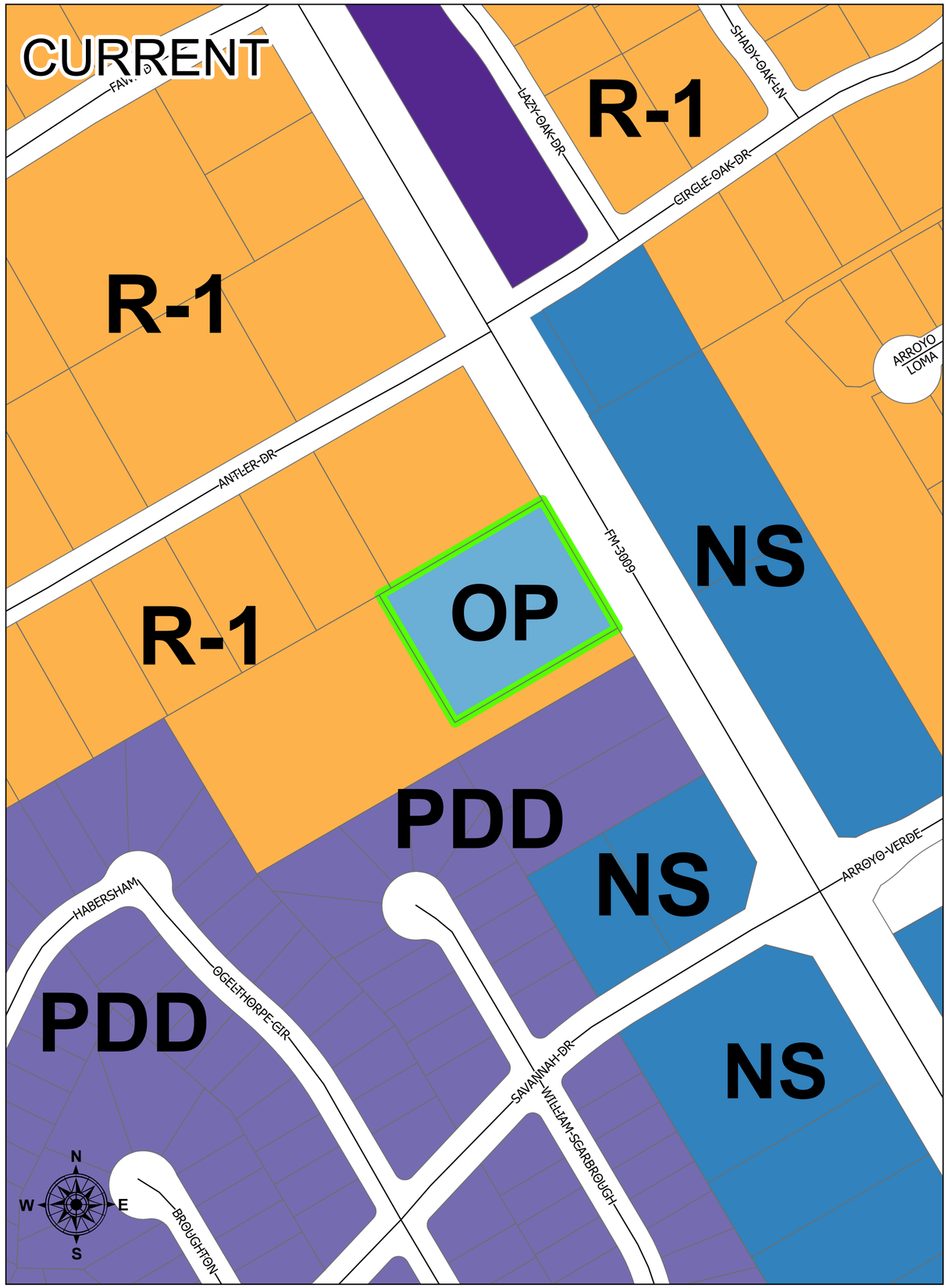
Project Boundary

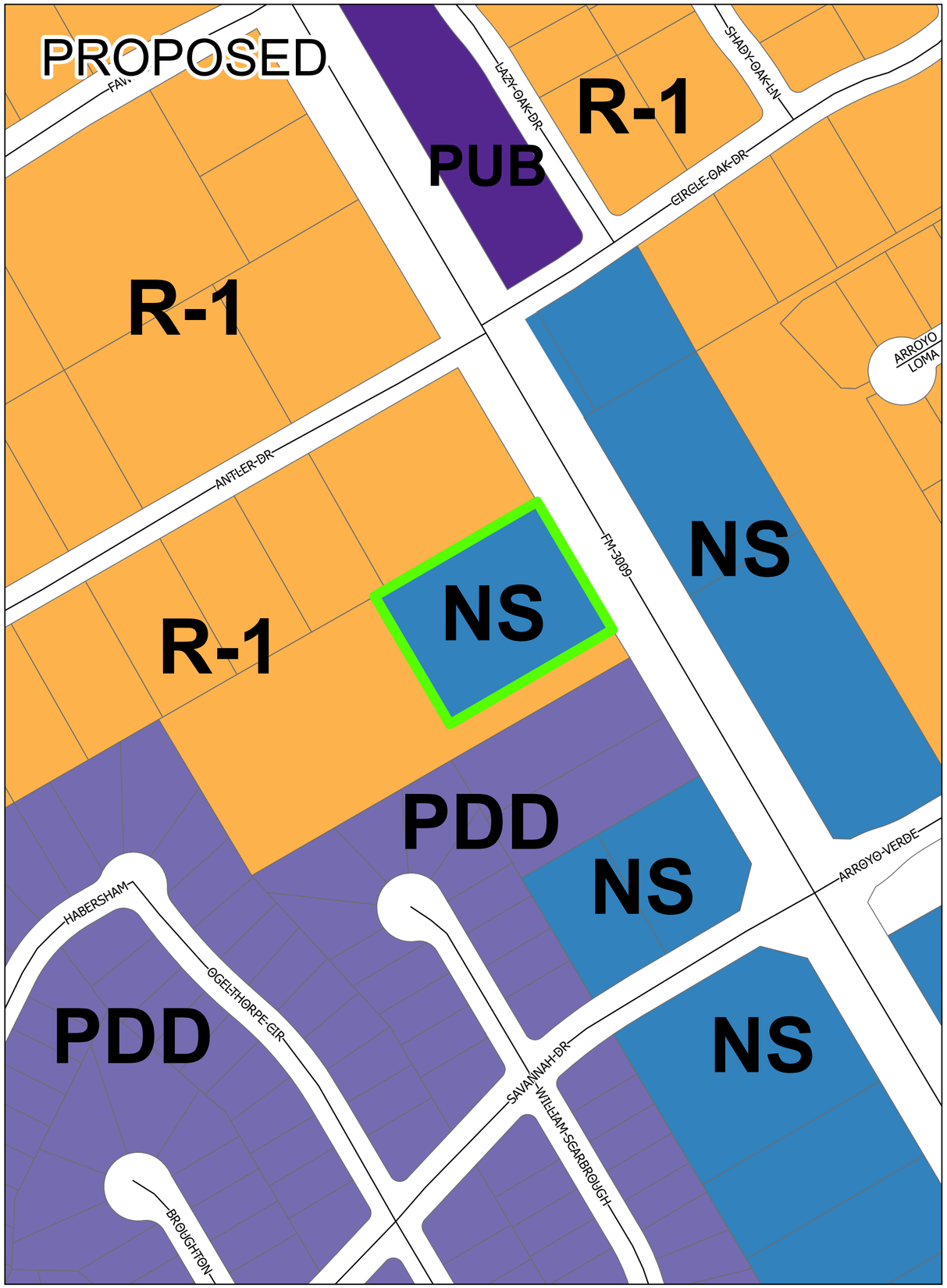
Municipal Boundaries

200' Buffer

N
W E
S

0 50 100 200 300 Feet





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PROPOSED ZONING CHANGE

GUADALUPE COUNTY
PARCEL ID:
20412

Classification

- (PRE) Pre-Development
- (PDD) Planned Development
- (PUB) Public Use
- (R-A) Single-family Residential/Agricultural
- (R-1) Single-Family Residential
- (R-2) Single-Family Residential
- (R-3) Two-Family Residential
- (R-4) Apartment/Multi-Family Residential
- (R-6) Single-family Residential
- (R-7) Single-family Residential
- (AD) Agricultural District
- (GH) Garden Home/Single-Family Residential (Zero Lot Line)
- (TH) Townhome
- (MHS) Manufactured Home Subdivision
- (MHP) Manufactured Home Parks
- (GB) General Business
- (GB-2) General Business II
- (NS) Neighborhood Services
- (OP) Office and Professional
- (MSMU) Main Street Mixed Use
- (MSMU-ND) Main Street Mixed Use New Development
- (M-1) Manufacturing (Light)
- (M-2) Manufacturing (Heavy)
- (DVL) Development Agreement (Delayed Annexation)

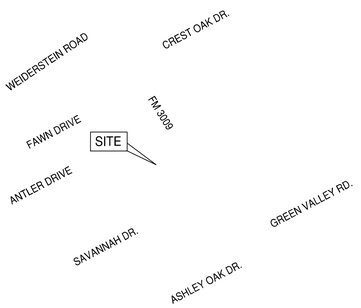
0 80 160 320 480 Feet

Last update: September 10, 2024

City of Schertz, GIS Specialist: Alexa Venezia, avenezia@schertz.com (210) 619-1174

ALTA/NSPS LAND TITLE SURVEY

1.367 ACRE TRACT OF LAND IN THE TOREBIA HERRERA SURVEY, ABSTRACT NO. 153, GUADALUPE COUNTY, TEXAS, BEING THE SAME TRACT CONVEYED TO DENNIS G. KUCHERKA, CALLED 1.367 ACRES, RECORDED IN VOLUME 2864, PAGE 727, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, DESCRIBED BY METES AND BOUNDS IN VOLUME 717, PAGE 499, DEED RECORDS, GUADALUPE COUNTY, TEXAS.

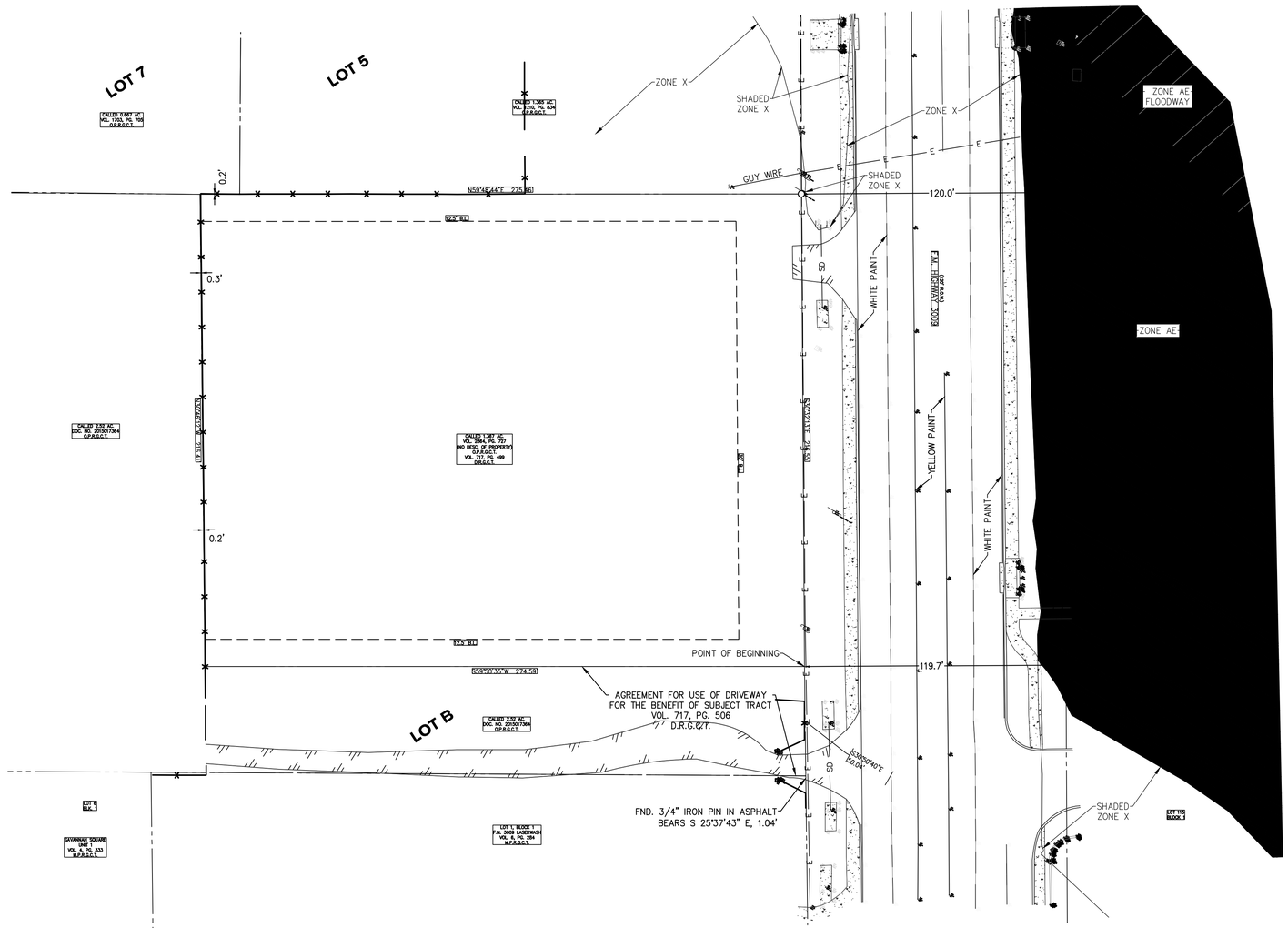


VICINITY MAP
(NOT TO SCALE)

SCALE: 1"=40'

LEGEND:

- ● = FND. 1/2" IRON PIN UNLESS OTHERWISE NOTED
- ⓡ = FND. RAILROAD SPIKE
- ○ = SET 1/2" IRON PIN W/ PLASTIC CAP STAMPED "HMT" UNLESS OTHERWISE NOTED
- B.L. = BUILDING SETBACK LINE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- R.O.W. = RIGHT-OF-WAY
- ( ) = RECORD CALLS
- T = TELEPHONE VAULT
- E = ELECTRIC JUNCTION BOX
- S = SANITARY SEWER MANHOLE
- = SIGN
- = MAILBOX
- = POWER POLE
- = ELECTRIC METER POLE
- = GUY ANCHOR
- = CONCRETE
- E — = OVERHEAD ELECTRIC
- x — = BARBED WIRE FENCE
- = EDGE OF ASPHALT
- SD — = STORM DRAIN
- O.P.R.G.C.T. = OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
- M.P.R.G.C.T. = MAP & PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
- D.R.G.C.T. = DEED RECORDS OF GUADALUPE COUNTY, TEXAS



TITLE COMMITMENT:
STEWART TITLE GUARANTY COMPANY
GF# 2112114
EFFECTIVE DATE: 08/13/2023

SCHEDULE B

1. REFERENCE RESTRICTIONS RECORDED IN VOLUME 450, PAGE 392, DEED RECORDS, GUADALUPE COUNTY, TEXAS.

10.)

a. RIGHTS OF PARTIES IN POSSESSION. (OWNER TITLE POLICY ONLY)

b. BUILDING SET BACK LINES AS SET OUT IN VOLUME 450, PAGE 392, DEED RECORDS OF GUADALUPE COUNTY, TEXAS. – APPLIES AS SHOWN.

c. RIGHT OF WAY EASEMENT GRANTED TO GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC., BY INSTRUMENT RECORDED IN VOLUME 374, PAGE 65, DEED RECORDS OF GUADALUPE COUNTY, TEXAS. – APPLIES, BLANKET.

d. ALL TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN AGREEMENT FOR USE OF DRIVEWAY, RECORDED IN VOLUME 717, PAGE 506, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS. – APPLIES FOR THE BENEFIT OF SUBJECT TRACT AS SHOWN.

e. NON-SURVEY ITEM.

TABLE A:

1. MONUMENTS HAVE BEEN LOCATED AT ALL MAJOR CORNERS OF THE BOUNDARY.

2. THE ADDRESS OF THE SITE IS TBD FM 3009, SCHERTZ, TEXAS 78154.

3. ACCORDING TO MAP NO. 48187C0210F OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR GUADALUPE COUNTY, DATED 11/2/2007, THE SUBJECT TRACT IS SITUATED WITHIN UNSHADED ZONE X.

4. THE AREA OF THIS SITE IS 1.367 ACRES.

7a. NO BUILDINGS WERE LOCATED ON SITE AT THE TIME OF SURVEY.

9. NO PARKING SPACES, OF ANY KIND, WERE LOCATED ON SITE AT THE TIME OF SURVEY.

T.B.D. F.M. 3009
SCHERTZ, TEXAS

THIS SURVEY IS CERTIFIED TO:
WCW HOLDINGS, LLC

SURVEYOR'S CERTIFICATION

TO: STEWART TITLE GUARANTY COMPANY, STEWART TITLE OF AUSTIN, LLC AND WCW HOLDINGS, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA/NSPS LAND TITLE SURVEYS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, AND 9, OF TABLE A THEREOF.

FIELDWORK WAS PREFORMED ON 09/12/2023

DATED THIS _____ DAY OF _____, 2023.

DOROTHY J. TAYLOR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6295

DRAWN BY: AFL
FIELD CREW: CJ

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

418.015

SCHERTZ
COMMUNITY • SERVICE • OPPORTUNITY

PLANNING AND ZONING COMMISSION MEETING: 10/02/2024
Agenda Item 5 C

TO:	Planning and Zoning Commission
PREPARED BY:	Daisy Marquez, Planner
SUBJECT:	**PLSPU20240183 -** Hold a public hearing and make a recommendation on a Specific Use Permit to allow a Manufactured / Mobile Home on approximately 2 acres of land, known as 6759 Pfeil Rd, also known as Bexar County Property Identification Number 1296079, City of Schertz, Bexar County, Texas.

BACKGROUND

The applicant is requesting a Specific Use Permit to allow a Manufactured/ Mobile Home on approximately 2 acres of land zoned Single-Family Residential/ Agricultural District (R-A), known as 6759 Pfeil Road. The subject property is currently undeveloped and is part of the East Central Village Unit 1B Subdivision. As per UDC Section 21.5.8, a Specific Use Permit is required for the placement of a Manufactured Home/ Mobile Home in Single-Family Residential/ Agricultural District (R-A).

On September 17, 2024, ten (10) 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, (0) responses in favor, (1) one response was neutral, and (0) zero responses in opposition have been received. A public hearing notice will be published in the "San Antonio Express" prior to the City Council Meeting. The item is tentatively scheduled for the November 12, 2024, City Council Meeting. A sign was posted at the subject property by the applicant.

Subject Property:

	Zoning	**Land Use**
Existing	Single Family Residential /Agricultural District (R-A)	Undeveloped
Proposed	Placement of a Manufactured Home	Residence

Adjacent Properties:

	Zoning	**Land Use**
North	Single-Family Residential/ Agricultural District (R-A)	Residence
South	Single-Family Residential/ Agricultural District (R-A)	Residence
East	Right-Of-Way	Pfeil Road
West	Single-Family Residential/ Agricultural District (R-A)	Residence

GOAL

The applicant is requesting a Specific Use Permit to place a Manufactured/ Mobile Home on approximately 2 acres of land zoned Single-Family Residential/ Agricultural District (R-A).

COMMUNITY BENEFIT

It is the City's desire to promote safe, orderly, efficient development and ensure compliance with the City's vision of future growth.

SUMMARY OF RECOMMENDED ACTION

When evaluating Specific Use Permits, staff considers criteria listed in UDC section 21.5.11.D. The criteria are listed below.

1. The proposed use at the specified location is consistent with the policies embodied in the adopted Comprehensive Land Plan;

The subject property is designated as Rural Living in the Future Land Use Map of the Comprehensive Plan. Rural Living is described as sparse development, natural landscapes, and agricultural activity, that emphasizes compatibility with JBSA. The

proposed Specific Use Permit meets the intent of the Rural Living Land Use Designation as it is proposing the placement of a Manufactured Home on approximately 2 acres that is already platted and is intended to be their residence. The applicant has received an affirmative recommendation from JBSA for the proposed use, which is also consistent with the intent of the Rural Living Land Use Designation.

2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;
The purpose and intent of the Single-Family Residential/ Agricultural District (R-A) is to provide for areas in which agricultural land may be held in such use for as long as practical and reasonable, where development may be premature due to lack of utilities, capacity or service, and for areas that are unsuitable for development because of physical constraints as per UDC Section 21.5.5. The proposed use is consistent with the zoning district and the uses allowed within Single-Family Residential/ Agricultural District (R-A). Due to the location of the subject property within the APZ II, the Specific Use Permit was reviewed by JBSA. The Specific Use Permit received an affirmative recommendation from JBSA.

3. The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods, and includes improvements either on-site or within the public rights-of-way to mitigate development-related adverse impacts, such as safety, traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods;
In the surrounding areas, there is sparse residential development along Pfeil Road. The applicant is proposing to use the subject property for the same use as the surrounding properties. The only difference is that the subject property is proposing a Manufactured Home and a Manufactured Home requires a Specific Use Permit for placement within Single-Family Residential / Agricultural District (R-A).

4. The proposed use does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood;
The proposed use does not generate additional traffic that conflicts with what is existing and anticipated in the existing neighborhood.

5. The proposed use incorporates roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development-generated traffic on neighborhood streets;
The subject property is platted and does not include additional road improvements. The applicant is requesting the placement of a manufactured home on the subject property.

6. The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed use on adjacent properties;
The subject property is zoned Single-Family Residential/ Agricultural District (R-A) and is adjacent to other Single-Family Residential/ Agricultural District (R-A) properties. No additional screening is required per the Unified Development Code. If the Specific Use Permit is approved, the applicant will need to submit all required subsequent development applications to meet City of Schertz Development Standards which includes, but is not limited to, manufactured home permit, driveway permit, etc.

7. The proposed use meets the standards for the zoning district, or to the extent variations from such standards have been requested, that such variations are necessary to render the use compatible with adjoining development and the neighborhood;
The proposed development will have to meet all the dimensional and design requirements of the Single-Family Residential/ Agricultural District (R-A) as stipulated in Article 5 of the UDC. The applicant is not requesting a zone change and no variances are being requested. The zoning is compatible with and matches what is existing in the area.

8. The proposed [use] promotes the health, safety or general welfare of the City and the safe, orderly, efficient, and healthful development of the City;
As part of promoting health, safety and welfare, the City should encourage development compatible with surrounding uses utilizing standards and transitional uses to alleviate negative impacts. The existing Single-Family Residential/ Agricultural District (R-A) zoning of the general area and existing land uses of rural residences are compatible with the proposed manufactured home. Additionally, since the property is located within the Accident Potential Zone II (APZ II), they were required to receive an affirmative recommendation of the proposed use from JBSA as per UDC Section 21.5.9.

The City of Schertz Fire, EMS, and Police Departments have been notified of the Specific Use Permit request to place a Manufactured Home at the subject property and have not provided objections to the request.

9. No application made under these provisions will receive final approval until all back taxes owed to the City have

been paid in full; and
This does not impact the Planning and Zoning Commission's recommendation to City Council.

10. Other criteria which, at the discretion of the Planning and Zoning Commission and City Council are deemed relevant and important in the consideration of the Specific Use Permit.
At this time, the Planning and Zoning Commission and City Council have not provided additional criteria for consideration of the Specific Use Permit.

RECOMMENDATION

Staff recommends approval of PLSPU20240183 due to the proposed use being consistent with the policies of the Comprehensive Plan and being compatible with the surrounding area.

Attachments

Aerial Exhibit

Public Hearing Notice Map

Public Hearing Responses

Metes and Bounds

JBSA- Randolph Letter

643818
PADGETT CHARLES
R JR ETAL

643816
OTT ROBERT JOSEPH
& CHASITY MICHELLE
& OTT ROBERT S
& MAUREEN

643814
BROADNAX M KELVIN
& PAMELA D

643792
LEASMAN TASEWELL
& KRISTY

1296080
MARTINEZ SANDRA
Y & GOMEZ RICARDO

643798
MOWELL
CHAD AARON

648712
BRICE
BETTY &

648711
BRICE
BETTY &

648710
BRICE
BETTY &

Ware Seguin Rd
WARE-SEGUIN RD
12" WL
Pfeil Rd
PVT RD AT 6826 PFEIL RD
PVT RD AT 6740 PFEIL RD
PFEIL RD
6" WL
8" WL

Maxar, Microsoft, Esri Community Maps Contributors, City of Cibolo, Texas, BCAD, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, Foursquare, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

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SCHERTZ
COMMUNITY ★ SERVICE ★ OPPORTUNITY

6759 PFEIL RD
(PLSPU20240183)

- Highways
- Major Roads
- Minor Roads
- Freeway
- Principal Arterial
- Planned Principal Arterial
- Secondary Arterial
- Planned Secondary Arterial
- Secondary Rural Arterial
- Planned Secondary Rural Arterial
- Residential Collector
- Planned Residential Collector
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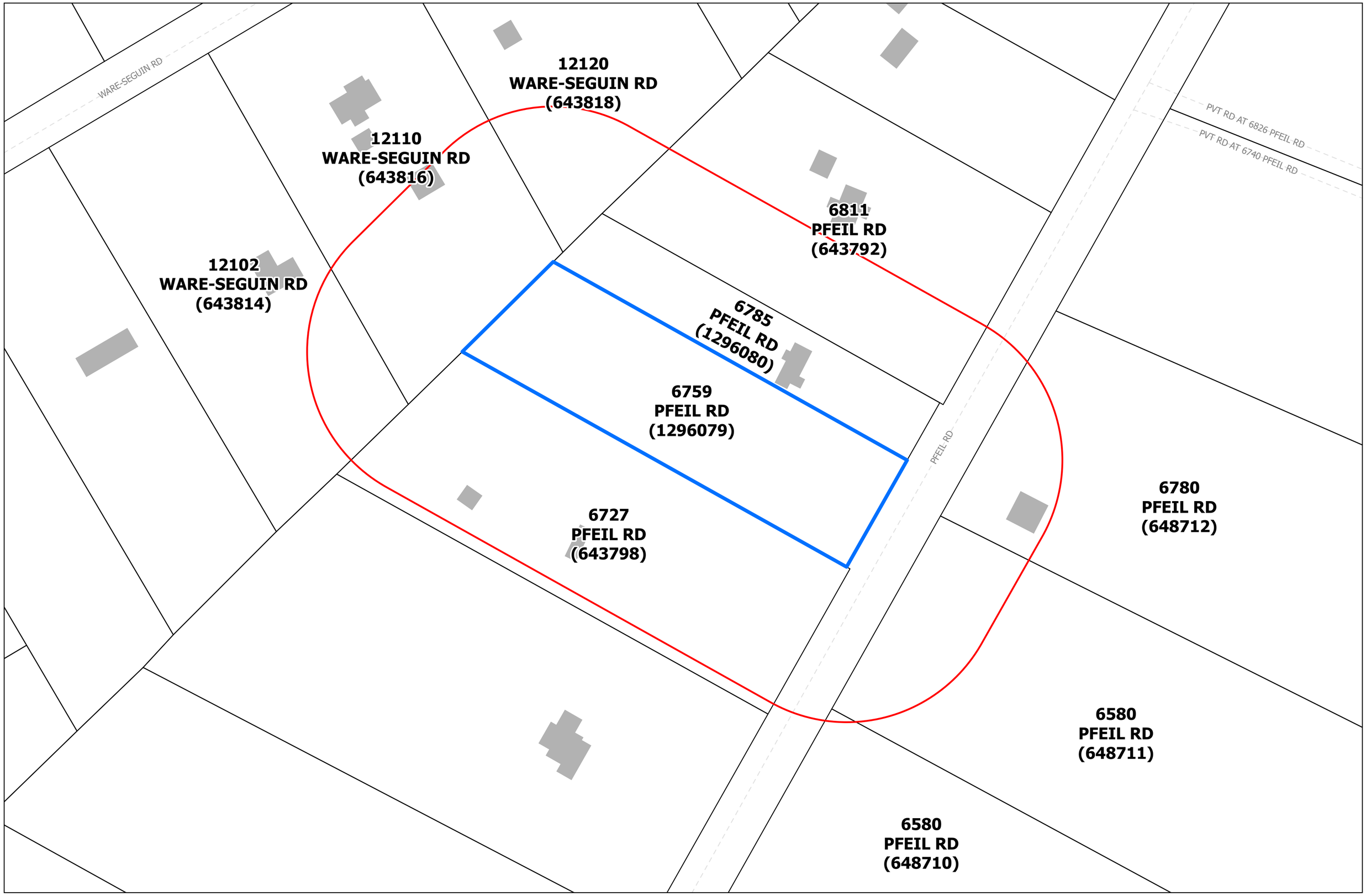


SCHERTZ
COMMUNITY ★ SERVICE ★ OPPORTUNITY

Last update: September 9th, 2024

City of Schertz, GIS Specialist: Alexa Venezia, avenezia@schertz.com (210) 619-1174

City of Schertz

6759 PFEIL RD
(PLSPU20240183)

Project Boundary

Municipal Boundaries

200' Buffer

N
W E
S

0 50 100 200 300
Feet

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

September 17, 2024

To whom it may concern,

The City of Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, October 2nd, 2024** at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and act upon the following item:

PLSPU20240183- Hold a public hearing and make a recommendation on a Specific Use Permit to allow a Manufactured / Mobile Home on approximately 2 acres of land, known as 6759 Pfeil Rd, also known as Bexar County Property Identification Number 1296079, City of Schertz, Bexar County, Texas.

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

Sincerely,

Daisy Marquez, AICP
Planner

Reply Form

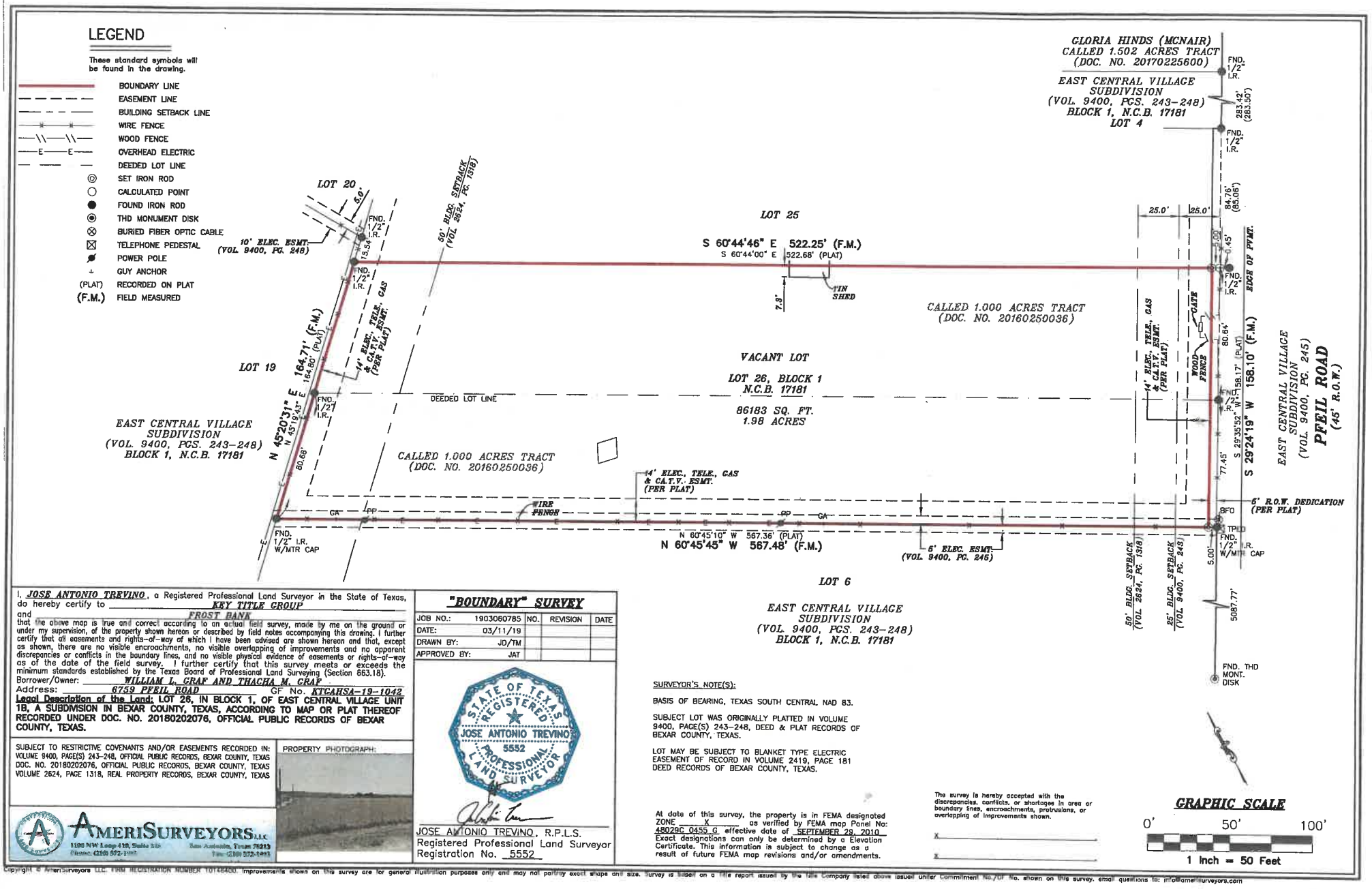
I am: in favor of ☐ opposed to ☐ neutral to ☒ the request for ***PLSPU20240183***

COMMENTS: ① must be "SINGLE" family Res. ② No business ③ No exterior storage of anything.

