



**MEETING AGENDA**  
**Planning & Zoning Commission**  
**REGULAR SESSION PLANNING & ZONING COMMISSION**  
**August 24, 2022**

**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, AUGUST 24, 2022 at 6:00 p.m.**

The Planning and Zoning Commission will hold the regularly scheduled meeting at 6:00p.m., Wednesday, August 24, 2022, 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**

*Residents who choose to watch the meeting via live stream, but who would like to participate in Hearing of Residents, should email their comments to the Planning Division, at [planning@schertz.com](mailto:planning@schertz.com) by 5:00p.m. on Tuesday, August 23, 2022, so that the Planning Division may read the public comments into the record under the hearing of residents. In the body of the email please include your name, your address, phone number, agenda item number if applicable or subject of discussion, and your comments.*

*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 June 22, 2022 Regular Meeting.**

**5. PUBLIC HEARING:**

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

- A. PLPDD20220095 A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion of Comal County Property Identification Number 377261 and Guadalupe County Property Identification Number 63833, City of Schertz, Comal County and Guadalupe County, Texas.
- B. PLPDD20220054: A request to rezone approximately 20 acres of land to Planned Development District (PDD), the properties, a portion of Parcel ID 67955, approximately 4.2 acres of land, generally located southeast of Archer Pass and Winkler Trail, a portion of Parcel ID 67955, approximately 4.5 acres of land, generally located 1,100 feet southwest of Archer Pass and Winkler Trail, and a portion of Parcel ID 112888, approximately 11 acres of land, generally located 2,900 feet southeast of the intersection of Homestead Parkway and Hartley Square, City of Schertz, Guadalupe County, Texas.
- C. PLUDC20220135 Hold a public hearing, consider and make a recommendation on amendments of Part III, Schertz Code of Ordinances, Unified Development Code (UDC), to Article 5, Section 21.5.11- Specific Use Permit (SUP), Article 9, Section 21.9.7- Landscaping, and Article 10, Section 21.10.4- Schedule of off-street parking requirements

**6. ITEMS FOR INDIVIDUAL CONSIDERATION:**

- A. PLRP20220129 Consider and act upon a request for approval of a replat of the Building Hope Charter School Subdivision Lot 1 , Block 1 to create Lot 2 and Lot 3 Block 1, an approximately 11.2 acre tract of land located southwest of the intersection of IH 35 and Fairlawn Avenue, City of Schertz, Comal and Guadalupe 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, Megan Harrison, Planner, of the City of Schertz, Texas, do hereby certify that the above agenda was posted on the official bulletin boards on this the 19th day of August, 2022 at 5:00 p.m., which is a place readily accessible to the public at all times and that said notice was posted in accordance with chapter 551, Texas Government Code.

*Megan Harrison*

Megan Harrison, 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 \_\_\_\_\_, 2022. \_\_\_\_\_ 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: 08/24/2022**  
**Agenda Item 4 A**

TO: Planning and Zoning Commission  
PREPARED BY: Emily Delgado, Senior Planner  
SUBJECT: Minutes for the June 22,2022 Regular Meeting.

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**Attachments**

Minutes for the June 22, 2022 Planning and Zoning Commission Meeting- DRAFT

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# DRAFT

## PLANNING AND ZONING MINUTES

June 22, 2022

The Schertz Planning and Zoning Commission convened on June 22, 2022 at 6:00 p.m. at the Municipal Complex, Council Chambers, 1400 Schertz Parkway Building #4, Schertz, Texas.

Present: Glen Outlaw, Chairman; Richard Braud, Commissioner; Judy Goldick, Commissioner; Tamara Brown, Commissioner

Absent: Ernie Evans, Vice Chairman; Gordon Rae, Commissioner; Roderick Hector, Commissioner

City Staff: Brian James, Assistant City Manager; Emily Delgado, Senior Planner; Megan Harrison, Planner; Samuel Haas, Planner; William Willingham, Planning Intern; Tiffany Danhof, Administrative Assistant

### 1. CALL TO ORDER

Chairman Mr. Outlaw called the meeting to order at 6:00 P.M.

### 2. SEAT ALTERNATE TO ACT IF REQUIRED

No alternate was seated.

### 3. HEARING OF RESIDENTS

*Residents who choose to watch the meeting via live stream, but who would like to participate in Hearing of Residents, should email their comments to the Planning Division, at [planning@schertz.com](mailto:planning@schertz.com) by 5:00p.m. on Tuesday, June 21, 2022, so that the Planning Division may read the public comments into the record under the hearing of residents. In the body of the email please include your name, your address, phone number, agenda item number if applicable or subject of discussion, and your comments.*

*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.*

Mark Penshorn- 8320 Trainer Hale Rd.

### 4. CONSENT AGENDA:

A. Minutes for the June 8, 2022 Regular Meeting.

B. PLFP20220064 Consider and act upon a request for approval of a final plat of the Willow Grove Estates Commercial Subdivision, an approximately 1.7 acre tract located at the southwest corner of Schaefer Road and FM 1518, City of Schertz, Bexar County, Texas.

Motioned by Commissioner Judy Goldick to approve the consent agenda, seconded by Commissioner Richard Braud

**Vote:** 4 - 0 Passed

**5. PUBLIC HEARING:**

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

- A.** PLPDD20220079 Hold a public hearing, consider and make a recommendation to the City Council on a request to rezone approximately 362 acres of land to Planned Development District (PDD), generally located 6,050 feet east from the intersection of Trainer Hale Road and FM 1518 also known as Bexar County Property Identification Numbers, 310053, 310060, 310061 and 310121, Bexar County, Texas.

Mrs. Harrison and the applicant provided a presentation.

Mr. Outlaw opened the public hearing at 6:27 P.M.

Rebecca Robertson- 9275 Weir Rd

Mr. Outlaw closed the public hearing at 6:29 P.M.

There was a discussion on:

- Clarification on drainage, wastewater, and water supply
- Sub-Committee guidelines
- Median/mean lot size
- Floodplain and run off
- Clarification on concept plan and master plan
- PPD ratios
- Comprehensive Land Use Plan

Motioned by Commissioner Judy Goldick to recommend approval to the City Council with provisions to have maximum of 65% of the 55 ft. X 110 ft. , seconded by Commissioner Tamara Brown

**Vote:** 3 - 1 Passed

NAY: Commissioner Richard Braud

Due to there only being four Planning and Zoning Commissioners present at the meeting the motion to recommend approval with a 3-1 vote failed. The Planning and Zoning Commission after further discussion determined that they would be unable to have a motion pass with all four Commissioners voting the same. Based on this, the Planning and Zoning Commission was unable to have a recommendation pass. Therefore, the recommendation to City Council will be for denial due to the Commission being unable to have a successful motion and second.

**6. REQUESTS AND ANNOUNCEMENTS:**

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

There were no requests by Commissioners.

- B.** Announcements by Commissioners
- City and community events attended and to be attended
  - Continuing education events attended and to be attended

There were no announcements by Commissioners.

- C.** Announcements by City Staff.
- City and community events attended and to be attended.
- There were announcements by City Staff.

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

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

**8. ADJOURNMENT OF THE REGULAR MEETING**

Chairman Mr. Outlaw adjourned the regular meeting at 7:39 P.M.

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Chairman, Planning and Zoning Commission

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Recording Secretary, City of Schertz

**PLANNING AND ZONING COMMISSION MEETING: 08/24/2022**  
**Agenda Item 5 A**

TO: Planning and Zoning Commission  
 PREPARED BY: Megan Harrison, Planner  
 CASE: PLPDD20220095  
 SUBJECT: PLPDD20220095 A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion of Comal County Property Identification Number 377261 and Guadalupe County Property Identification Number 63833, City of Schertz, Comal County and Guadalupe County, Texas.

**GENERAL INFORMATION:**

Owner: HABI Land, LLC  
 Applicant: Eugenio Murillo, HABI Construction, LLC

**APPLICATION SUBMITTAL DATE:**

<b>Date</b>	<b>Application Type</b>
February 17, 2022	Zone Change Application

**PUBLIC NOTICE:**

One hundred fifteen public hearing notices were mailed to the surrounding property owners on August 12, 2022, with a public hearing notice to be published in the "San Antonio Express" prior to the City Council public hearing. At the time of this report staff has received seventy-one (71) responses opposed, one (1) in favor, and one (1) neutral to the proposed rezoning request. Staff has provided the seventy-one opposed responses to allow the Commission to read what the concerns of the residents are.

**ITEM SUMMARY:**

The applicant is proposing to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD) with a base zoning of Apartment/Multi-Family Residential (R4).

The proposed development will be a gated community with no more than 220 units. It will consist of 55 lots with each lot having one structure and within that structure having 4 individual units, also known as a fourplex. The units will be built with 3 bedrooms, 2 baths, and approximately 1,350 square feet. The property will be maintained by an HOA, and will have an amenity center, play scape, and dog park. The applicant is also working with the Parks Department to provide a public trail easement within the existing 100-foot electrical easement.

**LAND USES AND ZONING:**

	Zoning	Land Use
Existing	Pre-Development District (PRE)	Single-Family Residential
Proposed	Planned Development District (PDD)	Apartment/Multi-Family Residential

**Adjacent Properties:**

	Zoning	Land Use
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<b>North</b>	Single-Family Residential (R6)	Single-Family, The Fairways at Scenic Hills Unit 2
<b>South</b>	Single-Family Residential (R6)	Single-Family, Scenic Hills Community Phase 1
<b>East</b>	Right-of-Way	Columbia Drive
<b>West</b>	Right-of-way	Country Club Boulevard

### PROPOSED ZONING:

The applicant is proposing to zone change approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), with a base zoning of Apartment/Multi-Family Residential (R4).

The proposed development will be a gated community with approximately 220 units. It will be developed over 55 lots with one structure on each lot and 4 units within that building. The units will be 1,350 square foot with 3 bedrooms and 2 baths. In the table below it illustrates the dimensional requirements for the development which is also viewable in the Planned Development District narrative.

<b>Classification</b>	<b>Min. Lot Size</b>			<b>Min. Yard Setback</b>		
Apartment/Multi-Family Residential District	Area Square Footage	Width ft.	Depth ft.	Front ft.	Side ft.	Rear ft.
	8,700	100	87	25	10	20

The property will also be incorporating approximately 7.8 acres of green space and amenities. In the development there is the proposal of 0.6 acres to be private park and amenities to have a pavilion, playground, and concrete walking path. There is also the proposal of 0.30 acres of land to be a mail center with covered pavilion and additional parking spaces. Also, there will be 0.7 acres of land to be a private dog park, a 1.9 acre tract of land to be a private picnic/trail/community garden area, as well as 0.30 acres of green space. There is an existing 100-foot electrical easement that the developer is additionally working on with the Parks Department to have a public trail easement as well as provide benches and exercise equipment.

The property abuts the Fairways at Scenic Hills Unit 2 neighborhood and is required to construct an 8-foot masonry wall with a 20-foot landscape buffer per the Unified Development Code. Per the proposed PDD design standards the applicant is proposing to construct the 8-foot masonry wall and provide the 20-foot landscape buffer within each of the residential lots. The 20-foot landscape buffer will be incorporated into the rear yards of the development and include a shade tree and prohibit any future structures within the designated buffer.

### CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Comprehensive Land Use Plan (CLUP), through the Future Land Use Plan and the Northern Schertz Sector Plan, designates this subject property as Single-Family Residential.

- Comprehensive Plan Goals and Objectives: The land use designation of Single-Family Residential is intended to utilize a traditional neighborhood design that includes a mixture of residential uses, as well as limited commercial development to support the daily activities of the development.
- Impact of Infrastructure: The property will be serviced by the City of Schertz for water and sewer through 8-inch lines.
- Impact of Public Facilities/Services: The proposed zone change would have minimal impact to the public services, such as schools, fire, police, and parks.
- Compatibility with Existing and Potential Adjacent Land Uses: The property is surrounded by residential neighborhoods and the Comprehensive Land Use Plan designation of Single-Family Residential is designed to provide a mixture of housing options. The proposed rezoning to Planned Development District (PDD) with a base zoning of Apartment/Multi-Family (R4) is compatible with the existing and potential adjacent land uses due to the proposals differing residential type.

### STAFF ANALYSIS AND RECOMMENDATION:

The property has the land use designation under the Schertz Sector Plan for Northern Schertz as Single-Family Residential. The Single-Family Residential land use designation encourages the mixture of various residential type developments as well as maintaining the walkable neighborhood feel. The proposed rezoning to Planned Development District (PDD), with a base zoning of Apartment/Multi-Family Residential District (R4) does conform to the Comprehensive Land use Plan designation as it provides a mixture of housing type to the area.

The property will be developed as 55 individual lots with a fourplex building (4 units) on each lot, which equates to 220 units. The property is also providing a gated HOA maintained development, mailbox bump out with parking spaces, amenity center, play scape, dog park, open space, additionally the applicant is working with the Parks Department to provide a public trail easement to be accessible by all of the surrounding neighbors.

Given the adjacent properties being single-family residential neighborhoods and the applicant requesting to provide Apartment/Multi-Family style product this provides a uniqueness to the area that is currently not there. The property is providing open space/park area, mailbox bump out, trail system, amenity center, and a mixture of development to the existing neighborhood. Due to the uniqueness of this development, staff is recommending approval of The Villas at Bluebonnet Ridge Planned Development District as presented.

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

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

#### COMMISSIONERS CRITERIA FOR CONSIDERATION:

The Planning and Zoning Commission is making a recommendation to City Council on the proposed zoning application. In considering action on a zoning application, the Commission should consider the criteria within UDC, Section, 21.5.4 D.

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#### Attachments

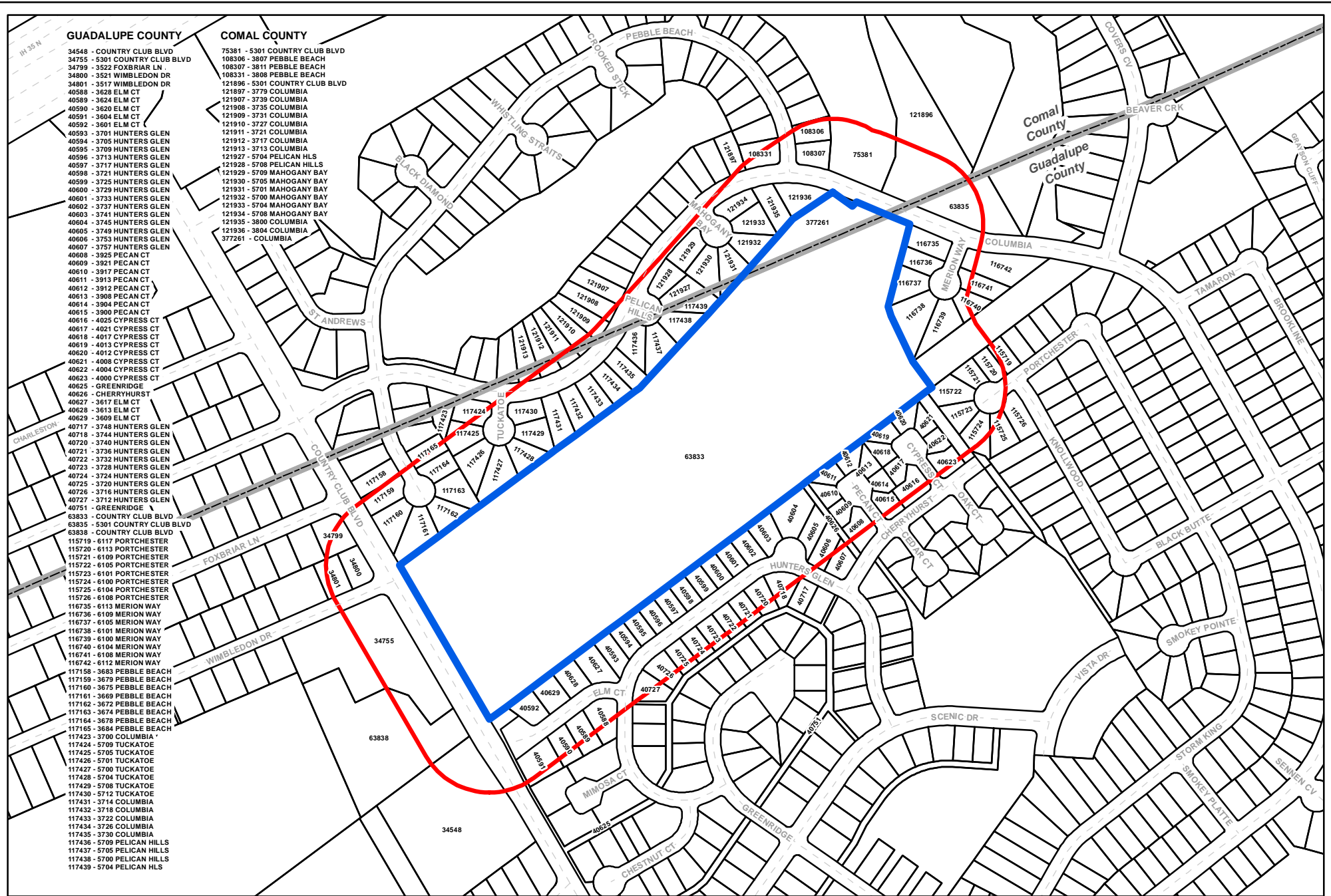
Aerial Map  
Public Hearing Notice Map  
Zoning Exhibit  
Exhibit A: Metes and Bounds Comal  
Exhibit B: Metes and Bounds Guadalupe County  
Exhibit C: PDD Design Standards  
Exhibit D: Detailed Concept Plan/Parking  
Public Hearing Responses

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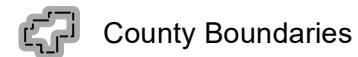






# City of Schertz

## The Villas at Bluebonnet Ridge (PLPDD20220095)





ACREAGE SUMMARY  
EXISTING: 24.1784 AC PRE ZONING  
PROPOSED: 24.1784 AC PDD ZONING

NOTE:  
NO 100-YR FLOODPLAIN EXISTS ON THE  
PROPERTY AS DEFINED BY THE COMAL COUNTY,  
TEXAS COMMUNITY PANEL NUMBER  
48187C0090F, AS PREPARED BY THE FEDERAL  
EMERGENCY MANAGEMENT AGENCY, EFFECTIVE  
DATE NOVEMBER 2, 2007

Owner/ Developer:  
HABI Land,LLC.  
7551 Callaghan RD, Suite 103, San Antonio, TX 78229  
(210) 683-5158

Applicant:  
Eugenio Murillo / HABI Land,LLC.  
7551 Callaghan RD, Suite 103, San Antonio, TX 78229  
(210) 683-5158

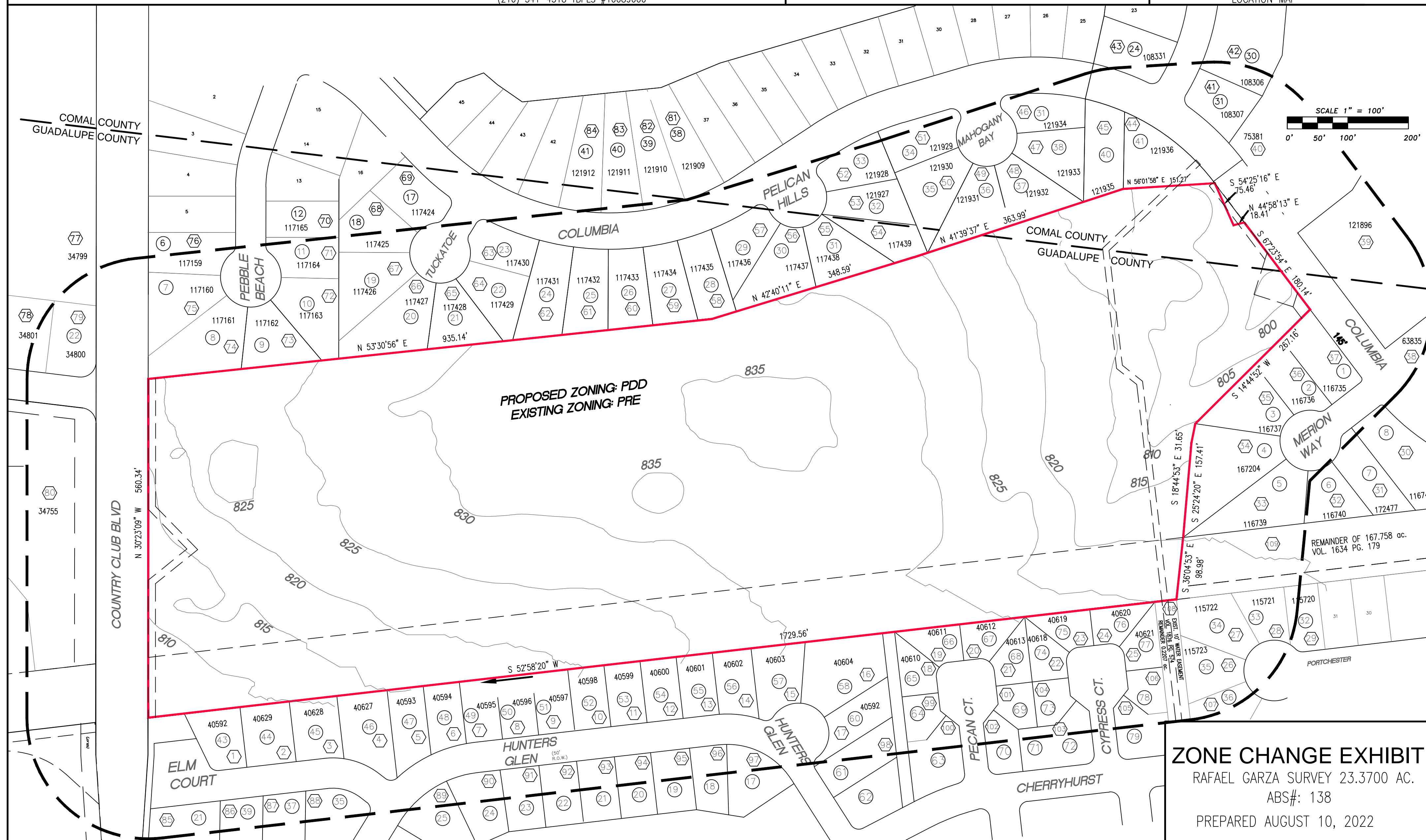
Engineer:  
Alejandro R. Gomez, PE / Gomez-Garcia & Associates, Inc.  
19230 Stone Oak Pkwy, Suite 302, San Antonio, TX 78258  
(210) 639-5193 TBPE #5362

Surveyor:  
Lemuel T. Sinclair, RPLS / Sinclair Land Surveying, Inc.  
3411 Magic DR, San Antonio, TX 78229  
(210) 341-4518 TBPLS #10089000

**GGA**  
**GOMEZ-GARCIA & ASSOCIATES, INC.**  
19230 Stone Oak Pkwy, Ste. 302, San Antonio, Tx 78258  
(210) 832-9608  
TBPE FIRM REGISTRATION #5362

## LEGEND

- ① PROPERTY INFORMATION. SEE TABLE FOR ADDITIONAL INFORMATION
- ① LOT #. SEE TABLE FOR ADDITIONAL INFORMATION
- NOTIFICATION BOUNDARY
- ZONE CHANGE BOUNDARY
- 835 EXISTING CONTOUR LINES





**GOMEZ-GARCIA & ASSOCIATES, INC.**  
19230 Stone Oak Pkwy, Ste. 302, San Antonio, Tx 78258  
(210) 832-9608  
TBPE FIRM REGISTRATION #5362

200-FT NOTIFICATION AREA PROPERTY INFORMATION								
PROPERTY #	COUNTY	LAND USE	ZONING	SUBDIVISION NAME	OWNER NAME	PROPERTY ADDRESS	PROPERTY ID#	RECORDING INFO
1	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	RIGHTNOUR MARK S & RHONDA L	3601 ELM CT SCHERTZ, TX 78154	40592	NULL
2	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	COOK DENNIS R	3609 ELM CT SCHERTZ, TX 78154	40629	VOL. 2019 PG. 99010004
3	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	JUDD HAROLD & DORIS	3613 ELM CT SCHERTZ, TX 78154	40628	VOL. 2022 PG. 99013714
4	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	MCGEEHE WILLIAM & LAURETE	3617 ELM CT SCHERTZ, TX 78154	40627	VOL. 2020 PG. 0703
5	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	STAHL DAVID EVERETT & IRIS CAMP MCNEER	3701 HUNTERS GLEN SCHERTZ, TX 78154	40593	VOL. 2021 PG. 99012278
6	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	PAYNE CHRIS R & KATHRYN L	3705 HUNTERS GLEN SCHERTZ, TX 78154	40594	VOL. 1410 PG. 0729
7	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	MILLER KELLY PATRICK & JOHN GARRETT MILLER & CASEY ALAN MILL	3709 HUNTERS GLEN SCHERTZ, TX 78154	40595	VOL. 2019 PG. 99029384
8	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	HANAWAY DAVID C & ELSIE L	3713 HUNTERS DAVID C SCHERTZ, TX 78154	40596	VOL. 3017 PG. 0131
9	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	WARNER OTHANN B LIVING TRUST	3717 HUNTERS GLEN SCHERTZ, TX 78154	40597	VOL. 2020 PG. 99019376
10	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	MAURER GEORGE H & PATSY O	3721 HUNTERS GLEN SCHERTZ, TX 78154	40598	VOL. 2054 PG. 0438
11	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	CRAWFORD JEFFERY WILLIAM & PATRICIA LOUISE	3725 HUNTERS GLEN SCHERTZ, TX 78154	40599	VOL. 4271 PG. 0461
12	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	JENKINS CHARLES F & IRENE LIPSETT-JENKINS	3729 HUNTERS GLEN SCHERTZ, TX 78154	40600	VOL. 2020 PG. 99011788
13	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	ZAMZOW SHARILYN J & MELVIN	3733 HUNTERS GLEN SCHERTZ, TX 78154	40601	VOL. 3055 PG. 0890
14	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	WHEATON EDWARD C & BETTY I	3737 HUNTERS GLEN SCHERTZ, TX 78154	40602	VOL. 2935 PG. 0584
15	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	KNIGHT TOMMY WAYNE & JENNIFER SUZANNE	3741 HUNTERS GLEN SCHERTZ, TX 78154	40603	VOL. 2021 PG. 99003877
16	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	GRIFFIN KELLY K	3745 HUNTERS GLEN SCHERTZ, TX 78154	40604	VOL. 2018 PG. 99014066
17	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	LEACH DAVID & ANITA	3749 HUNTERS GLEN SCHERTZ, TX 78154	40605	VOL. 1454 PG. 0533
18	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	TAYLOR SCOTT	3917 PECAN CT SCHERTZ, TX 78154	40610	VOL. 2019 PG. 99018569
19	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	PERRY RICHARD J & SUSAN K	3913 PECAN CT SCHERTZ, TX 78154	40611	VOL. 4176 PG. 0959
20	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	ZAMZOW MARTIN O & BARBARA ZAMZOW BADGETT	3912 PECAN CT SCHERTZ, TX 78154	40612	VOL. 2015 PG. 023288
21	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	SCAPPEROTTI RICHARD & CAROL A	3908 PECAN CT SCHERTZ, TX 78154	40613	VOL. 2019 PG. 99007621
22	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	GALLAHER JOHN J & K P	4017 CYPRESS CT SCHERTZ, TX 78154	40618	VOL. 715 PG. 383
23	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	BERG MARY E	4013 CYPRESS CT SCHERTZ, TX 78154	40619	VOL. 3064 PG. 0355
24	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	HAMPTON JON F & MARCIA J HOFFMAN	4012 CYPRESS CT SCHERTZ, TX 78154	40620	VOL. 2021 PG. 99021111
25	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	MABIN JOHN QUINLAN & KATHLEEN J	4008 CYPRESS CT SCHERTZ, TX 78154	40621	VOL. 2016 PG. 011444
26	GUADALUPE CO.	RESIDENTIAL	R-6	RIDGE AT SCENIC HILLS	KUBECKA ERIC P & VICTORIA S	6101 PORTCHESTER SCHERTZ, TX 78154	115723	VOL. 2319 PG. 0120
27	GUADALUPE CO.	RESIDENTIAL	R-6	RIDGE AT SCENIC HILLS	RUIZ RUBEN T JR & FABIOLA	6105 PORTCHESTER SCHERTZ, TX 78154	115722	VOL. 2279 PG. 0491
28	GUADALUPE CO.	RESIDENTIAL	R-6	RIDGE AT SCENIC HILLS	CUMMINGS DAVID B	6109 PORTCHESTER SCHERTZ, TX 78154	115721	VOL. 2305 PG. 0459
29	GUADALUPE CO.	RESIDENTIAL	R-6	RIDGE AT SCENIC HILLS	BOISVERT MICHAEL ANDREW & GABRIELLE	6113 PORTCHESTER SCHERTZ, TX 78154	115720	VOL. 2019 PG. 99013617
30	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	HACKMAN MEGAN E & JEFF	6112 MERION WAY SCHERTZ, TX 78108	116742	VOL. 2017 PG. 024104
31	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	NULL	6108 MERION WAY SCHERTZ, TX 78108	172477	NULL
32	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	LACKEY MIRIAM	6104 MERION WAY SCHERTZ, TX 78108	116740	VOL. 2022 PG. 99003275
33	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	LAWRENCE WADE H & RUTH M	6100 MERION WAY SCHERTZ, TX 78108	116739	VOL. 2400 PG.690
34	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	NULL	6101 MERION WAY SCHERTZ, TX 78108	167204	NULL
35	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	AVELLANAS LLC 6105 MERION PROTECTED SERIES	6105 MERION WAY SCHERTZ, TX 78108	116737	VOL.2021 PG.99019579
36	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	ALLOWAY AARON RAY & ALLOWAY JASON MICHAEL & ALLOWAY JOHN ROBERT	6109 MERION WAY SCHERTZ, TX 78108	116736	VOL. 2019 PG. 99024951
37	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	SWIFT M LORAINÉ	6113 MERION WAY SCHERTZ, TX 78108	116735	VOL. 2891 PG. 0386
38	GUADALUPE CO.	COMMERCIAL	PRE	FAIRWAYS AT SCENIC HILLS	NOLLEY CARIBBEAN PROPERTIES LLC	COUNTRY CLUB BLVD SCHERTZ, TX 78154	63835	VOL. 2017 PG. 013553
39	GUADALUPE CO.	COMMERCIAL	PRE	FAIRWAYS AT SCENIC HILLS	NOLLEY CARIBBEAN PROPERTIES LLC	S IH 35 SCHERTZ, TX 78154	121896	VOL. 201706029109
40	GUADALUPE CO.	COMMERCIAL	PRE	FAIRWAYS AT SCENIC HILLS	NOLLEY CARIBBEAN PROPERTIES LLC	O S IH 35 SCHERTZ, TX 78154	75381	VOL. 201706029109
41	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	DAVIS CHRISTOPHER J & BOBBI L	3807 PEBBLE BEACH CIBOLO, TX 78108	108306	VOL. 201906002400
42	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	HENFEY PAUL J & JUDITH E	3811 PEBBLE BEACH CIBOLO, TX 78108	108307	VOL. 200306035280
43	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	SCHILLER DONALD J	3808 PEBBLE BEACH CIBOLO, TX 78108	108331	VOL. 200406011424
44	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	FARRA ZOOROB INVESTMENTS LP	3804 COLUMBIA CIBOLO, TX 78108	121936	VOL.201306051364
45	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	CHANDLER JAMES W JR & CHARLOTTE	3800 COLUMBIA CIBOLO, TX 78108	121935	VOL.200606011224
46	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	SCHAFIR HIRSHFELD ZOHAR	5708 MAHOGANY BAY CIBOLO, TX 78108	121934	VOL.62445 PG.158
47	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	ALVA ALAN	5704 MAHOGANY BAY CIBOLO, TX 78108	121933	VOL. 201906009496
48	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	BERGAMIN ISABEL J	5700 MAHOGANY BAY CIBOLO, TX 78108	121932	VOL. 201806031794
49	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	SOLIS JOE D & MELANIE	5701 MAHOGANY BAY CIBOLO, TX 78108	121931	VOL.200606000979
50	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	GOODWIN THOMAS K & LORETTA A	5705 MAHOGANY BAY CIBOLO, TX 78108	121930	VOL. 201306024283
51	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	GAGLIO CARMELO	5709 MAHOGANY BAY CIBOLO, TX 78108	121929	VOL. 201006005508
52	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	HOLLINGSWORTH THOMAS	5708 PELICAN HILLS CIBOLO, TX 78108	121928	VOL. 200806035460
53	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	GOODPASTURE JOE R	5704 PELICAN HILLS CIBOLO, TX 78108	121927	VOL. 2296 PG.0912
54	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	GOODPASTURE JOE R	5704 PELICAN HILLS CIBOLO, TX 78108	117439	VOL. 2296 PG.0912
55	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	ZULAICA WILLIAM M	5700 PELICAN HILLS CIBOLO, TX 78108	117438	VOL. 2019 PG.99020577
56	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	NATALROMAN GERALD L & KRISTEN	5705 PELICAN HILLS CIBOLO, TX 78108	117437	VOL.3151 PG.0544
57	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	GALLARDO DAVID JR & MONICA A	5709 PELICAN HILLS CIBOLO, TX 78108	117436	VOL. 4146 PG.0618
58	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	JONES-LAMPHEAR LAURIE A	3731 COLUMBIA CIBOLO, TX 78108	121909	VOL. 202106042737
59	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	TOMLIN LISA K	3727 COLUMBIA CIBOLO, TX 78108	121910	VOL.201706035869
60	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	ROMO SANDRA	3721 COLUMBIA CIBOLO, TX 78108	121911	VOL.202006040410
61	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	MOFFATT MICHAEL P	3717 COLUMBIA CIBOLO, TX 78108	121912	VOL. 201906045900
62	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	MAMK GUNVIR S	3730 COLUMBIA CIBOLO, TX 78108	117435	VOL. 2015 PG. 010933
63	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	REYES SONYA E	3726 COLUMBIA CIBOLO, TX 78108	117434	VOL. 2015 PG. 004496
64	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	WALLACE ROBBIE & ROGER	3722 COLUMBIA CIBOLO, TX 78108	117433	VOL. 2019 PG. 99017718
65	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	ST CLAIR NORMAN S & BOBBIE H	3718 COLUMBIA CIBOLO, TX 78108	117432	VOL. 2680 PG. 0507
66	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	R-4 INVESTMENTS LP	3714 COLUMBIA CIBOLO, TX 78108	117431	VOL. 2020 PG. 99032698
67	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	MOORE MICHAEL D & LETICIA A	5712 TUCKATOE SCHERTZ, TX 78154	117430	VOL.2020 PG. 99005640
68	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	MILLER KRISTAL	5708 TUCKATOE SCHERTZ, TX 78154	117429	VOL.2020 PG. 99016776
69	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	BOULER BERNICE	5704 TUCKATOE SCHERTZ, TX 78154	117428	VOL. 2842 PG. 0507
70	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	LERMA DAVID JOSE	5700 TUCKATOE SCHERTZ, TX 78154	117427	VOL. 4150 PG. 0099
71	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	FAKE JONATHAN L & BRANDY	5701 TUCKATOE SCHERTZ, TX 78154	117426	VOL.2016 PG.010624
72	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	CARDENAS TRISTAN A & JENNIFER	5705 TUCKATOE SCHERTZ, TX 78154	117425	VOL.2015 PG.003834
73	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	HUNDLEY LIVING TRUST	5709 TUCKATOE SCHERTZ, TX 78154	117424	VOL.2419 PG.0204
74	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	FOGEL ESTES E	3684 PEBBLE BEACH SCHERTZ, TX 78154	117165	VOL.2472 PG. 0480
75	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	LAU HOWSON & HYESUK MIN	3678 PEBBLE BEACH SCHERTZ, TX 78154	117164	VOL.3195 PG.0529
76	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	MARCHESE EUGENE A JR & MELISSA ANNETTE	3674 PEBBLE BEACH SCHERTZ, TX 78154	117163	VOL.2164 PG.0434
77	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	RODRIGUEZ PATRICIA	3672 PEBBLE BEACH SCHERTZ, TX 78154	117162	VOL.2015 PG.010459
78	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	NULL	3669 PEBBLE BEACH SCHERTZ, TX 78154	117161	NULL
79	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	SEIDEL TIMOTHY & DENISE	3675 PEBBLE BEACH SCHERTZ, TX 78154	117160	VOL.2020 PG.99027706
80	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	MORALES MODESTO & LODIE	3679 PEBBLE BEACH SCHERTZ, TX 78154	117159	VOL.2818 PG.0327
81	GUADALUPE CO.	RESIDENTIAL	R-6	NORTHCLIFFE COUNTRY CLUB ESTATES	REYES RAY & ROSE	3522 FOXBRIAR LN SCHERTZ, TX 78154	34799	VOL. 2349 PG. 0159
82	GUADALUPE CO.	RESIDENTIAL	R-6	NORTHCLIFFE COUNTRY CLUB ESTATES	WEINAGU JESSICA & CHAD	3521 WIMBLEDON DR SCHERTZ, TX 78154	34800	VOL. 2999 PG. 1016
83	GUADALUPE CO.	RESIDENTIAL	R-6	NORTHCLIFFE COUNTRY CLUB ESTATES	HPA BORROWER 2017-1 ML LLC	3517 WIMBLEDON DR SCHERTZ, TX 78154	34801	VOL.2018 PG.001135
84	GUADALUPE CO.	COMMERCIAL	PRE	NORTHCLIFFE COUNTRY CLUB ESTATES	NOLLEY CARRIBEAN PROPERTIES LLC	5301 COUNTRY CLUB DR SCHERTZ, TX 78154	34755	VOL.2017 PG.013553
85	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	MCMMASTER PATRICK M & ANN	3604 ELM COURT, SCHERTZ, TX, 78108	40591	VOL.2019 PG.99028553
86	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	COURSER HARVEY E & AMELIA	3620 ELM COURT, SCHERTZ, TX, 78108	40590	VOL.2021 PG.99011580
87	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	KOSBIE JAMES	3624 ELM COURT, SCHERTZ, TX, 78108	40589	VOL.2018 PG.99019646
88	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	SPENCER JUDY G LIVING TRUST	3628 ELM COURT, SCHERTZ, TX, 78108	40588	VOL.2020 PG.99005664
89	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	IGEL MARGARET	3712 HUNTER GLEN, SCHERTZ, TX, 78108	40727	VOL.2019 PG.99015945
90	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	MALLAMS GERALD ROGER & NORENE LOUISE	3716 HUNTER GLEN, SCHERTZ, TX, 78108	40726	VOL.2021 PG.99031637
91	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	IRELAND DAVID G & DONNA L LIVING TRUST	3720 HUNTER GLEN, SCHERTZ, TX, 78108	40725	NULL
92	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	RADCLIFFE ROBERT F & RUTH A	3724 HUNTER GLEN, SCHERTZ, TX, 78108	40724	VOL.2022 PG.99011459
93	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	KLING DAVID A	3728 HUNTER GLEN, SCHERTZ, TX, 78108	40723	VOL.1549 PG.0360
94	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	MOORE STANLEY ROBERT & MARYLEDA GALLOWAY MOORE	3732 HUNTER GLEN, SCHERTZ, TX, 78108	40722	VOL.2018 PG.99021021
95	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	SCHOLTIS MARIA	3736 HUNTER GLEN, SCHERTZ, TX, 78108	40721	VOL.2022 PG.99011262
96	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	BERG PHILIP	3740 HUNTER GLEN, SCHERTZ, TX, 78108	40720	VOL.3064 PG.1016
97	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	CLANCEY SHARON	3744 HUNTER GLEN, SCHERTZ, TX, 78108	40718	VOL.2021 PG.99042165
98	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	ENSMINGER GARY	3753 HUNTER GLEN, SCHERTZ, TX, 78108	40606	VOL.2015 PG.015199
99	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	WALKER SUSAN B	3921 PECAN CT, SCHERTZ, TX, 78108	40609	VOL.2021 PG.99030760
100	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	BEBBE JAMES W & IRENE	3925 PECAN CT, SCHERTZ, TX, 78108	40608	VOL.1695 PG.0849
101	GUADALUPE CO.	RESIDENTIAL	R-6	RIDGE AT SCENIC HILLS	LARUE VICKI	3904 PECAN CT, SCHERTZ, TX, 78108	40614	VOL.2021 PG.99040697
102	GUADALUPE CO.	RESIDENTIAL	R-6	RIDGE AT SCENIC HILLS	CAMBIER NANCY A	3900 PECAN CT, SCHERTZ, TX, 78108	40615	VOL.2021 PG.99034760



