



MEETING AGENDA
Planning & Zoning Commission
REGULAR SESSION PLANNING & ZONING COMMISSION
November 5, 2025

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, NOVEMBER 5, 2025 at 6:00 p.m.

The Planning and Zoning Commission will hold the regularly scheduled meeting at 6:00p.m., Wednesday, November 5, 2025, 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 October 1, 2025, Regular 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. **PLZC20250232** - Hold a public hearing and make a recommendation on a request to rezone approximately 0.37 acres of land from Single-Family Residential District (R-2) to Main Street Mixed-Use District (MSMU), located at 603 Exchange Avenue, approximately 200 feet east of the intersection of Randolph Avenue and Exchange Avenue, more specifically known as Guadalupe County Parcel Identification Number 67458, City of Schertz, Guadalupe County, Texas.

6. ITEMS FOR INDIVIDUAL CONSIDERATION:

- A. **PLFP20250241 Waiver** - Consider and act upon a request for a waiver in relation to on-site sewer facilities for the Final Plat of the Bunny Stop #9 Subdivision, approximately 7.8 acres of land located approximately 55-feet southwest of the intersection of FM 2252 and IH 35 N Access Road, also known as Comal County Property Identification Number 119021 and Guadalupe County Property Identification Number 114083, City of Schertz, Comal and Guadalupe County, Texas.
- B. **PLFP20250241** - Consider and act upon a request for approval of a final plat of the Bunny Stop #9 Subdivision, an approximately 7.8 acre tract of land located approximately 55-feet southwest of the intersection of FM 2252 and IH 35 N Access Road, also known as Comal County Property Identification Number 119021 and Guadalupe County Property Identification Number 114083, City of Schertz, Comal and Guadalupe County, Texas.
- C. **PLPP20250218 Waiver** — Consider and act upon a request in relation to on-site sewer facilities for the Preliminary Plat of the MMD Subdivision, approximately 5 acres of land, located approximately 3,100 feet northeast of the intersection of FM 2252 and FM 482, more specifically known as Comal County Parcel Identification Number 43645, City of Schertz, Comal County, Texas.
- D. **PLPP20250218**- Consider and act upon a request for approval of a preliminary plat of the MMD Subdivision, approximately 5 acres of land located approximately 3,100 feet northeast of the intersection of FM 2252 and FM 482, more specifically known as Comal County Parcel Identification Number 43645, City of Schertz, Comal County, Texas.
- E. **PLPP20250255 Waiver** — Consider and act upon a request in relation to on-site sewer facilities for the Preliminary Plat of the Hime Subdivision, approximately 10 acres of land, located approximately 2,300 feet west of the intersection of FM 1518 and IH-10, more specifically known as Bexar County Parcel Identification Number 339370, City of Schertz, Bexar County, Texas.
- F. **PLPP20250255** — Consider and act upon a request for approval of a preliminary plat of the Hime Subdivision, approximately 10 acres of land located approximately 2,300 feet west of the intersection of FM 1518 and IH-10, more specifically known as Bexar County Parcel Identification Number 339370, City of Schertz, Bexar 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, Daisy Marquez, Senior Planner, of the City of Schertz, Texas, do hereby certify that the above agenda was posted on the official bulletin boards on this the 29th day of October, 2025 at 10:00 a.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.



Daisy Marquez, Senior Planner

I certify that the attached notice and agenda of items to be considered by the Schertz Planning & Zoning Commission was removed from the official bulletin board on ____ day of _____, 2025. _____ title: _____

This facility is accessible in accordance with the Americans with Disabilities Act. Handicapped parking spaces are available. If you require special assistance or have a request for sign interpretative services or other services please call 619-1030 at least 24 hours in advance of meeting.

The Planning and Zoning Commission for the City of Schertz reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Open Meetings Act.

Executive Sessions Authorized: This agenda has been reviewed and approved by the City's legal counsel and presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.



PLANNING AND ZONING COMMISSION MEETING: 11/05/2025
Agenda Item 4 A

TO: Planning and Zoning Commission
PREPARED BY: Sarah Rodriguez, Administrative Assistant
SUBJECT: Minutes for the October 1, 2025, Regular Meeting.

Attachments

Draft Minutes for the October 01, 2025 Regular Meeting

DRAFT

PLANNING AND ZONING MINUTES October 1, 2025

The Schertz Planning and Zoning Commission convened on October 1, 2025 at 6:00 p.m. at the Municipal Complex, Council Chambers, 1400 Schertz Parkway Building #4, Schertz, Texas.

Present: Chair Clayton Wallace; Commissioner Glen Outlaw; Commissioner Roderick Hector; Commissioner Judy Goldick; Commissioner David Hughes; Commissioner Tamara Brown; Commissioner John Carbon

Absent: Vice Chair Patrick McMaster

Staff present: City Manager Steve Williams; Deputy City Manager Brian James; ; Planning Manager Emily Delgado; Director of Planning & Community Development Lesa Wood; Senior Planner Daisy Marquez; Planner William Willingham; Administrative Assistant Sarah Rodriguez;

1. CALL TO ORDER

Chairman Clayton Wallace called the meeting to order at 6:00 P.M.

2. SEAT ALTERNATE TO ACT IF REQUIRED

Judy Goldick was seated as the alternate.

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.

Chairman Wallace opened the Hearing of Residents. The following resident spoke:

- Christopher Duffoit, 3400 Woodlawn Farm spoke in relation to 5C

4. CONSENT AGENDA:

A. Minutes for the September 3, 2025 Regular Meeting.

There was no discussion.

Moved by Commissioner John Carbon, seconded by Commissioner Roderick Hector to approve the Consent Agenda

Vote: 7 - 0 Passed

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. PLZC20250166** - Hold a public hearing and make a recommendation on a zone change request from Pre-Development District (PRE), General Business District (GB) and Single-Family Residential District (R-6) to Middle Density Residential District (R-5) on approximately 81 acres of land, generally located 1,900 feet south of the intersection of IH 35 and Country Club Blvd, also known as Guadalupe County Property Identification Numbers 63833, 63836, 63838, 34548, 34577, 34755 City of Schertz, Guadalupe County, Texas and Comal County Property Identification Number 377261, and a portion of Comal County Property Identification Number 75381, City of Schertz, Comal County, Texas.

Mrs. Delgado gave a presentation on PLZC20250166.

Chairman Wallace opened the Public Hearing at 6:09 P.M.

- DJ Thompson & John Thompson -3325 Charleston Lane

Chairman Wallace closed the Public Hearing at 6:14 P.M.

PLZC20250166 was withdrawn by Applicant after the Public Hearing was published. The Public Hearing was held, but no action was taken by the Planning and Zoning Commission on item PLZC20250166

- B. PLZC20250167** – Hold a public hearing and make a recommendation on a zone change request from Pre-Development District (PRE) and General Business District (GB) to Apartment / Multi-family Residential District (R-4) on approximately 24 acres of land, known as Guadalupe County Property Identification Numbers 63835, 72500, and 72501, City of Schertz, Guadalupe County, Texas and Comal County Property Identification Number 81292, 121896, and a portion of Comal County Property Identification Number 75381, City of Schertz, Comal County, Texas.

Mrs. Delgado gave a presentation on PLZC20250167.

Chairman Wallace opened up the Public Hearing at 6:17 P.M

No residents spoke

Chairman Wallace closed the Public Hearing at 6:17 P.M.

PLZC20250167 was withdrawn by Applicant after the Public Hearing was published. The Public Hearing was held, but no action was taken by the Planning and Zoning Commission on item PLZC20250167.

- C. PLZC20250062** - Hold a public hearing and make a recommendation on a zone change request on approximately 32 acres of land from General Business District-II (GB-2) to Single-Family Residential District (R-2), known as Guadalupe Property Identification Number 64558, City of Schertz, Texas.

Mrs. Marquez gave a presentation on PLZC20250062.

Patrick Christenson, the applicant, gave a presentation.

Chairman Wallace opened the Public Hearing at 6:31 P.M.

- Dale Jones 3004 Lapostolle Circle
- Christopher Duffoit- 3400 Woodlawn Farms
- Janora Shaw-Hicks- 3016 Lapostolle Circle

Chairman Wallace closed the public hearing at 6:38 P.M.

Moved by Commissioner Roderick Hector, seconded by Commissioner Glen Outlaw to recommend denial to the City Council of PLZC20250062

Vote: 7 - 0 Passed

- D. PLZC20250215** - Hold a public hearing and make a recommendation on request to rezone approximately 11.03 acres of land from Pre-Development District (PRE) to Agricultural District (AD), generally known as 7703 Trainer Hale Road, approximately 1,700 feet north from the intersection of Trainer Hale Road and IH-10, more specifically known as Bexar County Parcel Identification Number 339346, City of Schertz, Bexar County, Texas.

Mr. Willingham gave a presentation on PLZC20250215.

Chairman Wallance opened the Public Hearing at 7:07 P.M.

No residents spoke.

Chairman Wallance closed the Public Hearing at 7:07 P.M.

Moved by Commissioner Glen Outlaw, seconded by Commissioner John Carbon to recommend approval to the City Council of PLZC20250215

Vote: 7 - 0 Passed

6. ITEMS FOR INDIVIDUAL CONSIDERATION:

- A. PLRP20250221 Waiver**- Consider and act upon a request for a waiver in relation to on-site sewer facilities for the replat of the Sam B Liftshutz Subdivision No. 9, approximately 0.76 acres of land, located approximately 750 feet east of the intersection of Pfeil Road and IH-10, more specifically known as Bexar County Parcel Identification numbers 618921 and 618922, City of Schertz, Bexar County, Texas.

Mr. Willingham gave a presentation on PLRP20250221 Waiver.

Moved by Commissioner Glen Outlaw, seconded by Commissioner Judy Goldick to approve PLRP20250221 Waiver

Vote: 7 - 0 Passed

- B. PLRP20250221-** Consider and act upon a request for approval of a replat of the Sam B Liftshutz No. 9 Subdivision, approximately 0.76 acres of land located at 11825 IH-10 Schertz, Texas, approximately 750 feet east of the intersection of Pfeil Road and IH-10, more specifically known as Bexar County Parcel Identification Numbers 618921 and 618922, City of Schertz, Bexar County, Texas.

Mr. Willingham gave a presentation on PLRP20250221.

Moved by Commissioner John Carbon, seconded by Commissioner Judy Goldick to approve PLRP20250221

Vote: 7 - 0 Passed

7. REQUESTS AND ANNOUNCEMENTS:

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

No requests were made by Commissioners.

- B.** Announcements by Commissioners

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

Commissioner Carbon announced upcoming events for the candidates who are running for the City Council.

- C.** Announcements by City Staff.

- City and community events attended and to be attended.

Emily Delgado announced the promotion of Daisy Marquez to Senior Planner.

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

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

9. ADJOURNMENT OF THE REGULAR MEETING

Chairman Wallace adjourned the regular meeting at 7:18 P.M.

Chairman, Planning and Zoning Commission

Recording Secretary, City of Schertz



PLANNING AND ZONING COMMISSION MEETING: 11/05/2025
Agenda Item 5 A

TO: Planning and Zoning Commission

PREPARED BY: William Willingham, Planner

SUBJECT: **PLZC20250232** - Hold a public hearing and make a recommendation on a request to rezone approximately 0.37 acres of land from Single-Family Residential District (R-2) to Main Street Mixed-Use District (MSMU), located at 603 Exchange Avenue, approximately 200 feet east of the intersection of Randolph Avenue and Exchange Avenue, more specifically known as Guadalupe County Parcel Identification Number 67458, City of Schertz, Guadalupe County, Texas.

BACKGROUND

Per the applicant's letter of intent, the applicant is requesting to rezone approximately 0.37 acres of land from Single-Family Residential District (R-2) to Main Street Mixed-Use District (MSMU). The applicant has not expressed interest in a specific development for this site but would like to rezone the property to Main Street Mixed-Use District (MSMU) for the flexibility this zoning district offers. The subject property is currently vacant and unplatted.

On October 21, 2025, twenty-nine (29) public notices were mailed to the surrounding properties within a 200-foot boundary of the subject property including one public notice sent to SCUCISD. At the time of the staff report on Wednesday, October 29, 2025, one (1) response in favor, zero (0) responses neutral, and three (3) response 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 by the applicant.

Subject Property:

	Zoning	Land Use
Existing	Single-Family Residential District (R-2)	Vacant
Proposed	Main Street Mixed-Use District (MSMU)	Undetermined

Adjacent Properties:

	Zoning	Land Use
North	Single-Family Residential District (R-2)	Residential
South	Right-of-Way	Exchange Avenue
East	Single-Family Residential District (R-2)	Residential
West	Single-Family Residential District (R-2)	Residential

GOAL

Per the applicant's letter of intent, the applicant is requesting to rezone approximately 0.36 acres of land from Single-Family Residential (R-2) to Main Street Mixed-Use District (MSMU). The applicant has not determined a specific desired development for this property.

Dimensional and Developmental Standards (Sec. 21.5.7.B)

			Min Lot Size Dimensions (Ft.)	Min Yard Setbacks (Ft.)	Misc Lot Requirements
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	<i>Code</i>	<i>Zoning District</i>	<i>Area (Sq Ft)</i>	<i>Width (Ft)</i>	<i>Depth (Ft)</i>	<i>Front (Ft)</i>	<i>Side (Ft)</i>	<i>Rear (Ft)</i>	<i>Max. Height (Ft)</i>	<i>Max. Impervious Coverage</i>
Existing	(R-2)	Single-Family Residential District	8,400	70	120	25	10	20	35	50%
Proposed	(MSMU)	Main Street Mixed-Use District	5,000	50	100	10	5	10	35	80%

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 implements the policies of the adopted Comprehensive Land Plan, or any other applicable adopted plans.

The Comprehensive Land Plan is a guiding document for the long-range vision of Schertz and designates this area as "Main Street." The "Main Street" designation on the Future Land Use Map is intended for commercial, residential, and entertainment spaces to create a dynamic urban core promoting a pedestrian experience for residents and visitors. Main Street Mixed-Use District (MSMU) is intended to provide a base zoning district for single-family, multifamily, and low-intensity commercial uses in the Main Street area.

Although the subject site is not located directly along Main Street, it is located within the Main Street designation of the Comprehensive Land Use Plan. The subject site is located one block over from Main Street.

The applicant is requesting Main Street Mixed-Use District (MSMU) because of the flexibility provided by the zoning district and build on their vacant lot. Therefore, because the requested zoning district and associated permitted uses are consistent with the goals of the "Main Street" land use designation, the zoning change does implement the policies of the Comprehensive Land Plan.

2. Whether the proposed zoning change promotes the health, safety, and general welfare of the City.

As part of promoting health, safety, and general welfare, zone change requests should align with the Unified Development Code (UDC) and city policy. Main Street Mixed-Use District (MSMU) is intended to provide a base zoning district for single-family, multifamily, and low-intensity commercial uses in the Main Street area. The subject property is located within the "Main Street" designation of the Comprehensive Land Use Plan and is currently undeveloped. Furthermore, the Schertz Engineering Department has conducted an analysis of the zone change request and has determined that the potential traffic impact as a result of the zone change will not have a measurable impact on the city's transportation system. Due to the proposed request for Main Street Mixed-Use District (MSMU) at the subject property, the consistency with the Comprehensive Land Plan, and the minimal traffic impact, the proposed rezone therefore promotes the health, safety, and general welfare of the city.

3. Whether the uses permitted by the proposed change will be consistent and appropriate with existing uses in the immediate area.

The subject property is located within one of the original neighborhoods established in Schertz which is characterized by homes and low-intensity commercial uses such as professional offices, restaurants, and clothing alteration services, located on small lots with narrow frontages. Similarly, the subject property measures 0.37 acres in area and is one of a few remaining undeveloped lots in this area. The permitted uses within the Main Street Mixed-Use District (MSMU) will restrict new development to uses such as single-family, multifamily, and low-intensity commercial establishments. Consequently, given the character of the surrounding properties, Main Street Mixed-Use District (MSMU) is consistent in character with the surrounding properties and aligns with the provisions of the UDC. See below the permitted uses in the existing and proposed zoning districts.

Permitted Use Table (Sec. 21.5.8)*

	Existing Zoning District	Proposed Zoning District
	Single-Family Residential District (R-2)	Main Street Mixed-Use District (MSMU)
Permitted Uses	<ul style="list-style-type: none">- Family or Group Home- School, Public or Private- One Family Dwelling Detached	<ul style="list-style-type: none">- Bakery- Florist- Professional Office/Clinic- School, Public or Private-One Family Dwelling Detached-Multifamily Apartment Dwelling

**The permitted use table shown is non-exhaustive. For a complete list of permitted uses, see UDC Section 21.5.8- Permitted Use Table*

4. Whether other factors are deemed relevant and important in the consideration of the amendment.

All UDC requirements have been met for the proposed zone change.

SCUCISD has been notified of the zone change request.

Schertz' Fire, EMS, and Police Departments have been notified of the zone change request and have not provided specific concerns related to this request.

RECOMMENDATION

Due to the unique character of land uses in the area, the compatibility of uses the Main Street Mixed-Use District (MSMU) permits, and the consistency with the Comprehensive Land Plan, staff recommends approval of PLZC20250232.

Attachments

Aerial Exhibit

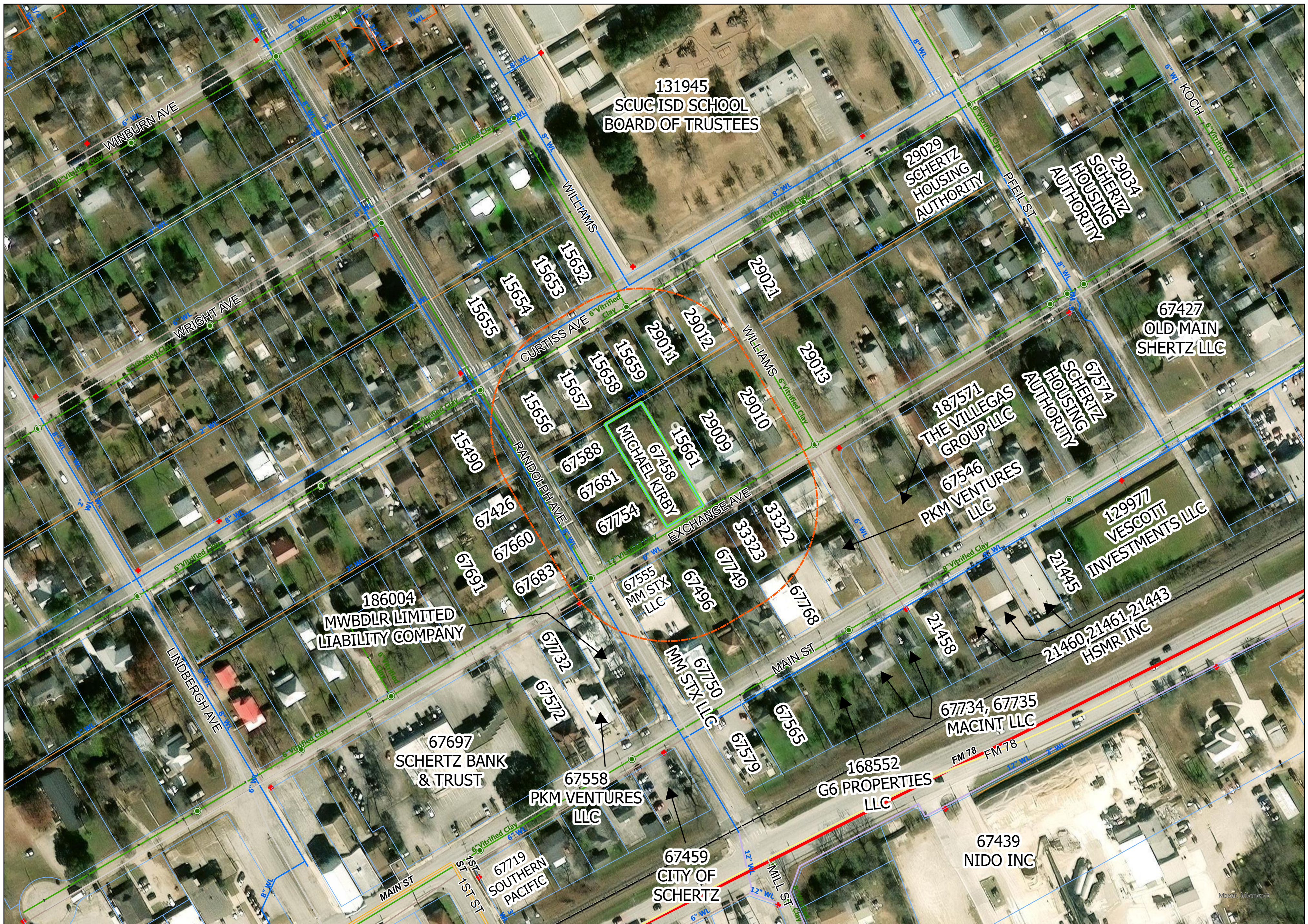
Public Hearing Notice Map

Zoning Exhibit

Public Hearing Responses

SCUCISD 10-Year Forecasting

SCUCISD Demographic Report



SCHERTZ
COMMUNITY • SERVICE • OPPORTUNITY

Zone Change Request
Property ID - 67458
603 Exchange Ave
PLZC20250232

- County Boundaries
- Schertz Municipal Boundary
- ETJ
- Project Boundary

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

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

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

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

- Hydrant
- Manholes
- CCMA Lift Station
- Private Lift Station
- Schertz Lift Station
- CCMA Treatment Plant
- Schertz Treatment Plant

- Sewer Main
- Schertz Gravity
- Schertz Pressure
- Neighboring Gravity
- Private Pressure




0 100 200 400 Feet

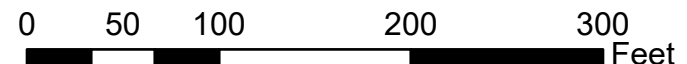


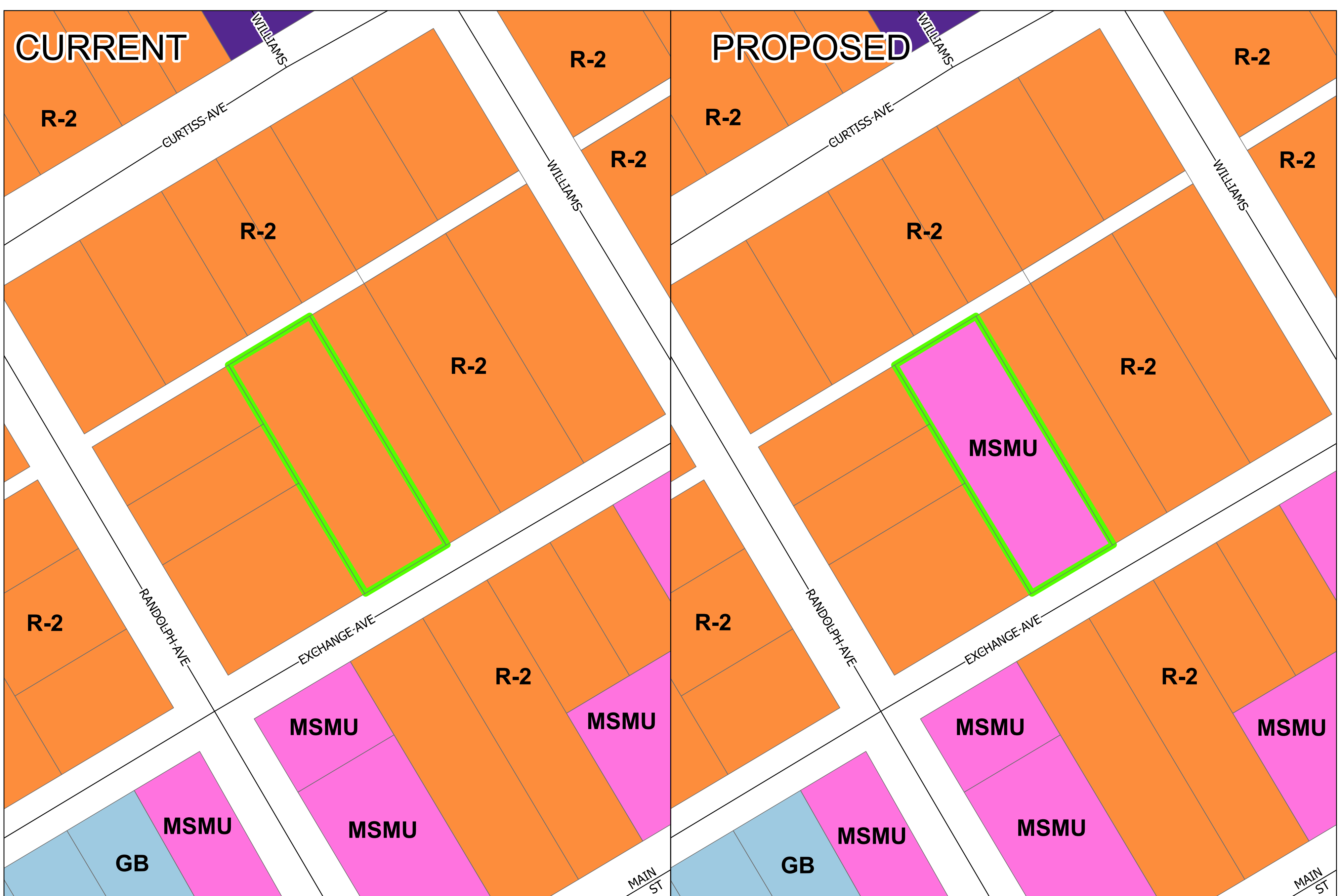
City of Schertz


Proposed Zone Change

603 Exchange Ave (PLZC20250232)

-  Project Boundary
-  200' Buffer
-  Parcels





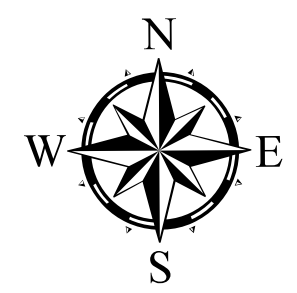


SCHERTZ
COMMUNITY★SERVICE★OPPORTUNITY
Last update: October 7, 2025
City of Schertz, GIS Specialist: Bill Gardner,
gis@schertz.com (210) 619-1185

**Proposed
Zoning Change**
Property ID: 67458
603 Exchange Ave
(PLZC20250232)

Classification

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



0 50 100 200 Feet

The City of Schertz provides this Geographic Information System product "as is" without any express or implied warranty of any kind including but not limited to the implied warranties of merchantability and fitness for a particular purpose. In no event shall The City of Schertz be liable for any special, indirect, or consequential damages or any damages whatsoever arising out of or in connection with the use of or performance of these materials. Information published in this product could include technical inaccuracies or typographical errors. Periodical changes may be added to the information herein. The City of Schertz may make improvements and/or changes in the product(s) described herein at any time.