NAME: Charles R Padgett Jr. SIGNATURE Charles R Padgett Jr.
(PLEASE PRINT)

STREET ADDRESS: 12120 White Sequin RD

DATE: 9/21/2024



I, JOSE ANTONIO TREVINO, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to KEY TITLE GROUP and FROST BANK that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).

Borrower/Owner: WILLIAM L. CRAF AND THACHA M. CRAF

Address: 6759 PFEIL ROAD GF No. KTCAHSA-19-1042

Legal Description of the Land: LOT 26, IN BLOCK 1, OF EAST CENTRAL VILLAGE UNIT 1B, A SUBDIVISION IN BEXAR COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED UNDER DOC. NO. 20180202076, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 9400, PAGE(S) 243-248, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS DOC. NO. 20180202076, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS VOLUME 2624, PAGE 1318, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS

PROPERTY PHOTOGRAPH:

AMERISURVEYORS LLC
1100 NW Loop 410, Suite 310 San Antonio, Texas 78213
Phone: (210) 572-1117 Fax: (210) 572-1993

"BOUNDARY" SURVEY

JOB NO.:	1903060785	NO.	REVISION	DATE
DATE:	03/11/19			
DRAWN BY:	JD/TM			
APPROVED BY:	JAT			

STATE OF TEXAS REGISTERED JOSE ANTONIO TREVINO 5552 PROFESSIONAL LAND SURVEYOR

JOSE ANTONIO TREVINO, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 5552

SURVEYOR'S NOTE(S):

BASIS OF BEARING, TEXAS SOUTH CENTRAL NAD 83.

SUBJECT LOT WAS ORIGINALLY PLATTED IN VOLUME 9400, PAGE(S) 243-248, DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS.

LOT MAY BE SUBJECT TO BLANKET TYPE ELECTRIC EASEMENT OF RECORD IN VOLUME 2419, PAGE 181 DEED RECORDS OF BEXAR COUNTY, TEXAS.

At date of this survey, the property is in FEMA designated ZONE X as verified by FEMA map Panel No: 48029C 0455 G effective date of SEPTEMBER 29, 2010 Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.

X _____

X _____

DEPARTMENT OF THE AIR FORCE
502D AIR BASE WING
JOINTBASE SAN ANTONIO

6 September 2024

MEMORANDUM FOR CITY OF SCHERTZ

FROM: 502 ABW/CMI
JBSA Installation Mission Sustainment
2080 Wilson Way
Fort Sam Houston, TX 78234

SUBJECT: Joint Base San Antonio review of City of Schertz Specific Use Permit Application 6759 Pfeil Road

1. City of Schertz Specific Use Permit Application 6759 Pfeil Road has been reviewed by JBSA-RND organizations. JBSA affirmatively recommends to the City of Schertz that this proposed SUP located within APZ II move forward; however, there are additional comments for consideration in planning and development.

a. Recommend referencing City of San Antonio MLOD lighting standards at: https://library.municode.com/tx/san_antonio/codes/unified_development_code?nodeId=ARTIIIZO_DIV4OVDI_S35-339.04MILIOVDI, or most current City of San Antonio MLOD ordinance, related to development within 5-miles of a military installation and compliance with applicable City of Schertz lighting ordinances.

b. Subject location is within RND AFB Accident Potential Zone II (APZ II), with no more than 2 single-family dwelling units per acre permitted per SLUCM Code No. 11.11, 2017 RND AFB Air Installations Compatible Use Zones (AICUZ) Study.

c. Expect regular, increasing levels of aircraft noise at this location. The subject property lies wholly within the 65-69 Db DNL noise contours zone per the 2017 Randolph AICUZ Study (p 60, fig 6-1). Per Table A-2, Recommended Land Use Compatibility for Noise Zones, of the 2017 AICUZ Study, Residential (SLUCM No. 10) uses are discouraged in DNL 65-69. The absence of viable alternative development options should be determined, and an evaluation should be conducted locally prior to local approvals indicating that a demonstrated community need for the residential use would not be met if development were prohibited in these zones.

   Where the community determines that these uses must be allowed, measures to achieve outdoor to indoor Noise Level Reduction (NLR) of at least 25 decibels in DNL 65-69 noise zones should be incorporated into building codes and be considered in individual approvals.

   https://www.jbsa.mil/Portals/102/Documents/Environmental%20PA/FINAL%20Randolph%20AICUZ%20Study.pdf

d. To mitigate potential interference with existing JBSA operational systems, please coordinate with 502 CS Spectrum Manager prior to use of any Spectrum dependent systems (i.e.: two-way radio communications, or any type of wireless technologies) during construction. If applicable, coordination requested by facility user prior to installation/use of any Spectrum

dependent commercial or manufacturing equipment.

e. Any proposed exterior construction plans, construction or alteration projects which include vertical elements (equipment: cranes, towers: communication or water) may require FAA review to verify no hazard to flight navigation prior to issuance of any construction permits.

   FAA CFR Title 14 Part 77 Notice Criteria Tool that can be utilized to aid in FAA notification requirements can be found here: https://oeaaa.faa.gov/oeaaa/external/gisTools/gisAction.jsp?action=showNoNoticeRequiredToolForm

   Further FAA guidance is also available here: https://www.faa.gov/documentLibrary/media/Form/FAA_Form_7460-1_042023.pdf

f. The FAA recommends criteria of land-use practices in their Advisory Circular 150/5200- 33C, Hazardous Wildlife Attractants on or Near Airports, which is applicable to properties within five miles of JBSA-Randolph. To reduce the exposure to aircraft-wildlife strikes, please use the link below to access this publication and use the information to help reduce wildlife-attractant features near airports. Unwavering consideration for this aviation safety hazard is vital.https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/doc umentnumber/150_5200-33.

2. The items presented above are efforts to enhance the safety of the community and minimize noise impacts due to the proximity of low flying aircraft. Improperly managed development may create unnecessary risk to both the community and flight operations as well as affect the overall capability of the military at this location.

3. Point of contact for this action is Sean R. Greszler, AICP, 502 ABW/CMI. He can be reached at 210-808- 7549 or by email at sean.greszler.1@us.af.mil or through the 502d ABW Community Initiatives organization email box at 502ABW.ABW.Community_initiative@us.af.mil.

ANDERSON.JOHN.HENRY.1067670600

Digitally signed by ANDERSON.JOHN.HENRY.1067670600
DN: cn=ANDERSON.JOHN.HENRY.1067670600, o=U.S. Government, ou=USAF, email=unknown, c=US
Date: 2024-09-06T14:12:39-0500

JOHN H. ANDERSON, GS-14, USAF
Executive Director, Community and Mission Integration, JBSA & 502 ABW

SCHERTZ
COMMUNITY * SERVICE * OPPORTUNITY

PLANNING AND ZONING COMMISSION MEETING: 10/02/2024
Agenda Item 5 D

TO:	Planning and Zoning Commission
PREPARED BY:	Kathryn Woodlee, City Engineer
CASE:	PLUDC20240243
SUBJECT:	**PLUDC20240243 -** Hold a public hearing, workshop and discussion and possible action to make a recommendation on amendments to the Public Works Design Guide

GENERAL INFORMATION:

The Unified Development Code (UDC) adopts by reference the City's Specifications Manual. The Specifications Manual is made up of several documents: Public Works Design Guide, Technical Specifications, and Standard Construction Details. The Public Works Design Guide establishes standard principles, criteria, and practices for the design of infrastructure and to protect and preserve the public welfare. The Technical Specifications identify the specific material, execution, and workmanship requirements of public infrastructure construction projects. The Standard Construction Details detail (typically graphically) particular installation elements of construction of the infrastructure. An update of the Design Guide is proposed for a number of reasons and is subject to approval of the City Council in accordance with recent legislative changes to the Texas Local Government Code (LGC).

As stated in the 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. The same practice is applicable to design standards adopted by reference in the UDC. This proposed update to the Design Guide includes a cleanup of typographical errors, and inconsistencies, clarification of vague guidance, coordination with other City documents (such as the Master Thoroughfare Plan), and establishment of increased standards for higher quality, more sustainable infrastructure.

PROPOSED AMENDMENTS

Proposed Amendments:

Section 1 - General	
Section 1.1	• Clarified applicability of design standards to public and private development.
Section 2 - Required Submission of Plans	
Section 2.1.A)	• Updated requirements to reflect digital submittals
Section 2.1.B)7)	• Added requirement of submittal of engineered plans for retaining walls (relocated from another section)
Section 2.1.B)8)	• Added requirement of profiles of 12" water mains (previously only required for 16" and greater mains)
Section 3 - Street Requirements	

Section 3.2	• Increased pavement design parameters related to loading and structural numbers • Removed preference against the use of lime for subgrade stabilization
Section 3.3	• Revised specifications (including nomenclature and right of way and pavement widths) to be consistent with Master Thoroughfare Plan • Removed provisions related to overhead utilites in alleys
Tables 3.3A, B, C, D, and E	• Increased minimum allowable pavement slopes
Section 3.3.C)4)	• Added limitation of responsibility of roadway dedication and pavement construction based on limitation of current state statute
Section 3.3.G)2)a)	• Added reference to multiuse path (per Master Thoroughfare Plan)
Section 3.3.G)2)c) and 3.3.H)1)	• Increased strength of concrete for sidewalks and alleys
Section 3.4.D)	• Removed reference to geogrid for use as a mitigation technique for soils with high plasticity
Table 3.4.A	• Removed reference to geogrid for use as a mitigation technique for soils with high plasticity
Section 4 – Storm Drainage Requirements	
Section 4	• Removed reference to City-maintained hydrologic and hydraulic models
Section 4.1.A)	• Clarified design frequency requirements
Section 4.1.F)	• Added explicit requirement for stormwater discharge to mimic existing or predeveloped flow characteristics so as to not cause adverse impact to downstream property
Section 4.4.A)	• Added stronger encouragement of provision for post construction water quality BMPs and requirement of consideration for future retrofit of facility to meet future water quality standards
Section 4.5.A)1)	• Added statement disallowing use of Modified Rational Method for computing stormwater runoff
Section 4.5.A)2)	• Reduced size of drainage area considered “small” from 200 acres to 50 acres and disallowed use of Rational Method for peak flow calculation if time of concentration is greater than 20 minutes
Section 4.5.B)1)	• Specified minimum total time of concentration as 5 minutes
Section 4.5.B)1)a)	• Reduced maximum distance allowable for time of sheet flow in time of concentration calculations from 300 feet to 100 feet
Section 4.5.D)	• Adopted NOAA Atlas 14 precipitation frequency data for stormwater runoff calculations

Section 4.5.G)5)b)	• Increased design loading of crossings, culverts, and bridges to HS-25
Section 4.5E)	• Increased freeboard depth required for channels between 5- and 10-foot depth
Section 4.5.H)9)b)	• Decreased allowable earthen channel side slopes from 3:1 to 4:1
Section 4.5.H)8)e)	• Decreased channel side slope allowance for railing to be required from 2:1 to 3:1 (for channel depths greater than 2 feet)
Section 4.5.I)2)	• Added requirement of access manholes at all storm sewer junctions
Section 4.5.K)1)	• Added control of 2-year frequency event to detention facility design
Section 4.5.K)9)	• Added additional criteria that must be met in order for the consideration of a detention facility with a permanent wet pool
Section 4.5.L)	• Added requirement for the provision of adequate space for the transition of flow from a drainage outfall to predevelopment conditions prior to leaving property
Section 5 – Sanitary Sewer Requirements	
Section 5.2.A)	• Increased design loading of manholes to HS-25
Section 5.2.G)7)	• Added requirement of property line cleanout on all laterals (aligning with previously updated Standard Construction Detail) and removed reference to cleanouts otherwise used on public mains
Section 5.2.G)8)	• Added requirement for sampling port on all non-residential laterals
Section 5.2.G)13)	• Updated requirement for flowable fill to encapsulate all manholes (aligning with previously updated Standard Construction Detail)
Section 5.3.B)4)	• Clarified waiting period prior to deflection testing after final backfill and/or pavement construction
Section 6 – Water Requirements	
Section 6.2.A01)a)	• Reduced distance required between fire hydrant and structure from 500’ to 400’ or as required by the Fire Marshal
Section 6.2.A)4)	• Added section related to private fire lines limiting length of single connection to public main to 1000’ and citing references for design criteria and construction specifications
Section 6.2.B)2)	• Clarified requirement for construction of cross-connecting supply and distribution mains including those on the water master plans and where distance to dearest mains exceeds minimum
Section 6.2.B)5)	• Added Prohibition of combined domestic and fire service lines for private facilities

Section 6.3.B)1)	• Added default requirement for encasement of pipe beneath commercial driveways with provision for exception based on certain considerations
Section 6.3.B)2)	• Added requirement for encasement of mains crossing thoroughfare roadways
Section 6.3.D)2)	• Added prohibition of domestic connection to dead end mains and clarified looping requirement
Section 6.3.F)	• Added storz connection to fire hydrant specification (in alignment with previously updated Standard Construction Detail)
Section 6.3.J)	• Added requirements and standards for replacement of asbestos cement (AC) pipe when new connection is being made or where cover is decreased over an existing AC main
Section 7 – Inspections and Testing	
Section 7.1.F)1) and 2)	• Increased testing frequency for street subgrade and base
Section 7.1.G)	• Updated infrastructure acceptance submittal requirements to specify only digital formats and specified that asset locations must be surveyed
Section 7.1.H)	• Brought into alignment with UDC by citing two-year warranty period for public improvements

STAFF ANALYSIS AND RECOMMENDATION:

Staff suggests use of the same evaluation criteria in UDC Section 21.4.7.D. typically used for the evaluation of UDC text amendments.

1. The proposed amendment promotes the health, safety, or general welfare of the City and the safe, orderly, efficient and healthful development of the City.

In order to promote orderly, efficient, and sustainable development, construction design standards should be reviewed and updated from time to time based on improved industry standards, technologic advances, the City's maintenance capabilities and growing body of experience. Also, to promote health and general welfare, the establishment of clear guidelines and standards for well-designed and constructed infrastructure systems is essential.

2. An amendment to the text is consistent with other policies of the UDC and the City.

These amendments to the Design Guide will help align it with the UDC, other plans in the city, such as the Master Thoroughfare Plan, and other parts of the Public Works Specification Manual. Also, one of the stated goals in the UDC is to "facilitate the adequate and efficient provision of transportation, water, wastewater, schools, parks, public safety and recreational facilities, and other public facilities and services". These amendments will help achieve this goal.

3. Any proposed amendment is consistent with the goals and objectives of the UDC and the City.

The City's recently adopted Strategic Plan also highlights the city's goals and objectives. Among these are Sustainable Government, Safe and Livable Community, and Infrastructure Investment. Maintaining an up-to-date Public Works Design Guide with clear, appropriate standards established to promote high quality, sustainable infrastructure is critical to the health, safety, and welfare of the community. These amendments would achieve these goals and policy values in the Strategic Plan.

4. Other criteria which, at the discretion of the Planning and Zoning Commission and the City Council, are

deemed relevant and important in the consideration of the amendment.
The scheduled public hearing provides the opportunity for the Planning and Zoning commission to determine this.

For these reasons, staff recommends approval of PLUDC20240243.

COMMISSIONERS CRITERIA FOR CONSIDERATION:

The Planning and Zoning Commission in making a recommendation to City Council on the proposed Amendments to the Public Works Design Guide. In considering action on a document incorporated in the UDC by reference, the Commission should consider the criteria within UDC, Section 21.4.7 D.

Attachments

Public Works Design Guide

PUBLIC WORKS DESIGN GUIDE

SCHERTZ

COMMUNITY • SERVICE • OPPORTUNITY

DRAFT September 27, 2024

Public Works Design Specifications

SECTION 1 – GENERAL

1.1 PURPOSE AND SCOPE

A) Every subdivision or development which requires the installation of private or public infrastructure improvements to serve the proposed subdivision or development is required to submit construction plans to ensure that the required improvements are constructed in accordance with all applicable standards of the City of Schertz Code of Ordinances, Unified Development Code (UDC), Public Works Specifications Manual, or any other codes of or manuals of the City pertaining to the construction and installation of the improvements are met. All public infrastructure construction plans shall be submitted and approved in accordance with the Unified Development Code Sec 21.4.15.

B) The purpose of this design manual and specifications is to establish standard principles, criteria, and practices for the design of infrastructure and to protect and preserve the public welfare. The design factors, coefficients, formulas, and procedures described in this document are intended to serve as guidelines for the solution and design of infrastructure.

C) Ultimate responsibility for the actual design remains with the design engineer. Applicability of the Design Guide Standards are subject to determination by the City Engineer or his/her designee.

1.2 APPEAL

A) Any departure from this manual must be approved by the City Manager or his/her designee, provided:

1) It is not detrimental to the public welfare.

2) It meets the requirements of the UDC or has an approved deviation.

3) It is based upon an engineering study performed by a Professional Engineer registered in the State of Texas.

SECTION 2 – REQUIRED SUBMISSIONS OF PLANS

2.1 PLAN REQUIREMENTS

A) PDF copy of plans and profiles for streets, alleys, sidewalks, water, sewage, and drainage shall be submitted, and bear the signature and seal of a Professional Engineer, registered in the State of Texas.

1) Construction plans shall be submitted to the City Engineer prior to or concurrently with a development application as indicated in the UDC.

2) Any set over 4 pages should include an index sheet. The preferred size of construction plans is 22” x 34” or 24” x 36” sheets (half sized plans will be 11” x 17”).

3) Plans must use and reference City of Schertz standard details.

B) The following are typical plans to be submitted. Each set of plans and what is contained in that set will be dependent upon the project scope.

1) Front end sheets should contain a cover sheet, index and quantity sheets, and City of Schertz General notes, project layout, and an Overall Utility Plan.

2) Streets and alleys will be shown in plan and profile sheets and cross-section sheets. Provide a plan sheet showing typical existing and proposed street sections detail with the proposed pavement width, type, thickness, and crown; the proposed curb or gutter type, location in relation to curbs and property lines, the proposed sidewalk dimensions, and location in relation to curbs and property lines, and the proposed parkway grading slopes. This information shall be given for each of the different types of streets and alleys in the subdivision.

3) Drainage channels, storm drain, and culverts will be shown in plan and profile sheets. Large drainage channel projects will include cross section sheets. Construction details of all drainage structures, including dimension, reinforcing and components, such as grates and manhole covers. Hydraulic grade line (HGL) will be indicated on profile. Drainage plans shall address interim (i.e. “during construction”) and final drainage plan.

4) If detention ponds or water quality ponds are part of the development or project, a plan indicating dimension, grading, outlet design, downstream protection, and stage-storage-discharge tables should be included.

5) Plans for erosion and sedimentation controls during construction shall be included as part of the construction plans and be in compliance with the Texas Pollutant Discharge Elimination System (TPDES) permitting requirements and specifications established by the City Manager or his/her designee. All land disturbing or land filling activities or soil storage shall be undertaken in a manner designed to minimize surface runoff, erosion, and sedimentation and to safeguard life, limb, property, and the public welfare.

6) Grading plan will include slab elevations, existing and proposed contours, retaining walls, spot elevations, and shall indicate drainage for all lots in the subdivision. Grading plans must include specific paths for the direction of drainage flow away from the building pads or the lots, as well as all trees to be preserved within the limits of construction. In addition, whenever drainage flow will impact existing developed land (residential, retail, or industrial), grading plans must show how the adjacent land will be impacted and how the adverse impact will be mitigated.

7) Retaining walls over four (4') feet (measured from the bottom of the foundation to top of the wall), or as required by other applicable City adopted code, require plans signed and sealed by a registered Professional Engineer registered in the State of Texas. Any retaining walls located on slope or retaining supercharged soils may require plans signed and sealed by a registered Professional Engineer registered in the State of Texas at the discretion of the City Engineer or his/her designee.

8) Utility plans for water mains less than twelve (12") inches in size will require plan sheets with associated details. Utility plans for water mains twelve (12") inches and greater will require plan and profile sheets. Section details only required at critical crossings of infrastructure. The City Engineer or his/her designee may waive this requirement or may require plan and profile sheets for smaller diameter lines in special circumstances.

9) Utility plans for sanitary sewers will require plan and profile sheets, and associated details.

2.2 ENGINEERING REPORTS

A) In addition to the plans, the following reports are to be submitted for review by the City Engineer or his/her designee. Except for the pavement design and SWPPP, these items should be submitted at the time of appropriate development application and updated for and prior to final plat, site plan, and construction plans approval. Pavement design shall be completed prior to final plat, site submittal, or construction plan submittal.

1) Geotechnical Engineering Report for pavement design.

2) Traffic Impact Analysis (TIA) as indicated in the current UDC.

3) Storm Water Management Plan Report (SWMP)

4) Storm Water Pollution Prevention Plan (SWPPP)

5) Engineering Design Report for the water system

6) Engineering Design Report for the wastewater system

B) The content and level of detail of the reports shall be as described in this manual, or as determined by the City Engineer or his/her designee. Format of submittal is a PDF file of each document.

2.3 PLAN SHEETS

A) In general, plan sheets should be oriented with north pointing up, left, or right on the sheet, with proper consideration given to existing and proposed conditions.

All plans shall require a scale, north arrow, and date. The preferred scale for plan view sheets is 1” = 20’ or 1” = 40’ or 1” = 50’. Deviation to the preferred scale may occur with the approval of the City Engineer or his/her designee.

B) A minimum of two benchmarks shall be established on and set to NAD 1983 State Plane Texas South Central FIPS 4204 feet coordinates and NAVD 1988 datum.

C) Plans sheets should include all pertinent property and right-of-way information, existing easements, proposed easements, topographical features, notes, and callout necessary for design and construction.

2.4 PLAN AND PROFILE SHEETS

The plan and profile sheets should, at the minimum, include the following:

A) All plans shall require *a* scale, north arrow, and date. The preferred scale for profile view sheets is 1" = 20' or 1" = 40' or 1" = 50' horizontal and 1" = 5' or 1" = 10' vertical. Deviation to the preferred scale may occur with the approval of the City Engineer or his/her designee.

B) A minimum of two benchmarks shall be established on and set to NAD 1983 State Plan Texas South Central FIPS 4204 feet coordinates and NAVD 1988 datum.

Indicate the location, description and elevation of benchmarks, the top of curb grade at each curb return; the centerline grade at each end and at each fifty (50') foot station of alleys and drainage ditches; the gradient of each tangent grade and the location and length of each vertical curve; the direction of storm drainage flow at each intersection; the flow line elevation of each storm sewer at each point of grade and each end and the intervening gradients.

C) The profiles of streets, alleys and drainage ditches shall show the natural ground at adjacent property lines and the proposed centerline.

D) Alignment of each street, alley, crosswalk way and drainage easement showing a beginning and ending station; each deflection angle of the centerline and the station of the point of intersection; the station of the point of curvature and the point of tangency of each curve; the station and angle of intersection of each intersection with another street, alley or drainage easement; the station and radius of each curb return; the location of adjacent right-of-way lines; the location and limits of sidewalks and curbs of each street; the location of each drainage structure; the location and size of all storm sewers; and the location of monuments.

E) All pertinent property and right-of-way information, easements, topographical features, notes, and callout necessary for design will be shown in the plan view.

2.5 SECTION SHEETS

A) When required, cross-sections shall be at every fifty-foot (50') station (minimum) drawn at a scale of 1" = 10' horizontal and vertical.

B) Section will include existing ground and existing utilities, and proposed finish ground and proposed utilities, right of way and easement limits.

SECTION 3 – STREET REQUIREMENTS

3.1 GENERAL

A) Plans for streets, alleys, sidewalks, and crosswalk ways shall be prepared in accordance with Public Works Specification Manual as well as the City's Master Thoroughfare Plan.

B) Any street design element not specifically addressed in this document shall be designed in accordance with:

1) Latest edition of Policy on Geometric Design of Highways and Streets, American Association of State Highway and Transportation Officials (AASHTO).

2) Latest edition of Highway Design Division Operations and Procedures Manual and the Standard specifications for Construction of Highways, Streets and Bridges, Texas Department of Transportation (TXDOT)

3) Latest edition of Texas Manual on Uniform Traffic Control Devices for Streets and Highways (TMUTCD)

3.2 PAVEMENT DESIGN

A) The City allows both flexible and rigid structures, as defined by the American Association of State Highway and Transportation Officials (AASHTO). Pavement design shall be based upon a geotechnical analysis of the project conditions, upon AASHTO design methods, and shall be designed by a Professional Engineer registered in the State of Texas.

B) Performance. Service life has been defined as the anticipated number of years that a pavement will be functionally and structurally acceptable with only routine maintenance. Flexible Pavements shall be designed for a 20-year service life; Rigid Pavements shall be designed for a 30-year service life.

C) Design Traffic Levels. Traffic load for the pavement design will be based upon the expected cumulative 18-Kip equivalent single axle load (ESAL) for the pavement's service life. A table of minimum values is shown below, but a pavement designer may increase the expected ESALS based on the results of a traffic study, or other unique situations as determined by the City Engineer or his/her designee.

Table 3.2A				
Flexible Pavement Design Parameters				
	18-kip ESAL	Reliability Factor, %	Std Dev	Serviceability Po/Pt
Arterials	3,000,000	90	0.45	4.2/2.5
Collectors	2,000,000	90	0.45	4.2/2.5
Local Type	1,000,000	70	0.45	4.2/2.0
Alleys/Low volume Private Streets/Fire Lane	100,000	70	0.45	4.2/2.0
Rigid Pavement Design Parameters				
	18-kip ESAL	Reliability Factor, %	Std Dev	Serviceability Po/Pt
Arterials	4,500,000	90	0.35	4.5/2.5
Collectors	3,000,000	90	0.35	4.5/2.5
Local Type	1,500,000	70	0.35	4.5/2.0
Alleys/Low volume Private Streets/Fire Lane	150,000	70	0.35	4.5/2.0

D) Resilient modulus (MR) is to be determined by the geotechnical engineer.

E) There are areas within the city limits and surrounding regions with expansive soil, water lenses, and drainage issues. It is expected that the pavement design will address those issues. Swelling soils (soils with a P.I. of 20 or more), may be treated by removal and replacement, or cement soil treatment, or drains/barriers, or combination as determined by a pavement design. Treated subgrade may be used as a structural layer in the pavement design.

F) Minimum thickness for hot mix asphalt concrete surface layer is three (3”) inches compacted depth. Minimum thickness for treated subgrade layer is six (6”) inches.

G) Minimum structural numbers will be as follows. These values are minimums, and actual values used in design will account for the design criteria above.

Table 3.2B Structural Number Level Roadway conditions		
Street Classification	Minimum	Maximum
Arterial	3.80	5.76
Collector Street	2.92	5.08
Local/Residential	2.58	4.20

3.3 STREETS LAYOUT

A) Adequate streets shall be provided by the Developer and the arrangement, character, extent, width, grade, and location of each shall conform to the City's Master Thoroughfare Plan and shall be considered in their relation to existing and planned streets, to be served by such streets, and to the topographical conditions. The location and type of traffic control device to be installed by the Developer or the City of Schertz shall be indicated on the plans. This shall include the proposal of all Stop, Yield, Speed, Parking and Movement Series signs and other devices in accordance with TMUTCD. The design of location of intersections shall take into account intersection site distance per AASHTO requirements. This specifically shall be utilized for location of intersections in relation to curves and cutbacks to prevent the location of sight barriers including signs, fences, and landscaping. See Tables 3.3G below.

B) The following specifications are required minimums. The analysis of supporting subsurface soils is to be determined and thickness of pavements to be designed by the Developer. Substitutes for street geometric or pavement thickness design shall not be less than the minimum design requirements. The minimum horizontal curve radii and vertical curves shall be assigned considering the service of the facility and the conditions of the location of the street in relation to existing and proposed features.

C) STREET GEOMETRICS

1) The following specifications are required minimums. They are not to be substituted as street geometric or pavement thickness design. The geotechnical borings and analysis of supporting subsurface soils is to be completed by the Developer and the design of the pavement structure shall be signed and sealed by a Professional Engineer registered in the State of Texas. Flexible and rigid pavements shall be designed for a twenty (20) year and thirty (30) year service life respectively. The minimum horizontal curve radii shall be designed considering the conditions of the location of the street in relation to existing and proposed features.

Table 3.3A Principal Arterials (Design Speed – 45 mph)	
Minimum right-of-way width	120-130 feet
Minimum pavement width (not including curb and gutter)	48 feet
Minimum horizontal curve radius	1200 feet
Minimum tangent between reverse curve	200 feet
Grades	Flexible Pavement 1% - 5% Rigid Pavement 0.5% - 5%
Daily Traffic Volume Limit (vehicles per day)	>34,000

Table 3.3B Secondary Arterials (including Secondary Rural Arterials) (Design Speed - 45 mph)	
Minimum right-of-way width	90 feet
Minimum pavement width (not including curb and gutter)	48feet
Minimum horizontal curve radius	750 feet
Minimum tangent between reverse curve	200 feet
Grades	Flexible Pavement 1% - 5% Rigid Pavement 0.5% - 5%
Daily Traffic Volume Limit (vehicles per day)	34,000

Table 3.3C Collectors (Design Speed – 30 mph)	
Minimum right-of-way width	70 feet
Minimum pavement width (not including curb and gutter)	38 feet
Minimum horizontal curve radius	400 feet
Minimum tangent between reverse curve	100 feet
Grades	Flexible Pavement 1% - 7% Rigid Pavement 0.5% - 7%
Daily Traffic Volume Limit (vehicles per day)	10,000

Table 3.3D Local Type Commercial/Industrial (Design Speed – 30 mph)	
Minimum right-of-way width	60 feet
Minimum pavement width (not including curb and gutter)	39 feet
Minimum horizontal curve radius	400 feet
Minimum tangent between reverse curve	100 feet
Grades	Flexible Pavement 1% - 7% Rigid Pavement 0.5% - 7%
Daily Traffic Volume Limit (vehicles per day)	5,000

Table 3.3E Local Type Residential Streets (Design Speed – 30 mph)	
Minimum right-of-way width	50 feet
Minimum pavement width (not including curb and gutter)	27 feet
Minimum horizontal curve radius	100 feet
Minimum tangent between reverse curve	50 feet
Minimum Grade	Flexible Pavement 1% - 7% Rigid Pavement 0.5% - 7%
Daily Traffic Volume Limit (vehicles per day)	1,000

2) Non-residential marginal access streets shall have a right-of-way width of at least fifty (50') feet and a pavement width of at least thirty (30') feet. Safety lanes shall have a right-of-way of at least thirty (30') feet and a pavement width of at least twenty-four (24') feet. All streets, alleys, non-residential driveways, and non-residential drive aisles shall have a minimum pavement width of twenty-four (24') feet.

3) Pavement Crown shall have a cross slope of 2% percent.

4) As allowable by State Law, the Developer shall be responsible for construction of pavement width and right-of-way dedication of streets forming part of the boundary of the subdivision adjacent as follows:

a) New adjacent collector or residential access streets shall conform to the specifications of this section.

b) Where the proposed subdivision abuts upon an existing minor arterial street or half street that does not conform to the specifications of this Section, the Developer shall be required to make the necessary dedication and improvements in conformance with the current UDC or any other applicable code of the City as allowable by State Law. With regard to paving the adjacent street, the City reserves the right to waive all or a portion of this requirement. In considering such waiver, the following factors shall be considered by the City:

1) Current condition of the roadway.

2) Current daily traffic on roadway.

3) Estimated additional daily traffic from proposed subdivision.

4) Total cost for widening roadway

5) Ability of City to finance road widening in the next several years

5) "Broken-Back" or compound curves shall not be permitted unless approved by the City Engineer or his/her designee. Reverse curves may be used provided due consideration for safe sight distance, has been shown.

6) Transitional Curves may be used where comfort and safety of the motorist will be enhanced.

7) Combination of horizontal and vertical curves shall be permitted provided sufficient sight distance is available for safe operation. Generally, horizontal curvature should be introduced on the upgrade of the vertical curve.

8) Superelevation of road is permissible when minimum horizontal curves are unattainable and when approved by City Engineer or his/her designee. Design of superelevation will follow standard engineering practices and the TXDOT Roadway Design Manual.

9) Before any pavement is laid to widen existing pavement, the existing pavement shall be cut back two (2') feet on each side to assure an adequate sub-base and pavement joint.

D) PROPERTY LINE AND CURB RETURNS

At each intersection the curb and the property line at each block corner shall be rounded with a radius, R, varying with the interior angle as specified in the following table:

Table 3.3F
Minimum Radii for Curb Returns (CR) and Property Line Returns (PLR)
Street Intersections

Interior Angles in Degrees	Two Local		Local and Collector		Two Collector		Local/Collector with Arterial		Two Arterial	
	CR	PLR	CR	PLR	CR	PLR	CR	PLR	CR	PLR
150-45	15	5	15	6	20	10	25	15	25	15
145-40	15	5	15	6	20	10	25	15	25	15
140-135	15	5	15	6	20	10	25	15	30	20
135-125	15	5	15	6	20	10	25	15	35	25
125-85	15	5	15	6	20	10	25	15	30	25
85-75	20	10	20	11	25	15	30	20	50	40
75-65	25	15	25	16	30	20	35	25	80	70
65-55	30	20	30	21	35	25	40	30	90	80
55-45	35	25	35	26	40	30	45	35	110	100
45-00	35	25	35	26	40	30	45	35	150	140

E) INTERSECTIONS

1) The preferred angle of intersection is ninety (90) degrees. Allowance for non-perpendicular intersecting angles between eighty (80) degrees and one hundred (100) degrees will be made on a case-by-case basis.

2) The following minimum sight distances shall be provided for a safe stopping and intersection operations. Development design shall be based upon actual conditions and speeds.

Table 3.3G
Minimum Stopping Sight Distance
Level Roadway Conditions

Street Classification	Sight Distance
Principal Arterial	300 ft.
Secondary Arterial and Secondary Rural Arterial	300 ft.
Collector Street	250 ft.
Local	200 ft.