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**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVERS LICENSE**

**SPECIAL WARRANTY DEED**

CHICAGO TITLE

GF CT121743729**Date:** May 26, 2022**Grantor:** Nolley Caribbean Properties, LLC,  
a Wyoming limited liability company**Grantor's Mailing Address (including county):** 9370 McKnight Rd  
Pittsburgh, Allegheny County, PA 15237-5953**Grantee:** HABI Land, LLC,  
a Texas limited liability company**Grantee's Mailing Address (including county):** 7551 Callaghan Road  
San Antonio, Bexar County, TX 78229-2860**Consideration:** Ten Dollars (\$10.00) and other valuable consideration**Property (including any improvements):**

24.19 acres out of the Rafael Garza Survey No. 98, Abstract 138, City of Schertz, Guadalupe County and Comal County, Texas, being that 24.1784-acre tract of land described in deed of record in Document Number 2017013553 of the Official Public Records of Guadalupe County, Texas and in deed of record in Document Number 201706029109 of the Official Public Records of Comal County, Texas and being more particularly described by metes and bounds on Exhibit "A", attached hereto and incorporated herein by reference.

**Reservations from Conveyance:**

None.

**Reservations Exceptions to Conveyance and Warranty:**

See Exhibit "B," attached hereto and incorporated herein by reference.

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Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys unto Grantee, the Property, together with all and singular the rights and appurtenances thereto in any way belonging, TO HAVE AND TO HOLD it to Grantee, and Grantee's successors or assigns forever. Grantor binds Grantor and Grantor's successors to WARRANT AND FOREVER DEFEND all and singular the Property to Grantee, Grantee's heirs, executors, administrators,

successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor, but not otherwise.

Except as provided in the Reservations from Conveyance, above, if any, such Property is conveyed together with all of Grantor's right, title and interest in and to all and singular, the rights, benefits, privileges, easements, tenements, hereditaments, appurtenances and interests thereon or in anywise pertaining to the Property described herein and with all improvements located thereon, including (without limitation) (i) any right, title, and interest of Grantor in and to all strips and gores, and all abutting properties, adjacent streets, alleys or rights-of-way, if any, (ii) any right, title, and interest of Grantor in and to any development rights specifically tied to the Property, (iii) any right, title, and interest of Grantor all roads, alleys, rights-of-way, easements, streets and ways adjacent to or serving the Property, and rights of ingress and egress thereto, (iv) EDU rights related to sanitary sewer or water and any other water rights (surface, underground or otherwise), oil, gas, and other mineral rights, wind rights and solar rights of Grantor, and (v) all improvements on the Property, if any.

Except for the written representations and material facts contained in that certain Commercial Contract - Unimproved Property (With Special Provisions Addendum), dated effective May 25, 2021, as amended by that certain First Amendment, dated May 24, 2022 and as otherwise amended (collectively the "Contract"), and the warranties of title contained in the Special Warranty Deed, Grantee acknowledges, understands and agrees that (i) Grantee will accept (is accepting) the Property "AS IS" and "WHERE IS", "WITH ALL FAULTS," and (ii) neither Grantor nor any of its officers, managers, brokers, employees, attorneys or agents have made or given any warranties, guarantees, or representations, regarding any matter relating to the Contract or the Property.

Taxes having been prorated at Closing, all real property taxes and assessments as to the Property for the current year and subsequent years are the responsibility of Grantee and are assumed by Grantee [and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, shall be allocated as provided in the Contract.]

When the context requires, singular nouns and pronouns include the plural.

*[signature on the following pages]*

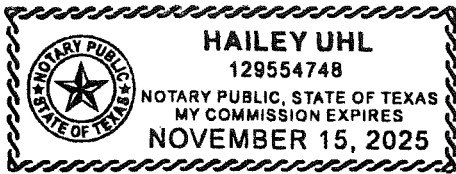
**GRANTOR:**

**NOLLEY CARIBBEAN PROPERTIES, LLC,**  
a Wyoming limited liability company,

By: Ronald Ray Holley  
Name: Ronald Ray Holley  
Its: V.P.

STATE OF Texas §  
COUNTY OF Harris §  
§

This instrument was acknowledged before me on the 25 day of May, 2022, by Ron Holley,  
the VP of Nolley Caribbean Properties, LLC, on behalf of said company.



Hailey Uhl  
Notary Public

SB/15182.0201/Closing Document/SWD

**EXHIBIT "A" – PROPERTY**

24.19 acres out of the  
Rafael Garza Survey No. 98  
Abstract 138  
City of Schertz

THE STATE OF TEXAS  
COUNTIES OF GUADALUPE AND COMAL

METES AND BOUNDS DESCRIPTION OF A SURVEY OF

24.19 acres out of the Rafael Garza Survey No. 98, Abstract 138, City of Schertz, Guadalupe County and Comal County, Texas, being that 24.1784-acre tract of land described in deed of record in Document Number 2017013553 of the Official Public Records of Guadalupe County, Texas and in deed of record in Document Number 201706029109 of the Official Public Records of Comal County, Texas and being more particularly described by metes and bounds, as surveyed, as follows:

Beginning at an ½" iron bar with a red cap marked "Survey Ass." found set in the ground in the southwest right-of-way line of Columbia, an east corner of a 24.1784-acre tract of land described in deed of record in Document Number 2017013553 of the Official Public Records of Guadalupe County, Texas and in deed of record in Document Number 201706029109 of the Official Public Records of Comal County, Texas and the west corner of Block 16, The Fairways at Scenic Hills, Unit 3A as shown by plat of record in Volume 6 at page 762 of the Plat Records of Guadalupe County, Texas, for an east corner of this tract;

Thence S 14°44'52" W (called S 14°45'10" W) with the east boundary line of said 24.1784-acre tract and a west boundary line of said Block 16 a distance of 267.16 feet (called 267.10 feet) to an ½" iron bar with a yellow cap marked "Reg. No. 5464" set in the ground, a reentrant corner of said 24.1784-acre tract and a corner of said Block 16, for a reentrant corner of this tract;

Thence S 18°44'53" E (called S 18°41'26" E) with a northeast boundary line of said 24.1784-acre tract and a southwest boundary line of said Block 16 a distance of 31.65 feet (called 31.67 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground, a corner of said 24.1784-acre tract and a corner of said Block 16, for a corner of this tract;

Thence S 25°24'20" E (called S 25°22'27" E) with a northeast boundary line of said 24.1784-acre tract and a southwest boundary line of said Block 16 a distance of 157.41 feet (called 157.55 feet) to an ½" iron bar with a yellow cap marked "Baker" found set in the ground, a corner of said 24.1784-acre tract and the south corner of said Block 16, for a corner of this tract;

Thence S 36°04'53" E (called S 36°43'13" E) with a northeast boundary line of said 24.1784-

acre tract a distance of 98.98 feet (called 100.40 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground in the northwest boundary line of Block 21, The Ridge at Scenic Hills, Unit 1 as shown by plat of record in Volume 6 at page 763 of the Plat Records of Guadalupe County, Texas, the east corner of said 24.1784-acre tract, for the east corner of this tract;

Thence S 52°58'20" W (called S 53°03'32" W) with the southeast boundary line of said 24.1784-acre tract and the southwest boundary lines of said Block 21, and Block 1, Scenic Hills Community, Phase 1 as shown by plat of record in Volume 4 at pages 143-147 of the Plat Records of Guadalupe County, Texas a distance of 1,729.56 feet (called 1,729.56 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground in the northeast right-of-way line of Country Club Blvd., the south corner of said 24.1784-acre tract and the west corner of said Block 1, for the south corner of this tract;

Thence N 30°23'09" W (called N 30°21'33" W) with the northeast right-of-way line of Country Club Blvd. and the southwest boundary line of said 24.1784-acre tract a distance of 560.34 feet (called 559.03 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground, the west corner of said 24.1784-acre tract and the south corner of Block 14, Fairways at Scenic Hills, Section 2 as shown by plat of record in Volume 6 at page 745 of the Plat Records of Guadalupe County, Texas and Volume 15 at page 86 of the Plat Records of Comal County, Texas, for the west corner of this tract;

Thence N 53°30'56" E (called N 53°32'22" E) with the northwest boundary line of said 24.1784-acre tract and the southeast boundary line of said Block 14 a distance of 935.14 feet (called 935.05 feet) to an ½" iron bar with an orange cap marked "C&B" found set in the ground, a corner of said 24.1784-acre tract and a corner of said Block 14, for a corner of this tract;

Thence N 42°40'11" E (called N 42°37'53" E) with a northwest boundary line of said 24.1784-acre tract and a southeast boundary line of said Block 14 a distance of 348.59 feet (called 348.59 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground, a corner of said 24.1784-acre tract and a corner of said Block 14, for a corner of this tract;

Thence N 41°39'37" E (called N 41°31'58" E) with a northwest boundary line of said 24.1784-acre tract and a southeast boundary line of said Block 14 a distance of 363.99 feet (called 364.04 feet) to an ½" iron bar with a yellow cap marked "Baker" found set in the ground, a corner of said 24.1784-acre tract and a corner of said Block 14, for a corner of this tract;

Thence N 56°01'58" E (called N 56°03'18" E) with a northwest boundary line of said 24.1784-acre tract and a southeast boundary line of said Block 14 a distance of 151.27 feet (called 151.28 feet) to an ½" iron bar with an orange cap marked "C&B" found set in the ground in the southwest right-of-way line of Columbia, the north corner of said 24.1784-acre tract and the east corner of said Block 14, for the north corner of this tract;

Thence S 54°25'16" E (called S 54°20'37" E) with a northeast boundary line of said 24.1784-acre tract a distance of 75.46 feet (called 75.87 feet) to an ½" iron bar with a yellow cap marked "Baker" found set in the ground, a reentrant corner of said 24.1784-acre tract, for a reentrant corner of this tract;

Thence N 44°58'13" E (called N 45°15'45" E) with a northwest boundary line of said 24.1784-acre tract a distance of 18.41 feet (called 18.40 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground, in the southwest right-of-way line of Columbia, a north corner of said 24.1784-acre tract, for a north corner of this tract;

Thence S 67°23'54" E (called S 67°27'09" E) with the southwest right-of-way line of Columbia and the northeast boundary line of said 24.1784-acre tract a distance of 180.14 feet (called 180.08 feet) to the point of beginning.

Containing 24.19 acres of land, more or less

The bearings for this survey are based on the Texas State Plane Coordinate System Grid, South Central Zone (4204), North American Datum 1983.

SINCLAIR LAND SURVEYING, INC.

Lemuel T. Sinclair,  
Registered Professional Land  
Surveyor No. 5142



**EXHIBIT "B" – PERMITTED EXCEPTIONS**

1. Standby fees, taxes and assessments by any taxing authority for the year 2022 and subsequent years, not yet due and payable
2. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, to the extent appearing in Public Records and valid and existing.
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	New Braunfels Utilities
Purpose:	Electric Easement
Recording Date:	April 18, 1994
Recording No:	Volume 957, Page 488, Official Public Records, Comal County, Texas
Recording Date:	April 25, 1994
Recording No:	Volume 1093, Page 590, Official Public Records, Guadalupe County, Texas
Affects:	As described therein.

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	U.S. Home Corporation
Purpose:	10' Water Line Easement
Recording Date:	October 24, 1994
Recording No:	Volume 1003, Page 707, Official Public Records, Comal County, Texas
Recording Date:	December 5, 1994
Recording No:	Volume 1126, Page 271, Official Public Records, Guadalupe County, Texas
Recording Date:	June 24, 1997
Recording No:	Volume 1276, Page 603, Official Public Records, Guadalupe County, Texas
Affects:	As described therein.

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Comal Power Company
Purpose:	Electric Easement
Recording Date:	June 12, 1925
Recording No:	Volume 85, Page 262, Deed Records, Guadalupe County, Texas
Affects:	As described therein

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as of dedication, on the map of said tract/plat:

Purpose: 16' Utility Easement  
Affects: As depicted thereon.  
Recording No: Volume 4, Page 143-147, Map and Plat Records, Guadalupe County, Texas

7. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as of dedication, on the map of said tract/plat:

Purpose: Variable Width Fill Easement  
Variable Width Fill and Drainage Easement  
10' Electric, Gas, Telephone and Cable TV Easement  
Affects: As depicted therein.  
Recording No: Volume 6, Page 762, Map and Plat Records, Guadalupe County, Texas

**Filed and Recorded  
Official Public Records  
Bobbie Koepp, County Clerk  
Comal County, Texas  
05/27/2022 11:27:28 AM  
TERRI 8 Pages(s)  
202206025013**



*Bobbie Koepp*

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVERS LICENSE**

**SPECIAL WARRANTY DEED**

CHICAGO TITLE

GF CT121743729

**Date:** May 26, 2022

**Grantor:** Nolley Caribbean Properties, LLC,  
a Wyoming limited liability company

**Grantor's Mailing Address (including county):** 9370 McKnight Rd  
Pittsburgh, Allegheny County, PA 15237-5953

**Grantee:** HABI Land, LLC,  
a Texas limited liability company

**Grantee's Mailing Address (including county):** 7551 Callaghan Road  
San Antonio, Bexar County, TX 78229-2860

**Consideration:** Ten Dollars (\$10.00) and other valuable consideration

**Property (including any improvements):**

24.19 acres out of the Rafael Garza Survey No. 98, Abstract 138, City of Schertz, Guadalupe County and Comal County, Texas, being that 24.1784-acre tract of land described in deed of record in Document Number 2017013553 of the Official Public Records of Guadalupe County, Texas and in deed of record in Document Number 201706029109 of the Official Public Records of Comal County, Texas and being more particularly described by metes and bounds on Exhibit "A", attached hereto and incorporated herein by reference.

**Reservations from Conveyance:**

None.

**Reservations Exceptions to Conveyance and Warranty:**

See Exhibit "B," attached hereto and incorporated herein by reference.

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Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys unto Grantee, the Property, together with all and singular the rights and appurtenances thereto in any way belonging, TO HAVE AND TO HOLD it to Grantee, and Grantee's successors or assigns forever. Grantor binds Grantor and Grantor's successors to WARRANT AND FOREVER DEFEND all and singular the Property to Grantee, Grantee's heirs, executors, administrators,

successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor, but not otherwise.

Except as provided in the Reservations from Conveyance, above, if any, such Property is conveyed together with all of Grantor's right, title and interest in and to all and singular, the rights, benefits, privileges, easements, tenements, hereditaments, appurtenances and interests thereon or in anywise pertaining to the Property described herein and with all improvements located thereon, including (without limitation) (i) any right, title, and interest of Grantor in and to all strips and gores, and all abutting properties, adjacent streets, alleys or rights-of-way, if any, (ii) any right, title, and interest of Grantor in and to any development rights specifically tied to the Property, (iii) any right, title, and interest of Grantor all roads, alleys, rights-of-way, easements, streets and ways adjacent to or serving the Property, and rights of ingress and egress thereto, (iv) EDU rights related to sanitary sewer or water and any other water rights (surface, underground or otherwise), oil, gas, and other mineral rights, wind rights and solar rights of Grantor, and (v) all improvements on the Property, if any.

Except for the written representations and material facts contained in that certain Commercial Contract - Unimproved Property (With Special Provisions Addendum), dated effective May 25, 2021, as amended by that certain First Amendment, dated May 24, 2022 and as otherwise amended (collectively the "Contract"), and the warranties of title contained in the Special Warranty Deed, Grantee acknowledges, understands and agrees that (i) Grantee will accept (is accepting) the Property "AS IS" and "WHERE IS", "WITH ALL FAULTS," and (ii) neither Grantor nor any of its officers, managers, brokers, employees, attorneys or agents have made or given any warranties, guarantees, or representations, regarding any matter relating to the Contract or the Property.

Taxes having been prorated at Closing, all real property taxes and assessments as to the Property for the current year and subsequent years are the responsibility of Grantee and are assumed by Grantee [and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, shall be allocated as provided in the Contract.]

When the context requires, singular nouns and pronouns include the plural.

*[signature on the following pages]*

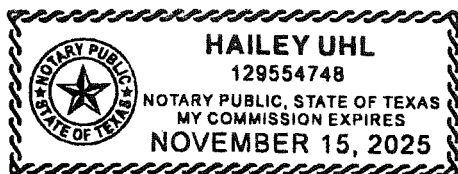
**GRANTOR:**

**NOLLEY CARIBBEAN PROPERTIES, LLC,**  
a Wyoming limited liability company,

By: Ronald Ray Holley  
Name: Ronald Ray Holley  
Its: V.P.

STATE OF Texas §  
COUNTY OF Harris §  
§

This instrument was acknowledged before me on the 25 day of May, 2022, by Ron Holley,  
the VP of Nolley Caribbean Properties, LLC, on behalf of said company.



Hailey Uhl  
Notary Public

SB/15182.0201/Closing Document/SWD

**EXHIBIT "A" – PROPERTY**

24.19 acres out of the  
Rafael Garza Survey No. 98  
Abstract 138  
City of Schertz

THE STATE OF TEXAS  
COUNTIES OF GUADALUPE AND COMAL

METES AND BOUNDS DESCRIPTION OF A SURVEY OF

24.19 acres out of the Rafael Garza Survey No. 98, Abstract 138, City of Schertz, Guadalupe County and Comal County, Texas, being that 24.1784-acre tract of land described in deed of record in Document Number 2017013553 of the Official Public Records of Guadalupe County, Texas and in deed of record in Document Number 201706029109 of the Official Public Records of Comal County, Texas and being more particularly described by metes and bounds, as surveyed, as follows:

Beginning at an ½" iron bar with a red cap marked "Survey Ass." found set in the ground in the southwest right-of-way line of Columbia, an east corner of a 24.1784-acre tract of land described in deed of record in Document Number 2017013553 of the Official Public Records of Guadalupe County, Texas and in deed of record in Document Number 201706029109 of the Official Public Records of Comal County, Texas and the west corner of Block 16, The Fairways at Scenic Hills, Unit 3A as shown by plat of record in Volume 6 at page 762 of the Plat Records of Guadalupe County, Texas, for an east corner of this tract;

Thence S 14°44'52" W (called S 14°45'10" W) with the east boundary line of said 24.1784-acre tract and a west boundary line of said Block 16 a distance of 267.16 feet (called 267.10 feet) to an ½" iron bar with a yellow cap marked "Reg. No. 5464" set in the ground, a reentrant corner of said 24.1784-acre tract and a corner of said Block 16, for a reentrant corner of this tract;

Thence S 18°44'53" E (called S 18°41'26" E) with a northeast boundary line of said 24.1784-acre tract and a southwest boundary line of said Block 16 a distance of 31.65 feet (called 31.67 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground, a corner of said 24.1784-acre tract and a corner of said Block 16, for a corner of this tract;

Thence S 25°24'20" E (called S 25°22'27" E) with a northeast boundary line of said 24.1784-acre tract and a southwest boundary line of said Block 16 a distance of 157.41 feet (called 157.55 feet) to an ½" iron bar with a yellow cap marked "Baker" found set in the ground, a corner of said 24.1784-acre tract and the south corner of said Block 16, for a corner of this tract;

Thence S 36°04'53" E (called S 36°43'13" E) with a northeast boundary line of said 24.1784-

acre tract a distance of 98.98 feet (called 100.40 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground in the northwest boundary line of Block 21, The Ridge at Scenic Hills, Unit 1 as shown by plat of record in Volume 6 at page 763 of the Plat Records of Guadalupe County, Texas, the east corner of said 24.1784-acre tract, for the east corner of this tract;

Thence S 52°58'20" W (called S 53°03'32" W) with the southeast boundary line of said 24.1784-acre tract and the southwest boundary lines of said Block 21, and Block 1, Scenic Hills Community, Phase 1 as shown by plat of record in Volume 4 at pages 143-147 of the Plat Records of Guadalupe County, Texas a distance of 1,729.56 feet (called 1,729.56 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground in the northeast right-of-way line of Country Club Blvd., the south corner of said 24.1784-acre tract and the west corner of said Block 1, for the south corner of this tract;

Thence N 30°23'09" W (called N 30°21'33" W) with the northeast right-of-way line of Country Club Blvd. and the southwest boundary line of said 24.1784-acre tract a distance of 560.34 feet (called 559.03 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground, the west corner of said 24.1784-acre tract and the south corner of Block 14, Fairways at Scenic Hills, Section 2 as shown by plat of record in Volume 6 at page 745 of the Plat Records of Guadalupe County, Texas and Volume 15 at page 86 of the Plat Records of Comal County, Texas, for the west corner of this tract;

Thence N 53°30'56" E (called N 53°32'22" E) with the northwest boundary line of said 24.1784-acre tract and the southeast boundary line of said Block 14 a distance of 935.14 feet (called 935.05 feet) to an ½" iron bar with an orange cap marked "C&B" found set in the ground, a corner of said 24.1784-acre tract and a corner of said Block 14, for a corner of this tract;

Thence N 42°40'11" E (called N 42°37'53" E) with a northwest boundary line of said 24.1784-acre tract and a southeast boundary line of said Block 14 a distance of 348.59 feet (called 348.59 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground, a corner of said 24.1784-acre tract and a corner of said Block 14, for a corner of this tract;

Thence N 41°39'37" E (called N 41°31'58" E) with a northwest boundary line of said 24.1784-acre tract and a southeast boundary line of said Block 14 a distance of 363.99 feet (called 364.04 feet) to an ½" iron bar with a yellow cap marked "Baker" found set in the ground, a corner of said 24.1784-acre tract and a corner of said Block 14, for a corner of this tract;

Thence N 56°01'58" E (called N 56°03'18" E) with a northwest boundary line of said 24.1784-acre tract and a southeast boundary line of said Block 14 a distance of 151.27 feet (called 151.28 feet) to an ½" iron bar with an orange cap marked "C&B" found set in the ground in the southwest right-of-way line of Columbia, the north corner of said 24.1784-acre tract and the east corner of said Block 14, for the north corner of this tract;

Thence S 54°25'16" E (called S 54°20'37" E) with a northeast boundary line of said 24.1784-acre tract a distance of 75.46 feet (called 75.87 feet) to an ½" iron bar with a yellow cap marked "Baker" found set in the ground, a reentrant corner of said 24.1784-acre tract, for a reentrant corner of this tract;

Thence N 44°58'13" E (called N 45°15'45" E) with a northwest boundary line of said 24.1784-acre tract a distance of 18.41 feet (called 18.40 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground, in the southwest right-of-way line of Columbia, a north corner of said 24.1784-acre tract, for a north corner of this tract;

Thence S 67°23'54" E (called S 67°27'09" E) with the southwest right-of-way line of Columbia and the northeast boundary line of said 24.1784-acre tract a distance of 180.14 feet (called 180.08 feet) to the point of beginning.

Containing 24.19 acres of land, more or less

The bearings for this survey are based on the Texas State Plane Coordinate System Grid, South Central Zone (4204), North American Datum 1983.

SINCLAIR LAND SURVEYING, INC.

Lemuel T. Sinclair,  
Registered Professional Land  
Surveyor No. 5142



**EXHIBIT "B" – PERMITTED EXCEPTIONS**

1. Standby fees, taxes and assessments by any taxing authority for the year 2022 and subsequent years, not yet due and payable
2. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, to the extent appearing in Public Records and valid and existing.
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: New Braunfels Utilities  
Purpose: Electric Easement  
Recording Date: April 18, 1994  
Recording No: Volume 957, Page 488, Official Public Records, Comal County, Texas  
Recording Date: April 25, 1994  
Recording No: Volume 1093, Page 590, Official Public Records, Guadalupe County, Texas  
Affects: As described therein.

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: U.S. Home Corporation  
Purpose: 10' Water Line Easement  
Recording Date: October 24, 1994  
Recording No: Volume 1003, Page 707, Official Public Records, Comal County, Texas  
Recording Date: December 5, 1994  
Recording No: Volume 1126, Page 271, Official Public Records, Guadalupe County, Texas  
Recording Date: June 24, 1997  
Recording No: Volume 1276, Page 603, Official Public Records, Guadalupe County, Texas  
Affects: As described therein.

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Comal Power Company  
Purpose: Electric Easement  
Recording Date: June 12, 1925  
Recording No: Volume 85, Page 262, Deed Records, Guadalupe County, Texas  
Affects: As described therein

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as of dedication, on the map of said tract/plat:

Purpose: 16' Utility Easement  
Affects: As depicted thereon.  
Recording No: Volume 4, Page 143-147, Map and Plat Records, Guadalupe County, Texas

7. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as of dedication, on the map of said tract/plat:

Purpose: Variable Width Fill Easement  
Variable Width Fill and Drainage Easement  
10' Electric, Gas, Telephone and Cable TV Easement  
Affects: As depicted therein.  
Recording No: Volume 6, Page 762, Map and Plat Records, Guadalupe County, Texas

202299016900

I certify this instrument was ELECTRONICALLY FILED  
and RECORDED in the OFFICIAL PUBLIC RECORDS  
of Guadalupe County, Texas on  
05/27/2022 11:35:20 AM PAGES: 8 LEAH  
TERESA KIEL, COUNTY CLERK



*Teresa Kiel*

**The Villas at  
Bluebonnet Ridge  
A PLANNED DEVELOPMENT DISTRICT  
City of Schertz  
July 2022**

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10. Parking ----- 6

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Development District (PDD) ----- 6

**Exhibits**

- A. Meets and Bounds Description
- B. The Villas at Bluebonnet Ridge
- C. Zoning Exhibit
- D. Amenities, Parks, Entry, Mail Station
- E. Parking Exhibit Per Unit

**July 2022**

**Habi Land, LLC.**

**Authored by: Eugenio Murillo**



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# The Villas at Bluebonnet Ridge

## 220 Unit Development on 24.1784 Acres

**Planned Development District.** Understanding there may be circumstances in which a development might not be able to adhere to the strict regulations and design standards set forth in the Schertz Unified Development Code (UDC), the UDC established Article 5, and Section 21.5.10, a Planned Development District (PDD), as an alternative approach to conventional land development.

The City of Schertz Unified Development Code as amended will govern development of the property, except for the following statements.

**PDD Purpose and Intent.** The purpose of PDD regulations is to encourage and promote more creative, innovative, and imaginative land development than would be possible under the regulations found in a typical zoning district. The intent is to allow substantial flexibility in planning, design, and development standards in exchange for greater land values and amenities. Enhanced parkland and open space, preservation of natural resources, pedestrian friendly environment, and deviation from the typical traffic patterns are all a result of this allowed flexibility. It is this intrinsic flexibility, in the form of relief from the normal zoning ordinances, design standards, land use densities, and subdivision regulations, that allows for the definition of uses, densities and standards that will permit the alternative planning associated with a PDD and this development known as The Villas at Bluebonnet Ridge.

**The Property.** The location of the subject property is directly west of the Scenic Hills Neighborhood and directly east of The Fairways at Scenic Hills. The current condition of the property creates a unique opportunity for development. The approximately 24.1784-acre site was previously known as part of the Northcliffe Golf Club.

The property is bound by Country Club Boulevard to the south, Columbia Drive to the North, and existing single-family neighborhoods to the east and west.

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Analysis of the property via phase 1 ESA reports, geotechnical reports, and bore samples do not reveal any physical constraints, potential health, or safety hazards. Further evaluation of the tract by the Developer's engineers has confirmed utilities are available and the property's demands can be served.

The Villas at Bluebonnet Ridge (*Exhibit B*) is proposed. Such amenities will include both passive and active areas, as well as concrete pathways and crushed granite walking trails. Multi-purposed walkways and sidewalks will provide links between park areas, open spaces, resident units, and amenities. Amenities provided and shown on *Exhibit D* will include playscapes, picnic tables, and a neighborhood pavilion. All of which, promote a safe and pedestrian friendly environment and overall livable community. Also, Exhibit D will depict the entry gate and landscaping features.