NOTICE OF PUBLIC HEARING

October 21, 2025

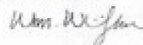
To whom it may concern,

The City of Schertz Planning and Zoning Commission will conduct a public hearing on **November 5, 2025 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:

PLZC20250232 - Hold a public hearing and make a recommendation on a request to rezone approximately 0.37 acres of land from Single-Family Residential District (R-2) to Main Street Mixed-Use District (MSMU), located at 603 Exchange Avenue, approximately 200 feet east of the intersection of Randolph Avenue and Exchange Avenue, more specifically known as Guadalupe County Parcel Identification Number 67458, City of Schertz, Guadalupe County, Texas.

The Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. You may return the reply form below by mail or personal delivery to William Willingham, Planner at 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 William Willingham, Planner, at 210-619-1781.

Sincerely,



William Willingham
Planner

Reply Form:

City Council will have a public hearing 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 the 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 **PLZC20250232**

COMMENTS: I ~~OWN~~ OWN THE PROPERTY.

NAME: MIKE KIRBY SIGNATURE: Mike Kirby
(PLEASE PRINT)

STREET ADDRESS: 1319 CEDAR ELM, NEW BRAUNFELS TX 78132

DATE: 27 OCT 25

NOTICE OF PUBLIC HEARING

October 21, 2025

To whom it may concern,

The City of Schertz Planning and Zoning Commission will conduct a public hearing on **November 5, 2025 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:

PLZC20250232 - Hold a public hearing and make a recommendation on a request to rezone approximately 0.37 acres of land from Single-Family Residential District (R-2) to Main Street Mixed Use District (MSMU), located at 603 Exchange Avenue, approximately 200 feet east of the intersection of Randolph Avenue and Exchange Avenue, more specifically known as Guadalupe County Parcel Identification Number 67458, City of Schertz, Guadalupe County, Texas.

The Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. You may return the reply form below by mail or personal delivery to William Willingham, Planner at 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 William Willingham, Planner, at 210-619-1781.

Sincerely,

Wm. Willingham

William Willingham
Planner

Reply Form:

City Council will have a public hearing 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 the 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 PLZC20250232

COMMENTS: Schertz is nationally recognized for its family atmosphere. To be consistent with that legacy, this property should remain residential, supporting taxpaying families who create this community.

NAME: Brynn James (PLEASE PRINT) SIGNATURE: Brynn James

STREET ADDRESS: 385 Randolph Ave.

DATE: 10/28/2025

Reply Form:

City Council will have a public hearing 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 the 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 **PLZC20250232**

COMMENTS: _____

NAME: Erika Alvarado (PLEASE PRINT) SIGNATURE 

STREET ADDRESS: 605 Exchange Ave

DATE: 10/27/2025

J. Juhle
602 Curtiss
Schertz, TX
78154

SAN ANTONIO TX 780
RIO GRANDE DISTRICT
25 OCT 2025 PM 4 L



1775

William Willingham
1400 Schertz Parkway Bldg 1
Schertz, TX 78154

78154-167302



Reply Form:

City Council will have a public hearing 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 the 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 **PLZC20250232**

COMMENTS: no parking for residential businesses/all ready have 2

NAME: Judy Parra Juhle SIGNATURE Judy Parra Juhle Barr wall noise
(PLEASE PRINT) issuue

STREET ADDRESS: 602 Curtiss, Schertz

DATE: 10/25-2025



Ten Year Forecast by Campus

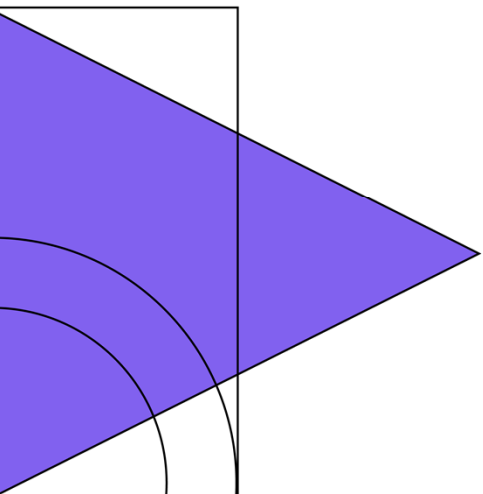
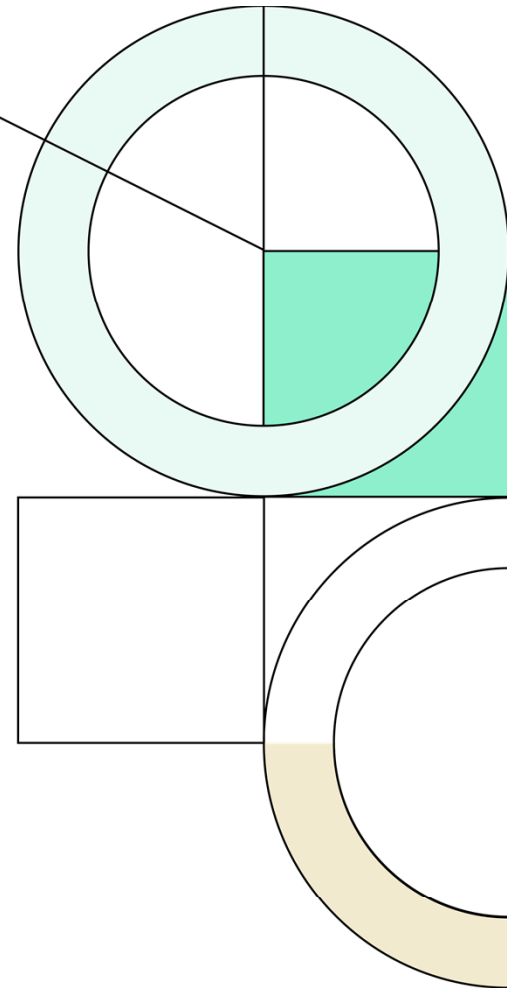
Campus	Functional Capacity	Max Capacity	Fall	ENROLLMENT PROJECTIONS									
			2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
CIBOLO VALLEY EL	1,038	1,200	591	535	523	519	510	512	521	526	534	544	554
GREEN VALLEY EL	732	899	503	481	463	469	462	453	451	450	450	448	449
NORMA PASCHAL EL	704	871	574	556	545	521	531	524	528	527	530	531	531
ROSE GARDEN EL	1,031	1,200	861	838	814	813	814	830	856	876	906	936	969
SCHERTZ EL	683	1,017	663	635	618	571	561	561	564	556	553	550	545
SIPPEL EL	704	997	641	625	628	645	647	665	689	707	731	757	783
WATTS EL	739	906	500	486	473	457	473	480	494	505	519	530	546
WIEDERSTEIN EL	704	997	564	577	584	598	628	650	676	701	710	722	737
ELEMENTARY TOTALS			4,897	4,733	4,648	4,593	4,626	4,675	4,779	4,848	4,933	5,018	5,114
Elementary Percent Change			-4.17%	-3.35%	-1.80%	-1.18%	0.72%	1.06%	2.22%	1.44%	1.75%	1.72%	1.91%
Elementary Absolute Change			-213	-164	-85	-55	33	49	104	69	85	85	96
JORDAN INT	888	1,126	811	781	754	752	711	675	665	694	728	737	755
SCHLATHER INT	832	1,116	724	740	683	615	607	607	556	569	583	585	599
WILDER INT	855	1,188	702	707	708	722	673	609	595	598	603	601	612
INTERMEDIATE TOTALS			2,237	2,228	2,145	2,089	1,991	1,891	1,816	1,861	1,914	1,923	1,966
Intermediate Percent Change			2.80%	-0.40%	-3.73%	-2.61%	-4.69%	-5.02%	-3.97%	2.48%	2.85%	0.47%	2.24%
Intermediate Absolute Change			61	-9	-83	-56	-98	-100	-75	45	53	9	43
DOBIE JH	1,285	1,540	1,231	1,184	1,262	1,256	1,180	1,108	1,073	1,052	992	1,023	1,058
CORBETT JH	1,285	1,500	1,113	1,113	1,134	1,117	1,099	1,110	1,040	961	940	956	980
JUNIOR HIGH SCHOOL TOTALS			2,344	2,297	2,396	2,373	2,279	2,218	2,113	2,013	1,932	1,979	2,038
Junior High School Percent Change			-4.01%	-2.01%	4.31%	-0.96%	-3.96%	-2.68%	-4.73%	-4.73%	-4.02%	2.43%	2.98%
Junior High School Absolute Change			-98	-47	99	-23	-94	-61	-105	-100	-81	47	59
CLEMENS HS	2,733	3,300	2,589	2,618	2,531	2,523	2,523	2,491	2,503	2,492	2,388	2,309	2,206
STEELE HS	2,733	3,200	2,790	2,871	2,806	2,739	2,726	2,673	2,674	2,582	2,464	2,361	2,261
ALSELC			89	92	92	92	92	92	92	92	92	92	92
HIGH SCHOOL TOTALS			5,468	5,581	5,429	5,354	5,341	5,256	5,269	5,166	4,944	4,762	4,559
High School Percent Change			0.92%	2.07%	-2.72%	-1.38%	-0.24%	-1.59%	0.25%	-1.95%	-4.30%	-3.68%	-4.26%
High School Absolute Change			50	113	-152	-75	-13	-85	13	-103	-222	-182	-203
DISTRICT TOTALS			14,946	14,839	14,618	14,409	14,237	14,040	13,977	13,888	13,723	13,682	13,677
District Percent Change			-1.32%	-0.72%	-1.49%	-1.43%	-1.19%	-1.38%	-0.45%	-0.64%	-1.19%	-0.30%	-0.04%
District Absolute Change			-200	-107	-221	-209	-172	-197	-63	-89	-165	-41	-5

Yellow box = exceeds Functional capacity
Pink box = exceeds Max capacity



4Q24

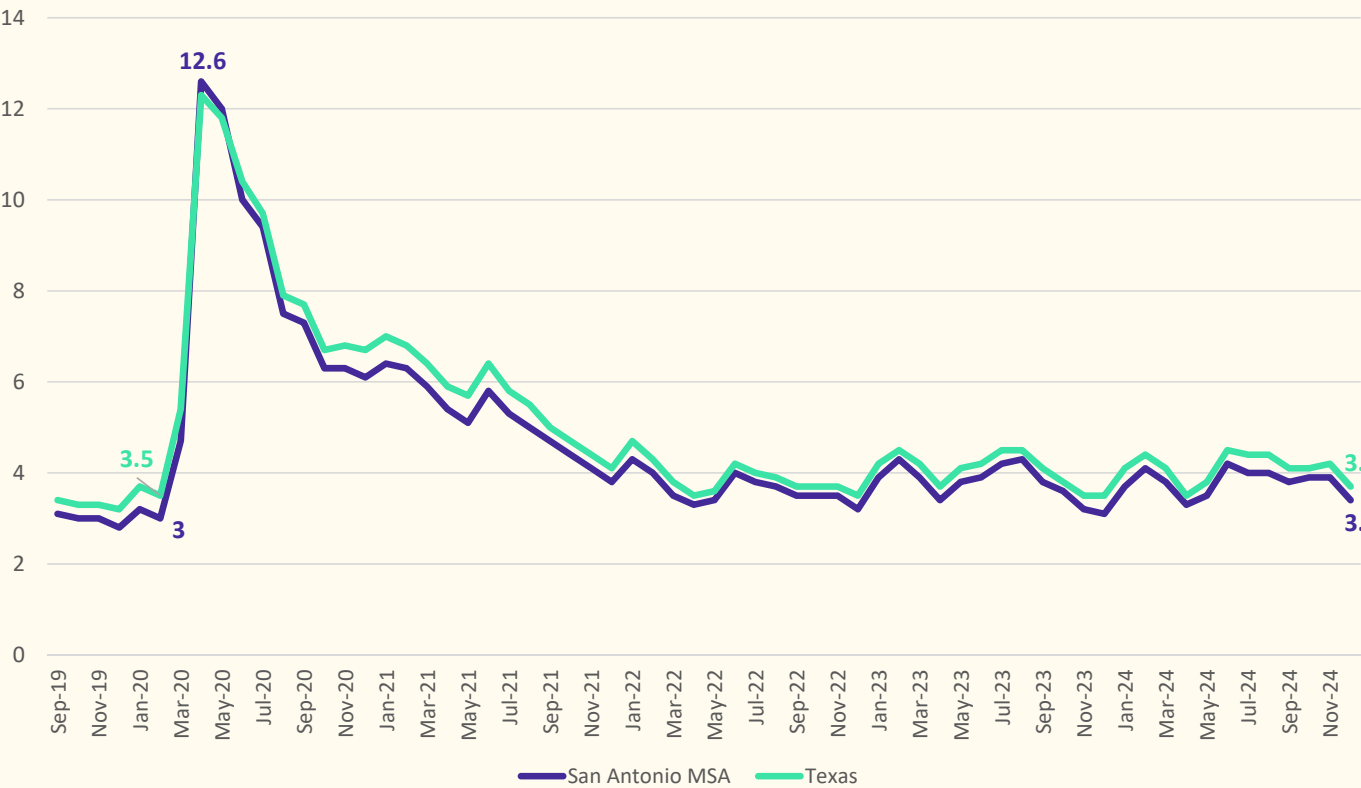
Demographic Report



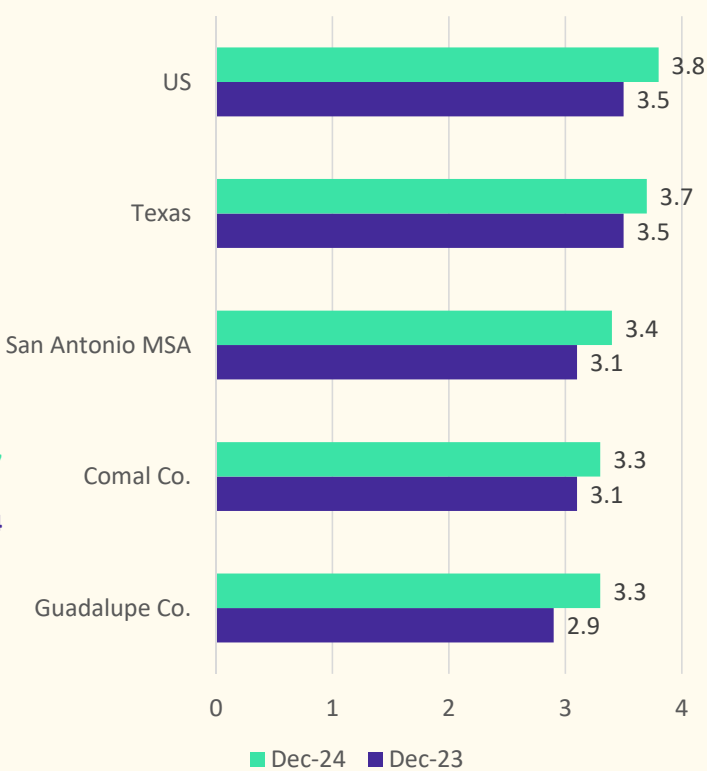


Local Economic Conditions

Unemployment Rate, Sept 2019 – Dec 2024



Unemployment Rate, Year Over Year

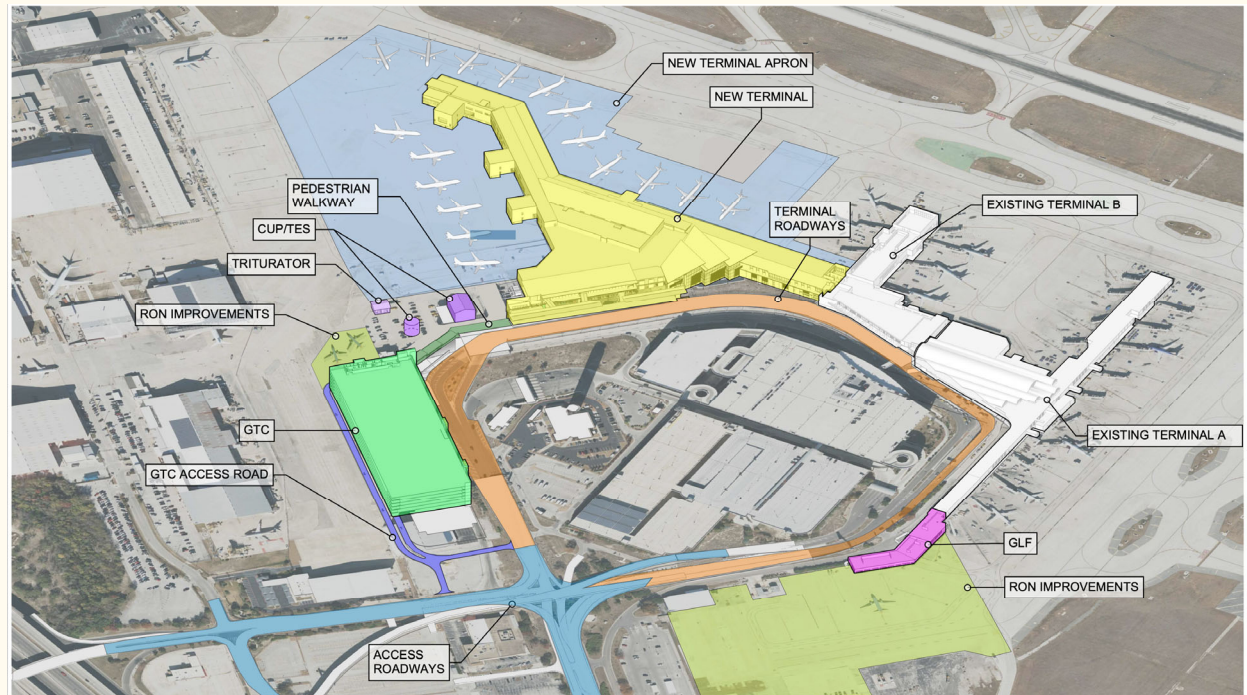




Local Economic Conditions

San Antonio International Airport

- Broke ground on third terminal at end of 2024
- Estimated total cost = \$2.5 billion
- Third terminal will anchor the expansion & improvement project housing as many as 17 new gates spanning approx. 850,000 sq. ft.
- Will include concessions and lounge areas while housing new Federal Inspection Station to accommodate expanded international air service
- Expected to generate \$3.2 billion in revenue for the city over 15 years
- New ground loading facility also added at Terminal A including new passenger gates and overnight aircraft parking
- The third terminal is scheduled for completion in 2028





Housing Activity by MSA

Top 25 Housing Starts Markets (4Q2024)

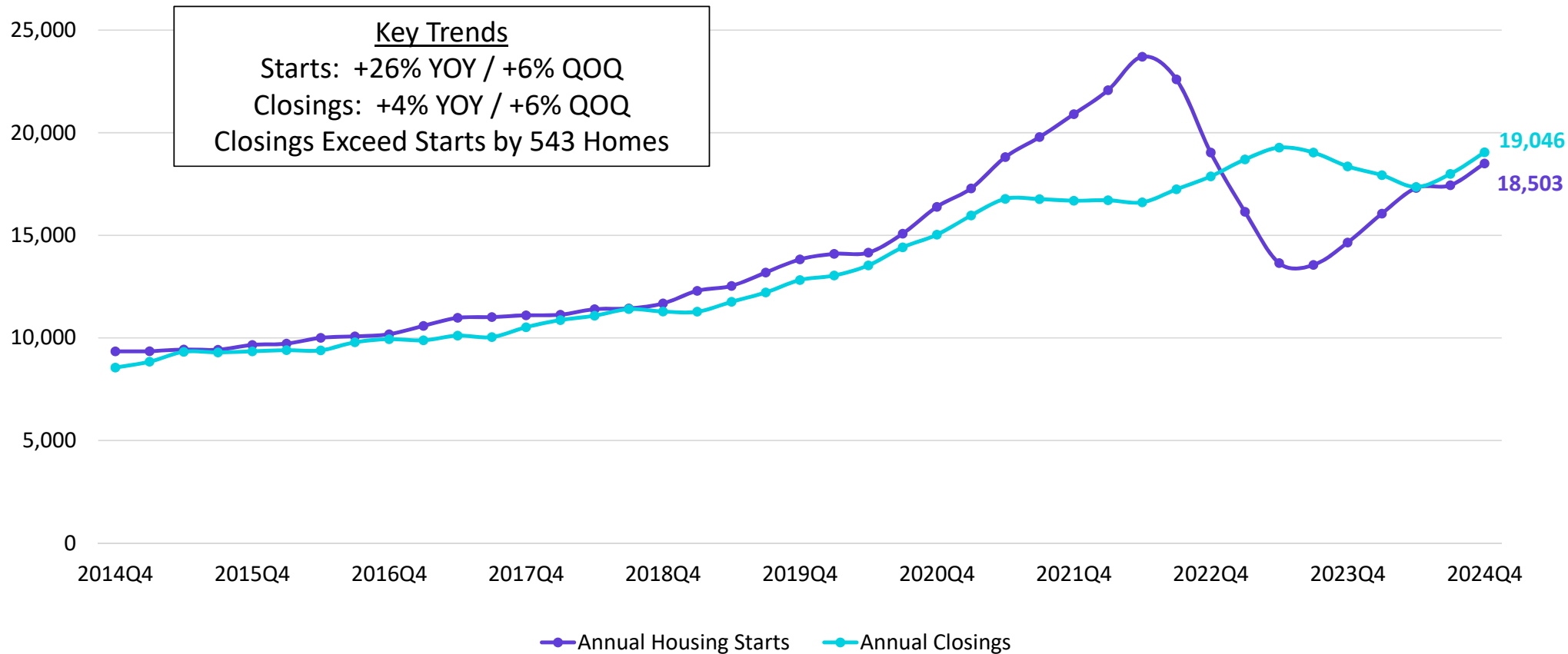
Rank	Market	4Q24 Annualized Starts	4Q24 YOY Change	4Q19 Annualized Starts	Change from 2019
1	Dallas	47,421	13%	34,816	36%
2	Houston	39,036	10%	30,646	27%
3	Phoenix	22,800	32%	21,598	6%
4	San Antonio	18,232	25%	13,816	32%
5	Atlanta	18,206	2%	23,113	-21%
6	Austin	16,293	2%	18,952	-14%
7	Orlando	13,524	-15%	14,624	-8%
8	Tampa	12,131	1%	12,296	-1%
9	Charlotte	11,991	2%	12,136	-1%
10	Raleigh	11,848	15%	10,033	18%
11	Las Vegas	11,499	18%	9,852	17%
12	Riverside/San Bernardino	11,025	-4%	9,780	13%
13	Washington, DC	10,963	8%	12,608	-13%
14	Jacksonville	10,341	5%	8,833	17%
15	Sarasota	10,010	12%	6,071	65%
16	Nashville	9,348	2%	8,955	4%
17	Miami	9,087	4%	8,058	13%
18	Portland	8,789	85%	5,273	67%
19	Seattle	8,270	32%	8,579	-4%
20	Denver	8,199	8%	9,925	-17%
21	Lakeland	7,846	7%	5,084	54%
22	Boise	7,456	42%	6,468	15%
23	Minneapolis	7,436	12%	7,852	-5%
24	Indianapolis	7,196	15%	6,019	20%
25	Chicago	7,020	9%	6,110	15%

Source: Zonda



San Antonio New Home Starts & Closings

Annual Housing Starts vs. Annual Closings

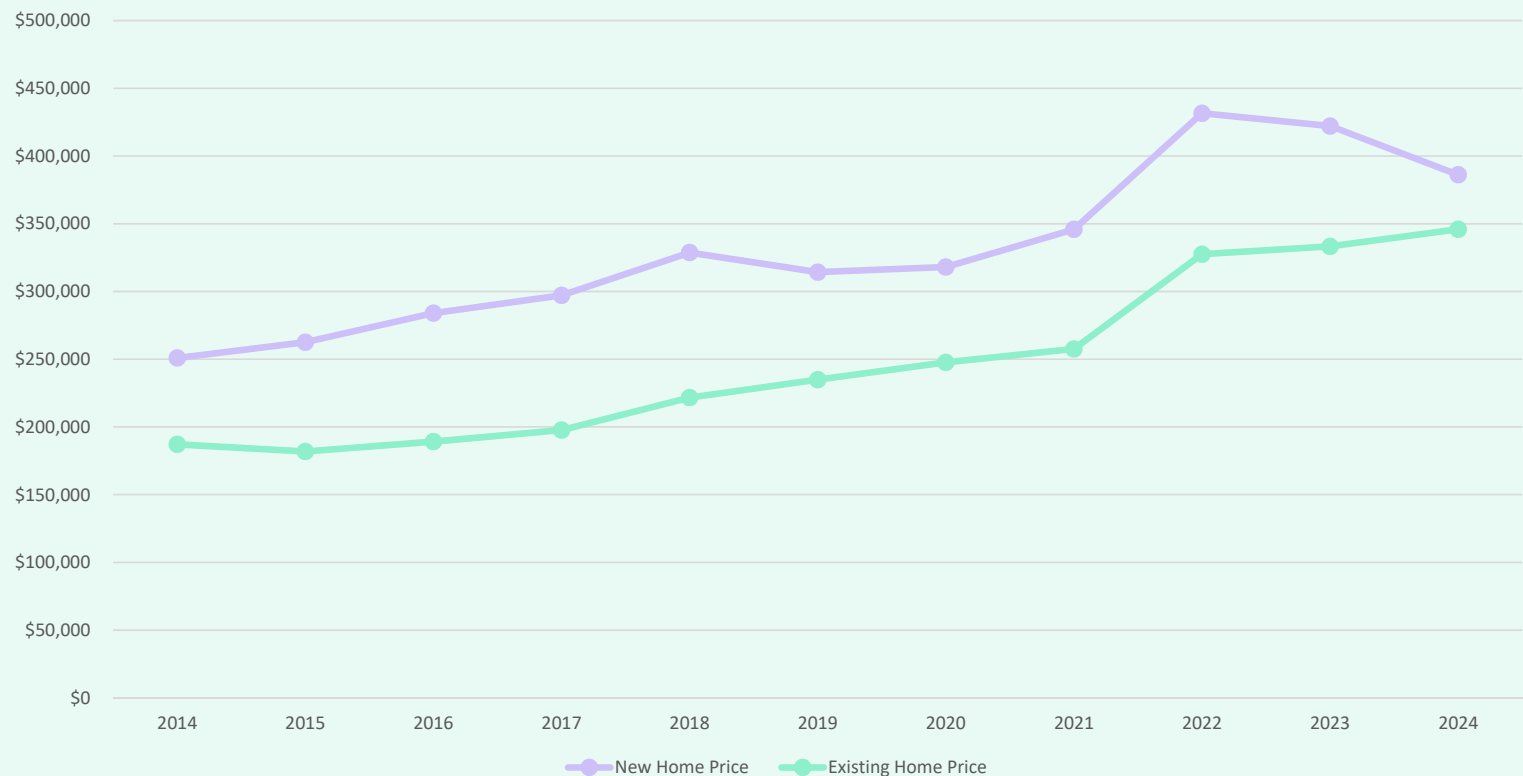


Source: Zonda



SCUC ISD Housing Market Analysis

Average New vs. Existing Home Sale Price, 2013 - 2024



- The average new home sale price in SCUC ISD has risen 54% between 2014 and 2024, an increase of more than \$135,200
- The average existing home sale price in SCUC ISD has risen 85% in the last 10 years, an increase of more than \$158,800