3) The “sight triangle” at an intersection is that portion of a property over which motorists must see to safely judge and execute a driving maneuver into the intersection and onto the street. The distance to the approaching motorist is the “intersection sight distance”, which is one leg of the sight triangle.

The length of the required intersection sight distance shall be based on AASHTO Policy on Geometric Design of Highways and Streets. The driver’s eyes are considered to be three and one-half (3.5’) feet above pavement, and the object is considered to be four and one-half (4.5’) feet above pavement.

This applies to intersections of two (2) or more streets as well as junctions of driveways and streets.

4) Landscaping and Signing: No signs, walls or fences shall be placed in the median area other than approved traffic control devices unless approved by the City Engineer or his/her designee. No trees, shrubs or other ground cover shall be placed in the median, which will obstruct the driver’s sight distance. The area enclosed by the sight triangle must be free of visual obstructions.

5) At “T-intersections”, the minimum intersection offsets are one hundred twenty-five (125’) feet between center lines of local streets.

In the case of collector-street intersections, this offset shall not be less than two hundred (200’) feet or the minimum distance required to allow for left-turn storage between intersections, whichever is greater. The distance between intersection offsets is measured from the center line intersection of one intersecting roadway and the centerline intersection of the next intersecting roadway, measured along the centerline of the intersected roadway.

6) Right turn deceleration lanes shall be required when the daily entering right-turn traffic volume a peak hour volume greater than 50 vehicles per hour (VPH) and the approaching design hourly volume in the adjacent outside lane exceed five hundred (500) vehicle trips; at street and driveway intersections in TxDOT right-of-way at the option of TxDOT; or where unsafe conditions such as limited sight distance, high travel speed, uneven grade, etc. may exist, as determined in a TIA. Minimum turn lanes width is eleven (11’) feet.

7) Left turn lanes shall be required at all median openings on collector and arterial streets; at all driveways or streets with an average daily entering left-turn traffic volume of five hundred (500) vehicle trips; at street and driveway intersections in TxDOT right-of-way at the option of TxDOT; or where unsafe conditions such as limited sight distance, high speed, uneven grade, etc. may exist, as determined in a TIA. Minimum turn lanes width is eleven (11’) feet.

8) Turn lanes should accommodate the anticipated deceleration length and storage determined for the intersection. Lengths at signalized intersections should be determined in a TIA. Lengths at non-signalized intersections should be determined by the equation or below.

$L = (V/30) \times 2 \times S$

Where: L is storage length (ft), V is turning vehicles per hour, S is queue storage length in feet per vehicle (25).

The following table is a table of minimums values for storage and declaration; taper length may be considered part of the deceleration length. Preferred taper design is symmetrical reverse curve, per AASHTO.

Table 3.3F Minimum Deceleration and Storage for Left Turn Lanes				
Speed (mph)	Deceleration Length (ft)	Taper Length (ft)	Storage Length (ft)	
30	160	50	100	100
35	215	50	100	100
40	275	50	100	100
45	345	100	100	100
50	425	100	100	100
55	510	100	100	100

9) Site design shall take into account appropriate throat length for driveways and intersections for safe and efficient traffic operations for entry to and within the site.

F) VERTICAL CURVATURE

A gradual transition from one roadway grade to another shall be accomplished by means of a vertical parallel curve connecting two (2) intersecting tangents. The minimum length of vertical curve shall be computed from the following formula and table.

$$L = KA$$

Where: L = the length of vertical curve in feet, K = a constant related to sight distance and geometry of a parabolic curve (See Table 3.3H),
A = the algebraic difference in grades in percent.

Table 3.3G Design Value for Constant "K" Vertical Curvature		
Street Classification	"K" Crest Curves	"K" Sag Curves
Principal Arterial	70	60
Secondary Arterial	70	60
Collector Street	55	55
Local	30	40

G) CURB AND SIDEWALK REQUIREMENTS

1) PUBLIC CURB

a) With the exception of rural arterials, curb or curb and gutter shall be installed on all existing or proposed streets forming the boundary of the subdivision and internally on streets.

b) All curb or curb and gutter shall be non-reinforced unless otherwise stated. Cold joints shall be steel reinforced.

2) PUBLIC SIDEWALK

a) Sidewalks: A sidewalk or multiuse path, in accordance with the City's Master Thoroughfare Plan sections, meeting all requirements of the American Disability Act shall be required. All corner lots shall have such sidewalks on both the front and sides thereof. Concrete sidewalks having a width of not less than five (5') feet (or six (6') feet if abutting back of curb) and thickness of not less than four (4") inches shall be constructed on each side of each street within the subdivision. All curb ramps shall have a minimum thickness of six (6") inches. Said sidewalks shall allow for a minimum three (3') foot greenbelt behind back of curb, shall be one (1') foot inside of the right-of-way and shall extend along all street frontages, including the side of corner lots and block ends. Modifications to this standard are subject to approval by the City Engineer or his/her designee.

b) Where a new section of sidewalk is to connect with a sidewalk or concrete hike and bike trail previously constructed, or abuts on the curbing, an expansion joint must be made and filled as above. Reinforcing bars shall extend ten (10") inches beyond the expansion joint and the ends shall be wrapped with building paper so that the ten (10") inches shall not be bonded to the concrete. Approved types of slip joints may be used in place of wrapping ends of bars. When wire mesh reinforcing is used, three - 3/8" round smooth dowel bars not less than eighteen (18") inches in length, installed as specified above for bar reinforcing, shall be provided at each expansion joint.

c) Concrete shall have a minimum compressive strength of four thousand (4000) pounds per square inch at twenty-eight (28) days. Concrete will conform to material and proportion requirements for the concrete of Section 02751 of the Schertz Construction Specifications. Concrete, which has partially set, shall be disposed. All tests for ingredients and concrete shall be made in accordance with the applicable methods of tests of the American Society for Testing Materials (ASTM).

d) Sidewalks, curb ramps and crosswalks shall conform to all ADA requirements mandated at the time of construction. They shall have a monolithic finish and shall be floated and troweled to a uniform smooth surface, then finished with a fine-haired brush or wood float so as not to be left with a slick or glossy finish.

e) The completed sidewalks and drive approaches shall be cured in accordance with good engineering practices as approved by the design Engineer.

3) MEDIANS

a) The minimum width of a raised median is a function of purpose.

Table 3.3J
RECOMMENDED MEDIAN WIDTHS (FOC TO FOC)

Function	Minimum (feet)	Desirable (feet)
Separation of Opposing Traffic	4*	6*
Pedestrian Refuge and Space for Traffic Control	6*	16
Left-Turn, Speed Change and Storage	14	16
Crossing/Entering Vehicle Protection	20	23
U-Turns, Speed change and Storage	20	23
Channelized: “T”, Speed Change and Storage	25	23-30
*Cannot accommodate left-turn lanes, hence, such turns must be made from the through lanes.		

Source: City of Austin, Department of Public Works and Transportation Based on ITE, Guidelines for Urban Major Street Design

b) Raised median openings shall be at least twenty (20’) feet wider than the width of driveway which they are serving, with a minimum width of sixty (60’) feet.

c) Minimum separation distance between raised median openings on local roads should be based on functionality and proximity to street intersections; no closer than one hundred twenty-five (125’) feet. Minimum separation distance between raised median openings for collector and arterial streets, measured nose to nose, should provide sufficient storage and deceleration length for the rate of speed on the through traffic road.

H) ALLEYS

1) Alley right-of-way minimum shall be [twenty-four (24') feet wide and paved, see Section 21.14.4] in the UDC. Eight (8%) percent is the maximum sustained grade for an alley and shall not exceed three hundred (300') feet. Concrete pavement shall be a minimum of six (6") inches in depth – 4000 psi in commercial alleys and a minimum of five (5") inches in depth – 3000 psi in residential alleys. Alleys shall be designed based on a one hundred (100) year frequency to carry storm water from only the lots within the block abutting the alley.

2) Intersecting Alleys: Where two (2) alleys intersect or turn at right angle, a cutoff of not less than ten (10') feet shall be provided along each property or easement line.

3) Dead-end Alleys are not permitted.

I) DRIVEWAYS AND APPROACHES

1) Driveways shall be designed as a "lay-down" curb or curb and gutter or a straight driveway section. The driveway width at the property line shall not be greater than the width approved by the City Engineer or his/her designee.

2) Residential driveways ten (10') feet to twelve (12') feet in width for single, and not more than twenty-four (24') feet for double driveway apron. One (1) curb cut per residential property. Two (2) curb cuts may be allowed for circular if frontage is greater than one hundred (100') feet if approved by the City Engineer or his/her designee. No new residential driveway curb cut on collector or arterial streets will be allowed, unless lot size is greater than one (1) acre, frontage is greater than one hundred (100') feet, traffic study indicates no impact, and maneuvering is done off street for turn-around.

"Back out" driveway access to collector and arterial streets is not allowed.

3) Non-residential driveway access width should be between twenty-four (24') and forty (40') feet measured at the right-of-way.

4) Non-residential approaches shall have the minimum spacing requirements identified in UDC Article 14.5 Spacing of approaches shall be measured from the start of curve/taper to start of curve/taper along the curb line. If the minimum spacing cannot be achieved, then use of a common access easement will be required for adjacent properties to share drive approaches and minimize the number of drive approaches along collector and arterial streets.

5) Minimum distance of an approach from the corner/flare of an intersection shall be one hundred twenty-five (125') feet or the length of the turn lane for the intersection. The distance shall be measured from the curb return or start of taper/curve of the pavement as it widens next to the intersecting street to the edge of the driveway. A lesser distance may be approved by the City Engineer, or his/her designee provided a TIA demonstrates the lesser distance still maintains safe traffic flow on the street and site. If the minimum distance cannot be met, then use of a common access easement will be required.

6) Frontage measured from property line to property line, or from corner/flare of intersection to property line.

7) Drive approaches shall meet all criteria as minor intersection concerning sight distance and stopping distances to ensure a safe facility.

8) Driveway aprons within the City Limits shall be reinforced concrete per City standard details, unless otherwise approved by the City Engineer or his/her designee.

9) The site design shall take into account appropriate throat length for driveways and intersections for safe and efficient traffic operations for entry to and within the site.

J) FIRE LANES

1) A fire lane is interpreted as a private or public, hard-surfaced, all-weather material (asphalt or concrete), driving surface constructed specifically for the use of emergency vehicles.

2) Fire and safety lanes shall meet standards of the UDC Article 14.1.M.

3) Dead-end fire lanes are not permitted, unless approved by the Fire Chief or his/her designee.

K) CUL-DE-SAC TURNAROUND

1) Cul-de-sac turnarounds shall meet the criteria set forth in the UDC Section .14.1.E.

2) "Knuckle" or elbow intersections with bulbs herein and UDC requirements of intersection angles and curb return radii.

L) STREET LIGHTS

Street lights in new subdivisions within the City Limits and the annexed areas of the City shall be in accordance with the UDC Article 14.1.S.

M) STREET MARKERS

1) Two street name signs shall be erected at all street intersections in subdivisions for street markers:

a) The material of the street name signs, the method of attaching the sign to the post, the details of lettering, painting, and method of installation, as well as the location of the sign at the intersection, shall be in accordance with the specifications on file at the appropriate entity (i.e., City of Schertz, TxDOT, etc.)

b) Construction plans shall include layout of all traffic control devices in accordance with the TMUTCD.

c) All street signs in a new subdivision within the City limits, including street name, speed limit, stop and yield signs, etc. shall be paid for by the Developer and shall be provided by and installed by the City's Public Works Department in accordance with the Public Works Specifications Manual. Traffic Control Devices shall be installed in accordance with the latest revision of the Texas Manual on Uniform Traffic Control Devices for Streets and Highways. Street signs within TxDOT right-of-way shall be installed according to the appropriate standards by the Developer (as permitted by TxDOT).

2) All pavement markings shall be thermoplastic or preformed tape. Follow TMUTCD and TxDOT standards and guidance for marking standards. The following Pavement markings are required

a) Arterials: centerline striping, lane lines, turn bay islands, reflective pavement markers, edge lines for non-curbed streets, and bike lanes.

b) Collectors: centerline striping, lane stripping, edge lines for non-curbed streets, and bike lanes.

N) REMOVING AND REPLACING PAVEMENTS, CURBS, AND GUTTERS, DRIVEWAYS, AND SIDEWALKS

1) Scope: The Technical Specifications and Standard Details shall govern for all work necessary to complete the removing and replacement of all types of pavements, curbs and gutters, driveways, and sidewalks as required to complete the project.

2) Method of Cutting: The outline of the trench shall be marked on the surface to be cut. The cut shall be made as nearly vertical as possible. The excavated pavement or concrete shall be removed from the site and disposed of by the contractor.

3) Ashpaltic Pavement: Repair to be five (5') feet on each side wider than ditch excavation. Sawcut shall be vertical and perpendicular to flow of traffic for trenching across street. Any asphalt repair needed more than five (5') feet from the curb and gutter, or edge of payment will require the asphalt repair limits to extend the entire width of the roadway unless a smaller repair area is specifically permitted by the City Engineer or his/her designee.

3.4 MINIMUM TESTING REQUIREMENTS

A) GENERAL

All materials to be used in subdivision construction shall be subject to testing. The preponderance of testing to be performed in subdivisions is directly related to street construction. A series of laboratory tests normally associated with road and street construction will be required in subdivisions, with said tests being performed by an independent testing laboratory using qualified personnel. The design (or consulting) engineer or his designated representative shall be present at all testing activities. The Developer or his/her designee is responsible for scheduling and payment. The passing test results shall be received prior to commencing additional construction activities and after two (2) days of inactivity on the tested material, new testing may be required.

The Developer shall notify the City at least one (1) week prior to the contractor beginning construction. Contractor shall be required to notify the City a minimum of at least forty-eight (48) hours in advance of all testing being performed.

B) Sub-grade materials shall be compacted by approved mechanical tamping equipment to an apparent dry density as determined by the ASTM 698 or TEX-114-E compaction test made in accordance with the procedure outlined in the Texas Highway Department Testing Manual. If the material fails to meet the density specified, it shall be reworked as necessary to obtain the density required.

C) When a fill or embankment is required to achieve the prescribed sub- grade, or structural elevation, such fill shall be placed in uniform lifts covering the entire width of the cross-section. Prior to compaction, the layers shall not exceed a six (6") inch loose lift depth where pneumatic tire rolling is to be used and shall not exceed eight (8") inches in loose lift depth for rolling with

other types of rollers. Each lift shall be compacted to the required density before succeeding lifts are placed. Lifts shall be compacted to not less than ninety-five (95%) percent of the maximum dry density as determined by the ASTM 698 or TEX-114-E compaction test made in accordance with the procedure outlined in the Texas Highway Department Testing Manual

D) Swelling soils (soils with plasticity index of twenty (20) or more) shall be treated by removal and replacement, or cement or lime soil treatment, or drains/barriers, or combination as determined by a pavement design or other City requirements. Developers must provide the City with lab reports on soil conditions.

E) Flexible base materials shall be compacted by approved mechanical tamping equipment to an apparent dry density of the total material of not less than ninety-five (95%) percent of the maximum dry density as determined by the TEX-113-E compaction test made in accordance with the procedure outlined in the Texas Highway Department Testing manual. If the material fails to meet the density specified, it shall be reworked as necessary to obtain the density required.

F) Each course of six (6") inches or less shall be compacted to full required density before succeeding layers are placed.

Table 3.4A Ratio of Testing	
Subgrade	Minimum 1 per 100 ft. of street (each lift)
Under Curb/Gutter	Minimum 1 per 100 ft. of curb (each lift)
Base	Minimum 1 per 100 ft. of street (each lift)
Embankment (Street)	Minimum 1 per 100 ft. of street (each lift)
Embankment (Berm or Structural)	-1 per lift per 10,000 sq. ft. -1 per lift per 100 ft. berm
Proctors (Moisture-Density Relationship)	
Subgrade (raw) and Embankment	-1 per material type per source, minimum 2 per subdivision (NOT VALID AFTER 1 YEAR)
Note: Testing frequencies double for pavement widths wider than 38'	

Table 3.4B Atterberg Limits & Graduation Hot Mix Control	
Surface Course Design	1 per subdivision
Base Course Design	1 per subdivision
Extraction	2 per day/run minimum – 1 per 500 ton
Densities	1 per 1,000 ft. of street

G) CONCRETE PAVING

1) GENERAL

Plant Certification Required

Testing shall be as required in City Technical Specification Section 02751. In the event of failures, additional tests will be taken. If excessive rain occurs on a previously tested section, the City shall have the right to order retests as necessary.

2) The Developer shall notify the testing lab when tests are to be taken. If it is necessary to retest, such retesting shall be at the Developer's expense. The scope of testing of materials incorporated in subdivision construction is not necessarily limited to those tests outline above. In the event of unusual conditions or factors which may give the City reason to question the quality of the materials in any portion of the subdivision, the City will have the right to order such additional tests as are necessary.

3) All testing within these requirements will be performed in accordance with the American Society of Testing Materials (ASTM) latest revision, and/or as elsewhere provided in approved plans and specifications for the subdivision. The City will require all subdivision test reports to be certified by a professional engineer registered in the State of Texas and will further require that the City be furnished with copies for all testing reports.

SECTION 4 – STORM DRAINAGE REQUIREMENTS

4.1 GENERAL

A) All drainage facilities (including, but not limited to curb and gutter, inlets, pipes, and channels), shall be designed to intercept and transport runoff from a minimum twenty-five (25) year frequency storm. The drainage system shall also be designed to intercept and convey flows greater than a twenty-five (25) year frequency, up to and including a one hundred (100) year frequency storm within defined rights-of-way of drainage easements. All detention structures shall be designed to contain the one hundred (100) year frequency storm. Peak discharge flows shall not be increased from the pre-development flows for the 2-, 5-, 10-, 25-, and 100- year frequency storm. Channels with drainage areas over one hundred (100) acres or areas within a designated floodplain shall be designed for a one hundred (100) -year storm or a twenty-five (25)-year storm plus freeboard (see Table 4.5E) if that elevation is higher.

B) Three (3) development conditions shall be analyzed for each development.

1) Existing Conditions. This refers to current development conditions in the watershed and on-site. Use as the baseline analysis for determining the impact of development.

2) Proposed Conditions. This refers to existing conditions with the proposed development added. Use to determine if the increased runoff from the proposed development results in an adverse impact to other properties.

3) Ultimate Conditions. This refers to ultimate development conditions within the watershed used to design the drainage facilities. This condition may be used in-lieu of subsection (2) above, to determine if the increased runoff from the ultimate watershed development results in an adverse impact to other properties.

C) RESPONSIBILITY TO ACCEPT STORM WATER

The owner or Developer of property to be developed shall be responsible for the conveyance of all storm water flowing through the property. This responsibility includes the storm water flowing onto the property by any other developed property as well as the drainage naturally flowing through the property by reason of topography. Future upstream development shall be accounted for by assuming ultimate development when sizing drainage systems as specified in this section.

D) POSITIVE OVERFLOW PATHWAYS

Storm water management facilities for local drainage systems will be designed to ensure that a positive overflow pathway is provided to the nearest one hundred (100) year conveyance facility. The overflow pathway must be delineated on a plan that shows all existing structures in the vicinity impacted by the overflow pathway.

E) MAINTENANCE

1) Maintenance of publicly owned facilities will be the responsibility of the City. Maintenance of private facilities is the responsibility of the property owner or the community association and must be specified in the maintenance schedule submitted to the City. A maintenance schedule for privately owned facilities must be approved by the City Engineer or his/her designee. along with the approval of construction drawings.

2) Authorized personnel from the City may conduct periodic inspections of these facilities and structures. Any required repairs will be consistent with current construction standards. Maintenance issues identified by the City or State during inspections shall be the responsibility of the current owner.

F) DEVELOPMENT

Peak storm water runoff rates from all new development shall be less than or equal to the peak runoff rates from the site's predevelopment conditions for the 2-year, 5-year, 10-year, 25-year, and 100- year design storm events, except as provided in subsection A, above. Discharge from developed property shall mimic other pre-developed discharge flow characteristics as much as possible so as not to cause adverse impact to downstream property.

4.2 FLOOD HAZARDS

A) New development within the FEMA designated special flood hazard areas will follow the City's Flood Damage Prevention Ordinance, and the requirements of CFR 44.60.3 whichever is more stringent.

B) New subdivisions having a portion of that subdivision subject to the special flood hazards shall dedicate on the plat a drainage easement fully containing the one hundred (100)- year one (1%) percent annual chance) special flood hazard area. If not already determined, the new subdivision shall determine the base flood elevations of the 100-year event for that portion of the special flood hazard area within the subdivision. This must be based on a certified engineering study survey taking into consideration the full development of the watershed.

C) Proposed subdivisions shall be reviewed to assure that all such proposals are consistent with the need to minimize flood damage and that all public utilities and facilities such as sewer, gas, electrical and water systems are located, elevated, and constructed to minimize or eliminate flood damage and adequate drainage is provided so as to reduce exposure to flood hazards.

D) New or Replacement water supply systems and/or wastewater systems shall be designed to minimize or eliminate infiltration of flood waters into the system, discharges from the systems into flood water, and to require on-site waste disposal systems to be located above the base flood elevation so as to avoid impairment or contamination from them during flooding.

E) Preservation of the natural floodplain and native vegetation contained therein is encouraged. Understory growth which impedes flow may be

cleared within the bank of watercourses within the proposed development with City approval however, the alteration of natural vegetation or unique features with diameters greater than eight (8") inches is discouraged and shall follow the requirements for tree removal in the UDC Article 21.9.9.H. Lower branches of large trees may be trimmed to provide a vertical clearance of eight (8') feet. The alteration of natural vegetation or unique features within the floodplain of watercourses is discouraged and must be explicitly permitted.

F) Upon acceptance by the City of Schertz of Public Utilities, Streets and Drainage, it shall be the responsibility of the homebuilder and/or lot owner to maintain all erosion and sedimentation controls to prevent sedimentation onto any public right-of-way and/or adjacent owner's lots. Failure to comply shall result in a stop work order of all construction on lots owned by the landowner or homebuilder.

4.3 STORM WATER MANAGEMENT PLAN

A) As part of the subdivision platting and construction plan review process, an analysis of existing drainage conditions and the design of modifications or new drainage facilities is required. The owner of the property to be developed is required by the City Engineer or his/her designee to provide, at the owner's expense and as a condition of approval, a Storm Water Management Plan (SWMP) for the total development area to be ultimately constructed. The SWMP shall be submitted to the City Engineer or his/her designee prior to approval of any construction plans.

B) CONTENTS OF THE SWMP

The SWMP shall contain all necessary support data, methodologies used in calculations and conclusions. A checklist (at the end of this section) will be used by the City Engineer or his/her designee as a guide during the evaluation of all SWMP reports submitted to the City. The purpose of the checklist is to expedite the review process for both the engineer and the City, and to aid the engineer in the preparation of reports for the City's review.

A storm water management concept plan or preliminary drainage plan should be submitted with master development plan or preliminary plat. The concept plan should detail in concept how runoff and associated water quality impacts resulting from the development will be controlled or managed. It should address the pre, post and ultimate development conditions of the watershed. The plan should be labeled "Concept" or "Preliminary".

The final SWMP should be submitted with all other submittals including but not necessarily limited to, a final plat, minor plat, site plan, grading and clearing permit or building permit. In addition to the information from the preliminary or concept plan, shall include all information required in the final Storm Water Management Plan (SWMP) checklist (at the end of this section), including construction details.

C) In general, the Final Storm Water Management Plan should contain the following (for details see the checklist at the end of this section):

1) The contact information for the owner of the property or properties affected.

2) A vicinity map of the site and affected reach of the outfall channel.

3) On topographic base map, a detailed map of the area and the outfall channel(s) with all pertinent physiographic information, with two (2') foot contours.

4) A watershed map showing the existing and proposed drainage area boundary along with all sub area delineations and all areas of existing and proposed development; indicate locations of all rights-of-way and additional easements/rights-of-way required, flow path to nearest downstream 100-year structure.

5) All hydrologic and hydraulic calculations: specifying methodology and key assumptions used to include a table of discharges at key locations; hydraulic calculations specifying methodology used, assumptions and values of the design parameters.

6) Profiles of the affected channels, including water surface elevations for the specified design frequencies, all existing and proposed bridge, culvert, and pipeline crossings, the location of all tributary and drainage confluences, and the location of all hydraulic structures.

7) Detention basin design calculations, including those used for design of the control structure and construction details.

8) Additional back-water analysis data as described in the checklist.

9) Certification by a Professional Engineer registered in the State of Texas that the result of the proposed development will not produce an adverse impact to downstream properties, structures, drainage facilities, and public infrastructure.

10) Soils map indicating the type of soil and hydrologic group.

11) Maintenance and repair plan for permanent best management practices (BMPs) and a maintenance agreement for on-site storm water management measures.

12) Erosion and sediment control plans or A Storm Water Pollution Prevention Plan (SWPPP) including erosion and sediment control plans for construction.

13) Additional information as requested by the City Engineer or his/her designee, including but not limited to, digital copies of models and digital copies of detailed drawings (dxf or dwg format).

14) Other Environmental Permits as required by local, state, or federal rules.

4.4 WATER QUALITY

A) Post construction storm water quality will eventually be regulated for the quality of the water discharged. There are currently no quantitative limits for post construction water quality of discharge, however post construction BMPs are strongly encouraged, and consideration should be given to provide suitable designs to not prohibit the retrofitting of facilities to meet future water quality monitoring and discharge needs.

B) In accordance with the City of Schertz Construction Storm Water Management Ordinance and Section 01410 of the Construction Technical Specifications, no person shall be granted a Grading and Clearing Permit or Construction Permit for land-disturbing activity without the approval of a Storm Water Pollution Prevention Plan (SWPPP) report and plans.

1) The SWPPP follow the requirements of the Construction Storm Water Management Ordinance and shall include:

a) Each application shall bear the name(s) and address(es) of the owner or Developer of the site and of any consulting firm retained by the applicant together with the name of the applicant’s principal contact at such firm, and the designated operator as defined by TPDES General Permit.

b) A natural resources map identifying soils, forest cover, and resources protected by the local, state, and federal regulations.

c) A sequence of construction of the development site, including stripping and clearing, rough grading, construction of utilities, infrastructure, and buildings, and final grading and landscaping. Sequencing shall identify the expected date on which clearing will begin, the estimated duration of exposure of cleared areas, areas of clearing, installation of temporary erosion and sediment control measures, and establishment of permanent vegetation.

d) All erosion and sediment control measures necessary to meet the objectives of the City's regulations throughout all phases of construction and after completion of development of the site. Depending upon the complexity of the project, intermediate plans may be required at the close of each season.

e) Seeding mixtures and rates, types of sod, method of seedbed preparation, expected seeding dates, type and rate of lime and fertilizer application, and kind and quantity of mulching for both temporary and permanent vegetative control measure.

f) Provisions for maintenance of control facilities, including easements and estimates of the cost of maintenance, dust control and cleaning, stockpile protection, etc.

2) Major amendments of the SWPPP must be submitted for approval.

3) In addition to the report, appropriate details, and instructions to be included with the construction plan set.

4) Copies of all submittals to the Texas commission on Environmental Quality (TCEQ), including the notice of intent (NOI) and notice of termination (NOT) shall be submitted.

4.5 STORM DRAINAGE DESIGN CRITERIA

A) METHOD OF COMPUTING RUNOFF

1) The preferred method for computing storm water runoff shall be a unit hydrograph method such as WinTR-20, WinTR-55, HEC HMS models, or some other method provided it is acceptable to the City Engineer or his/her designee. The Modified Rational Method is not allowed.

2) For small urban drainage areas less than fifty (50) acres where hydrographs are not required, for storm sewer inlets, for roadside

ditches, for driveway culverts, or for “peak flow only” calculations, the basis for computing peak flow runoff may be the Rational Method. The Rational Method is not allowed for the design or detention ponds nor channels within the FEMA designated special flood hazard area. The Rational method may not be used if the time of concentration exceeds twenty (20) minutes.

3) Normal depth channel calculations are permissible for constructed open channels with a uniform geometric cross section where there is no potential for the water surface elevations to be controlled by backwater and the channel is not in a FEMA special flood hazard area.

4) Hydraulic calculations for open channels with non-uniform geometric cross sections shall be performed by using the HEC- RAS "River Analysis System" computer models, or other method approved by the City Engineer or his/her designee.

B) TIME OF CONCENTRATION

1) Sheet flow, shallow concentrated flow and channel flows are components that need to be considered in the calculation of time of concentration. The following methods are recommended for time of concentration calculation. The total time of concentration (the sum of the three (3) components described below) shall be a minimum of five (5) minutes.

a) Sheet flow - flow over plane surfaces based on NRCS method and roughness coefficients for sheet flow. Maximum allowable time is twenty (20) minutes for sheet flow, or a maximum distance of one hundred (100’) feet.

b) Shallow concentrated flow – Use NRCS method to estimate travel time for shallow concentrated flow.

c) Channel flow: Use existing computer models where available or Manning's equation if data is not available. Open channels are assumed to begin where surveyed cross section information has been obtained, where channels are visible on aerial photographs, or where blue lines (indicating streams) appear on USGS quadrangle sheets.

C) RUNOFF COEFFICIENTS

Runoff coefficients (C value) for use in the Rational formula shall not be less than the values shown in Tables 4.5A as appropriate.

Table 4.5A
Runoff Coefficients (C)

Character of Area	Slope			
	Up to 1%	1% to 3%	3 to 5%	Over 5%
Business or Commercial Area (90% or more Impervious), Existing Pavement/Buildings	.95	.96	.97	.97
Densely Developed Area (80% to 90% Impervious)	.85	.88	.91	.95
Closely Built Residential Area and School Sites	.75	.77	.80	.84
Large Lot Residential Area	.55	.57	.62	.64
Average Residential Area	.65	.67	.69	.72
Undeveloped Areas				
Undeveloped and Ultimate Land Use is Unknown	.68	.70	.72	.75
Cultivated or Range (Grass Cover <50% of Area)	.44	.47	.49	.53
Range (Grass Cover <50% of Area)	.37	.41	.49	.53
Forest or Range (Grass Cover >75% of Area)	.35	.39	.47	.52

1) In all cases, wet antecedent conditions shall be assumed. Runoff rates shall be computed based on the ultimate development of the entire watershed to the proposed subdivision. For determination of time for concentration, times shall be figured on the basis that there shall be an improved drainage system upstream from the point under consideration.

D) RAINFALL INTENSITY

National Oceanic and Atmospheric Administration (NOAA) Atlas 14 Precipitation frequency data should be used. Tables of rainfall intensity-duration-frequency for the precipitation areas across Schertz are provided in Appendix A of this document. If a site is located within more than one precipitation area, it is acceptable to use the higher intensities for the entire site.

E) NRCS/SCS CURVE NUMBERS

For the NRCS method, the rainfall distribution type III shall be used in the runoff model and shall be in accordance with the San Antonio River Basin standards for analysis. Design rainfalls values listed in Appendix A shall be used for hydrograph calculations. The NRCS/SCS curve numbers adopted for use by the City of Schertz are shown in Table 4.5B. The hydrologic soil groups are listed in the latest version of the United States Natural Resources Conservation Service, "Urban Hydrology for Small Watersheds", Technical Release No. 55 (TR 55), which document is hereby incorporated by this reference. Soil types that relate to the hydrologic soil group may be found in the latest version of the United States.

Natural Resources Conservation Service Soil Surveys for Bexar, Guadalupe and Comal Counties, Texas which documents are hereby incorporated by this reference. Soil types may also be based on a Geotechnical Engineering Report. Alternative curve numbers may be approved by the City Engineer or his/her designee.

Table 4.5B
NRCS (SCS) Curve Numbers

Cover Type and Description	Curve Number for Hydrologic Soil Group			
	A	B	C	D
Open Space (lawn, parks, golf courses, cemeteries, etc.)				
Poor condition (grass cover, < 50%)	68	79	86	89
Fair condition (grass cover 50% to 75%)	49	69	79	84
Good condition (grass cover > 75%)	39	61	74	80
Impervious areas				
Paved parking lots, roofs, driveways, etc., (excluding ROW)	98	98	98	98
Streets and roads				
Paved curbs and storm sewers (excluding ROW)	98	98	98	98
Paved open ditches (including ROW)	83	83	89	93
Gravel (including ROW)	76	85	89	91
Dirt (including ROW)	72	82	87	89
Pasture, grassland, or range – continuous forage for grazing, 50%–75% ground cover and not heavily grazed	49	69	79	84
Meadow – continuous grass, protected from grazing and generally mowed for hay	30	58	71	78
Brush – brush-weeds grass mixture with brush the major element > 75% ground cover	30	48	65	73
Woods -- grass combination (orchard or tree farm). CN's shown were computed for areas with 50% woods and 50% (grass/ pasture) cover	32	58	72	79
Woods – protected from grazing and forest litter and brush adequately cover the soil	30	55	70	77
Farmsteads -- Buildings, lanes, driveways, and surrounding lots	59	74	82	86

1) Percent Impervious Cover. The percent impervious cover for typical land use types (as opposed to lots) in Schertz are presented in Table 4.5C.