Our current concept plan consists of a gated community with no more than 220 units. These units will be spread across 55 buildings each on its own separate lot. Each building will have 4 units. Each building will consist of four 1,350 sf units. Every unit will feature 3 bedrooms, 2.5 baths, an eat in kitchen, two living rooms, a laundry room, an office/flex room, a covered patio, and a one car garage. All buildings will have its own fire sprinkler system meeting NFPA and local code requirements. Each unit will have its own garage, covered back patio, and private yard. This proposed community, will be managed, and maintained by The Villas at Bluebonnet Ridge "HOA". The community is designed to enhance the overall neighborhood standards by incorporating 7.73 acres of green space and amenities. This includes multiple Private Parks including a linear park with a public trail easement going through, all of which is outlined in the overall site plan *Exhibit B and Exhibit D*.

**Parks & Amenities.** The development's interior private park and amenities as shown on 0.59 acres, are designed to house a pavilion for birthday parties & special events, a playground for the community, and a concrete walking path. The mail center is designed with a covered pavilion, and additional parking access will be provided on 0.30 acres. In addition to the previously mentioned improvements, the development will also feature a 0.68 acre fenced in private dog park, a 1.85-acre private Picnic/Trail/Community Garden area, 0.30 of miscellaneous Green Spaces and a 4.01-acre linear park with a

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public trail easement going through with crushed granite walking trails. All the above is shown on *Exhibit B and Exhibit D*

**Zoning District.** There are circumstances, due to property constraints or external factors, which do not always support the notion that one size fits all especially in applying zoning subdivision codes as such relates to property development. As a planned development, the attached “The Villas at Bluebonnet Ridge” (*Exhibit B*) as well as this document define the types of uses for this proposed PDD. The plan delineates land use that allows for four-unit buildings as well as delineating parks, amenities, and open space. Specifically, UDC Sec. 21.9.7.G would ordinarily require the Developer to install a twenty-foot (20’) landscape buffer adjacent to the property line of the residential use or residentially zoned property. In this case, that would be the Fairways at Scenic Hills neighborhood. The Developer maintains installing this twenty-foot (20’) buffer outside the property boundaries would essentially create an alley between Fairways at Scenic Hills neighborhood and the proposed development. Given the length of the alley, the Developer maintains this could create an area for potential loitering as well as littering. The Developer would propose to create the twenty-foot (20’) buffer in the rear of the yards associated with the development that are adjacent to the Fairways at Scenic Hills neighborhood. The Developer will prohibit the placement of any structures, including but not limited to sheds, in the buffer area through the HOA restrictions. The Developer shall plant one tree in the middle of the twenty-foot (20’) buffer in each yard. The Developer believes in doing both, they have met the spirit of UDC Sec. 21.9.7.G.

**Apartment / Multi-Family Zoning.** The intent of the development is to conform with the Apartment / Multi-Family zoning district but to modify the lot width and depth as follows. Each lot is comprised of a four-unit family residential dwelling on lots of 8,700 sf for a minimum 87-foot-deep by a minimum 100-foot-wide lots. Each area, as shown and identified on *Exhibit E*.

Each lot will have a 10-foot side setback, a 25-foot front setback, and a 20-foot rear setback per the table below. Where residential lots have double frontage, running from one street to another, no access from the rear of the property will be permitted to the street. Only one access point will be permitted from a residential lot, so long as the

access is from the front of the lot. All lots with double frontage within that block will have the same restriction and orientation as the lot on either side.

Table 21.5.7.A DIMENSIONAL REQUIREMENTS RESIDENTIAL ZONING DISTRICTS											
		Minimum Lot Size and Dimensions			Minimum Yard Setback (Ft)				Miscellaneous Lot Requirements		
Code	Zoning District	Area Sq. Ft.	Width Ft.	Depth Ft.	Front Ft.	Side Ft.	Rear Ft.	Minimum Off-Street Parking Spaces	Max Height Ft.	Max Imperv Cover	Key
R-4	Apartment/Multi-Family Residential District	8,700	100	87	25	10	20	2	35	75%	a,b,j,k, l,m
Key:											
a.	Add 1,800 square feet of area for each unit after the first 3 units. Maximum density shall not exceed 24 units per acre.										
b.	1.5 parking spaces per bedroom.										
j.	Site Plan approval required.										
k.	Swimming pools count toward the maximum impervious cover limitations, unless the swimming pool is equipped with a water overflow device appropriate for such pool, and only if it drains into any pervious surface, in which case the water surface shall be excluded.										
l.	No variances may be permitted to exceed the maximum impervious cover limitations										
m.	Refer to Article 14, section 21.14.3 for additional design requirements										

**Homeowners Association & Maintenance.** This development will be gated, and a Homeowners Association (HOA) will be established. The entire development both inside and outside of the gates to include irrigation will be maintained by the HOA's maintenance crew. This is to include the maintenance of common areas, all front yards, side yards, and back yards. This is also to include landscape buffers as defined in Sec. 21.9.7 Landscaping, and maintaining fences, and/or walls. The HOA's maintenance crew will have access to all back yards via side gates and interior gates between units. The HOA will have 110 master keyed locks to allow for access to maintain the interior unit's backyard of each building. An 8-foot masonry wall will be installed along the boundary with The Fairways at Scenic Hills neighborhood. The landscape buffer abutting The Fairways at Scenic Hills will all be maintained by the HOA in its entirety. Crushed granite walking trails, concrete pathways, neighborhood amenities, and multi-use paths within the development's common areas will all be maintained by "The Villas at Bluebonnet Ridge HOA" as well.

**Architectural Review Committee.** The Developer will establish an Architectural Review Committee (ARC) which will be responsible for reviewing and approving construction plans for all residential construction within The Villas at Bluebonnet Ridge. The ARC will

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consist of members appointed by the Developer until all the property within the Villas at Bluebonnet Ridge has been transferred to an independent third-party purchaser or to the HOA.

Construction of residential and community amenities within the Villas at Bluebonnet Ridge shall first be submitted to the ARC for approval and to verify compliance with the terms, conditions, and obligations of the PDD and deed restrictions. The ARC shall review such contemplated construction and shall, if approved, provide verification in a form acceptable to the City by which the ARC verifies that the plan for the contemplated construction complies with the PDD and associated guidelines.

**Site Design Standards.** This proposed development conforms to the Comprehensive Land Plan for orderly and unified development of streets, utilities, neighborhood design, and public land and facilities. Streets, gates, and lighting will be maintained by the HOA. All public utilities will be maintained by the city with easements to be recorded for access and maintenance as detailed in the utility plan provided to the city.

**Parking.** According to UDC Section 21.10.4, each 3-bedroom unit within this development is required to have 2.5 off street parking spaces. Plus, additional guest parking at a ratio of 5% of the required spaces. The intent of the development is to conform to the UDC requirements but to modify the section to allow for garage parking to be counted as part of the required spaces. As noted, and shown in Exhibit E, each 3 - bedroom unit has two driveway parking spaces in addition to one garage parking space for a total of 3 spaces per unit. In addition to the 660 off street parking spaces allocated across the development, there are an additional 16 parking spaces split between the interior parks and mail station.

**Amendments to the Planned Development District (PDD).** Any significant future changes from the established Dimensional Requirements for the approved PDD, which alter the concept of the PDD or increase the density, will cause the plan to be re-submitted for approval by the Planning & Zoning Commission and the City Council, including a new public hearing with applicable fees. Minor changes which do not change the concept or intent of the development shall be approved or denied administratively.



Exhibit D

COPYRIGHT 2026 ©  
BUILDING DESIGN DRAWINGS AS  
INSTRUMENTS OF SERVICE ARE  
AND SHALL REMAIN EXCLUSIVE  
PROPERTY OF THE ARCHITECT  
WHETHER THE PROJECT FOR  
WHICH THEY ARE MADE IS TO BE  
EXECUTED OR NOT. THEY ARE  
NOT TO BE USED BY THE OWNER  
ON OTHER PROJECTS OR  
EXTENSIONS TO THIS PROJECT  
EXCEPT BY AGREEMENT IN  
WRITING FROM THIS ARCHITECT.

OCTAVIO A. VIRAMONTES  
ARCHITECT  
908 LEMON CV.  
SAN ANTONIO, TX.  
210.464.8120

The Texas Board of Architectural Examiners has  
jurisdiction regarding the professional practice of  
persons registered as architects in Texas.  
TEXAS BOARD OF ARCHITECTURAL EXAMINERS  
P.O. BOX 13337 • AUSTIN, TX 78711-3337  
TELEPHONE: 512-305-9000 / FAX: 512-305-8900

M.E.P.	CIVIL
STRUCTURAL	LANDSCAPE

The Villas  
AT BLUEBONNET RIDGE

Northcliffe  
Schertz, TX 78108

REVISIONS		
No.	Date	Description

PROJECT # 8129-S  
DATE: 04/05/2022  
DRAWN: JPV  
CHECKED BY: OAV

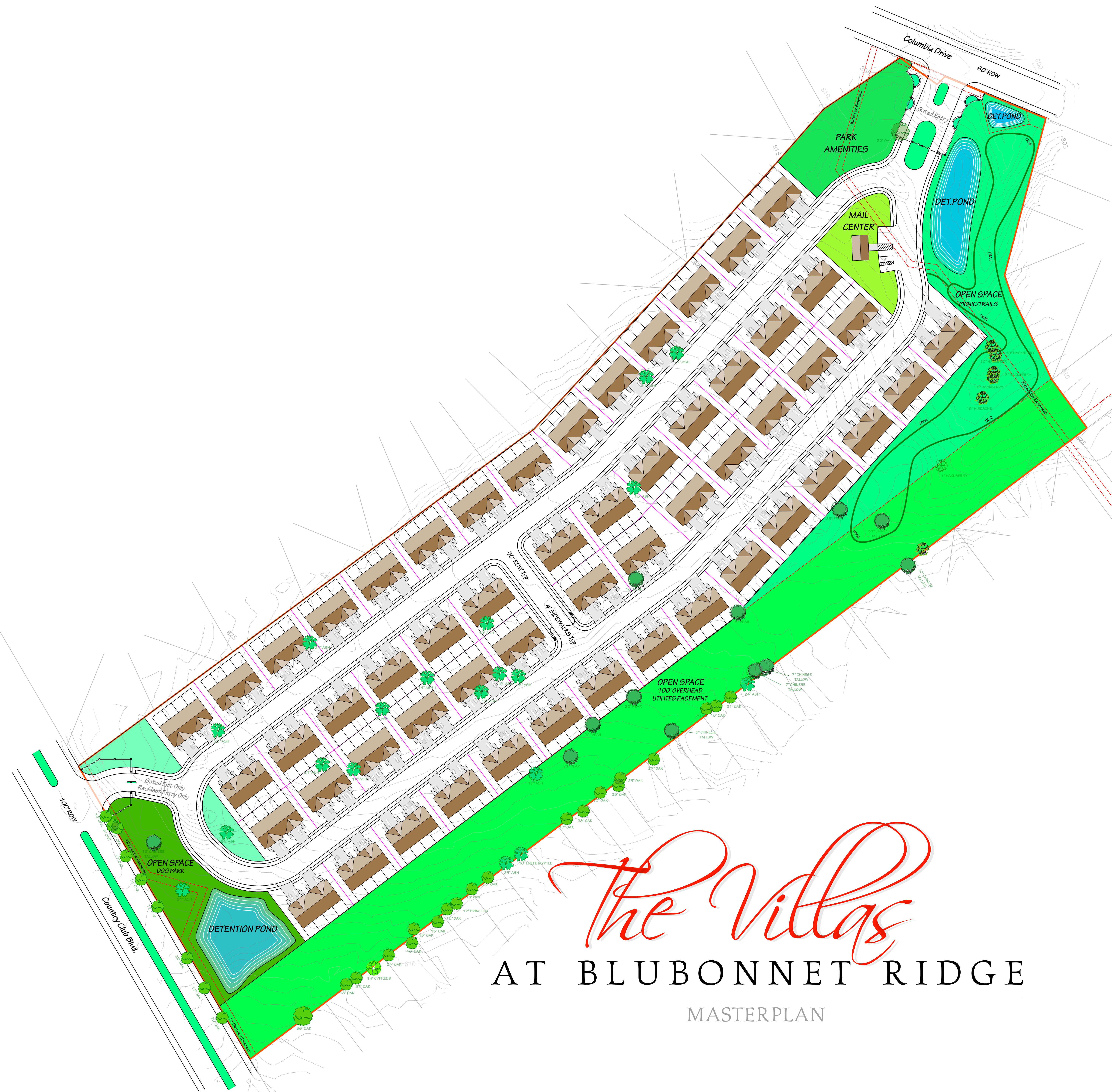
L0.0  
SHEET #

OF SHTS.

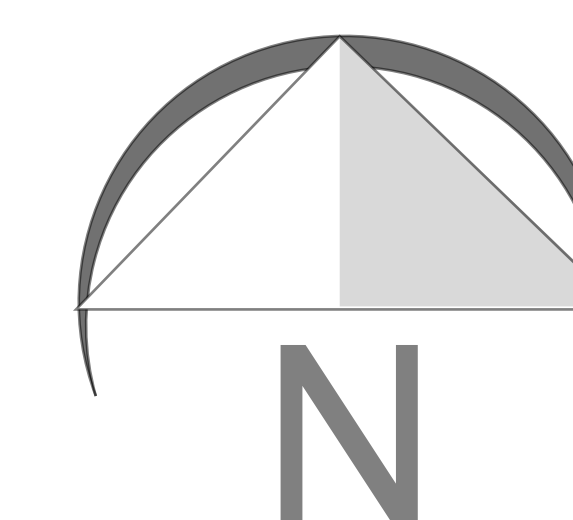


NOT FOR  
CONSTRUCTION  
NOTE: THESE DRAWINGS ARE  
INCOMPLETE AND MAY NOT  
BE USED FOR REGULATORY  
PERMIT, OR CONSTRUCTION





# *The Villas* AT BLUBONNET RIDGE MASTERPLAN



	55 Fourplexes	220 Units
	Park & Amenities	.59 Acres
	Detention Ponds	.66 Acres
	Open Spaces	6.79 Acres
	• Overhead Utility Easement	4.01 Acres
	• Mail Center Area	.30 Acres
	• Picnic/Trail Area	1.85 Acres
	• Dog Park Area	.68 Acres
	• Misc. Green Spaces	.30 Acres

SCALE - 1" = 60'



EXHIBIT "E"

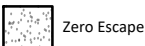
ARTICLE 10. PARKING STANDARDS

Sec. 21.10.2. General provisions.

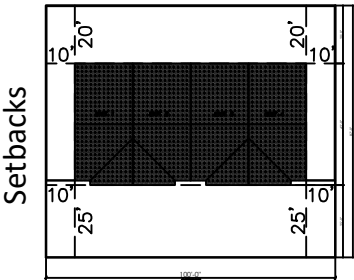
- A. Required off-street parking in residential districts shall be provided on the same site, lot or tract as the main use for which the parking is provided.
- B. Required off-street parking in nonresidential districts may be located on the same site, lot or tract as the main use for which the parking is provided or on a site, lot or tract located within the same zoning district and within 150 feet of the main use.
- E. All driveways and all required off-street parking spaces shall be on a paved concrete or asphalt surface. All drive approaches shall be of paved concrete.
- I. Residential curb cuts.
  - 1. Straight driveways. Curb cuts for residential driveway aprons shall be not less than ten feet (10') in width, and not more than twelve feet (12') in width for a single driveway apron nor more than twenty-four feet (24') in width for a double driveway apron. Curb cuts will be permitted only for driveway aprons providing access to a garage, carport or hardstand. Not more than one curb cut will be permitted for each residential parcel of land except as follows for circular driveways.

Sec. 21.10.3. Size of space.

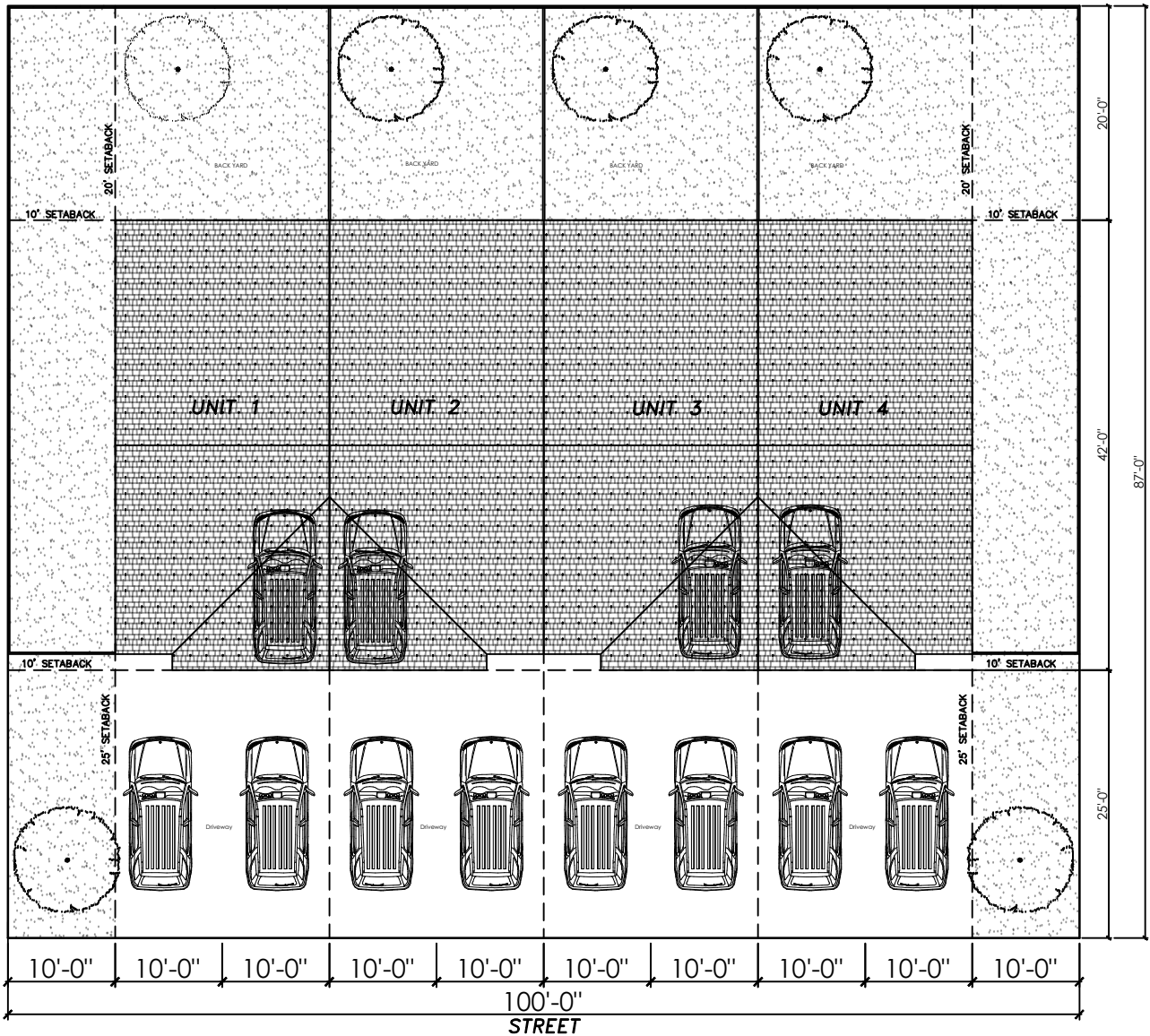
- A. Each standard off-street surface parking space shall measure not less than ten feet by 20 feet, exclusive of access drives and aisles, and shall be of usable shape and condition.
- D. Each standard parking space located in a parking garage shall measure not less than ten feet by eighteen feet (10' x 18'), exclusive of access drives or aisles.



Zero Escape



SqFt Lot	8700.00
Impervious Cover	5360
% Impervious Cover	61.61%



## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

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**PLPDD20220095** - A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe County, Texas.

The Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095COMMENTS: Attached list plus Police coverage here is sparseNAME: Debra + Richard Hudkins SIGNATURE: Richard J. Hudkins at  
(PLEASE PRINT) list.STREET ADDRESS: 3301 Turnabout Loop, Schertz 78108DATE: August 19, 2022

- ❖ Property Value Decrease
- ❖ Crime Rate Increase
- ❖ Over Crowded Classrooms/Schools
- ❖ Big Jump In Traffic Around The Neighborhood
- ❖ Unsafe Traffic Flow For Children That Play in OUR Neighborhood
- ❖ Traffic Coming and Going off all Hours
- ❖ Lots of Future Utility Construction
- ❖ Company Wanting to Build and Manage the Property Isn't Even Located in Texas
- ❖ Company Wanting To Build and Manage has Poor History with Other Apartments they Run
- ❖ People in This Neighborhood That Bought These Houses Didn't Buy Them To Have Low Income Apartments Built in Their Backyard.
- ❖ Schertz Has Enough Low In To Suffice Already
- ❖ No Public Transportation for Residents of the Low Income Apartments. Most Low Income Families rely Some Form of Public Transportation (Most Used Would Be Public Buses)

# SCHERTZ

COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

## NOTICE OF PUBLIC HEARING

August 12, 2022


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Sincerely,

  
Megan Harrison  
Planner

### Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS:

NAME: Teresa Smart SIGNATURE: Teresa Smart  
(PLEASE PRINT)

STREET ADDRESS: 6086 Covers Cove Schertz TX 78154

DATE: 8/19/22

78128

NOTICE OF PUBLIC HEARING

August 12, 2022

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Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: Traffic, Roads, crime, Property values will all be damaged.

NAME: JASON BOLYARD SIGNATURE: [Signature]  
(PLEASE PRINT)

STREET ADDRESS: 5740 Columbia Schertz TX 78108

DATE: 8-16-22



NOTICE OF PUBLIC HEARING

August 12, 2022

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Sincerely,

  
Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: \_\_\_\_\_

NAME: Jessica Cordova SIGNATURE: J Cordova  
(PLEASE PRINT)

STREET ADDRESS: 5740 Columbia Dr. Schertz, TX 78108

DATE: 8/16/22



## Megan Harrison

---

**From:** April Luna  
**Sent:** Friday, August 19, 2022 11:40 AM  
**To:** Megan Harrison  
**Subject:** PLPDD20220095 - Reply Forms for 5205 Storm King, Schertz, TX 78108  
**Attachments:** PLPDD20220095 5205 Storm King Schertz TX 78108.pdf

Ms. Harrison,

Please see attached our reply forms in opposition of PLPDD20220095, which is being discussed at the Public Hearing on Wednesday, August 24, 2022.

We would appreciate a confirmation that the forms were received.

Thank you,

David Luna and April Alcoser Luna  
5205 Storm King, Schertz, TX 78108

NOTICE OF PUBLIC HEARING

August 12, 2022

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Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: We don't want an apartment complex

NAME: April A. Luna SIGNATURE April A. Luna  
(PLEASE PRINT)

STREET ADDRESS: 5205 Storm King, Schertz, Tx 78108

DATE: 8/19/22

in the middle of our  
neighborhood.

## NOTICE OF PUBLIC HEARING

August 12, 2022

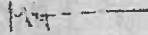
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Sincerely,

  
Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095COMMENTS: We feel this would cause a increase in crime for our family,NAME: Erika Martinez SIGNATURE:   
(PLEASE PRINT)STREET ADDRESS: 3300 Turnabout Loop Schertz, TX 78108DATE: 8/19/2022

We moved to this neighborhood for a safe area for our kids to grow up. Section 8 housing usually attracts crime/drug use. This area is safe. It will also decrease our property value.

NOTICE OF PUBLIC HEARING

August 12, 2022

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Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: Animatedly opposed!

NAME: James D. Schoelmaier SIGNATURE   
(PLEASE PRINT)

STREET ADDRESS: 6104 Courts Cove, Cibola, Tx 78108

DATE: 8/19/2022

Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: ☐ in favor of ☒ opposed to ☐ neutral to ☐ the request for PLPDD20220095COMMENTS: MOVED HERE FOR GOLF. THAT HOPPED NOW WANT  
TO BUILD ALSO NO WAY. 15 YRS.NAME: William T. Morin SIGNATURE William T. Morin  
(PLEASE PRINT)STREET ADDRESS: 6074 COVERS COVE.DATE: 8/18/22

1400 Schertz Parkway

Schertz, Texas 78154

210.619.1000

SCHERTZ.COM



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

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Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: Traffic, signals, back street back ups

NAME: Kathy Robertson SIGNATURE Kathy Robertson  
(PLEASE PRINT)

STREET ADDRESS: 6121 Portchester Schertz

DATE: 8/19/22

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Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: Crime & Traffic & Traffic signals, value ↓

NAME: Sandy Aguirre SIGNATURE: Sandy Aguirre Home

(PLEASE PRINT)

STREET ADDRESS: 5121 Knollwood, Schertz

DATE: Aug 19, 22



## NOTICE OF PUBLIC HEARING

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Sincerely,

M.H.

Megan Hamison  
Planner

## Reply Form

I am in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

## COMMENTS

NAME STEPHEN D. KRITH SIGNATURE Stephen D. Krith  
(PLEASE PRINT)STREET ADDRESS 3709 Scenic Dr., Schertz, Tx 78108DATE 8/15/22



NOTICE OF PUBLIC HEARING

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Sincerely,



Megan Harrison  
Planner

---

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

I do not think this is in the best interest of the community and future of this property.

COMMENTS: \_\_\_\_\_

NAME: Stephen Dylla SIGNATURE Stephen Dylla  
(PLEASE PRINT)

STREET ADDRESS: 5201 Columbia Drive, Schertz TX 78108

DATE: 08/18/22

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Sincerely,

  
Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: PLEASE DON'T DO THIS.

NAME: DENNIS P. MARTENS SIGNATURE   
(PLEASE PRINT)

STREET ADDRESS: 5117 BROOKLINE

DATE: 8/15/2020



COMMUNITY  
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OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

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Sincerely,

Megan Harrison  
Planner

---

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: Michael Fink SIGNATURE   
(PLEASE PRINT)

STREET ADDRESS: 3705 Columbia Drive

DATE: 8-17-22

## Megan Harrison

---

**From:** Dan White < >  
**Sent:** Thursday, August 18, 2022 2:24 PM  
**To:** Megan Harrison  
**Subject:** Proposed Villas at Bluebonnet Ridge  
**Attachments:** Kathy White Reply.pdf; Dan White Reply.pdf

Ms. Harrison,

I and my wife are highly apposed to the proposed project called Villas at Bluebonnet Ridge. Earlier today we visited an identical development over on Lookout Road (about 12 years old) and it is only what I can describe as near slum condition. The density of a development of this nature is in complete contrast to what we have now and will only diminish interest in and value of existing surrounding properties.

Attached (in PDF) are our reply forms for your records and we intend to be present at Wednesday's meeting to personally express our opposition.

Daniel White



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

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Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS:

Not Good For Property Values

NAME:

Katherine White  
(PLEASE PRINT)

SIGNATURE

Katherine White

STREET ADDRESS:

4705 Cherry Tree Dr Schertz TX 78108

DATE:

8/17/2022



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022, at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe County, Texas.

The Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to mharrison@schertz.com. If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: NO! NO! NO! This rental property will have a significant negative impact on the area

NAME: Daniel White SIGNATURE: Daniel White  
(PLEASE PRINT)

STREET ADDRESS: 4705 Cherry Tree Dr Schertz TX 78108

DATE: 8/17/2022

NOTICE OF PUBLIC HEARING

August 12, 2022

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Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: \_\_\_\_\_

NAME: Renée Keeling SIGNATURE Renée Keeling  
(PLEASE PRINT)

STREET ADDRESS: 5021 CASTLE HILL DR. SCHERTZ TX 78108

DATE: 08/16/2022

NOTICE OF PUBLIC HEARING

August 12, 2022

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Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: \_\_\_\_\_

NAME: MICHAEL A. KEELING SIGNATURE Michael A. Keeling  
(PLEASE PRINT)

STREET ADDRESS: 5021 CASTLE HILL DR., Schertz TX 78108

DATE: 08/16/2022





COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

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Sincerely,

Megan Harrison  
Planner

---

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: See attached

NAME: Sherry Snyder SIGNATURE: Sherry Snyder  
(PLEASE PRINT)

STREET ADDRESS: 3501 Wimbledon Drive

DATE: 8/16/22

### **Development Concern**

My concern involves traffic issues. From what I understand, the main access to the project will be off Country Club Blvd. For residents to go southbound on IH35, they have mainly two options. They can go west on Country Club and enter the access road. They then must go north to Schwab Road and go under the highway to enter the southbound access road to IH35. There is no turn around lane available at the intersection and it is a four way stop so traffic can become very congested at times.

The other option, which is the way most GPS's will direct you, is to go east on Country Club to Portage and make a right turn. Go to Wedgewood and make another right turn and follow it as it turns and becomes Mayfair. Keep following Mayfair as it makes a left turn and become Cherry Tree. Go down Cherry Tree until you reach an all-way stop and turn right onto Chelsea and go to the traffic light at FM 1103. Turn right on FM 1103 to go to IH35. This route winds through a residential neighborhood with very narrow and crowded streets with cars parked on both sides of the street. It can get very congested at times. There are other routes to get to FM 1103 but all of them wind through residential streets not designed to handle a large volume of through traffic.

To get to shopping (Wal-Mart, H-E-B, The Forum, and more) requires travel either south on IH35 or east on FM 1103. Most jobs and schools would require traveling this way as well which would create major traffic issues. What plans are in place to address these traffic issues?



COMMUNITY  
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NOTICE OF PUBLIC HEARING

August 12, 2022

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Sincerely,

Megan Harrison  
Planner

---

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: See attached

NAME: Donald Snyder  
(PLEASE PRINT)

SIGNATURE

STREET ADDRESS: 3501 Wimbledon Drive

DATE: \_\_\_\_\_

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**NOTICE OF PUBLIC HEARING**

August 12, 2022

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**PLP0020220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PDE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and I-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 62633, City of Schertz, Comal County and Guadalupe County, Texas.

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Sincerely,

*MH*

Megan Harrison  
Planner

Reply Form

I am: ☒ in favor of ☐ **opposed to** ☐ **neutral to** ☐ the request for PLP0020220095

COMMENTS: Don't want low income apartments

NAME: Carol Nijssen SIGNATURE: Carol Nijssen  
(PLEASE PRINT)

STREET ADDRESS: 3728 Hillside Scenic Hills

DATE: 8-18-22

August 12, 2022

NOTICE OF PUBLIC HEARING

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022, at 8:00 a.m.**, located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPD002229095** – A request to rezone approximately 25 acres of land from Pre-Development District (PDE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and 61-35 access road, also known as a portion Comal County Property Identification Number 3772611 and Guadalupe County Property Identification 53633, City of Schertz, Comal County and Guadalupe County, Texas.

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Sincerely,

*MH*  
Megan Hamilton  
Planner

Reply Form

I am: ☒ in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPD002229095

COMMENTS: *UNACCEPTABLE INCREASE IN TRAFFIC AND TIME TO REACH*  
*215 Schertz Parkway NOT DESIGNED FOR RESIDENTIAL DEVELOPMENT*

NAME: *JOHN M. HAMMOND* SIGNATURE: *[Signature]*  
(PLEASE PRINT)

STREET ADDRESS: *3728 Hillside, Schertz 78105*

DATE: *18 Aug 22*

## Megan Harrison

**From:** Scott J  
**Sent:** Wednesday, August 17, 2022 5:42 PM  
**To:** Megan Harrison  
**Subject:** Public hearing feedback form PLPDD20220095

I am attaching my own separate form. My wife also sent her form in a different email. We are joint property owners so we are each individually offering our opinion. Strongly opposed.

Thanks,

**SCHERTZ** | COMMUNITY SERVICE OPPORTUNITY  
PLANNING & COMMUNITY DEVELOPMENT


August 12, 2022  
NOTICE OF PUBLIC HEARING

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Sincerely,  
  
Megan Harrison  
Planner

Reply Form

I am: ☐ in favor of ☒ opposed to ☐ neutral to the request for PLPDD20220095

COMMENTS STRONGLY opposed

NAME: Scott Jeschke SIGNATURE: [Signature]  
(PLEASE PRINT)

STREET ADDRESS: 5201 Storm King Schertz, TX

DATE: 8-16-22

1400 Schertz Parkway Schertz, Texas 78154 210.619.1780

Scott

## Megan Harrison

**From:** S Jeschke  
**Sent:** Wednesday, August 17, 2022 5:33 PM  
**To:** Megan Harrison  
**Subject:** PLPDD20220095

**SCHERTZ** COMPLAINT SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

**NOTICE OF PUBLIC HEARING**


August 12, 2022

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Sincerely,  
  
Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS:

NAME Holly Jeschke SIGNATURE Holly Jeschke  
(PLEASE PRINT)

STREET ADDRESS 5201 Strim King, Schertz, TX

DATE: 8-16-22

1400 Schertz Parkway Schertz, Texas 78154 210-619-1782

Sent from my iPhone





COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

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Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: \_\_\_\_\_

NAME: MARK A. PAIZ  
(PLEASE PRINT)

SIGNATURE 

STREET ADDRESS: 5336 STORM KING SCHERTZ TX. 78106

DATE: 8/15/22

NOTICE OF PUBLIC HEARING

August 12, 2022

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Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: \_\_\_\_\_

NAME: Chris Randle

(PLEASE PRINT)

SIGNATURE Chris Randle

STREET ADDRESS: 5712 Maxfli Dr

DATE: 8/17/22

SCHERTZ

COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

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Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: It would increase traffic in our area.