	Avg New Home	Avg Existing Home
2014	\$250,897	\$187,097
2015	\$262,532	\$181,881
2016	\$284,037	\$189,189
2017	\$297,182	\$197,710
2018	\$328,762	\$221,637
2019	\$314,299	\$234,868
2020	\$318,065	\$247,691
2021	\$345,858	\$257,537
2022	\$431,606	\$327,526
2023	\$422,149	\$333,286
2024	\$386,156	\$345,921



San Antonio New Home Ranking Report

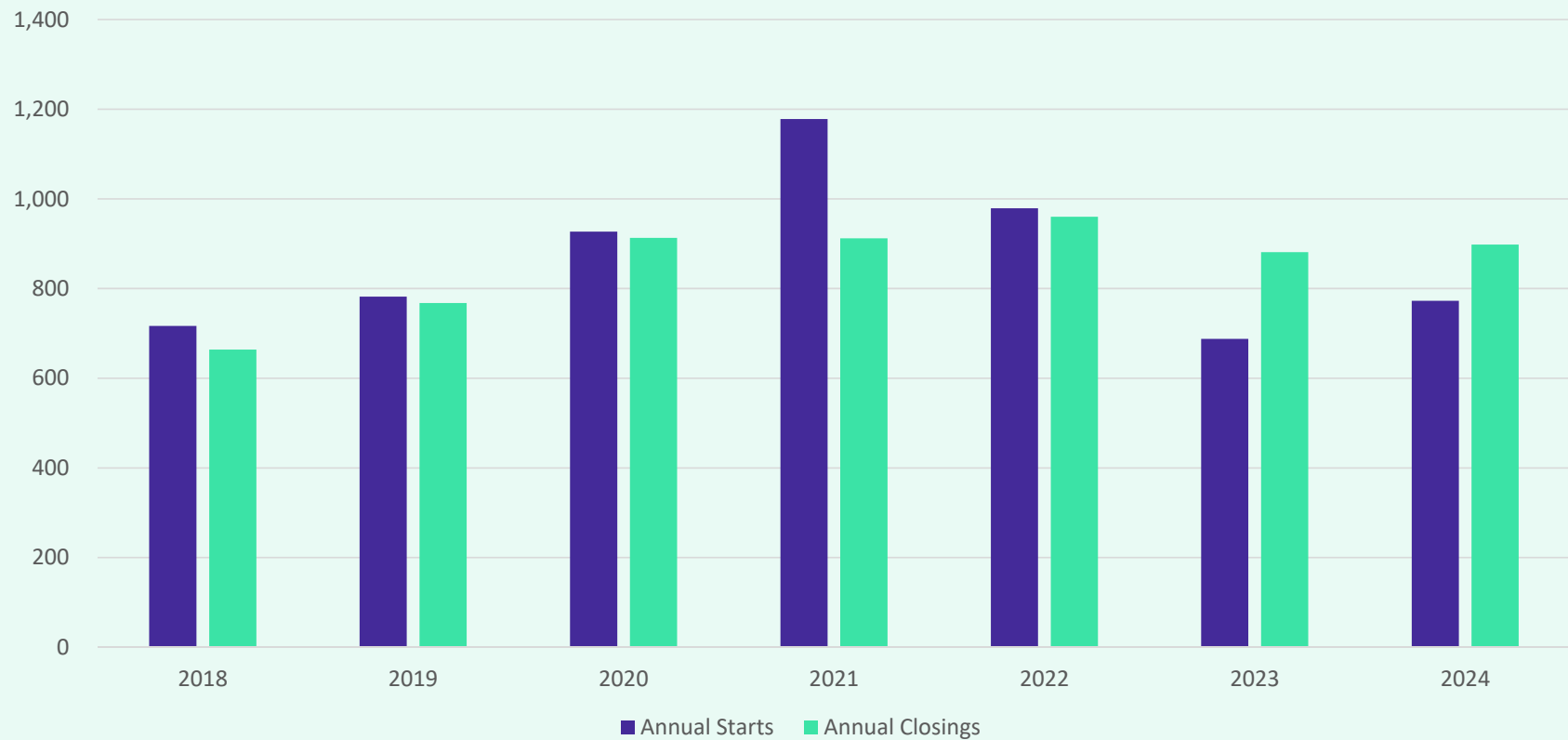
ISD Ranked by Annual Closings – 4Q24

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	NORTHSIDE ISD (BEXAR)	3,739	3,920	1,909	6,114	21,246
2	COMAL ISD	2,691	3,028	1,670	4,843	21,591
3	MEDINA VALLEY ISD	2,377	2,410	1,232	5,228	27,810
4	EAST CENTRAL ISD	2,513	2,230	1,243	4,351	24,478
5	SOUTHWEST ISD	1,301	1,328	628	2,269	7,296
6	JUDSON ISD	615	899	207	547	871
7	SCUC ISD	787	894	391	2,113	5,896
8	NAVARRO ISD	841	832	453	1,290	6,635
9	BOERNE ISD	777	761	497	1,545	9,427
10	SOUTHSIDE ISD	700	730	322	927	16,702
11	NEW BRAUNFELS ISD	656	589	407	854	6,164
12	NORTH EAST ISD	397	361	234	906	5,196
13	SEGUIN ISD	325	342	204	668	5,384
14	SOUTH SAN ANTONIO ISD	300	238	164	86	790
15	MARION ISD	230	174	139	327	4,559
16	FLORESVILLE ISD	116	137	49	227	0
17	SAN ANTONIO ISD	59	87	126	305	772
18	LYTLE ISD	91	76	44	319	1,046
19	PLEASANTON ISD	54	61	25	72	0
20	ALAMO HEIGHTS ISD	3	41	8	15	19

* Based on additional Zonda Education housing research



District New Home Starts and Closings



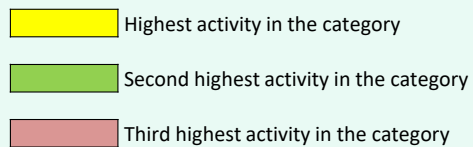
Starts	2018	2019	2020	2021	2022	2023	2024
1Q	175	201	237	294	349	103	189
2Q	180	176	197	300	393	187	260
3Q	177	207	261	265	174	241	163
4Q	185	198	232	319	63	157	161
Total	717	782	927	1,178	979	688	773

Closings	2018	2019	2020	2021	2022	2023	2024
1Q	133	138	165	190	181	280	235
2Q	185	211	249	258	227	247	249
3Q	185	240	286	268	218	199	200
4Q	161	179	213	196	334	155	214
Total	664	768	913	912	960	881	898



District Housing Overview by Elementary Zone

Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Const.	Inventory	Vacant Dev. Lots	Future
CIBOLO VALLEY	76	11	123	30	13	33	118	36
GREEN VALLEY	0	0	0	0	0	0	0	0
PASCHAL	1	0	3	2	1	1	41	242
ROSE GARDEN	234	64	230	53	85	137	827	2,499
SCHERTZ	0	0	21	0	0	1	0	60
SIPPEL	298	70	277	68	76	154	729	1,817
WATTS	47	7	80	20	8	16	15	580
WIEDERSTEIN	131	9	160	41	13	49	383	662
Grand Total	787	161	894	214	196	391	2,113	5,896






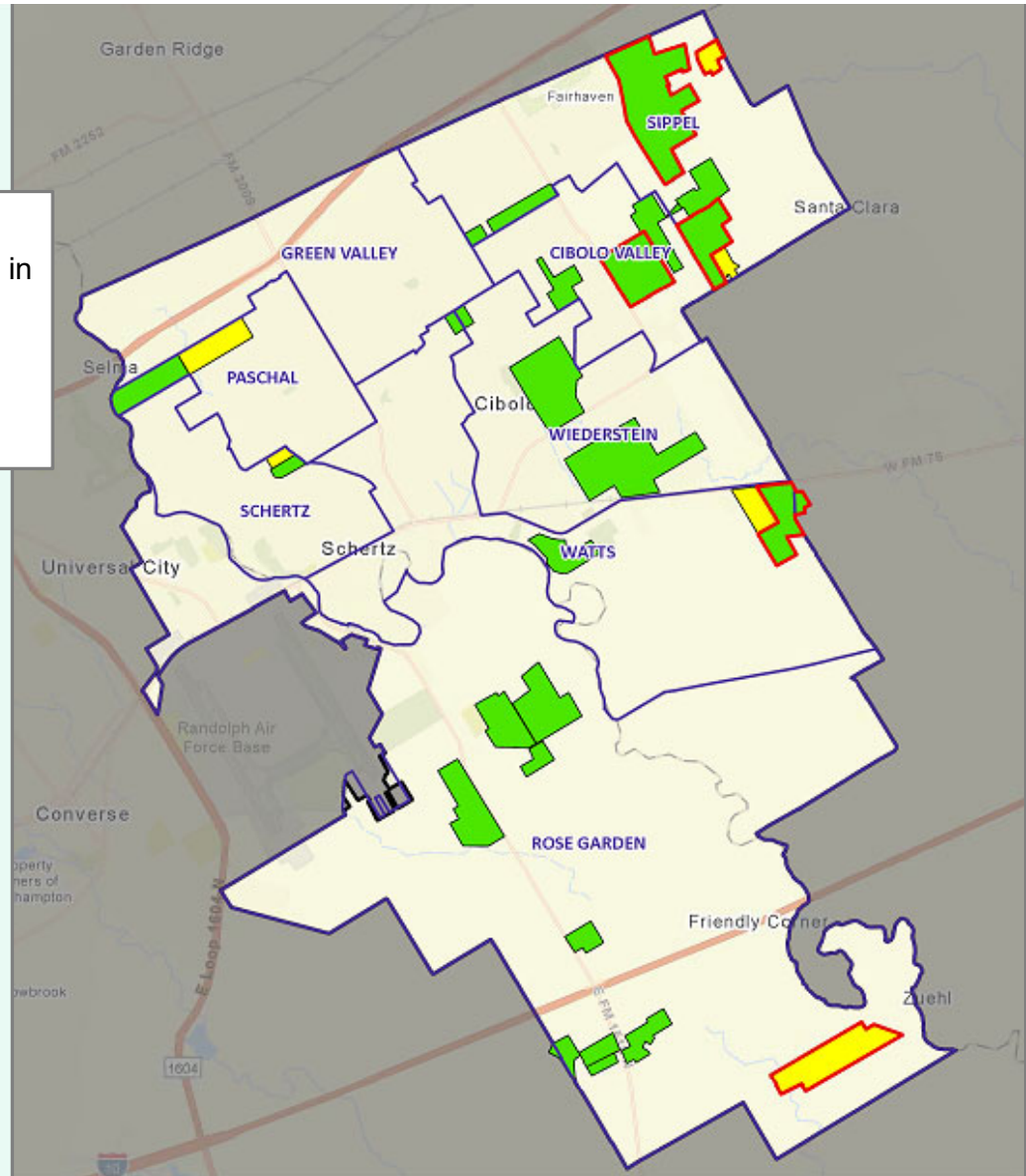


District Housing Overview

- The district has 23 actively building subdivisions
- Within SCUC ISD there are 6 future subdivisions in various stages of planning
- Of these, groundwork is underway on more than 500 lots within 6 subdivisions
- 462 lots were delivered in the 4th quarter

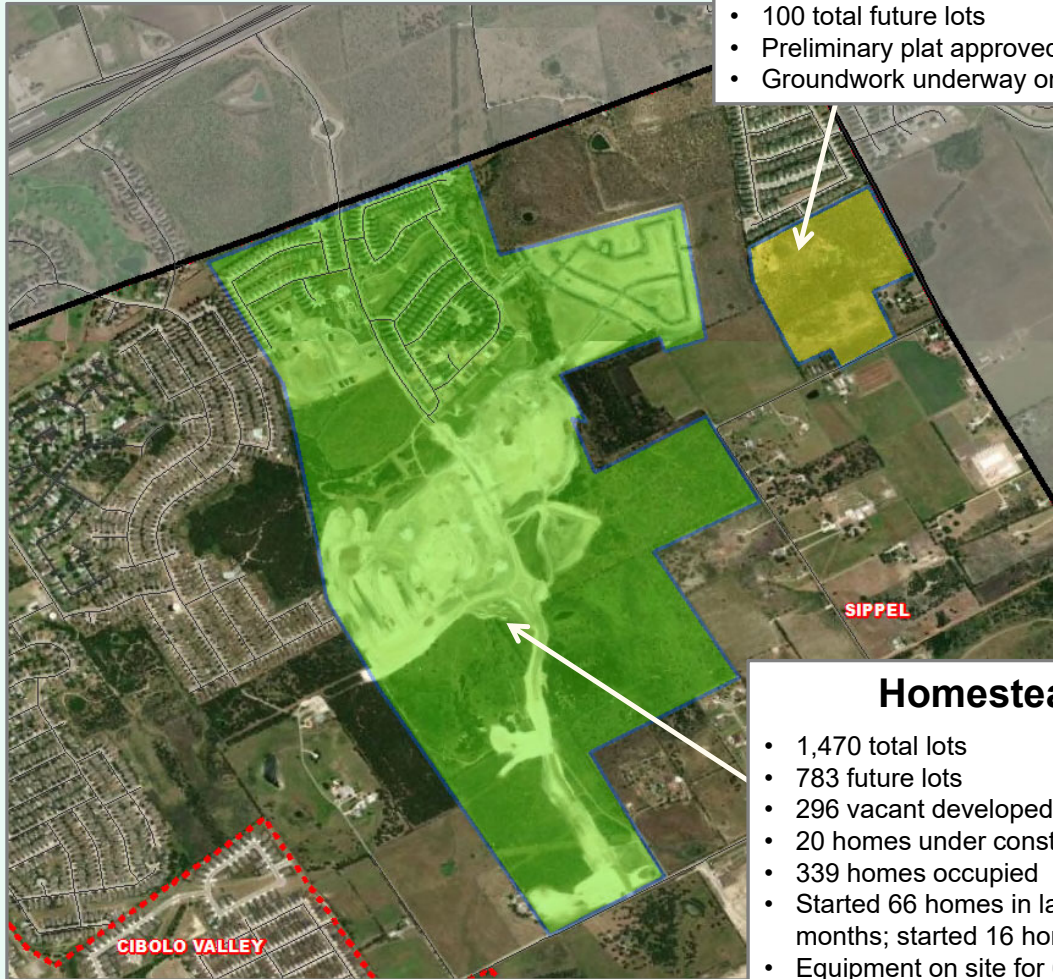
Subdivisions

-  ACTIVE
-  FUTURE
-  Groundwork Underway





Residential Activity



Mont Blanc

- 100 total future lots
- Preliminary plat approved Jan 2023
- Groundwork underway on all lots

Homestead

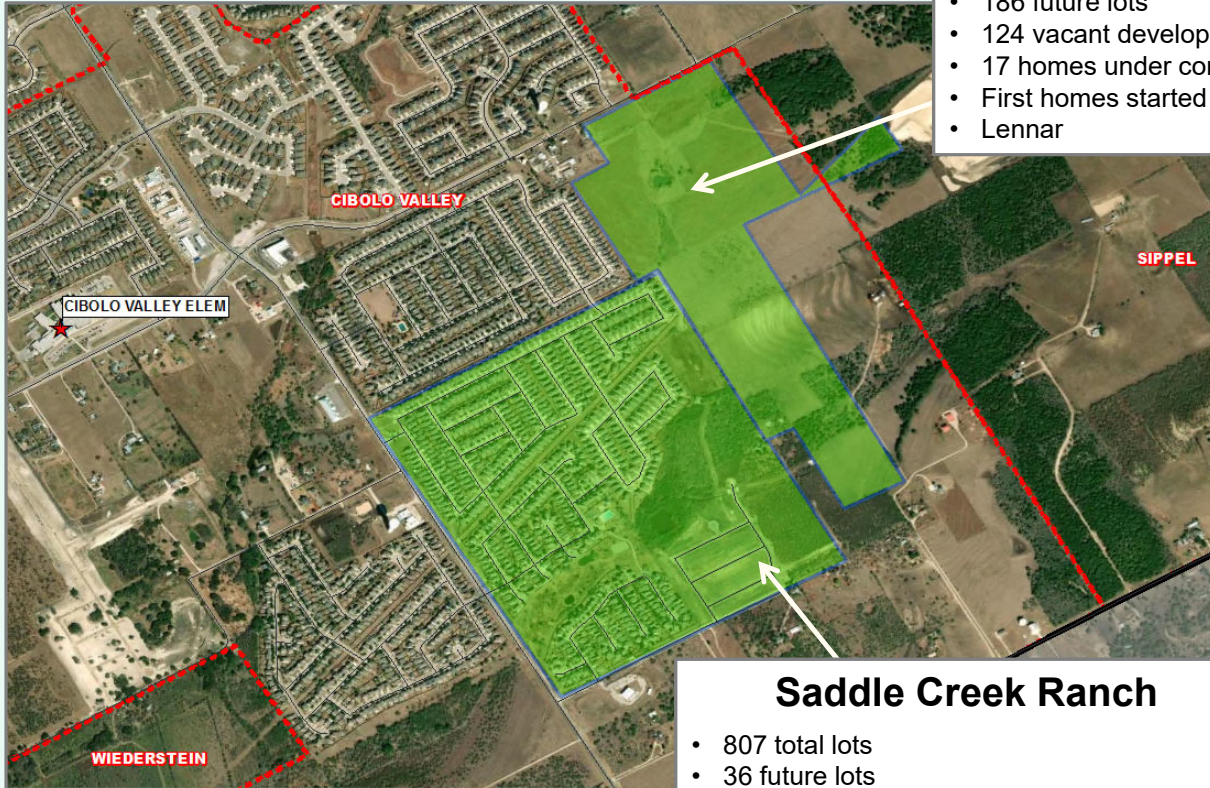
- 1,470 total lots
- 783 future lots
- 296 vacant developed lots
- 20 homes under construction
- 339 homes occupied
- Started 66 homes in last 12 months; started 16 homes in 4Q24
- Equipment on site for 62 lots in Phase 11
- \$400K - \$700K

January 24, 2025





Residential Activity



Grace Valley – Cibolo Farms

- 331 total lots
- 186 future lots
- 124 vacant developed lots
- 17 homes under construction
- First homes started 4Q24
- Lennar

January 24, 2025

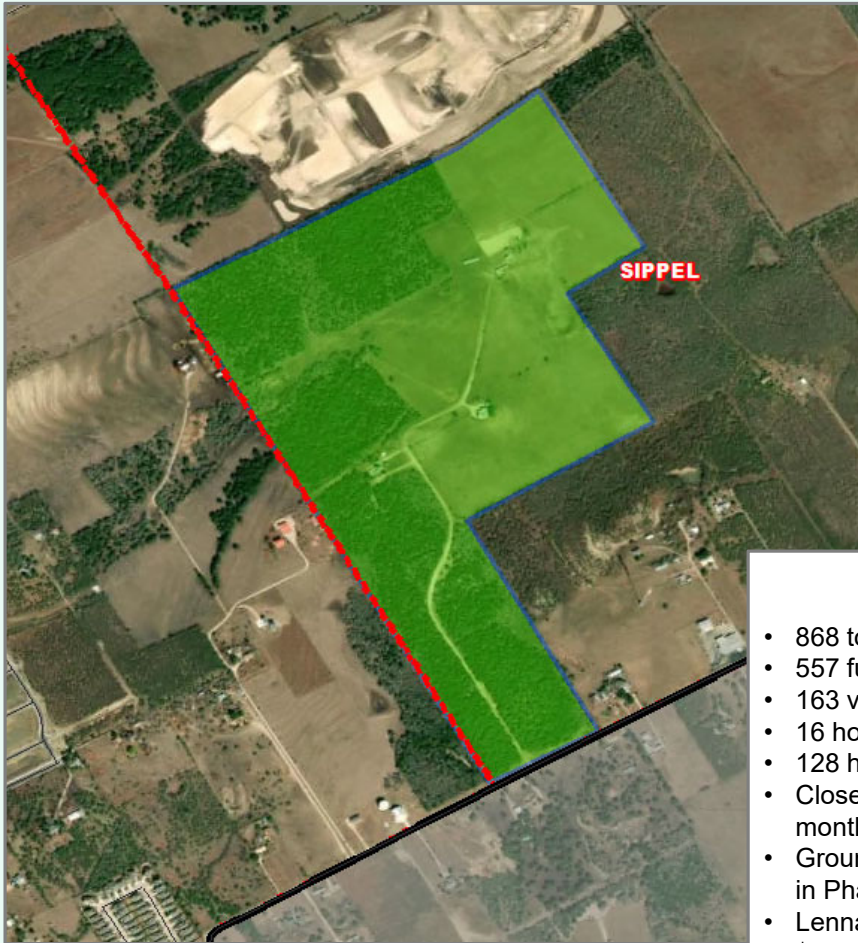


Saddle Creek Ranch

- 807 total lots
- 36 future lots
- 61 vacant developed lots
- 7 homes under construction
- 690 homes occupied
- Closed 61 homes in last 12 months; closed 16 homes in 2Q24
- Groundwork underway on remaining lots
- \$290K+



Residential Activity



Grace Valley

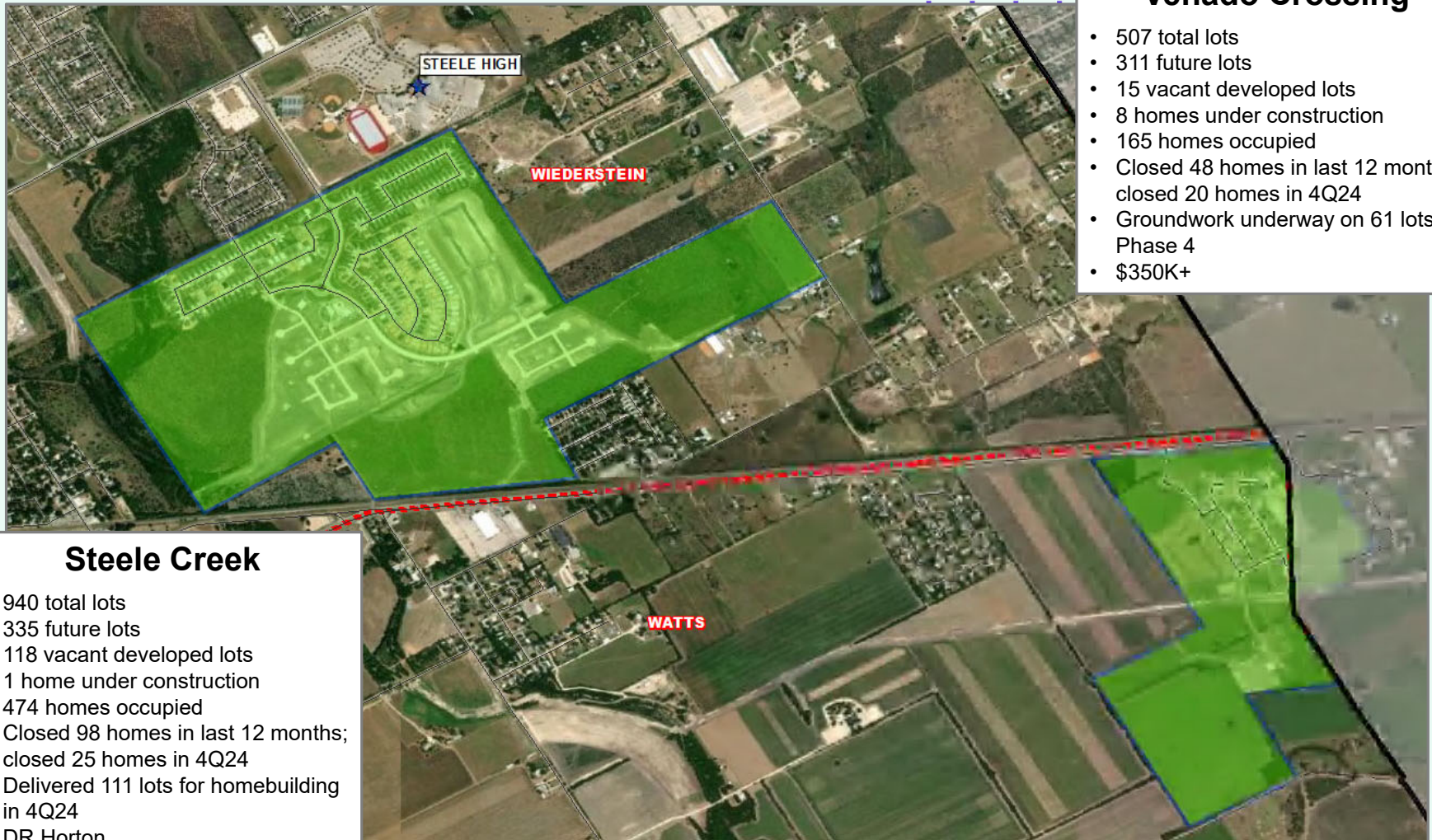
- 868 total lots
- 557 future lots
- 163 vacant developed lots
- 16 homes under construction
- 128 homes occupied
- Closed 123 homes in last 12 months; closed 32 homes in 4Q24
- Groundwork underway on 111 lots in Phase 3A
- Lennar
- \$237K+