Table 4.5C
NRCS (SCS) Curve Numbers by Impervious Cover and Cover type

Cover Type and Description	Average % Impervious Cover	Curve Number for Hydrologic Soil Group			
		A	B	C	D
Commercial and business	85	89	92	94	95
Industrial	72	81	88	91	93
Residential: 1/8-acre lot or less (townhouses) average lot size	65	77	85	90	92
Residential: 1/ 4-acre average lot size	38	61	75	83	87
Residential: 1/3-acre average lot size	30	57	72	81	86
Residential: 1/2-acre average lot size	25	54	70	80	85
Residential: 1-acre average lot size	20	51	68	79	84
Residential: 2-acre average lot size	12	46	65	77	82

F) DESIGN RAINFALL DISTRIBUTION

1) Design Rainfall. A twenty-four-hour rainfall distribution shall be applied for runoff calculations. NOAA Atlas 14 Design Rainfall Values for the precipitation areas across Schertz are provided in Appendix A of this document and should be used for HEC-HMS input. If a site is within more than one precipitation area, it is acceptable to use the higher depth values for the entire site. The lag value for a subarea shall be calculated as 0.6 times the time of concentration. Facilities with watersheds greater than one hundred (100) acres must be designed for the 100-year frequency storm or the 25-year event plus freeboard (see Table 4.5E), unless otherwise stated below.

2) Routing of Runoff. Routing of the runoff hydrograph through the channel from one subarea calculation point to the next in the HEC-HMS shall be computed using one of the following methods:

a) Overbank/channel storage not significant: use normal depth channel routing.

b) Overbank/channel storage is significant: use the Muskingum method where a hydraulic model is not available. Use Modified Puls Storage method where a hydraulic model is available to develop storage/out flow relationship.

c) Kinematic wave method for channel reaches where inflow from overbank runoff or multiple point sources (Example: storm sewer outfalls) is significant and where hydrograph attenuation is insignificant. Channel routing methodologies currently being applied in the existing HEC-HMS model of the watershed shall not be replaced with a different methodology without approval or direction from the City Engineer or his/her designee.

G) STREETS

1) GENERALLY

a) Design of streets shall consider public safety and limit potential conflicts between storm water conveyance, traffic, parking, pedestrian access, ADA requirements, and bicycle traffic.

b) Streets and associated drainage facilities, draining a watershed greater than one hundred (100) acres must be designed for the 100-year frequency storm.

c) Streets may be used for storm water drainage only if the calculated storm water flow does not exceed the criteria herein and/or the velocity does not exceed ten (10') feet per second.

d) Where streets are not capable of carrying storm water, as outlined above, inlets or curb openings discharging to drainage channels or storm sewers shall be provided. Partial flow past the inlet will be allowed when the capacity of all downstream street systems can accommodate the flow.

e) Street width shall not be widened beyond the width as determined by the street classification for drainage purposes.

f) Storm water conveyance on streets shall be designed to account for the cumulative impact of peak flows and runoff volumes on the system as the storm water progresses downgrade.

g) Curb cuts for driveways on all streets shall be designed for compatibility with the storm water conveyance function of streets.

h) Potential flooding problems or conflicts at the connection points where new or modified drainage systems (including streets, storm sewers, etc.) and the existing portions of the downstream street system and storm water conveyance system shall be identified and resolved either in the design of the new or modified drainage system or in modifications to the existing system.

i) Structures located on the downhill side of a T- intersection shall be sited to avoid obstruction of the drainage discharge from the street (including the case of a blocked or otherwise ineffective inlet) or channel flow patterns.

2) An arterial street is a street designated as such on the City's Master Thoroughfare Plan. One (1) lane in each direction on arterial streets shall remain clear during a twenty-five (25)-year storm event. The maximum depth of water in the street section must not exceed seven (7") inches (the height of a standard city curb).

3) A collector street is a street designated as such on the City's Master Thoroughfare Plan. One (1) lane on collector streets shall remain clear during a twenty-five (25)-year storm event. The maximum depth of water in the street section must not exceed seven (7") inches (the height of a standard city curb).

4) Local Streets. Local streets shall be designed on a basis of a twenty-five (25) - year frequency. The maximum depth of water in the street section must not exceed seven (7") inches (the height of a standard city curb). A one hundred (100) -year frequency storm must be contained within the street right-of-way.

5) CULVERTS AND BRIDGES

a) Where streets cross existing or proposed watercourses, culverts or bridges shall be adequate to allow passage of twenty-five (25)-year design storm. In the instance the crossing conveys runoff from a watershed greater than one hundred (100) acres, then culverts or bridges shall be adequate to allow passage of the one hundred (100)-year design storm.

b) All crossings, culverts and bridges shall be designed for an HS—25 or equivalent loading.

H) CHANNELS

1) This section addresses proposed improvements or modifications to drainage channels and watercourses required to convey storm water runoff from or through the proposed development.

2) Except as authorized by a development plan approved by the City Engineer or his/her designee, no person shall place or cause to be placed any obstruction of any kind in any watercourse. The owner of any property within the city, through which any watercourse may pass, shall keep the watercourse free from any obstruction not authorized by a development plan.

3) CHANNEL MODIFICATIONS

a) Modifications to existing watercourses or newly created open channels may be designed as earth channels, sod channels or as concrete lined, or otherwise hard armored channels. Liners other than sod or concrete which enhance the aesthetics or habitat value of the watercourse, and which reduce future maintenance requirements are encouraged. Preliminary planning for the applicability of other channel liners shall be reviewed with the City Engineer or his/her designee prior to the submittal of construction plans for approval.

b) Runoff that results from upstream development and is discharged to an unimproved waterway can cause flood damage to properties adjacent to the waterway. Natural undeveloped waterways do not receive regular maintenance. Design of natural waterways shall take into consideration fluvial geomorphologic principles and practices. Consulting engineers and development review officials shall work to resolve potential downstream impact issues.

4) Design of new channels or alterations to existing channels shall consider future maintenance requirements. A maintenance schedule for any private channel shall be submitted to and approved by the City Engineer or his/her designee prior to approval of construction plans. Maintenance requirements of concrete channels consist of de-silting activities, prevention of vegetation establishment in construction joints, and repair of concrete as necessary. Maintenance of earthen channels includes regular observation and repair, as necessary, of erosion, scouring, and removal of silt deposits, as necessary to maintain design parameters. Developers shall be responsible for maintaining newly planted channels until

coverage is established throughout eighty- five (85%) percent of the area. This area shall include slopes, floor, and any attendant maintenance easement. New earthen channels shall be planted with drought resistant, low-growth, native species grasses, which will allow unobstructed passage of floodwaters. Johnson grass, giant ragweed and other invasive species shall not be allowed to promulgate in channels. Suggested species shall include, but not be limited to, common bermuda, buffalo grass, side oats grama, seep muhly, little bluestem, and Indian grass. Mowing frequencies vary with the vegetation growth rates but is required when the grass exceeds the design roughness coefficient of the channel.

5) Planned multiple use of a watercourse is allowed (e.g. bike paths or greenbelt). If multiple use of the watercourse is to be incorporated, the applicant shall form a community association that shall assume maintenance responsibility for private amenities. The appropriate government agency will be responsible for maintenance of public amenities. The applicant shall provide overlay easements for public or private use.

6) Table 4.5D shall be used to determine maximum permissible channel velocity.

Table 4.5D
Velocity Control

Velocity	Type Drain Required	Hydraulic Radius	Correction Factor	Max. Permissible Velocity
1 to 6 fps (Maximum Average Velocity = 6 fps)	Grass Lined Channel	0-1 ft 1-3 ft 3-5 ft 5-8 ft 8-10 ft Over 10 ft	0.8 0.9 1.05 1.15 1.225 1.25	5 fps 5.5 fps 6.3 fps 6.9 fps 7.35 fps 7.5 fps
6 to 8 fps	Concrete retards required	N/A	N/A	N/A
8 fps and over	Concrete lining or Drop Structures Required	N/A	N/A	N/A

a) Where velocities are in the supercritical range, allowance shall be made in the design for the proper handling of the water by the design of energy dissipaters at the outfall, and the lining of the channel, and the inclusion of freeboard.

b) Ensure that the channel will contain the hydraulic jump (sequent depth) throughout the extent of the supercritical profile. An exception to this criterion is where concrete lined lateral channels discharge down the side slopes of channels. These channels may be designed for normal depth plus freeboard provided velocity controls are established at the main channel flow line.

c) Ensure that the energy grade of the channel will not result in upstream flooding at existing or proposed lateral facility connections.

7) Retard spacing shall be computed as using the following equations and subject to the Velocity Control standards in Table 4.5D:

$$L = 1.0 \div (S1 - S2)$$

Where: L = Distance required between retards in feet.
S1 = Actual slope of channel in ft./ft.
S2 = Slope of proposed channel for maximum permissible velocity established from Table 4.5F. For example:
$S2 = [V \div (1.486 * n * R^{2/3})]^2$
Where:
V = maximum permissible velocity established from Table 4.5F
n = .035, manning's roughness coefficient for grass lined channel
R = area/wetted perimeter

8) Concrete Lined Channels. The design of concrete lined channels shall comply with the following general requirements:

a) Freeboard consistent with Table 4.5E will be applied to the twenty-five-(25) -year design.

Table 4.5E
Drainage Freeboard for Concrete Lined and Earth Channels
for 25-Year Storm

Design Depth of Flow	Required Freeboard
0-5 ft	0.5 ft
Over 5 ft	1.0 ft

b) From the top of the concrete lining to the top of the ditch, a side slope not steeper than four (4) horizontal to one (1) vertical shall be required; nor shall the slope be less than twelve to one (12:1).

c) For normal conditions, the concrete lining shall be a minimum of five (5”) inches thick and reinforced with No. 3 round bars at twelve (12”) inches on center each way. Where surcharge, nature of ground, height, and steepness of slope, etc., become critical, design shall be in accordance with latest structural standards. All concrete lining shall develop a minimum compressive strength of not less than three thousand (3,000) pounds per square inch in twenty-eight (28) days. The depth of all toe downs shall be thirty-six (36) inches upstream, and eighteen (18) inches for side slopes. The City's Engineering Inspector may permit an eighteen (18”)-inch toe down in rock sub grade in lieu of the above toe down requirements. The horizontal dimensions of toe downs shall not be less than six (6”) inches.

d) Maximum concrete riprap side slopes shall be one and one-half (1-1/2) horizontal to one (1) vertical, unless soil tests made by a geotechnical engineer show that a greater slope, or a special design, will be stable. Where vehicular traffic may travel within a horizontal distance equal to one-half (1/2) the vertical rise of the slope, a two (2’)-foot surcharge load shall be included in the design.

e) Fencing (or other approved safety barrier) will be required adjacent to the channel where channel vertical wall heights exceed two (2’) feet. Fencing or barrier will also be required adjacent to the channel where channel side slopes exceed three to one (3:1) and the channel depth is greater than two (2’) feet. The barrier must not cause sight distance problems for motorists.

f) Easements or rights-of-way for concrete lined channels shall extend a minimum of two (2’) feet on both sides of the extreme limits of the channel. "Extreme limits" of the channel shall mean the side slope intercept with the natural ground or proposed finished ground elevation. This two (2’) foot space shall be constructed of concrete or some other maintenance free material.

g) A minimum "N" value of roughness coefficient of 0.015 shall be used in Manning's formula. Recommended “N” are available in Table 4.5F below. For approval to alter, contact the City Engineer or his/her designee.

h) Channel shall have a bottom width of eight (8') foot minimum with a vehicular access point of seven (7) horizontal to one (1) vertical slope at least every one thousand (1000') feet. For channels less than eight (8') foot bottom width, a fifteen (15') foot wide access road is required adjacent to the channel.

Table 4.5F
Manning's Roughness Coefficient "N"

Channel Description	"N" Value
Concrete Lined Channel	0.015
Grass Lined Channel with Regular Maintenance	0.035
Grass Lined Channel without Recent Maintenance	0.050
Vegetated Channel with Trees, Little or No Underbrush	0.055
Natural Channel with Trees, Moderate Underbrush	0.075
Natural Channel with Trees, Dense Underbrush	0.090
Natural Channel with Dense Trees and Dense Underbrush	0.100
Reinforced Concrete Pipe	0.013
Concrete Box Culverts	0.013
Overbank Description	"N" Value
Pasture	0.035-0.055
Trees, Vegetation, Multiple Fences and Structures	0.060-0.075
Dense Vegetation, Multiple Fences and Structures	0.075-0.090
Pipe	"N" Value
Corrugated Metal Pipe - ½" corrugations	0.024
Corrugated Metal Pipe - 1" corrugations	0.027
Concrete Pipe	0.013

9) Vegetated Earth Channels.

a) Freeboard consistent with Table 4.5E will be applied to the twenty- five (25)-year design

b) No earthen channels will be permitted with less than an eight (8') foot bottom width. All channels not meeting the minimum width shall be concrete channels (see Section 8 above). The side slope shall not be steeper than four (4) horizontal to one (1) vertical.

c) Easements or rights-of-way for improved earth channels shall conform to the requirements stated in subsection (d) of this section and shall extend a minimum of two (2') feet on one (1) side and fifteen (15') feet for an access road on the opposite side of the extreme limits of the channels when such channels do not parallel and adjoin an alley or roadway. When such channels do parallel and adjoin an alley or roadway, the easement or right-of-way shall extend a minimum of two (2') feet on both sides of the extreme limits of the channel. Where utilities are installed in the access road of the drainage right-of-way, the right-of-way shall extend two (2') feet on one (1)

side and seventeen (17') feet on the opposite side of the design limits of the channel. These seventeen (17') feet are to provide an access way along the channel with a maximum cross slope of one (1") inch per foot toward the channel. Where designed channel bottoms exceed one hundred (100') feet in width, fifteen (15')- foot extra width shall be provided on both sides of the channel. Interceptor drainage easements shall extend a minimum of two (2') feet on both sides of the extreme limits of the channel.

d) Channel shall have a bottom width of eight (8') foot minimum with a vehicular access point of seven (7) horizontal to one (1) vertical slope at least every one thousand (1000') feet. For easements crossing streets there shall be an access drive on both sides of the street right-of-way. Improved earthen channels will be vegetated by seeding or sodding. Eighty-five (85%) percent of the channel surface area must have established vegetation before the City of Schertz will accept the channel.

10) Channel Bends. Allowance for extra freeboard shall be made when the centerline radius of the channel is less than three (3) the bottom width. Where sharp bends or high velocities are involved, the applicant shall use the following formula for computing the extra freeboard:

$$d_2 - d_1 = V^2 * (T + B) \div (2*g*R)$$

Where: d_1 = depth of flow at the inside of the bend in feet. d_2 = depth of flow at the outside of the bend in feet.
B = bottom width of the channel in feet.
V = the average approach velocity in the channel in feet per second.
T = width of flow at the water surface in feet.
g = 32.2 feet/second squared.
R = the center line radius of the turn or bend in feet.

a) The quantity $d_2 - d_1$ divided by two (2) shall be added to the normal depth of flow before adding the required freeboard in calculating required right-of-way widths.

b) Where sharp turns are used without curved sections, the depth required shall be large enough to provide for all head losses. Allowance shall be made for any backwater head that may result.

c) For normal design conditions no extra freeboard is required. An accepted rule of thumb to follow is this: Centerline radius of channel should be at least three (3) times the bottom width.

11) Trickle Channel. All channels and detention basins with a bottom width of eight (8') feet or greater must have a trickle channel, a minimum of five (5') feet wide, following the centerline to facilitate positive drainage to the outfall or the entire length of the channel.

I) STORM SEWERS

1) For all ordinary conditions, storm sewers shall be designed on the assumption that they will flow full under the design discharge; however, whenever the system is placed under a pressure head, or there are constrictions, turns, submerged or inadequate outfall, etc., the hydraulic and energy grade lines shall be computed and plotted in profile. In all cases adequate outfalls shall be provided and the system adequately designed. Show the HGL in the profile.

2) No public storm sewers shall be less than twenty-four (24") inches in diameter, and all junctions shall have an access manhole a minimum of five (5') foot in diameter meeting the access criteria in the latest version of the Standard Construction Details and the Technical Specifications. All structures shall conform to the HS-25 loading standard within streets or along any potential vehicle route (including drainage easements)

3) Minimum easement widths for storm sewers will be the greater of fifteen (15') feet or six (6') feet on both sides of the extreme limits of the storm sewer width (e.g. the easement width for a three (3) barrel ten (10')-foot wide box culvert with six (6")-inch walls would be (3 x 10') + (4 x 0.5') + (2 x 6') = 44').

J) INLETS AND OPENINGS

1) Drop Curb Openings - Where drop curb openings are used to take storm water off the streets and into drains or swales, the length of the curb opening can be calculated from the weir formula using the coefficient of 3.087 in the following formula:

$L = Q \div (C_w * h^{3/2})$

Where:
L = the length of drop curb opening required in feet
Q = amount of flow in cubic feet per second (cfs) based on twenty-five-year design frequency
C = 3.087
h = head of weir in feet

Gutter line depressions will be permitted where such depressions will not hinder the flow of traffic. For amount of curb exposure, conform to Texas Department of Transportation San Antonio District Inlet Type I or II.

2) Curb or Drop Inlets. Where drop inlets are used, the City standard inlets with adequate reinforcing steel may be used. All other types or designs shall be subject to the approval of the City Engineer or his/her designee. The following formulas for inlet capacity are based on drop inlets in sag points. Inlet capacities on grades will be considered less, the amount of which depends on street grades, deflections, cross slopes, depressions, etc.

3) Grate Inlets. The flow of water through grate openings may be treated as the flow of water through a rectangular orifice. The following formula may be used for determining grate capacity:

$Q = C_o * A * (2*g*h)^{1/2}$

Where:
Q = discharge in cubic feet per second
C_o = orifice coefficient of discharge (taken as 0.70)
g = acceleration due to gravity (32.2 ft./sec^2)
h = head on the grate in feet
A = net area of the openings in the grate in square feet

This formula gives the theoretical capacity of the grate inlet. Since grate inlets are subject to considerable clogging, capacity of the grate inlet will be taken as one-half (1/2) on the value given by this formula.

4) Curb Opening Inlets. The capacity of curb opening inlets will depend on whether or not the opening is running partially full or submerged. If the depth of flow at the curb opening inlet is such as to cause a partially full opening, a weir effect will develop, and the following formula will apply:

$Q = C_w * L * h^{3/2}$

Where:
Q = the discharge of capacity in cubic feet per second
C_w = the weir coefficient of discharge (3.087)
L = the length of curb opening in feet
h = the head or depth of water at the opening in feet

If the depth of flow at the curb opening is such as to fully submerge the opening, the orifice effect will develop, and the formula used shall be identical to that given under grate inlets with the exception that the head, h, on the curb opening orifice shall be taken as the depth from the top of the water surface to the center of orifice or opening; one hundred (100%) percent efficiency will be allowed for curb opening inlets. In no case, shall a pedestrian facility be placed in an area to be inundated by water during the design storm event.

5) The pedestrian facility should be elevated so as to avoid inundation and adequate railing shall be provided as required per paragraph H.8.e of this section.

K) DETENTION BASINS

For projects with an increased impervious area of greater than 0.1 acres, for all new developments or redevelopment of individual parcels of property, detention basins may be used to mitigate peak flow rates to predevelopment or existing development conditions.

1) The maximum allowable outflow rate from the detention facility must be restricted to the flow rate from the undeveloped or existing development tract for the 2-year, 5-year, 10-year, 25-year and 100-year frequencies. Best management practices shall be used in the design of detention facilities in accordance with this section. The timing of the hydrograph released from the detention facility must be checked against the timing of the flow rate in the first open watercourse to prevent any increase in the peak flow rate in the receiving watercourse. For detention basins constructed in-line on an existing watercourse, the creation of the basin shall not increase flood elevations in the channel upstream of the new development boundaries.

2) On-site detention facilities must be privately owned and shall be maintained by the community or property owner association or property owner. A maintenance schedule shall be submitted to the City

Engineer or his/her designee prior to approval of construction plans. The City will have the right to do periodic inspections of privately owned and maintained detention facilities to ensure that the maintenance schedule is being implemented.

3) Multi-use facilities are encouraged, but not required (multi-use facilities allows for water quality, satisfy TPDES requirements, enhance around water recharge, provide open space, provide recreation or other amenities, and/or provide habitat) and may be utilized so long as the facility meets the standards set forth in subsection (F.1) of this section and does not increase the rate or volume of erosion above that which would result from the use of a facility without multiple uses. The use of multi-use detention facilities to alleviate existing flooding problems, enhance and provide amenities for older neighborhoods, and support the revitalization of economically depressed areas is encouraged in public and private redevelopment initiatives.

4) Maximum water depths over six (6') feet will not be allowed without prior approval of the City Engineer or his/her designee.

5) Fencing or other approved safety barrier is required when side slopes and total depth meet the criteria specified for channels in paragraph H.8.e. of this section.

6) Parking areas may be used as detention facilities provided the depth does not exceed eight (8") inches, and the impounding of storm water does not impact the adjacent buildings.

7) Stage- Storage- Discharge tables for basins and associated outlets will be required upon plans and within the SWMP.

8) Pumped detention systems will not be an acceptable method of storm water mitigation unless the facility will remain privately owned, operated, and maintained. The City will approve the use of a pumped facility for private use under the following conditions:

   a) A gravity system is not feasible from an engineering and reasonable economic standpoint.
   b) At least two (2) pumps are provided, each of which is sized to pump the design flow rate.
   c) The selected design outflow rate must not aggravate downstream flooding.
   d) Controls and pumps shall be designed to prevent unauthorized operation and vandalism.
   e) Adequate assurance is provided that the system will be operated and maintained appropriately on a continuous basis.

9) Storm water retention with permanent wet pool systems will not be an acceptable method of storm water mitigation unless the facility will remain privately owned, operated, and maintained. The City will approve the use of a wet pool system for private use under the following conditions:

f) A gravity system is not feasible from an engineering and reasonable economic standpoint.
g) The volume below the discharge invert shall not be considered for detention capacity.
h) Mitigation measures must be included in the design of the facility to ensure water quality and prevent nuisances and environmental hazards.
i) Facility shall not promote a bird hazard or any other hazard that would negatively impact Joint Base San Antonio (JBSA) or its mission.
j) Adequate assurance is provided that the system will be operated and maintained appropriately on a continuous basis.

L) OUTFALLS/OUTLETS/TRANSITIONS

If the velocity at an outfall or outlet of a channel, storm drain, or detention pond to an earthen/grass lined channel is greater than six (6’) feet per second (fps), provide energy dissipaters or other means to reduce velocity and prevent erosion.

Provide retard spacing and concrete transition length calculations to account for the effect of hydraulic jumps.

Adequate space shall be provided for the transition of flow from a concentrated point to Sheet Flow (to mimic predevelopment conditions) before the discharge leaves the developed Property.

4.6 STORM WATER CHECKLIST

City of Schertz Storm Water Management Plan (SWMP) Checklist		N/A	Complete	Incomplete
A.	**GENERAL**			
1.	Signed, sealed & bound SWMP			
	Introduction & Project description			
	Narrative of existing and proposed hydrology			
	Summary of calculations (indicate methodology and key assumptions, time of concentration calculation, Curve Number and Runoff Coefficient determination)			
	Table of runoff values			
2.	Certification by Engineer that the resulting impact of the proposed development will not produce a significant adverse impact to downstream properties, structures, drainage facilities, and public infrastructure.			
3.	Project Location Map			
4.	Flood Insurance Rate Map (FIRM) with site superimposed			
5.	Grading Plan (As required by City Engineer): Lots grading property according to FHA Lot Grading Type (A, B, C) An upstream watershed no more than the depth of 1 residential lot or 120 feet, whichever is greater, may drain to a platted lot unless an interceptor drain is provided.			
6.	Aerial map: Delineate site boundary, contributing watershed, downstream flow path to 100-year facility, flood plain and floodway location			
B.	**HYDROLOGY**			
1.	Drainage Area Map (to scale) for Existing and Ultimate Conditions			
	Show site boundaries, overall drainage areas and sub- areas, acreage of each of each drainage area, and discharge locations, downstream flow path to 100-year facility			
	Provide Existing & Design time of concentration flow paths with length & slope shown Table of runoff values at key locations			
	Existing and proposed topographic information with maximum two (2) foot contour elevations			
	Flood plain and floodway location, with BFE indicated			
2.	Detailed Q calculations include:			
	Time of Concentration (provide detailed calculations) (NRCS method): Minimum 5 minutes total Overland Sheet – Length, slopes, (max 20 minutes) max 100 feet Shallow Concentrated Flow – Length, slopes Concentrated Flow – Length, slopes, assumed v > 6 fps			
	Rational Method: Rational Method for watersheds 0 to 50 Acres, Tc≤20 minutes, peak flow analysis only, no flow routing required, no floodplain analysis Verify Rainfall Intensities (i) & Runoff Coefficient (C)			
	Unit Hydrograph Method (TR 20 or HEC HMS, etc.): SCS or other Hydrograph Method for larger watershed or flow routing Required (detention pond) SCS curve number, CN value: provide detailed calculations & exhibit Routing Values (if used): Provide detailed calculations			
	Routing Method: Modified Puls or Muskingum Soil Survey Map of area (site delineated, soil type & acreage of each soil group)			

C. HYDRAULICS				
1.	General: For all storm water facilities with drainage area > 100ac, design for Q100 All storm water facilities shall be designed for Ultimate development			
2.	Street Capacity: Local: Q25 contained within curbs, Q100 contained within ROW Collector: Q25 contained within curbs AND one lane shall remain clear Arterial: Q25 within curbs AND one lane in each direction shall remain clear			
	Streets draining a watershed greater than one hundred (100) acres must be designed for the one hundred (100) year frequency storm			
	Velocity <10 fps			
	Street draining to unpaved surface runoff velocity < 6fps			
	Lateral curb opening sized as weir			
3.	Channels: (provide detailed calculations) If Drainage area < 100ac: Q25 plus freeboard If Drainage area > 100ac: the greater of Q100 or Q25 plus freeboard			
	Slope Conveyance Method (Mannings) – for small channels (BW≤20) not floodplain, nor affected by backwater. Provide section of channel Indicating normal depth, velocity, Froude number			
	Standard Step Back Water Model (HEC RAS or similar) – for large channels (BW>20'), channels within floodplain, or channels controlled by backwater. Provide plan and profile indicating HGL and EGL			
	Concrete channel: Manning's "n" minimum of 0.015 Hydraulic jump calculations			
	Earthen channel: Appropriate Manning's "n" Velocity < 6 fps			
	Channel bend extra freeboard calculations			
	Turf Reinforcement Matting: 6 fps < Vel < 12 fps If > 12 fps, engineer's report should certify that material is appropriate for velocity. Include manufacturer spec's & installation instructions. Engineer to certify at final inspection that material was installed correctly.			
	Interceptor Channel: Easement width calculation			
	Floodplain Submittal is required if property is within or next to a FEMA designed special flood hazard area			
4.	Storm Sewer			
	Inlet designed for 25-yr capacity			
	HGL/EGL: provide detailed calcs (including junction losses). Show in profiles of pipe EGL: below top of junction box or, if approved by City, specify bolted manhole covers. HGL: below gutter			
	Downstream tail water depth calculation			
	Min storm sewer pipe diameter = 24 inches. Pipe velocity between 2 fps and 12 fps			
5.	Culverts			
	Culvert design for 25-year event unless upstream watershed is greater than 100 acres, then it shall convey the 100-year runoff.			
	Designed according to FHWA HDS-5			
	Headwater does not overtop road			
	Box culvert, headwalls and wingwalls to conform to TxDOT design standards			
6.	Detention Basins			
	Indicate area to drain to detention basin			

	Provide inflow and outflow hydrographs for 2-yr, 5-yr, 10-yr, 25-yr, and 100-yr (proposed, ultimate)			
	Provide required storage for the 2-yr, 5-yr, 10-yr, 25-yr, and 100-yr (proposed, ultimate)			
	Check tailwater conditions on outlet structure			
	Include a stage/storage/discharge table			
	Provide details on outlet structure (invert, sizes, slopes, details on plan sheet) indicate depth per rainfall event.			
	Verify pond height is 6' high or less from toe on downstream side of embankment (existing grade) to the top of the structure. If not, overflow spillway must have capacity for 100% of the ultimate development probable maximum flood (PMF) and TCEQ approval may be required.			
	Modified rational is not accepted			
	Provide maintenance schedule			
	Provide results in tabular format with detailed calculations for allowable/existing, proposed, and ultimate discharges from the structure. Provide Electronic files of model			
7	Outfalls/Outlets/Transitions			
	If velocity > 6fps at transition to earthen channel, provide energy dissipaters or other means to reduce velocity. Provide retard spacing and concrete transition length calculations (hydraulic jump)			
	Receiving facility (street, channel, culvert, etc.) capacity to accept runoff.			
8.	Easements			
	Widths include freeboard and access			
9.	Storm Water Pollution Prevention Plan			
10.	Maintenance agreement/plan			
D. ADDITIONAL ITEMS IF FLOODPLAIN WORK IS PROPOSED				
1.	Narrative Table of Contents and abstract or executive summary Introduction that includes project description and history, location, scope and objective of analysis, previous and related studies that may affect this analysis. Summary, conclusions, vicinity map and recommendations. Include the Impact on the floodplain's Q, WSEL & velocity.			
2.	Provide detailed Hydrology calculations for changes in hydrology or for unstudied stream reach, see SWMP above (with electronic copy of model)			
3.	Provide detailed Hydrology calculations for changes in hydrology or for unstudied RAS or standard step backwater analysis model: 25 year existing and ultimate development condition hydraulic analysis 100 year existing and ultimate development condition hydraulic analysis			
4.	Provide plans and calculations for channel outfalls perpendicular to the floodplain. Channel outfall must be taken to the invert of the receiving channel or show the velocity to be less than 6 fps going down the side slope.			
5.	Plotted water surface profiles for the 100-year flows (if applicable)			
6.	Provide channel cross sections (existing superimposed on proposed) show the drainage easement, Manning numbers, property lines, structures, etc.)			
7.	Provide a summary table of the hydraulic model (HECRAS) of the floodplain within the platted area			
8.	Copy of all permits needed under the authority of USACE, TCEQ, or any other applicable regulatory authority			
9.	Current Effective dFIRM of project area			
10.	Grading Plan (existing and finished contours)			
11.	Provide Topographic Work Map: show plan view of project limits, cross sections, existing/proposed contours, proposed development, current and revised flood plain limits, property lines, drainage easement, engineers signature and seal			

12.	Provide U.S.G.S. Quadrangle maps showing overall drainage areas, runoff coefficients, time of concentration, intensity.			
13.	Floodplain Development Permit			
14.	Elevation Certificated (if applicable)			
15.	FEMA CLOMR / LOMR/LOMRa/LOMRf			
	Provide the applicable items listed above			
	MT-2 Form 1 Sec D: Provide Owners and Engineer's original signature			
	MT-2 Form 2 Sec A: Provide an attached explanation if sediment transport is not considered			
	MT-2 Form 2 Sec B 4: Model names in this section must match the models listed in the CD			
	For Map Revision Detail study includes 10, 50, 100, and 500-year Analysis			
	If applicable, provide As Built Grading Plan with engineer's seal and signature			
	Recommend providing Check-RAS output			
	Provide existing and proposed FEMA FIRM Maps with the following: **Existing** – Label Map "Current" and show the site boundaries. **Proposed** – Label Map "Revised", show site boundaries, show only the proposed floodplain limits, floodplain must be in the existing floodplain upstream and downstream, show the proposed streets centerline only and label, show the upstream and downstream limits of study.			

SECTION 5 – SANITARY SEWER REQUIREMENTS

5.1 GENERAL

All subdivisions shall be provided with an approved sewage disposal system. An Engineering Design Report for wastewater shall be submitted for review by the City Engineer or his/her designee. The report should contain a map of the service area, development LUE count, design flow rates and calculations (Average Dry Weather, Peak Wet Weather flow), design capacity of the sewer, minimum and maximum velocities, and a statement declaring that minimum velocities and pipe capacities have been met. If the project is to require a lift station and force main, the sizing of the wet well, pumps, controls, and force main shall be included in the report. The sanitary sewer collection system shall be designed in accordance with the standards and specifications set forth hereinafter.

A) The Developer shall dedicate, at their own cost, such right-of-way and construct such sanitary sewer main and appurtenance of such size as to adequately serve the area being subdivided as determined by the City or the utility company under whose jurisdiction the subdivision falls.

5.2 MINIMUM STANDARDS

A) Design Criteria: All gravity sewers shall be PVC gravity sewer pipe and fittings meeting the requirements of ASTM Specifications D 3034 and shall be SDR 26. All structures shall conform to the HS-25 loading standard within streets or along any potential vehicle route (including sewer easements).

B) Minimum size of sewer mains shall be eight (8”) inches in diameter and all house connections in streets or alleys must be six (6”) inches in diameter belonging to the owner of the lot. The minimum and maximum pipe slopes and velocities shall be in accordance with TCEQ standards (30 TAC Ch 217.53(1)(2)(A) table C.2). All sanitary sewer collection mains shall be of sufficient size to serve the peak dry weather flow from the service area plus infiltration and inflow. Provide flow calculations including the details of the average dry weather flow, the dry weather flow peaking factor, and the infiltration and inflow. The flow calculations must include the flow expected in the facility immediately upon completion of construction and at the end of a fifty (50) year life. The line must conform to the City’s current Sanitary Sewer Master Plan.

C) The following criteria shall be used in formulas in the design of sewer system:

1) Average Dry Weather Daily Flow is based on 245 gpd/LUE (living unit equivalent).

2) Peak Dry Weather Daily Flow is based on a peaking factor of 3.0.

3) Peak Wet Weather Flow is Equal to Peak Dry Weather Flow plus Inflow/Infiltration.

Table 5.2A
Flow From Contributing Population (245 gpd/LUE)

Residential	LUE/each	1
Apartments & Extended Living	LUE/unit	3/5
Hotel/Motel	LUE/unit	1/3
Business	LUE/person	20/245
School	LUE/student	15/245
Unknown future development	LUE/acre	4

Rates for other non-residential development may be obtained from actual water usage, TCEQ, Wastewater Usage Rates (30 TAC §285.91 Table III (use rates without water saving devices for existing facilities and rates with water saving devices for future facilities) or other method approved by City Engineer.

