



March 9, 2023

Planning & Community Development  
City of Schertz  
1400 Schertz Parkway  
Schertz, TX 78154

Re: Plat Waiver Request  
Monroe Subdivision- Plat  
21.99 Acres (Residential & Commercial)

Dear Reviewer:

This plat waiver request by Young Professional Resources (YPR) is for the purpose of the Preliminary Plat application for the Monroe Subdivision Subdivision Plat.

The above referenced project is located approximately 390 feet from the intersection of Ware Seguin Road and Boenig Drive. The BCAD parcel ID for the plat to be developed is 619166. The plat consists of approximately 21.99 acres that includes the construction of a residential house and a commercial building for business. The proposed development is to be completed in two phases. Both phases are going to be operated and maintained by one owner. The subdivision plat is currently zoned as GB (General Business) and R-A (Single-Family Residential/Agricultural).

We are requesting the following waivers:

1. *“Lot 2 is not provided road frontage. Without frontage this would be discretionary per P&Z.”*

The plat shows an existing 30' ingress/egress easement that provides access. The proposed plat is not removing and amending the existing easement. City Staff stated that they would recommend approval therefore this is a no action item.

2. *“Required by city to connect to sewer where it is within 1,500 feet of commercial or 500 feet residential.”*

*Extension of water and wastewater lines shall be made along the entire frontage of the subdivision adjacent to a street or thoroughfare. If the subdivision is not adjacent to a thoroughfare, the extension of utilities shall be accomplished in such a manner as to allow future connections to said utilities by new subdivisions. If new subdivisions will never be constructed beyond a developing subdivision due to physical constraints, the Public Works Director may waive the requirement for adjacent utility line construction at the time of final plat approval and prior to construction of the subdivision.”*

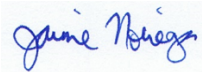
We are requesting a waiver for this requirement. The owner was required to plat both properties because it was contiguous property. The owner has no immediate plans for the commercial development (Lot 1). The owner will be developing the residential lot (Lot 2) to

construct a residential home as his primary residence. The owner will install a septic system for the residential home until the commercial development is developed.

In addition, the cost to extend the sewer services is approximately \$585,000. We have included a preliminary cost estimate. This cost would not be feasible at this time.

If you have comments or questions, please contact me or Leonard D. Young at (210) 590-9215.

Sincerely,  
Young Professional Resources

A handwritten signature in blue ink that reads "Jaime Noriega".

Jaime Noriega, PE  
Vice President

Attachments:

**MONROE SUBDIVISION  
SANITARY SEWER IMPROVEMENTS  
100% SUBMITTAL - OPINION OF PROBABLE COST  
August 22, 2024**

<b>ITEM NO.</b>	<b>DESCRIPTION</b>	<b>UNIT</b>	<b>UNIT PRICE</b>	<b>QTY</b>	<b>TOTAL</b>
COSA 100.1	MOBILIZATION	LS	11%	1	\$ 50,879.00
COSA 101.1	PREPARATION OF RIGHT-OF-WAY	LS	4%	1	\$ 18,501.00
COSA 103.3	REMOVE SIDEWALKS AND DRIVEWAYS (<1000 SF)	SF	\$6.00	5	\$ 30.00
COSA 413.1	FLOWABLE FILL	CY	\$175.00	420	\$ 73,500.00
COSA 502.1	CONCRETE SIDEWALKS (< 150 SY)	SY	\$70.00	1	\$ 70.00
COSA 511.3	HMAC - TYPE D (2" COMPACTED DEPTH)	SY	\$50.00	840	\$ 42,000.00
COSA 1000.3	REMOVE AND REPLACE WOOD FENCE (6' HIGH)	LF	\$80.00	8	\$ 640.00
SAWS 530.1	BARRICADES, SIGNS AND TRAFFIC HANDLING	LS	\$80,000.00	1	\$ 80,000.00
SAWS 550	SAN SWR TRENCH EXCAVATION PROTECTION	LF	\$2.00	2090	\$ 4,180.00
SAWS 848	SAN SWR (8 IN)(PVC)(ALL DEPTHS)(PRESSURE RATED)	LF	\$85.00	2090	\$ 177,650.00
SAWS 852.1	SAN SWR MANHOLE (0'-6')(4' I.D)	EA	\$5,000.00	6	\$ 30,000.00
SAWS 854	SANITARY SEWER LATERALS	LF	\$80.00	390	\$ 31,200.00
SAWS 854.1	TWO-WAY SANITARY SEWER CLEAN-OUT	EA	\$500.00	4	\$ 2,000.00
SAWS 864	BYPASS PUMPING	LS	\$15,000.00	1	\$ 15,000.00
SAWS 866	SEWER MAIN TELEVISION INSPECTION (8"-15") (POST-CONSTRUCTION)	LF	\$3.00	2090	\$ 6,270.00
			<b>TOTAL</b>	<b>=</b>	<b>\$ 531,920.00</b>
			<b>TOTAL W/ 10% CONTINGENCY</b>	<b>=</b>	<b>\$ 585,200.00</b>