NAME: Stanford E. Pennington SIGNATURE [Signature]  
(PLEASE PRINT)

STREET ADDRESS: 3840 Greenridge, Cibola, TX 78108

DATE: 18 Aug, 2022



COMMUNITY  
SERVICE  
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PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

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Sincerely,

A

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: Jennette Kralik SIGNATURE Jennette Kralik  
(PLEASE PRINT)

STREET ADDRESS: 3309 Sherwin Drive

DATE: 8-15-22

NOTICE OF PUBLIC HEARING

August 12, 2022

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Sincerely,



Megan Harrison  
Planner

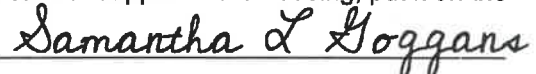
Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: This is too much traffic. SCUC can hardly handle bussing this neighborhood as is. The roads are terrible and this is a huge increase in traffic through a quiet neighborhood. Put something recreational that we can all get value from. This area cannot support more housing, put it on the access road

NAME: Samantha Goggans  
(PLEASE PRINT)

SIGNATURE



STREET ADDRESS: 3401 Foxbriar Lane Schertz TX 78108

DATE: August 16, 2022



NOTICE OF PUBLIC HEARING

August 12, 2022

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Sincerely,



Megan Harrison  
Planner

---

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: This area is not built for the increased traffic, schools impacted,

NAME: Bryan & Cynthia Rauch SIGNATURE Cynthia Rauch  
(PLEASE PRINT)

STREET ADDRESS: 5517 Columbia Drive

DATE: August 16, 2022

## NOTICE OF PUBLIC HEARING

August 12, 2022

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Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: ☒ in favor of ☐ opposed to ☐ neutral to the request for PLPDD20220095COMMENTS: This will lower property value & Increase CrimeNAME: Chelsea Joslin SIGNATURE: Chelsea Joslin  
(PLEASE PRINT)STREET ADDRESS: 3624 Storm RidgeDATE: 8/16/22

What happened to the Splash pad on Cherry tree or the nature park with walking / biking trails. Something positive & recreational for our community!

## NOTICE OF PUBLIC HEARING

August 12, 2022


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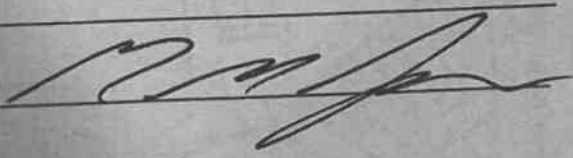
Sincerely,

  
Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: \_\_\_\_\_

NAME: Mike Joslin  
(PLEASE PRINT)SIGNATURE STREET ADDRESS: 3624 Storm RidgeDATE: 8/16/22

# SCHERTZ

COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

## NOTICE OF PUBLIC HEARING

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619-1781.

Sincerely,

Megan Harrison  
Planner

### Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS:

NAME: Beverly MINATREA SIGNATURE Beverly Minatrea  
(PLEASE PRINT)

STREET ADDRESS: 6062 Covers Cove Schertz 78

DATE: 8-17-2022



SCHERTZ

COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

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Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: Increase in crime! Traffic!

NAME: Tony R Minatrea SIGNATURE: [Signature]  
(PLEASE PRINT)

STREET ADDRESS: 6062 Covers Cove, Schertz, TX 78108

DATE: 8-17-22



NOTICE OF PUBLIC HEARING

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Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**  
**I'm totally against the zoning of any type of apartment areas**

COMMENTS: \_\_\_\_\_

NAME: Chad cagle SIGNATURE Chad Cagle  
(PLEASE PRINT)

STREET ADDRESS: 5112 storm king

DATE: 8-17-22

NOTICE OF PUBLIC HEARING

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Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS:

*Strongly Opposed*

NAME:

*HAROLD BAUMAN*

SIGNATURE

*Harold Bauman*

(PLEASE PRINT)

STREET ADDRESS:

*3708 HUNTERS GLN*

DATE:

*14 Aug 22*

NOTICE OF PUBLIC HEARING

August 12, 2022

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Sincerely,



Megan Harrison  
Planner

Reply Form

I am: ☐ in favor of ☒ opposed to ☐ neutral to ☐ the request for PLPDD20220095

COMMENTS: Concern of decreasing property value

NAME: Adriana V. Gully SIGNATURE Adriana V. Gully  
(PLEASE PRINT)

STREET ADDRESS: 5145 Storm King

DATE: 8/17/22

NOTICE OF PUBLIC HEARING

August 12, 2022

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Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

A

COMMENTS: \_\_\_\_\_

NAME: Samuel Atkins

SIGNATURE



(PLEASE PRINT)

STREET ADDRESS: 3505 Wimbledon Dr, Schertz, TX 78108

DATE: 8-16-22

NOTICE OF PUBLIC HEARING

August 12, 2022

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Text

Sincerely,



Megan Harrison  
Planner

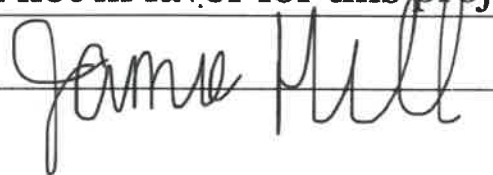
Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: Due to the increase in traffic I am not in favor for this project.

NAME: Jamie Hill  
(PLEASE PRINT)

SIGNATURE



STREET ADDRESS: 6101 Tamaron Schertz TX 78108

DATE: 08/16/2022



NOTICE OF PUBLIC HEARING

August 12, 2022

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Sincerely,



Megan Harrison  
Planner

---

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: Fear that apartments will cause property values to decline, while taxes increase due to the need for more roads, maintenance, etc for the additional traffic. We feel that there are better things to do with the property

NAME: Shannon J Green  
(PLEASE PRINT)

SIGNATURE Shannon Green

STREET ADDRESS: 5136 Columbia Dr Cibolo, TX 78108

DATE: 8/16/2022

## NOTICE OF PUBLIC HEARING

August 12, 2022

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Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**COMMENTS: Absolutely NOT! The infrastructure is not in place!NAME: TERRENCE Staeh  
(PLEASE PRINT)SIGNATURE STREET ADDRESS: 5021 Whisper Cove, Cibola, TX 78108DATE: 8/16

## NOTICE OF PUBLIC HEARING

August 12, 2022

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Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: Do NOT Approve.NAME: KEISHA STACK  
(PLEASE PRINT)SIGNATURE STREET ADDRESS: 5021 Whisper Cove Cibola, TX. 78108DATE: 8/10

## Megan Harrison

---

**From:** FredKathy Kunz  
**Sent:** Tuesday, August 16, 2022 9:57 AM  
**To:** Megan Harrison  
**Subject:** PLPDD20220095  
**Attachments:** PLPDD20220095.pdf

Please find attached two signed "Notice of Public Hearing" forms.  
We just had difficulty deciding how to vote with very little information supplied.  
Fred and Kathleen Kunz

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: Would like more detailed information

NAME: FRED S. KUNZ SIGNATURE Fred S. Kunz  
(PLEASE PRINT)

STREET ADDRESS: 3833 Greenridge Schertz, TX 78108

DATE: 8/16/22



Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: Not enough information Given

NAME: Kathleen Kunz  
(PLEASE PRINT)

SIGNATURE Kathleen Kunz

STREET ADDRESS: 3833 Greenridge Schertz, Tx 78108

DATE: 8/16/22

I am: in favor of ☐

opposed to ☒

neutral to ☐

the request for PLPDD20220095

COMMENTS: I DO NOT WANT TO SEE APARTMENTS AND ESPECIALLY

DO NOT WANT TO SEE SECTION 8 HOUSING

NAME: BRANDON TIDMORE

SIGNATURE

(PLEASE PRINT)

STREET ADDRESS: 3796 PEBBLE BEACH SCHERTZ, TX 78108

DATE: 08/15/2022

1400 Schertz Parkway

Schertz, Texas 78154

210.619.1000

schertz.com

NOTICE OF PUBLIC HEARING

August 12, 2022

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Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: \_\_\_\_\_

NAME: Morgan Seaber SIGNATURE: Morgan Seaber  
(PLEASE PRINT)

STREET ADDRESS: 3009 Storm Ridge, Schertz TX

DATE: 8/15/22 78108



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

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Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: \_\_\_\_\_

NAME: Steven Clark SIGNATURE:   
(PLEASE PRINT)

STREET ADDRESS: 5269 Brookline

DATE: 8/15/22

## Megan Harrison

---

**From:** Robin Streff  
**Sent:** Monday, August 15, 2022 4:01 PM  
**To:** Megan Harrison  
**Subject:** Public Hearing Notice

Hello Ms. Harrison,

I have printed out the form for the public hearing on August 24th concerning the PRE to PPD rezoning. However, I need more information before marking my reply form. Can you please provide a description and the type of planned development for The Villas at Bluebonnet Ridge between Country Club Blvd and Columbia Dr?

Thank you,

Robin Streff

3624 Chestnut Ct, Schertz 78108



NOTICE OF PUBLIC HEARING

August 12, 2022

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Sincerely,



Megan Harrison  
Planner

---

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: Developing the land that were previous fairways with apartments will destroy neighboring home values.

NAME: Travis Chrest SIGNATURE Travis Chrest  
(PLEASE PRINT)

STREET ADDRESS: 3755 Columbia Dr

DATE: 8/15/2022

NOTICE OF PUBLIC HEARING

August 12, 2022

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Sincerely,



Megan Harrison  
Planner

---

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: Luis R Sanchez SIGNATURE   
(PLEASE PRINT)

STREET ADDRESS: 5721 Maxfli Dr, Schertz

DATE: 8/15/2022

## Megan Harrison

---

**From:** Colby White  
**Sent:** Monday, August 15, 2022 4:45 PM  
**To:** Megan Harrison  
**Subject:** Against

Colby&sharon white- opposed as to any kind of re zoning

Sent from my iPad

3816 PHEASANT  
ID# 40662  
(GUAD)

## Megan Harrison

---

**From:** Justin Wehman  
**Sent:** Monday, August 15, 2022 4:32 PM  
**To:** Megan Harrison  
**Subject:** Notice of Public Hearing- PLPDD20220095 signed reply form.  
**Attachments:** PLPDD20220095 The Villas at Bluebonnet Ridge Rezoning.pdf

Good Afternoon,

Please see the attached form for your Planning and Zoning Commission related to the public hearing on Wednesday, August 24, 2022.

Sincerely,  
Justin J. Wehman

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

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Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: Apartments are one of the last things our neighborhood is wanting.

NAME: Justin J. Wehman  
(PLEASE PRINT)

SIGNATURE Justin J. Wehman

Digitally signed by Justin J.  
Wehman  
Date: 2022.08.15 16:23:30 -05'00'

STREET ADDRESS: 3809 Smokey Pointe

DATE: 08/15/2022



## **Megan Harrison**

---

**From:** Colin Linerode  
**Sent:** Monday, August 15, 2022 3:51 PM  
**To:** Megan Harrison;  
**Subject:** PLPDD20220095 - opposition  
**Attachments:** PLPDD20220095 - No.pdf

Hi Megan, please see the attached opposition for PLPDD20220095. Let me know if you have any questions or concerns.  
Thanks.

--

Sincerely,

Colin Linerode

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

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**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe County, Texas.

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Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: parks, pathways, walking/biking trails preferred

NAME: Sandra Linerode SIGNATURE Sandra Linerode  
(PLEASE PRINT)

STREET ADDRESS: 6521 Crockett Cove, Schertz, TX 78108

DATE: 8/15/22

## **Megan Harrison**

---

**From:** Michelle Zimmerhanzel >  
**Sent:** Monday, August 15, 2022 11:52 AM  
**To:** Megan Harrison  
**Subject:** Reply to Rezoning - PLPDD20220095  
**Attachments:** OPPOSED\_Rezoning.pdf

Attached is the opposed reply to rezoning inside of our neighborhood.

Thank you for your consideration

--

***Michelle Zimmerhanzel***

NOTICE OF PUBLIC HEARING

August 12, 2022

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Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

Negatively effecting property values, traffic, parking, personal privacy, safety/ property destruction, issues with dwellers vs home owners.  
Coming into a HOA type neighborhoods where the community pours themselves into maintaing a certain safety standard.

COMMENTS: A community whoa constantly deals with traffic from the frontage road due to I35 infrastructure changes.

NAME: Michelle Zimmerhanzel  
(PLEASE PRINT)

SIGNATURE



STREET ADDRESS: 3522 Charleston Lane Schertz TX 78108

DATE: 08/15/2022

## Megan Harrison

---

**From:** Sandra Hovatter  
**Sent:** Monday, August 15, 2022 1:35 PM  
**To:** Megan Harrison  
**Subject:** PLPDD20220095 Reply Form - Opposition to Rezoning  
**Attachments:** PLPDD20220095 The Villas at Bluebonnet Ridge Rezoning - SJH - Opposed To Rezoning.pdf

Attached is my reply form expressing my opposition to the rezoning of the approximately 25 acres of land located about 2,200 feet southeast of the intersection of Country Club Blvd and IH-35 access road.

Thank you for considering my opposition as you vote.  
Sandra J. Hovatter



Sandy Hovatter

Schertz, TX





NOTICE OF PUBLIC HEARING

August 12, 2022

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Sincerely,



Megan Harrison  
Planner

---

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: I am very much opposed to this rezoning.

NAME: Sandra J. Hovatter  
(PLEASE PRINT)

SIGNATURE Sandra J. Hovatter

STREET ADDRESS: 3633 Scenic Drive

DATE: 8/15/22

## **Megan Harrison**

---

**From:** Mike Klang  
**Sent:** Monday, August 15, 2022 10:40 AM  
**To:** Megan Harrison  
**Subject:** Public Hearing, Northcliff  
**Attachments:** SchertzPublicHearing\_Reply.pdf

Ms. Harrison,  
I am opposed because I heard this is for section 8 housing.  
Respectfully,  
Michael Klang  
3733 Pebble Beach



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OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

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Sincerely,

Megan Harrison  
Planner

Reply Form

I am: ☐ in favor of ☒ opposed to ☐ neutral to the request for PLPDD20220095

COMMENTS: No Section 8

NAME: Michael Klang SIGNATURE Michael Klang  
(PLEASE PRINT)

STREET ADDRESS: 3733 Pebble Beach

DATE: 8/15/22

## Megan Harrison

---

**From:** Michelle Saunders  
**Sent:** Tuesday, August 16, 2022 6:29 AM  
**To:** Megan Harrison  
**Cc:** Paul Saunders  
**Subject:** Rezoning Letter  
**Attachments:** PLPDD20220095-The-Villas-at-Bluebonnet-Ridge-Rezoning.pdf

Good Morning,

Please find attached the signed letter opposing rezoning the PLPDD20220095

Thank you,  
Michelle Saunders

NOTICE OF PUBLIC HEARING

August 12, 2022

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Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: Michelle Saunders SIGNATURE Michelle Saunders  
(PLEASE PRINT)

STREET ADDRESS: 3438 Foxbriar LN, Schertz, TX 78108

DATE: 8-16-2022



## Megan Harrison

---

**From:** David Hermann  
**Sent:** Tuesday, August 16, 2022 1:45 AM  
**To:** Megan Harrison  
**Subject:** OPPOSED to PLPDD20220095  
**Attachments:** PLPDD20220095 The Villas at Bluebonnet Ridge Rezoning (Hermann, David).pdf

Ms. Harrison,

Please see attached form OPPOSED to PLPDD20220095. Proposal significantly degrades the environment, and decreases land/housing values.

Owner 6037 Scenic Links, Schertz, TX.

Very respectfully,  
David Hermann

NOTICE OF PUBLIC HEARING

August 12, 2022

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Sincerely,



Megan Harrison  
Planner

---

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: Proposal significantly degrades environment, and decreases land/housing values.

NAME: David Hermann SIGNATURE David A. Hermann  
(PLEASE PRINT)

STREET ADDRESS: 6037 Scenic Links, Schertz, TX

DATE: 8/15/2022

## Megan Harrison

---

**From:** Krystal Paiz  
**Sent:** Monday, August 15, 2022 7:25 PM  
**To:** Megan Harrison  
**Subject:** Public hearing truly form  
**Attachments:** HPSCAN\_20220815230246029\_2022-08-15\_230333917.pdf

Krystal Paiz

956 534 7811

Get [Outlook for Android](#)

---

**From:** <[REDACTED]>  
**Sent:** Monday, August 15, 2022 6:03:34 PM  
**To:** [REDACTED]  
**Subject:** Scanned document from HP ePrint user

This email and attachment are sent on behalf of [REDACTED]

If you do not want to receive this email in future, you may contact [REDACTED]  
your email application for spam or junk email filtering options.

directly or you may consult [REDACTED]

Regards,  
HP Team



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NOTICE OF PUBLIC HEARING

August 12, 2022

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Sincerely,

Megan Harrison  
Planner

Reply Form

I am: ☐ in favor of ☒ opposed to ☐ neutral to the request for PLPDD20220095

COMMENTS:

NAME: Krystal S. Paiz SIGNATURE: [Signature]  
(PLEASE PRINT)

STREET ADDRESS: 5336 Storm King, Schertz, TX 78108

DATE: 8/15/2022

NOTICE OF PUBLIC HEARING

August 12, 2022

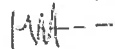
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Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: This is next a place for apartments!!

NAME: Kevin James SIGNATURE [Signature]  
(PLEASE PRINT)

STREET ADDRESS: 5109 Columbia Drive

DATE: 8/16/2022



Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: RIISING CRIME, CONGESTION

NAME: GEORGE KOLTERMANN SIGNATURE George Koltormann  
(PLEASE PRINT)

STREET ADDRESS: 3748 HUNTERS GLEN SCHERTZ TX

DATE: 8-16-2022 78108

1400 Schertz Parkway



Schertz, Texas 78154



210.619.1000



[schertz.com](http://schertz.com)



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NOTICE OF PUBLIC HEARING

August 12, 2022

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Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: \_\_\_\_\_

NAME: JANICE KOLTERMAN SIGNATURE Janice Koltermann  
(PLEASE PRINT)

STREET ADDRESS: 3748 HUNTERS GREEN SCHERTZ, TX

DATE: 8-16-22 78108

## Megan Harrison

---

**From:** William Zulaica · [Open in new window](#)  
**Sent:** Friday, August 19, 2022 10:51 AM  
**To:** Megan Harrison  
**Subject:** Opposed to- Replay Form  
**Attachments:** Schertz- Zoning 001.jpg

I wanted to email you my form Mrs. Harrison just in case I don't make it to the meeting. I live at 5700 Pelican Hls, and I oppose having duplexes in my backyard. I really wish they would make walking trls, play ground, dog park or even a splash pads for our kids in this community.

William M. Zulaica

10624 IH 35 N  
San Antonio, Tx 78233

## NOTICE OF PUBLIC HEARING

August 12, 2022

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Sincerely,

Megan Harrison  
Planner

Reply Form

I am: ☐ in favor of ☒ opposed to ☐ neutral to the request for PLPDD20220095COMMENTS: We need walking trails, playground, dog park, splash & padsNAME: William M Zulaica SIGNATURE   
(PLEASE PRINT)STREET ADDRESS: 5700 Pelican HCS, 78108DATE: 8-18-22

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: GERALD MALLINS SIGNATURE Gerald Mallins  
(PLEASE PRINT)

STREET ADDRESS: 3716 HUNTERS Glen SCHERTZ, TX 78108

DATE: 8-15-2022

ATTN: MEGAN HARRISON

1400 Schertz Parkway



Schertz, Texas 78154



210.619.1000



[schertz.com](http://schertz.com)



Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: Why Do I need to spend .60 on a stamp for something

NAME: Kelly Griffin  
(PLEASE PRINT)

SIGNATURE Kelly Griffin

STREET ADDRESS: 3745 HUNTERS GLN

DATE: 8/15/22

IT will lower our

home VALUES. Why would I spend money maintaining my home when  
NO ONE will Buy or offer little. CRIME will GO UP - JUST NOT A GOOD

1400 Schertz Parkway

Schertz, Texas 78154

210.619.1000

schertz2.com

IDEA WITH ELDERLY POPULATION - EASY PICKINGS. JUST TIRED OF THE GREED!

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: Schertz Please keep for walking & exercise it is well used for this

NAME: William & Laurete McGehee SIGNATURE William & Laurete McGehee  
(PLEASE PRINT)

STREET ADDRESS: 3617 Elm Court

DATE: August 16, 2022

1400 Schertz Parkway



Schertz, Texas 78154



210.619.1000



[schertz.com](http://schertz.com)

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: \_\_\_\_\_

NAME Wesley & Marcheta SIGNATURE Marcheta Wright  
(PLEASE PRINT) Wright

STREET ADDRESS: 3613 Elm Ct. Schertz, Tx 78108

DATE: 8-16-2022

Reply Form

I am: ☐ in favor of ☒ opposed to ☐ neutral to ☐ the request for PLPDD20220095

COMMENTS: \_\_\_\_\_

NAME: Rannifer Cardenas SIGNATURE   
(PLEASE PRINT)

STREET ADDRESS: 5705 Tuckatoe, schertz, TX 78108

DATE: 8-18-22

NOTICE OF PUBLIC HEARING

August 12, 2022

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Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: Buy it from landowner and convert back to Golf Course!

NAME: David Cummings SIGNATURE: David Cummings  
(PLEASE PRINT)

STREET ADDRESS: 6109 Portchester

DATE: 8/15/22



NOTICE OF PUBLIC HEARING

August 12, 2022

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Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: CONCERNED ABOUT IMPACT ON PROPERTY VALUES

NAME: GEORGE H. MAURER  
(PLEASE PRINT)

SIGNATURE



STREET ADDRESS: 3721 HUNTERS GLN SCHERTZ, TX 78108

DATE: 8/15/22

NOTICE OF PUBLIC HEARING

August 12, 2022

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Sincerely,



Megan Harrison  
Planner


Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: Concerns about property value

NAME: Rhonda Rightnow  
(PLEASE PRINT)

SIGNATURE



STREET ADDRESS: 3601 Elm Ct

DATE: 8/16/2022

NOTICE OF PUBLIC HEARING

August 12, 2022

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Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: Concern about drainage into southeast corner of the plat

NAME: Mary E Berg SIGNATURE:   
(PLEASE PRINT)

STREET ADDRESS: 4013 Cypress Court

DATE: 16 AUG 2022

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

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**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe County, Texas.

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Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095COMMENTS: No, we do not want apts behind us.NAME: Loretta Goodwin SIGNATURE Loretta Goodwin  
(PLEASE PRINT)STREET ADDRESS: 5705 Mahogany BayDATE: 8-16-22



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

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Sincerely,

Megan Harrison  
Planner

Reply Form

I am: ☒ in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**.

COMMENTS: who would want 220 units in their backyard, what about drainage and property value.

NAME: Kristal Miller SIGNATURE: K Miller  
(PLEASE PRINT)

STREET ADDRESS: 5708 tuckator

DATE: 8/17/22



NOTICE OF PUBLIC HEARING

August 12, 2022

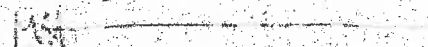
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**78154**  
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Sincerely,




Megan Harrison  
Planner

Reply Form

I am: ☐ in favor of ☒ opposed to ☐ neutral to the request for PLPDD20220095

COMMENTS: NEGATIVE EFFECT ON MY PROPERTY VALUE

NAME: DEMMIS R COOK  
(PLEASE PRINT)

SIGNATURE: 

STREET ADDRESS: 3609 ELM COURT

DATE: 15 Aug 22

NOTICE OF PUBLIC HEARING

August 12, 2022

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Sincerely,




Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: WE ARE OPPOSED TO ANY MULTI-FAMILY DEVELOPMENT

NAME: MIKE & TISH MOORE SIGNATURE   
(PLEASE PRINT)

STREET ADDRESS: 5712 TUCKATOEE

DATE: 8-16-22

## NOTICE OF PUBLIC HEARING

August 12, 2022

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Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**COMMENTS: Increased vehicle & foot traffic; what affect on our property valuesNAME: Mark Rightnour SIGNATURE:   
(PLEASE PRINT)STREET ADDRESS: 3601 Elm CtDATE: 16 Aug 22

## Megan Harrison

---

**From:** Maggie Igel >  
**Sent:** Tuesday, August 16, 2022 9:14 AM  
**To:** Megan Harrison  
**Subject:** PLPDD20220095 VOTE - IGEL-3712 HUNTERS GLN  
**Attachments:** IGEL-3712 HUNTER GLN-PLPDD20220095.pdf

Please find attached my vote, I will also be attending this meeting. I believe many from the neighboring Scenic Hills community will be attending this meeting.

See you August 24th.

Best Regards,

Maggie Igel  
3712 Hunters Glen, Schertz, TX 78108

NOTICE OF PUBLIC HEARING

August 12, 2022

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Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: NOT enough info provided - big impact to scenic hills

NAME: Margaret L Gel SIGNATURE: Margaret L Gel  
(PLEASE PRINT)

STREET ADDRESS: 3712 HUNTERS GIN - Schertz

DATE: 8-16-22



## Megan Harrison

---

**From:** Michael A. Boisvert <[redacted]>  
**Sent:** Monday, August 15, 2022 3:49 PM  
**To:** Megan Harrison  
**Subject:** Opposition From for north Schertz PRD  
**Attachments:** Signed Opposition Form February 17, 2011.pdf

Hello,

Please see my opposition to the proposed development in north Schertz attached.

I would also like to note that I was informed of this via word of mouth, not via any official correspondence. I would have expected to at least receive a mailed copy of this.



**Michael Boisvert**



NOTICE OF PUBLIC HEARING

August 12, 2022

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Sincerely,



Megan Harrison  
Planner

---

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: My wife and son walks the area regularly, do not want increase in traffic, will loose view and value

NAME: Michael Boisvert SIGNATURE MAB  
(PLEASE PRINT)

STREET ADDRESS: 6113 Portchester, Schertz TX 78108

DATE: August 15th, 2022

## Megan Harrison

---

**From:** philip berg <>  
**Sent:** Monday, August 15, 2022 3:58 PM  
**To:** Megan Harrison  
**Subject:** PLDDD20220095

My Dear Ms Harrison;

I am in receipt of your letter dated 12 August 2022, Proposing to change zoning from PRE to PDD.

According to Sec 21.5.10 PDD "is to promote and encourage innovative development that is sensitive to surrounding land uses and to the surrounding environment."

Nothing in the information sent to me indicates compliance with this section.

I am therefore opposed to the request for PLPDD20220095. (Need some hard plans.)

Philip Berg  
3740 Hunters Glen (78108)  
15 August, 2022.



COMMUNITY  
SERVICE  
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PLANNING & COMMUNITY  
DEVELOPMENT

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Sincerely,

Megan Harrison  
Planner

---

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: DO NOT WANT IT AT ALL

NAME: THOMAS GOODWIN SIGNATURE: Th R Goodwin  
(PLEASE PRINT)

STREET ADDRESS: 5705 MAHOGANY BAY SCHERTZ, TX 78108

DATE: 8/16/22

**PLANNING AND ZONING COMMISSION MEETING: 08/24/2022**  
**Agenda Item 5 B**

**TO:** Planning and Zoning Commission  
**PREPARED BY:** Megan Harrison, Planner  
**CASE:** PLPDD20220054  
**SUBJECT:** PLPDD20220054: A request to rezone approximately 20 acres of land to Planned Development District (PDD), the properties, a portion of Parcel ID 67955, approximately 4.2 acres of land, generally located southeast of Archer Pass and Winkler Trail, a portion of Parcel ID 67955, approximately 4.5 acres of land, generally located 1,100 feet southwest of Archer Pass and Winkler Trail, and a portion of Parcel ID 112888, approximately 11 acres of land, generally located 2,900 feet southeast of the intersection of Homestead Parkway and Hartley Square, City of Schertz, Guadalupe County, Texas.

**GENERAL INFORMATION:**

**Owner:** ILF N-T Owner, LP  
**Applicant:** Malone/Wheeler, Inc./Behdad Zahrooni

The NorTex Farms PDD was approved by City Council on June 17, 2014. Then most recently on January 24, 2017, the City Council approved a PDD Amendment to modify the standards for the signage and to formally change the name of the PDD from "NorTex Farms" to "Homestead". The applicant has requested an amendment to the existing Homestead Subdivision PDD for Unit 7B, Unit 13, and 18 to allow Townhome / Multifamily.

**APPLICATION SUBMITTAL DATE:**

<b>Date</b>	<b>Application Type</b>
March 25, 2022	Zone Change Application

**PUBLIC NOTICE:**

Four public hearing notices were mailed to the surrounding property owners on August 12th, 2022, with a public hearing notice to be published in the "San Antonio Express", prior to the City Council public hearing. At the time of this report staff has received zero responses in favor or opposed to this rezoning requesting.

**ITEM SUMMARY:**

The applicant is proposing to rezone approximately 20 acres of land. The properties, a portion of Parcel ID 67955, approximately 4.2 acres of land, generally located southeast of Archer Pass and Winkler Trail, a portion of Parcel ID 67955, approximately 4.5 acres of land, generally located 1,100 feet southeast of Archer Pass and Winkler Trail, and a portion of Parcel ID 112888, approximately 11 acres of land, generally located 2,900 feet southeast of the intersection of Homestead Parkway and Hartley Square.

The three units that are involved in the PDD Amendment are Unit 7B, 13 and 18 all of which were perviously zoned as part of the Homestead PDD. Previously, Unit 7B and Unit 13 were designated to be the Townhome land use and Unit 18 was designated to be Commercial. In this proposed PDD Amendment the applicant has requested that all three units have the land use of Townhome/Multi-Family.

**LAND USES AND ZONING:**

	Zoning	Land Use
<b>Homestead 7B</b>		
Existing	Planned Development District (PDD)	Townhome- Undeveloped



Proposed	Planned Development District (PDD)	Townhome / Multifamily
<b>Homestead Unit 13</b>		
Existing	Planned Development District (PDD)	Townhome- Undeveloped
Proposed	Planned Development District (PDD)	Townhome / Multifamily
<b>Homestead Unit 18</b>		
Existing	Planned Development District (PDD)	Commercial- Undeveloped
Proposed	Planned Development District (PDD)	Townhome / Multifamily

Adjacent Properties:

Unit 7B	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	Right-of-way	Kimble Way
<b>South</b>	General Business (GB)	Undeveloped
<b>East</b>	Right-of-way	Schwab Road
<b>West</b>	Planned Development District (PDD)	Residential

Adjacent Properties:

Unit 13	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	General Business (GB)	Undeveloped
<b>South</b>	City of Cibolo	Undeveloped
<b>East</b>	Right-of-way	Schwab Road/Green Valley Road
<b>West</b>	Planned Development District (PDD)	Open space

Adjacent Properties:

Unit 18	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	Planned Development District (PDD)	Open space
<b>South</b>	Right-of-way	Kimble Way
<b>East</b>	Right-of-way	Schwab Road
<b>West</b>	Planned Development District (PDD)	Open space

**PROPOSED ZONING:**

The rezone request is to modify the zoning for Unit 7B, 13, and 18. Currently, Unit 7B and Unit 13 have the PDD designation of Townhome, whereas Unit 18 has the PDD designation of Commercial. The applicant has requested to have those three units be designated as Townhome/Multi-Family. Below is the Dimensional Requirements set forth in the Planned Development District Narrative for the Townhome/Multi-Family zoning.

<b>Classification</b>	<b>Min. Lot Size</b>			<b>Min. Yard Setback</b>		
Townhome/Multi-Family	Area Square Feet	Width Ft.	Depth Ft.	Front ft.	Side ft.	Rear ft.
	10,000	100	100	25	10	10

The properties will adhere to the rules and regulations that are existing within the Homestead Planned Development District (PDD) such as general landscaping, fencing and screening, and signs.

#### **CONFORMANCE WITH THE COMPREHENSIVE PLAN:**

The Comprehensive Land Use Plan (CLUP), through the Future Land Use Plan and the Northern Schertz Sector Plan, designates the subject properties with the land use designation of Single-Family Residential.

- Comprehensive Plan Goals and Objectives: The land use designation of Single-Family Residential is intended to utilize a traditional neighborhood design that includes a mixture of residential uses, as well as limited commercial development to support the daily activities of the development.
- Impact of Infrastructure: The Homestead Subdivision has several units surrounding Unit 7B, Unit 13, and Unit 18 that are under construction and building the public infrastructure. With these three units they would be tying into the stub outs being provided by the other Units. The properties will be serviced with water and sewer through 8-inch lines.
- Impact of Public Facilities/Services: The proposed rezoning would have minimal impact to the public services, such as schools, fire, police, and parks.
- Compatibility with Existing and Potential Adjacent Land Uses: The majority of the adjacent properties to the subject tracts are the existing Homestead Subdivision, which is zoned Planned Development District. There is also a parcel, south of Unit 7B, designated as General Business (GB) that is currently undeveloped. Then to the south of Unit 13 is the City of Cibolo, which will be the continuation of the Homestead Subdivision. Overall the proposed rezoning to Planned Development District (PDD) is compatible with the existing and potential adjacent land uses.

#### **STAFF ANALYSIS AND RECOMMENDATION:**

The subject properties have the land use designation under the Schertz Sector Plan for Northern Schertz as Single-Family Residential. The Single-Family Residential land use designation encourages the mixture of various residential types as well as maintaining the walkable neighborhood feel, as well as allowing limited commercial to support the adjacent properties. The proposed rezoning of these three Units, 7B, 13, and 18 to Townhome/Multi-Family does conform to the Comprehensive Land Use Plan designation as it provides a mixture of housing type to the area. The rezoning of these three units will adhere to the Amendment of the Homestead Subdivision Planned Development District, which is designated entirely for the Townhome/Multi-Family land use. Therefore, Staff recommends approval of the rezone requested as presented.

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

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

#### **COMMISSIONERS CRITERIA FOR CONSIDERATION:**

The Planning and Zoning Commission is making a recommendation to City Council on the proposed zoning application. In considering action on a zoning application, the Commission should consider the criteria within UDC, Section, 21.5.4 D.