Table 5.2B
Infiltration

Source of Infiltration	Amount of Infiltration In Gallons Per Day Acre
Residential Area – Level to 7% slope	700
Residential Area – 7% To 15% Slope	500
Totally Undeveloped Areas	360
High Water Table (Creek Beds, Lake Areas)	1450
Business and Industrial Areas	1000

D) The Developer shall furnish lift stations with Supervisory Control and Data Acquisition (SCADA) equipment where necessary. These shall be constructed only after approval by the City.

E) Sewage treatment plants and sewer systems must conform to the requirements of Texas State Department of Health.

F) Manholes: All manholes shall be a minimum of five (5') foot in diameter for all Base and riser sections (no cones less than five (5') in diameter) with watertight manhole ring and cover meeting the Current Standard Specification and Standard Detail criteria and minimum of thirty (30") inch diameter opening.

1) Precast concrete manhole sections with steel reinforced concrete base with confined O-ring joints in conformance with ASTM C-443.

2) Base shall be manufactured in accordance with ASTM C-478. The precast base may have formed smooth invert channels cast at the angles. The invert channel shall have ¼" = 1' fall toward the outlet and inverts shall be designed to prevent reverse flow.

3) Resilient joint connectors for a watertight seal between the manhole base and specified line pipe shall be provided. This joint shall comply with ASTM C-923.

G) Construction methods shall be in strict accordance with the manufacturer's installation procedures and recommendations. The items below are listed for emphasis:

1) The City shall be advised forty-eight (48) hours before any construction is started for adequate scheduling inspection to be provided.

2) Sewers shall be located in the centerline of streets and four (4') feet from the north or east lines where in alleys or as otherwise approved. Mains within earthen channels/drainage ways shall be protected from scour; a scour analysis may be required.

3) All sewer lines shall be placed on line and grade as directed by the Design Engineer.

4) Manholes shall be placed at all deflection, intercept and terminating points on the public system and spaced not more than five hundred (500') feet apart.

5) Manholes shall be provided at intersecting streets or alleys where there is a possibility of future extensions.

6) Drop Manholes should be used sparingly and generally, only when it is not economically feasible to steepen the incoming sewer, in no case should a drop be used for a fall less than two (2') feet and all shall be interior drop manholes.

7) Sewer laterals shall be terminated in a cleanout at the property line. A sewer lateral may only serve a single customer. No cleanouts may be used on any public sewer main.

8) All non-residential service customers shall provide a sample port meeting the current City of Schertz specifications or approved by the City Engineer or his/her designee on all service laterals within the property. The sample port should be in an area readily accessible to City and/or sewer service provider's representative and clear of pedestrian and vehicular traffic.

9) Manholes located in the area to be paved shall be left covered below sub-grade until the street contractor has completed the street and then it shall be reset to finished grade.

10) Compaction of sewer trench and lateral backfill shall be according to Section 02317 – Excavation and Backfill for Utilities of Schertz Technical Specifications. Each lift of backfill shall be tested and pass density requirements prior to the next lift of material being placed.

11) Construction over the Edwards Aquifer: For subdivisions constructed over Edwards and associated limestone formation, all construction shall meet the latest revision and requirement of the Texas Commission on Environmental Quality.

12) All manhole section joints shall be wrapped with an external seal wrap meeting Technical Specification 02082 and installed according to manufacturer's recommendations.

13) Encapsulate manholes with flowable fill from bottom of base, minimum of one (1') foot around walls, up to bottom of concrete collar.

5.3 MINIMUM SANITARY SEWER TESTING REQUIREMENTS

A) PUBLIC SANITARY SEWER LINE AIR TESTING

1) Description: This item shall cover the testing of completed sections of installed sewer pipe using low-pressure air tests on all completed sections of sanitary sewer mains.

2) The air test will be used to evaluate materials and construction methods on the pipeline sections and successful air tests shall be mandatory for the acceptance of the lines.

B) MATERIALS FOR TESTING

1) Compressor Air Supply: Any source which will provide at least three hundred (300) cubic feet per minute at one hundred (100 psi) pounds per square inch.

2) Plugs, Valves, Pressure Gauges, Air Hoses, Connections, and other equipment necessary to conduct the air test, shall be furnished by the contractor. The test equipment for air testing will consist of valves, plugs and pressure gauges used to control the rate at which air flows to the test section and to monitor the air pressure inside the plugs. Test equipment shall be assembled as follows:

a) Hose connection
b) Shut-off valve
c) Throttle valve
d) Pressure-reduction valve
e) Gage cock
f) Monitoring pressure gauge

3) Test Procedures:

a) Determine and isolate section of line to be tested
b) Apply air pressure until the pressure inside the pipe reaches 4 psig.
c) Maintain 4 psig for duration of test length and record.

If no decrease for the duration shown in the allowable table, the pipe shall be presumed to be free from problems If any pressure decrease is detected, or pipe breakage, joint leakage or leaking plugs are indicated, an inspection must be made to determine the cause.

The contractor shall make such repairs as may be required to accomplish a successful air test. If repairs are needed an additional thirty (30) day waiting period for final backfill will be required before follow-up deflection and pressure testing (see Section 4 below).

See Section 02533 – Acceptance Testing for Sanitary Sewers. City of Schertz Technical Specifications for a table of time allowed for pressure loss.

4) Deflection by testing

Flexible gravity sewer lines shall be tested for deflections by use of a go-no-go testing mandrel calibrated for five (5%) percent maximum deflection of the inside diameter to the pipe. No deflection testing can occur until a minimum of thirty (30) days after final (density-tested) backfill.

5) Additional Testing and Criteria

See Section 02533 – Acceptance Testing for Sanitary Sewers. City of Schertz Technical Specifications for a table of mandrel sizes, as well as vacuum testing of manhole procedures and requirements for filming of sewer mains. No vacuum testing on manholes or sewer mains shall be performed before final pavement is laid or final backfill and grading is complete. If any additional work is done in the vicinity of the manholes or sewer mains after testing is completed, an additional round of testing may be required at the Developer's expense.

SECTION 6 – WATER REQUIREMENTS

6.1 GENERAL

All subdivisions within the City and its ETJ shall be provided with water supply and water distribution systems constructed in compliance with an approved water system. An Engineering Design Report for the water system will be submitted for review by the City Engineer or his/her designee. The report should contain a map of the area to be served, development LUE count, design flow rates and calculations, available local pressures, and a statement declaring that minimum pressures and flow rates will be provided. If additional storage of pressure will be needed the sizing and design of the pumps and storage facilities will be included in the report.

A) Facilities Required: Every lot in a subdivision shall be provided with an approved supply of water, either by the construction of a supply and distribution system connected to an adequate approved public water system or, if such public source is not available, by construction of a complete water system, including a safe, adequate water source, proper treatment facilities, pumps, storage facilities and distribution system, approved by the TCEQ.

B) The Developer shall dedicate, at his own cost, such right-of-way or easement and construct such water main, water lines, fire hydrants and appurtenance as such size as to adequately serve the area being subdivided as determined by the City or the utility company under whose jurisdiction the subdivision falls.

6.2 MINIMUM WATER STANDARDS

A) FIRE HYDRANTS

1) Hydrant location must follow both of two rules:

a) No structure should be further away than four hundred (400') feet from a fire hydrant as a fire house would lay (or as required by the Fire Marshal)

b) Hydrant spacing along a water main should not exceed five hundred (500') feet in single-family residential areas or three hundred (300') feet in any non-residential, multifamily dwelling, or heavily congested residential area.

2) Fire Hydrants branch lines shall connect to an eight (8") -inch water main and in no case be longer than one hundred (100') feet.

3) Any new fire hydrant along a roadway is required to have a hydrant locator Type II blue reflector installed in the roadway or fire lane, perpendicular to the hydrant two (2') feet off centerline.

4) No private fire lines shall exceed one thousand (1000') feet in length without redundant connections to public main and shall meet all the design criteria and construction specifications required within the most current editions of the Technical Specifications Manual, NFPA 24, and the most current, adopted International Fire Code. See additional criteria in Section 6.3.G below.

B) WATER MAINS

1) Design Specifications: The water distribution system design shall include the minimum requirements of the Texas State Fire Insurance commission for residential, mercantile, and industrial areas in addition to the requirements for a peak hour customer demand a determined by the City Engineer or his/her designee.

2) Supply Mains: Supply mains in the distribution system shall be looped and have a minimum size of twelve (12") inches diameter. Supply mains should be located generally where shown on the City of Schertz Water Master Plan but should be sited so the length between cross connecting supply mains does not exceed six thousand (6000') feet.

3) Distribution Mains: Mains shall be looped between supply mains and shall have a minimum of eight (8") inches in diameter. The maximum length between distribution main cross connections shall be the shorter of the two following lengths: three thousand (3,000') feet, or a length that would by fluid friction render the line incapable of producing the flows and pressure set out herein for the type of area to be served considering pressure and flows that exist at the supply main's connections as determined by the City Engineer or his/her designee.

a) Mercantile and Industrial Mains: Mains in all mercantile areas shall be located in rights-of-way or water easements and shall be sized to provide minimum fire flow from any single hydrant of not be less than one thousand five hundred (1,500 gpm) gallons per minute with twenty (20 psi) pounds per square inch residual pressure.

b) Residential Mains: Domestic mains shall be installed in dedicated street right-of-way or water easements and sized so that the minimum fire flow at any single fire hydrant shall not be less than seven hundred fifty (750 gpm) gallons plus two (2 gpm) per minute for every lot in the subdivision with thirty (30 psi) pounds per square inch residual pressure.

4) One LUE (Living Unit Equivalent) produces a water demand of:

1. 2 gpm peak hour flow demand

2. 1 gpm peak day flow demand

3. 300 gpd (0.208 gpm) average daily flow

4. Peak Flow Factor formula:

$PFF = (18+ (0.0144*F)^{0.5}) / (18+ (0.0144*F)^{0.5})$
Where, F = avg flow (gpm) = 70*gpcd*population/1440

5) Connections for combination domestic and fire service lines are not permitted. Separate connections to the main are required for domestic and private fire lines.

6.3 DESIGN CRITERIA

A) Water Mains within the City's Jurisdiction shall be ANSI/AWWA C900 or C905 PVC DR 14 or as allowed in Sections 02511, 02501, 02502, 02506 of the Technical Specifications or other material as approved by the City Engineer or his/her designee.

1) Minimum Working Pressure in any part of the system shall be twenty (20psi) pounds per square inch during fire flow conditions and two thirds (2/3) of the normal water use domestic or commercial. This pressure pertains to the point of delivery of water to the consumer at the house service line, and for residences not exceeding two stories. A minimum working pressure of thirty-five (35) psi should be provided wherever possible.

2) Normal Working Pressure under average conditions of flow should range between thirty-five (35) psi and seventy (70) psi.

3) Maximum Pressures in excess of one hundred (100) psi should be avoided. Anything over 80 psi shall be protected with pressure release valve to be owned and maintained by the homeowner.

4) No Private Water Supply shall be installed in any subdivision in the City limits or City of Schertz service area without City Council approval and a water franchise agreement.

B) The depth of cover of the main shall be not less than forty-eight (48”) inches from the top of pipe. Any mains with less than forty-eight (48”) inches of cover from the top of pipe shall be lowered to meet the minimum depth of cover. Mains within earthen channels shall be protected from scour (a scour analysis may be required).

1) Any new water mains to be placed under a non-residential driveway shall be cased in steel pipe. Exceptions to the requirement for casing will be determined by the City Engineer and will be based on conditions such as depth of planned or existing main, availability of other site access, type of facility accessed by driveway, and other site constraints.

2) Water mains crossing thoroughfare right-of-way (collector class and larger) shall be encased in steel pipe.

3) Utility trench backfill shall be in accordance with Section 02317 – Excavation and Backfill for Utilities of the Technical Specifications. Each lift of backfill shall be tested and pass density requirements prior to the next lift of material being placed.

4) The practices of water jetting or ponding backfill in roadways, drainage right-of-way, driveways, concrete or paved easements are NOT ACCEPTABLE

C) Water Service Lines shall be constructed using an approved double strapped saddle copper service line with suitable brass CC threaded compression gasket and compression stops. Developers will also be required to install the angle stop and meter box before acceptance by the City. Meter boxes are to be as shown in standard details and shall be installed at the finish grade of the property to be served. A blue painted dot on the curb over and "x" etching shall mark location of new meters.

D) AIR RELIEF AND BLOW-OFF VALVES AND DEAD-END MAINS

1) Air relief valves and blow-off valves should not be used except in locations where fire hydrants are not practical or at true dead-end mains. Air relief valves shall be located at high points on the line and blow-off valves shall be placed at low points. Air release valves shall be cast-iron stainless-steel screens and have a two (2") inch operating nut and a PVC plug.

2) No new dead-end mains shall be installed except as temporary stub-outs to future development or along ROWs to undeveloped properties as approved by the City Engineer or his/her designee. No dead-end water main providing domestic service shall be permitted. Looping is required for redundancy and water quality. In no case shall a dead-end main be longer than five hundred (500') feet. No new blow-offs will be accepted except at the end of a temporary dead-end main to be extended with further development. No blow-offs will be allowed at the end of cul-de-sacs. Mains should be looped at the end of the cul-de-sacs through water easements. A reduced main size (less than 8") may be approved if line is only provided to connect the end of a cul-de-sac within a subdivision. Water easements should not cross single family residential lot lines unless approved by the City Engineer or his/her designee.

E) GATE VALVES

1) Location of the valves shall be uniformly located in a standard area such as street curb line extension to facilitate location. A valve box, with its cover at the finish grade, shall always be placed over a buried valve. A sufficient number of valves should be placed in the distribution system so that a short section of main may be repaired or serviced without interruption of service of more than one block. A minimum of three (3) vales shall be used as crosses and two (2) valves at tees. Generally, valves shall be placed along a main at every other fire hydrant or at maximum one thousand (1000') foot spacing. Valves shall also be installed on each side of thoroughfare streets, railroad crossings and drainage channels.

2) Material for gate valve construction shall comply with the current AWWA Standard C-509-80 Resilient Seat Gate Valves Per Technical Specification Section 02521. All valves shall be left open (counterclockwise).

3) A blue painted “V” shall be etched into curb face to mark valves.

4) Operation of Valves: No existing valves in the City’s water distribution system shall be operated by the contractor without prior permission from the Public Works Department. The contractor shall notify the Public Works Department, Engineering Inspector, all affected customers a minimum of two (2) working days or forty-eight (48) hours in advance of any outage. Contractors shall not operate a valve outside the presence of the City’s representative.

F) FIRE HYDRANTS: Five and one fourth (5 ¼”) inch steamer outlet (storz connection), NST and two and a half (2 ½) outlets, NST fire hydrants shall be installed as part of the water distribution system per the City design standards. Fire hydrants shall be installed with a separate gate valve and valve box shall be per Technical Specification Section 02520. Public hydrant bodies to be factory painted red with the bonnets and caps factory painted white. Private hydrants shall be factory painted all red.

G) Private fire lines shall meet the City’s specifications for pipe material and trench backfill.

1) A Double Check Assembly (DCA) if metered, or a Double Check Detector Assembly (DCDA) backflow device if not metered, shall be provided within one hundred (100’) feet of the City’s water main on private fire lines.

2) The DCA or DCDA may be installed in a vault if proper consideration is given for drainage and clearance to vault walls for access and repair in accordance with manufacturer’s specifications.

H) PROTECTION OF WATER MAINS

1) Horizontal Separation: Whenever possible, water mains shall be laid at least nine (9’) feet, radially, from any existing or proposed sewer. Should local conditions prevent a lateral separation of nine (9’) feet, a water main may be laid closer than nine (9’) feet to a sewer if it complies with 30 Texas Administrative Code (TAC) (or TCEQ rules) Chapter 217: Rule 217.53.d.

2) Vertical Separation: Whenever sewers cross under water mains, the water main shall be laid at such an elevation that at the bottom of the water main is a least nine (9') feet above the top of the sewer. The vertical separation shall be maintained for that portion of the water located within ten (10') feet horizontally of any sewer it crosses.

3) Special: When it is impossible to obtain proper horizontal and vertical separation, both the water main and sewer shall be constructed in accordance to 30 TAC Chapter 217: Rule 217.53.d.

4) Relation to Sewer Manholes: No water main shall pass through, or come in contact with, any part of a sewer manhole. All sewer design shall meet 30 TAC Chapter 217: Rule 217.53.d.

5) Cross Connections: There shall be no physical connection between the distribution system and any pipe, pumps, hydrant, or tanks, which are supplied, or may be supplied, with water that is, or maybe, lesser standards or contaminated.

6) Water Mains Near or Crossing Obstructions: Water mains within ten (10') feet of railroad tracks or crossing under railroad tracks shall be Ductile Iron Pipe equipped with restrained clamps or other acceptable provisions to minimize the effect of vibration. For mains crossing under waterways, a valve shall be placed at both ends of such crossing to permit isolation for repair and testing of the section.

7) Sampling taps shall be provided to facilitate sanitary control, typically one (1) per subdivision. These taps shall not be subject to flooding.

I) Disinfection of Water Mains: The mains shall be disinfected in accordance with AWWA Standard for Disinfecting Water Mains – C651, the requirements of the TCEQ, and the City of Schertz Technical Specifications Section 02514 – Disinfection of Water Lines. This applies to newly laid mains or after main system repairs are made.

J) Asbestos Cement (AC) Mains: AC mains shall be replaced with currently acceptable pipe materials a minimum of five (5') feet from the limits of any new taps including fire line, domestic, and irrigation taps. Regardless of where that five (5') foot distance falls, any AC main removal must be done from collar to collar (whole pipe lengths only). AC mains shall also be replaced where any grading work removes any depth of cover from the water main.

6.4 MINIMUM WATER TESTING REQUIREMENTS

Flushing, hydrostatic testing and chlorination of the City water main shall be in accordance with the City of Schertz Technical Specifications Section 02515 – Hydrostatic Testing of Pipelines, current AWWA standards as well as TCEQ rules and regulations.

For all water lines, expel air and apply minimum test pressure of 200 psi for four (4) hours. During the test, pressures shall not vary more than ±5 psi.

SECTION 7 – INSPECTIONS AND TESTING

7.1 LABORATORY TESTING:

A) The sub-divider shall notify the City at least one week prior to the contractor beginning construction. Contractor shall be required to notify the City a minimum of at least forty-eight (48) hours in advance of all testing being performed.

B) All materials to be used in subdivision construction shall be subject to testing if warranted. The preponderance of testing to be performed in subdivisions is directly related to ensure quality of construction. Street construction and a series of laboratory tests normally associated with road and street construction will be required in subdivisions with said tests being performed by an independent testing laboratory using qualified personnel. The design (or consulting) engineer or his designated representative and the City Inspector shall be present at all testing.

Whenever a Developer, contractor or engineer needs an inspection of any street or utility improvement, the City Engineer or his/her designee shall be contacted first a minimum of at least forty-eight (48) hours in advance of the inspection. The design engineer or his designated representative shall be present at all inspections.

Regarding testing of water and sewer lines, all testing will be done according to American Water Works Association (AWWA), ASTM and ASCE Standards.

In addition, the following procedures for testing of these lines will be as follows:

1) No new water lines will be connected directly to an existing City line. A backflow preventer with a hand valve (jumper) shall be used between old and new lines for loading.

2) No new sewer lines will be installed in a manner that would prevent testing of any part of the new line. All new sewer lines will be tested. No connection to or work on the existing system shall begin until testing has been completed satisfactorily and notice has been given to the City.

3) Pre-testing of water and sewer lines will be conducted by contractor prior to calling for an inspection to assure all lines will hold required pressure.

C) With regard to street inspection: Streets shall be checked by contractor, to ensure readiness; prior to calling for an inspection. No streets covered with debris, vehicles or equipment will be inspected.

D) No piecemeal inspection of parts of lines or small sections of streets will be made. However, with regard to subgrade or base inspections, sections of the street can be inspected when needed to protect the subgrade from bad weather or other conditions that may deteriorate the subgrade or base.

E) The City staff, or an authorized inspector, may at the direction of the City, inspect all subdivision site work at any time and any stage. The City shall bear the cost of all inspections and the sub-divider shall bear the cost of all re-inspections. The judgment of the City and/or the City Engineer as to the need for any re-inspections of any part thereof, at any stage, shall be final.

F) Testing will be performed by an approved, independent testing laboratory. The following test schedule will be adhered to:

1) Streets: subgrade moisture, density test at the rate of one per one hundred (100') feet of street.

2) Flexible Base: P.L., L.L., P.I. and gradation of material used; moisture, density test on same spacing as subgrade.

3) Concrete Structures: Concrete cylinders, one/100 cy placed or for each pour is less than 100 cy shall be taken for curbs, drainage structures and sidewalks.

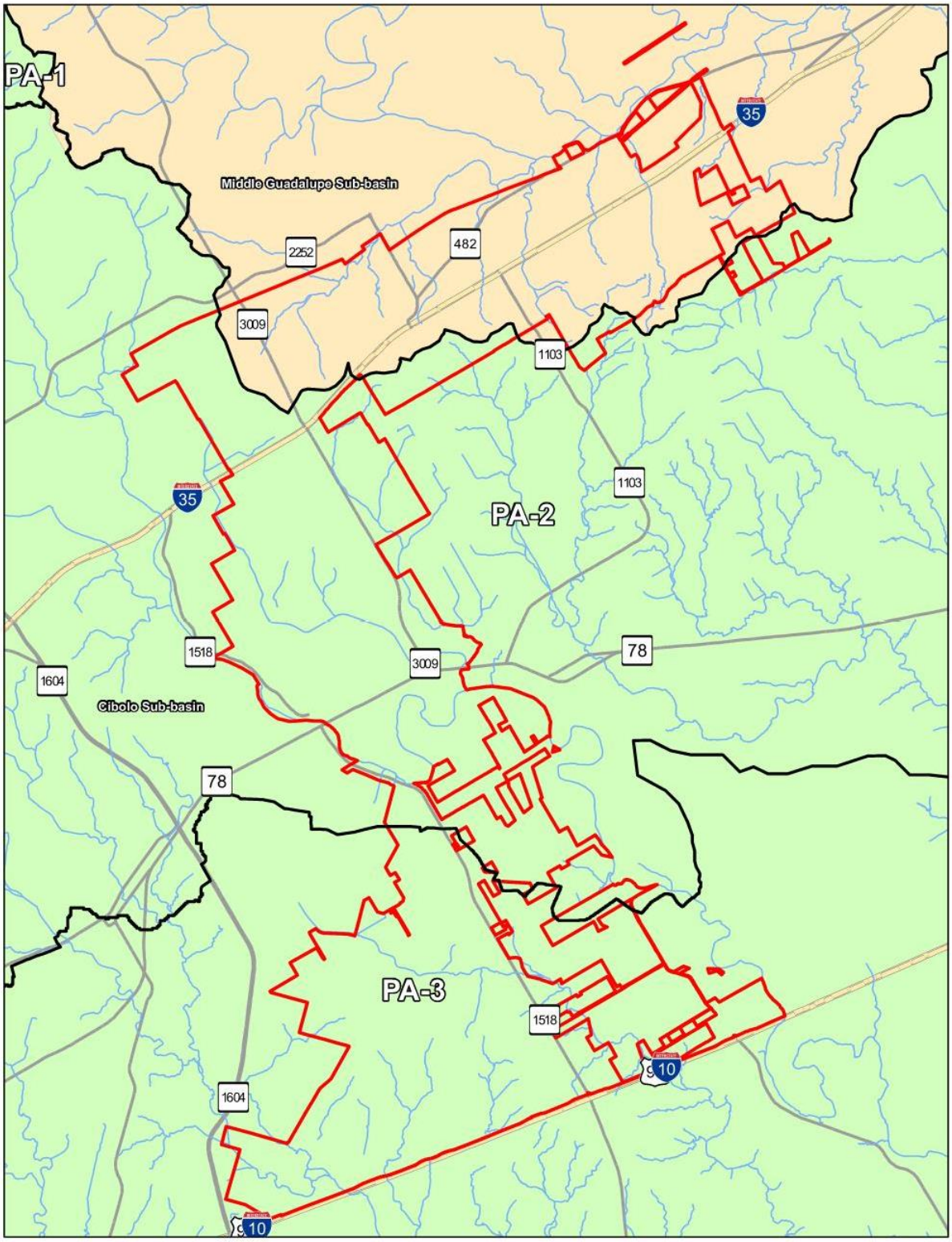
4) All testing is the responsibility of the Developer. Copies of all test results shall be furnished to the City as soon as possible. All results are to be provided before final acceptance of the subdivision by the City.

G) Before acceptance of a subdivision by the City for street or utility work, the consulting engineer responsible for the design of said work shall issue a letter to the City stating that he/she has inspected such improvements and that said improvements were constructed in accordance with the approved construction plans. Submitted along with the letter shall be “As Built” drawings showing the work to be accepted for use by the City as one (1) PDF and one (1) CAD format. These should include final surveyed coordinates and elevations of valves, fire hydrants, storm and sanitary manholes (including rim and inverts), drainage inlets (including flow lines and inverts), junction boxes, stormwater discharge structures and other surface utility features.

H) Guarantee of Material and Workmanship: The Developer shall be responsible for guaranteeing that all materials required under this Code and workmanship in connection with such improvements are free of defects for a period of two (2) years after such acceptance of the improvements by the City. The responsibility for all costs of the in-place improvements shall be borne by the sub-divider, and all criteria of Section 21.4.15 of the Schertz UDC shall be met before acceptance.

Appendix A

Rainfall Data



National Oceanic and Atmospheric Administration Atlas 14
City of Schertz Precipitation Areas

Precipitation Area PA-1

Intensity-Duration-Frequency (IDF) Values for PA-1

Time		Atlas 14 Rainfall Intensity (inches/hour) by Storm Frequency PA-1									
Minutes	Hours	1-year	2-year	5-year	10-year	25-year	50-year	100-year	200-year	500-year	1000-year
5	0.083	5.34	6.34	7.96	9.31	11.22	12.72	14.26	15.91	18.19	19.99
6	0.100	5.03	5.98	7.53	8.81	10.64	12.06	13.53	15.06	17.14	18.76
7	0.117	4.79	5.70	7.17	8.40	10.16	11.52	12.91	14.36	16.30	17.79
8	0.133	4.58	5.45	6.87	8.05	9.74	11.04	12.37	13.75	15.58	16.99
9	0.150	4.40	5.24	6.61	7.73	9.36	10.60	11.88	13.20	14.95	16.29
10	0.167	4.24	5.05	6.36	7.44	9.00	10.20	11.43	12.69	14.38	15.67
11	0.183	4.09	4.87	6.13	7.17	8.66	9.82	11.00	12.22	13.85	15.10
12	0.200	3.96	4.70	5.92	6.91	8.34	9.46	10.59	11.77	13.35	14.57
13	0.217	3.83	4.54	5.71	6.67	8.03	9.11	10.19	11.33	12.88	14.08
14	0.233	3.70	4.39	5.51	6.43	7.73	8.77	9.81	10.92	12.43	13.61
15	0.250	3.58	4.24	5.32	6.20	7.44	8.44	9.43	10.51	11.99	13.16
16	0.267	3.47	4.10	5.14	5.99	7.18	8.14	9.10	10.14	11.57	12.71
17	0.283	3.36	3.98	4.98	5.80	6.95	7.88	8.80	9.81	11.20	12.31
18	0.300	3.27	3.86	4.84	5.63	6.75	7.64	8.53	9.51	10.86	11.94
19	0.317	3.18	3.76	4.71	5.47	6.56	7.42	8.29	9.24	10.56	11.62
20	0.333	3.10	3.66	4.58	5.33	6.39	7.22	8.07	8.99	10.28	11.32
21	0.350	3.03	3.58	4.47	5.20	6.23	7.04	7.86	8.76	10.03	11.04
22	0.367	2.96	3.50	4.37	5.08	6.08	6.87	7.67	8.56	9.79	10.79
23	0.383	2.90	3.42	4.27	4.96	5.95	6.71	7.50	8.36	9.57	10.55
24	0.400	2.84	3.35	4.18	4.86	5.82	6.57	7.34	8.18	9.37	10.33
25	0.417	2.78	3.28	4.10	4.76	5.70	6.43	7.19	8.01	9.18	10.13
26	0.433	2.73	3.22	4.02	4.67	5.59	6.31	7.04	7.86	9.01	9.93
27	0.450	2.68	3.16	3.94	4.58	5.49	6.18	6.91	7.71	8.84	9.75
28	0.467	2.63	3.10	3.87	4.49	5.39	6.07	6.78	7.57	8.68	9.58
29	0.483	2.58	3.05	3.81	4.42	5.29	5.96	6.66	7.43	8.53	9.42
30	0.500	2.54	3.00	3.74	4.34	5.20	5.86	6.55	7.31	8.39	9.27
31	0.517	2.50	2.95	3.68	4.27	5.11	5.76	6.44	7.19	8.25	9.12
32	0.533	2.46	2.90	3.62	4.20	5.03	5.67	6.33	7.07	8.12	8.98
33	0.550	2.42	2.85	3.56	4.13	4.95	5.58	6.23	6.96	8.00	8.85
34	0.567	2.38	2.81	3.51	4.07	4.88	5.49	6.14	6.86	7.88	8.72
35	0.583	2.34	2.77	3.45	4.01	4.80	5.41	6.05	6.76	7.77	8.60
36	0.600	2.31	2.72	3.40	3.95	4.73	5.33	5.96	6.66	7.66	8.48
37	0.617	2.27	2.68	3.35	3.89	4.66	5.25	5.87	6.56	7.55	8.36
38	0.633	2.24	2.65	3.30	3.83	4.60	5.18	5.79	6.47	7.45	8.25
39	0.650	2.21	2.61	3.25	3.78	4.53	5.11	5.71	6.39	7.35	8.15
40	0.667	2.18	2.57	3.21	3.73	4.47	5.04	5.63	6.30	7.26	8.04
41	0.683	2.15	2.53	3.16	3.68	4.41	4.97	5.56	6.22	7.17	7.94
42	0.700	2.12	2.50	3.12	3.63	4.35	4.90	5.48	6.14	7.08	7.85

Time		Atlas 14 Rainfall Intensity (inches/hour) by Storm Frequency PA-1									
Minutes	Hours	1-year	2-year	5-year	10-year	25-year	50-year	100-year	200-year	500-year	1000-year
43	0.717	2.09	2.46	3.08	3.58	4.29	4.84	5.41	6.06	6.99	7.75
44	0.733	2.06	2.43	3.04	3.53	4.24	4.78	5.34	5.98	6.90	7.66
45	0.750	2.03	2.40	3.00	3.48	4.18	4.72	5.28	5.91	6.82	7.57
46	0.767	2.00	2.36	2.96	3.44	4.13	4.66	5.21	5.84	6.74	7.48
47	0.783	1.97	2.33	2.92	3.39	4.08	4.60	5.15	5.77	6.66	7.40
48	0.800	1.95	2.30	2.88	3.35	4.02	4.54	5.08	5.70	6.58	7.31
49	0.817	1.92	2.27	2.84	3.31	3.97	4.48	5.02	5.63	6.51	7.23
50	0.833	1.89	2.24	2.80	3.27	3.92	4.43	4.96	5.56	6.43	7.15
51	0.850	1.87	2.21	2.77	3.22	3.88	4.38	4.90	5.50	6.36	7.07
52	0.867	1.84	2.18	2.73	3.18	3.83	4.32	4.84	5.43	6.29	6.99
53	0.883	1.82	2.15	2.70	3.14	3.78	4.27	4.79	5.37	6.22	6.92
54	0.900	1.79	2.12	2.66	3.11	3.73	4.22	4.73	5.31	6.15	6.84
55	0.917	1.77	2.10	2.63	3.07	3.69	4.17	4.68	5.25	6.08	6.77
56	0.933	1.74	2.07	2.59	3.03	3.64	4.12	4.62	5.19	6.02	6.70
57	0.950	1.72	2.04	2.56	2.99	3.60	4.07	4.57	5.13	5.95	6.63
58	0.967	1.70	2.01	2.53	2.95	3.56	4.02	4.51	5.07	5.89	6.56
59	0.983	1.67	1.99	2.49	2.92	3.51	3.98	4.46	5.02	5.82	6.49
60	1.000	1.65	1.96	2.46	2.88	3.47	3.93	4.41	4.96	5.76	6.42
120	2.000	0.99	1.21	1.55	1.85	2.29	2.64	3.03	3.48	4.13	4.67
180	3.000	0.72	0.90	1.16	1.40	1.77	2.07	2.41	2.80	3.37	3.84
240	4.000	0.57	0.72	0.93	1.13	1.44	1.70	2.00	2.33	2.82	3.23
360	6.000	0.41	0.53	0.69	0.85	1.09	1.30	1.54	1.81	2.21	2.55
720	12.000	0.23	0.30	0.40	0.50	0.64	0.77	0.92	1.09	1.35	1.57
1440	24.000	0.13	0.17	0.23	0.29	0.37	0.45	0.54	0.64	0.80	0.93