January 24, 2025





Residential Activity



Steele Creek

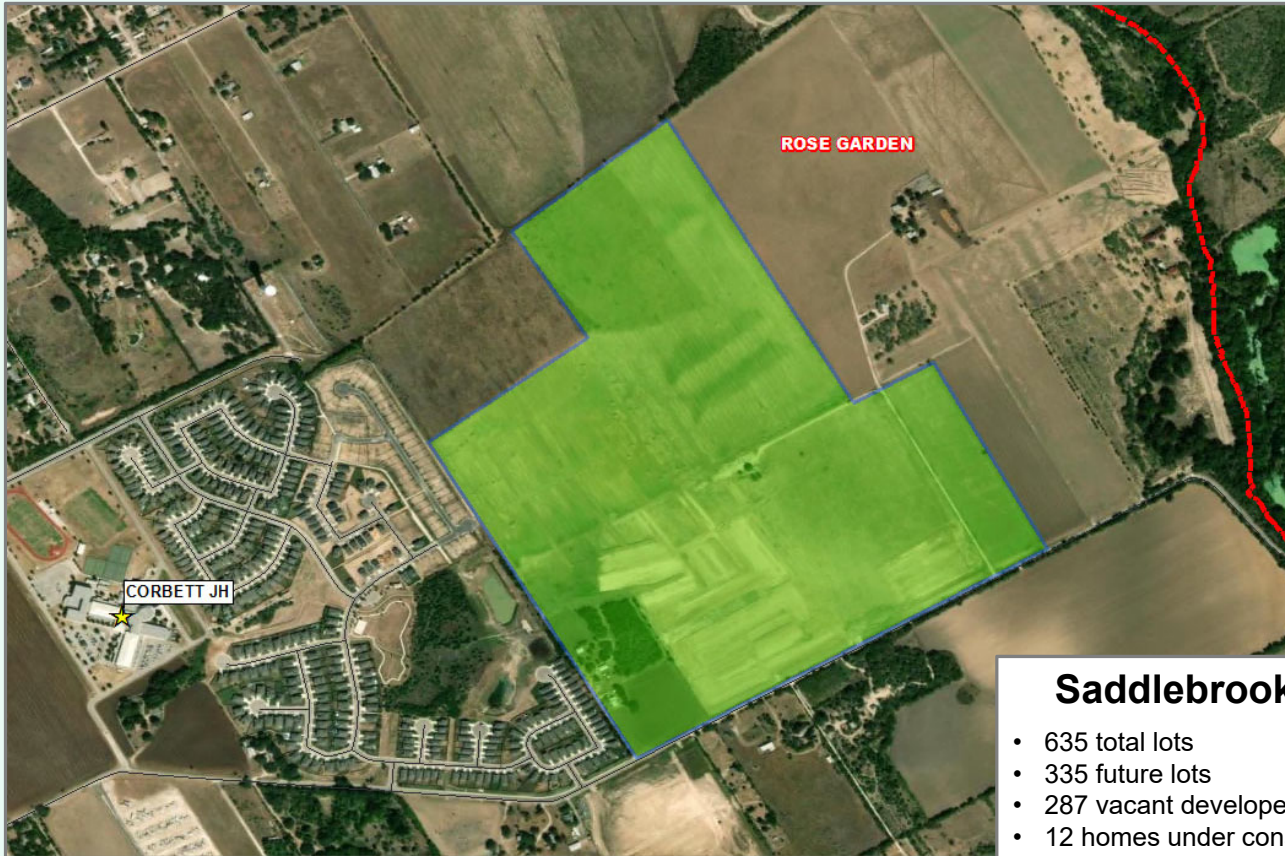
- 940 total lots
- 335 future lots
- 118 vacant developed lots
- 1 home under construction
- 474 homes occupied
- Closed 98 homes in last 12 months; closed 25 homes in 4Q24
- Delivered 111 lots for homebuilding in 4Q24
- DR Horton
- \$365K+

Venado Crossing

- 507 total lots
- 311 future lots
- 15 vacant developed lots
- 8 homes under construction
- 165 homes occupied
- Closed 48 homes in last 12 months; closed 20 homes in 4Q24
- Groundwork underway on 61 lots in Phase 4
- \$350K+



Residential Activity



January 24, 2025



Saddlebrook Ranch

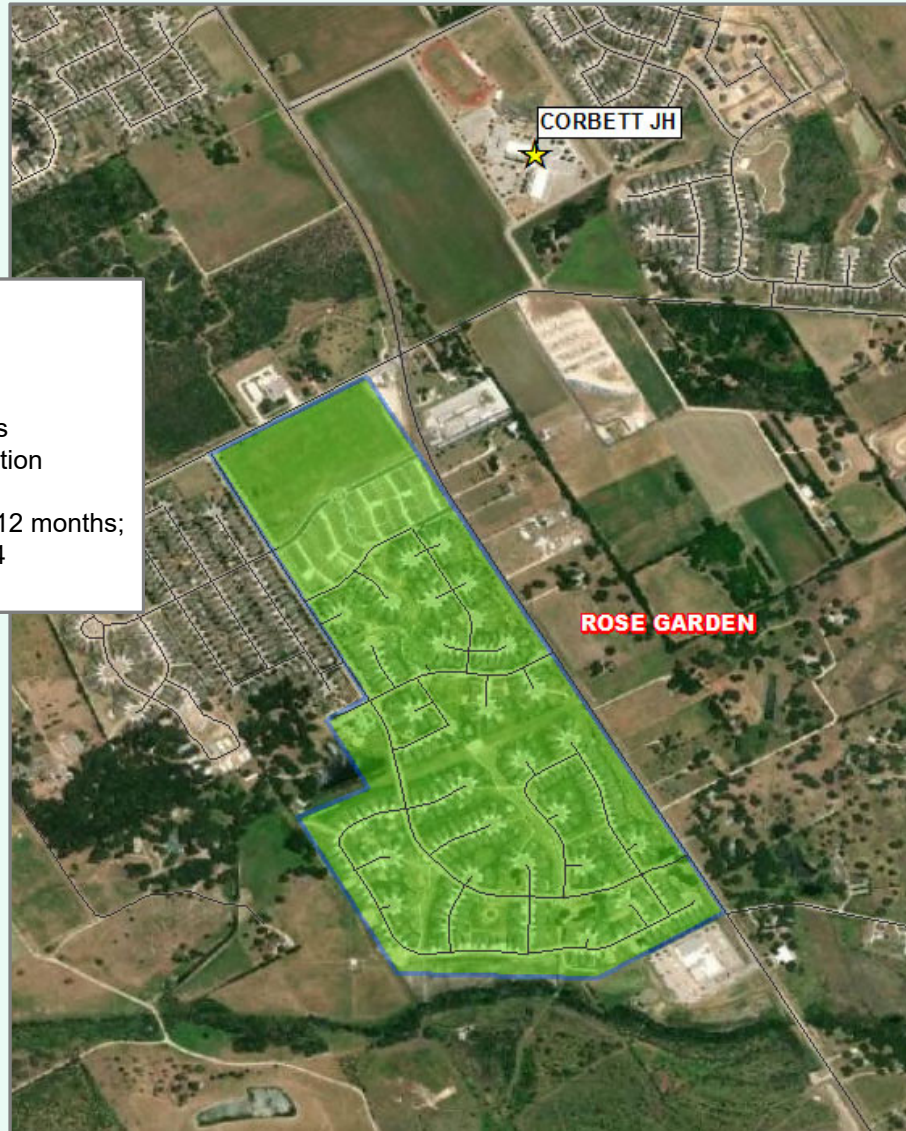
- 635 total lots
- 335 future lots
- 287 vacant developed lots
- 12 homes under construction
- Started first homes 3Q24
- Delivered 132 lots for homebuilding in Phase 4 & 5 in 4Q24
- Ashton Woods
- \$362K+



Residential Activity

Crossvine

- 1,017 total lots
- 168 future lots
- 291 vacant developed lots
- 19 homes under construction
- 516 homes occupied
- Started 56 homes in last 12 months;
started 15 homes in 4Q24
- \$400K+





Residential Activity

Clearwater Creek

- 1,156 total future lots
- Prelim plat Phase 1 (104 lots) approved April 2022
- Groundwork underway on Phase 1
- Lennar

ROSE GARDEN

January 24, 2025

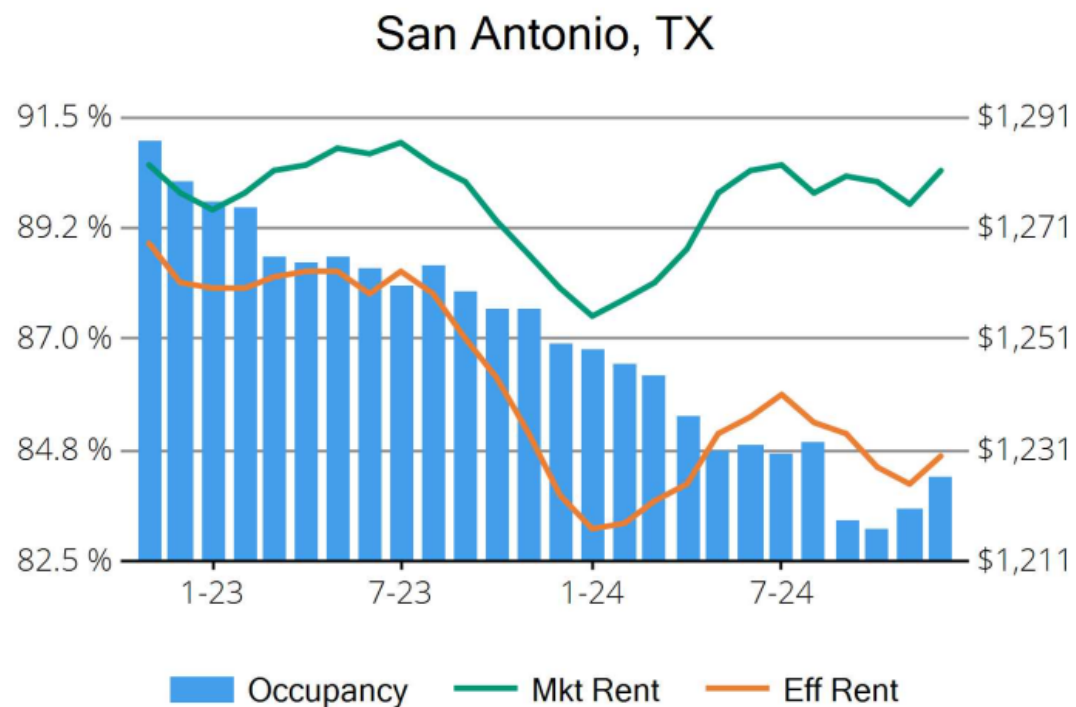




Housing Market Trends: Multi-family market- December 2024

Stabilized and Lease-up Properties

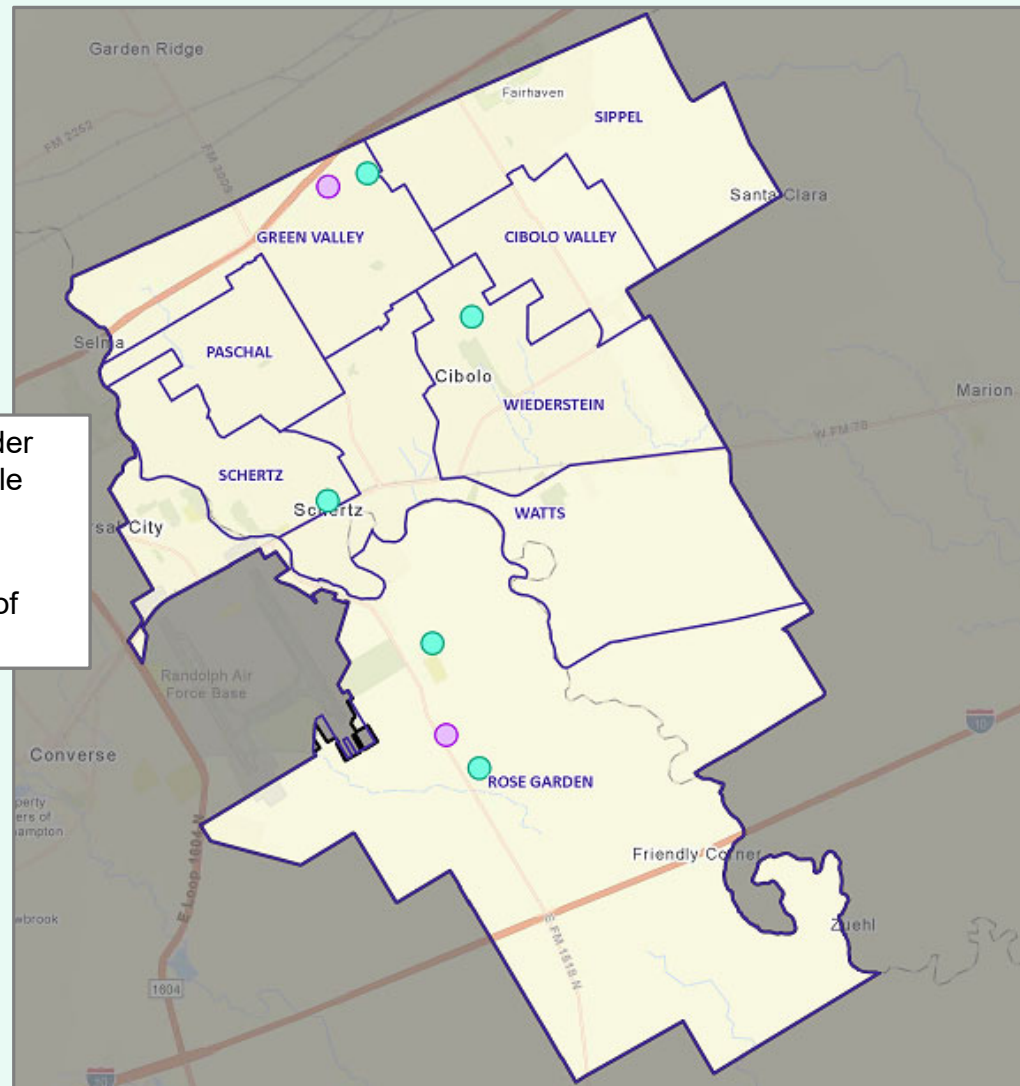
Conventional Properties	Dec 2024	Annual Change
Occupancy	84.2	-3.2%
Unit Change	12,642	
Units Absorbed (Annual)	4,991	
Average Size (SF)	865	+0.8%
Asking Rent	\$1,281	+1.8%
Asking Rent per SF	\$1.48	+0.9%
Effective Rent	\$1,230	+0.5%
Effective Rent per SF	\$1.42	-0.3%
% Offering Concessions	47%	+17.6%
Avg. Concession Package	7.6%	+20.2%





District Multifamily Overview

- There are 618 multifamily units under construction, 318 of which are single family rental homes
- There are nearly 1,300 future multifamily units in various stages of planning across the district



Multi-Family Developments

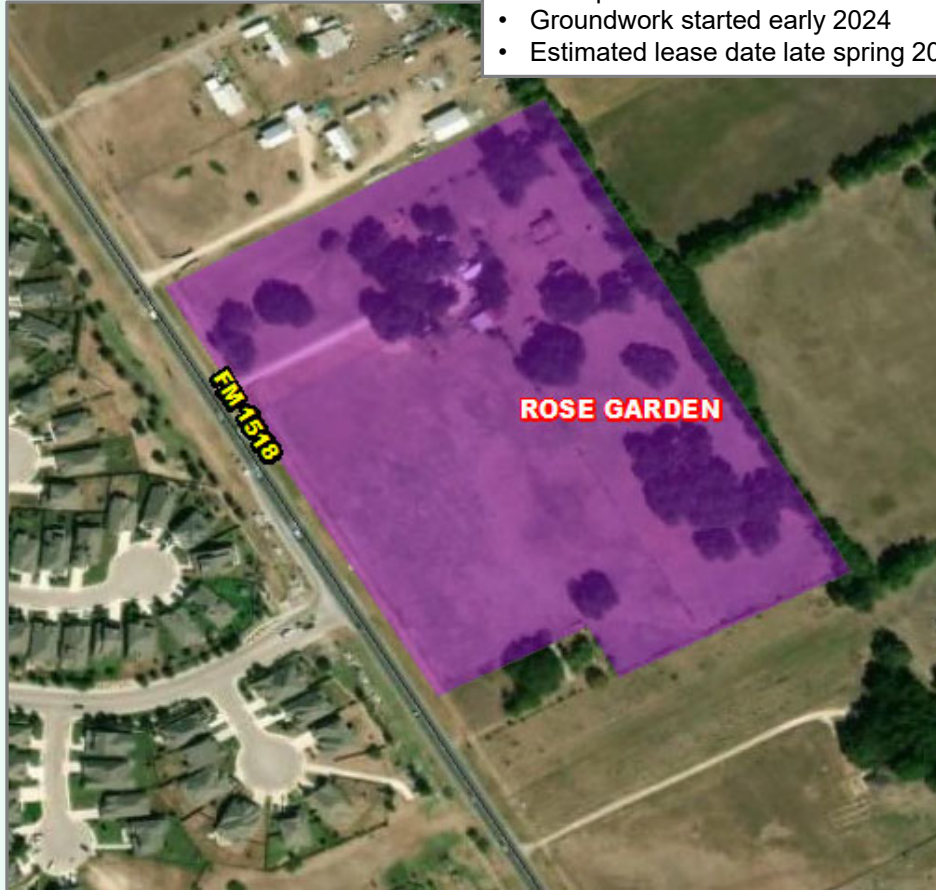
- FUTURE
- UNDER CONSTRUCTION



Multi-Family Activity

Aviator 1518

- 300 apartment units under construction
- Groundwork started early 2024
- Estimated lease date late spring 2025



January 24, 2025





Multi-Family Activity

Schertz Station

- 318 single-family rental homes under construction
- Groundwork started July 2024
- Estimated lease date August 2025

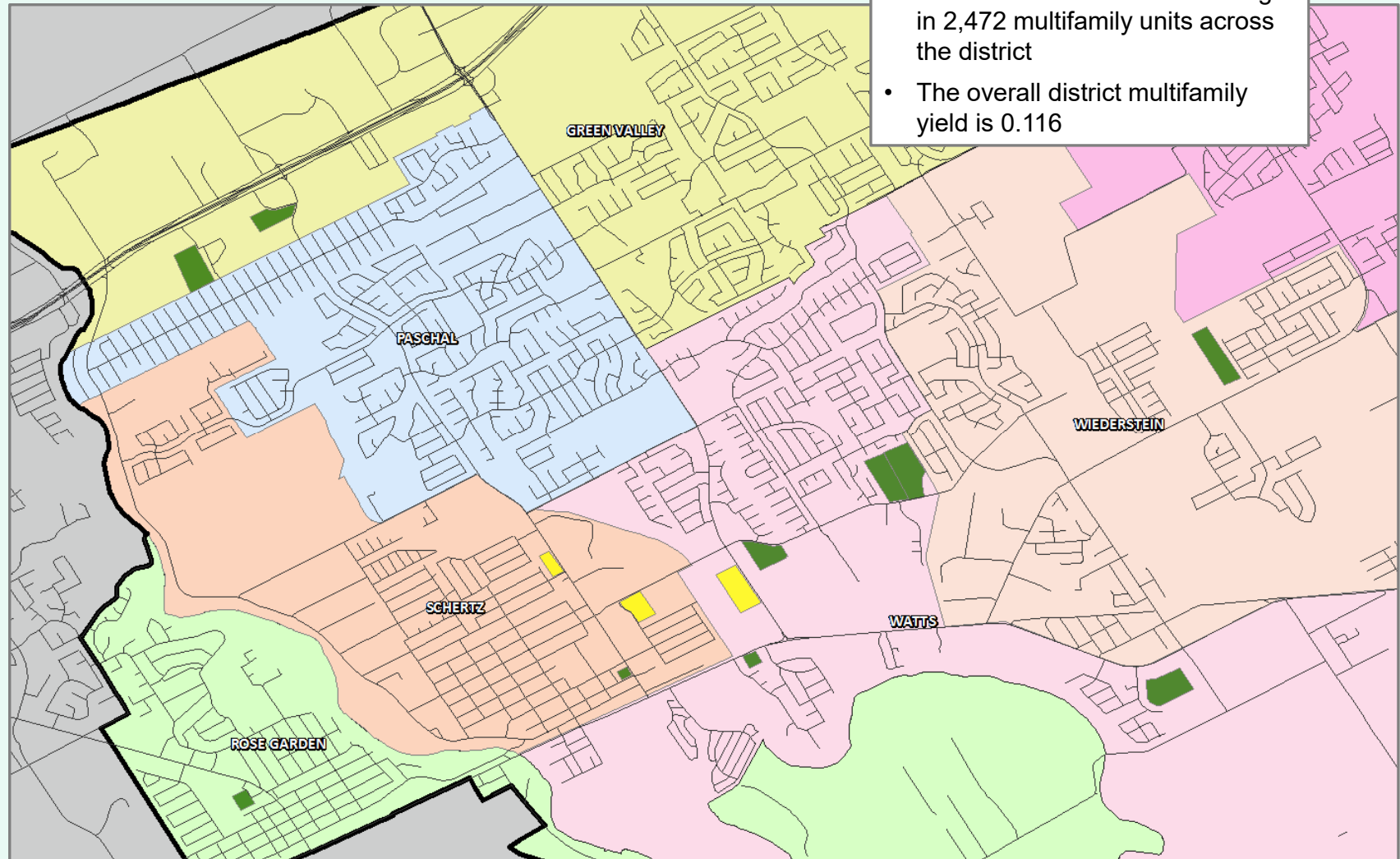
January 24, 2025





District Multifamily Yield

- There are 287 students residing in 2,472 multifamily units across the district
- The overall district multifamily yield is 0.116

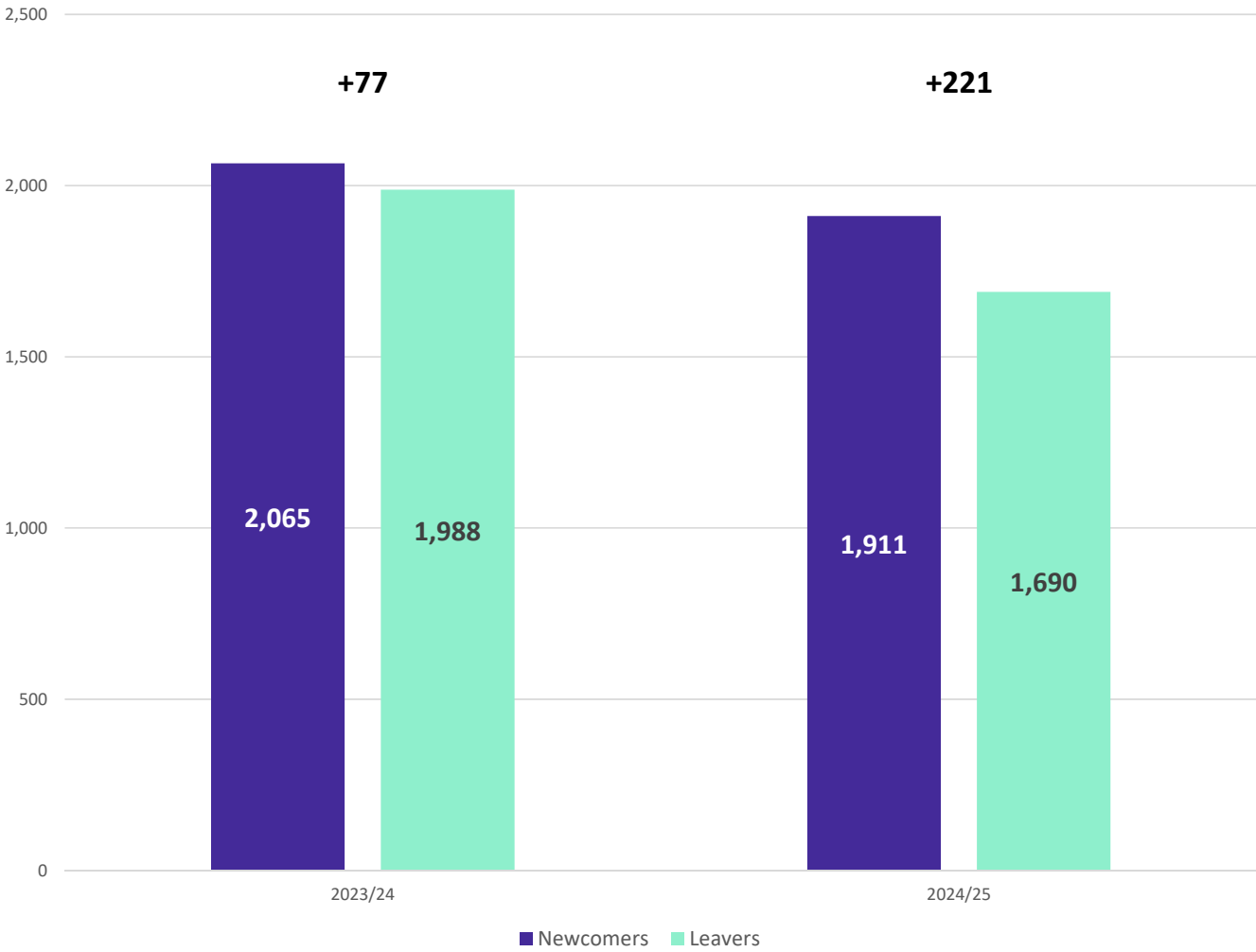


Multifamily Yield

- < 0.25
- 0.25 - 0.50
- 0.50 - 0.75
- > 0.75



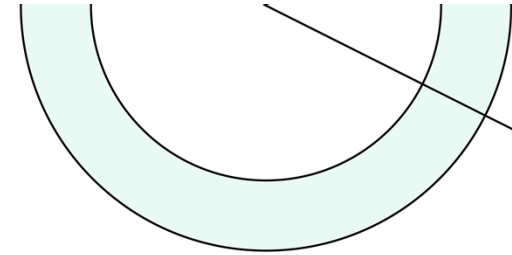
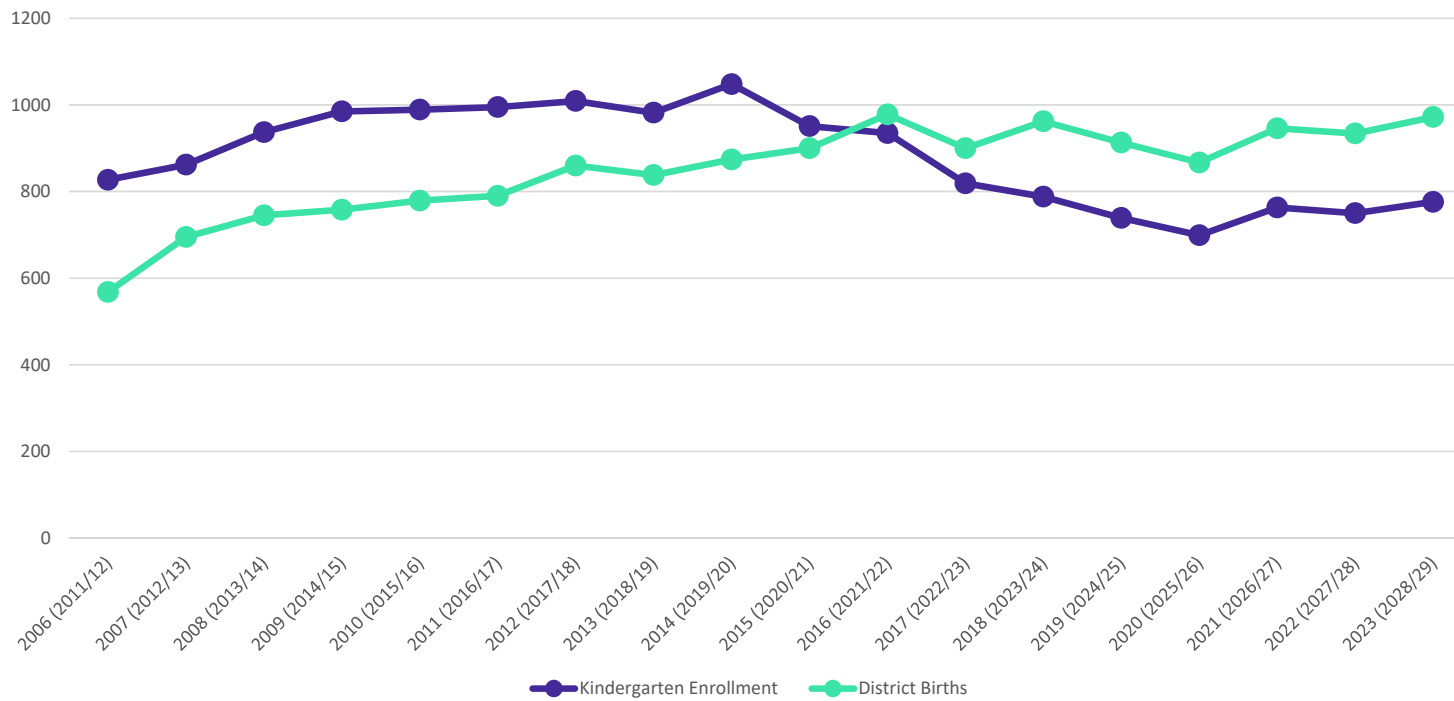
Newcomers and Leavers