---

#### **Attachments**

Aerial Map  
Public Hearing Notice Map  
Homestead Zoning Exhibits  
Exhibit A: Metes and Bounds

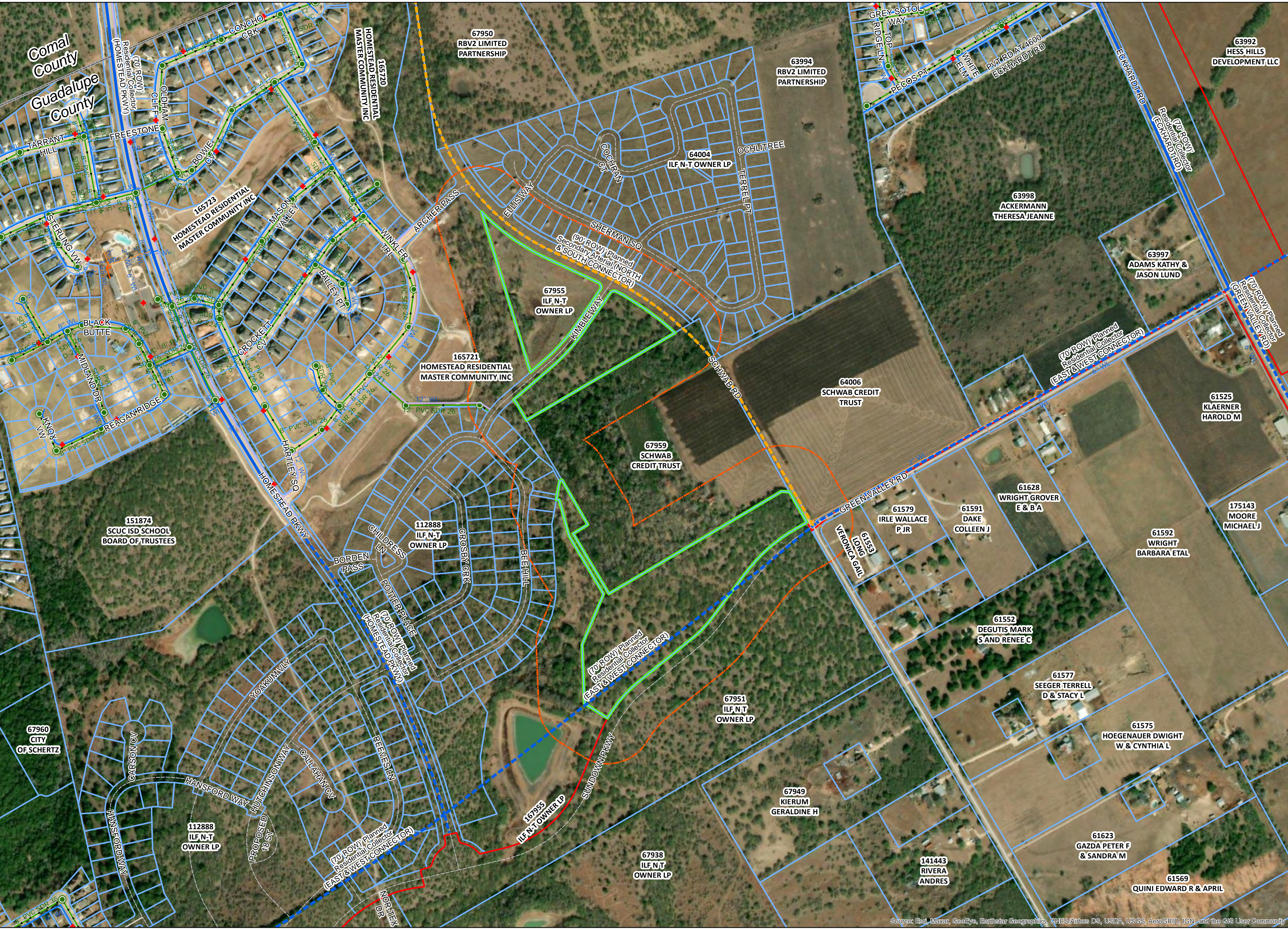
Exhibit B: PDD Design Standards

Exhibit C: Conceptual Site Plan

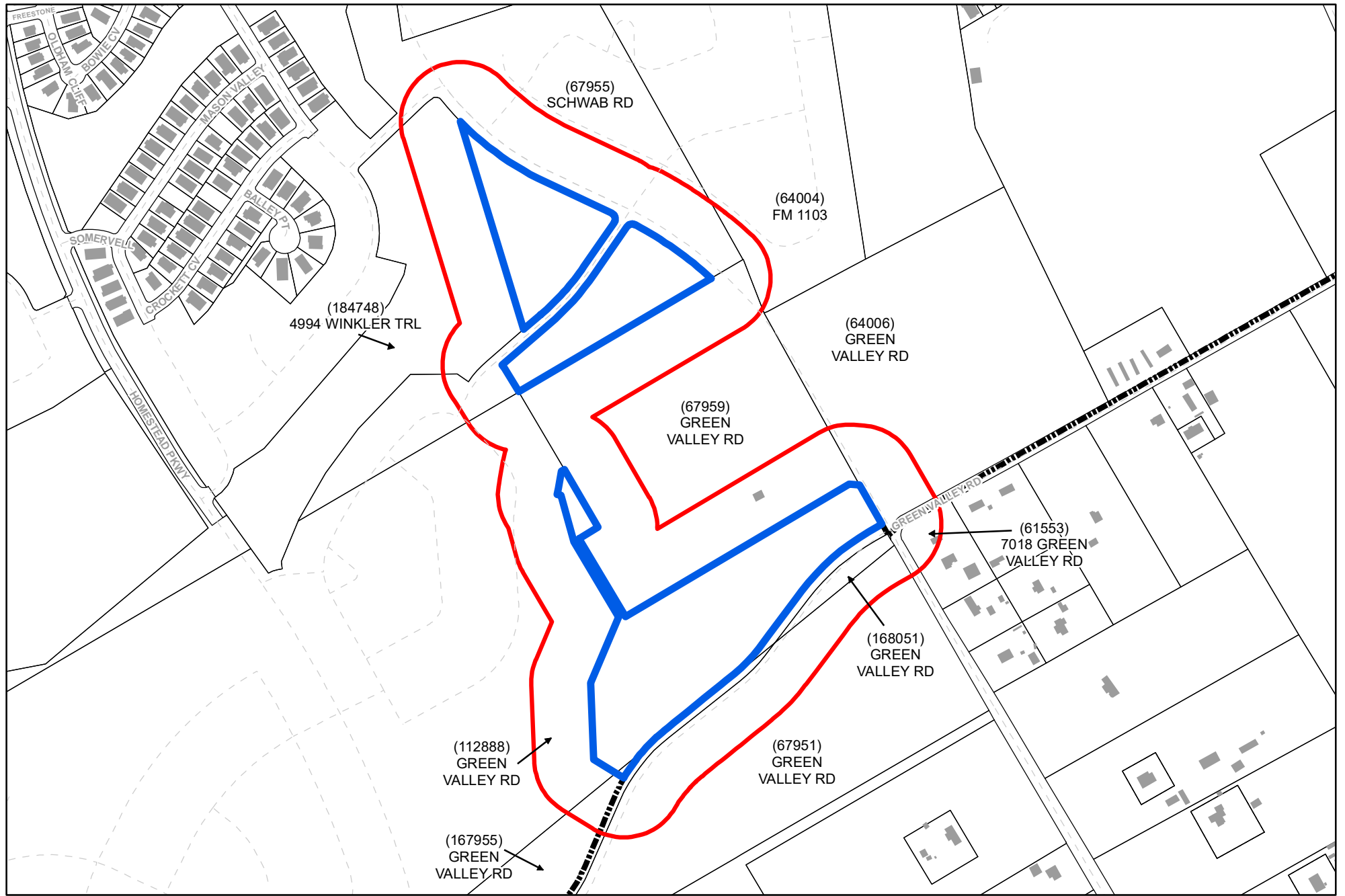
Exhibit D: Homestead Master Development Plan

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# City of Schertz

## Homestead PDD Amendment (PLPDD20220054)



Project Area



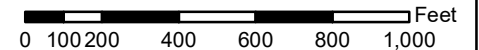
200' Buffer



City Limits

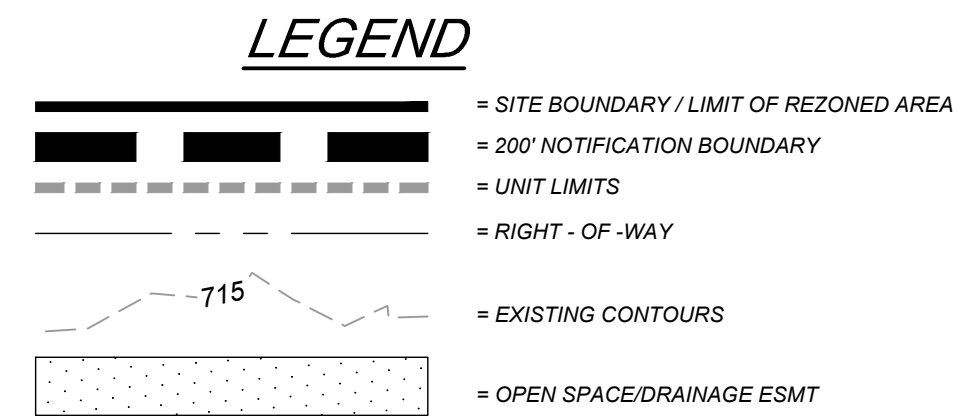
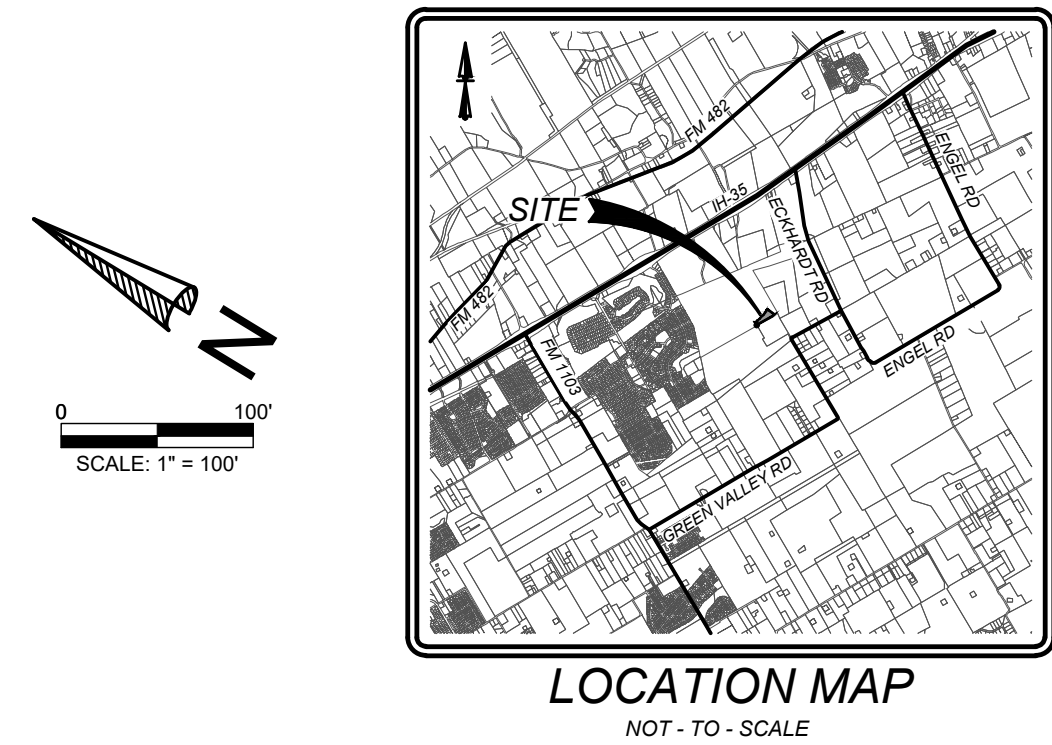
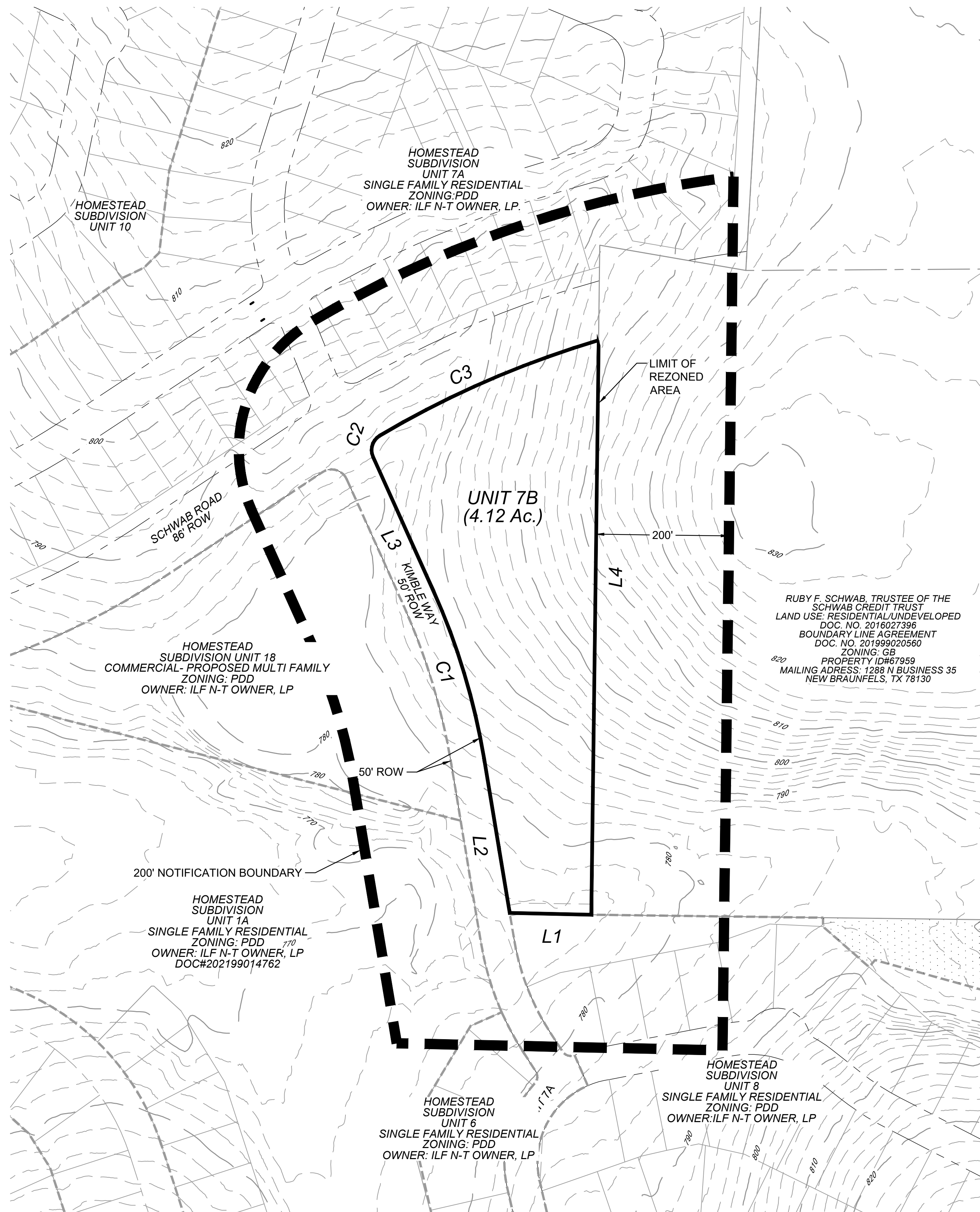


Parcel Boundaries





F:\HOMESTEAD\PROJECTS\16-070 HOMESTEAD - MASTER ENGINEERING\DRAWINGS\EXHIBITS\REZONING EXHIBIT SCHERTZ - UNITS 7B, 13, 18.DWG, 7/27/2022, ERK CARMONA



- NOTES:**
1. ACCORDING TO FLOOD INSURANCE RATE MAPS 817C0090F, DATED NOVEMBER 2, 2007, NO 100-YEAR FLOODPLAIN EXISTS ON THIS PROPERTY.
  2. THE TOTAL ACREAGE OF REQUESTED REZONE IS 4.12 AC.
  3. REQUESTED ZONING IS TOWNHOME/MULTI-FAMILY PER THE HOMESTEAD SUBDIVISION REVISED AND AMENDED PDD.

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	1019.48'	264.36'	263.62'	N41°55'45"W	14°51'26"
C2	25.00'	36.46'	33.31'	N76°19'07"W	83°33'20"
C3	1457.00'	360.59'	359.67'	S54°48'49"E	14°10'48"

LINE	BEARING	DISTANCE
L1	N30°32'20"W	122.46'
L2	N49°17'46"E	237.25'
L3	N34°32'26"E	221.56'
L4	S59°29'22"W	865.58'

**OWNER/DEVELOPER/APPLICANT:**

ILF N-T OWNER, LP  
500 BOYLSTON STREET, SUITE 2010  
BOSTON, MA 02116  
PHONE: 617-221-8400

**SURVEYOR:**

DELTA SURVEY GROUP INC.  
8213 BRODIE LANE SUITE 102  
AUSTIN, TX 78745  
OFFICE: (512) 282-5200 FAX: (512) 282-5230  
TBPLS FIRM NO. 10004700

**SCHERTZ, TEXAS**  
**GUADALUPE COUNTY**

**DATE PREPARED: MARCH 16, 2022**

**ABSTRACT NUMBER:**

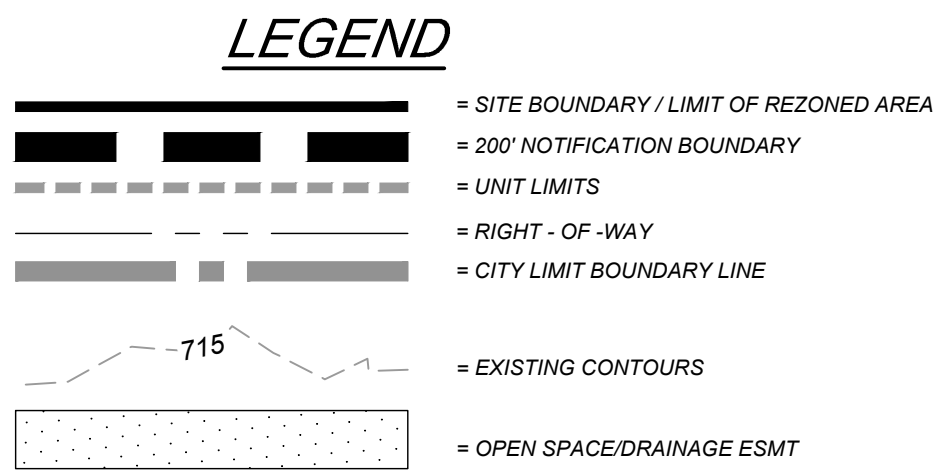
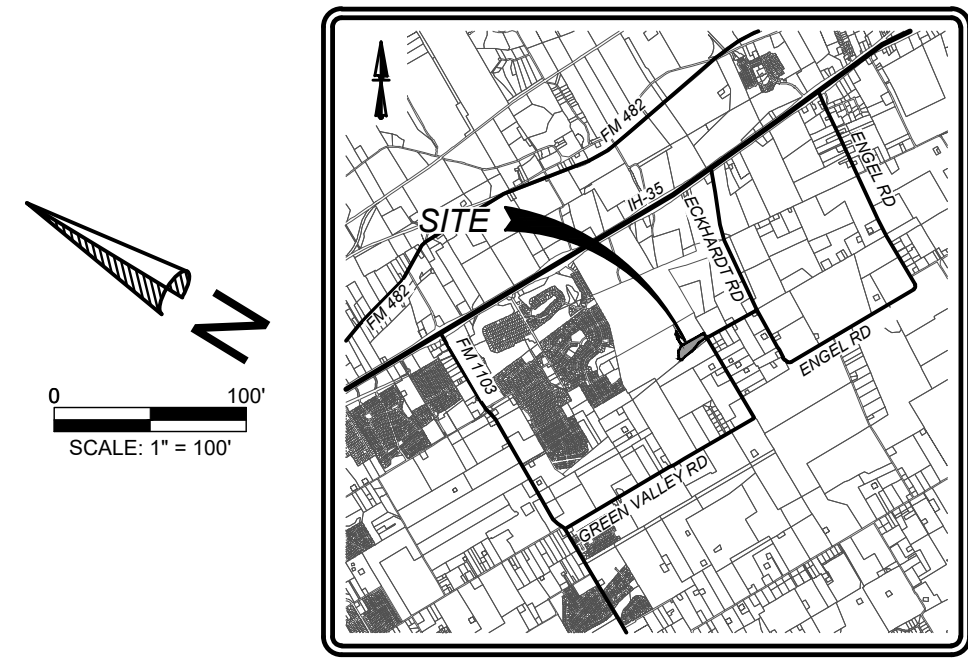
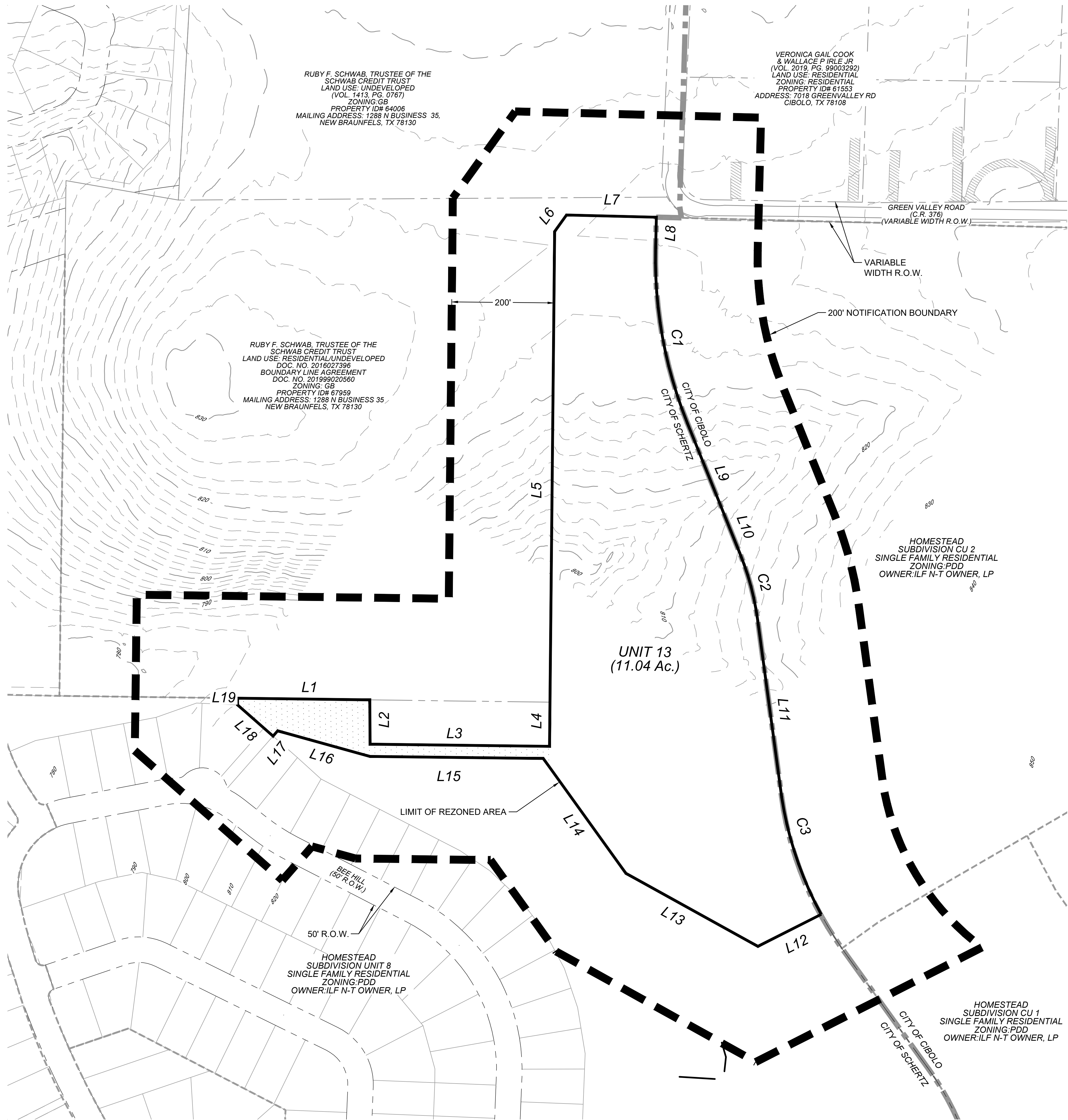
**MALONE ★ WHEELER**  
SINCE INC. 1995

CIVIL ENGINEERING ★ DEVELOPMENT CONSULTING ★ PROJECT MANAGEMENT

**HOMESTEAD SUBDIVISION**  
**ZONING EXHIBIT - UNIT 7B**

5113 Southwest Pkwy, Suite 260  
Austin, Texas 78735  
Phone: (512) 899-0601 Fax: (512) 899-0655  
Firm Registration No. F-786

F:\HOMESTEAD\PROJECTS\16-070 HOMESTEAD - MASTER ENGINEERING\DRAWINGS\EXHIBITS\REZONING EXHIBIT SCHERTZ - UNITS 7B, 13, 18.DWG, 8/10/2022, ERK CARMONA



- NOTES:**
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  2. THE TOTAL ACREAGE OF THE REQUESTED ZONE IS 11.04 AC.
  3. REQUESTED ZONING IS TOWNHOME/MULTI-FAMILY PER THE HOMESTEAD SUBDIVISION AND AMENDED PDD.

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	855.00'	349.10'	346.68'	S48°29'11"W	23°23'39"
C2	545.00'	135.49'	135.14'	S43°54'41"W	14°14'39"
C3	655.41'	242.78'	241.39'	S40°24'41"W	21°13'25"

LINE	BEARING	DISTANCE
L1	S30°32'20"E	260.91'
L2	S59°49'18"W	86.88'
L3	S30°36'02"	351.51'
L4	S59°22'11"E	85.66'
L5	N59°18'57"E	921.83'
L6	S85°35'15"E	39.97'
L7	S29°48'51"E	175.94'
L8	S60°11'00"W	60.66'
L9	S36°47'21"W	214.13'
L10	S36°47'21"W	63.08'
L11	S51°02'00"W	349.84'
L12	N58°06'15"W	137.50'
L13	N02°17'06"W	295.61'
L14	N23°02'02"E	276.77'
L15	N30°35'23"W	339.58'
L16	N15°42'18"W	187.44'
L17	N79°57'53"W	13.79'
L18	N10°02'07"E	92.46'
L19	N59°28'58"E	13.35'

**OWNER/DEVELOPER/APPLICANT:**

ILF N-T OWNER, LP  
500 BOYLSTON STREET, SUITE 2010  
BOSTON, MA 02116  
PHONE: 617-221-8400

**SURVEYOR:**

DELTA SURVEY GROUP INC.  
8213 BRODIE LANE SUITE 102  
AUSTIN, TX 78745  
OFFICE: (512) 282-5200 FAX: (512) 282-5230  
TBPLS FIRM NO. 10004700

**SCHERTZ, TEXAS  
GUADALUPE COUNTY**

**DATE PREPARED: AUGUST 10, 2022**

**ABSTRACT NUMBER:**

**MALONE ★ WHEELER**  
SINCE INC. 1995

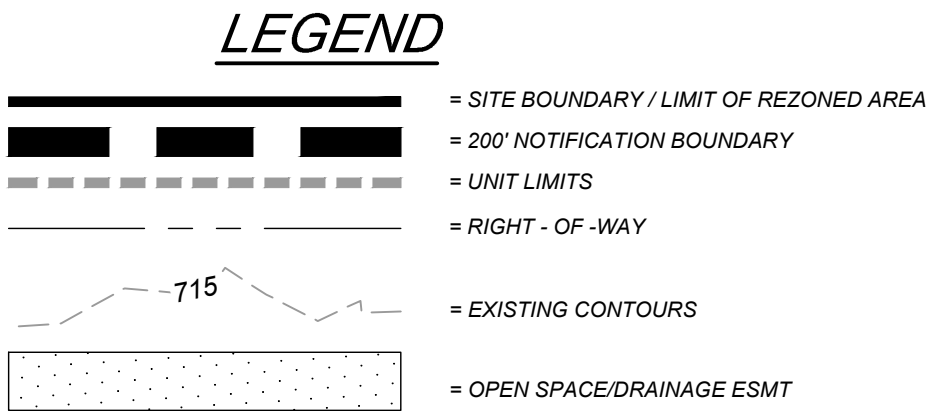
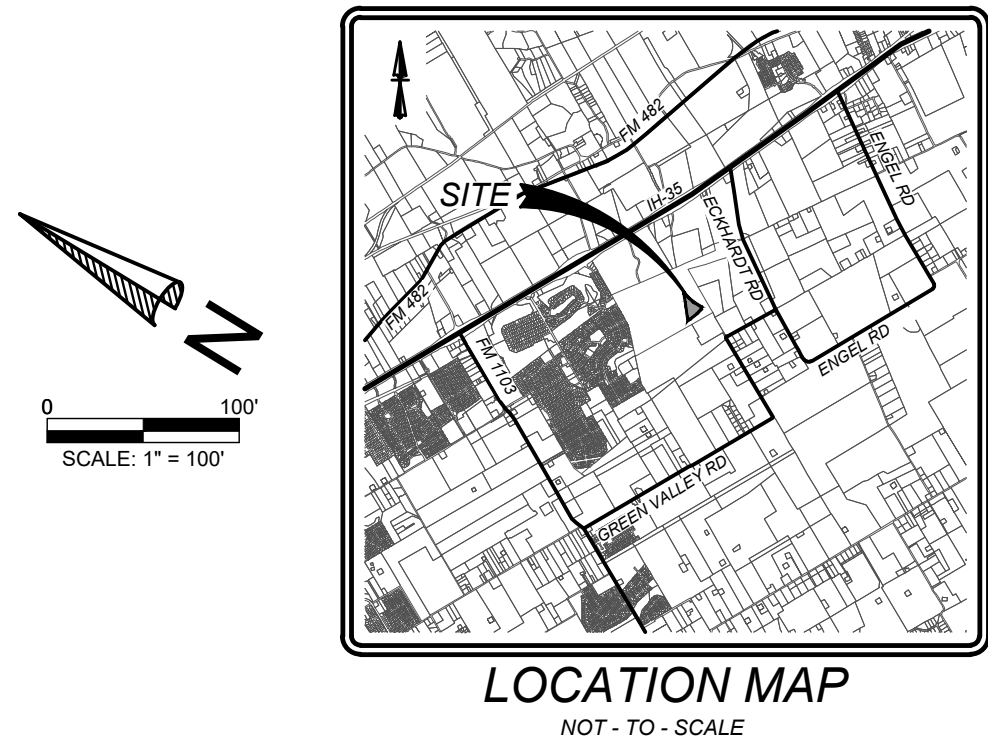
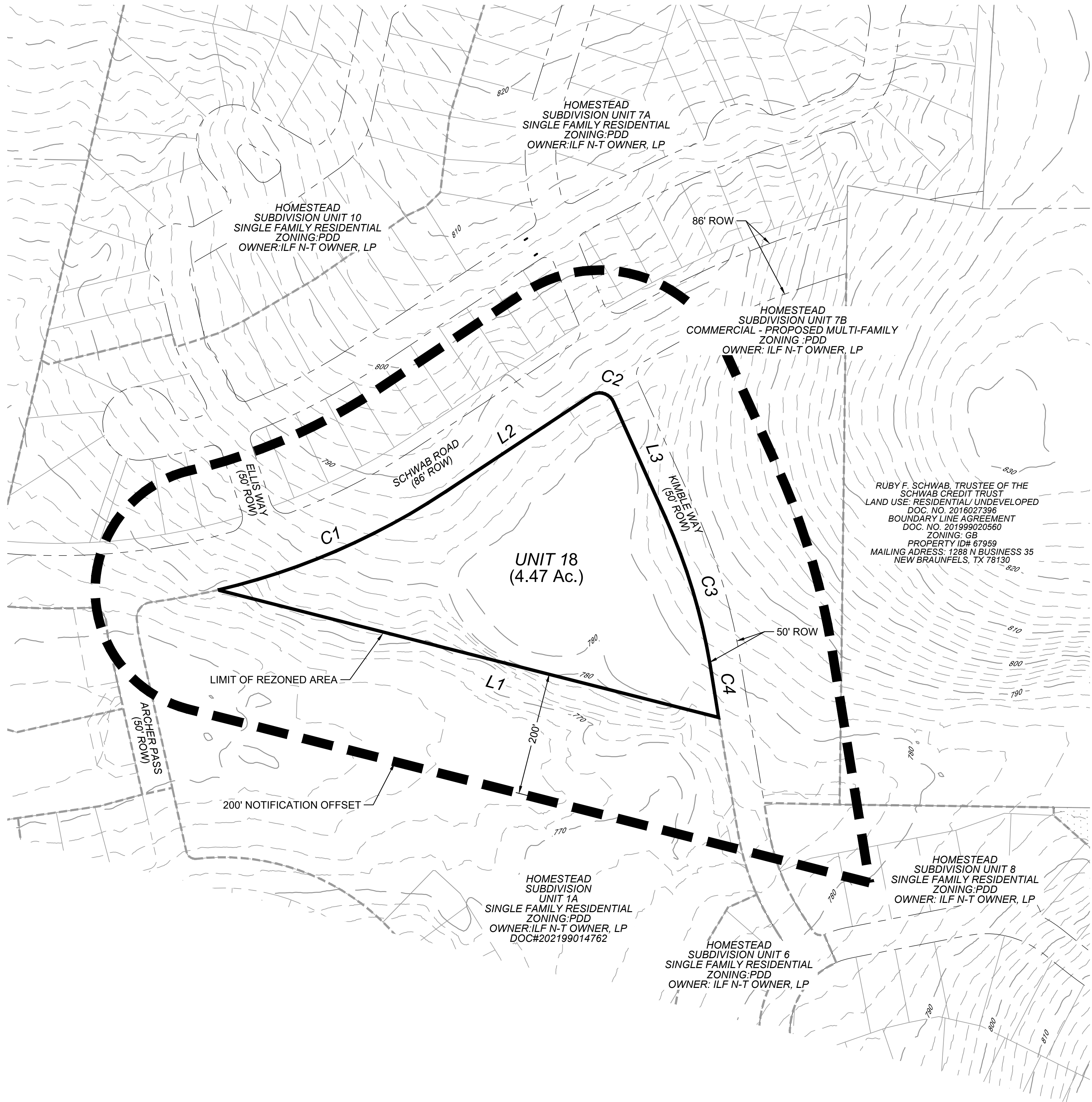
CIVIL ENGINEERING ★ DEVELOPMENT CONSULTING ★ PROJECT MANAGEMENT

5113 Southwest Pkwy, Suite 260  
Austin, Texas 78735  
Phone: (512) 899-0601 Fax: (512) 899-0655  
Firm Registration No. F-786

**HOMESTEAD SUBDIVISION**  
**ZONING EXHIBIT - UNIT 13**



F:\HOMESTEAD\PROJECTS\16-070 HOMESTEAD - MASTER ENGINEERING\DRAWINGS\EXHIBITS\REZONING EXHIBIT SCHERTZ - UNITS 7B, 13, 18.DWG, 7/27/2022, ERK CARMONA



- NOTES:**
1. ACCORDING TO FLOOD INSURANCE RATE MAPS 817C0090F, DATED NOVEMBER 2, 2007, NO 100-YEAR FLOODPLAIN EXISTS ON THIS PROPERTY.
  2. THE TOTAL ACREAGE OF REQUESTED REZONE IS 4.47 AC.
  3. REQUESTED ZONING IS TOWNHOME/MULTI-FAMILY PER THE HOMESTEAD SUBDIVISION REVISED AND AMENDED PDD.