Design Rainfall Values – PA-1

Depth-Duration-Frequency (DDF) Values for PA-1											
Duration		Atlas 14, Volume 11 Design Storm Depth (inches) by Storm Frequency									
Period	hr	1-year	2-year	5-year	10-year	25-year	50-year	100-year	200-year	500-year	1000-year
5-min:	0.0833	0.45	0.53	0.66	0.78	0.94	1.06	1.19	1.33	1.52	1.67
10-min:	0.1667	0.71	0.84	1.06	1.24	1.50	1.70	1.90	2.12	2.40	2.61
15-min:	0.2500	0.90	1.06	1.33	1.55	1.86	2.11	2.36	2.63	3.00	3.29
30-min:	0.5000	1.27	1.50	1.87	2.17	2.60	2.93	3.27	3.65	4.19	4.63
60-min:	1.0000	1.65	1.96	2.46	2.88	3.47	3.93	4.41	4.96	5.76	6.42
2-hr:	2	1.98	2.42	3.09	3.69	4.57	5.28	6.07	6.96	8.26	9.34
3-hr:	3	2.15	2.69	3.48	4.21	5.30	6.21	7.24	8.40	10.10	11.52
6-hr:	6	2.46	3.16	4.15	5.09	6.54	7.80	9.23	10.86	13.26	15.29
12-hr:	12	2.78	3.62	4.80	5.94	7.70	9.25	11.02	13.10	16.23	18.90
24-hr:	24	3.11	4.10	5.49	6.85	8.93	10.76	12.88	15.34	19.12	22.37
2-day:	48	3.58	4.72	6.36	7.94	10.41	12.37	14.88	17.78	21.92	25.62
3-day:	72	3.90	5.11	6.88	8.58	11.27	13.17	15.92	19.03	23.13	27.00
4-day:	96	4.18	5.44	7.32	9.13	12.02	13.75	16.72	20.04	23.99	28.03
7-day:	168	4.79	6.19	8.23	10.15	13.03	15.44	18.19	21.31	25.99	29.89
10-day:	240	5.24	6.70	8.85	10.84	13.80	16.25	19.02	22.12	26.78	30.61
20-day:	480	6.67	8.33	10.73	12.99	16.24	18.81	21.63	24.68	29.35	32.93
30-day:	720	7.99	9.84	12.39	14.91	18.45	21.14	24.00	27.01	31.79	35.14
45-day:	1080	9.76	11.89	14.44	17.36	21.33	24.20	27.14	30.07	35.25	38.24
60-day:	1440	11.26	13.68	15.97	19.29	23.69	26.74	29.75	32.61	38.45	41.07

Precipitation Area PA-2

Intensity-Duration-Frequency (IDF) Values for PA-2

Time		Atlas 14 Rainfall Intensity (inches/hour) by Storm Frequency PA-2									
Minutes	Hours	1-year	2-year	5-year	10-year	25-year	50-year	100-year	200-year	500-year	1000-year
5	0.083	5.35	6.34	7.94	9.29	11.14	12.60	14.01	15.56	17.68	19.36
6	0.100	5.04	5.98	7.52	8.80	10.53	11.94	13.30	14.73	16.67	18.16
7	0.117	4.79	5.70	7.17	8.39	10.03	11.40	12.69	14.05	15.85	17.22
8	0.133	4.59	5.45	6.87	8.04	9.61	10.92	12.16	13.45	15.15	16.44
9	0.150	4.41	5.24	6.60	7.73	9.23	10.48	11.68	12.91	14.54	15.76
10	0.167	4.25	5.05	6.36	7.44	8.88	10.08	11.23	12.42	13.98	15.16
11	0.183	4.10	4.87	6.13	7.17	8.56	9.70	10.81	11.95	13.46	14.61
12	0.200	3.97	4.70	5.92	6.91	8.25	9.34	10.41	11.51	12.98	14.10
13	0.217	3.84	4.54	5.71	6.67	7.96	8.99	10.02	11.08	12.52	13.62
14	0.233	3.72	4.39	5.51	6.43	7.67	8.65	9.64	10.67	12.08	13.17
15	0.250	3.61	4.24	5.32	6.20	7.40	8.32	9.27	10.27	11.65	12.73
16	0.267	3.49	4.10	5.14	5.99	7.14	8.03	8.94	9.91	11.24	12.30
17	0.283	3.39	3.98	4.98	5.79	6.91	7.77	8.64	9.58	10.88	11.91
18	0.300	3.29	3.86	4.83	5.62	6.71	7.53	8.38	9.29	10.55	11.55
19	0.317	3.21	3.76	4.69	5.46	6.52	7.32	8.14	9.03	10.26	11.23
20	0.333	3.13	3.66	4.57	5.32	6.35	7.12	7.92	8.78	9.99	10.94
21	0.350	3.05	3.58	4.46	5.19	6.19	6.94	7.72	8.56	9.74	10.68
22	0.367	2.98	3.50	4.35	5.06	6.04	6.78	7.53	8.36	9.51	10.43
23	0.383	2.92	3.42	4.26	4.95	5.91	6.62	7.36	8.17	9.30	10.20
24	0.400	2.86	3.35	4.17	4.84	5.78	6.48	7.20	7.99	9.10	9.99
25	0.417	2.80	3.28	4.08	4.74	5.66	6.34	7.05	7.83	8.92	9.79
26	0.433	2.75	3.22	4.00	4.65	5.55	6.22	6.91	7.67	8.74	9.61
27	0.450	2.70	3.16	3.93	4.56	5.44	6.10	6.78	7.53	8.58	9.43
28	0.467	2.65	3.10	3.85	4.48	5.34	5.99	6.65	7.39	8.43	9.26
29	0.483	2.60	3.05	3.79	4.40	5.25	5.88	6.53	7.26	8.28	9.11
30	0.500	2.56	3.00	3.72	4.32	5.16	5.78	6.42	7.13	8.14	8.96
31	0.517	2.52	2.95	3.66	4.25	5.07	5.68	6.31	7.02	8.01	8.82
32	0.533	2.48	2.90	3.60	4.18	4.99	5.59	6.21	6.90	7.89	8.68
33	0.550	2.44	2.85	3.54	4.11	4.91	5.50	6.11	6.80	7.77	8.55
34	0.567	2.40	2.81	3.49	4.05	4.84	5.42	6.02	6.69	7.65	8.43
35	0.583	2.36	2.77	3.43	3.99	4.76	5.34	5.93	6.59	7.54	8.31
36	0.600	2.33	2.72	3.38	3.93	4.69	5.26	5.84	6.50	7.43	8.20
37	0.617	2.29	2.68	3.33	3.87	4.63	5.18	5.76	6.41	7.33	8.09
38	0.633	2.26	2.64	3.28	3.81	4.56	5.11	5.68	6.32	7.23	7.98
39	0.650	2.22	2.61	3.24	3.76	4.50	5.04	5.60	6.23	7.14	7.88
40	0.667	2.19	2.57	3.19	3.71	4.43	4.97	5.52	6.15	7.04	7.78
41	0.683	2.16	2.53	3.14	3.65	4.37	4.90	5.45	6.07	6.95	7.68
42	0.700	2.13	2.50	3.10	3.60	4.31	4.83	5.38	5.99	6.87	7.58

Time		Atlas 14 Rainfall Intensity (inches/hour) by Storm Frequency PA-2									
Minutes	Hours	1-year	2-year	5-year	10-year	25-year	50-year	100-year	200-year	500-year	1000-year
43	0.717	2.10	2.46	3.06	3.56	4.26	4.77	5.31	5.91	6.78	7.49
44	0.733	2.07	2.43	3.02	3.51	4.20	4.71	5.24	5.84	6.70	7.40
45	0.750	2.04	2.40	2.98	3.46	4.15	4.65	5.17	5.77	6.62	7.32
46	0.767	2.01	2.36	2.94	3.42	4.09	4.59	5.11	5.70	6.54	7.23
47	0.783	1.98	2.33	2.90	3.37	4.04	4.53	5.04	5.63	6.46	7.15
48	0.800	1.95	2.30	2.86	3.33	3.99	4.48	4.98	5.56	6.39	7.07
49	0.817	1.93	2.27	2.82	3.29	3.94	4.42	4.92	5.49	6.31	6.99
50	0.833	1.90	2.24	2.79	3.24	3.89	4.37	4.86	5.43	6.24	6.91
51	0.850	1.87	2.21	2.75	3.20	3.84	4.31	4.80	5.36	6.17	6.83
52	0.867	1.85	2.18	2.72	3.16	3.79	4.26	4.75	5.30	6.10	6.76
53	0.883	1.82	2.15	2.68	3.12	3.75	4.21	4.69	5.24	6.03	6.69
54	0.900	1.80	2.12	2.65	3.08	3.70	4.16	4.64	5.18	5.97	6.61
55	0.917	1.77	2.09	2.61	3.05	3.66	4.11	4.58	5.12	5.90	6.54
56	0.933	1.75	2.06	2.58	3.01	3.61	4.06	4.53	5.06	5.84	6.47
57	0.950	1.72	2.04	2.55	2.97	3.57	4.01	4.48	5.01	5.77	6.41
58	0.967	1.70	2.01	2.51	2.93	3.53	3.96	4.42	4.95	5.71	6.34
59	0.983	1.67	1.98	2.48	2.90	3.48	3.92	4.37	4.90	5.65	6.27
60	1.000	1.65	1.96	2.45	2.86	3.44	3.87	4.32	4.84	5.59	6.21
120	2.000	0.99	1.21	1.54	1.84	2.26	2.60	2.98	3.40	4.02	4.53
180	3.000	0.71	0.89	1.15	1.39	1.75	2.04	2.37	2.74	3.28	3.73
240	4.000	0.56	0.71	0.93	1.13	1.42	1.67	1.96	2.28	2.75	3.14
360	6.000	0.41	0.52	0.69	0.84	1.07	1.28	1.51	1.77	2.15	2.47
720	12.000	0.23	0.30	0.40	0.49	0.63	0.76	0.90	1.06	1.31	1.52
1440	24.000	0.13	0.17	0.23	0.28	0.36	0.44	0.52	0.62	0.77	0.90

Design Rainfall Values – PA-2

Depth-Duration-Frequency (DDF) Values for PA-2											
Duration		Atlas 14, Volume 11 Design Storm Depth (inches) by Storm Frequency									
Period	hr	1-year	2-year	5-year	10-year	25-year	50-year	100-year	200-year	500-year	1000-year
5-min:	0.0833	0.45	0.53	0.66	0.77	0.93	1.05	1.17	1.30	1.47	1.61
10-min:	0.1667	0.71	0.84	1.06	1.24	1.48	1.68	1.87	2.07	2.33	2.53
15-min:	0.2500	0.90	1.06	1.33	1.55	1.85	2.08	2.32	2.57	2.91	3.18
30-min:	0.5000	1.28	1.50	1.86	2.16	2.58	2.89	3.21	3.57	4.07	4.48
60-min:	1.0000	1.65	1.96	2.45	2.86	3.44	3.87	4.32	4.84	5.59	6.21
2-hr:	2	1.97	2.41	3.08	3.67	4.52	5.20	5.95	6.80	8.03	9.06
3-hr:	3	2.14	2.67	3.46	4.18	5.24	6.12	7.10	8.21	9.84	11.20
6-hr:	6	2.44	3.13	4.11	5.05	6.45	7.66	9.04	10.59	12.90	14.84
12-hr:	12	2.76	3.58	4.75	5.87	7.58	9.06	10.76	12.74	15.73	18.27
24-hr:	24	3.10	4.04	5.44	6.76	8.74	10.45	12.47	14.85	18.45	21.51
2-day:	48	3.53	4.65	6.23	7.73	10.06	12.13	14.27	17.00	21.09	24.55
3-day:	72	3.83	5.03	6.75	8.35	10.85	13.09	15.12	18.03	22.34	25.97
4-day:	96	4.10	5.37	7.20	8.87	11.52	13.93	15.73	18.83	23.37	27.16
7-day:	168	4.72	6.08	8.04	9.87	12.58	14.86	17.39	20.28	24.56	28.16
10-day:	240	5.17	6.58	8.64	10.55	13.34	15.68	18.21	21.11	25.35	28.93
20-day:	480	6.58	8.18	10.48	12.65	15.73	18.24	20.82	23.71	27.84	31.39
30-day:	720	7.88	9.67	12.09	14.52	17.89	20.56	23.20	26.09	30.09	33.74
45-day:	1080	9.61	11.69	14.07	16.90	20.70	23.62	26.33	29.22	33.04	37.06
60-day:	1440	11.07	13.44	15.53	18.75	22.99	26.16	28.94	31.83	35.48	40.11

Precipitation Area PA-3

Intensity-Duration-Frequency (IDF) Values for PA-3

Time		Atlas 14 Rainfall Intensity (inches/hour) by Storm Frequency PA-3									
Minutes	Hours	1-year	2-year	5-year	10-year	25-year	50-year	100-year	200-year	500-year	1000-year
5	0.083	5.34	6.30	7.88	9.20	11.00	12.36	13.79	15.24	17.20	18.71
6	0.100	5.03	5.95	7.45	8.73	10.43	11.75	13.08	14.43	16.21	17.56
7	0.117	4.78	5.66	7.11	8.33	9.95	11.24	12.49	13.76	15.41	16.65
8	0.133	4.58	5.42	6.81	7.98	9.54	10.78	11.97	13.17	14.74	15.90
9	0.150	4.40	5.21	6.54	7.67	9.17	10.35	11.49	12.65	14.14	15.24
10	0.167	4.24	5.02	6.30	7.38	8.82	9.96	11.05	12.16	13.60	14.66
11	0.183	4.10	4.85	6.08	7.11	8.50	9.58	10.64	11.70	13.10	14.13
12	0.200	3.97	4.68	5.86	6.85	8.19	9.22	10.24	11.27	12.62	13.63
13	0.217	3.84	4.53	5.66	6.60	7.89	8.87	9.85	10.85	12.17	13.17
14	0.233	3.73	4.38	5.47	6.36	7.60	8.53	9.48	10.45	11.74	12.73
15	0.250	3.62	4.24	5.28	6.12	7.32	8.20	9.12	10.06	11.33	12.31
16	0.267	3.50	4.10	5.10	5.91	7.07	7.91	8.79	9.70	10.93	11.88
17	0.283	3.39	3.97	4.94	5.72	6.84	7.66	8.50	9.38	10.58	11.50
18	0.300	3.30	3.86	4.80	5.55	6.63	7.42	8.24	9.10	10.26	11.16
19	0.317	3.21	3.75	4.66	5.40	6.45	7.21	8.00	8.84	9.97	10.85
20	0.333	3.13	3.66	4.54	5.26	6.28	7.02	7.79	8.60	9.71	10.57
21	0.350	3.06	3.57	4.43	5.13	6.12	6.84	7.59	8.38	9.46	10.31
22	0.367	2.99	3.49	4.33	5.01	5.98	6.68	7.41	8.18	9.24	10.07
23	0.383	2.92	3.41	4.23	4.90	5.84	6.53	7.24	8.00	9.04	9.85
24	0.400	2.86	3.34	4.14	4.79	5.72	6.39	7.08	7.82	8.84	9.65
25	0.417	2.81	3.27	4.06	4.70	5.60	6.26	6.93	7.66	8.66	9.45
26	0.433	2.75	3.21	3.98	4.60	5.49	6.13	6.80	7.51	8.50	9.27
27	0.450	2.70	3.15	3.90	4.52	5.38	6.02	6.66	7.37	8.34	9.10
28	0.467	2.65	3.09	3.83	4.43	5.28	5.91	6.54	7.23	8.19	8.94
29	0.483	2.60	3.04	3.76	4.35	5.19	5.80	6.42	7.10	8.04	8.79
30	0.500	2.56	2.98	3.70	4.28	5.10	5.70	6.31	6.98	7.91	8.65
31	0.517	2.52	2.93	3.64	4.21	5.01	5.60	6.21	6.87	7.78	8.51
32	0.533	2.48	2.89	3.58	4.14	4.93	5.51	6.11	6.76	7.66	8.38
33	0.550	2.44	2.84	3.52	4.07	4.85	5.43	6.01	6.65	7.54	8.25
34	0.567	2.40	2.79	3.47	4.01	4.78	5.34	5.92	6.55	7.43	8.13
35	0.583	2.36	2.75	3.41	3.95	4.71	5.26	5.83	6.45	7.32	8.02
36	0.600	2.32	2.71	3.36	3.89	4.64	5.18	5.74	6.36	7.22	7.91
37	0.617	2.29	2.67	3.31	3.83	4.57	5.11	5.66	6.27	7.12	7.80
38	0.633	2.25	2.63	3.26	3.78	4.50	5.04	5.58	6.18	7.02	7.70
39	0.650	2.22	2.59	3.22	3.72	4.44	4.97	5.50	6.10	6.93	7.60
40	0.667	2.19	2.55	3.17	3.67	4.38	4.90	5.43	6.01	6.84	7.50
41	0.683	2.16	2.52	3.13	3.62	4.32	4.83	5.35	5.93	6.75	7.41
42	0.700	2.12	2.48	3.08	3.57	4.26	4.77	5.28	5.86	6.66	7.31

Time		Atlas 14 Rainfall Intensity (inches/hour) by Storm Frequency PA-3									
Minutes	Hours	1-year	2-year	5-year	10-year	25-year	50-year	100-year	200-year	500-year	1000-year
43	0.717	2.09	2.45	3.04	3.52	4.20	4.70	5.21	5.78	6.58	7.23
44	0.733	2.06	2.41	3.00	3.48	4.15	4.64	5.15	5.71	6.50	7.14
45	0.750	2.03	2.38	2.96	3.43	4.09	4.58	5.08	5.64	6.42	7.06
46	0.767	2.00	2.35	2.92	3.39	4.04	4.52	5.02	5.57	6.35	6.97
47	0.783	1.98	2.32	2.88	3.34	3.99	4.47	4.96	5.50	6.27	6.89
48	0.800	1.95	2.28	2.84	3.30	3.94	4.41	4.89	5.43	6.20	6.81
49	0.817	1.92	2.25	2.81	3.26	3.89	4.36	4.83	5.37	6.13	6.74
50	0.833	1.89	2.22	2.77	3.21	3.84	4.30	4.78	5.31	6.06	6.66
51	0.850	1.87	2.19	2.73	3.17	3.79	4.25	4.72	5.24	5.99	6.59
52	0.867	1.84	2.16	2.70	3.13	3.74	4.20	4.66	5.18	5.92	6.52
53	0.883	1.81	2.13	2.66	3.09	3.70	4.15	4.61	5.12	5.85	6.44
54	0.900	1.79	2.11	2.63	3.05	3.65	4.10	4.55	5.06	5.79	6.37
55	0.917	1.76	2.08	2.59	3.02	3.61	4.05	4.50	5.00	5.72	6.31
56	0.933	1.74	2.05	2.56	2.98	3.56	4.00	4.45	4.95	5.66	6.24
57	0.950	1.71	2.02	2.53	2.94	3.52	3.95	4.39	4.89	5.60	6.17
58	0.967	1.69	1.99	2.49	2.90	3.47	3.90	4.34	4.84	5.54	6.11
59	0.983	1.66	1.97	2.46	2.87	3.43	3.86	4.29	4.78	5.48	6.04
60	1.000	1.64	1.94	2.43	2.83	3.39	3.81	4.24	4.73	5.42	5.98
120	2.000	0.98	1.19	1.52	1.81	2.22	2.55	2.90	3.30	3.88	4.35
180	3.000	0.71	0.88	1.14	1.37	1.71	1.99	2.30	2.65	3.15	3.57
240	4.000	0.56	0.70	0.91	1.11	1.39	1.63	1.90	2.20	2.64	3.00
360	6.000	0.40	0.51	0.67	0.82	1.05	1.24	1.46	1.70	2.06	2.36
720	12.000	0.23	0.29	0.39	0.48	0.61	0.73	0.86	1.02	1.25	1.45
1440	24.000	0.13	0.17	0.22	0.27	0.35	0.42	0.50	0.59	0.73	0.85

Design Rainfall Values – PA-3

Depth-Duration-Frequency (DDF) Values for PA-3											
Duration		Atlas 14, Volume 11 Design Storm Depth (inches) by Storm Frequency									
Period	hr	1-year	2-year	5-year	10-year	25-year	50-year	100-year	200-year	500-year	1000-year
5-min:	0.0833	0.45	0.53	0.66	0.77	0.92	1.03	1.15	1.27	1.43	1.56
10-min:	0.1667	0.71	0.84	1.05	1.23	1.47	1.66	1.84	2.03	2.27	2.44
15-min:	0.2500	0.90	1.06	1.32	1.53	1.83	2.05	2.28	2.51	2.83	3.08
30-min:	0.5000	1.28	1.49	1.85	2.14	2.55	2.85	3.16	3.49	3.96	4.32
60-min:	1.0000	1.64	1.94	2.43	2.83	3.39	3.81	4.24	4.73	5.42	5.98
2-hr:	2	1.96	2.38	3.04	3.62	4.44	5.10	5.81	6.60	7.75	8.70
3-hr:	3	2.12	2.64	3.43	4.11	5.14	5.98	6.91	7.95	9.46	10.72
6-hr:	6	2.42	3.08	4.05	4.95	6.31	7.45	8.74	10.20	12.36	14.17
12-hr:	12	2.73	3.53	4.66	5.73	7.36	8.76	10.36	12.22	14.99	17.36
24-hr:	24	3.07	3.96	5.31	6.56	8.46	10.06	12.00	14.20	17.51	20.35
2-day:	48	3.49	4.55	6.06	7.49	9.69	11.62	13.60	16.15	19.95	23.18
3-day:	72	3.77	4.91	6.55	8.07	10.42	12.51	14.37	17.07	21.09	24.46
4-day:	96	4.02	5.23	6.97	8.55	11.03	13.29	14.90	17.77	21.99	25.52
7-day:	168	4.67	5.96	7.85	9.57	12.13	14.25	16.60	19.27	23.24	26.52
10-day:	240	5.12	6.46	8.44	10.23	12.88	15.04	17.42	20.08	24.05	27.29
20-day:	480	6.53	8.07	10.25	12.29	15.22	17.53	19.98	22.64	26.69	29.75
30-day:	720	7.83	9.55	11.84	14.11	17.33	19.78	22.30	24.97	29.21	32.10
45-day:	1080	9.56	11.57	13.78	16.42	20.07	22.73	25.36	28.03	32.77	35.42
60-day:	1440	11.02	13.33	15.21	18.20	22.29	25.17	27.90	30.57	36.08	38.47

SCHERTZ
COMMUNITY • SERVICE • OPPORTUNITY

PLANNING AND ZONING COMMISSION MEETING: 10/02/2024
Agenda Item 6 A

TO:	Planning and Zoning Commission
PREPARED BY:	Daisy Marquez, Planner
CASE:	PLPP20240175
SUBJECT:	**PLPP20240175 -** Consider and act upon a request for approval of a preliminary plat for the Monroe Subdivision Lots 1-2, Block 1, approximately 22 acres of land, generally located 400 feet east from the intersection of Ware-Seguin Road and Boenig Drive, also known as Bexar Property Identification Number 619166, City of Schertz, Bexar County, Texas.

GENERAL INFORMATION:

Owner: Joe Monroe
Applicant: YPR Consulting Engineers

ITEM SUMMARY:

The applicant is requesting to preliminary plat approximately 22 acres of land to establish two (2) lots. The subject property is currently zoned General Business District (GB) and Single-Family Residential Agricultural District (R-A) and is located within the Joint Base San Antonio- Randolph Accident Potential Zone I and Accident Potential Zone II.

The proposed Monroe Subdivision consists of two (2) lots. Lot 1 is approximately 9.31 acres, is zoned General Business District (GB), and has direct access to Ware-Seguin Road. Lot 2 is approximately 12.39 acres, is zoned Single-Family Residential/ Agricultural District (R-A), and has access to Ware-Seguin Road via a 30-foot ingress and egress easement that runs along the western property line.

UDC Section 21.9.3.J requires that each lot be provided with adequate access to a public street, either by direct frontage or by public access easement approved by the Planning and Zoning Commission. Lot 2 of the Monroe Subdivision has access to Ware-Seguin Road through a non-exclusive 30-foot ingress and egress easement, which makes the preliminary plat subject to discretionary approval by the Planning and Zoning Commission.

GENERAL LOCATION AND SITE DESCRIPTION:

The subject property is located directly on Ware-Seguin and is currently undeveloped. The property is within the Joint Base San Antonio-Randolph Accident Potential Zone I (APZ I) and Accident Potential Zone II (APZ II).

PUBLIC IMPROVEMENTS:

Access and Circulation: The subject property has direct frontage along Ware-Seguin Road for the front portion of the property. The rear portion has access through an access easement onto Ware-Seguin Road. Since the rear lot only has access onto Ware-Seguin through this access easement, the Planning and Zoning Commission has the discretional authority to approve this Preliminary Plat per UDC Section 21.9.3.J.

Water: The City of Schertz is the water provider for this area. There is an existing 8-inch water line along Ware-Seguin Road.

Sewer: The City of Schertz is the sewer provider for the area. There is an existing 8-inch sewer line within the Laura Heights Estate Development.

Drainage: The applicant is responsible for all drainage associated with the subject property and for compliance

with the City of Schertz stormwater regulations. A preliminary drainage report has been reviewed and approved by the City Engineer.

Sidewalks, Hike, and Bike Trails: No improvements are required at this time.

Road Improvements: Ware-Seguin Road is currently identified as a Residential Collector with 70-feet of Right-of-Way in the Master Thoroughfare Plan. The proposed preliminary plat indicates 12-feet of right-of-way dedication along Ware-Seguin Road.

STAFF ANALYSIS AND RECOMMENDATION:

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

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

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

COMMISSIONERS CRITERIA FOR CONSIDERATION:

The Planning and Zoning Commission is the final approval authority of the proposed preliminary plat. In considering the final action on the preliminary plat, the Commission should consider the criteria within Unified Development Code Section 21.12.7.D.

Attachments

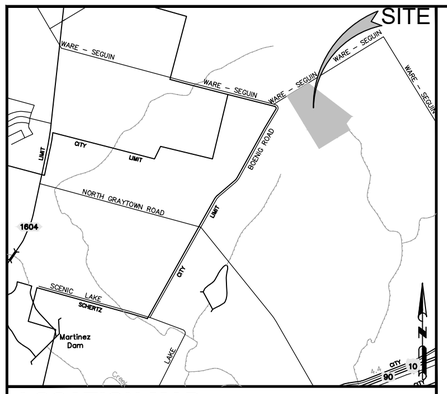
Aerial Exhibit

Plat Exhibit

SCHERTZ
COMMUNITY★SERVICE★OPPORTUNITY

PLPP20240175
Monroe Subdivision Plat

PLAT NO.



LOCATION MAP
NOT TO SCALE

LEGEND:

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DPRBCT DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS
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GETCATV GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

(1) BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS SOUTH CENTRAL (4204). DISTANCES SHOWN ARE REPORTED AS GROUND.
(2) VERTICAL DATUM IS NAVD88.

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5. BUILDABLE LOTS: 2
6. LOT 1 - GB, LOT 2 - R-A

STATE OF TEXAS
COUNTY OF BEXAR

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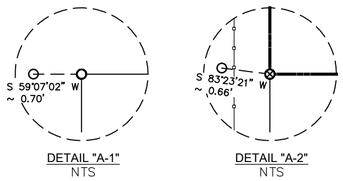
JAIME NORIEGA, P.E. DATE
P.E. REGISTRATION NO. 93788
YOUNG PROFESSIONAL RESOURCES F–8635
8940 FOURWINDS DRIVE, SUITE 309
WINDCREST, TX 78239
(210) 590–9215

STATE OF TEXAS
COUNTY OF BEXAR

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

W. ANDREW MCLAUGHLIN DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6473
OPEN RANGE FIELD SERVICES, LLC
39350 IH-10 W, SUITE 1
BOERNE, TX 78006
PH: (210) 830-428-0290
TBPLS No. 10194069

Certified By: Emily Delgado, Planning Manager, Planning & Community Development, 07/03/2024 4:27:34 PM



OWNER/DEVELOPER:
JOE MONROE
PRESIDENT/CEO
CONSOLIDATED INSTALLATION SUPPORT, LLC
217 CACTUS STREET
SAN ANTONIO, TX 78203
210-387-0097

SURVEYOR:
OPEN RANGE FIELD SERVICES, LLC
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BOERNE, TX 78006

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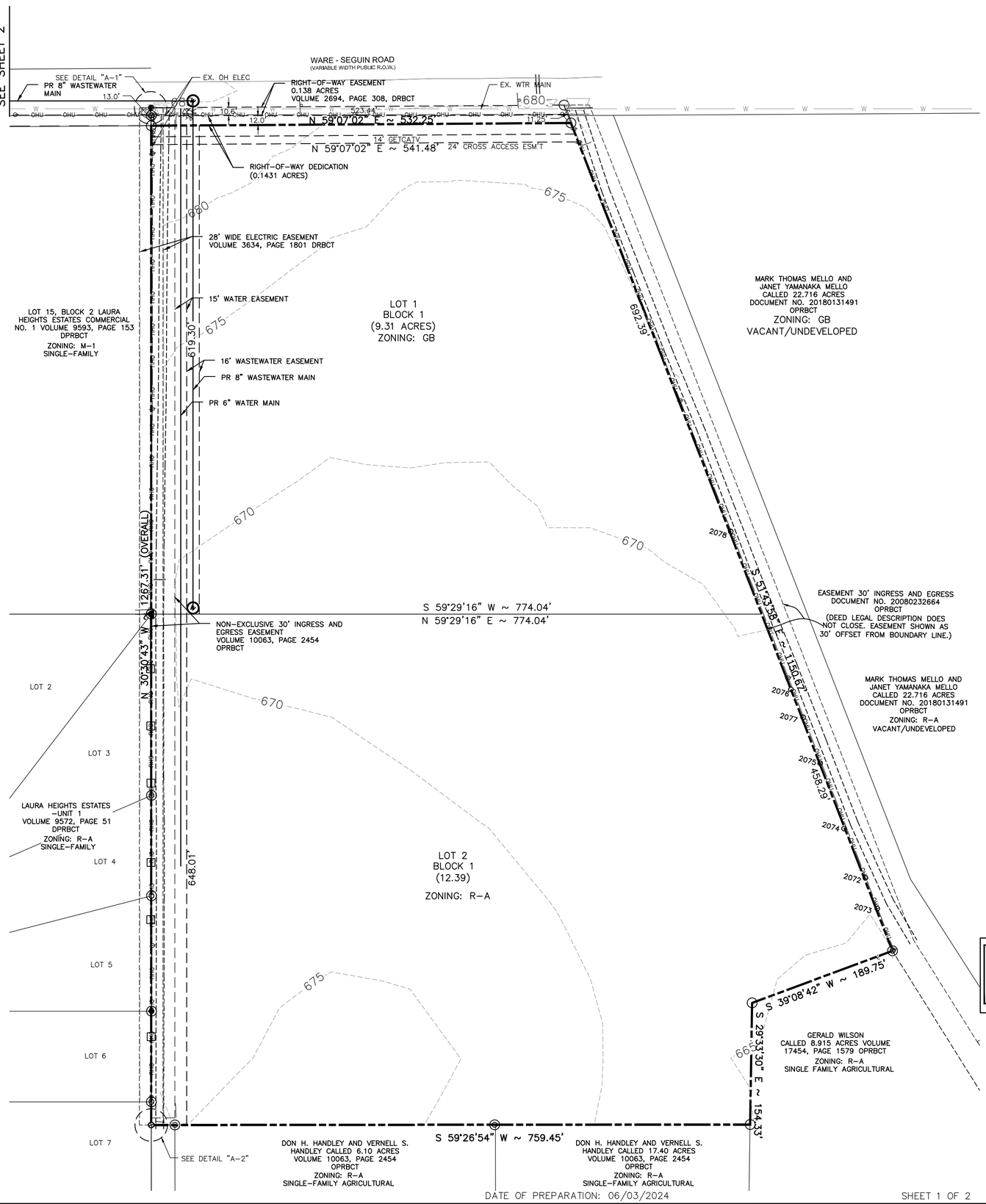
LEGEND
- Guy Wire
- Power Pole
- Electric Transformer
- WM Water Meter
- CAB Cable Box
- WV Water Valve
- Fire Hydrant
- Sign



SCALE: 1"=100'

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217 CACTUS STREET
SAN ANTONIO, TX 78203
PH: (210) 387-0097

STATE OF TEXAS
COUNTY OF BEXAR:

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOE MONROE KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____, 20__.