Birth Rate Analysis

Schertz-Cibolo-U City ISD KG Enrollment vs. District Births



	Kindergarten Enrollment	District Births	Ratio
2006 (2011/12)	827	568	1.456
2007 (2012/13)	862	695	1.240
2008 (2013/14)	937	745	1.258
2009 (2014/15)	985	758	1.299
2010 (2015/16)	989	779	1.270
2011 (2016/17)	995	790	1.259
2012 (2017/18)	1,009	860	1.173
2013 (2018/19)	982	838	1.172
2014 (2019/20)	1,048	874	1.199
2015 (2020/21)	951	900	1.057
2016 (2021/22)	935	978	0.956
2017 (2022/23)	819	900	0.910
2018 (2023/24)	788	962	0.819
2019 (2024/25)	739	913	0.809
2020 (2025/26)	699	867	0.806
2021 (2026/27)	763	946	0.807
2022 (2027/28)	750	934	0.803
2023 (2028/29)	776	972	0.798



Ten Year Forecast by Grade Level

Year (Oct.)	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2020/21	325	951	1,019	1,040	1,077	1,135	1,143	1,232	1,248	1,219	1,293	1,394	1,305	1,292	15,673		
2021/22	455	935	997	1,019	1,074	1,116	1,124	1,221	1,287	1,318	1,428	1,347	1,305	1,264	15,890	217	1.4%
2022/23	436	819	962	998	1,077	1,114	1,067	1,133	1,230	1,306	1,478	1,371	1,247	1,283	15,521	-369	-2.3%
2023/24	430	788	838	967	997	1,090	1,079	1,097	1,178	1,264	1,435	1,459	1,238	1,286	15,146	-375	-2.4%
2024/25	444	737	814	895	989	1,018	1,121	1,116	1,112	1,232	1,469	1,403	1,394	1,202	14,946	-200	-1.3%
2025/26	452	715	766	853	925	1,022	1,057	1,171	1,147	1,150	1,415	1,438	1,354	1,374	14,839	-107	-0.7%
2026/27	458	780	747	805	886	972	1,051	1,094	1,207	1,189	1,315	1,388	1,374	1,352	14,618	-221	-1.5%
2027/28	461	768	815	789	838	922	998	1,091	1,120	1,253	1,370	1,286	1,335	1,363	14,409	-209	-1.4%
2028/29	463	797	806	858	825	877	953	1,038	1,119	1,160	1,436	1,342	1,237	1,326	14,237	-172	-1.2%
2029/30	463	811	826	836	888	851	903	988	1,057	1,161	1,331	1,406	1,287	1,232	14,040	-197	-1.4%
2030/31	463	833	840	860	865	918	878	938	1,015	1,098	1,335	1,303	1,352	1,279	13,977	-63	-0.4%
2031/32	463	850	867	874	894	900	948	913	961	1,052	1,264	1,307	1,252	1,343	13,888	-89	-0.6%
2032/33	463	862	877	899	906	926	929	985	935	997	1,207	1,237	1,254	1,246	13,723	-165	-1.2%
2033/34	463	885	890	910	931	939	957	966	1,009	970	1,146	1,184	1,185	1,247	13,682	-41	-0.3%
2034/35	463	902	917	924	943	965	971	995	991	1,047	1,115	1,124	1,140	1,180	13,677	-5	0.0%

Yellow box = largest grade per year
Green box = second largest grade per year



Ten Year Forecast by Campus

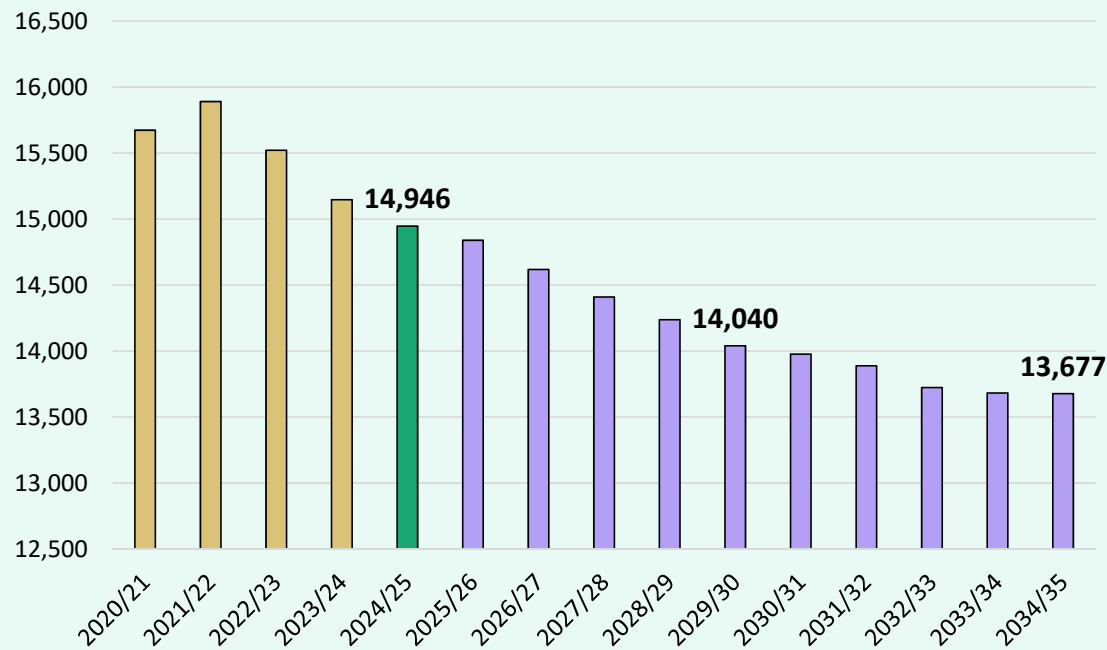
Campus	Functional Capacity	Max Capacity	Fall	ENROLLMENT PROJECTIONS									
			2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
CIBOLO VALLEY EL	1,038	1,200	591	535	523	519	510	512	521	526	534	544	554
GREEN VALLEY EL	732	899	503	481	463	469	462	453	451	450	450	448	449
NORMA PASCHAL EL	704	871	574	556	545	521	531	524	528	527	530	531	531
ROSE GARDEN EL	1,031	1,200	861	838	814	813	814	830	856	876	906	936	969
SCHERTZ EL	683	1,017	663	635	618	571	561	561	564	556	553	550	545
SIPPEL EL	704	997	641	625	628	645	647	665	689	707	731	757	783
WATTS EL	739	906	500	486	473	457	473	480	494	505	519	530	546
WIEDERSTEIN EL	704	997	564	577	584	598	628	650	676	701	710	722	737
ELEMENTARY TOTALS			4,897	4,733	4,648	4,593	4,626	4,675	4,779	4,848	4,933	5,018	5,114
Elementary Percent Change			-4.17%	-3.35%	-1.80%	-1.18%	0.72%	1.06%	2.22%	1.44%	1.75%	1.72%	1.91%
Elementary Absolute Change			-213	-164	-85	-55	33	49	104	69	85	85	96
JORDAN INT	888	1,126	811	781	754	752	711	675	665	694	728	737	755
SCHLATHER INT	832	1,116	724	740	683	615	607	607	556	569	583	585	599
WILDER INT	855	1,188	702	707	708	722	673	609	595	598	603	601	612
INTERMEDIATE TOTALS			2,237	2,228	2,145	2,089	1,991	1,891	1,816	1,861	1,914	1,923	1,966
Intermediate Percent Change			2.80%	-0.40%	-3.73%	-2.61%	-4.69%	-5.02%	-3.97%	2.48%	2.85%	0.47%	2.24%
Intermediate Absolute Change			61	-9	-83	-56	-98	-100	-75	45	53	9	43
DOBIE JH	1,285	1,540	1,231	1,184	1,262	1,256	1,180	1,108	1,073	1,052	992	1,023	1,058
CORBETT JH	1,285	1,500	1,113	1,113	1,134	1,117	1,099	1,110	1,040	961	940	956	980
JUNIOR HIGH SCHOOL TOTALS			2,344	2,297	2,396	2,373	2,279	2,218	2,113	2,013	1,932	1,979	2,038
Junior High School Percent Change			-4.01%	-2.01%	4.31%	-0.96%	-3.96%	-2.68%	-4.73%	-4.73%	-4.02%	2.43%	2.98%
Junior High School Absolute Change			-98	-47	99	-23	-94	-61	-105	-100	-81	47	59
CLEMENS HS	2,733	3,300	2,589	2,618	2,531	2,523	2,523	2,491	2,503	2,492	2,388	2,309	2,206
STEELE HS	2,733	3,200	2,790	2,871	2,806	2,739	2,726	2,673	2,674	2,582	2,464	2,361	2,261
ALSELC			89	92	92	92	92	92	92	92	92	92	92
HIGH SCHOOL TOTALS			5,468	5,581	5,429	5,354	5,341	5,256	5,269	5,166	4,944	4,762	4,559
High School Percent Change			0.92%	2.07%	-2.72%	-1.38%	-0.24%	-1.59%	0.25%	-1.95%	-4.30%	-3.68%	-4.26%
High School Absolute Change			50	113	-152	-75	-13	-85	13	-103	-222	-182	-203
DISTRICT TOTALS			14,946	14,839	14,618	14,409	14,237	14,040	13,977	13,888	13,723	13,682	13,677
District Percent Change			-1.32%	-0.72%	-1.49%	-1.43%	-1.19%	-1.38%	-0.45%	-0.64%	-1.19%	-0.30%	-0.04%
District Absolute Change			-200	-107	-221	-209	-172	-197	-63	-89	-165	-41	-5

Yellow box = exceeds Functional capacity
Pink box = exceeds Max capacity



Key Takeaways

Enrollment Projections



- Annual closings near 900 in 2024
- Housing market remains cloudy with continued high interest rates and looming tariffs
- The district has more than 390 homes currently in inventory and more than 2,100 vacant developed lots available for builders
- Groundwork is underway on approx. 500 lots within 6 subdivisions
- Schertz-Cibolo-Universal City ISD is forecasted to enroll more than 14,000 students by 2029/30



PLANNING AND ZONING COMMISSION MEETING: 11/05/2025
Agenda Item 6 A

TO: Planning and Zoning Commission
PREPARED BY: Daisy Marquez, Senior Planner
CASE: PLFP20250241 Waiver
SUBJECT: **PLFP20250241 Waiver** - Consider and act upon a request for a waiver in relation to on-site sewer facilities for the Final Plat of the Bunny Stop #9 Subdivision, approximately 7.8 acres of land located approximately 55-feet southwest of the intersection of FM 2252 and IH 35 N Access Road, also known as Comal County Property Identification Number 119021 and Guadalupe County Property Identification Number 114083, City of Schertz, Comal and Guadalupe County, Texas.

GENERAL INFORMATION:

Owner: Schertz Stop LLC

Applicant: Midstream & Terminal Services (MTS) Architects and Engineers and Total Geo Data Surveying LLC

ITEM SUMMARY:

The applicant is proposing to Final Plat approximately 7.8 acres of land in order to establish one (1) buildable lot for a convenience store with gas pumps. The buildable lot is identified as Lot 1 Block 1. A 900-lot is identified on the final plat exhibit as non-buildable lot due to the location of the Right-of-Way dedication on the southeastern corner. The subject property has an approved Specific Use Permit to allow for a convenience store with gas pumps, known as Ordinance 23-S-32. 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 55-feet southwest of the intersection of FM 2252 and IH 35 N Access Road.

PUBLIC IMPROVEMENTS:

The applicant is seeking approval of their proposed waiver to install a privately owned on-site sewer facility (OSSF) on the subject property, as proposed with the final plat. In accordance with UDC Article 15, Easements and Utilities, Section 21.15.3.A: Wastewater Systems- Wastewater Connection Required and Section 21.15.2.D: Water Systems - Extension of Lines, all lots within a subdivision are required to extend across the property frontage and to connect to public sanitary sewer systems unless otherwise approved by the City.

Per the UDC, not connecting to a public sanitary sewer system, not extending a wastewater line across the frontage of the property, and installation of an on-site-sewer facility (OSSF) requires a waiver to be granted by the Planning and Zoning Commission as detailed in UDC Section 21.12.5: Waivers.

STAFF ANALYSIS AND RECOMMENDATION:

The closest possible wastewater connection is approximately 3,690-feet away. The Engineering Department has reviewed the waiver request and has determined that it will support this waiver request with conditions.

The conditions of approval of the waiver, as per the Engineering Department, are as follows:

- Provide an escrow amount to cover the cost of extending a public sewer main across the rear subdivision boundary (the plat has an easement for this purpose).
- Once the sewer main is extended in the future to be able to provide service to the proposed subdivision, the property owner will cease operation of the septic system and connect to the sewer system and extend the sewer main across the rear of the subdivision boundary in the easement provided.

Once public infrastructure has been 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. To meet the future tie-in requirements, the applicant has provided a 15-foot sanitary sewer easement along the southern property line for future tie-in. Additionally, the on-site septic system will be designed in a manner that will allow for the septic system to cease operations and connect to the sanitary sewer system. Until the sanitary sewer system comes within proximity of the proposed subdivision, per the approval of the waiver request, the property will utilize an on-site-sewer facility.

Therefore, Staff is recommending approval of the proposed waiver to install an on-site sewer facility (OSSF) with conditions.

1. An escrow amount to cover the cost of extending a public sewer main across the rear subdivision boundary is required to be provided.
2. Once the sewer main is extended in the future to be able to provide service to the proposed subdivision, the property owner will cease operation of the septic system and connect to the sewer system, and extend the sewer main across the rear of the subdivision boundary in the easement provided.

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.

COMMISSIONERS CRITERIA FOR CONSIDERATION:

Unified Development Code Section 21.12.5- Waivers

A. General. The Planning and Zoning Commission may authorize waivers from the provisions of this Article when, in its opinion, undue hardship will result from requiring strict compliance. In granting a waiver, the Planning and Zoning Commission shall prescribe only conditions that it deems necessary or desirable to the public interest. In making their findings, the Planning and Zoning Commission shall take into account the nature of the proposed use of the land involved and existing uses of land in the vicinity, the number of persons who will reside or work in the proposed subdivision, and the probable effect of such waivers upon traffic conditions and upon the public health, safety, convenience, and welfare in the vicinity. Waivers shall not be granted unless the Planning and Zoning Commission finds:

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.

B. The Planning and Zoning Commission may establish a time period for execution of each granted waiver.

C. Such findings together with the specific facts on which such findings are based shall be incorporated into the official minutes of the Planning and Zoning Commission meeting at which such exception is granted.

D. Planning and zoning commission shall not authorize a waiver that would constitute a violation of a valid law, ordinance, code or regulation of the City.

E. Any decision of the Planning and Zoning Commission regarding waivers to the provisions of this Article may be appealed to the City Council. When considering an appeal, the City Council shall consider the same standards as the Planning and Zoning Commission as outlined above.

Aerial Exhibit

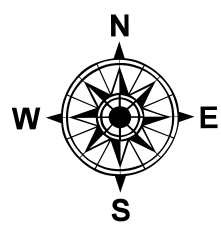
Waiver Request Letter

Recommendation Memo from Engineering

Final Plat Exhibit



Mapbox, Microsoft, Sources: Esri, Garmin, GeoEye, IGN, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



SCHIERTZ
COMMUNITY • SERVICE • OPPORTUNITY

PARCEL IDs:
119021 & 114083

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

0 100 200 400 600 Feet



Midstream & Terminal Services

9950 Westpark Dr., Suite 426
Houston, Texas 77063, USA
T +1 281 404 4438
C +1 281 253 4849

www.midstream-terminal.com

September 15, 2025

ATTN: Daisy Maruez

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

Re: Bunny Stop #9 Truck Stop 18920 IH 35 N Schertz, TX 78154 Septic Waiver

To Whom It May Concern,

We are writing to formally request a septic waiver for our project located at 18920 IH 35 N Schertz, TX 78154, for the following reasons

1. The property owners which we need to obtain easement agreements for have been uncooperative and unresponsive. If we cannot obtain the easement agreements from them, then our original design cannot be completed.
2. The current gravity flow line elevation will not be able to be achieved due to the site terrain.
3. The nearest gravity sewer connection is located 1285 ft. away at the Dean Road/Old Wiederstein Road intersection, and therefore we are requesting a waiver for the requirement to connect to and extend sanitary sewer.

We respectfully request the City's consideration of this waiver so we may continue progress on the project. Please let us know if any additional documentation or information is required to support this request.

Thank you for your time and attention to this matter. We look forward to working with the City to bring this project to completion.

Golam Mostofa, P.E.
License No. 93031

Memo

To: Planning and Zoning Commission via Daisy Marquez, Senior Planner

From: John Nowak, P.E., Assistant City Engineer



Date: September 23, 2025

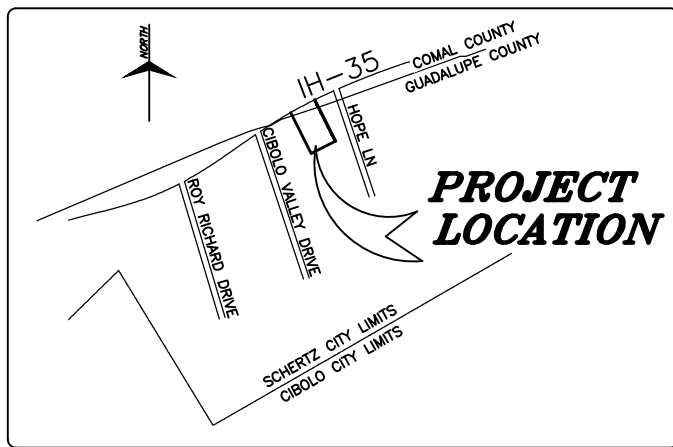
Re: Recommendation for Waiver to Requirement to Extend and Connect to Public Sanitary Sewer to Serve the Proposed Approximately 7.74 acre Bunny Stop #9 subdivision at 18920 IH 35 N

The request for a waiver to the requirement to extend and connect to public sanitary sewer to serve the proposed approximately 7.74 acre Bunny Stop #9 located at 18920 IH 35 N has been reviewed by the Engineering Department. The proposed subdivision is located in the sewer basin that would be served by a sewer main extension from the intersection of Old Wiederstein Road and Dean Road. This puts the nearest sewer connection point approximately 3,690 feet away from the proposed subdivision.

The City's Waste Water and Impact Fee Capital Improvement Plan has identified a waste water main extension that would extend sewer much closer to the proposed subdivision in the future. Additionally, there is some planned development close to the Old Wiederstein/Dean Road intersection that will be required to construction part of this future line.

Because of these future sewer main extensions, the Engineering Department recommends conditional approval of the waiver request to extend and connect to public sanitary sewer for the proposed subdivision. The conditions attached to the waiver should be:

- Provide an escrow amount to cover the cost of extending a public sewer main across the rear subdivision boundary (the plat has an easement for this purpose).
- Once the sewer main is extended in the future to be able to provide service to the proposed subdivision, the property owner will cease operation of the septic system and connect to the sewer system and extend the sewer main across the rear of the subdivision boundary in the easement provided.



LOCATION MAP N.T.S.

CURVE TABLE DATA					
NO.	DELTA	RADIUS	LENGTH	CHORD BNG	CH DIST
C1	14°28'25"	365.00'	92.20'	S24°48'31"W	91.96'
C2	19°55'48"	435.00'	151.31'	N27°32'12"E	150.55'

LINE TABLE DATA			LINE TABLE DATA		
Line #	Length	Direction	Line #	Length	Direction
L1	83.51'	S62° 51' 03"W	L11	107.82'	N26° 28' 51"W
L2	68.46'	S26° 39' 14"E	L12	25.00'	N62° 52' 32"E
L3	16.60'	S17° 34' 18"W	L13	107.82'	S26° 28' 51"E
L4	85.92'	N17° 34' 18"E	L14	107.82'	N26° 28' 51"W
L5	79.62'	S26° 39' 14"E	L15	25.00'	N62° 52' 32"E
L6	98.52'	S62° 51' 03"W	L16	107.82'	S26° 28' 51"E
L7	107.82'	S26° 39' 14"E	L17	62.44'	N62° 52' 32"E
L8	25.00'	S26° 39' 14"E	L18	68.23'	N62° 52' 32"E
L9	25.00'	N26° 39' 19"W	L19	62.11'	N62° 52' 32"E
L10	67.90'	N62° 52' 32"E	L20	37.01'	S53° 58' 46"W

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 AND ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PERSONS WORKING UNDER MY SUPERVISION.

JOHN E. DEHAN REGISTERED PROFESSIONAL LAND SURVEYOR No. 6042

STATE OF TEXAS
COUNTY OF GUADALUPE §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED

_____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ AD. 2024

NOTARY PUBLIC
GUADALUPE COUNTY, TEXASSTATE OF TEXAS
COUNTY OF HARRIS §

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

GOLAM MOSTOFA
PROFESSIONAL ENGINEER No. 93031
MIDSTREAM & TERMINAL SERVICES, LLC
TEXAS ENGINEERING FIRM No. F-18844
9950 WESTPARK DR, SUITE 426
HOUSTON, TEXAS 77063
281-404-4438

STATE OF TEXAS
COUNTY OF HARRIS §

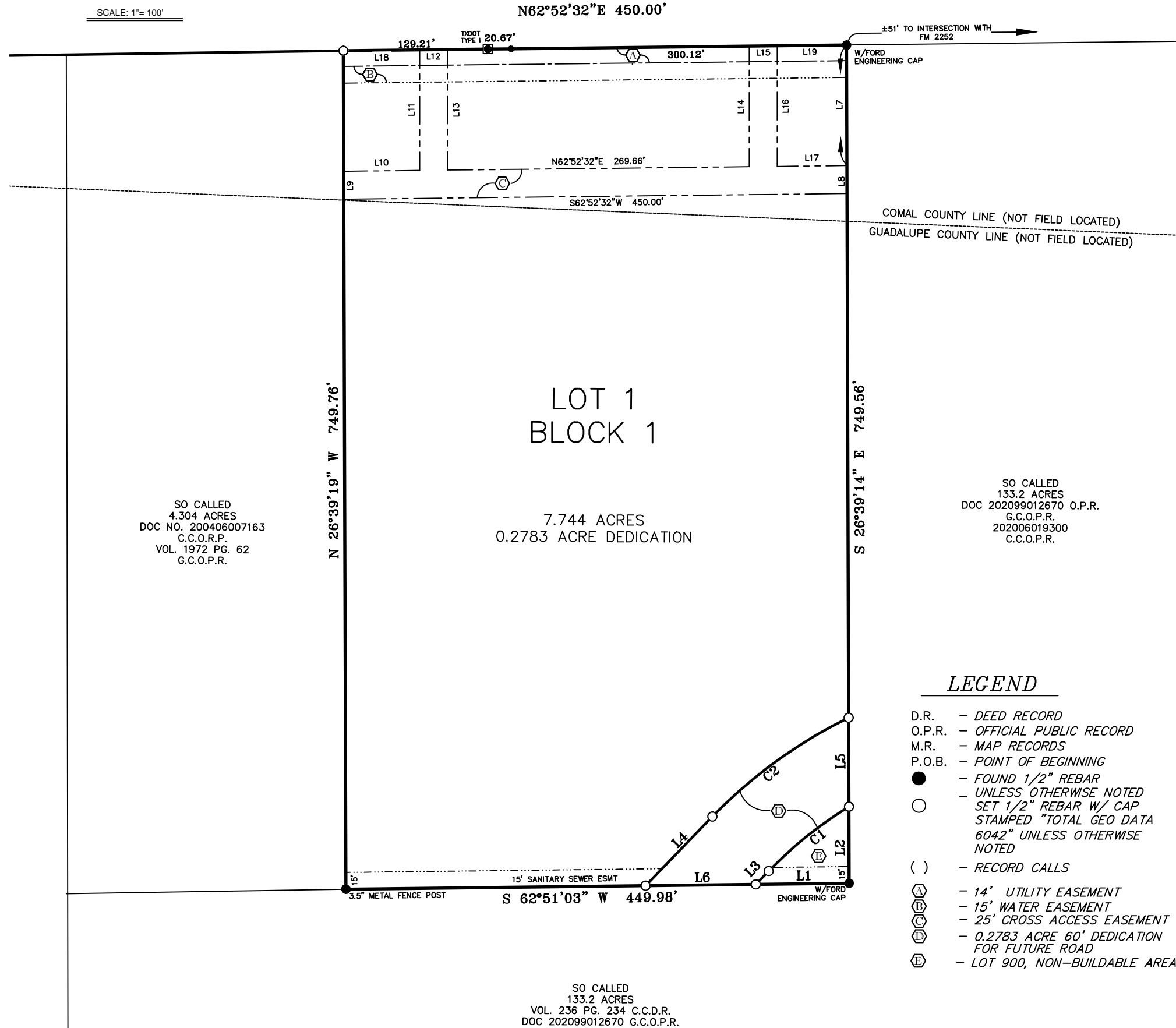
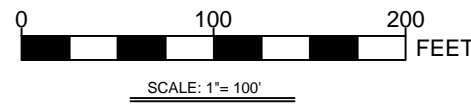
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED

_____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ AD. 2024

NOTARY PUBLIC
HARRIS COUNTY, TEXASTOTAL GEO DATA
SURVEYING LLC.