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	1138.09'	405.73'	403.58'	S54°34'23"E	20°25'33"
C2	25.00'	43.33'	38.11'	S15°06'42"E	99°18'16"
C3	975.00'	251.46'	250.76'	S41°55'45"W	14°46'37"

LINE	BEARING	DISTANCE
L1	N16°57'08"W	842.25'
L2	S64°45'50"E	284.59'
L3	S34°32'26"W	206.98'
L4	S49°17'46"W	86.69'

**OWNER/DEVELOPER/APPLICANT:**

ILF N-T OWNER, LP  
500 BOYLSTON STREET, SUITE 2010  
BOSTON, MA 02118  
PHONE: 617-221-8400

**SURVEYOR:**

DELTA SURVEY GROUP INC.  
8213 BRODIE LANE SUITE 102  
AUSTIN, TX 78745  
OFFICE: (512) 282-5200 FAX: (512) 282-5230  
TBPLS FIRM NO. 10004700

SCHERTZ, TEXAS  
GUADALUPE COUNTY

DATE PREPARED: MARCH 16, 2022

ABSTRACT NUMBER: \_\_\_\_\_

**MALONE ★ WHEELER**  
SINCE 1995

CIVIL ENGINEERING ★ DEVELOPMENT CONSULTING ★ PROJECT MANAGEMENT

5113 Southwest Pkwy, Suite 260  
Austin, Texas 78735  
Phone: (512) 899-0601 Fax: (512) 899-0655  
Firm Registration No. F-786

HOMESTEAD SUBDIVISION  
ZONING EXHIBIT - UNIT 18

**DESCRIPTION OF A 4.12 ACRE TRACT, PREPARED BY DELTA SURVEY GROUP INC., IN FEBRUARY 2022, LOCATED IN THE PEDRO SAN MIGUEL SURVEY NUMBER 256, ABSTRACT NUMBER 227, GUADALUPE COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 522.18 ACRE TRACT CONVEYED TO ILF N-T OWNER, LP., AND DESCRIBED IN DOCUMENT NUMBER 2014022581, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, SAID 4.12 ACRE TRACT, AS SHOWN ON ACCOMPANYING SKETCH BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a ½ inch iron rod with KFW cap found found for a northwest corner of a tract of land conveyed to Schwab Credit Trust described in Volume 1413, Page 497, Official Public Records, Guadalupe County, Texas, same being an east corner of said remainder of 522.18 acres tract for the **POINT OF BEGINNING**;

**THENCE** leaving said common line and crossing said 522.18 acre tract the following six (6) courses and distances:

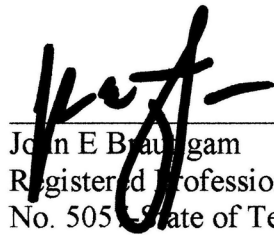
1. N30°32'20"W a distance of 122.46 feet to a calculated point;
2. N49°17'46"E a distance of 237.25 feet to a calculated point;
3. with the arc of a curve to the left a distance of 264.36 feet, through a central angle of 14°51'26", having a radius of 1019.48 feet, and whose chord bears N41°55'45"E, a distance of 263.62 feet to a calculated point;
4. N34°32'26"E a distance of 221.56 feet to a calculated point;
5. with the arc of a curve to the right a distance of 36.46 feet, through a central angle of 83°33'20", having a radius of 25.00 feet, and whose chord bears N76°19'07"E, a distance of 33.31 feet to a calculated point, and
6. with the arc of a curve to the right a distance of 360.59 feet, through a central angle of 14°10'48", having a radius of 1457.00 feet, and whose chord bears S54°48'49"E, a distance of 359.67 feet to a calculated point in the north line of the said Schwab Tract, same being a south line of said 522.18 acre tract;

**THENCE** with the north line of said Schwab tract, same being a south line of said 522.18 acre tract S59°29'22"W a distance of 865.58 feet; to the **POINT OF BEGINNING** and containing 4.12 acres of land, more or less.

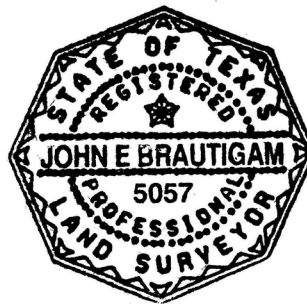
**BEARING BASIS:** Texas State Plane Coordinate System, South Central Zone, NAD83/CORS

2-18-22

Date



John E Brautigam  
Registered Professional Land Surveyor  
No. 5057 State of Texas



Delta Survey Group, Inc.  
8213 Brodie Lane, Suite 102  
Austin, Texas 78745  
WWW.DELTASURVEYGROUP.COM  
**TBPLS Firm No. 10004700**



0' 300' 600' 900'



GRAPHIC SCALE  
1" = 300'

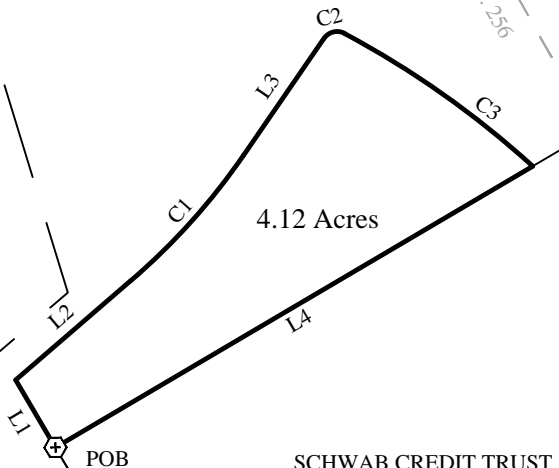
P. SAN MIGUEL SURVEY NO. 256  
ABSTRACT 227,  
GUADALUPE COUNTY, TEXAS  
FEBRUARY 2022  
3 OF 3

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	1019.48'	264.36'	263.62'	N41°55'45"E	14°51'26"
C2	25.00'	36.46'	33.31'	N76°19'07"E	83°33'20"
C3	1457.00'	360.59'	359.67'	S54°48'49"E	14°10'48"

REMAINDER OF  
522.18 ACRES  
ILF N-T OWNER, LP  
DOC. NO. 2014022581  
O.P.R.G.C.TX.

HOMESTEAD  
UNIT 1A  
LOT 902, BLK 9  
DOC. #2017000454  
O.P.R.G.C.TX.

REMAINDER OF  
522.18 ACRES  
ILF N-T OWNER, LP  
DOC. NO. 2014022581  
O.P.R.G.C.TX.



SCHWAB CREDIT TRUST  
DESCRIBED IN  
VOL. 1413, PG. 497  
O.P.R.G.C.TX.

LINE	BEARING	DISTANCE
L1	N30°32'20"W	122.46'
L2	N49°17'46"E	237.25'
L3	N34°32'26"E	221.56'
L4	S59°29'22"W	865.58'

**LEGEND**

⊕ 1/2" IRON ROD WITH "KFW" CAP FOUND  
POB POINT OF BEGINNING  
O.P.R.G.C.TX OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS

POINTS ARE CALCULATED UNLESS OTHERWISE NOTED  
BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM,  
SOUTH CENTRAL ZONE, NAD83/CORS

\*SKETCH TO ACCOMPANY FIELD NOTES\*

**Delta Survey Group Inc.**

8213 Brodie Lane Ste. 102 Austin, TX 78745  
office: (512) 282-5200 fax: (512) 282-5230  
WWW.DELTASURVEYGROUP.COM  
TBPLS FIRM No. 10004700

QUAD NEW BRAUNFELS WEST  
PROJECT HOMESTEAD  
DWG. UNIT7B

**DESCRIPTION OF A 11.04 ACRE TRACT, PREPARED BY DELTA SURVEY GROUP INC., IN FEBRUARY 2022, LOCATED IN THE PEDRO SAN MIGUEL SURVEY NUMBER 256, ABSTRACT NUMBER 227, GUADALUPE COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 522.18 ACRE TRACT CONVEYED TO ILF N-T OWNER, LP., AND DESCRIBED IN DOCUMENT NUMBER 2014022581, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, SAID 11.04 ACRE TRACT, AS SHOWN ON ACCOMPANYING SKETCH BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a magnail found for a southwest corner of a tract of land conveyed to Schwab Credit Trust described in Volume 1413, Page 497, Official Public Records, Guadalupe County, Texas, same being an east corner of said remainder of 522.18 acres tract for the **POINT OF BEGINNING**;

**THENCE** with the south line of said Schwab tract, same being the north line of said 522.18 acre tract the following two (2) courses and distances:

1. N59°22'11"E a distance of 85.66 feet to a ½ iron rod with HMT cap found, and
2. N59°18'57"E a distance of 921.83 feet to a ½ inch iron rod found for a northeast corner of said 522.18 acre tract, same being a southeast corner of said Schwab tract and being in the west right of way (ROW) line of Green Valley Road;

**THENCE** with the east line of said 522.18 acre tract and the west ROW line of said Green Valley Rd. the following two (2) courses and distances:

1. S85°35'15"E a distance of 39.97 feet to a ½ iron rod with KWA cap found; and
2. S29°48'51"E a distance of 175.94 feet to a calculated point;

**THENCE** leaving said common line and crossing the said 522.18 acre tract the following fifteen (15) courses and distances:

1. S60°11'00"W a distance of 60.66 feet to a calculated point;
2. with the arc of a curve to the left a distance of 349.10 feet, through a central angle of 23°23'39", having a radius of 855.00 feet, and whose chord bears S48°29'11"W, a distance of 346.68 feet to a calculated point
3. S36°47'21"W a distance of 214.13 feet to a calculated point;
4. S36°47'21"W a distance of 63.08 feet to a calculated point;
5. with the arc of a curve to the right a distance of 135.49 feet, through a central angle of 14°14'39", having a radius of 545.00 feet, and whose chord bears S43°54'41"W, a distance of 135.14 feet to a calculated point
6. S51°02'00"W a distance of 349.84 feet to a calculated point
7. with the arc of a curve to the left a distance of 242.78 feet, through a central angle of 21°13'25", having a radius of 655.41 feet, and whose chord bears S40°24'45"W, a distance of 241.39 feet to a calculated point
8. N58°06'15"W a distance of 137.50 feet to a calculated point;

9. N02°17'06"W a distance of 295.61 feet to a calculated point;
10. N23°02'02"E a distance of 276.77 feet to a calculated point;
11. N30°35'23"W a distance of 339.58 feet to a calculated point;
12. N15°42'18"W a distance of 187.44 feet to a calculated point;
13. N79°57'53"W a distance of 13.79 feet to a calculated point;
14. N10°02'07"E a distance of 92.46 feet to a calculated point, and
15. N59°28'58"E a distance of 13.35 feet to a calculated point in an east line of said 522.18 acre tract, same being an west line of said Schwab tract;

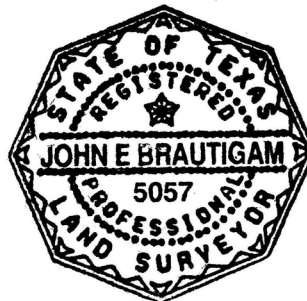
**THENCE** with the said common lines of the 522.18 acre tract and said Schwab tract the following three (3) courses and distances:

1. S30°32'20"E a distance of 260.91 feet to a nail found;
2. S59°49'18"W a distance of 86.88 feet to a ½ inch iron rod found, and;
3. S30°36'02"E a distance of 351.51 feet to the **POINT OF BEGINNING** and containing 11.04 acres of land, more or less.

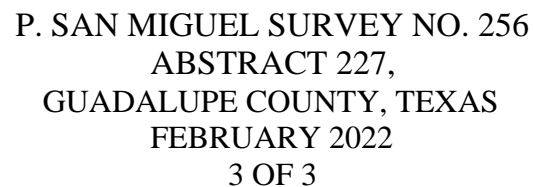
**BEARING BASIS:** Texas State Plane Coordinate System, South Central Zone, NAD83/CORS

2-10-22  
Date

  
\_\_\_\_\_  
John E Brautigam  
Registered Professional Land Surveyor  
No. 5057 State of Texas



Delta Survey Group, Inc.  
8213 Brodie Lane, Suite 102  
Austin, Texas 78745  
[WWW.DELTASURVEYGROUP.COM](http://WWW.DELTASURVEYGROUP.COM)  
**TBPLS Firm No. 10004700**



GRAPHIC SCALE  
1" = 300'



REMAINDER OF  
522.18 ACRES  
ILF N-T OWNER, LP  
DOC. NO. 2014022581  
O.P.R.G.C.TX.

LINE	BEARING	DISTANCE
L1	S30°32'20"E	260.91'
L2	S59°49'18"W	86.88'
L3	S30°36'02"E	351.51'
L4	N59°22'11"E	85.66'
L5	N59°18'57"E	921.83'
L6	S85°35'15"E	39.97'
L7	S29°48'51"E	175.94'
L8	S60°11'00"W	60.66'
L9	S36°47'21"W	214.13'
L10	S36°47'21"W	63.08'
L11	S51°02'00"W	349.84'
L12	N58°06'15"W	137.50'
L13	N02°17'06"W	295.61'
L14	N23°02'02"E	276.77'
L15	N30°35'23"W	339.58'
L16	N15°42'18"W	187.44'
L17	N79°57'53"W	13.79'
L18	N10°02'07"E	92.46'
L19	N59°28'58"E	13.35'






SCHWAB CREDIT TRUST  
DESCRIBED IN  
VOL. 1413, PG. 497  
O.P.B.G.C.TX.

11.04 ACRES

REMAINDER OF  
522.18 ACRES  
ILF N-T OWNER, LP  
DOC. NO. 2014022581  
O.P.B.G.C.TX.

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	855.00'	349.10'	346.68'	S48°29'11"W	23°23'39"
C2	545.00'	135.49'	135.14'	S43°54'41"W	14°14'39"
C3	655.41'	242.78'	241.39'	S40°24'45"W	21°13'25"

## LEGEND

- |   |  |
|---|--|
|  | 1/2" IRON ROD WITH "KFW" CAP FOUND UNLESS NOTED  |
|  | 1/2" IRON ROD FOUND                              |
|  | 1/2" IRON ROD WITH "DELTA SURVEY" CAP SET        |
|  | NAIL FOUND                                       |
|  | 3" DIAMETER METAL FENCEPOST FOUND                |
| O.P.R.G.C.TX  | OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS |

\*SKETCH TO ACCOMPANY FIELD NOTES\*



Delta Survey Group Inc.

8213 Brodie Lane Ste. 102 Austin, TX 78745  
office: (512) 282-5200 fax: (512) 282-5230  
WWW.DELTASURVEYGROUP.COM  
TBPLS FIRM No. 10004700

QUAD NEW BRAUNFELS WEST

PROJECT HOMESTEAD

DWG. UNIT 13 11.04 AC

POINTS ARE CALCULATED UNLESS OTHERWISE NOTED  
BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM,  
SOUTH CENTRAL ZONE, NAD83/CORS

**DESCRIPTION OF A 4.47 ACRE TRACT, PREPARED BY DELTA SURVEY GROUP INC., IN FEBRUARY 2022, LOCATED IN THE PEDRO SAN MIGUEL SURVEY NUMBER 256, ABSTRACT NUMBER 227, GUADALUPE COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 522.18 ACRE TRACT CONVEYED TO ILF N-T OWNER, LP., AND DESCRIBED IN DOCUMENT NUMBER 2014022581, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, SAID 4.47 ACRE TRACT, AS SHOWN ON ACCOMPANYING SKETCH BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a ½ inch iron rod with KFW cap found for a southeast corner of Lot 902, Block 9, Homestead Unit 1A, a subdivision of record in Document Number 2017000454, Official Public Records, Guadalupe County, Texas, same being an interior corner of said remainder of 522.18 acres tract for the **POINT OF BEGINNING**;

**THENCE** with the east line of said Lot 902, same being a west line of said 522.18 acre tract N16°57'08"W a distance of 842.25 feet to a calculated point for the northeast corner of said Lot 902;

**THENCE** leaving said common line and crossing said 522.18 acre tract the following six (6) courses and distances:

1. with the arc of a curve to the left a distance of 405.73 feet, through a central angle of 20°25'33", having a radius of 1138.09 feet, and whose chord bears S54°34'23"E, a distance of 403.58 feet to a calculated point;
2. S64°45'50"E a distance of 284.59 feet to a calculated point;
3. with the arc of a curve to the right a distance of 43.33 feet, through a central angle of 99°18'16", having a radius of 25.00 feet, and whose chord bears S15°06'42"E, a distance of 38.11 feet to a calculated point;
4. S34°32'26"W a distance of 206.98 feet to a calculated point;
5. with the arc of a curve to the right a distance of 251.46 feet, through a central angle of 14°46'37", having a radius of 975.00 feet, and whose chord bears S41°55'45"W, a distance of 250.76 feet to a calculated point, and

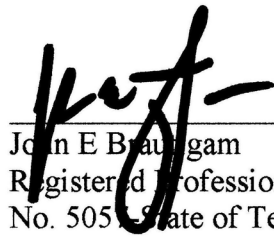


6. S49°17'46"W a distance of 86.69 feet to the **POINT OF BEGINNING** and containing 4.47 acres of land, more or less.

**BEARING BASIS:** Texas State Plane Coordinate System, South Central Zone, NAD83/CORS

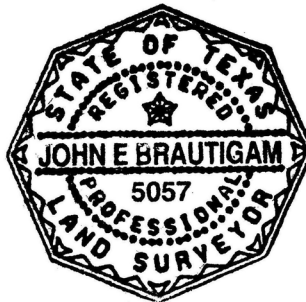
2-18-22

Date



John E Brautigam  
Registered Professional Land Surveyor  
No. 5057 State of Texas

Delta Survey Group, Inc.  
8213 Brodie Lane, Suite 102  
Austin, Texas 78745  
WWW.DELTASURVEYGROUP.COM  
**TBPLS Firm No. 10004700**



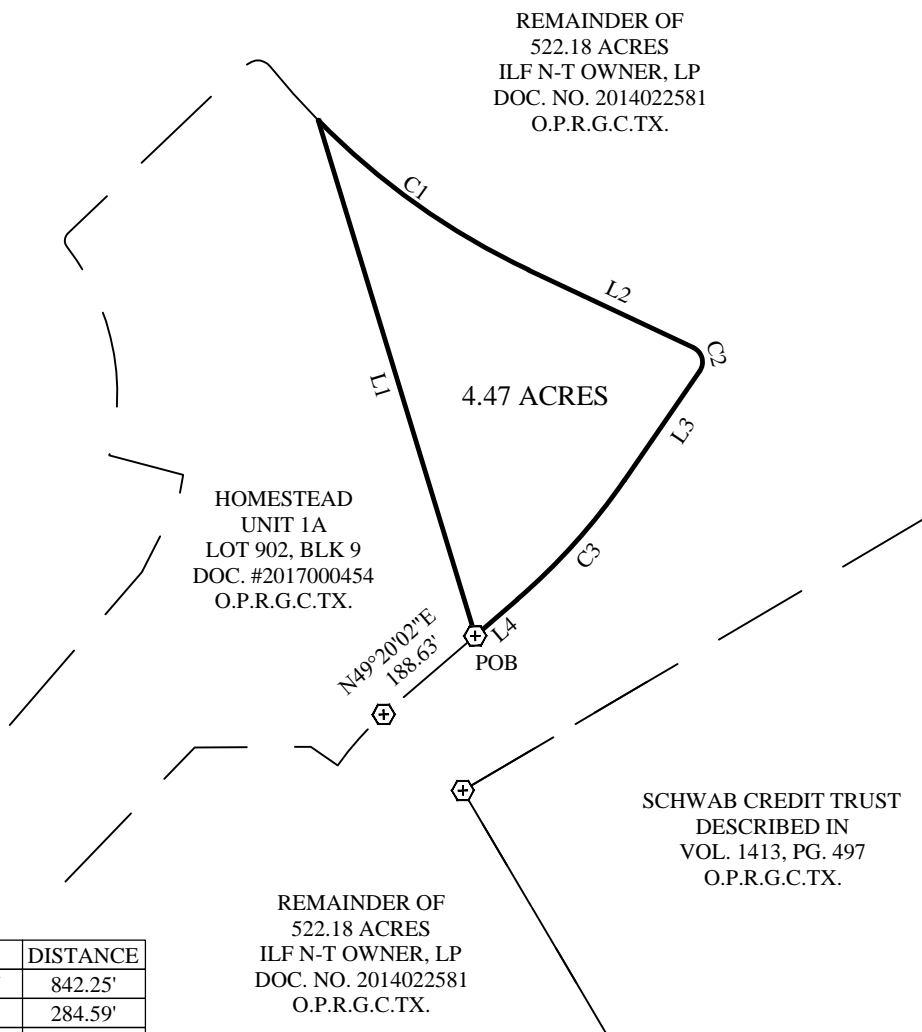
0' 300' 600' 900'



GRAPHIC SCALE  
1" = 300'



P. SAN MIGUEL SURVEY NO. 256  
ABSTRACT 227,  
GUADALUPE COUNTY, TEXAS  
FEBRUARY 2022  
3 OF 3



LINE	BEARING	DISTANCE
L1	N16°57'08\"W	842.25'
L2	S64°45'50\"E	284.59'
L3	S34°32'26\"W	206.98'
L4	S49°17'46\"W	86.69'

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	1138.09'	405.73'	403.58'	S54°34'23\"E	20°25'33\"
C2	25.00'	43.33'	38.11'	S15°06'42\"E	99°18'16\"
C3	975.00'	251.46'	250.76'	S41°55'45\"W	14°46'37\"

**LEGEND**

⊕ 1/2" IRON ROD WITH "KFW" CAP FOUND UNLESS NOTED  
POB POINT OF BEGINNING  
O.P.R.G.C.TX OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS

\*SKETCH TO ACCOMPANY FIELD NOTES\*



**Delta Survey Group Inc.**

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office: (512) 282-5200 fax: (512) 282-5230  
WWW.DELTASURVEYGROUP.COM  
TBPLS FIRM No. 10004700

QUAD NEW BRAUNFELS WEST  
PROJECT HOMESTEAD  
DWG. UNIT 18 4.47 AC

POINTS ARE CALCULATED UNLESS OTHERWISE NOTED  
BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM,  
SOUTH CENTRAL ZONE, NAD83/CORS

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## **APPENDIX**

Exhibit "A" - Planned Development District Master Plan

Exhibit "B" - Metes and Bounds

# Homestead

## A Planned Development District Schertz, Texas

---

### **I. General**

#### **A. Introduction**

This is an amendment creating a Townhome/Multi-family District within the Homestead Planned Development District.

Understanding that there would be circumstances in which a development might not be able to adhere to the strict regulations and design standards set forth in the UDC, established Article 5, Section 21.5.10, a Planned Development District (PDD), as an alternative approach to conventional land development.

The City of Schertz Unified Development Code (Ordinance 11-S-15) as amended will govern development of the property, except for the following statements.

Development within the subject property is subject to general development plan review and approval by the City Council. Such general development plan review is to ensure conformance with the guidelines required herein and the goals and objectives of the City of Schertz Comprehensive Plan.

The PDD was originally created under Ordinance No. 14-S-29, approved on June 10, 2014, created the Nor-Tex Farms PDD.

The Amended and Restated PDD was approved under Ordinance No. 17-S-02, approved on January 14, 2017, amended and restated the Nor-Tex Farms PDD, renaming it Homestead and amended Signs (Article 11).

#### **B. Purpose and Intent**

The purpose of PDD regulations is to encourage and promote more creative, innovative, and imaginative land development than would not be possible under the regulations found in a typical zoning district. The intent is to allow substantial flexibility in planning, design and development standards in exchange for greater land values and amenities, such as enhanced parkland and open space, preservation of natural resources, pedestrian friendly environment, and deviation



from the typical traffic patterns. It is this intrinsic flexibility, in the form of relief from the normal zoning ordinances, design standards, land use densities, and subdivision regulations, that allows for the definition of uses, densities and standards that will permit the alternative planning associated with a PDD and this development known as “**Homestead**”.

An example of this alternative planning concept is the Townhome/ Multi-Family District found in Units 7B, 13 and 18. The PDD Master Development Plan, which is shown as exhibit “A”.

This amendment to the PDD creates a new land use that introduces an alternative to traditional detached single-family units, providing a low maintenance lifestyle option, allowing Homestead to serve a broader market segment at a different price point.

### **C. The Property**

The attached metes and bounds (Exhibit “B”) of the three (3) parcels place all properties within the corporate limits of the City of Schertz, and Guadalupe County. The entire Townhome/ Multi- Family District is comprised of 18.62 acres, 211 Dwelling Units (DU) and an overall density of 11.33 DU/Ac.

## **AFFECTED UDC ARTICLES**

### **II. Zoning Districts (Article 5)**

There are circumstances, due to property constraints or external factors, which do not always support the notion that one size fits all especially in applying zoning subdivision codes as such relates to property development.

As a planned development, the attached PDD Master Development Plan (Exhibit “A”) as well as this document defines the types of uses for this proposed PDD. The plan delineates land uses that are both commercial and residential in character as well as shows public spaces, parks, and open space. This document requests that those Articles and Sections affected by the zoning change be amended or modified and granted by ordinance. The following districts would be defined or modified as:

## **D. Townhome/Multi-Family Residential District per the PDD**

Townhome/Multi-Family Residential Districts are specific to the Homestead project. This new District shall not exceed the maximum density limits of 12 DU/AC outlined in the existing Townhome District (TH) as stated in the Schertz UDC. This District meets all existing UDC requirements related to parking.

Under this amendment, Unit 7B will consist of 4.12 acres with approximately 39 dwelling units (9.5 DU/Ac.). Unit 18 is 4.47 acres with approximately 52 dwelling units (11.6 DU/Ac.). Unit 13 is 10.03 acres with approximately 120 Units (12.0 DU/Ac.).

Building Setbacks for the Townhome/ Multi-Family Units that front Schwab Road (Unit 7B & 18) will have a minimum front setback of twenty-five (25) feet.

<b>Table One- Units &amp; Land Use</b>	
<b>Unit</b>	<b>Land Use</b>
7B	TOWNHOME /MULTI-FAMILY
13	TOWNHOME/MULTI-FAMILY
18	TOWNHOME /MULTI-FAMILY

## **E. Dimensional and Developmental Standards (Section 21.5.7)**

The applicable dimensional and development standards for the land use districts are shown in Table Two and reflect those changes proposed by this PDD development.

### **1. Additional Standards**

Lots developed under this PDD for residential purposes will comply with the minimum requirements established in Table Two.

Townhome/MF units will be constructed in a series of attached 2-plex, 3-plex, 4-plex, 5-plex and 6-plex building configurations.

All buildings in Units 7B, 13 and 18 will have automatic fire sprinkler systems. Additionally, each Unit shall have no fewer than one (1) approved Secondary Fire Access Road.

Table Two – Dimensional Requirements

Table Two – Dimensional Requirements											
		Min. Lot Size			Min. Yard Setback			Min. Off-Street Parking Spaces	Misc. Requirements		
Code	Classification	Area sf	Width ft.	Depth ft.	Front ft.	Side ft.	Rear ft.	Parking	Max. Height	Max. Cover	Keys
TH/MF	Townhome/Multi-Family	10,000	100	100	25	10	10	2	35	N/A	a.
a. Maximum density not to exceed 12 units per gross acre.											

### **III. Special Uses (Article 8)**

#### **A. Home Owners Association (Section 21.8.1c)**

A Homeowners Association (HOA) has been established to provide upkeep within the development including the maintenance of common areas, landscape buffers, and maintaining fences, and/or walls, except for fences and/or walls located on individual or private lots, as well as hike and bike trails and multi-use paths within the development's common areas.

#### **B. Architectural Review Committee**

The Developer has established an Architectural Review Committee (ARC) which is responsible for reviewing and approving construction plans for all residential construction within the Homestead PDD. The ARC will consist of members appointed by the Developer until all of the property within the Homestead PDD has been transferred to an independent third-party purchaser or to the HOA.

Construction of residential and community amenities within the Homestead PDD shall first be submitted to the ARC for approval and to verify compliance with the terms, conditions and obligations of the PDD and deed restrictions. The ARC shall review such contemplated construction and shall, if approved, provide verification in a form acceptable to the City by which the ARC verifies that the plan for the contemplated construction complies with the PDD and associated guidelines.

### **IV. Site Design Standards (Article 9)**

This proposed development conforms to the Comprehensive Land Plan for orderly and unified development of streets, utilities, neighborhood design, and public land and facilities.

#### **A. Lots (Section 21.9.3)**

Lot sizes and dimensions will conform to the minimum requirements recognized in Table Two of this PDD.



**B. General Landscaping (Section 21.9.7)**

Trees planted along the secondary arterial street (Schwab Road), defined as an eighty-six foot (86) foot right-of-way shall conform to requirements in Section 21.14.3 of the UDC.

Trees planted along the residential collector street located within the City of Cibolo and adjacent to Unit 13 (Sundown Parkway), as defined as having a seventy (70) foot right-of-way, shall be a minimum of two and a half (2.5") inch caliper as defined by the American Standard for Nursery Stock. This roadway provides a twenty (20) foot wide minimum landscape buffer along and adjacent to Unit 13. Said landscape buffer shall be duly recorded as a lot, owned and maintained by the Homeowners Association. The internal landscape buffer will provide trees an average of one (1) tree per twenty-five (25) linear feet of street frontage along the internal collector. Trees may be planted in clusters of three (3) or more trees on the internal collector provided that the clusters(s) are spaced no more than seventy-five (75) feet on center (o.c.) measured from the center of the cluster. The HOA will irrigate and maintain said trees located in the common area.

Property outside the Homestead PDD boundary and adjacent to Unit 7B & 13 is zoned General Business (GB). Screening between Unit 7B & Unit 13 and the adjacent out parcel is provided by landscaped buffers. These landscape buffers include natural grades up to 3:1, up to five feet (5) high, and provide fifteen feet (15') of horizontal buffer. Due to the topographic conditions some of the 3:1 grades extend outside of the 15' horizontal buffer within units 7B & 13 and provide additional vertical buffering between the Units 7B & 13 and the out parcel. Landscape requirements will adhere to the current UDC.

**C. Fencing and Screening (Section 21.9.8)**

Fencing will be provided along the entire perimeter of Units 7B, Unit 13, and Unit 18. Fencing along the perimeter shall consist of a six (6) foot wood fence with masonry columns. The fence shall be maintained by the Homestead Homeowners Association and will be composed of one inch by four inch (1"x 4"), six feet (6') tall, vertical cedar planks without gaps between planks, with a top rail. The smooth side of any wood fence shall face out, with framing facing the interior of the lot. The wood fence may be sealed or stained. No wood fencing shall be painted.

## **V. Signs (Article 11)**

### **A. Subdivision Entry Signs (Section 21.11.15)**

The provisions of this section shall only apply to entry signs that identify the residential or commercial development associated with this PDD and include the Primary Subdivision Entry Signs, Secondary Subdivision Entry Signs, Wayfinding Signs, Recreation Center Signs and the Deerhorn Park ID Sign.

Subdivision Entry Signs may be categorized into two types, being Primary Subdivision Entry Signs and Secondary Subdivision Entry Signs. Both entry signs are a combination of masonry and metal in building material with insets and letters incorporated into them. The Project Entry Sign will be located at the primary entrance into the subdivision located on I-35 access road.

#### **1. Maximum Height**

Project Entry Signs:

Secondary Subdivision Entry Signs will be located on both sides of a secondary development entrance in the local road right-of-way and/or open spaces between Unit 8 and Unit 7B and 18. These two signs will be single-faced with a height of two feet, six inches (2' 6"). The signs will be attached to an entry monument.

#### **2. Maximum Area**

Project Entry Signs:

Secondary Subdivision Entry Signs will be located on both sides of a secondary development entrance in the local road right-of-way and/or open spaces between Unit 8 and Unit 7B and 18 will allow for a maximum sign area not to exceed twenty-five (25) square feet per sign and may consist of lettering or logo, or a combination of both.

#### **3. Maximum Number of Signs**

Project Entry Signs:

Two Secondary Subdivision Entry Signs will be located on both sides of a secondary development entrance in the local road right-of-way and/or

open spaces between Unit 8 and Unit 7B and 18.

#### **4. Placement of Sign**

Project Entry Signs:

Secondary Subdivision Entry Signs will be located on both sides of a secondary development entrance in the local road right-of-way and/or open spaces between Unit 8 and Unit 7B and 18.

### **VI. Amendments to the Planned Development District (PDD)**

Any significant future changes from the established Dimensional Requirements for the approved PDD, which alter the concept of the PDD or increase the density, will cause the plan to be re-submitted for approval by the Planning & Zoning Commission and the City Council, including a new public hearing with applicable fees. Minor changes which do not change the concept or intent of the development shall be approved or denied administratively.