BY_____

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: _____

CERTIFICATION BY CITY ENGINEER

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

_____
CITY ENGINEER

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE, ON THE ___ DAY OF _____, A.D. 20____, AT _____, M. AND DULY RECORDED THE ___ DAY OF _____, A.D. 20____, AT _____, M. IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN BOOK VOLUME _____, ON PAGE _____,

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

YOUNG PROFESSIONAL RESOURCES
8940 FOURWINDS DRIVE, SUITE 309
WINDCREST, TX 78239
C: (210) 590–9215
YOUNG PROFESSIONAL RESOURCES ©
REGISTRATION NO. F–8635

PLAT ESTABLISHING

MONROE SUBDIVISION PLAT

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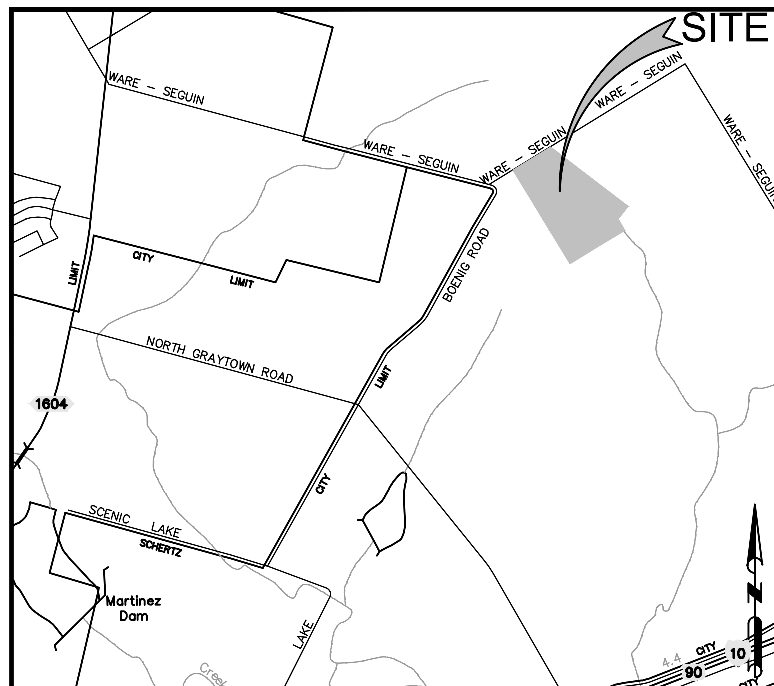
DATE OF PREPARATION: 06/03/2024



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P.E. REGISTRATION NO. 93788
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TBPLS No. 10194069

Certified By:

OWNER/DEVELOPER:

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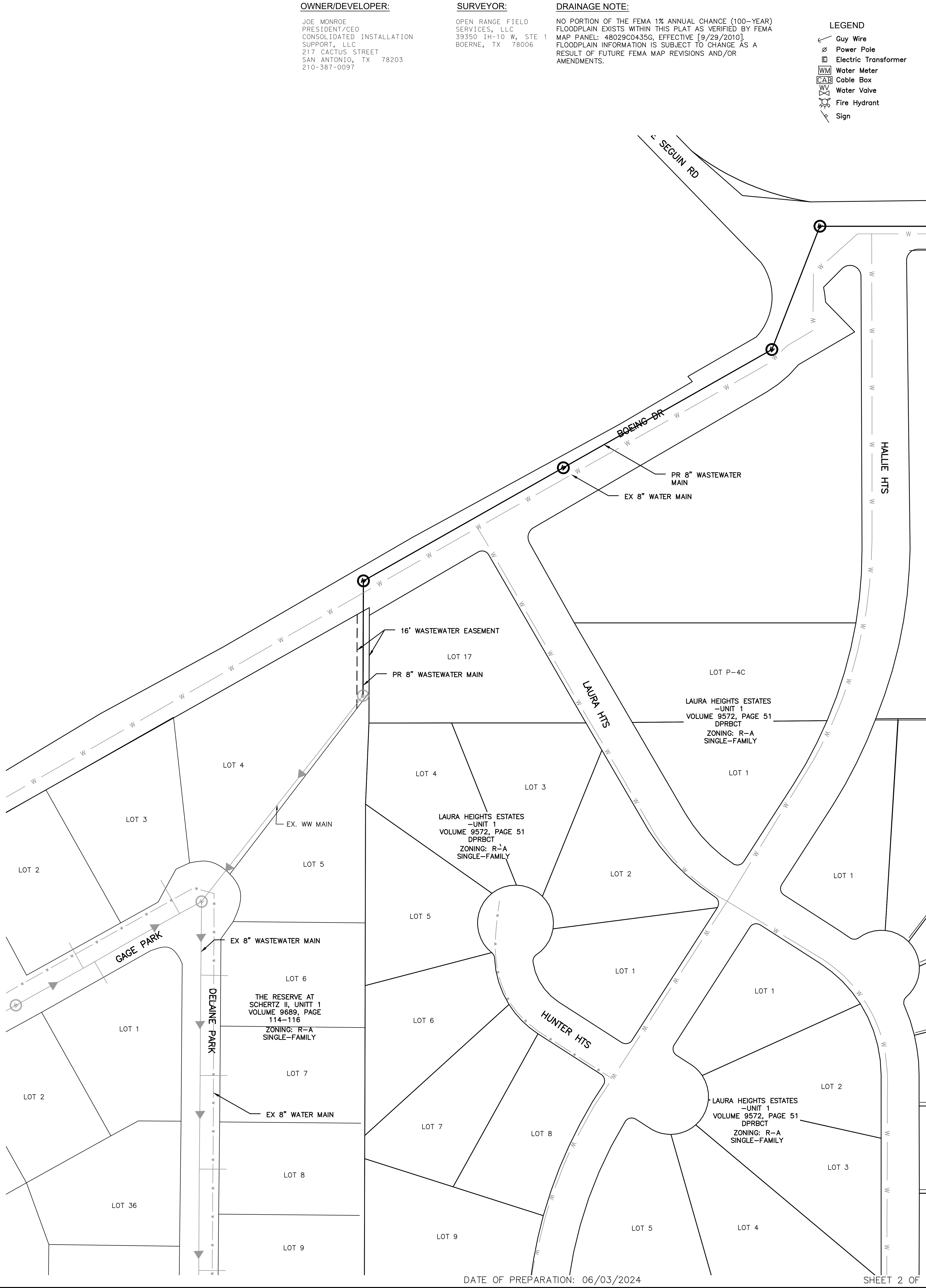

PLAT NO.

SCALE: 1"=100'

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BY______________________________

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: ____________

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CHAIRMAN

BY: ____________________
SECRETARY

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COUNTY OF BEXAR

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COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ____________________, DEPUTY

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DATE OF PREPARATION: 06/03/2024

SCHERTZ
COMMUNITY • SERVICE • OPPORTUNITY

PLANNING AND ZONING COMMISSION MEETING: 10/02/2024
Agenda Item 6 B

TO:	Planning and Zoning Commission
PREPARED BY:	Daisy Marquez, Planner
CASE:	PLPP20240215 Waiver
SUBJECT:	**PLPP20240215 Waiver** - Consider and act upon a request for a waiver in relation to on-site sewer facilities for the preliminary plat of the Schertz Logistics Subdivision, approximately 43 acres of land, located approximately 400 feet north of the intersection of FM 2252 and FM 482, also known as Comal County Property Identification Numbers 378449 and 379114, City of Schertz, Comal County, Texas.

GENERAL INFORMATION:

Owner: LI SCHERTZ TX INVESTOR LP
Applicant: Windrose Land Surveying & Platting

ITEM SUMMARY:

The applicant is proposing to preliminary plat 43 acres of land in order to establish one (1) buildable lot for industrial use. The applicant is seeking approval of a waiver to the Unified Development Code Section 21.15.3: Wastewater Systems.

GENERAL LOCATION AND SITE DESCRIPTION:

The property is undeveloped and is located approximately 400 feet north of the intersection of FM 2252 and FM 482.

PUBLIC IMPROVEMENTS:

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

Based on the requirements of the Unified Development Code and the proposed installation of an OSSF, a waiver is required to be requested from the Planning and Zoning Commission as detailed in UDC Section 21.12.15: Waivers.

STAFF ANALYSIS AND RECOMMENDATION:

The closest sanitary sewer connection is approximately 9,600 feet away from the subject property at the intersection of Abbey Road and the railroad tracts. The subject property is part of a larger partnership with the City of Schertz Economic Development Corporation (EDC), and the STX Frio Subdivision to the north, to construct a new sanitary sewer main from Abbey Road to the southern boundary line of the proposed subdivision.

The Engineering Department has reviewed the waiver request and has determined that they will support conditional approval of the waiver request. The sewer line will be constructed soon due to the partnership and once the line is constructed, the Schertz Logistics Subdivision will then be required to connect to and extend the sanitary sewer in accordance with Section 90-78 of the Code of Ordinances. The preliminary plat demonstrates 20-foot Sanitary Sewer Easements to meet future tie-in requirements. Until the sanitary sewer line is built and reaches the subject property, per the approval of the waiver request, the property will have an on-site sewer facility (OSSF).

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

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

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

Staff recommends approval of the waiver based on the following conditions:

1. **The developer executes an Escrow Agreement with the City of Schertz to provide funding for the connection to and extension of the sanitary sewer main across the subdivision as generally depicted in the Preliminary Plat.**
2. **Once the sanitary sewer main is constructed to the northern boundary of the Schertz Logistics Subdivision, the developer will cease OSSF operation; connect to the sanitary sewer; and extend the sanitary sewer main across the subdivision to the southwest corner of the subdivision.**

COMMISSIONERS CRITERIA FOR CONSIDERATION:

When granting subdivision waivers, the Planning and Zoning Commission should consider the criteria listed in UDC Section 21.112.15-Waivers:

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

Attachments

Aerial Exhibit

Waiver Request Letter

Engineering Memo

Plat Exhibit

SCHERTZ
COMMUNITY ★ SERVICE ★ OPPORTUNITY

PLPP20240215
Schertz Logistics Plat

Highways
Major Roads
Minor Roads

Freeway
Principal Arterial
Planned Principal Arterial
Secondary Arterial
Planned Secondary Arterial
Secondary Rural Arterial

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

1"
2"
3"
4"
6"

8"
10"
12"
16"
18"

20"
24"
30"
36"
Unknown

Schertz Gravity
Schertz Pressure
Neighboring Gravity
Private Pressure

Hydrant
Manholes
CCMA Lift Station
Private Lift Station

Schertz Lift Station
CCMA Treatment Plant
Schertz Treatment Plant

County Boundaries
Schertz Municipal Boundary
ETJ

0 170 340 680 1,020
Feet

November 13, 2023

City of Schertz
Engineering and Public Works
11 Commercial Place
Schertz, TX 78154

Re: Waiver Request - Requirement to Connect and/or Extend Public Sanitary Sewer
Preliminary Plat Application - Schertz Logistics

To Whom it May Concern,

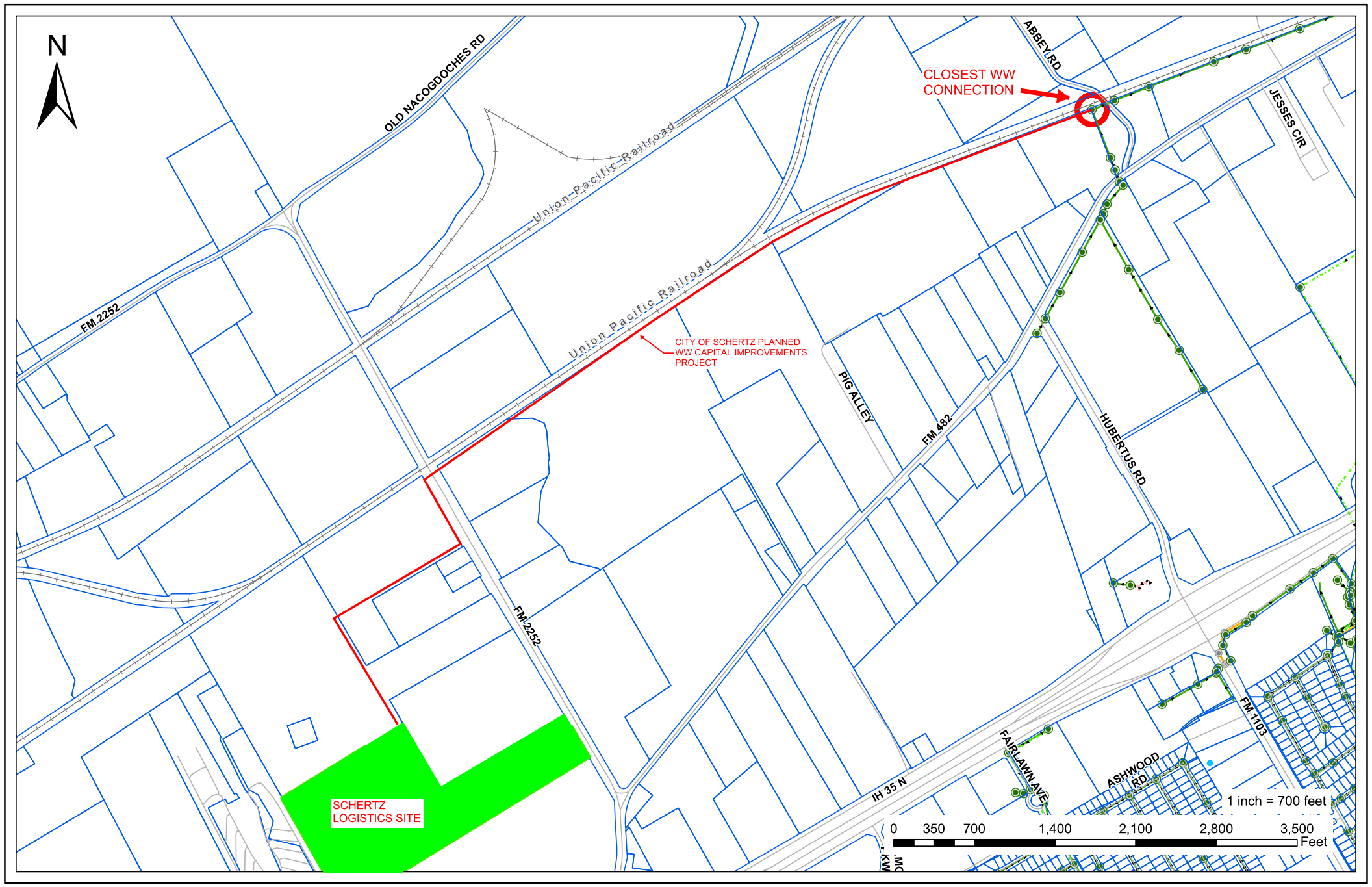
GarzaEMC is requesting on behalf of our client a waiver to UDC Section 21.15.3 which requires connection to a public wastewater system as per UDC Section 21.15.3.A, extension of wastewater systems to the property as per UDC Sections 21.15.3.D and a waiver of the installation of a privately owned On-Site Sewage Facility (OSSF) as per UDC Section 21.15.3.E with the Schertz Logistics Preliminary Plat Application.

This site is located on 43-acres in the 22000 Block of FM 2252, Schertz, Comal County, Texas 78154. The closest public wastewater connection available to serve the site is over 4,000 feet away from the property as shown on the attached Site Location Map. A public sanitary sewer extension is planned for this area and once that service has been extended the subdivision will then be required to connect to the public system as per Section 90-78 of the Schertz Code of Ordinances. The proposed plat lot layout is configured such that future wastewater connections can be made to the proposed system as shown on the City of Schertz Sewer Master Plan.

Sincerely,

Darren Huckert, P.E.
Vice President
GarzaEMC, LLC

STATE OF TEXAS
DARREN HUCKERT
101112
LICENSED
PROFESSIONAL ENGINEER
11/13/2023


N
OLD NACOGDOCHES RD
Union Pacific Railroad
Union Pacific Railroad
FM 2252
FM 2252
ABBEY RD
CLOSEST WW CONNECTION
JESSES CIR
CITY OF SCHERTZ PLANNED WW CAPITAL IMPROVEMENTS PROJECT
PIG ALLEY
FM 482
HUBERTUS RD
SCHERTZ LOGISTICS SITE
IH 35 N
FAIRLAWN AVE
ASHWOOD RD
FM 1103
1 inch = 700 feet
0 350 700 1,400 2,100 2,800 3,500
Feet

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

DEVELOPMENT SERVICES
ENGINEERING DEPARTMENT

Memo

To: Planning and Zoning Commission

From: Eric Schulze, PE

Date: September 5, 2024

Re: Recommendation for Waiver to Requirement to Extend Public Sanitary Sewer to Serve the Proposed Approximately 43-acre Schertz Logistics Subdivision on FM 2252

The request for a waiver to the requirement to extend public sanitary sewer to serve the proposed approximately 43-acre Schertz Logistics Subdivision located on FM 2252, approximately 450 feet north of the FM 2252/FM 482 intersection is recommended for conditional approval. Conditional approval is recommended due to sewer being available in the near future to the proposed subdivision but not necessarily in a time frame when the proposed development intends to open to the public. Essentially, the conditional approval is expected to be valid and in effect for a relatively short time.

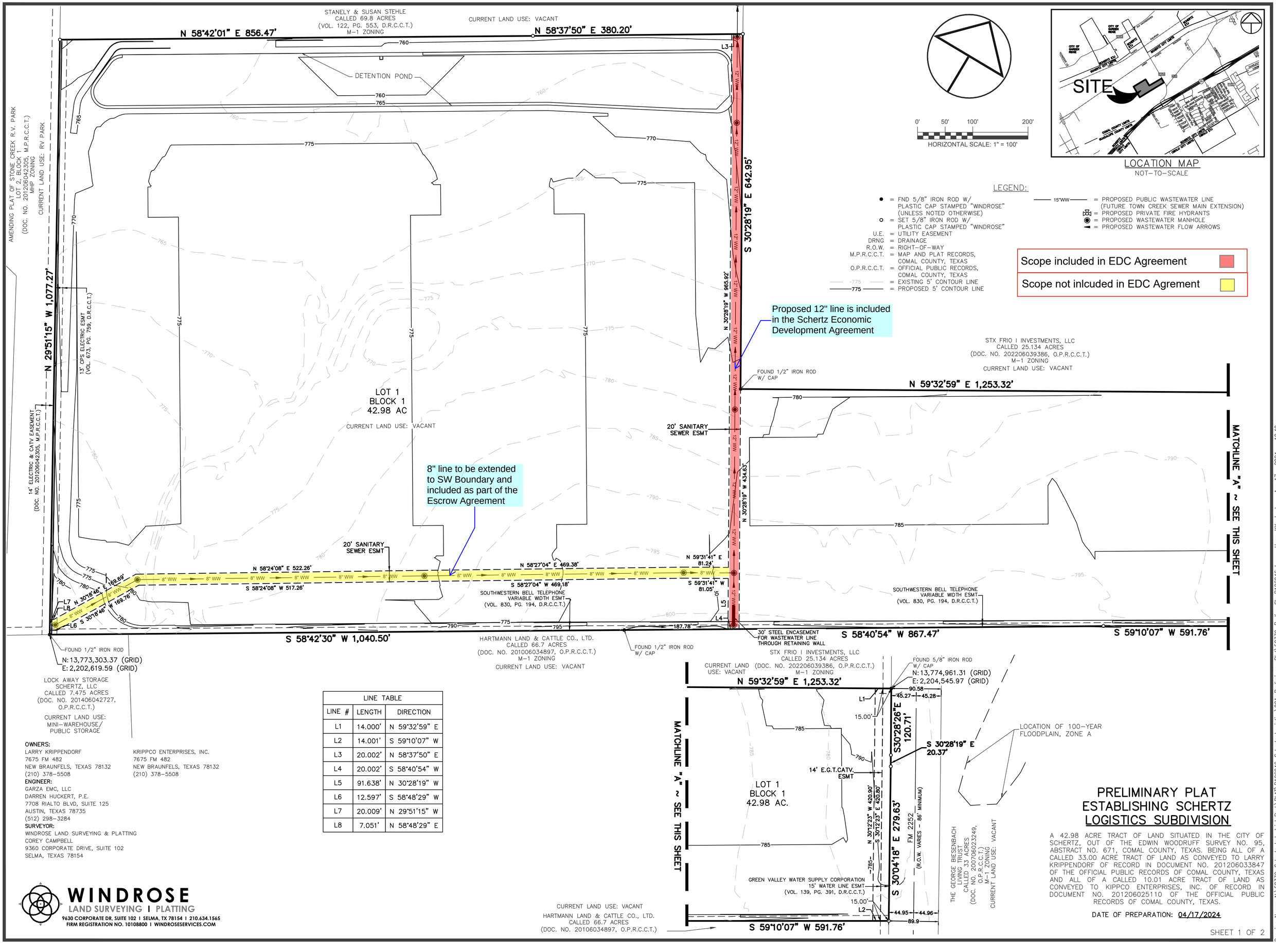
The current closest sanitary sewer collection point is at Abbey Rd and the railroad tracks, approximately 9,600 feet away. However, the property to the north of this proposed subdivision is also developing and both Lovett (Schertz Logistics) and Boomerang (the 25ac tract adjacent to the north) have partnered with the City of Schertz Economic Development Corporation (EDC) to construct a new sanitary sewer main from Abbey Rd to the southern boundary of the proposed subdivision. Once this line is constructed, the Schertz Logistics Subdivision would have access to and be able to extend sanitary sewer to the southwestern boundary in accordance with Sections 21.15.2.D and 21.15.3.A of the Unified Development Code.

Because of the active Schertz EDC sanitary sewer main project and the recognition that the project will take some time to construct the new sanitary sewer main, the Engineering Department has concluded that a conditional waiver of the requirement to connect to and extend sanitary sewer would be appropriate. The conditions that should be attached to the waiver approval are as follows:

1. The developer executes an Escrow Agreement with the City of Schertz to provide funding for the connection to and extension of the sanitary sewer main across the subdivision as generally depicted in the Preliminary Plat.

2. Once the sanitary sewer main is constructed to the northern boundary of the Schertz Logistics Subdivision, the developer will cease OSSF operations; connect to the sanitary sewer; and extend the sanitary sewer main across the subdivision to the southwest corner of the subdivision.

Any new OSSF needed to serve the proposed Plat will be reviewed and permitted through Comal County. A building permit will not be issued without either a Comal County OSSF approved permit or extension of and connection to the public sewer system. When sewer is available to the proposed subdivision, then it would be required to connect to the sewer system and be in compliance with Section 90-78 of the Code of Ordinances.



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	14.000'	N 59°32'59" E
L2	14.001'	S 59°10'07" W
L3	20.002'	N 58°37'50" E
L4	20.002'	S 58°40'54" W
L5	91.638'	N 30°28'19" W
L6	12.597'	S 58°48'29" W
L7	20.009'	N 29°51'15" W
L8	7.051'	N 58°48'29" E

OWNERS:
LARRY KRIPPENDORF
7675 FM 482
NEW BRAUNFELS, TEXAS 78132
(210) 378–5508

KRIPPCO ENTERPRISES, INC.
7675 FM 482
NEW BRAUNFELS, TEXAS 78132
(210) 378–5508

ENGINEER:
GARZA EMC, LLC
DARREN HUCKERT, P.E.
7708 RIALTO BLVD, SUITE 125
AUSTIN, TEXAS 78735
(512) 298–3284

SURVEYOR:
WINDROSE LAND SURVEYING & PLATTING
COREY CAMPBELL
9360 CORPORATE DRIVE, SUITE 102
SELMA, TEXAS 78154

WINDROSE
LAND SURVEYING I PLATTING
9630 CORPORATE DR. SUITE 102 I SELMA, TX 78154 I 210.634.1565
FIRM REGISTRATION NO. 10108800 I WINDROSESERVICES.COM

PRELIMINARY PLAT ESTABLISHING SCHERTZ LOGISTICS SUBDIVISION

A 42.98 ACRE TRACT OF LAND SITUATED IN THE CITY OF SCHERTZ, OUT OF THE EDWIN WOODRUFF SURVEY NO. 95, ABSTRACT NO. 671, COMAL COUNTY, TEXAS. BEING ALL OF A CALLED 33.00 ACRE TRACT OF LAND AS CONVEYED TO LARRY KRIPPENDORF OF RECORD IN DOCUMENT NO. 201206033847 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS AND ALL OF A CALLED 10.01 ACRE TRACT OF LAND AS CONVEYED TO KIPPCO ENTERPRISES, INC. OF RECORD IN DOCUMENT NO. 201206025110 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

DATE OF PREPARATION: 04/17/2024

PLAT NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "WINDROSE" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, APPLY A COMBINED SCALE FACTOR OF 0.999842450.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
5. THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.
6. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND PERMITS.
7. ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 48091C0485F, DATED SEPTEMBER 2, 2009, IS LOCATED IN ZONE X AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN.
8. ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF OWNER OR OWNERS SUCCESSORS AND/OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGN IS APPROVED BY THE CITY.
9. THIS PROPERTY IS CURRENTLY ZONED M-1 (MANUFACTURING, LIGHT INDUSTRIAL).
10. THIS PROPERTY IS WHOLLY WITHIN THE CITY LIMITS OF THE CITY OF SCHERTZ.
11. THIS SUBDIVISION HAS ONE (1) BUILDABLE LOT.
12. ON _____ THE CITY OF SCHERTZ PLANNING AND ZONING COMMISSION APPROVED AND GRANTED A WAIVER FOR THE SUBJECT PROPERTY (SCHERTZ LOGISTICS) TO UDC SECTION 21.15.3 WASTEWATER SYSTEMS, PARAGRAPHS A & D TO FOREGO IMMEDIATE CONNECTION TO A PUBLIC WASTEWATER SYSTEM AND APPROVING USE OF ON-SITE SEWAGE FACILITIES PER PARAGRAPH E.

CPS NOTES

1. CITY PUBLIC SERVICE BOARD (CPS ENERGY) – IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESGINATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT OR RIGHT-OF-WAY AREAS, TOGETHER WIT THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WIT THE EFFICIENCY OF GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

STATE OF TEXAS
COUNTY OF TRAVIS

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THE PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

_____.

DARREN HUCKERT, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 101112
7708 RIALTO BLVD, SUITE 125
AUSTIN, TEXAS 78735

STATE OF TEXAS
COUNTY OF GUADALUPE

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

_____.

COREY CAMPBELL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7076
9360 CORPORATE DRIVE, SUITE 102
SELMA, TEXAS 78154

WINDROSE
LAND SURVEYING | PLATTING
9630 CORPORATE DR, SUITE 102 | SELMA, TX 78154 | 210.634.1565
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

GVSUD NOTES:

EASEMENT CERTIFICATE
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO GREEN VALLEY SPECIAL UTILITY DISTRICT OF MARION, TEXAS, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT MARKED AS "GVSUD WATERLINE EASEMENT", "GVSUD SEWER EASEMENT" OR "GVSUD REUSE WATER EASEMENT" AS APPLICABLE WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER ACCESS AND USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, UPGRADE, PARALLEL AND REMOVE WATER OR WASTE-WATER TRANSMISSION, COLLECTION AND/OR DISTRIBUTION LINES AND APPURTENANCES AND ANY OTHER FACILITIES NECESSARY TO SERVE GRANTORS' PROPERTY, AS WELL AS THE GRANTEE'S CURRENT AND FUTURE SYSTEM-WIDE CUSTOMERS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS UNDER, OVER AND ACROSS GRANTOR'S ADJACENT LANDS AND IN ALL STREETS AND BYWAYS FOR THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED, INCLUDING THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES, SHRUBS, GRASSES, PAVEMENTS, FENCES, STRUCTURES, IMPROVEMENTS, OR OTHER OBSTRUCTIONS WHICH MAY INTERFERE WITH THE FACILITY OR THE ACCESS THERETO.

IT IS AGREED AND UNDERSTOOD THAT NO OTHER UTILITIES SHALL BE INSTALLED WITHIN OUR EASEMENT TO INCLUDE BUT NOT LIMITED TO PERMANENT STRUCTURES AND/OR BUILDINGS, CONCRETE SLABS, SIDEWALKS, WALLS, AND PAVEMENTS. ANY MONETARY LOSS TO GREEN VALLEY SUD RESULTING FROM MODIFICATIONS REQUIRED OF UTILITY EQUIPMENT LOCATED WITHIN SAID EASEMENTS DUE TO GRADE CHANGE OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. UPON ENTERING IN AND UPON SAID EASEMENT, THE DISTRICT WILL ENDEAVOR TO RESTORE THE LAND SURFACE TO A USEABLE CONDITION BUT IS NOT OBLIGATED TO RESTORE IT TO A PRE-EXISTING CONDITION.

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

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

_____ _____.
GREEN VALLEY SPECIAL UTILITY DISTRICT DATE

TXDOT NOTES:

1. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONES, OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THE DEVELOPMENT, WILL NOT ENCROACH BY STRUCTURE OR GRADING INTO STATE R.O.W. PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE R.O.W. WILL NOT BE ALLOWED.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TXDOT'S "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR TWO (2) POINTS OF ACCESS TO FM 2252 BASED ON AN APPROXIMATE OVERALL FRONTAGE OF 420.71 FEET. WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS, THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED WITH CONSIDERATION GIVEN TO TOPOGRAPHY, ESTABLISHED PROPERTY OWNERSHIPS, UNIQUE PHYSICAL LIMITATIONS, AND/OR PHYSICAL DESIGN CONSTRAINTS. THE SELECTED LOCATION SHOULD SERVE AS MANY PROPERTIES AND INTERESTS AS POSSIBLE TO REDUCE THE NEED FOR ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FULL MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO PUBLIC ROADWAYS THAT ARE ON LOCAL THOROUGHFARE PLANS.
3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TXDOT.
4. ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

OWNER'S ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF COMAL

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE SCHERTZ LOGISTICS, TO THE CITY OF SCHERTZ, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC AREAS THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____
OWNER/DEVELOPER: KRIPPCO ENTERPRISES, INC.
LARRY KRIPPENDORF – PRESIDENT
7675 FM 482
NEW BRAUNFELS, TEXAS 78132

STATE OF TEXAS
COUNTY OF COMAL

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

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

_____
NOTARY PUBLIC, STATE OF TEXAS

CERTIFICATION BY CITY ENGINEER

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

DATED THIS _____ DAY OF _____, 20___.

_____
CITY ENGINEER, SCHERTZ, TEXAS

PLANNING & ZONING COMMISSION:

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

BY:_____.
CHAIRMAN

BY: _____.
SECRETARY

STATE OF TEXAS
COUNTY OF COMAL

I, BOBBIE KOEPP, COUNTY CLERK OF COMAL COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE _____ DAY OF _____, A.D. 20___, AT _____M. AND DULY RECORDED THE _____ DAY OF_____, A.D. 20___, AT _____M. IN THE RECORDS OF MAPS AND PLATS IN SAID OFFICE, OF SAID COUNTY, IN DOCUMENT # _____ IN TESTIMONY WHEREOF WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____, 20___,

COUNTY CLERK
COMAL COUNTY, TEXAS

BY: _____
DEPUTY

PRELIMINARY PLAT ESTABLISHING SCHERTZ LOGISTICS SUBDIVISION

A 42.98 ACRE TRACT OF LAND SITUATED IN THE CITY OF SCHERTZ, OUT OF THE EDWIN WOODRUFF SURVEY NO. 95, ABSTRACT NO. 671, COMAL COUNTY, TEXAS. BEING ALL OF A CALLED 33.00 ACRE TRACT OF LAND AS CONVEYED TO LARRY KRIPPENDORF OF RECORD IN DOCUMENT NO. 201206033847 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS AND ALL OF A CALLED 10.01 ACRE TRACT OF LAND AS CONVEYED TO KIPPCO ENTERPRISES, INC. OF RECORD IN DOCUMENT NO. 201206025110 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

DATE OF PREPARATION: 04/17/2024

STANLEY & SUSAN STEHLE
CALLED 69.8 ACRES
(VOL. 122, PG. 553, D.R.C.C.T.)
M–1 ZONING

CURRENT LAND USE: VACANT

N 58°42'01" E 856.47'

N 58°37'50" E 380.20'

AMENDING PLAT OF STONE CREEK R.V. PARK
LOT 2, BLOCK 1
(DOC. NO. 201206042305, M.P.R.C.C.T.)
MHP ZONING
CURRENT LAND USE: RV PARK

DETENTION POND

760 765 770 775 780 785 790 795 800

N 29°51'15" W 1,077.27'

S 30°28'19" E 642.95'

N 30°28'19" W 965.52'

13' CPS ELECTRIC ESMT
(VOL. 673, PG. 759, D.R.C.C.T.)

14' ELECTRIC & CATV EASEMENT
(DOC. NO. 201206042305, M.P.R.C.C.T.)

LOT 1
BLOCK 1
42.98 AC

CURRENT LAND USE: VACANT

20' SANITARY SEWER ESMT

12" WW

N 30°28'19" W 434.63'

FOUND 1/2" IRON ROD W/ CAP

STX FRIO I INVESTMENTS, LLC
CALLED 25.134 ACRES
(DOC. NO. 202206039386, O.P.R.C.C.T.)
M–1 ZONING
CURRENT LAND USE: VACANT

N 59°32'59" E 1,253.32'

MATCHLINE "A" ~ SEE THIS SHEET

20' SANITARY SEWER ESMT

N 58°24'08" E 522.26'

S 58°24'08" W 517.26'

N 58°27'04" E 469.38'

S 58°27'04" W 469.18'

N 59°31'41" E 81.24'

S 59°31'41" W 81.05'

8" WW

N 30°18'46" E 169.69'

W 169.76'

S 30°18'46" W

L7 L8 L6

SOUTHWESTERN BELL TELEPHONE
VARIABLE WIDTH ESMT
(VOL. 830, PG. 194, D.R.C.C.T.)

L5 L4

187.78'

S 58°42'30" W 1,040.50'

S 58°40'54" W 867.47'

S 59°10'07" W 591.76'

30' STEEL ENCASEMENT FOR WASTEWATER LINE THROUGH RETAINING WALL

FOUND 1/2" IRON ROD
N: 13,773,303.37 (GRID)
E: 2,202,619.59 (GRID)

LOCK AWAY STORAGE
SCHERTZ, LLC
CALLED 7.475 ACRES
(DOC. NO. 201406042727,
O.P.R.C.C.T.)

CURRENT LAND USE:
MINI–WAREHOUSE/
PUBLIC STORAGE

HARTMANN LAND & CATTLE CO., LTD.
CALLED 66.7 ACRES
(DOC. NO. 201006034897, O.P.R.C.C.T.)
M–1 ZONING
CURRENT LAND USE: VACANT

FOUND 1/2" IRON ROD W/ CAP

CURRENT LAND USE: VACANT

STX FRIO I INVESTMENTS, LLC
CALLED 25.134 ACRES
(DOC. NO. 202206039386, O.P.R.C.C.T.)
M–1 ZONING

FOUND 5/8" IRON ROD W/ CAP
N: 13,774,961.31 (GRID)
E: 2,204,545.97 (GRID)

N 59°32'59" E 1,253.32'

L1 90.58 45.27 45.28

15.00'

S30°28'26"E 120.71'

S 30°28'19" E 20.37'

14' E.G.T.CATV. ESMT

LOCATION OF 100–YEAR FLOODPLAIN, ZONE A

MATCHLINE "A" ~ SEE THIS SHEET

LOT 1
BLOCK 1
42.98 AC.

N 30°12'23" W 420.90'
S 30°12'23" E 420.80'

S 30°04'18" E 279.63'

FM 2252
(R.O.W. VARIES – 86' MINIMUM)

GREEN VALLEY WATER SUPPLY CORPORATION
15' WATER LINE ESMT
(VOL. 139, PG. 391, D.R.C.C.T.)