FIRM # 10193904
27807 FELS MAUER BLVD
NEW BRAUNFELS, TX. 78132
(210) 683-1131
JOHNDEHAN@TOTALGEODATA.COM

INTERSTATE HIGHWAY 35
(VARIABLE WIDTH R.O.W.)

LEGEND

- D.R. - DEED RECORD
O.P.R. - OFFICIAL PUBLIC RECORD
M.R. - MAP RECORDS
P.O.B. - POINT OF BEGINNING
- - FOUND 1/2" REBAR
○ - UNLESS OTHERWISE NOTED SET 1/2" REBAR W/ CAP STAMPED "TOTAL GEO DATA 6042" UNLESS OTHERWISE NOTED
- () - RECORD CALLS
- Ⓐ - 14' UTILITY EASEMENT
Ⓑ - 15' WATER EASEMENT
Ⓒ - 25' CROSS ACCESS EASEMENT
Ⓓ - 0.2783 ACRE 60' DEDICATION FOR FUTURE ROAD
Ⓔ - LOT 900, NON-BUILDABLE AREA

GENERAL NOTES:

- INDICATES SET 1/2" REBAR WITH CAP STAMPED "TOTAL GEO DATA 6042" UNLESS OTHERWISE NOTED.
- INDICATES FOUND 1/2" REBAR UNLESS OTHERWISE NOTED.
- DIMENSIONS ARE SHOWN IN US SURVEY FEET, SURFACE.
- SUBJECT PROPERTY APPEARS TO BE SITUATED WITHIN THE FLOOD ZONE AREA "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS INDICATED ON THE FOLLOWING FLOOD INSURANCE RATE MAP: 48187C0210F, EFFECTIVE DATE: NOVEMBER 2, 2007, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR GUADALUPE COUNTY, TEXAS, AND MAP: 48091C0485, EFFECTIVE DATE: SEPTEMBER, 2, 2009, FOR COMAL COUNTY, TEXAS. (SURVEYOR DOES NOT GUARANTEE OR WARRANT THE ACCURACY OR CORRECTNESS OF THE F.E.M.A. MAPS.)
- BASIS OF BEARING: NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, BASED ON VRS RTKNet SOLUTION.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 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.

CPS UTILITY NOTES:

- CITY PUBLIC SERVICE BOARD (CPS ENERGY) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," 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 WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HERON.
- 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.
- ROOT OVERHANDS 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.

TxDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- OWNER DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE DIRECTED BY TxDOT'S "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF 2 ACCESS POINTS ALONG INTERSTATE HIGHWAY 35 FRONTAGE, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 450 FEET.
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- 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.

PLAT ESTABLISHING

BUNNY STOP #9 SUBDIVISION
UNIT 1

CONTAINING 1 BLOCK 1 COMMERCIAL LOT

BEING 7.744 ACRES (337,485 SQ. FT.) OF LAND OUT OF A REMAINING PORTION OF A 133.20 ACRE TRACT, IN THE ROBERT MARTIN + JNO. F. WALKER SURVEY NO 183, ABSTRACT 414, COMAL COUNTY AND ABSTRACT 244, GUADALUPE COUNTY TEXAS IN THE CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS.

OWNERSHIP ACKNOWLEDGEMENT

THE OWNER OF THE LAND SHOWN ON THIS PLAT, MUBARAK MAKNOJIA AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE CITY OF SCHERTZ, TEXAS, FOR THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND THE WATER AND SEWER LINES IN ALL OF THE AFORESAID PUBLIC PLACES AND ALL OTHER PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER _____
MUBARAK MAKNOJIA, ORGANIZER
SCHERTZ STOP LLC
5956 CAPE CORAL DR.
AUSTIN, TX 78746
512-577-9294

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED

_____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ AD. 2024

NOTARY PUBLIC
TRAVIS COUNTY, TEXAS

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

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

CERTIFICATE BY THE 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 _____ AD. 2024

CITY ENGINEER

PLANNING & COMMUNITY DEVELOPMENT ACKNOWLEDGEMENT (WHEN PLATS ARE APPROVED BY THE PLANNING AND ZONING COMMISSION):

THIS PLAT OF BUNNY STOP #9 SUBDIVISION UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF SCHERTZ PLANNING AND ZONING COMMISSION AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____ 20____

CHAIRMAN

SECRETARY

STATE OF TEXAS
COUNTY OF GUADALUPE §

I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ AD. 2024 AT _____ AND DULY RECORDED THE _____ DAY OF _____ AD. 2024 AT _____ IN THE RECORDS OF _____ OF SAID COUNTY, IN THE BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, I WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ AD. 2024.

COUNTY CLERK, GUADALUPE COUNTY, TEXAS

BY: _____, DEPUTY

STATE OF TEXAS
COUNTY OF COMAL §

I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ AD. 2024 AT _____ AND DULY RECORDED THE _____ DAY OF _____ AD. 2024 AT _____ IN THE RECORDS OF _____ OF SAID COUNTY, IN THE BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, I WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ AD. 2024.

COUNTY CLERK, COMAL COUNTY, TEXAS

BY: _____, DEPUTY



PLANNING AND ZONING COMMISSION MEETING: 11/05/2025
Agenda Item 6 B

TO: Planning and Zoning Commission
PREPARED BY: Daisy Marquez, Senior Planner
CASE: PLFP20250241
SUBJECT: **PLFP20250241** - Consider and act upon a request for approval of a final plat of the Bunny Stop #9 Subdivision, an approximately 7.8 acre tract of land located approximately 55-feet southwest of the intersection of FM 2252 and IH 35 N Access Road, also known as Comal County Property Identification Number 119021 and Guadalupe County Property Identification Number 114083, City of Schertz, Comal and Guadalupe County, Texas.

GENERAL INFORMATION:

Owner: Schertz Stop LLC

Applicant: Midstream & Terminal Services (MTS) Architects and Engineers and Total Geo Data Surveying LLC

APPLICATION SUBMITTAL DATE:

Date:
October 14, 2025

Application Submittal Type:
Final Plat Application

ITEM SUMMARY:

The applicant is requesting to final plat approximately 7.8 acres of land in order to establish one buildable lot. The buildable lot is identified as Lot 1 Block 1. A 900-lot is identified on the final plat exhibit as a non-buildable lot due to the location of the Right-of-Way dedication on the southeastern corner. The subject property is zoned General Business District (GB) and has an approved Specific Use Permit (SUP) to allow a convenience store with gas pumps.

GENERAL LOCATION AND SITE DESCRIPTION:

The property is undeveloped and located approximately 55-feet southwest of the intersection of FM 2252 and IH 35 N Access Road.

ACCESS AND CIRCULATION:

The property is located along IH 35 N Access Road. The property is proposing two access points along IH 35 N Access Road. TxDOT has provided no objection to the proposed access points. The final plat also establishes a 25-foot cross-lot access easement. At the southeast corner of the subject property, the proposed final plat shows dedication of approximately 0.28 acres of land for the 60-foot master thoroughfare east-west connector that cuts through the property.

TREE MITIGATION AND PRESERVATION:

The applicant is responsible for complying with Unified Development Code (UDC), Section 21.9.9 Tree Mitigation Preservation and Mitigation. With the clearing and grading application, the tree mitigation and preservation plan was submitted and evaluated. The subject property did not contain any protected or heritage class trees.

PUBLIC SERVICES:

The site will be serviced by CPS for electricity, it is in the City of Schertz and CCMA dual CCN for Sewer, and Schertz and SSLGC Dual CCN for water. The applicant has requested a waiver to not connect to the public sanitary sewer system. If the waiver is granted, the site will be serviced by an on-site sewer facility (OSSF).

PUBLIC IMPROVEMENTS:

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

Water: The property is located in the Schertz and SSLGC dual CCN. The subject property is serviced by a 12-inch water line that runs along IH 35 N Access Road.

Sewer: The applicant has provided a waiver request to the requirement to extend public sanitary sewer to serve the proposed Bunny Stop #9 Subdivision. The closest possible sewer connection is approximately 3,690-feet south and is owned by the City of Schertz. Once public infrastructure has been 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 Guadalupe County, in the meantime.

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

Sidewalks, Hike and Bike Trails: The subject property will be required to construct sidewalks along all rights-of-way and will be required to meet the specifications of the City of Schertz.

Road Improvements: IH-35 N Access Road is a TxDOT Right-of-Way and TxDOT provided a no-objection letter. There is an east-west connector that cuts through the southeast corner of the subject property. The Final Plat shows an approximately 0.28-acre dedication for the 60-foot east-west connector.

STAFF ANALYSIS AND RECOMMENDATION:

The proposed final plat is generally consistent with the applicable requirements for the property, ordinances, and regulations. The plat has been reviewed with no objection by the Engineering, Fire, and Planning Departments. Staff recommends approval of PLFP20250241.

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

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

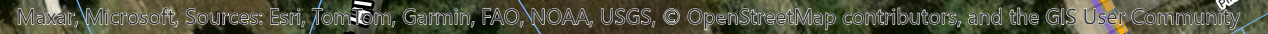
COMMISSIONERS CRITERIA FOR CONSIDERATION:

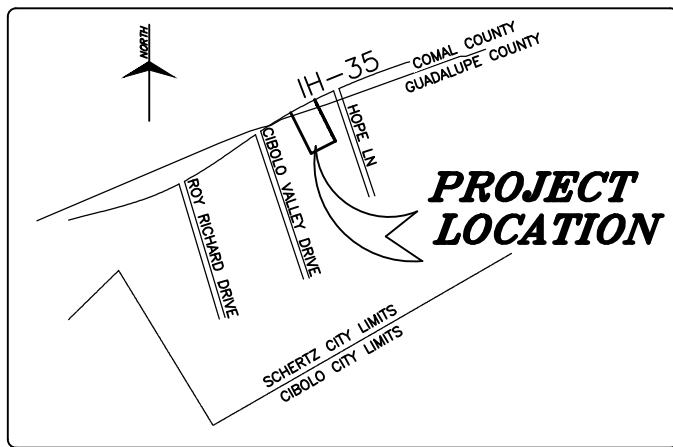
The Planning and Zoning Commission is the final approval authority of the proposed final plat. In considering final action on a final plat, the Commission should consider the criteria within UDC, Section 21.12.9 D.

Attachments

Aerial Exhibit

Final Plat Exhibit





LOCATION MAP N.T.S.

CURVE TABLE DATA					
NO.	DELTA	RADIUS	LENGTH	CHORD BNG	CH DIST
C1	14°28'25"	365.00'	92.20'	S24°48'31"W	91.96'
C2	19°55'48"	435.00'	151.31'	N27°32'12"E	150.55'

LINE TABLE DATA			LINE TABLE DATA		
Line #	Length	Direction	Line #	Length	Direction
L1	83.51'	S62° 51' 03"W	L11	107.82'	N26° 28' 51"W
L2	68.46'	S26° 39' 14"E	L12	25.00'	N62° 52' 32"E
L3	16.60'	S17° 34' 18"W	L13	107.82'	S26° 28' 51"E
L4	85.92'	N17° 34' 18"E	L14	107.82'	N26° 28' 51"W
L5	79.62'	S26° 39' 14"E	L15	25.00'	N62° 52' 32"E
L6	98.52'	S62° 51' 03"W	L16	107.82'	S26° 28' 51"E
L7	107.82'	S26° 39' 14"E	L17	62.44'	N62° 52' 32"E
L8	25.00'	S26° 39' 14"E	L18	68.23'	N62° 52' 32"E
L9	25.00'	N26° 39' 19"W	L19	62.11'	N62° 52' 32"E
L10	67.90'	N62° 52' 32"E	L20	37.01'	S53° 58' 46"W

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 AND ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PERSONS WORKING UNDER MY SUPERVISION.

JOHN E. DEHAN REGISTERED PROFESSIONAL LAND SURVEYOR No. 6042

STATE OF TEXAS
COUNTY OF GUADALUPE §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED

_____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ AD. 2024

NOTARY PUBLIC
GUADALUPE COUNTY, TEXASSTATE OF TEXAS
COUNTY OF HARRIS §

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

GOLAM MOSTOFA
PROFESSIONAL ENGINEER No. 93031
MIDSTREAM & TERMINAL SERVICES, LLC
TEXAS ENGINEERING FIRM No. F-18844
9950 WESTPARK DR, SUITE 426
HOUSTON, TEXAS 77063
281-404-4438

STATE OF TEXAS
COUNTY OF HARRIS §

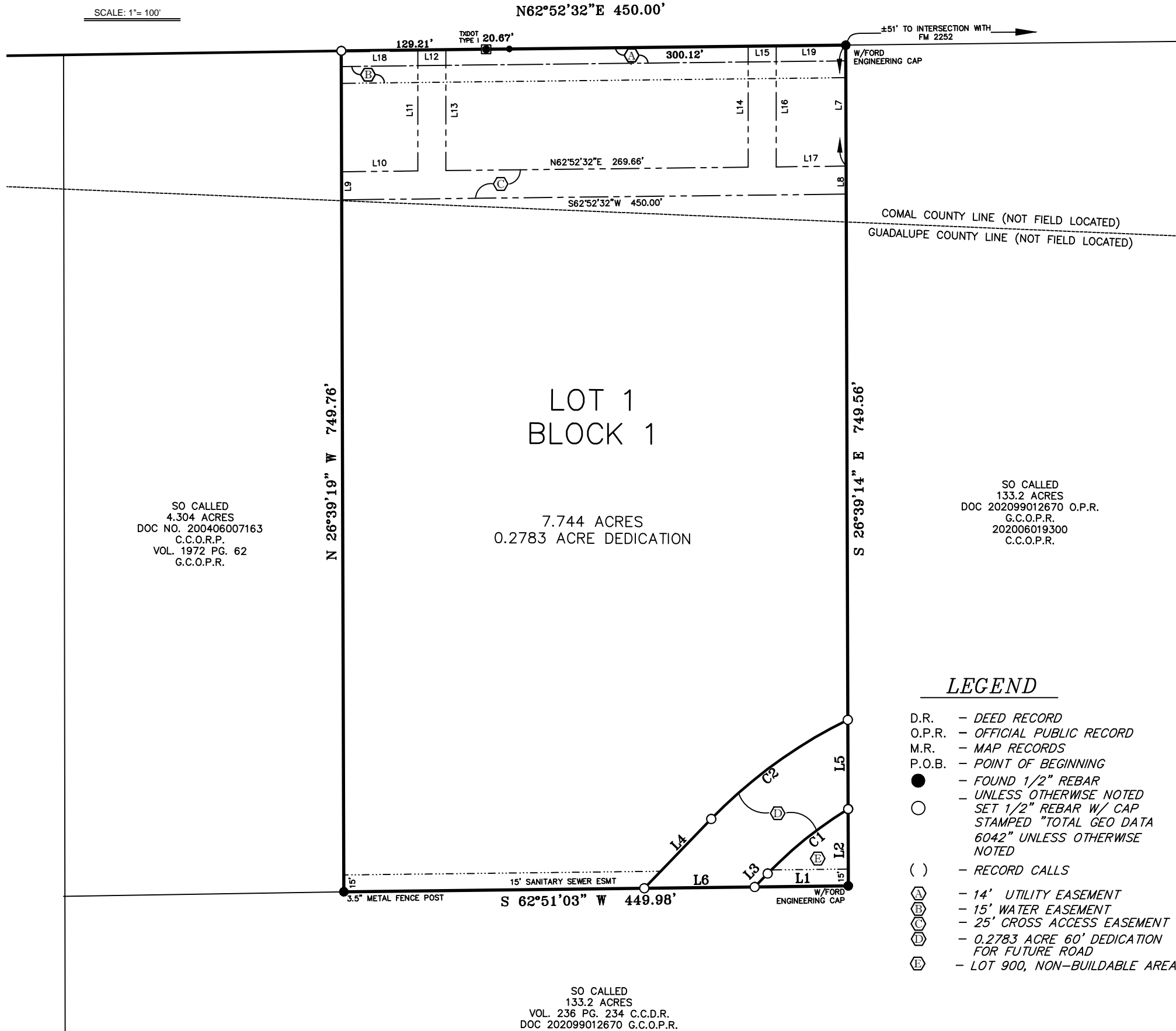
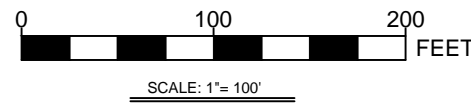
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GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ AD. 2024

NOTARY PUBLIC
HARRIS COUNTY, TEXASTOTAL GEO DATA
SURVEYING LLC.

FIRM # 10193904
27807 FELS MAUER BLVD
NEW BRAUNFELS, TX. 78132
(210) 683-1131
JOHNDEHAN@TOTALGEODATA.COM

INTERSTATE HIGHWAY 35
(VARIABLE WIDTH R.O.W.)

LEGEND

- D.R. - DEED RECORD
O.P.R. - OFFICIAL PUBLIC RECORD
M.R. - MAP RECORDS
P.O.B. - POINT OF BEGINNING
- - FOUND 1/2" REBAR
○ - UNLESS OTHERWISE NOTED SET 1/2" REBAR W/ CAP STAMPED "TOTAL GEO DATA 6042" UNLESS OTHERWISE NOTED
- () - RECORD CALLS
- Ⓐ - 14' UTILITY EASEMENT
Ⓑ - 15' WATER EASEMENT
Ⓒ - 25' CROSS ACCESS EASEMENT
Ⓓ - 0.2783 ACRE 60' DEDICATION FOR FUTURE ROAD
Ⓔ - LOT 900, NON-BUILDABLE AREA

GENERAL NOTES:

- INDICATES SET 1/2" REBAR WITH CAP STAMPED "TOTAL GEO DATA 6042" UNLESS OTHERWISE NOTED.
- INDICATES FOUND 1/2" REBAR UNLESS OTHERWISE NOTED.
- DIMENSIONS ARE SHOWN IN US SURVEY FEET, SURFACE.
- SUBJECT PROPERTY APPEARS TO BE SITUATED WITHIN THE FLOOD ZONE AREA "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS INDICATED ON THE FOLLOWING FLOOD INSURANCE RATE MAP: 48187C0210F, EFFECTIVE DATE: NOVEMBER 2, 2007, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR GUADALUPE COUNTY, TEXAS, AND MAP: 48091C0485, EFFECTIVE DATE: SEPTEMBER, 2, 2009, FOR COMAL COUNTY, TEXAS. (SURVEYOR DOES NOT GUARANTEE OR WARRANT THE ACCURACY OR CORRECTNESS OF THE F.E.M.A. MAPS.)
- BASIS OF BEARING: NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, BASED ON VRS RTKnet SOLUTION.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 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.

CPS UTILITY NOTES:

- CITY PUBLIC SERVICE BOARD (CPS ENERGY) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," 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 WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCRoACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
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PLAT ESTABLISHING

BUNNY STOP #9 SUBDIVISION
UNIT 1

CONTAINING 1 BLOCK 1 COMMERCIAL LOT

BEING 7.744 ACRES (337,485 SQ. FT.) OF LAND OUT OF A REMAINING PORTION OF A 133.20 ACRE TRACT, IN THE ROBERT MARTIN + JNO. F. WALKER SURVEY NO 183, ABSTRACT 414, COMAL COUNTY AND ABSTRACT 244, GUADALUPE COUNTY TEXAS IN THE CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS.

OWNERSHIP ACKNOWLEDGEMENT

THE OWNER OF THE LAND SHOWN ON THIS PLAT, MUBARAK MAKNOJIA AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE CITY OF SCHERTZ, TEXAS, FOR THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND THE WATER AND SEWER LINES IN ALL OF THE AFORESAID PUBLIC PLACES AND ALL OTHER PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER _____
MUBARAK MAKNOJIA, ORGANIZER
SCHERTZ STOP LLC
5956 CAPE CORAL DR.
AUSTIN, TX 78746
512-577-9294

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED

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GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ AD. 2024

NOTARY PUBLIC
TRAVIS COUNTY, TEXAS

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

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

CERTIFICATE BY THE 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 _____ AD. 2024

CITY ENGINEER

PLANNING & COMMUNITY DEVELOPMENT ACKNOWLEDGEMENT (WHEN PLATS ARE APPROVED BY THE PLANNING AND ZONING COMMISSION):

THIS PLAT OF BUNNY STOP #9 SUBDIVISION UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF SCHERTZ PLANNING AND ZONING COMMISSION AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____ 20____

CHAIRMAN

SECRETARY

STATE OF TEXAS
COUNTY OF GUADALUPE §

I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ AD. 2024 AT _____ AND DULY RECORDED THE _____ DAY OF _____ AD. 2024 AT _____ IN THE RECORDS OF _____ OF SAID COUNTY, IN THE BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, I WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ AD. 2024.

COUNTY CLERK, GUADALUPE COUNTY, TEXAS

BY: _____, DEPUTY

STATE OF TEXAS
COUNTY OF COMAL §

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COUNTY CLERK, COMAL COUNTY, TEXAS

BY: _____, DEPUTY



PLANNING AND ZONING COMMISSION MEETING: 11/05/2025
Agenda Item 6 C

TO: Planning and Zoning Commission
PREPARED BY: William Willingham, Planner
CASE: PLPP20250218 Waiver
SUBJECT: **PLPP20250218 Waiver** — Consider and act upon a request in relation to on-site sewer facilities for the Preliminary Plat of the MMD Subdivision, approximately 5 acres of land, located approximately 3,100 feet northeast of the intersection of FM 2252 and FM 482, more specifically known as Comal County Parcel Identification Number 43645, City of Schertz, Comal County, Texas.

GENERAL INFORMATION:

Owner: Ship Hawk Storage LLC
Applicant: Steven G Cook Engineering Inc.

ITEM SUMMARY:

The applicant is requesting to preliminary plat approximately 5 acres of land to establish one lot. The subject property is currently the site of a plumbing service business and truck storage, the applicant intends to add additional parking on site. The proposed preliminary plat will establish Lot 1 Block 1 of the MMD Subdivision.

The subject property is currently zoned Manufacturing District- Light (M-1). The applicant is seeking approval of a waiver to UDC Article 15, Easements and Utilities, Section 21.15.3.A: Wastewater Systems - Wastewater Connection Required and Section 21.15.2.D: Water Systems - Extension of Lines. The property is located dually within the Schertz Sewer CCN and the CCMA CCN.

GENERAL LOCATION AND SITE DESCRIPTION:

The subject property is currently the site of a plumbing service business and truck storage located approximately 3,100 feet northeast of the intersection of FM 2252 and FM 482.

PUBLIC IMPROVEMENTS:

The applicant is seeking approval of a waiver to the Unified Development Code Section 21.15.3: Wastewater Systems on their property zoned Manufacturing District- Light (M-1) and bring the existing privately owned on-site sewer facility (OSSF) into compliance. In accordance with UDC Article 15, Easements and Utilities, Section 21.15.3.A: Wastewater Systems - Wastewater Connection Required and Section 21.15.2.D: Water Systems - Extension of Lines, all lots within a subdivision are required to extend across the property frontage and to connect to public sanitary sewer systems unless otherwise approved by the City.

Based on the requirements of the UDC, not connecting to a public sanitary sewer system, not extending a wastewater line across the frontage of the property, and installation of an on-site sewer facility (OSSF) requires a waiver to be granted by the Planning and Zoning Commission as detailed in UDC Section 21.12.5: Waivers.

STAFF ANALYSIS AND RECOMMENDATION:

City of Schertz Engineering has conducted a review of the waiver and recommends approval of the request as the closest possible sewer connection is from a Schertz Sewer CCN main located approximately 1,800 feet east from this property near the intersection of FM 482 and Hubertus Road. The proposed platting is laid-out in a manner to provide for future connection to a public sanitary sewer system. Once public infrastructure has been extended to the area to provide sanitary sewer service, the subdivision will be required to connect to the sewer system in accordance with Section 90-78 of the Code of Ordinances.

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:

Section 21.12.15- Waivers:

A. General. The Planning and Zoning Commission may authorize waivers from the provisions of this Article when, in its opinion, undue hardship will result from requiring strict compliance. In granting a waiver, the Planning and Zoning Commission shall prescribe only conditions that it deems necessary or desirable to the public interest. In making their findings, the Planning and Zoning Commission shall take into account the nature of the proposed use of the land involved and existing uses of land in the vicinity, the number of persons who will reside or work in the proposed subdivision, and the probable effect of such waivers upon traffic conditions and upon the public health, safety, convenience, and welfare in the vicinity. Waivers shall not be granted unless the Planning and Zoning Commission finds:

1. That 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 effect of preventing the orderly subdivision of 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 the 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.

B. The Planning and Zoning Commission may establish a time period for execution of each granted waiver.

C. Such findings together with the specific facts on which such findings are based shall be incorporated into the official minutes of the Planning and Zoning Commission meeting at which such exception is granted.

D. Planning and Zoning Commission shall not authorize a waiver that would constitute a violation of a valid law, ordinance, code or regulation of the City.

E. Any decision of the Planning and Zoning Commission regarding waivers to the provisions of this Article may be appealed to the City Council. When considering an appeal, the City Council shall consider the same standards as the Planning and Zoning Commission as outlined above.

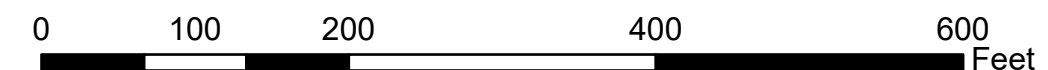
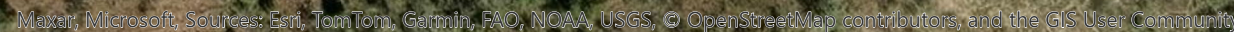
Attachments

Aerial Exhibit

Waiver Request Letter

Engineering Memo

Plat Exhibit





Stephen G. Cook Engineering
Registered Land Surveyors

13302 Thornridge Lane
San Antonio, TX 78232
TBPE Firm#: F-184
TBPLS Firm#: 10005400
Phone: 210-481-253
cookeng@sgce.net
www.sgce.net

March 19, 2025

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

RE: MMD Subdivision - 7765 FM 482, New Braunfels, TX 78132

To Whom It May Concern:


The nearest sewer mains are approximately 1,900 feet from this property. As this project submittal pertains to platting and proposed parking lots only, with no proposed building development at this time, we respectfully request a waiver from the requirement to connect to the sewer system. There is an existing septic tank on site that is sufficient for the existing and proposed use of the site.