SITE A

SITE AREA: 10.03 ACRES  
UNIT TOTAL: 120  
UNITS/ACRE: 12.0 DU/AC.  
CURRENT ZONING: TOWNHOME  
PROPOSED ZONING: TOWNHOME/MF RESIDENTIAL DISTRICT

**BUILDING TYPES**  
2-STORY RESIDENTIAL TOWNHOME  
BLDG. A: 2 UNITS  
BLDG. B: 3 UNITS  
BLDG. C: 4 UNITS  
BLDG. D: 5 UNITS

**UNIT MIX**  
UNIT 1 - 2 BR: 41 UNITS, 34%  
1,180 SF  
UNIT 2 - 3 BR: 79 UNITS, 66%  
1,565 SF

**PARKING REQUIRED**  
2 SPACES PER 2 BR UNIT  
2.5 SPACES PER 3 BR UNIT  
ADDITIONAL 5% OF REQUIRED SPACES FOR GUESTS  
2BR - 41 UNITS: 82 SPACES  
3BR - 79 UNITS: 197.5 SPACES  
GUESTS: 6 SPACES  
TOTAL: 286 SPACES REQUIRED

**PARKING PROVIDED**  
291 SPACES  
(INCLUDES 2 SPACES PER UNIT IN GARAGES)

**IMPERVIOUS COVER**  
6.90 AC. (69%) PROVIDED  
MAXIMUM IMPERVIOUS COVER  
PER CODE: 70%

**LANDSCAPE OPEN SPACE**  
3.01 AC. (30%) PROVIDED  
MINIMUM LANDSCAPE  
OPEN SPACE PER CODE: 20%

ADJACENT PARCEL -  
OPEN SPACE/TRAILS



SITE A (UNIT 13) CONCEPT SITE PLAN





SITE B

SITE AREA: 4.47 ACRES  
UNIT TOTAL: 52  
UNITS/ACRE: 11.6 DU/AC.  
CURRENT ZONING: COMMERCIAL  
PROPOSED ZONING: TOWNHOME/MF RESIDENTIAL DISTRICT

**BUILDING TYPES**  
2-STORY RESIDENTIAL TOWNHOME  
BLDG. A: 2 UNITS  
BLDG. B: 3 UNITS  
BLDG. C: 4 UNITS  
BLDG. CX: 4 UNITS  
BLDG. DX: 5 UNITS

**UNIT MIX**  
UNIT 1 - 2 BR: 17 UNITS, 33%  
1,180 SF  
UNIT 2 - 3 BR: 35 UNITS, 67%  
1,565 SF

**PARKING REQUIRED**  
2 SPACES PER 2 BR UNIT  
2.5 SPACES PER 3 BR UNIT  
ADDITIONAL 5% OF REQUIRED SPACES FOR GUESTS  
2BR - 17 UNITS: 34 SPACES  
3BR - 33 UNITS: 87.5 SPACES  
GUESTS: 2.6 SPACES  
TOTAL: 125 SPACES REQUIRED

**PARKING PROVIDED**  
125 SPACES (INCLUDES 2 SPACES PER UNIT IN GARAGES)

**IMPERVIOUS COVER**  
2.61 AC. (58%) PROVIDED  
MAXIMUM IMPERVIOUS COVER PER CODE: 70%

**LANDSCAPE OPEN SPACE**  
1.86 AC. (42%) PROVIDED  
MINIMUM LANDSCAPE OPEN SPACE PER CODE: 20%

SITE C

SITE AREA: 4.12 ACRES  
UNIT TOTAL: 39  
UNITS/ACRE: 9.5 DU/AC.  
CURRENT ZONING: TOWNHOME  
PROPOSED ZONING: TOWNHOME/MF RESIDENTIAL DISTRICT

**BUILDING TYPES**  
2-STORY RESIDENTIAL TOWNHOME  
BLDG. B: 3 UNITS  
BLDG. C: 4 UNITS  
BLDG. DY: 5 UNITS  
BLDG. E: 6 UNITS

**UNIT MIX**  
UNIT 1 - 2 BR: 15 UNITS, 38%  
1,180 SF  
UNIT 2 - 3 BR: 24 UNITS, 62%  
1,565 SF

**PARKING REQUIRED**  
2 SPACES PER 2 BR UNIT  
2.5 SPACES PER 3 BR UNIT  
ADDITIONAL 5% OF REQUIRED SPACES FOR GUESTS  
2BR - 17 UNITS: 30 SPACES  
3BR - 33 UNITS: 60 SPACES  
GUESTS: 1.95 SPACES  
TOTAL: 92 SPACES REQUIRED

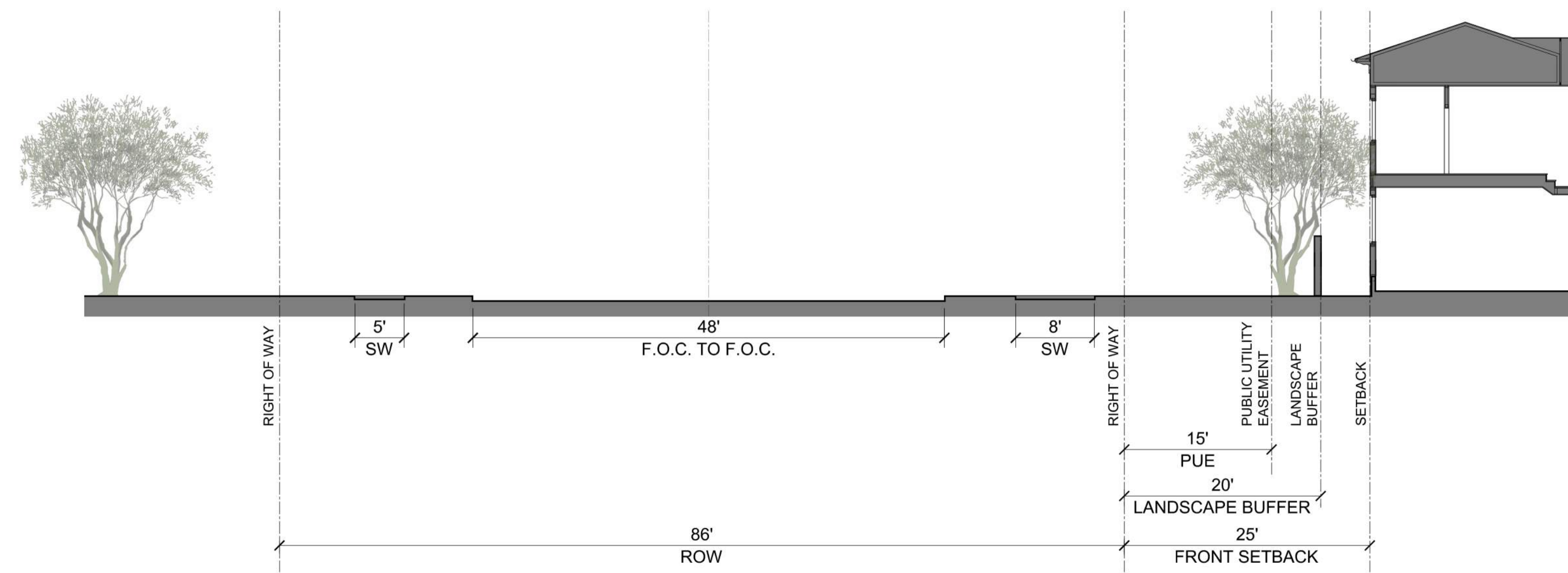
**PARKING PROVIDED**  
95 SPACES (INCLUDES 2 SPACES PER UNIT IN GARAGES)

**IMPERVIOUS COVER**  
2.08 AC. (50%) PROVIDED  
MAXIMUM IMPERVIOUS COVER PER CODE: 70%

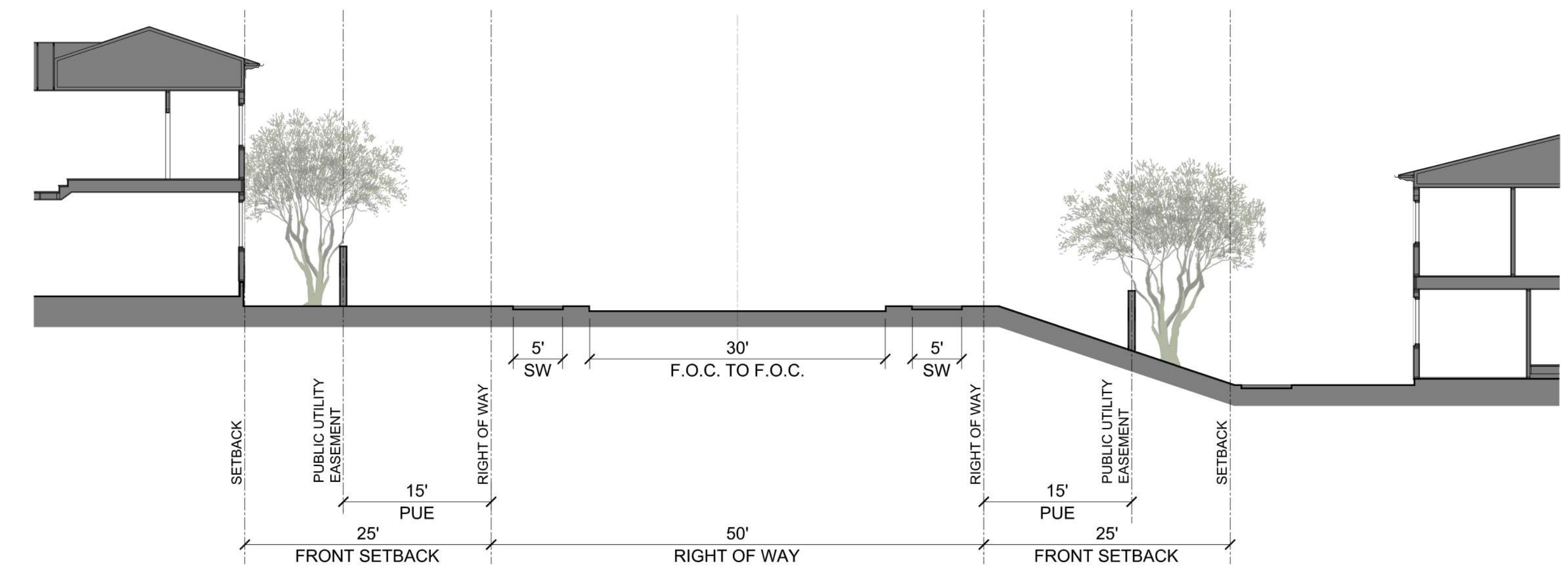
**LANDSCAPE OPEN SPACE**  
2.04 AC. (50%) PROVIDED  
MINIMUM LANDSCAPE OPEN SPACE PER CODE: 20%

SITE B (UNIT 18) AND SITE C (UNIT 7B) CONCEPT SITE PLAN

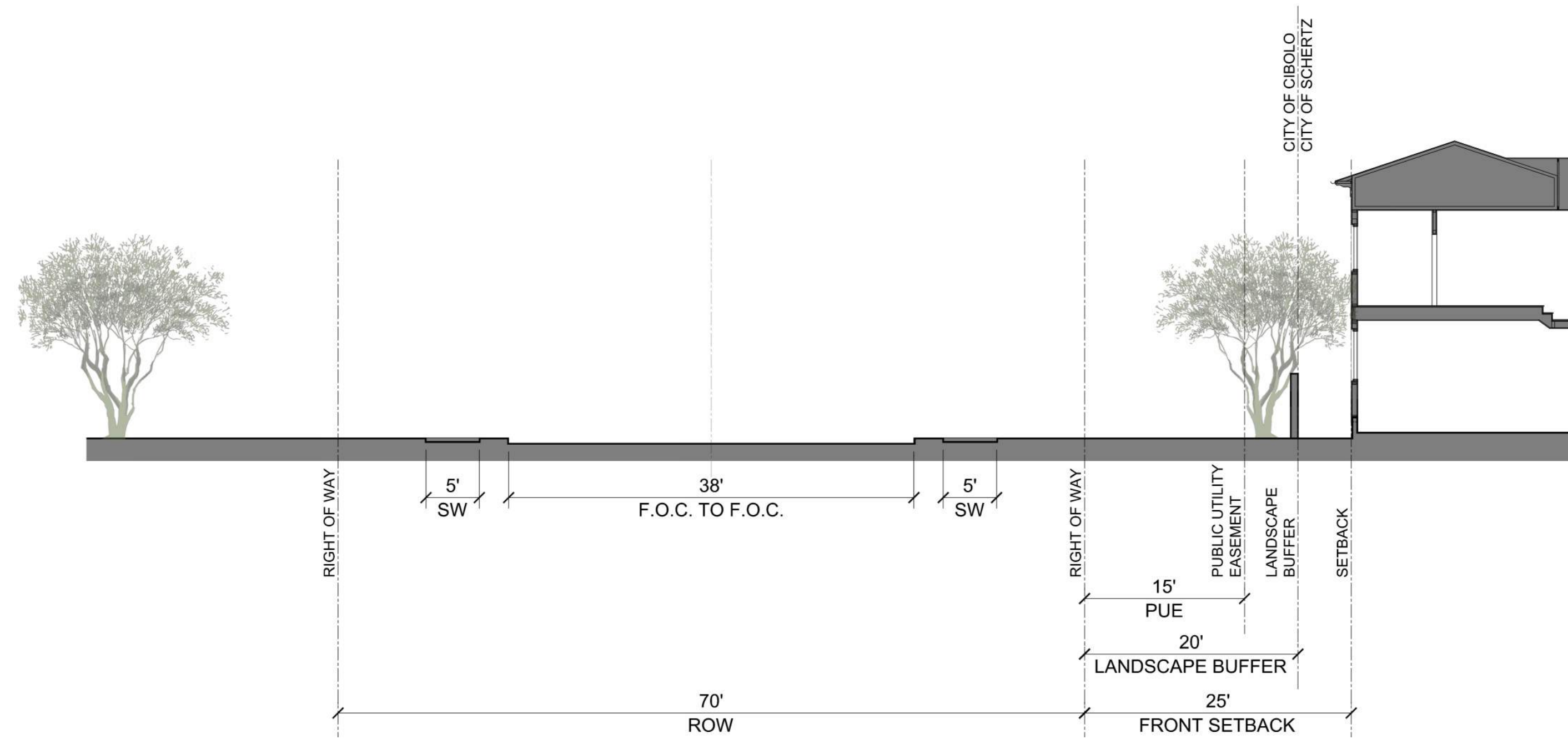




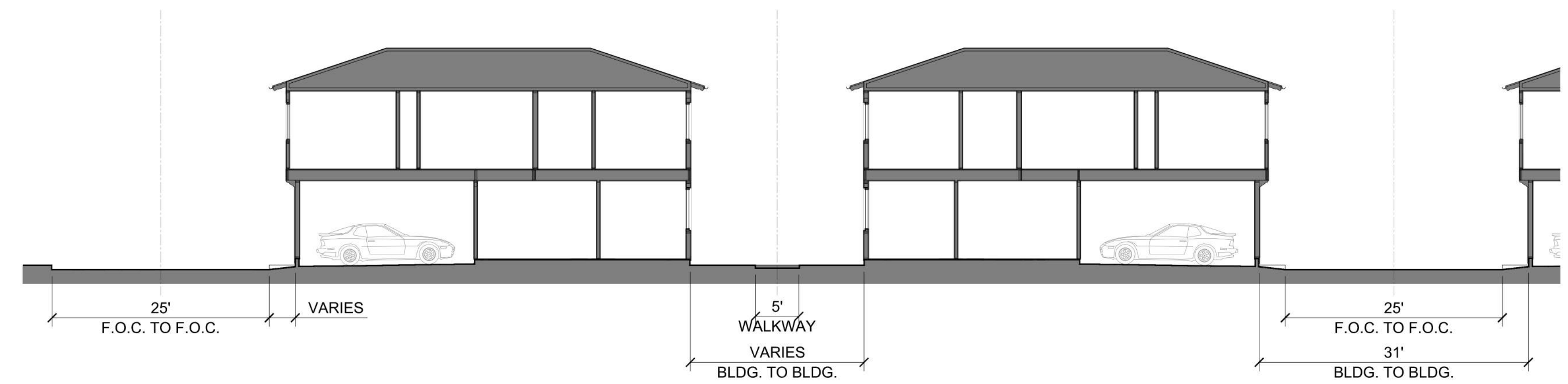
**SECTION A**  
SCHWAB ROAD (ARTERIAL)  
TYPICAL



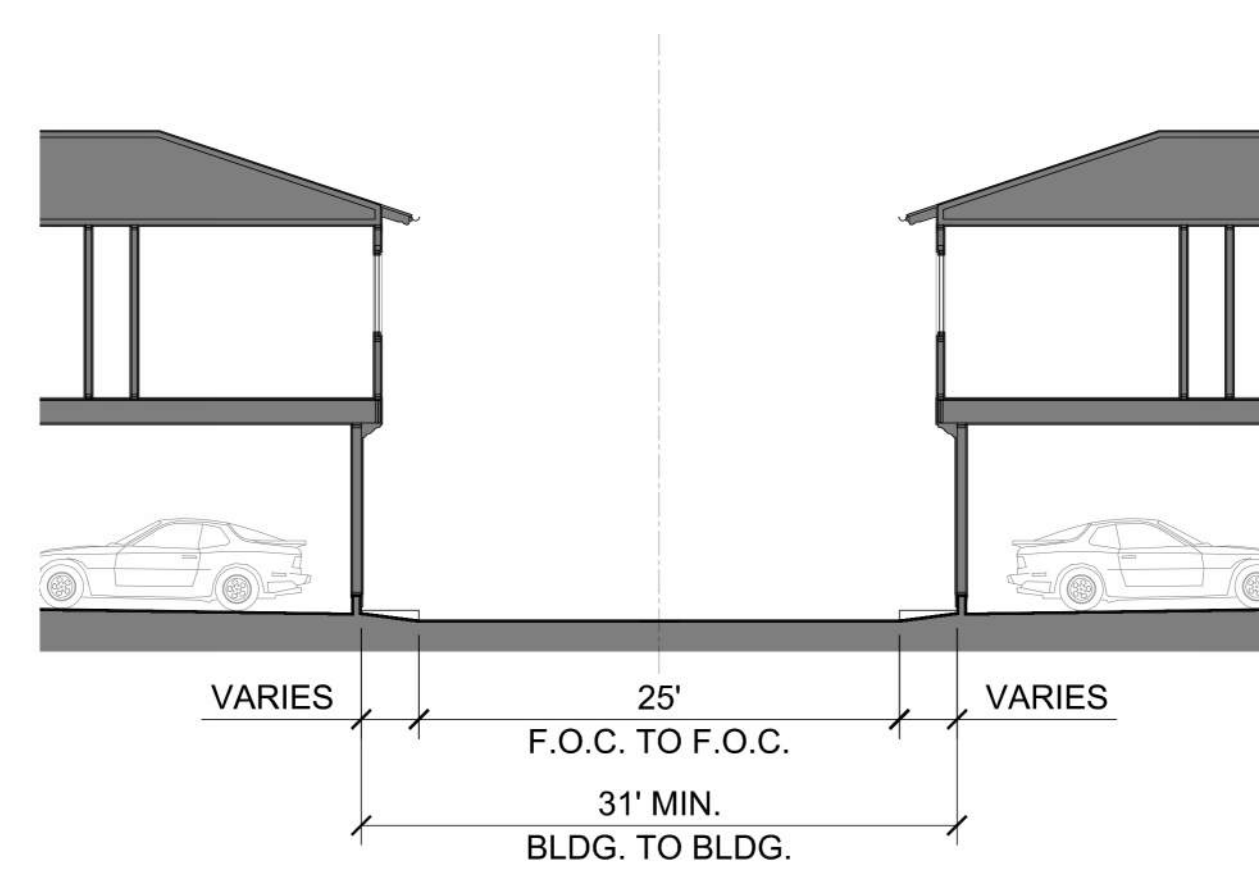
**SECTION B**  
KIMBLE WAY (LOCAL)  
TYPICAL



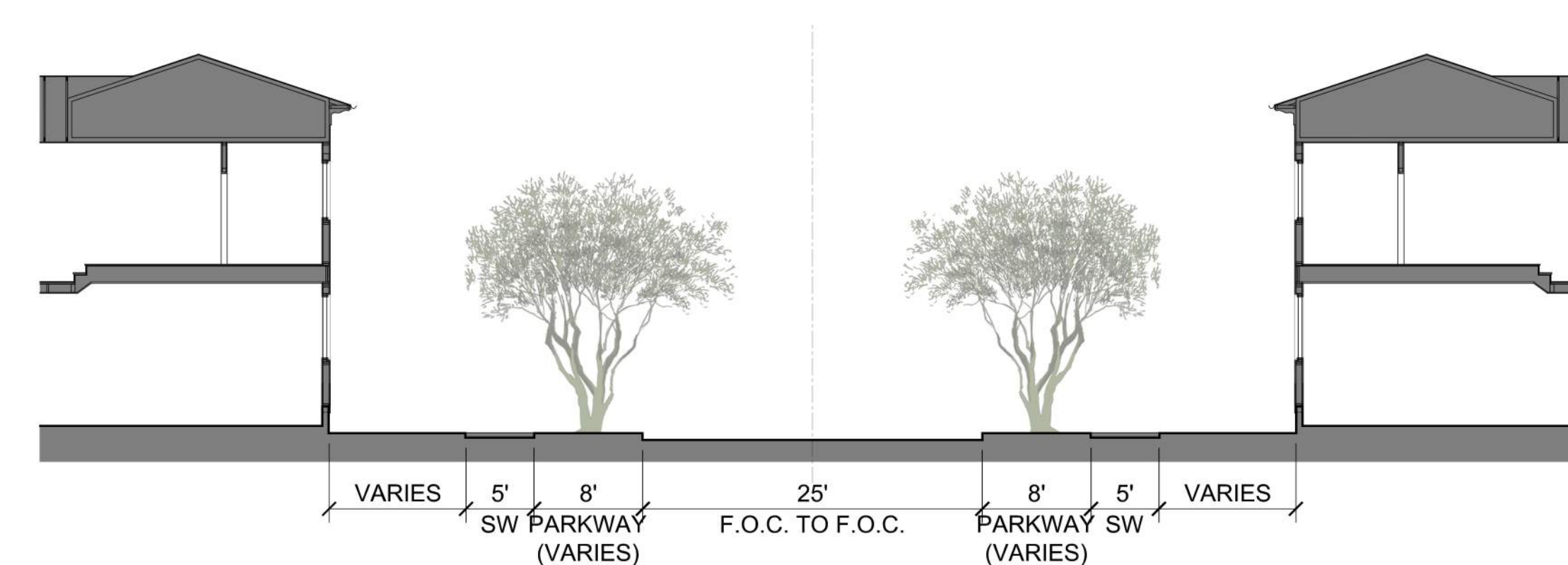
**SECTION C**  
SUNDOWN PARKWAY (COLLECTOR)  
TYPICAL



**SECTION D**  
TYPICAL

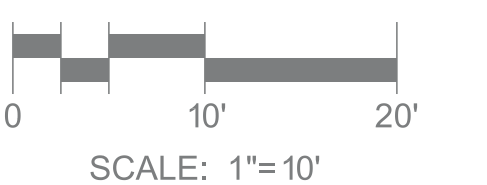


**SECTION E**  
TYPICAL



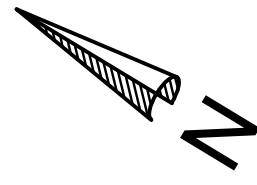
**SECTION F**  
TYPICAL

## SITE SECTIONS





# Exhibit D



PROPOSED ZONING FOR ALL PROPERTY WITHIN THE LIMITS OF THIS MASTER DEVELOPMENT IS PLANNED DEVELOPMENT DISTRICT (PDD).

## LEGEND

— BOUNDARY  
- - - RIGHT - OF -WAY  
- - - UNIT LIMITS

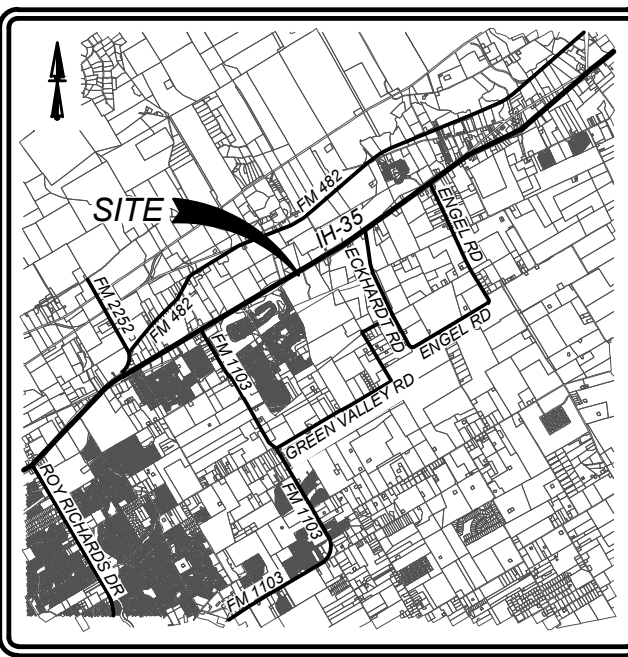
- - - EXISTING CONTOURS

OPEN SPACE/DRAINAGE ESMT

PARK

## NOTES:

- ALL INTERNAL STREETS WITHIN THE M.D.P. LIMITS ARE LOCAL STREETS, COLLECTOR STREETS OR SECONDARY ARTERIALS.
- UTILITY SERVICE PROVIDED BY THE FOLLOWING ENTITIES:  
WATER SERVICE CITY OF SCHERTZ/GVSUD  
SEWER SERVICE CITY OF SCHERTZ  
TELEPHONE SERVICE AT&T  
CABLE TELEVISION SPECTRUM  
GAS CENTERPOINT  
ELECTRIC NBU, GVEC
- THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS ESTABLISHED BY PDD ZONING.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM (N.A.D.) OF 1983.
- THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE FINAL ALIGNMENT. ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.
- ALL PRIVATE OPEN SPACE, COMMON LOTS, GREENBELTS, DRAINAGE EASEMENT, ETC. (LOT 900 BLOCK 1, LOT 900 BLOCK 3, LOT 900 BLOCK 4, LOT 900 BLOCK 5, LOT 900 BLOCK 6, LOT 900 BLOCK 7, LOT 900 BLOCK 8, LOT 900 BLOCK 9, LOT 900 BLOCK 10, LOT 900 BLOCK 11, LOT 900 BLOCK 12, LOT 900 BLOCK 13, LOT 900 BLOCK 14, LOT 900 BLOCK 15, LOT 900 BLOCK 16, LOT 900 BLOCK 17, LOT 900 BLOCK 18, LOT 900 BLOCK 19, LOT 900 BLOCK 20, LOT 900 BLOCK 21, LOT 900 BLOCK 22, LOT 900 BLOCK 23, LOT 900 BLOCK 24, LOT 900 BLOCK 25, LOT 900 BLOCK 26, LOT 900 BLOCK 27, LOT 900 BLOCK 28, LOT 900 BLOCK 29, LOT 900 BLOCK 30, LOT 900 BLOCK 31, LOT 900 BLOCK 32 ARE THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SCHERTZ.
- ACCORDING TO FLOOD INSURANCE RATE MAPS 48091C040F, DATED SEPTEMBER 2, 2009, 4817C0090F, DATED NOVEMBER 2, 2007, & 4818C0230F, DATED NOVEMBER 2, 2007, A PORTION OF THE PROJECT SITE IS LOCATED IN ZONE A, AND IS WITHIN THE 100-YEAR FLOODPLAIN.
- ALL ISLANDS PROVIDED WITHIN STREET ROW SHALL BE DESIGNATED ON THE PLAT AND SHALL BE DEDICATED BY THE DEVELOPER OR ITS SUCCESSORS AND/OR ASSIGNS AND A PLAT NOTE SHALL BE PROVIDED WHICH IDENTIFIES MAINTENANCE OF ISLANDS AS THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSORS AND/OR ASSIGNS. ANY ISLANDS THAT ARE NOT MAINTAINED IN ACCORDANCE WITH THE CITY OF SCHERTZ UDC MAY BE REMOVED BY THE CITY AND SHALL BE REMOVED AT THE EXPENSE OF THE DEVELOPER OR ITS SUCCESSORS AND/OR ASSIGNS AFTER DUE NOTICE AND THE WRITTEN RECOMMENDATION BY THE CITY ENGINEER AND FIRE DEPARTMENT.
- THE SCUCISD SITE LOCATED ON THE PDD IS SHOWN FOR LOCATION PURPOSES ONLY AND IS NOT PART OF THE OVERALL HOMESTEAD PLANNED DEVELOPMENT DISTRICT.
- LOT 1 BLOCK 34 IS AN EXISTING CITY OF SCHERTZ WASTEWATER LIFT STATION.



LOCATION MAP  
NOT TO SCALE

## HOMESTEAD SUBDIVISION (NORTEX) MASTER DEVELOPMENT PLAN

ORIGINAL LEGAL DESCRIPTION:  
BEING A 433.43 ACRE TRACT OF LAND OUT OF THE J.F. ZEPEDA SURVEY NO. 257, ABSTRACT 685, J.F. ZEPEDA SURVEY NO. 257, ABSTRACT 471, C.M. GAGHAN SURVEY NO. 258, ABSTRACT 182, C.M. GAGHAN SURVEY NO. 258, ABSTRACT 142, P. SAN MIGUEL SURVEY NO. 258, ABSTRACT 227, STATE SURVEY, ABSTRACT TATEZ AND BEING OUT OF THE REMAINING PORTION OF A 118.88 ACRE TRACT OF LAND, KNOWN AS TRACT I-1, A 32.6 ACRE TRACT OF LAND, KNOWN AS TRACT I-2, AN APPROXIMATE 4.0 ACRE TRACT OF LAND, KNOWN AS TRACT I-3, THE REMAINING PORTION OF A 76.358 ACRE TRACT OF LAND, KNOWN AS TRACT I-4, THE REMAINING PORTION OF A 10.608 ACRE TRACT OF LAND, KNOWN AS TRACT I-5, A 148.57 ACRE TRACT OF LAND, KNOWN AS TRACT I-6, A PORTION OF THE 149.5 ACRE TRACT OF LAND, KNOWN AS TRACT I-7, A 130.3 ACRE TRACT OF LAND, KNOWN AS TRACT I-8, A 2.328 ACRE TRACT OF LAND, KNOWN AS TRACT I-9, A 0.357 OF AN ACRE TRACT OF LAND, KNOWN AS TRACT I-10 AS CONVEYED TO NAN NORTEX, LTD. OF RECORD IN DOCUMENT NUMBER 20110600950 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, AND A PORTION OF THE 100 ACRE TRACT OF LAND, KNOWN AS TRACT II, CONVEYED TO NAN MANAGEMENT, LLC, OF RECORD IN DOCUMENT NUMBER 20110600952 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, 128.24 ACRES, BEING SITUATED IN COMAL COUNTY, TEXAS AND 307.19 ACRES, BEING SITUATED IN GUADALUPE COUNTY, TEXAS.

ADD A 1.645 ACRES - TRACT 3

A 1.645 ACRE TRACT OF LAND, BEING OUT OF THE PEDRO SAN MIGUEL SURVEY NO. 256, ABSTRACT 227 OF GUADALUPE COUNTY AND A 522.18 ACRE TRACT OF LAND CONVEYED TO IIF N-T OWNER, LP OF RECORD IN DOCUMENT NUMBER 201406044206, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, SUBTRACT A 0.0029 - TRACT 2

A 0.0029 OF AN ACRE TRACT OF LAND, BEING OUT OF THE PEDRO SAN MIGUEL SURVEY NO. 256, ABSTRACT 227 OF GUADALUPE COUNTY AND A 522.18 ACRE TRACT OF LAND CONVEYED TO IIF N-T OWNER, LP OF RECORD IN DOCUMENT NUMBER 201406044206, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, ADD A 5.202 ACRES - TRACT 3

A 5.202 OF AN ACRE TRACT OF LAND, BEING OUT OF THE PEDRO SAN MIGUEL SURVEY NO. 256, ABSTRACT 227 OF GUADALUPE COUNTY AND A 522.18 ACRE TRACT OF LAND CONVEYED TO IIF N-T OWNER, LP OF RECORD IN DOCUMENT NUMBER 201406044206, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, SUBTRACT A 0.711 OF AN ACRE - TRACT 4

A 0.711 OF AN ACRE TRACT OF LAND, BEING OUT OF THE PEDRO SAN MIGUEL SURVEY NO. 256, ABSTRACT 227 OF GUADALUPE COUNTY AND A 522.18 ACRE TRACT OF LAND CONVEYED TO IIF N-T OWNER, LP OF RECORD IN DOCUMENT NUMBER 201406044206, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS

TOTAL ACREAGE: 439.57AC.

Line Table				Line Table				Line Table			
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	175.94	N29° 48' 58.78"W	L22	352.48	S54° 38' 28.80"W	L48	39.32	S17° 23' 35.47"E			
L2	40.00	N85° 27' 02.34"W	L23	50.19	S54° 38' 56.92"W	L52	116.94	N77° 03' 21.17"E			
L3	1007.77	S59° 18' 13.06"W	L24	48.37	S54° 57' 52.52"W	L54	263.38	N23° 02' 56.04"E			
L4	351.71	N30° 30' 22.76"W	L25	274.09	S51° 32' 33.13"W	L56	349.84	N51° 02' 06.59"W			
L5	86.82	N08° 30' 59.59"E	L26	16.40	S13° 21' 26.78"W	L58	277.21	N36° 47' 21.00"E			
L6	697.90	N30° 31' 02.34"W	L27	34.71	S59° 40' 23.61"W	L61	50.00	S80° 21' 06.59"W			
L7	1008.69	N09° 29' 31.95"E	L28	41.17	S52° 20' 02.64"W	L62	305.62	N29° 38' 53.41"W			
L8	232.23	S21° 27' 28.05"E	L29	1803.74	S29° 34' 30.64"E	L74	361.41	N12° 20' 23.40"W			
L9	445.47	N61° 59' 14.64"E	L30	1310.96	S29° 38' 53.41"E	L75	234.69	S77° 39' 36.69"W			
L10	1379.21	N8° 48' 52.24"W	L31	2501.48	S12° 20' 23.40"E	L76	567.84	S63° 45' 08.89"W			
L11	1666.73	S71° 52' 56.98"W	L32	501.70	S30° 56' 15.77"E	L77	241.20	S69° 18' 30.63"W			
L12	833.40	N8° 07' 03.02"W	L33	12.95	N80° 16' 12.65"E	L78	722.00	N33° 40' 58.79"W			
L13	129.96	N8° 32' 31.45"W	L34	320.81	S30° 20' 28.73"E	L79	620.77	N50° 03' 21.81"E			
L14	525.00	N15° 10' 12.44"W	L35	353.02	N69° 15' 14.89"E	L80	596.17	N79° 11' 58.59"E			
L15	961.00	N8° 48' 19.39"W	L36	60.73	N60° 11' 00.22"E	L81	1166.28	S12° 20' 23.40"E			
L16	183.94	S81° 14' 37.04"W	L37	361.64	N42° 48' 24.89"E	L82	298.01	S29° 38' 53.41"E			
L17	1118.43	S59° 43' 39.23"W	L40	62.56	N81° 20' 42.06"E						
L18	785.30	N8° 21' 01.23"W	L41	85.62	N12° 50' 38.89"W						
L19	507.39	N52° 13' 41.43"E	L42	42.08	N72° 45' 04.16"E						
L20	35.40	S60° 12' 34.72"W	L46	36.69	N8° 48' 53.33"W						
L21	2131.54	S59° 21' 40.64"W	L47	65.03	N78° 53' 45.71"E						

PROPOSED ZONING FOR ALL PROPERTY WITHIN THE LIMITS OF THIS MASTER DEVELOPMENT IS PLANNED DEVELOPMENT DISTRICT (PDD).

