



MACINA · BOSE · COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS AND LAND SURVEYORS

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TBPE Firm Registration #784 | TBPLS Firm Registration #10011700 | SBE Certified #214046463

May 12, 2026

Revised August 3, 2026

Revised September 24, 2026

City of Schertz Planning Department
1400 Schertz Parkway Bldg 1
Schertz, Texas 78154
Phone: (210) 619-1780

RE: Schertz Auto Center – Schertz Parkway
Letter of Intent

To Whom it May Concern:

This letter is provided as intent to develop Lot 5, Block 1 of the Cottonwood II Subdivision. The undeveloped 1.293-acre lot is currently zoned GB (General Business) per the City of Schertz Zoning Map. The property is located at the northwest corner of the intersection of Mare Way and Schertz Parkway. The proposed development includes the construction of a 9,000-sf auto center with associated parking and drive aisles, and installation of water, sewer and electric services. The auto center will have six (6) service bays and an office with customer lobby. The project will develop in one phase and does anticipate the need for special considerations to include waivers or variances to current city codes. The site is proposing a Specific Use Permit in General Business District (GB) to permit Automobile Repair and Service, Major. Services to be performed as listed on the attached enclosure.

Sincerely,

MACINA · BOSE · COPELAND AND ASSOCIATES, INC.
Texas Registered Engineering Firm F-784

Richard Hendrix, P.E.
Project Manager

Schertz Stellar Automotive List of Services

Preventive Maintenance

- Full Synthetic Oil Changes
- Manufacturer Scheduled Maintenance (30K, 60K, 90K, etc.)
- Fluid Services
 - Transmission Fluid Exchange
 - Brake Fluid Flush
 - Coolant Flush
 - Differential Service
 - Power Steering Fluid Service
- Air Filter Replacement
- Cabin Air Filter Replacement
- Fuel System Cleaning
- Spark Plug Replacement
- Serpentine Belt Replacement
- Battery Testing & Replacement

Brake Services

- Brake Pad Replacement
- Brake Rotor Replacement
- Brake Caliper Replacement
- Brake Fluid Flush
- ABS System Diagnostics
- Parking Brake Repair

Steering & Suspension

- Shock & Strut Replacement
- Control Arm Replacement
- Ball Joint Replacement
- Tie Rod Replacement
- Sway Bar Links & Bushings
- Wheel Bearing Replacement
- Steering System Diagnostics

Tires & Alignment

- Tire Sales
- Tire Installation
- Tire Rotation
- Tire Balancing
- Flat Tire Repair
- TPMS Diagnosis & Repair

- Four-Wheel Alignment

Heating & Air Conditioning

- A/C Performance Inspection
- A/C Recharge
- Compressor Replacement
- Condenser Replacement
- Heater Core Service
- Blend Door Actuator Replacement
- Climate Control Diagnostics

Cooling System

- Radiator Replacement
- Water Pump Replacement
- Thermostat Replacement
- Cooling Fan Replacement
- Coolant Hose Replacement
- Cooling System Pressure Testing

Engine Performance & Diagnostics

- Check Engine Light Diagnostics
- Computer Diagnostics
- Ignition System Repair
- Fuel Injector Service
- Fuel Pump Replacement
- Oxygen Sensor Replacement
- Mass Air Flow (MAF) Sensor Replacement
- Throttle Body Service
- EVAP System Repair
- Emissions Diagnostics

Electrical Services

- Alternator Replacement
- Starter Replacement
- Battery Replacement
- Charging System Diagnostics
- Starting System Diagnostics
- Electrical Wiring Repair
- Fuse & Relay Replacement
- Lighting Repair
- Power Window & Door Lock Repair

Exhaust System

- Catalytic Converter Replacement
- Oxygen Sensor Replacement

Vehicle Inspections

- Digital Vehicle Inspections (DVI)
- Pre-Purchase Inspections
- Brake & Safety Inspections
- Seasonal Vehicle Inspections
- Road Trip Inspections

Specialty Services

- Hybrid Vehicle Maintenance
- Electric Vehicle Maintenance (where applicable)
- Diesel Maintenance & Diagnostics
- European Vehicle Maintenance
- Fleet Maintenance Programs

Future Growth Services

- State Emissions Testing
- Auto Glass Replacement (including mobile service)
- Fleet Service Programs