If you have any questions please contact Fae Hunter at cookeng@sgce.net or at 210-695-0656.

Sincerely,

SHP Hawk Storage LLC
Michael Powell, Managing Member
1602 N I-35
San Antonio, Texas 78208
Phone: 210-556-4144
Email: mike@rivercityrei.com

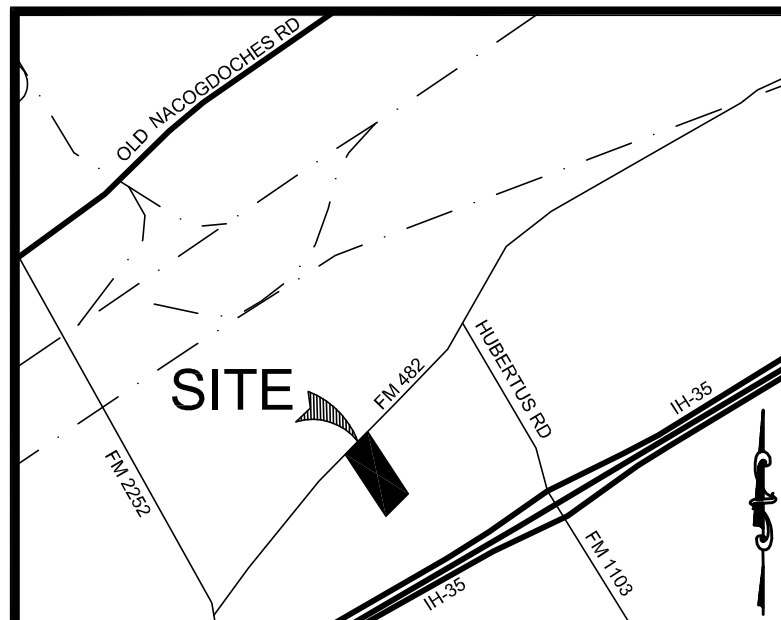
Memo

To: Planning and Zoning Commission via William Willingham, Planner
From: Eric Schulze, P.E., Engineer 
Date: October 28, 2025
Re: Recommendation for Waiver to Requirement to Extend Public Sanitary
Sewer to Serve the MMD Sub'd – Plat of Lot1, Block 1

The request for a waiver to the requirement to extend public sanitary sewer to serve the proposed MMD Sub'd – Plat of Lot 1, Block 1 (on FM 482 3,000 ft east of FM 2252 and 2,400 ft west of Hubertus Rd) is recommended for approval. The request for the waiver has been reviewed and found to be reasonable. No sanitary sewer facilities exist in the area of the proposed subdivision. The closest possible sewer connection point is an 8 inch main near Hubertus Rd that serves the elementary school. The property is also currently served by an existing on-site septic system. Therefore, Engineering supports the granting of the waiver and notes that it is consistent with similar waivers granted in the City.

Staff has verified that the proposed platting is laid-out in a manner to provide for future connection to a public sanitary sewer system. Once public infrastructure has been extended to the area to provide sanitary sewer service, the subdivision will be required to connect to the sewer system, in accordance with Section 90-78 of the Code of Ordinances.

Any new OSSF needed to serve the proposed lot(s) in 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 system.





PLANNING AND ZONING COMMISSION MEETING: 11/05/2025
Agenda Item 6 D

TO: Planning and Zoning Commission
PREPARED BY: William Willingham, Planner
CASE: PLPP20250218 Plat
SUBJECT: **PLPP20250218**- Consider and act upon a request for approval of a preliminary plat of the MMD Subdivision, approximately 5 acres of land located approximately 3,100 feet northeast of the intersection of FM 2252 and FM 482, more specifically known as Comal County Parcel Identification Number 43645, City of Schertz, Comal County, Texas.

GENERAL INFORMATION:

Owner: Ship Hawk Storage LLC
Applicant: Steven G Cook Engineering Inc.

APPLICATION SUBMITTAL DATE:

Date:
October 14, 2025

Application Submittal Type:
Preliminary Plat Application

ITEM SUMMARY:

The applicant is proposing to preliminary plat approximately 5 acres of land to establish one buildable lot.

The subject property is currently zoned Manufacturing District- Light (M-1). The proposed preliminary plat will establish Lot 1 Block 1 of the MMD Subdivision.

The subject property is currently the site of a plumbing service business and truck storage. The applicant intends to add additional parking on site. Any developments at this site must adhere to the design requirements as dictated by the Unified Development Code.

Manufacturing District- Light (M-1) Design Requirements:

Area sq. ft.	Width	Depth	Front Setback (ft.)	Rear Setback (ft.)	Side Setback (ft.)	Imp. Coverage
10,000	100	100	25	0*	0*	80%

**25 ft. setback when adjacent to residential zoning*

GENERAL LOCATION AND SITE DESCRIPTION:

The property is currently located at 7765 FM 482, Schertz, Texas, otherwise generally located 3,100 feet northeast of the intersection of FM 2252 and FM 482.

ACCESS AND CIRCULATION:

The property will have access and frontage to FM 482.

TREE MITIGATION AND PRESERVATION:

The applicant will be responsible for complying with Unified Development Code (UDC), Section 21.9.9 Tree Preservation and Mitigation. At this time the applicant has indicated no intention of removing trees.

PUBLIC SERVICES:

The proposed preliminary plat of the MMD Subdivision is serviced by Green Valley SUD for water, CPS, and Spectrum. The applicant has requested a waiver to not connect to the public sanitary sewer system and instead use the already existing on-site sewer facility (OSSF) serving the property.

PUBLIC IMPROVEMENTS:

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

Water: The subdivision is serviced by the Green Valley SUD through a 6-inch water line that runs along FM 482

Sewer: The applicant has provided a waiver request to the requirement to extend public sanitary sewer to serve the proposed preliminary plat of the MMD Subdivision. The Engineering Department has reviewed the waiver request and recommends approval of the waiver given the closest possible sewer connection is approximately 1,800 feet away. Once public infrastructure has been 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. Until that time, per approval of the waiver request, the property will utilize an on-site sewer facility (OSSF), permitted by Comal County.

Drainage: The applicant is responsible for all drainage associated with the subject property, and for compliance with Stormwater regulations. A Stormwater Management Plan has been reviewed and approved by the City Engineer.

Sidewalks, Hike and Bike Trails: No sidewalks or hike and bike trails are required to be constructed by the applicant at this time. Sidewalks, hike and bike trails will be reviewed with the development of the property.

Road Improvements: No road improvements will be required to be completed by the applicant. A 30-foot Right-of-Way dedication to FM 482 is made per the plat. TxDOT has reviewed the plat application and has provided no objections.

STAFF ANALYSIS AND RECOMMENDATION:

The preliminary plat is 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 proposed.

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:

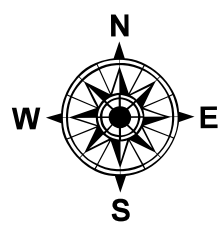
The Planning and Zoning Commission is the final approval authority of the proposed preliminary plat. In considering final action on a preliminary plat, the Commission should consider the criteria within UDC, Section 21.12.8 D.

Attachments

Aerial Exhibit
Plat Exhibit

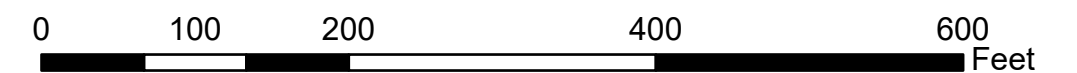
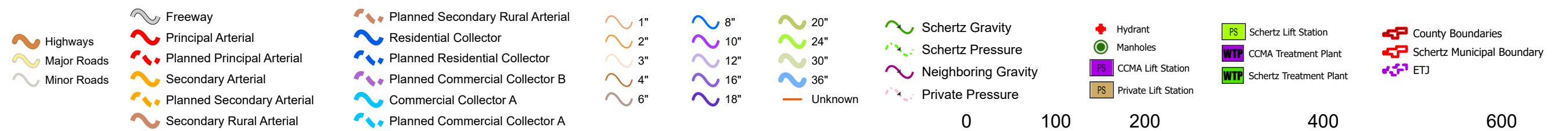


Map by Microsoft, Source: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



SCHIERTZ
COMMUNITY • SERVICE • OPPORTUNITY

PARCEL ID:
43645

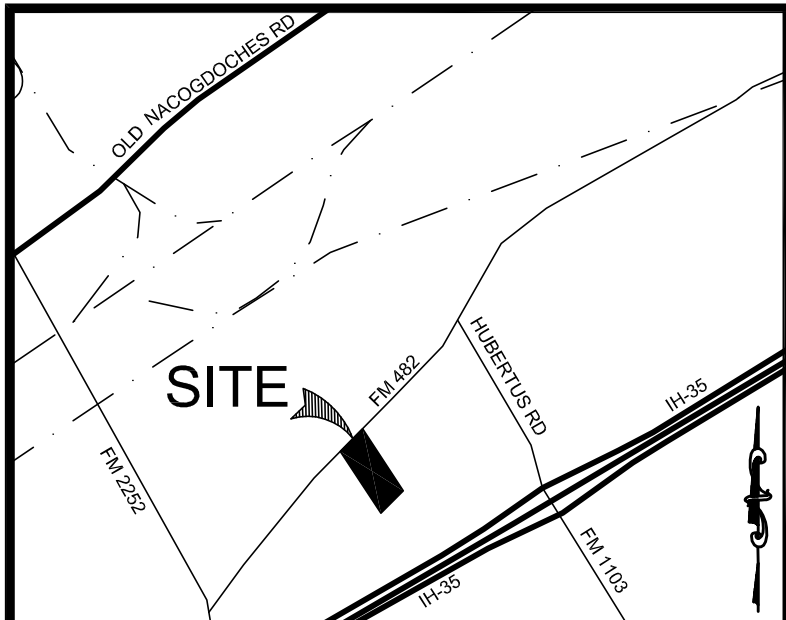


THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF:

STEPHEN G. COOK
STEPHEN G. COOK ENGINEERING, INC.
TBPE FIRM NO. F-184

DATE: 08/14/2025

IT IS NOT TO BE USED IN REFERENCE TO CONSTRUCTION, BIDDING AND PERMITTING.



LOCATION MAP
NOT TO SCALE

LEGEND

○	SET PROPERTY CORNER MONUMENTATION (SGCE)
●	FOUND PROPERTY CORNER MONUMENTATION
⊗	POWER POLE
E.G.T.CA	ELECTRIC, GAS, TELEPHONE, CABLE
DRCC	DEED RECORDS OF COMAL COUNTY
PRCC	PLAT RECORDS OF COMAL COUNTY
R.O.W.	RIGHT-OF-WAY
DOC.	DOCUMENT
VOL.	VOLUME
PG.	PAGE
---	PROPERTY LINE
---	R.O.W. CENTERLINE
---	EASEMENT LINE
---	EXISTING CONTOURS
---	TRAIN TRACKS
---	WATER LINE

ENGINEER / SURVEYOR
STEPHEN G. COOK ENG.
13302 THORNBRIDGE LANE
SAN ANTONIO, TX 78232
(210) 481-2533

LAND OWNER / DEVELOPER
SHP HAWK STORAGE, LLC
1602 N I-35
SAN ANTONIO, TEXAS 78208
210-599-4179

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

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

GREEN VALLEY SPECIAL UTILITY DISTRICT PLAT NOTES:

1.) GREEN VALLEY SPECIAL UTILITY DISTRICT (GVSUD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY IN THE AREAS DESIGNATED ON THIS PLAT AS "WATER" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, INSPECTING, REPAIRING, REMOVING, AND RELOCATING BURIED AND/OR EXPOSED WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES.

2.) TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, GVSUD SHALL HAVE THE RIGHT TO REMOVE SAID WATER EASEMENT OF ALL TREES OR PARTS THEREOF, OR ANY OTHER OBSTRUCTIONS WHICH MAY ENDANGER, OR INTERFERE WITH MAINTENANCE OF, THE FACILITIES AND APPURTENANCES.

3.) OTHER UTILITIES, STRUCTURES, GRADING, DRAINAGE CHANNELS, DETENTION/RETENTION PONDS, LANDSCAPING, TREES, ROADS, PARKING LOTS, FENCES, WALLS, CONSTRUCTION OF ANY TYPE, OR ANY OTHER IMPROVEMENTS OR OBSTRUCTIONS, ARE NOT ALLOWED WITHIN GVSUD EASEMENTS. OTHER UTILITIES, DRAINAGE CHANNELS, ROADS, AND FENCES MAY CROSS GVSUD UTILITY EASEMENTS AT OR NEAR A 90-DEGREE ANGLE TO THE LONGITUDINAL SIDE OF THE EASEMENT. DESIGNS FOR ANY PROPOSED ALTERATIONS OR CROSSINGS OF GVSUD EASEMENTS MUST BE APPROVED IN WRITING BY GVSUD AND THE INSTALLATION OF SUCH MUST BE INSPECTED AND APPROVED BY GVSUD.

4.) THE PROPERTY OWNER MUST INSTALL 16-FOOT GATES IN ANY FENCES THAT CROSS GVSUD EASEMENTS. GATES MUST BE CENTERED ACROSS GVSUD UTILITIES.

5.) MAINTENANCE OF EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER; HOWEVER, GVSUD MAY ELECT TO MAINTAIN THE EASEMENT AS PROVIDED IN THE EASEMENT AGREEMENT.

6.) GVSUD MAY REMOVE ALL TREES AND SHRUBBERY FROM EASEMENTS WITHOUT NOTICE OR COMPENSATION.

AGENT FOR GREEN VALLEY SPECIAL UTILITY DISTRICT

STATE OF TEXAS
COUNTY OF COMAL

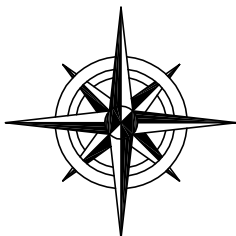
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

STEPHEN G. COOK, REGISTERED PROFESSIONAL ENGINEER DATE

STATE OF TEXAS
COUNTY OF COMAL

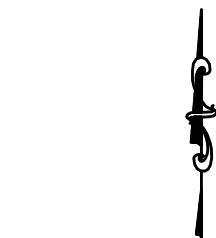
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

STEPHEN G. COOK, REGISTERED PROFESSIONAL SURVEYOR DATE



SGCE

STEPHEN G. COOK ENGINEERING, INC.
REGISTERED LAND SURVEYORS
TBPE FIRM # F-184 / TBPLS # 10005400
13302 THORNBRIDGE LANE
SAN ANTONIO, TEXAS 78232
PHONE: (210) 481-2533
EMAIL: COOKENG@SGCE.NET



0 50 100 200
SCALE: 1" = 100'

REVISION DATE: 08/14/2025

PLAT NOTES:

1. MONUMENTATION OR CONTROL INFORMATION AVAILABLE AT THE OFFICE OF STEPHEN G. COOK ENGINEERING, INC.

2. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

3. ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.

4. ACCORDING TO FLOOD INSURANCE RATE MAP NO. 48091C0440F, DATED SEPTEMBER 2, 2009, THE BOUNDARY OF THIS PLAT IS LOCATED IN ZONE X AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN.

5. ANY CONSTRUCTION WITHIN THE 100-YEAR FLOOD ELEVATION SHALL BE DONE IN CONFORMANCE WITH THE FLOOD DAMAGE PREVENTION ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION.

6. ALL OPEN SPACES, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF OWNER OR OWNER'S SUCCESSORS AND/OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGN IS APPROVED BY THE CITY.

7. SELLING A PORTION OF THIS ADDITION BY METES & BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND PERMITS.

8. THIS SUBDIVISION CREATES A TOTAL OF ONE (1) BUILDABLE LOTS.

9. THIS SUBDIVISION IS ZONED (M-1) MANUFACTURING (LIGHT).

10. THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT THE TIME OF THE FINAL PLAT.

11. THIS PLAT REQUESTS A WAIVER FOR SEWER CONNECTION AS THERE ARE NO SEWER LINES WITHIN 1500 FEET OF THE SITE AND THE EXISTING SEPTIC TANK IS SUFFICIENT FOR THE EXISTING AND PROPOSED USE.

SURVEYOR NOTES:

1. ELEVATION DATUM TO TEXAS SOUTH CENTRAL ZONE 4204 NAD 83 NAVD88 (GEOID12).

2. "X, Y" COORDINATES SHOWN ARE STATE COORDINATE PLANE AS DETERMINED BY GPS.

3. BEARINGS ESTABLISHED BASED ON NAD83 GPS OBSERVATIONS FOUND IN THE TEXAS SOUTH CENTRAL STATE PLANE COORDINATE SYSTEM.

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 DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND 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 WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY 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 HERON.

TXDOT NOTES:

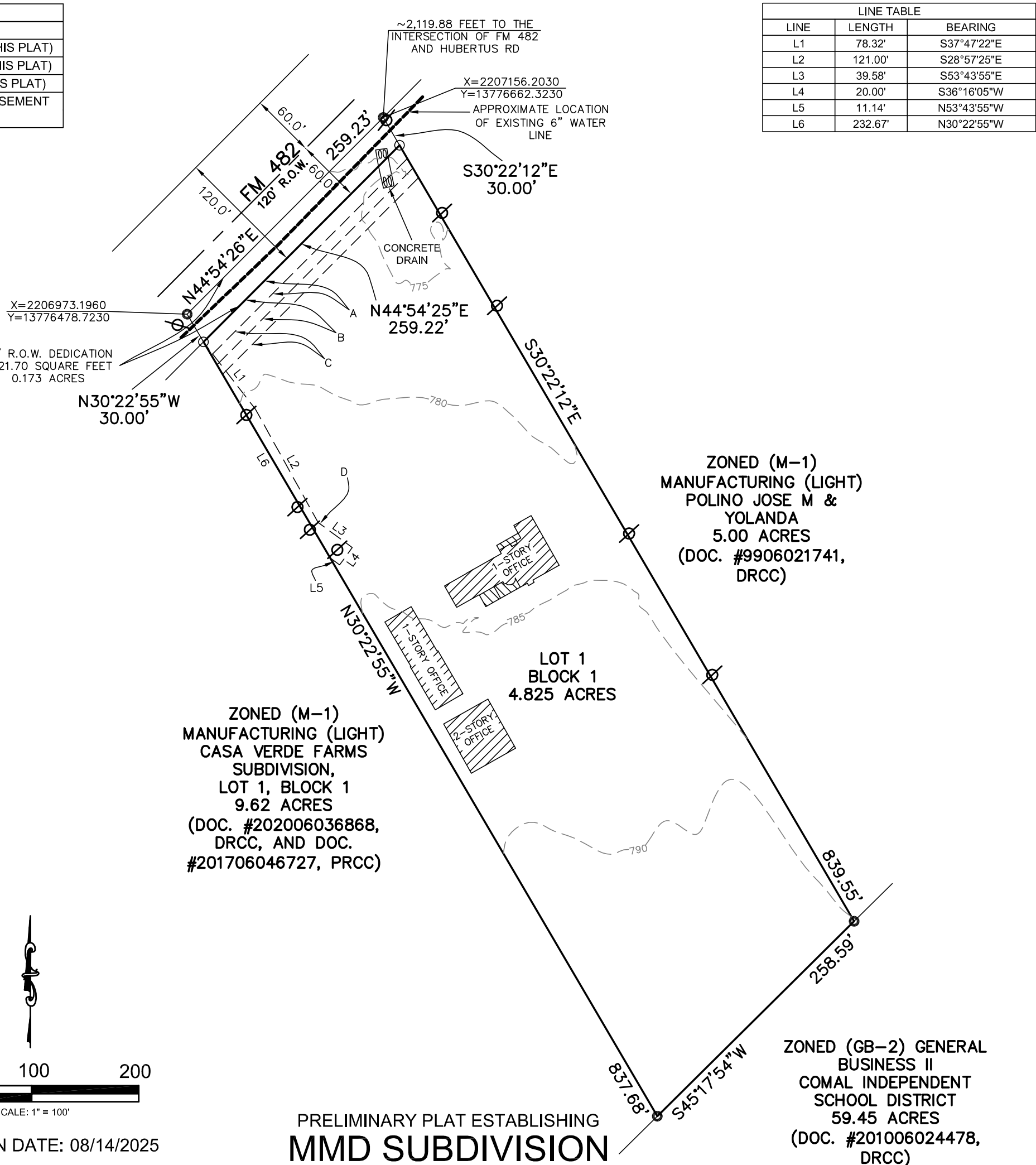
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

2. THE OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THE DEVELOPMENT AND STRUCTURES FOR REDUCTION OF DISCHARGE VELOCITY WILL NOT ENCROACH BY STRUCTURE OR GRADING INTO STATE ROW OR INTO AREAS OF ROW RESERVATION OR DEDICATION. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE, TRANSITION OR CONTRIBUTING ZONES, PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE ROW OR INTO AREAS OF ROW RESERVATION OR DEDICATION WILL NOT BE ALLOWED. NO NEW EASEMENTS OF ANY TYPE SHOULD BE LOCATED IN AREAS OF ROW RESERVATION OR DEDICATION.

3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TXDOTS' "ACCESS MANAGEMENT MANUAL," 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.

4. 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.

5. 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.



ZONED (M-1)
MANUFACTURING (LIGHT)
CASA VERDE FARMS
SUBDIVISION,
LOT 1, BLOCK 1
9.62 ACRES
(DOC. #202006036868,
DRCC, AND DOC.
#201706046727, PRCC)

ZONED (M-1)
MANUFACTURING (LIGHT)
POLINO JOSE M &
YOLANDA
5.00 ACRES
(DOC. #9906021741,
DRCC)

ZONED (GB-2) GENERAL
BUSINESS II
COMAL INDEPENDENT
SCHOOL DISTRICT
59.45 ACRES
(DOC. #201006024478,
DRCC)

PRELIMINARY PLAT ESTABLISHING
MMD SUBDIVISION

STATE OF TEXAS
COUNTY OF COMAL

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

OWNER
SHP HAWK STORAGE, LLC (MICHAEL POWELL, MANAGING MEMBER)
1602 N I-35, SAN ANTONIO, TEXAS 78208
210-599-4179

STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MICHAEL POWELL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS ____ DAY OF _____, A.D., 20 ____.

NOTARY PUBLIC, COMAL COUNTY, TEXAS

PLANNING AND ZONING COMMISSION:

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

THIS ____ DAY OF _____, A.D., 20 ____.

BY:

CHAIRMAN

BY:

SECRETARY

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 REGULATIONS OF THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

CITY ENGINEER

STATE OF TEXAS
COUNTY OF COMAL

I, _____ COUNTY CLERK OF SAID COUNTY DO HEREBY

CERTIFY THAT THIS PLAT 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 PAGE ____ IN TESTIMONY WHEREOF,

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

20 ____.

BY:

COUNTY CLERK, COMAL COUNTY, TEXAS

PRELIMINARY PLAT ESTABLISHING
MMD SUBDIVISION
LOT 1, BLOCK 1

BEING A 4.825-ACRE TRACT OF LAND OUT OF THE RAFAEL GARZA SURVEY NO. 98, COMAL COUNTY, TEXAS, RECORDED IN DOCUMENT NO. 200706050292, DEED RECORDS, COMAL COUNTY, TEXAS, ALONG WITH A 0.173 ACRE RIGHT-OF-WAY DEDICATION.



PLANNING AND ZONING COMMISSION MEETING: 11/05/2025
Agenda Item 6 E

TO: Planning and Zoning Commission
PREPARED BY: William Willingham, Planner
CASE: PLPP20250255 Waiver
SUBJECT: **PLPP20250255 Waiver** — Consider and act upon a request in relation to on-site sewer facilities for the Preliminary Plat of the Hime Subdivision, approximately 10 acres of land, located approximately 2,300 feet west of the intersection of FM 1518 and IH-10, more specifically known as Bexar County Parcel Identification Number 339370, City of Schertz, Bexar County, Texas.

GENERAL INFORMATION:

Owner: Jonathon Kraig Him and Annie Hime
Applicant: Steven G Cook Engineering Inc.

ITEM SUMMARY:

The applicant is requesting to preliminary plat approximately 10 acres of land to establish one lot. The subject property is currently undeveloped, and the applicant has no plans to develop at this time. The proposed preliminary plat will establish Lot 1 Block 1 of the Hime Subdivision.

The subject property is currently zoned General Business District (GB) and Single-Family Residential/Agricultural District (RA). The applicant is seeking approval of a waiver to UDC Article 15, Easements and Utilities, Section 21.15.3.A: Wastewater Systems - Wastewater Connection Required and Section 21.15.2.D: Water Systems - Extension of Lines. The property is located dually within the Schertz Sewer CCN and the CCMA CCN.

GENERAL LOCATION AND SITE DESCRIPTION:

The subject property is currently undeveloped and located approximately 2,300 feet west of the intersection of FM 1518 and IH-10. The applicant is requesting a waiver to UDC Article 15, Easements and Utilities, Section 21.15.3.A: Wastewater Systems - Wastewater Connection Required and Section 21.15.2.D: Water Systems - Extension of Lines to install a privately owned on-site septic facility (OSSF).

PUBLIC IMPROVEMENTS:

The applicant is seeking approval of a waiver to the Unified Development Code Section 21.15.3: Wastewater Systems on their property zoned General Business District (GB) and Single-Family Residential/Agricultural District (RA) to install a privately owned on-site sewer facility (OSSF). In accordance with UDC Article 15, Easements and Utilities, Section 21.15.3.A: Wastewater Systems - Wastewater Connection Required and Section 21.15.2.D: Water Systems - Extension of Lines, all lots within a subdivision are required to extend across the property frontage and to connect to public sanitary sewer systems unless otherwise approved by the City.

Based on the requirements of the UDC, not connecting to a public sanitary sewer system, not extending a wastewater line across the frontage of the property, and installation of an on-site sewer facility (OSSF) requires a waiver to be granted by the Planning and Zoning Commission as detailed in UDC Section 21.12.5: Waivers.

STAFF ANALYSIS AND RECOMMENDATION:

City of Schertz Engineering has conducted a review of the waiver and recommends approval of the request as the closest possible sewer connection is from a Schertz Sewer CCN main located approximately 3,300 feet north from this property near the intersection of Hallie Arrow and FM 1518. The proposed platting is laid-out in a manner to provide for future connection to a public sanitary sewer system. Once public infrastructure has been extended to the area to provide sanitary sewer service, the subdivision will be required to connect to the sewer system in accordance with Section 90-78 of the Code of Ordinances.