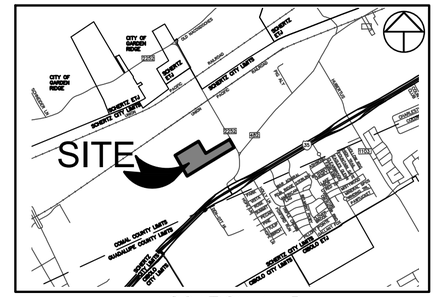
15.00' L2 44.95 44.96 89.9

S 59°10'07" W 591.76'

THE GEORGE BIESENBACH
LIVING TRUST
CALLED 33 ACRES
(DOC. NO. 200706023249,
O.P.R.C.C.T.)
M–1 ZONING
CURRENT LAND USE: VACANT

CURRENT LAND USE: VACANT
HARTMANN LAND & CATTLE CO., LTD.
CALLED 66.7 ACRES
(DOC. NO. 20106034897, O.P.R.C.C.T.)

0' 50' 100' 200'
HORIZONTAL SCALE: 1" = 100'



LOCATION MAP
NOT–TO–SCALE

LEGEND:

- ● = FND 5/8" IRON ROD W/ PLASTIC CAP STAMPED "WINDROSE" (UNLESS NOTED OTHERWISE)
- ○ = SET 5/8" IRON ROD W/ PLASTIC CAP STAMPED "WINDROSE"
- U.E. = UTILITY EASEMENT
- DRNG = DRAINAGE
- R.O.W. = RIGHT–OF–WAY
- M.P.R.C.C.T. = MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS
- -775- = EXISTING 5' CONTOUR LINE
- 775 = PROPOSED 5' CONTOUR LINE
- 15"WW = PROPOSED PUBLIC WASTEWATER LINE (FUTURE TOWN CREEK SEWER MAIN EXTENSION)
- = PROPOSED PRIVATE FIRE HYDRANTS
- = PROPOSED WASTEWATER MANHOLE
- = PROPOSED WASTEWATER FLOW ARROWS

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	14.000'	N 59°32'59" E
L2	14.001'	S 59°10'07" W
L3	20.002'	N 58°37'50" E
L4	20.002'	S 58°40'54" W
L5	91.638'	N 30°28'19" W
L6	12.597'	S 58°48'29" W
L7	20.009'	N 29°51'15" W
L8	7.051'	N 58°48'29" E

OWNERS:
LI SCHERTZ TX INVESTOR, LP
BY: LI SCHERTZ TX GP, LLC, ITS GENERAL PARTNER
KENNETH CHANG, VICE PRESIDENT
401 FRANKLIN ST, SUITE 2555
HOUSTON, TEXAS 77002
(713) 212–1560

ENGINEER:
GARZA EMC, LLC
DARREN HUCKERT, P.E.
7708 RIALTO BLVD, SUITE 125
AUSTIN, TEXAS 78735
(512) 298–3284

SURVEYOR:
WINDROSE LAND SURVEYING & PLATTING
COREY CAMPBELL
9360 CORPORATE DRIVE, SUITE 102
SELMA, TEXAS 78154

WINDROSE
LAND SURVEYING I PLATTING
9630 CORPORATE DR, SUITE 102 I SELMA, TX 78154 I 210.634.1565
FIRM REGISTRATION NO. 10108800 I WINDROSESERVICES.COM

PRELIMINARY PLAT ESTABLISHING SCHERTZ LOGISTICS SUBDIVISION

A 42.98 ACRE TRACT OF LAND SITUATED IN THE CITY OF SCHERTZ, OUT OF THE EDWIN WOODRUFF SURVEY NO. 95, ABSTRACT NO. 671, COMAL COUNTY, TEXAS. BEING ALL OF A CALLED 33.00 ACRE TRACT OF LAND AS CONVEYED TO LARRY KRIPPENDORF OF RECORD IN DOCUMENT NO. 201206033847 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS AND ALL OF A CALLED 10.01 ACRE TRACT OF LAND AS CONVEYED TO KIPPCO ENTERPRISES, INC. OF RECORD IN DOCUMENT NO. 201206025110 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

DATE OF PREPARATION: 09/24/2024

PLAT NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "WINDROSE" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, APPLY A COMBINED SCALE FACTOR OF 0.999842450.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
5. THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.
6. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND PERMITS.
7. ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 48091C0485F, DATED SEPTEMBER 2, 2009, IS LOCATED IN ZONE X AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN.
8. ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF OWNER OR OWNERS SUCCESSORS AND/OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGN IS APPROVED BY THE CITY.
9. THIS PROPERTY IS CURRENTLY ZONED M-1 (MANUFACTURING, LIGHT INDUSTRIAL).
10. THIS PROPERTY IS WHOLLY WITHIN THE CITY LIMITS OF THE CITY OF SCHERTZ.
11. THIS SUBDIVISION HAS ONE (1) BUILDABLE LOT.
12. ON _____ THE CITY OF SCHERTZ PLANNING AND ZONING COMMISSION APPROVED AND GRANTED A WAIVER FOR THE SUBJECT PROPERTY (SCHERTZ LOGISTICS) TO UDC SECTION 21.15.3 WASTEWATER SYSTEMS, PARAGRAPHS A & D TO FOREGO IMMEDIATE CONNECTION TO A PUBLIC WASTEWATER SYSTEM AND APPROVING USE OF ON-SITE SEWAGE FACILITIES PER PARAGRAPH E.

CPS NOTES

1. CITY PUBLIC SERVICE BOARD (CPS ENERGY) – IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESGINATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT OR RIGHT-OF-WAY AREAS, TOGETHER WIT THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WIT THE EFFICIENCY OF GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

STATE OF TEXAS
COUNTY OF TRAVIS

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THE PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

_____.

DARREN HUCKERT, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 101112
7708 RIALTO BLVD, SUITE 125
AUSTIN, TEXAS 78735

STATE OF TEXAS
COUNTY OF GUADALUPE

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

_____.

COREY CAMPBELL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7076
9360 CORPORATE DRIVE, SUITE 102
SELMA, TEXAS 78154

WINDROSE
LAND SURVEYING | PLATTING
9630 CORPORATE DR, SUITE 102 | SELMA, TX 78154 | 210.634.1565
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

GVSUD NOTES:

EASEMENT CERTIFICATE
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO GREEN VALLEY SPECIAL UTILITY DISTRICT OF MARION, TEXAS, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT MARKED AS "GVSUD WATERLINE EASEMENT", "GVSUD SEWER EASEMENT" OR "GVSUD REUSE WATER EASEMENT" AS APPLICABLE WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER ACCESS AND USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, UPGRADE, PARALLEL AND REMOVE WATER OR WASTE-WATER TRANSMISSION, COLLECTION AND/OR DISTRIBUTION LINES AND APPURTENANCES AND ANY OTHER FACILITIES NECESSARY TO SERVE GRANTORS' PROPERTY, AS WELL AS THE GRANTEE'S CURRENT AND FUTURE SYSTEM-WIDE CUSTOMERS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS UNDER, OVER AND ACROSS GRANTOR'S ADJACENT LANDS AND IN ALL STREETS AND BYWAYS FOR THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED, INCLUDING THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES, SHRUBS, GRASSES, PAVEMENTS, FENCES, STRUCTURES, IMPROVEMENTS, OR OTHER OBSTRUCTIONS WHICH MAY INTERFERE WITH THE FACILITY OR THE ACCESS THERETO.

IT IS AGREED AND UNDERSTOOD THAT NO OTHER UTILITIES SHALL BE INSTALLED WITHIN OUR EASEMENT TO INCLUDE BUT NOT LIMITED TO PERMANENT STRUCTURES AND/OR BUILDINGS, CONCRETE SLABS, SIDEWALKS, WALLS, AND PAVEMENTS. ANY MONETARY LOSS TO GREEN VALLEY SUD RESULTING FROM MODIFICATIONS REQUIRED OF UTILITY EQUIPMENT LOCATED WITHIN SAID EASEMENTS DUE TO GRADE CHANGE OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. UPON ENTERING IN AND UPON SAID EASEMENT, THE DISTRICT WILL ENDEAVOR TO RESTORE THE LAND SURFACE TO A USEABLE CONDITION BUT IS NOT OBLIGATED TO RESTORE IT TO A PRE-EXISTING CONDITION.

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

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

_____ _____.
GREEN VALLEY SPECIAL UTILITY DISTRICT DATE

TXDOT NOTES:

1. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONES, OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THE DEVELOPMENT, WILL NOT ENCROACH BY STRUCTURE OR GRADING INTO STATE R.O.W. PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE R.O.W. WILL NOT BE ALLOWED.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TXDOT'S "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR TWO (2) POINTS OF ACCESS TO FM 2252 BASED ON AN APPROXIMATE OVERALL FRONTAGE OF 420.71 FEET. WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS, THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED WITH CONSIDERATION GIVEN TO TOPOGRAPHY, ESTABLISHED PROPERTY OWNERSHIPS, UNIQUE PHYSICAL LIMITATIONS, AND/OR PHYSICAL DESIGN CONSTRAINTS. THE SELECTED LOCATION SHOULD SERVE AS MANY PROPERTIES AND INTERESTS AS POSSIBLE TO REDUCE THE NEED FOR ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FULL MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO PUBLIC ROADWAYS THAT ARE ON LOCAL THOROUGHFARE PLANS.
3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TXDOT.
4. ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

OWNER'S ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF HARRIS

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE SCHERTZ LOGISTICS, TO THE CITY OF SCHERTZ, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC AREAS THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____
OWNER/DEVELOPER: LI SCHERTZ TX INVESTOR, LP
BY: LI SCHERTZ TX GP, LLC,
ITS GENERAL PARTNER
KENNETH CHANG, VICE PRESIDENT
401 FRANKLIN ST, SUITE 2555
HOUSTON, TEXAS 77002

STATE OF TEXAS
COUNTY OF HARRIS

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

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

_____
NOTARY PUBLIC, STATE OF TEXAS

CERTIFICATION BY CITY ENGINEER

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

DATED THIS _____ DAY OF _____, 20___.

_____
CITY ENGINEER, SCHERTZ, TEXAS

PLANNING & ZONING COMMISSION:

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

BY:_____.
CHAIRMAN

BY: _____.
SECRETARY

STATE OF TEXAS
COUNTY OF COMAL

I, BOBBIE KOEPP, COUNTY CLERK OF COMAL COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE _____ DAY OF _____, A.D. 20___, AT _____M. AND DULY RECORDED THE _____ DAY OF_____, A.D. 20___, AT _____M. IN THE RECORDS OF MAPS AND PLATS IN SAID OFFICE, OF SAID COUNTY, IN DOCUMENT # _____ IN TESTIMONY WHEREOF WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____, 20___,

COUNTY CLERK
COMAL COUNTY, TEXAS

BY: _____
DEPUTY

PRELIMINARY PLAT ESTABLISHING SCHERTZ LOGISTICS SUBDIVISION

A 42.98 ACRE TRACT OF LAND SITUATED IN THE CITY OF SCHERTZ, OUT OF THE EDWIN WOODRUFF SURVEY NO. 95, ABSTRACT NO. 671, COMAL COUNTY, TEXAS. BEING ALL OF A CALLED 33.00 ACRE TRACT OF LAND AS CONVEYED TO LARRY KRIPPENDORF OF RECORD IN DOCUMENT NO. 201206033847 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS AND ALL OF A CALLED 10.01 ACRE TRACT OF LAND AS CONVEYED TO KIPPCO ENTERPRISES, INC. OF RECORD IN DOCUMENT NO. 201206025110 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

DATE OF PREPARATION: 09/24/2024

SCHERTZ
COMMUNITY • SERVICE • OPPORTUNITY

PLANNING AND ZONING COMMISSION MEETING: 10/02/2024
Agenda Item 6 C

TO:	Planning and Zoning Commission
PREPARED BY:	Daisy Marquez, Planner
CASE:	PLPP20240215
SUBJECT:	**PLPP20240215** - Consider and act upon a request for approval of a preliminary plat of the Schertz Logistics Subdivision, an approximately 43-acre tract of land, located approximately 400 feet north of the intersection of FM 2252 and FM 482, also known as Comal County Property Identification Numbers 378449 and 379144, City of Schertz, Comal County, Texas.

GENERAL INFORMATION:

Owner: LI SCHERTZ TX INVESTOR LP
Applicant: Windrose Land Surveying & Platting

APPLICATION SUBMITTAL DATE:

Date:	Application Submittal Type:
September 11, 2024	Preliminary Plat Application

ITEM SUMMARY:

The applicant is proposing to preliminary plat 43 acres of land in order to establish one (1) buildable lot for industrial use. The subject property is currently zoned Manufacturing (light) District (M-1).

GENERAL LOCATION AND SITE DESCRIPTION:

The property is undeveloped and is located approximately 400 feet north of the intersection of FM 2252 and FM 482.

ACCESS AND CIRCULATION:

The subject property is located along FM 2252. The property was granted two access points along FM 2252 by TXDOT.

TREE MITIGATION AND PRESERVATION:

The applicant will be responsible for complying with Unified Development Code (UDC) Section 21.9.9. Tree Preservation and Mitigation. A signed tree affidavit was submitted indicating that the subject property does have heritage and protected trees and that they will be removing some of them at a later time. The Tree Preservation and Mitigation will be evaluated with the final plat and any subsequent applications.

PUBLIC SERVICES:

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

PUBLIC IMPROVEMENTS:

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

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

Sewer: The applicant has provided a waiver request to meet the requirement to extend and connect to public sanitary sewer to serve the proposed Schertz Logistics Subdivision. The closest connection is approximately 9,600 feet away from the subject property. Once public infrastructure is extended to the area, the subdivision will be required to connect to the sanitary sewer system in accordance with Section 90-78 of the Code of Ordinances. If the sewer waiver request is approved, the property will be able to install an on-site sewer facility (OSSF) permitted by Comal County, in the meantime.

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

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

Road Improvements: The subject property has direct access to FM 2252, which is identified as a Secondary Arterial with 90 feet of Right-of-Way on the Master Thoroughfare Plan. The developer has agreed to extend the planned STX Frio improvements, the development to the north, to the FM 482 intersection. These improvements include a center turn lane across their entire frontage and south to the FM 482 intersection.

STAFF ANALYSIS AND RECOMMENDATION:

The proposed preliminary plat is generally consistent with the applicable requirements for the property, ordinances, and regulations. The plat has been reviewed with no objections by the Engineering, Fire, and Planning Departments. Staff recommends approval of PLPP20240215.

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

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

COMMISSIONERS CRITERIA FOR CONSIDERATION:

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

Attachments

Aerial Exhibit

Plat Exhibit

SCHERTZ
COMMUNITY ★ SERVICE ★ OPPORTUNITY

PLPP20240215
Schertz Logistics Plat

Highways
Major Roads
Minor Roads

Freeway
Principal Arterial
Planned Principal Arterial
Secondary Arterial
Planned Secondary Arterial
Secondary Rural Arterial

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

1"
2"
3"
4"
6"

8"
10"
12"
16"
18"

20"
24"
30"
36"
Unknown

Schertz Gravity
Schertz Pressure
Neighboring Gravity
Private Pressure

Hydrant
Manholes
CCMA Lift Station
Private Lift Station

Schertz Lift Station
CCMA Treatment Plant
Schertz Treatment Plant

County Boundaries
Schertz Municipal Boundary
ETJ

0 170 340 680 1,020 Feet

STANLEY & SUSAN STEHLE
CALLED 69.8 ACRES
(VOL. 122, PG. 553, D.R.C.C.T.)
M–1 ZONING

CURRENT LAND USE: VACANT

N 58°42'01" E 856.47'

N 58°37'50" E 380.20'

AMENDING PLAT OF STONE CREEK R.V. PARK
LOT 2, BLOCK 1
(DOC. NO. 201206042305, M.P.R.C.C.T.)
MHP ZONING
CURRENT LAND USE: RV PARK

DETENTION POND

760 765 770 775 780 785 790 795 800

N 29°51'15" W 1,077.27'

S 30°28'19" E 642.95'

N 30°28'19" W 965.52'

13' CPS ELECTRIC ESMT
(VOL. 673, PG. 759, D.R.C.C.T.)

14' ELECTRIC & CATV EASEMENT
(DOC. NO. 201206042305, M.P.R.C.C.T.)

LOT 1
BLOCK 1
42.98 AC

CURRENT LAND USE: VACANT

20' SANITARY SEWER ESMT

12" WW

N 30°28'19" W 434.63'

FOUND 1/2" IRON ROD W/ CAP

STX FRIO I INVESTMENTS, LLC
CALLED 25.134 ACRES
(DOC. NO. 202206039386, O.P.R.C.C.T.)
M–1 ZONING
CURRENT LAND USE: VACANT

N 59°32'59" E 1,253.32'

MATCHLINE "A" ~ SEE THIS SHEET

20' SANITARY SEWER ESMT

N 58°24'08" E 522.26'

S 58°24'08" W 517.26'

N 58°27'04" E 469.38'

S 58°27'04" W 469.18'

N 59°31'41" E 81.24'

S 59°31'41" W 81.05'

8" WW

N 30°18'46" E 169.69'

W 169.76'

S 30°18'46" W

L7 L8 L6

SOUTHWESTERN BELL TELEPHONE
VARIABLE WIDTH ESMT
(VOL. 830, PG. 194, D.R.C.C.T.)

L5 L4

187.78'

S 58°42'30" W 1,040.50'

S 58°40'54" W 867.47'

S 59°10'07" W 591.76'

30' STEEL ENCASEMENT FOR WASTEWATER LINE THROUGH RETAINING WALL

FOUND 1/2" IRON ROD
N: 13,773,303.37 (GRID)
E: 2,202,619.59 (GRID)

LOCK AWAY STORAGE
SCHERTZ, LLC
CALLED 7.475 ACRES
(DOC. NO. 201406042727,
O.P.R.C.C.T.)

CURRENT LAND USE:
MINI–WAREHOUSE/
PUBLIC STORAGE

HARTMANN LAND & CATTLE CO., LTD.
CALLED 66.7 ACRES
(DOC. NO. 201006034897, O.P.R.C.C.T.)
M–1 ZONING
CURRENT LAND USE: VACANT

FOUND 1/2" IRON ROD W/ CAP

CURRENT LAND USE: VACANT

STX FRIO I INVESTMENTS, LLC
CALLED 25.134 ACRES
(DOC. NO. 202206039386, O.P.R.C.C.T.)
M–1 ZONING

FOUND 5/8" IRON ROD W/ CAP
N: 13,774,961.31 (GRID)
E: 2,204,545.97 (GRID)

N 59°32'59" E 1,253.32'

L1 90.58 45.27 45.28

15.00'

S30°28'26"E 120.71'

S 30°28'19" E 20.37'

14' E.G.T.CATV. ESMT

LOCATION OF 100–YEAR FLOODPLAIN, ZONE A

MATCHLINE "A" ~ SEE THIS SHEET

LOT 1
BLOCK 1
42.98 AC.

N 30°12'23" W 420.90'
S 30°12'23" E 420.80'

S 30°04'18" E 279.63'

FM 2252
(R.O.W. VARIES – 86' MINIMUM)

GREEN VALLEY WATER SUPPLY CORPORATION
15' WATER LINE ESMT
(VOL. 139, PG. 391, D.R.C.C.T.)

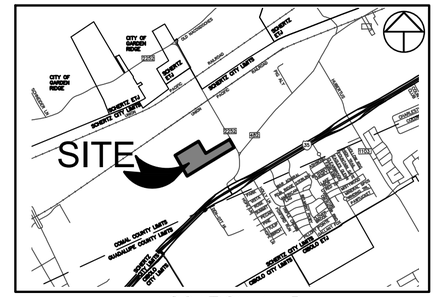
15.00' L2 44.95 44.96 89.9

S 59°10'07" W 591.76'

THE GEORGE BIESENBACH
LIVING TRUST
CALLED 33 ACRES
(DOC. NO. 200706023249,
O.P.R.C.C.T.)
M–1 ZONING
CURRENT LAND USE: VACANT

CURRENT LAND USE: VACANT
HARTMANN LAND & CATTLE CO., LTD.
CALLED 66.7 ACRES
(DOC. NO. 20106034897, O.P.R.C.C.T.)

0' 50' 100' 200'
HORIZONTAL SCALE: 1" = 100'



LOCATION MAP
NOT–TO–SCALE

LEGEND:

- ● = FND 5/8" IRON ROD W/ PLASTIC CAP STAMPED "WINDROSE" (UNLESS NOTED OTHERWISE)
- ○ = SET 5/8" IRON ROD W/ PLASTIC CAP STAMPED "WINDROSE"
- U.E. = UTILITY EASEMENT
- DRNG = DRAINAGE
- R.O.W. = RIGHT–OF–WAY
- M.P.R.C.C.T. = MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS
- -775- = EXISTING 5' CONTOUR LINE
- 775 = PROPOSED 5' CONTOUR LINE
- 15"WW = PROPOSED PUBLIC WASTEWATER LINE (FUTURE TOWN CREEK SEWER MAIN EXTENSION)
- = PROPOSED PRIVATE FIRE HYDRANTS
- = PROPOSED WASTEWATER MANHOLE
- = PROPOSED WASTEWATER FLOW ARROWS

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	14.000'	N 59°32'59" E
L2	14.001'	S 59°10'07" W
L3	20.002'	N 58°37'50" E
L4	20.002'	S 58°40'54" W
L5	91.638'	N 30°28'19" W
L6	12.597'	S 58°48'29" W
L7	20.009'	N 29°51'15" W
L8	7.051'	N 58°48'29" E

OWNERS:
LI SCHERTZ TX INVESTOR, LP
BY: LI SCHERTZ TX GP, LLC, ITS GENERAL PARTNER
KENNETH CHANG, VICE PRESIDENT
401 FRANKLIN ST, SUITE 2555
HOUSTON, TEXAS 77002
(713) 212–1560

ENGINEER:
GARZA EMC, LLC
DARREN HUCKERT, P.E.
7708 RIALTO BLVD, SUITE 125
AUSTIN, TEXAS 78735
(512) 298–3284

SURVEYOR:
WINDROSE LAND SURVEYING & PLATTING
COREY CAMPBELL
9360 CORPORATE DRIVE, SUITE 102
SELMA, TEXAS 78154

WINDROSE
LAND SURVEYING I PLATTING
9630 CORPORATE DR, SUITE 102 I SELMA, TX 78154 I 210.634.1565
FIRM REGISTRATION NO. 10108800 I WINDROSESERVICES.COM

PRELIMINARY PLAT ESTABLISHING SCHERTZ LOGISTICS SUBDIVISION

A 42.98 ACRE TRACT OF LAND SITUATED IN THE CITY OF SCHERTZ, OUT OF THE EDWIN WOODRUFF SURVEY NO. 95, ABSTRACT NO. 671, COMAL COUNTY, TEXAS. BEING ALL OF A CALLED 33.00 ACRE TRACT OF LAND AS CONVEYED TO LARRY KRIPPENDORF OF RECORD IN DOCUMENT NO. 201206033847 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS AND ALL OF A CALLED 10.01 ACRE TRACT OF LAND AS CONVEYED TO KIPPCO ENTERPRISES, INC. OF RECORD IN DOCUMENT NO. 201206025110 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

DATE OF PREPARATION: 09/24/2024

PLAT NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "WINDROSE" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, APPLY A COMBINED SCALE FACTOR OF 0.999842450.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
5. THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.
6. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND PERMITS.
7. ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 48091C0485F, DATED SEPTEMBER 2, 2009, IS LOCATED IN ZONE X AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN.
8. ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF OWNER OR OWNERS SUCCESSORS AND/OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGN IS APPROVED BY THE CITY.
9. THIS PROPERTY IS CURRENTLY ZONED M-1 (MANUFACTURING, LIGHT INDUSTRIAL).
10. THIS PROPERTY IS WHOLLY WITHIN THE CITY LIMITS OF THE CITY OF SCHERTZ.
11. THIS SUBDIVISION HAS ONE (1) BUILDABLE LOT.
12. ON _____ THE CITY OF SCHERTZ PLANNING AND ZONING COMMISSION APPROVED AND GRANTED A WAIVER FOR THE SUBJECT PROPERTY (SCHERTZ LOGISTICS) TO UDC SECTION 21.15.3 WASTEWATER SYSTEMS, PARAGRAPHS A & D TO FOREGO IMMEDIATE CONNECTION TO A PUBLIC WASTEWATER SYSTEM AND APPROVING USE OF ON-SITE SEWAGE FACILITIES PER PARAGRAPH E.

CPS NOTES

1. CITY PUBLIC SERVICE BOARD (CPS ENERGY) – IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESGINATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT OR RIGHT-OF-WAY AREAS, TOGETHER WIT THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WIT THE EFFICIENCY OF GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

STATE OF TEXAS
COUNTY OF TRAVIS

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THE PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

_____.

DARREN HUCKERT, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 101112
7708 RIALTO BLVD, SUITE 125
AUSTIN, TEXAS 78735

STATE OF TEXAS
COUNTY OF GUADALUPE

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

_____.

COREY CAMPBELL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7076
9360 CORPORATE DRIVE, SUITE 102
SELMA, TEXAS 78154

WINDROSE
LAND SURVEYING | PLATTING
9630 CORPORATE DR, SUITE 102 | SELMA, TX 78154 | 210.634.1565
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

GVSUD NOTES:

EASEMENT CERTIFICATE
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO GREEN VALLEY SPECIAL UTILITY DISTRICT OF MARION, TEXAS, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT MARKED AS "GVSUD WATERLINE EASEMENT", "GVSUD SEWER EASEMENT" OR "GVSUD REUSE WATER EASEMENT" AS APPLICABLE WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER ACCESS AND USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, UPGRADE, PARALLEL AND REMOVE WATER OR WASTE-WATER TRANSMISSION, COLLECTION AND/OR DISTRIBUTION LINES AND APPURTENANCES AND ANY OTHER FACILITIES NECESSARY TO SERVE GRANTORS' PROPERTY, AS WELL AS THE GRANTEE'S CURRENT AND FUTURE SYSTEM-WIDE CUSTOMERS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS UNDER, OVER AND ACROSS GRANTOR'S ADJACENT LANDS AND IN ALL STREETS AND BYWAYS FOR THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED, INCLUDING THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES, SHRUBS, GRASSES, PAVEMENTS, FENCES, STRUCTURES, IMPROVEMENTS, OR OTHER OBSTRUCTIONS WHICH MAY INTERFERE WITH THE FACILITY OR THE ACCESS THERETO.

IT IS AGREED AND UNDERSTOOD THAT NO OTHER UTILITIES SHALL BE INSTALLED WITHIN OUR EASEMENT TO INCLUDE BUT NOT LIMITED TO PERMANENT STRUCTURES AND/OR BUILDINGS, CONCRETE SLABS, SIDEWALKS, WALLS, AND PAVEMENTS. ANY MONETARY LOSS TO GREEN VALLEY SUD RESULTING FROM MODIFICATIONS REQUIRED OF UTILITY EQUIPMENT LOCATED WITHIN SAID EASEMENTS DUE TO GRADE CHANGE OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. UPON ENTERING IN AND UPON SAID EASEMENT, THE DISTRICT WILL ENDEAVOR TO RESTORE THE LAND SURFACE TO A USEABLE CONDITION BUT IS NOT OBLIGATED TO RESTORE IT TO A PRE-EXISTING CONDITION.

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

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

_____ _____.
GREEN VALLEY SPECIAL UTILITY DISTRICT DATE

TXDOT NOTES:

1. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONES, OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THE DEVELOPMENT, WILL NOT ENCROACH BY STRUCTURE OR GRADING INTO STATE R.O.W. PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE R.O.W. WILL NOT BE ALLOWED.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TXDOT'S "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR TWO (2) POINTS OF ACCESS TO FM 2252 BASED ON AN APPROXIMATE OVERALL FRONTAGE OF 420.71 FEET. WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS, THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED WITH CONSIDERATION GIVEN TO TOPOGRAPHY, ESTABLISHED PROPERTY OWNERSHIPS, UNIQUE PHYSICAL LIMITATIONS, AND/OR PHYSICAL DESIGN CONSTRAINTS. THE SELECTED LOCATION SHOULD SERVE AS MANY PROPERTIES AND INTERESTS AS POSSIBLE TO REDUCE THE NEED FOR ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FULL MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO PUBLIC ROADWAYS THAT ARE ON LOCAL THOROUGHFARE PLANS.
3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TXDOT.
4. ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

OWNER'S ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF HARRIS

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE SCHERTZ LOGISTICS, TO THE CITY OF SCHERTZ, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC AREAS THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____
OWNER/DEVELOPER: LI SCHERTZ TX INVESTOR, LP
BY: LI SCHERTZ TX GP, LLC,
ITS GENERAL PARTNER
KENNETH CHANG, VICE PRESIDENT
401 FRANKLIN ST, SUITE 2555
HOUSTON, TEXAS 77002

STATE OF TEXAS
COUNTY OF HARRIS

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

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

_____
NOTARY PUBLIC, STATE OF TEXAS

CERTIFICATION BY CITY ENGINEER

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

DATED THIS _____ DAY OF _____, 20___.

_____
CITY ENGINEER, SCHERTZ, TEXAS

PLANNING & ZONING COMMISSION:

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

BY:_____.
CHAIRMAN

BY: _____.
SECRETARY

STATE OF TEXAS
COUNTY OF COMAL

I, BOBBIE KOEPP, COUNTY CLERK OF COMAL COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE _____ DAY OF _____, A.D. 20___, AT _____M. AND DULY RECORDED THE _____ DAY OF_____, A.D. 20___, AT _____M. IN THE RECORDS OF MAPS AND PLATS IN SAID OFFICE, OF SAID COUNTY, IN DOCUMENT # _____ IN TESTIMONY WHEREOF WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____, 20___,

COUNTY CLERK
COMAL COUNTY, TEXAS

BY: _____
DEPUTY

PRELIMINARY PLAT ESTABLISHING SCHERTZ LOGISTICS SUBDIVISION

A 42.98 ACRE TRACT OF LAND SITUATED IN THE CITY OF SCHERTZ, OUT OF THE EDWIN WOODRUFF SURVEY NO. 95, ABSTRACT NO. 671, COMAL COUNTY, TEXAS. BEING ALL OF A CALLED 33.00 ACRE TRACT OF LAND AS CONVEYED TO LARRY KRIPPENDORF OF RECORD IN DOCUMENT NO. 201206033847 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS AND ALL OF A CALLED 10.01 ACRE TRACT OF LAND AS CONVEYED TO KIPPCO ENTERPRISES, INC. OF RECORD IN DOCUMENT NO. 201206025110 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

DATE OF PREPARATION: 09/24/2024

SCHERTZ
COMMUNITY • SERVICE • OPPORTUNITY

PLANNING AND ZONING COMMISSION MEETING: 10/02/2024
Agenda Item 8 A

SUBJECT

Current Projects and City Council Status Update

DEVELOPMENT INFORMATION

The following is being provided for information purposes only so that the Planning and Zoning Commission is aware of the current status of new site plan applications, status of applications heard by the Commission and recommended for final action by the City Council, and the status of administratively approved applications.

NEW SITE PLAN APPLICATIONS:

- There were no new site plan applications submitted to the Planning and Community Development Department between September 4, 2024, to September 25, 2024.

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

- Ordinance 24-S-145- Conduct a public hearing and consider a request to rezone approximately 3.3 acres of land from Manufacturing – Light District (M-1) to Single-Family Residential District (R-6), known as Comal County Property Identification Number 75307, a portion of the property also known as 7444 FM 482, City of Schertz, Comal County, Texas.
    - Approved at August 20, 2024 CC Meeting
- Ord. 24-S-146- Conduct a public hearing and consider a request to rezone approximately 38.8 acres of land from Single-Family Residential/Agricultural District (R-A) and General Business District (GB) to Apartment/Multi-Family District (R-4), known as Guadalupe County Property Identification Number 68294, 68295, 68296, 68302, 68303, 68315 68316, generally located 1,100 feet to the west of the FM 2252 and IH 35 intersection, City of Schertz, Guadalupe County, Texas.
    - Denied at September 17, 2024, Second CC Meeting
- Ord. 24-S-148- Conduct a public hearing and consider a request to rezone approximately 71 acres of land from Single-Family Residential/ Agricultural District (R-A) and Agricultural District (AD) to approximately 41 acres as Single-Family Residential District (R-2) and approximately 30 acres as Single-Family Residential District (R-6), known as Bexar County Property Identification Number 310022, more specifically known as 12840 Lower Seguin Road, City of Schertz, Bexar County, Texas.
    - Approved at September 17, 2024 CC Meeting
- Ord. 24-S-149- Conduct a public hearing and consider a request to rezone approximately 79 acres of land from Planned Development District (PDD) to Single-Family Residential District (R-1), known as Bexar County Property Identification Number 310060, more specifically known as 8676 Trainer Hale Rd, City of Schertz, Bexar County, Texas.
    - Approved at September 17, 2024 CC Meeting
- Ord. 24-S-147 – Conduct a public hearing and consider a request for a Specific Use Permit to allow for a Convenience Store with Gas Pumps in General Business District (GB), on approximately 1.61 acres of land, known as Bexar County Property Identification Number 1396038, generally located southwest of the intersection of FM1518 and Schaefer Road, City of Schertz, Bexar County, Texas.
    - Denied at September 17, 2024 CC Meeting

ADMINISTRATIVELY APPROVED PROJECTS:

The following were administratively approved projects from September 4, 2024, to September 25, 2024.

- Thulemeyer Park Replat

- An approximately 16-acre Replat of Aviation Heights Subdivision, Lot 1 Block 49, to create 1 public use lot. Approved September 12, 2024.