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:

Section 21.12.15- Waivers: A. General. The Planning and Zoning Commission may authorize waivers from the provisions of this Article when, in its opinion, undue hardship will result from requiring strict compliance. In granting a waiver, the Planning and Zoning Commission shall prescribe only conditions that it deems necessary or desirable to the public interest. In making their findings, the Planning and Zoning Commission shall take into account the nature of the proposed use of the land involved and existing uses of land in the vicinity, the number of persons who will reside or work in the proposed subdivision, and the probable effect of such waivers upon traffic conditions and upon the public health, safety, convenience, and welfare in the vicinity. Waivers shall not be granted unless the Planning and Zoning Commission finds:

1. That 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 effect of preventing the orderly subdivision of 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 the 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.

B. The Planning and Zoning Commission may establish a time period for execution of each granted waiver.

C. Such findings together with the specific facts on which such findings are based shall be incorporated into the official minutes of the Planning and Zoning Commission meeting at which such exception is granted.

D. Planning and Zoning Commission shall not authorize a waiver that would constitute a violation of a valid law, ordinance, code or regulation of the City.

E. Any decision of the Planning and Zoning Commission regarding waivers to the provisions of this Article may be appealed to the City Council. When considering an appeal, the City Council shall consider the same standards as the Planning and Zoning Commission as outlined above.

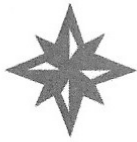
Attachments

Aerial Exhibit

Waiver Request Letter

Engineering Memo

Preliminary Plat Exhibit



Stephen G. Cook Engineering
Registered Land Surveyors

13302 Thornridge Lane
San Antonio, TX 78232
TBPE Firm#: F-184
TBPLS Firm#: 10005400
Phone: 210-481-253
cookeng@sgce.net
www.sgce.net

February 19, 2025

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

RE: Hime Subdivision - 12835 I-10 Frontage Road, Schertz, TX 78154

To Whom It May Concern:

The nearest sewer mains are approximately 5,000 feet from this property. As this project submittal pertains solely to platting, with no proposed development at this time, we respectfully request a waiver from the requirement to connect to the sewer system. We acknowledge that if future development plans for this site are introduced, the need for sewer connection will be re-evaluated accordingly.


If you have any questions please contact Fae Hunter at cookeng@sgce.net or at 210-695-0656.

Sincerely,

Jonathon Kraig Hime
3160 Bolton Rd.
Marion, TX 78124
Phone: 210-288-5153
Email: admin@lonestartruck-equipment.com

Annie Hime
3160 Bolton Rd.
Marion, TX 78124
Phone: 210-288-5153
Email: admin@lonestartruck-equipment.com

Memo

To: Planning and Zoning Commission via William Willingham, Planner
From: Eric Schulze, P.E., Engineer 
Date: October 28, 2025
Re: Recommendation for Waiver to Requirement to Extend Public Sanitary
Sewer to Serve the MMD Sub'd – Plat of Lot1, Block 1

The request for a waiver to the requirement to extend public sanitary sewer to serve the proposed MMD Sub'd – Plat of Lot 1, Block 1 (on FM 482 3,000 ft east of FM 2252 and 2,400 ft west of Hubertus Rd) is recommended for approval. The request for the waiver has been reviewed and found to be reasonable. No sanitary sewer facilities exist in the area of the proposed subdivision. The closest possible sewer connection point is an 8 inch main near Hubertus Rd that serves the elementary school. The property is also currently served by an existing on-site septic system. Therefore, Engineering supports the granting of the waiver and notes that it is consistent with similar waivers granted in the City.

Staff has verified that the proposed platting is laid-out in a manner to provide for future connection to a public sanitary sewer system. Once public infrastructure has been extended to the area to provide sanitary sewer service, the subdivision will be required to connect to the sewer system, in accordance with Section 90-78 of the Code of Ordinances.

Any new OSSF needed to serve the proposed lot(s) in 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 system.



SCALE: 1"=120

<u>ENGINEER / SURVEYOR</u>	<u>LAND OWNER / DEVELOPER</u>
STEPHEN G. COOK ENG.	JONATHON KRAIG HIME AND ANNIE HIME
13302 THORNBRIDGE LANE	3160 BOLTON ROAD
SAN ANTONIO, TX 78232	MARION, TEXAS 78124
(210) 481-2533	210-288-5153

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

STEPHEN G. COOK, REGISTERED PROFESSIONAL SURVEYOR _____ DATE _____

CITY ENGINEER



STEPHEN G. COOK ENGINEERING, INC.
REGISTERED LAND SURVEYORS
TBPE FIRM # F-184 / TBPLS # 10005400
13302 THORN RIDGE LANE
SAN ANTONIO, TEXAS 78232
PHONE: (210) 481-2533
EMAIL: COOKENG@SGCE.NET

SURVEYOR NOTES:

1. ELEVATION DATUM TO TEXAS SOUTH CENTRAL ZONE 4204 NAD 83 NAVD88 (GEOID12).
2. "X, Y" COORDINATES SHOWN ARE STATE COORDINATE PLANE AS DETERMINED BY GPS.
3. BEARINGS ESTABLISHED BASED ON NAD83 GPS OBSERVATIONS FOUND IN THE TEXAS SOUTH CENTRAL STATE PLANE COORDINATE SYSTEM.

3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY 'ACCESS MANAGEMENT MANUAL'. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINT ALONG INTERSTATE HIGHWAY 10 E BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 534.52'.



PREPARATION DATE: 03/11/2025
REVISION DATE: 10/01/2025

BY: _____
COUNTY CLERK, BEXAR COUNTY TEXAS

BEING 9.989 ACRES OF LAND OUT OF THE ELIGIO GORTARIO SURVEY NO. 2,
ABSTRACT NO. 5, IN BEXAR COUNTY, SCHERTZ, TEXAS, BEING THE SAME AS A
10.016 ACRE TRACT RECORDED IN DOCUMENT #20180028930, OFFICIAL PUBLIC
RECORDS BEXAR COUNTY, TEXAS.



PLANNING AND ZONING COMMISSION MEETING: 11/05/2025
Agenda Item 6 F

TO: Planning and Zoning Commission
PREPARED BY: William Willingham, Planner
CASE: PLPP20250255 Plat
SUBJECT: **PLPP20250255** — Consider and act upon a request for approval of a preliminary plat of the Hime Subdivision, approximately 10 acres of land located approximately 2,300 feet west of the intersection of FM 1518 and IH-10, more specifically known as Bexar County Parcel Identification Number 339370, City of Schertz, Bexar County, Texas.

GENERAL INFORMATION:

Owner: Jonathon Kraig Him and Annie Hime
Applicant: Steven G Cook Engineering Inc.

APPLICATION SUBMITTAL DATE:

Date: October 16, 2025 Application Submittal Type: Preliminary Plat Application

ITEM SUMMARY:

The applicant is proposing to preliminary plat approximately 10 acres of land to establish one buildable lot. The subject property is General Business District (GB) and Single-Family Residential/Agricultural District (RA).

The subject property is currently undeveloped and will establish Lot 1 Block 1 of the Hime Subdivision.

Per the letter of intent, the applicant does not intend on developing the lot and only intends on platting at this time. Any developments at this site must adhere to the design requirements as dictated by the Unified Development Code.

General Business District (GB) Design Requirements

Area sq. ft.	Width	Depth	Front Setback (ft.)	Rear Setback (ft.)	Side Setback (ft.)	Imp. Coverage
10,000	100	100	25	0*	0*	80%

**25 ft. setback when adjacent to residential zoning*

Single-Family Residential/Agricultural District (RA) Design Requirements

Area sq. ft.	Width	Depth	Front Setback (ft.)	Rear Setback (ft.)	Side Setback (ft.)	Imp. Coverage
21,780	NA	NA	25	25	25	50%

GENERAL LOCATION AND SITE DESCRIPTION:

The property is currently located at 12835 IH-10 E, Schertz, Texas otherwise generally located approximately 2,300 feet west of the intersection of FM 1518 and IH-10.

ACCESS AND CIRCULATION:

The property will have access and frontage to IH-10.

TREE MITIGATION AND PRESERVATION:

The applicant will be responsible for complying with Unified Development Code (UDC), Section 21.9.9 Tree Preservation and Mitigation. At this time the applicant has indicated no intention of removing trees.

PUBLIC SERVICES:

The proposed preliminary plat of the Hime Subdivision will be serviced by City of Schertz for water, CPS, and AT&T. The applicant has requested a waiver to not connect to the public sanitary sewer system. If the waiver is granted, the site will be serviced by an on-site sewer facility (OSSF), which will be permitted through Bexar County.

PUBLIC IMPROVEMENTS:

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

Water: The subdivision will be serviced by the City of Schertz through a 12-inch water line that runs along IH-10.

Sewer: The applicant has provided a waiver request to the requirement to extend public sanitary sewer to serve the proposed preliminary plat of the Hime Subdivision. The Engineering Department has reviewed the waiver request and recommends approval of the waiver given the closest possible sewer connection is 3,300 feet away. Once public infrastructure has been 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. Until that time, per approval of the waiver request, the property will utilize an on-site sewer facility (OSSF), permitted by Bexar County.

Drainage: The applicant is responsible for all drainage associated with the subject property, and for compliance with Stormwater regulations. A Stormwater Management Plan has been reviewed and approved by the City Engineer.

Sidewalks, Hike and Bike Trails: No sidewalks or hike and bike trails are required to be constructed by the applicant at this time. Sidewalks, hike and bike trails will be reviewed with the development of the property.

Road Improvements: No road improvements will be required to be completed by the applicant. TxDOT reviewed the proposed preliminary plat and provided a no objection letter.

STAFF ANALYSIS AND RECOMMENDATION:

The preliminary plat is 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 proposed.

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.

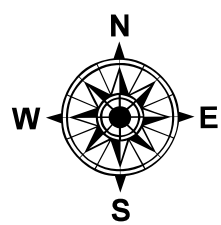
Attachments

Aerial Exhibit

Preliminary Plat Exhibit

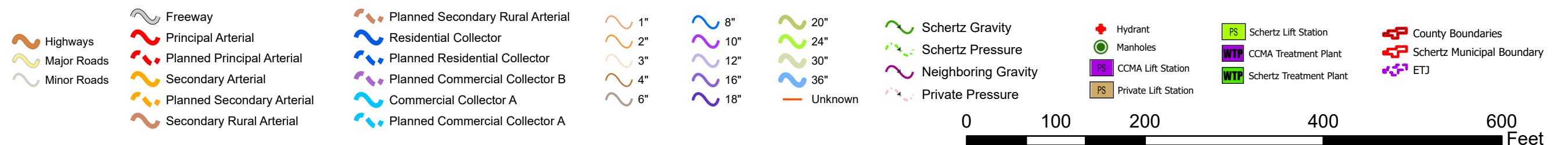


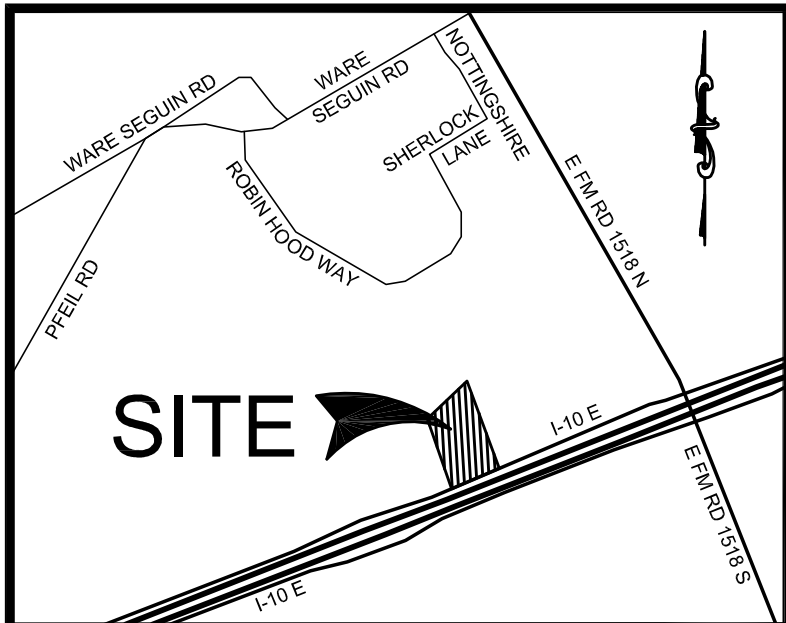
Maxar, Microsoft, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



SCHIERTZ
COMMUNITY • SERVICE • OPPORTUNITY

PARCEL ID:
339370





LOCATION MAP
SCALE: 1"=120'

LEGEND	
	CALCULATED CORNER
	FOUND PROPERTY CORNER MONUMENTATION
	ELECTRIC, GAS, TELEPHONE, CABLE
	DEED & PLAT RECORDS OF BEXAR COUNTY
	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY
	RIGHT-OF-WAY
	DOCUMENT
	VOLUME
	PAGE
	COUNTY BLOCK
	PROPERTY LINE
	R.O.W. CENTERLINE
	EASEMENT LINE
	EXISTING CONTOURS
	MUNICIPALITY BOUNDARY
	WATER LINE

ENGINEER / SURVEYOR
STEPHEN G. COOK ENG.
13302 THORNBRIDGE LANE
SAN ANTONIO, TX 78232
(210) 481-2533

LAND OWNER / DEVELOPER
JONATHON KRAIG HIME AND ANNIE HIME
3160 BOLTON ROAD
MARION, TEXAS 78124
210-288-5153

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

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

STATE OF TEXAS
COUNTY OF BEXAR

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

STEPHEN G. COOK, REGISTERED PROFESSIONAL ENGINEER DATE

STATE OF TEXAS
COUNTY OF BEXAR

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

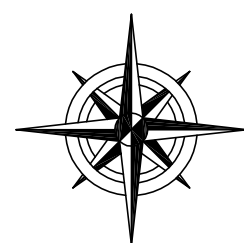
STEPHEN G. COOK, REGISTERED PROFESSIONAL SURVEYOR DATE

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.

THIS ____ DAY OF ____, A.D., 20__.

CITY ENGINEER



STEPHEN G. COOK ENGINEERING, INC.
REGISTERED LAND SURVEYORS
TBPE FIRM # F-184 / TBPLS # 10005400
13302 THORNBRIDGE LANE
SAN ANTONIO, TEXAS 78232
PHONE: (210) 481-2533
EMAIL: COOKENG@SGCE.NET

- PLAT NOTES:
1. MONUMENTATION OR CONTROL INFORMATION AVAILABLE AT THE OFFICE OF STEPHEN G. COOK ENGINEERING, INC.
 2. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
 3. ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
 4. ACCORDING TO FLOOD INSURANCE RATE MAP NO. 48029C0455G, DATED SEPTEMBER 29, 2010, THE BOUNDARY OF THIS PLAT IS LOCATED IN ZONE X AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN.
 5. ALL OPEN SPACES, 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.
 6. SELLING A PORTION OF THIS ADDITION BY METES & BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND PERMITS.
 7. THIS SUBDIVISION CREATES A TOTAL OF ONE (1) BUILDABLE LOT.
 8. THIS SUBDIVISION IS ZONED GENERAL BUSINESS (GB) AND SINGLE-FAMILY RESIDENTIAL/AGRICULTURAL (R-A) .
 9. THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT THE TIME OF THE FINAL PLAT.
 10. THIS PLAT REQUESTS A WAIVER FOR SEWER CONNECTION AS THERE ARE NO DEVELOPMENT PLANS AT THE TIME OF THIS PLAT, AND THERE ARE NO SEWER LINES WITHIN 1500 FEET OF THE SITE.

- SURVEYOR NOTES:
1. ELEVATION DATUM TO TEXAS SOUTH CENTRAL ZONE 4204 NAD 83 NAVD88 (GEOID12).
 2. "X, Y" COORDINATES SHOWN ARE STATE COORDINATE PLANE AS DETERMINED BY GPS.
 3. BEARINGS ESTABLISHED BASED ON NAD83 GPS OBSERVATIONS FOUND IN THE TEXAS SOUTH CENTRAL STATE PLANE COORDINATE SYSTEM.

- 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 DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND 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 WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY 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 HERON.

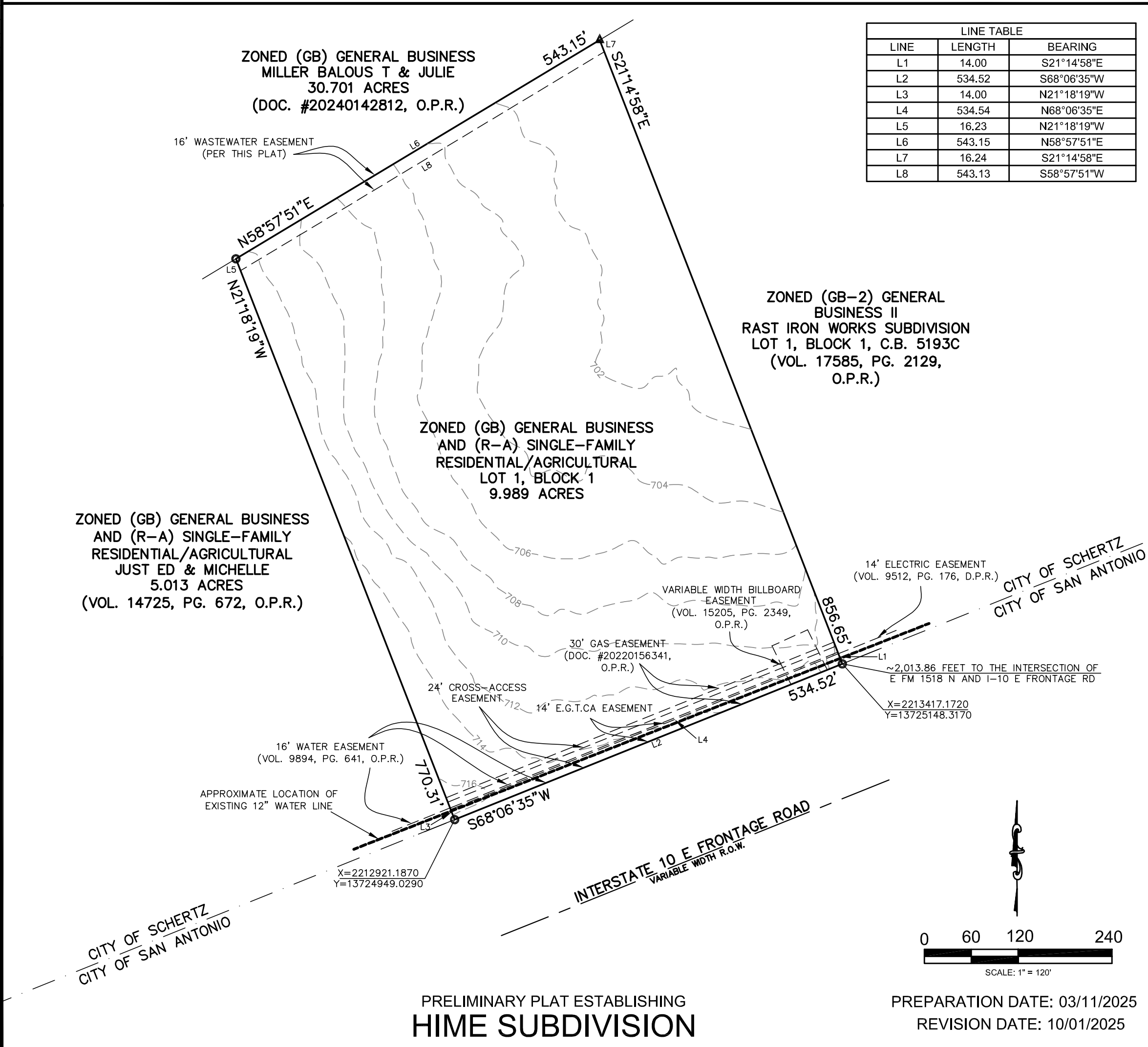
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

5. ROOF OVERHANDS 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.

- TXDOT NOTES:
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

2. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TXDOT.

3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINT ALONG INTERSTATE HIGHWAY 10 E BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 534.52'.



LINE TABLE		
LINE	LENGTH	BEARING
L1	14.00	S21°14'58"E
L2	534.52	S68°06'35"W
L3	14.00	N21°18'19"W
L4	534.54	N68°06'35"E
L5	16.23	N21°18'19"W
L6	543.15	N58°57'51"E
L7	16.24	S21°14'58"E
L8	543.13	S58°57'51"W

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER(S)
HIME LIVING TRUST (JONATHON KRAIG HIME AND ANNIE HIME)

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

JONATHON KRAIG HIME, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS ____ DAY OF ____, A.D., 20__.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

ANNIE HIME, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS ____ DAY OF ____, A.D., 20__.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

PLANNING & COMMUNITY DEVELOPMENT ACKNOWLEDGEMENT:

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

THIS ____ DAY OF ____, A.D., 20__.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF SAID COUNTY DO HEREBY

CERTIFY THAT THIS PLAT 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 PAGE ____ IN

TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS

____ DAY OF ____, A.D., 20__.

BY: _____

COUNTY CLERK, BEXAR COUNTY TEXAS

PRELIMINARY PLAT ESTABLISHING
HIME SUBDIVISION
LOT 1, BLOCK 1

BEING 9.989 ACRES OF LAND OUT OF THE ELIGIO GORTARIO SURVEY NO. 2, ABSTRACT NO. 5, IN BEXAR COUNTY, SCHERTZ, TEXAS, BEING THE SAME AS A 10.016 ACRE TRACT RECORDED IN DOCUMENT #20180028930, OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS.

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: Site Plan Applications submitted from September 24, 2025 to October 27, 2025.

- **Schertz Fire Station No.4:** A site plan for the proposed Fire Station 4 located at 17355 Wiederstein Road, on approximately 9.94 acres of land zoned Single-Family Residential District (R-2).

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

- **Ordinance 25-A-039-** Conduct a public hearing and consider a request for voluntary annexation of approximately 4.7 acres, Bexar County Property Identification Numbers 310108 and 1061511, Bexar County, Texas.
 - Approved at the October 14, 2025, City Council Meeting
- **Ordinance 25-A-040 -** Conduct a public hearing and consider a request to zone approximately 4.7 acres of land to Public Use District (PUB), known as 8890 E FM 1518 N, more specifically known as a Bexar County Property Identification Numbers 310108 and 1061511, Bexar County, Texas.
 - Approved at the October 14, 2025, City Council meeting.
- **Ordinance 25-S-41 -** Conduct a public hearing and consider a request to amend the Comprehensive Land Use Plan – Future Land Use Map from Complete Neighborhood and Regional Corridor to Industrial Hub on approximately 96-acres of land, known as 10661 IH 10 E, more specifically known as Bexar County Property Identification Number 619206, City of Schertz, Bexar County, Texas.
 - Approved at the October 21, 2025, City Council meeting
- **Ordinance 25-S-42 -** Conduct a public hearing and consider a request to zone approximately 96 acres of land from General Business District (GB) and Manufacturing (Light) District (M-1) to Planned Development District (PDD), known as 10661 IH 10 E, more specifically known as Bexar County Property Identification Number 619206, City of Schertz, Bexar County, Texas.
 - Approved at the October 14, 2025, City Council meeting
- **Ordinance 25-S-43 -** Conduct a public hearing and consider a request to rezone approximately 24 acres of land from Pre-Development District (PRE) and General Business District (GB) to Apartment / Multi-family Residential District (R-4), known as Guadalupe County Property Identification Numbers 63835, 72500, and 72501, City of Schertz, Guadalupe County, Texas and Comal County Property Identification Number 81292, 121896, and a portion of Comal County Property Identification Number 75381, City of Schertz, Comal County, Texas.
 - Application Withdrawn
- **Ordinance 25-S-44 -** Conduct a public hearing and consider a request to rezone approximately 81 acres of land from Pre-Development District (PRE), General Business District (GB) and Single-Family Residential District (R-6) to Middle Density Residential District (R-5), generally located 1,900 feet south of the intersection of IH 35 and Country Club Blvd, also known as Guadalupe County Property Identification

Numbers 63833, 63836, 63838, 34548, 34577, 34755 City of Schertz, Guadalupe County, Texas and Comal County Property Identification Number 377261, and a portion of Comal County Property Identification Number 75381, City of Schertz, Comal County, Texas.

- Application Withdrawn
- **Ordinance 25-S-046** - Conduct a public hearing and consider a request to rezone approximately 11.03 acres of land from Pre-Development District (PRE) to Agricultural District (AD), generally known as 7703 Trainer Hale Road, approximately 1,700 feet north from the intersection of Trainer Hale Road and IH-10, more specifically known as Bexar County Parcel Identification Number 339346, City of Schertz, Bexar County, Texas.
 - Recommendation of approval to City Council at the October 1, 2025, Planning and Zoning Commission Meeting.
 - Scheduled to be heard at the November 18, 2025, City Council Meeting.
- **Ordinance 25-S-047** - Conduct a public hearing and consider a request to rezone approximately 32 acres of land from General Business District-II (GB-2) to Single-Family Residential District (R-2), known as Guadalupe Property Identification Number 64558, City of Schertz, Texas.
 - Recommendation of denial to City Council at the October 1, 2025, Planning and Zoning Commission Meeting.
 - Scheduled to be heard at the November 18, 2025, City Council Meeting.

ADMINISTRATIVELY APPROVED PROJECTS: Administratively approved plats from September 24, 2025 to October 27, 2025.

- Medical Plaza: An administratively approved site plan application for a proposed approximately 7,600 square foot medical building located at 1663 FM 3009 and zoned Neighborhood Services (NS).
 - The Learning Experience: An administratively approved site plan application for a proposed 10,000 square foot daycare located at 9575 Hollering Vine within the Crossvine Planned Development District (PDD).
 - Graytown Unit 3B: An administratively approved Preliminary Plat, of approximately 2.2 acres, to establish six (6) single-family residences within the Graytown PDD.
 - Graytown Unit 4: An administratively approved Preliminary Plat, of approximately 66 acres, to establish 45 buildable single-family residences within the Graytown PDD.
 - Schertz Station Lot 9 & 10 Replat: An administratively approved Replat, of approximately 20 acres of land, to establish four (4) buildable lots, part of the Schertz Station PDD.
 - Willow Grove Commercial: An administratively approved Minor Plat of Willow Grove Commercial to establish two buildable lots, approximately 2 acres of land, zoned General Business District (GB).
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