SCHERTZ, TEXAS  
COMAL COUNTY  
GUADALUPE COUNTY

DATE PREPARED: MAY 2022

**MALONE ★ WHEELER**  
INC. 1995

CIVIL ENGINEERING ★ DEVELOPMENT CONSULTING ★ PROJECT MANAGEMENT

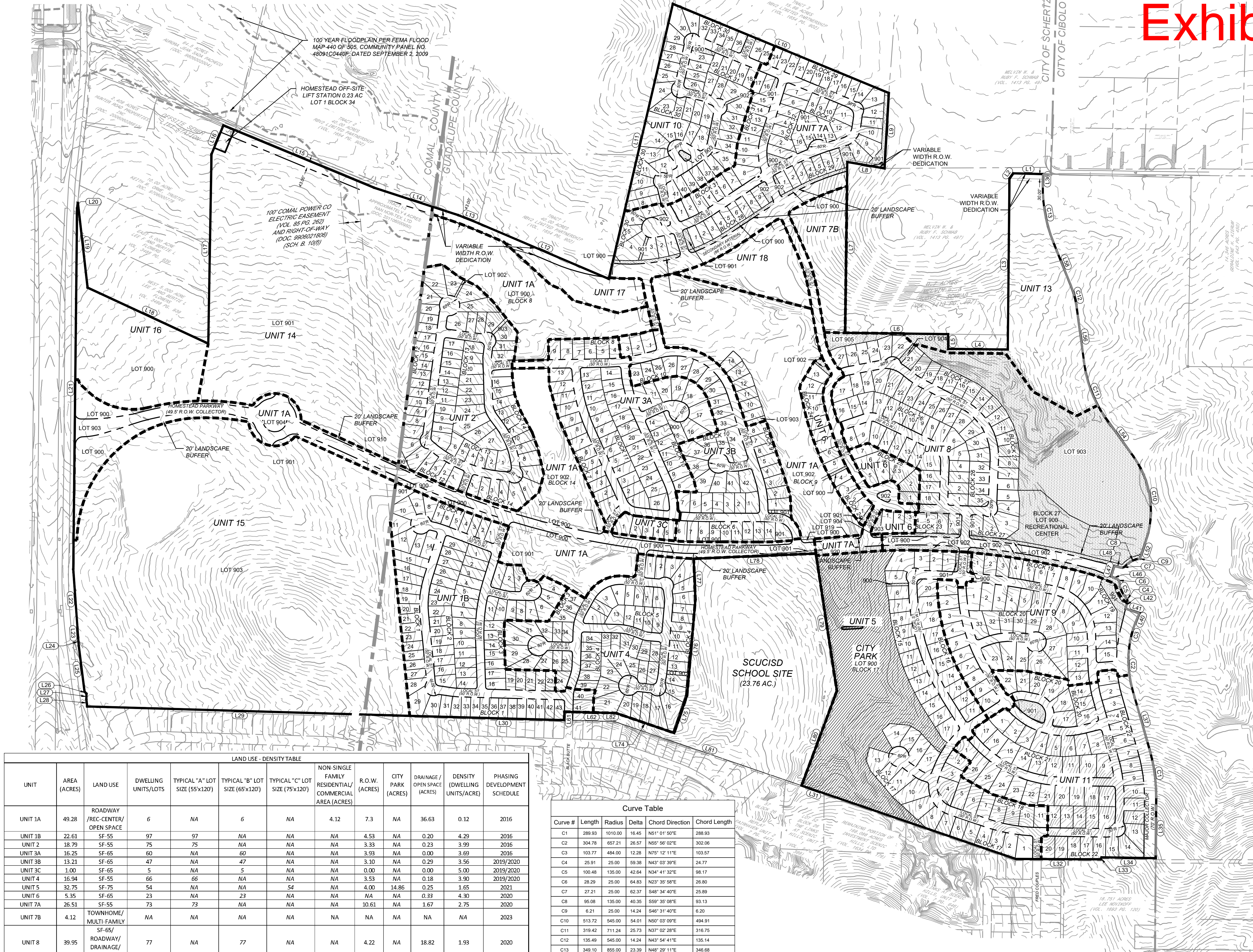
5113 Southwest Pkwy, Suite 260

Austin, Texas 78735

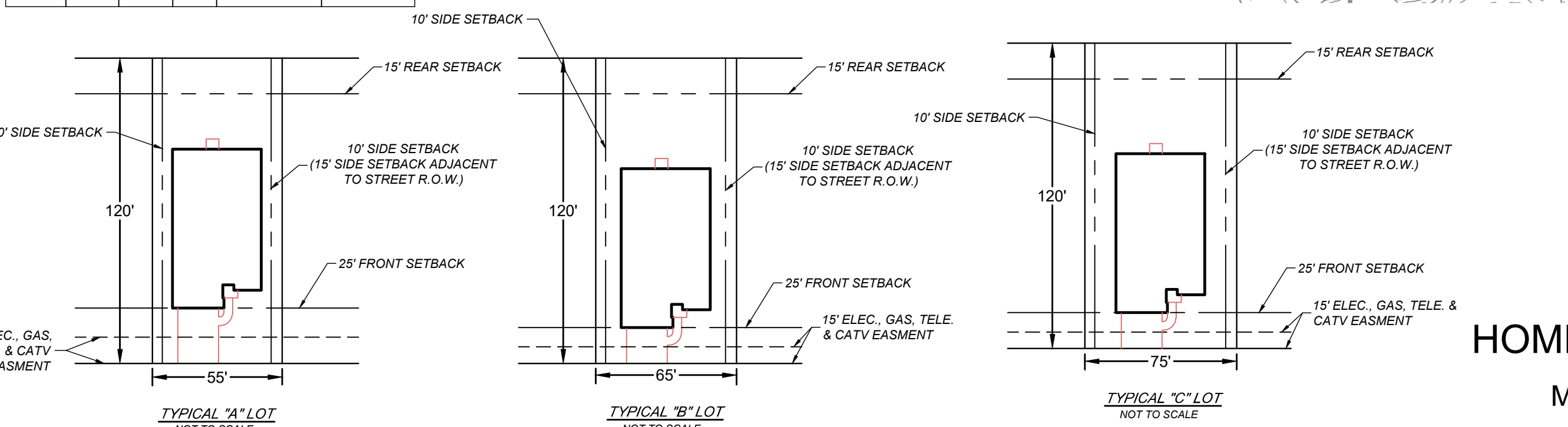
Phone: (512) 899-0601 Fax: (512) 899-0655

Firm Registration No. F-786

## HOMESTEAD SUBDIVISION MASTER DEVELOPMENT PLAN



Curve Table				
Curve #	Length	Radius	Delta	Chord Direction
C1	289.93	1010.00	16.45	N51° 01' 50"E
C2	304.79	657.21	26.57	N55° 16' 02"E
C3	103.77	484.00	12.28	N75° 12' 11"E
C4	26.91	135.00	59.98	N43° 03' 38"E
C5	100.48	135.00	42.64	N34° 41' 32"E
C6	28.29	25.00	94.83	N23° 39' 58"E
C7	27.21	25.00	62.37	S48° 34' 40"E
C8	95.06	135.00	40.35	S59° 39' 08"E
C9	6.21	25.00	14.24	S46° 31' 40"E
C10	513.72	545.00	54.01	N50° 03' 09"E
C11	319.42	711.24	25.73	N37° 02' 28"E
C12	135.49	545.00	14.24	N43° 54' 41"E
C13	349.10	855.00	23.39	N49° 29' 11"E



\* TOTAL NUMBER OF ENTITLED RESIDENTIAL LOTS WITH THIS MDP IS 750 LOTS.



**PLANNING AND ZONING COMMISSION MEETING: 08/24/2022**  
**Agenda Item 5 C**

TO: Planning and Zoning Commission  
 PREPARED BY: Emily Delgado, Senior Planner  
 CASE: PLUDC20220135  
 SUBJECT: PLUDC20220135 Hold a public hearing, consider and make a recommendation on amendments of Part III, Schertz Code of Ordinances, Unified Development Code (UDC), to Article 5, Section 21.5.11- Specific Use Permit (SUP), Article 9, Section 21.9.7- Landscaping, and Article 10, Section 21.10.4- Schedule of off-street parking requirements

**GENERAL INFORMATION:**

As stated in the Unified Development Code (UDC), City Council from time to time, on its own motion, or at the recommendation of City staff amend, change, or modify text in any portion of the UDC to establish and maintain stable and desirable development. It is generally considered good practice to periodically review and update the development regulations due to changing conditions, community goals, and/or State and Federal regulations.

The proposed UDC amendments include modifications to the following Articles and Subsections:

- Article 5, Section 21.5.11- Specific Use Permit (SUP); to remove the requirement for an accompanying Site Plan application
- Article 9, Section 21.9.7- Landscaping; to modify the regulations for landscaping for commercial and multi-family development to allow developers to be able to select two of the approximately 11 requirements they do not have to meet.
- Article 10, Section 21.10.4- Schedule of off-street parking requirements; to modify the parking ratio requirement for Multifamily, Duplex, Two-Family, Condominium Or Other Similar Use

**PROPOSED AMENDMENTS**

Staff is proposing modifications to the following UDC Articles and Sections:

UDC Section	Current Requirements	Proposed Amendment
Article 5, Section 21.5.11 Specific Use Permit (SUP); specifically subsection B.2:	<i>Accompanying Applications.</i> An application for a Specific Use Permit shall be accompanied by a Site Plan prepared in accordance with section 21.12.14. Approval of a Site Plan as part of a Specific Use Permit shall meet the requirements for Site Plan approval under section 21.12.14.	Proposing to remove this subsection in its entirety and no longer require a site plan application for a Specific Use Permit application.
Article 5, Section 21.5.11 Specific Use Permit (SUP); specifically subsection D.8:	The proposed use and associated Site Plan promote the health, safety or general welfare of the City and the safe, orderly, efficient and healthful development of the City;	The proposed use is to promote the health, safety or general welfare of the City and the safe, orderly, efficient and healthful development of the City;
Article 9, Section 21.9.7 Landscaping	Currently commercial and multifamily projects have approximately 11 requirements for landscaping that have to be met (excluding size and species requirements).	This amendment allows developers to select two of those provisions they do not have to meet.

Article 10, Section 21.10.4 Schedule of off-street parking requirements; specifically for "Multifamily, Duplex, Two-Family, Condominium Or Other Similar Use"	1.5 spaces per 1 bedroom unit 2 spaces per 2 bedroom unit 2.5 spaces per 3+ bedroom unit Plus additional guest parking provided at a ratio of 5% of required spaces	1.5 spaces for 1-2 bedroom units 2 spaces for 3+ bedroom units Plus additional guest parking provided at a ratio of 5% of required spaces
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#### **STAFF ANALYSIS AND RECOMMENDATION:**

Staff is proposing to remove the requirement for an applicant to submit a Site Plan application with a Specific Use Permit due to the time and cost investment for the applicant this requirement causes. By removing the Site Plan application requirement it will allow a property owner the ability to submit for a Specific Use Permit to see if their desired land use would be allowed by City Council without having to go through full design and engineering at risk. If the Specific Use Permit were to be approved by City Council, the applicant would then be required to follow the standard development process to include the Site Plan to ensure compliance with all City regulations.

It is not uncommon for specific site constraints to make it difficult for developers to meet every landscaping requirement for commercial and multi-family sites. This might be due to a significant number of easements across the front of the property or an oddly shaped lot making it difficult to provide all of the trees or operational issues making landscaping islands a problem. This change allows developers to select two of the approximately 11 requirements (exclusive of size and species requirements) that they do not have to be met. This is part of a push to provide greater flexibility.

The last proposal included within this UDC Amendment is to modify the current parking ratio for "Multifamily, Duplex, Two-Family, Condominium or Other Similar Use". The proposed UDC text would decrease the requirements for 2 bedroom and 3+ bedroom units. This proposal is to provide more flexibility for developers and to decrease the overall parking areas that would be required. No other modifications to the Schedule of Off-Street Parking Requirements table are proposed at this time.

Staff recommends approval of the amendments to the Unified Development Code (UDC) for the indicated subsections within Article 5, 9, and 10 as presented.

#### **COMMISSIONERS CRITERIA FOR CONSIDERATION:**

The Planning and Zoning Commission in making a recommendation to City Council on the proposed Unified Development Code Amendment. In considering action on a UDC Amendment, the Commission should consider the criteria within UDC, Section 21.4.7 D:

1. The proposed amendment promotes the health, safety, or general welfare of the City and the safe, orderly, efficient and healthful development of the City;
2. An amendment to the text is consistent with other policies of this UDC and the City;
3. Any proposed amendment is consistent with the goals and objectives of this UDC and the City; and
4. Other criteria which, at the discretion of the Planning and Zoning Commission and the City Council, are deemed relevant and important in the consideration of the amendment.

**PLANNING AND ZONING COMMISSION MEETING: 08/24/2022**  
**Agenda Item 6 A**

TO: Planning and Zoning Commission  
PREPARED BY: Megan Harrison, Planner  
CASE: PLRP20220129  
SUBJECT: PLRP20220129 Consider and act upon a request for approval of a replat of the Building Hope Charter School Subdivision Lot 1, Block 1 to create Lot 2 and Lot 3 Block 1, an approximately 11.2 acre tract of land located southwest of the intersection of IH 35 and Fairlawn Avenue, City of Schertz, Comal and Guadalupe County, Texas.

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**GENERAL INFORMATION:**

Owner: Riverwalk Education Foundation INC DBA School of Science and Technology  
Applicant: Livier Corona, KCI Technologies, Inc.

**APPLICATION SUBMITTAL DATE:**

Date:	Application Submittal Type:
August 16, 2022	Replat Application

**ITEM SUMMARY:**

The applicant is proposing to replat the Building Hope Charter School Subdivision Lot 1, Block, to establish two (2) buildable lots, Lot 2 an approximately 3.3 acre tract of land and Lot 3 an approximately 6.7 acre tract of land will create the Building Hope Charter School Lot 2 and Lot 3, Block 1 Subdivision.

The Building Hope Charter School Subdivision Final Plat was approved on December 9, 2020 by the Planning and Zoning. The final plat was recorded in Comal County on January 11, 2021.

**GENERAL LOCATION AND SITE DESCRIPTION:**

The property is located southwest of the intersection of IH 35 and Fairlawn Avenue.

**ACCESS AND CIRCULATION:**

The proposed Lot 2 and Lot 3 of the Building Hope Charter School will have access to Fairlawn Avenue and Technology Avenue. TxDOT will not allow the subdivision to have access to IH 35 given the location of the intersection to Fairlawn Avenue.

**TREE MITIGATION AND PRESERVATION:**

The applicant will be responsible for complying with Unified Development Code (UDC), Section 21.9.9 Tree Preservation and Mitigation. The applicant has submitted a signed tree affidavit indicating the subject property does have Protected and Heritage Class trees on site. During the site plan process staff will review the tree preservation plan to ensure they are in compliance with the UDC.

**PUBLIC SERVICES:**

The site will be serviced by the City of Schertz water and sewer, Cibolo Creek Municipal Authority, CPS, CenterPoint Energy, Spectrum, and AT&T.

**PUBLIC IMPROVEMENTS:**



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

Water: The site will be serviced by the City of Schertz through a 12-inch water line that will extend from Fairlawn Avenue, down Technology Avenue and to the site.

Sewer: The site will be serviced by the City of Schertz through an 8-inch sewer line that will extend from Fairlawn Avenue, down Technology Avenue and to the site. Additionally, sidewalks along the IH35 frontage will be installed.

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

Sidewalks, Hike and Bike Trails: The applicant will be providing sidewalks along Fairlawn Avenue as well as Technology Avenue and will be designed to meet the City of Schertz specifications.

Road Improvements: The plat will be dedicating 1.163 acres of land as right-of-way in order to construct the Master Thoroughfare Plan roadway to be known as Technology Avenue. With the construction of Technology Avenue they will be constructing curb, gutter, and sidewalk.

**STAFF ANALYSIS AND RECOMMENDATION:**

The replat is to take the existing Building Hope Charter School Subdivision, Lot 1 Block 1, and create two (2) buildable lots, known as the Building Hope Charter School Subdivision Lot 2 and Lot 3, Block 1. The replat is consistent with applicable requirements for the property, ordinances, and regulations. It has been reviewed by the Engineering, Fire, Public Works, and Planning Department with no objections. Therefore, Staff is recommending approval of the Building Hope Charter School Subdivision Replat as presented.

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

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

**COMMISSIONERS CRITERIA FOR CONSIDERATION:**

The Planning and Zoning Commission is the final approval authority of the proposed replat. In considering final action on a replat, the Commission should consider the criteria within UDC, Section 21.12.13.

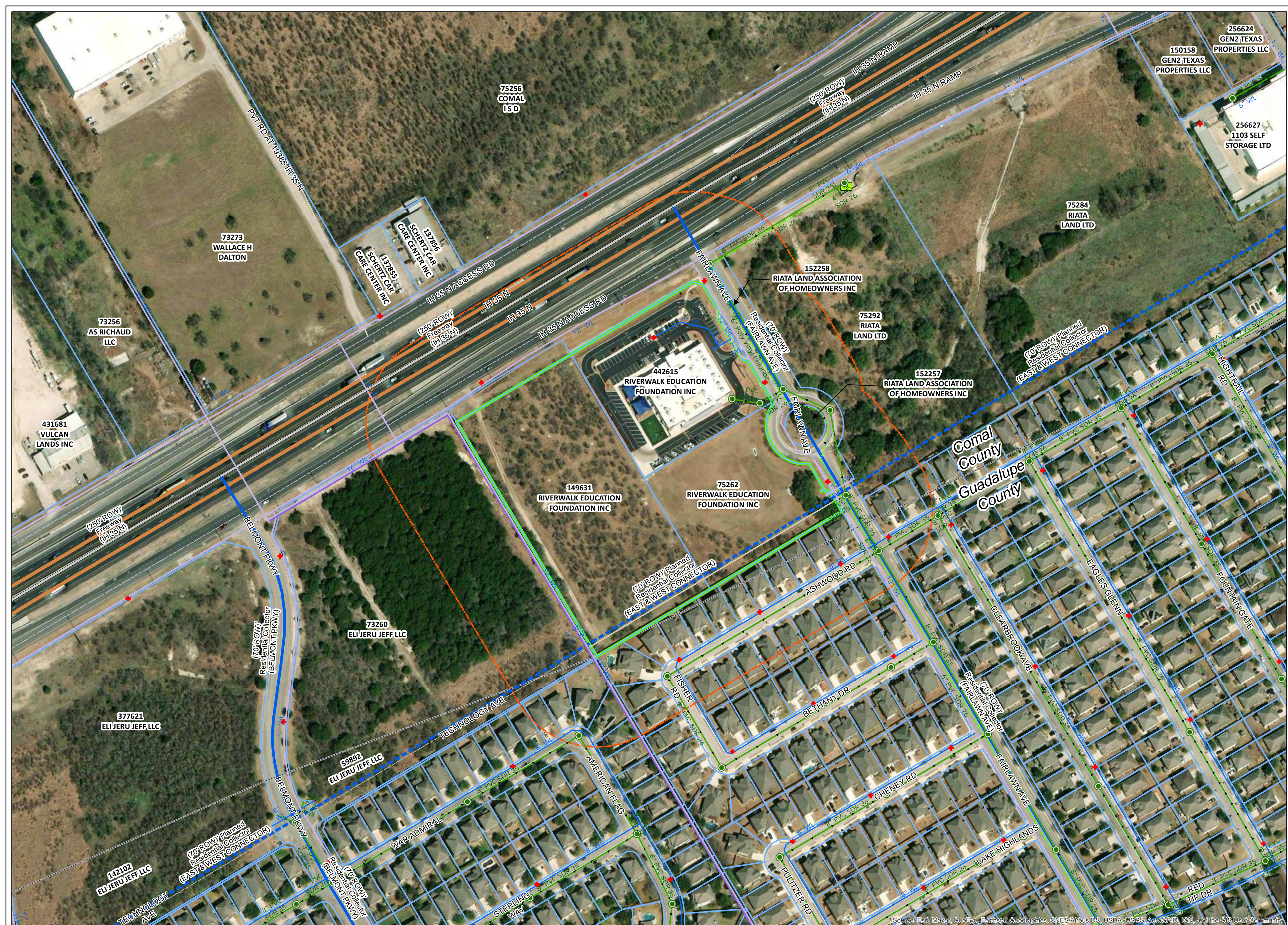
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**Attachments**

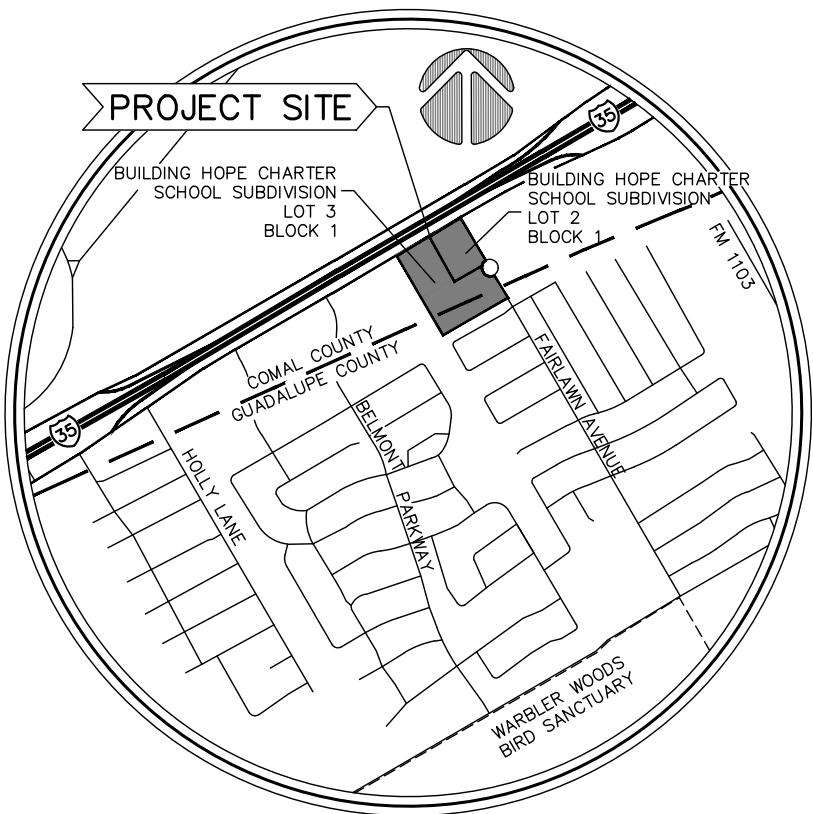
Aerial Map  
Replat Exhibit

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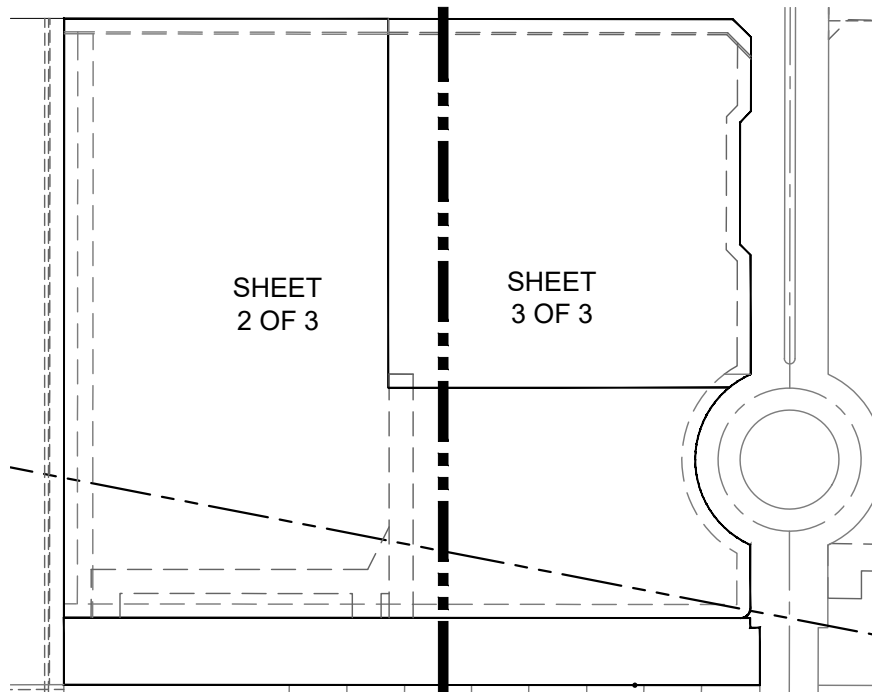








LOCATION MAP  
NOT TO SCALE



INDEX MAP  
SCALE: 1" = 200'

STATE OF TEXAS  
COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER  
JESSE F. CANTU

STATE OF TEXAS  
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR  
GARY B. NEILL

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

RIVERWALK EDUCATION FOUNDATION INC,  
5300 WURZBACH ROAD,  
SUITE 800  
SAN ANTONIO, TEXAS 78238  
(210) 957-1955

BY: FEVZI SIMSEK

TITLE:

PRINT OWNER NAME:

STATE OF TEXAS  
COUNTY OF BEXAR

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 ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

NOTARY PUBLIC

MY COMMISSION EXPIRES:

#### SURVEY NOTES:

- D.R.C.C. DENOTES DEED RECORDS, COMAL COUNTY, TEXAS  
O.R.C.C. DENOTES OFFICIAL RECORDS, COMAL COUNTY, TEXAS  
P.R.G.C. DENOTES PLAT RECORDS, GUADALUPE COUNTY, TEXAS  
M.P.R.C.C. DENOTES MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS  
D.R.G.C. DENOTES DEED RECORDS, GUADALUPE COUNTY, TEXAS
- INFORMATION SHOWN FOR ADJOINING PROPERTIES OBTAINED FROM THE COMAL AND GUADALUPE COUNTIES APPRAISAL DISTRICT WEBSITE.
- OBSERVATION BASED ON NAD83 (2011) TEXAS STATE PLAN COORDINATE SYSTEM - SOUTH CENTRAL ZONE. DISTANCES ARE SURFACE, SCALE FACTOR IS 1.00017.

#### GENERAL NOTES:

- 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 THE OWNER OR OWNERS SUCCESSORS AND/OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGN IS APPROVED BY THE CITY.
- THIS SUBDIVISION CREATES A TOTAL OF TWO BUILDABLE LOTS

#### CITY PUBLIC SERVICE NOTES:

CITY PUBLIC SERVICE NOTES: City Public Service Board (CPS Energy) is hereby dedicate the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electrical Easement", "Gas Easement", "Anchor Easement", "Service Easement", "Overhang Easement", "Utility Easement", and "Transformer Easement" for the purpose of, construction, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances; Together with the right of ingress and egress over Grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, 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 said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement areas.

Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes.

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.

#### FLOODPLAIN NOTES:

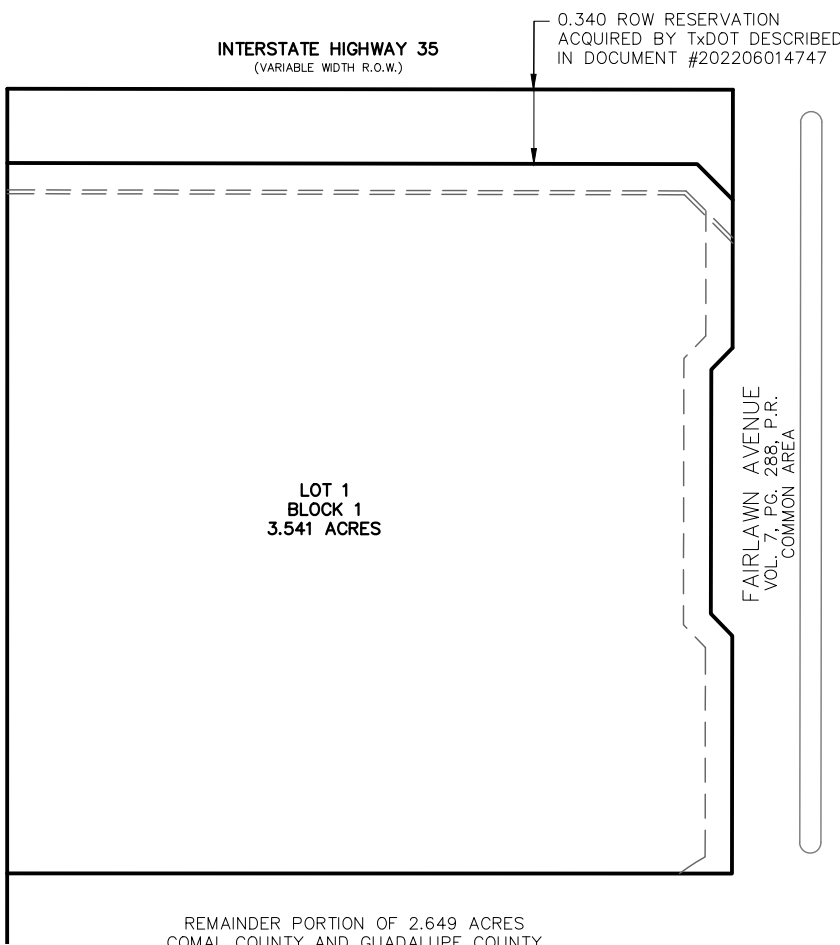
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48091C0505F, EFFECTIVE SEPTEMBER 2, 2009. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

#### 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 REGULATED AS DIRECTED BY TxDOT'S "ACCESS MANAGEMENT MANUAL". THE PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF 0 (ZERO) ACCESS POINT, TO THE STATE HIGHWAY SYSTEM 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 OWNERSHIP, 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.
- 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.
- ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE, ACCEL. LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

#### CENTERPOINT ELECTRIC NOTES:

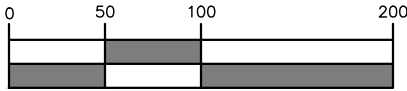
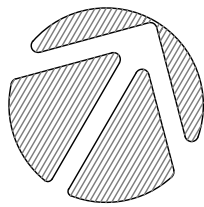
CENTERPOINT ENERGY, BY AND THROUGH ITS GAS UTILITY SYSTEM, IS HEREBY DEDICATED EASEMENTS AND RIGHT-OF-WAYS FOR GAS DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "GAS EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, AND PATROLLING SAID INFRASTRUCTURE AND SERVICE FACILITIES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND FOR THE PURPOSE OF ACCESSING ITS INFRASTRUCTURE AND SERVICE FACILITIES. CENTERPOINT ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID AREA LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER, OR MAY INTERFERE WITH THE EFFICIENCY OF GAS DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH CENTERPOINT ENERGY.



REMAINDER PORTION OF 2.649 ACRES  
COMAL COUNTY AND GUADALUPE COUNTY  
DOC. No. 202106034281 AND  
202199022142  
OWNER: RIVERWALK EDUCATION  
FOUNDATION INC

#### AREA BEING REPLATTED SCALE 1" = 100'

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 1, BLOCK 1, BUILDING HOPE CHARTER SCHOOL SUBDIVISION, RECORDED DOCUMENT #202106001651 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.



SCALE: 1" = 100'

CIVIL ENGINEERING CONSULTANTS  
d.b.a. DON DURDEN, INC.  
11550 IH 10 WEST, SUITE 395  
SAN ANTONIO, TEXAS 78230-1037  
TEL: (210) 641-9999  
FAX: (210) 641-6440  
REGISTRATION #F-2214 / #10041000

DATE: JULY 2022

JOB NUMBER: E0642102

#### OWNER:

RIVERWALK EDUCATION FOUNDATION INC,  
5300 WURZBACH ROAD,  
SUITE 800  
SAN ANTONIO, TEXAS 78238  
(210) 957-1955

#### SURVEYOR/APPLICANT:

CIVIL ENGINEERING CONSULTANTS  
11550 I.H. 10 WEST SUITE 395  
SAN ANTONIO, TEXAS 78230  
PHONE: 210-641-9999  
FAX: 210-641-6440  
CONTACT: GARY B. NEILL

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

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

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, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ A.D. AT \_\_\_\_ M., AND DULY RECORDED THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ AT \_\_\_\_ M. IN THE RECORD OF PLATS OF SAID COUNTY IN VOLUME \_\_\_\_ ON PAGE \_\_\_\_ DOC. # \_\_\_\_ IN TESTIMONY WHEREOF. WITNESS MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

\_\_\_\_ COUNTY CLERK, COMAL COUNTY, TEXAS

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, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ A.D. AT \_\_\_\_ M., AND DULY RECORDED THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ AT \_\_\_\_ M. IN THE RECORD OF PLATS OF SAID COUNTY IN VOLUME \_\_\_\_ ON PAGE \_\_\_\_ DOC. # \_\_\_\_ IN TESTIMONY WHEREOF. WITNESS MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

\_\_\_\_ COUNTY CLERK, GUADALUPE COUNTY, TEXAS

CITY ENGINEER

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

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

THIS PLAT OF THE BUILDING HOPE CHARTER SCHOOL SUBDIVISION LOTS 2 AND 3 HAS BEEN SUBMITTED AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, AND HEREBY APPROVED BY SUCH COMMISSION.

BY: \_\_\_\_\_ CHAIRMAN

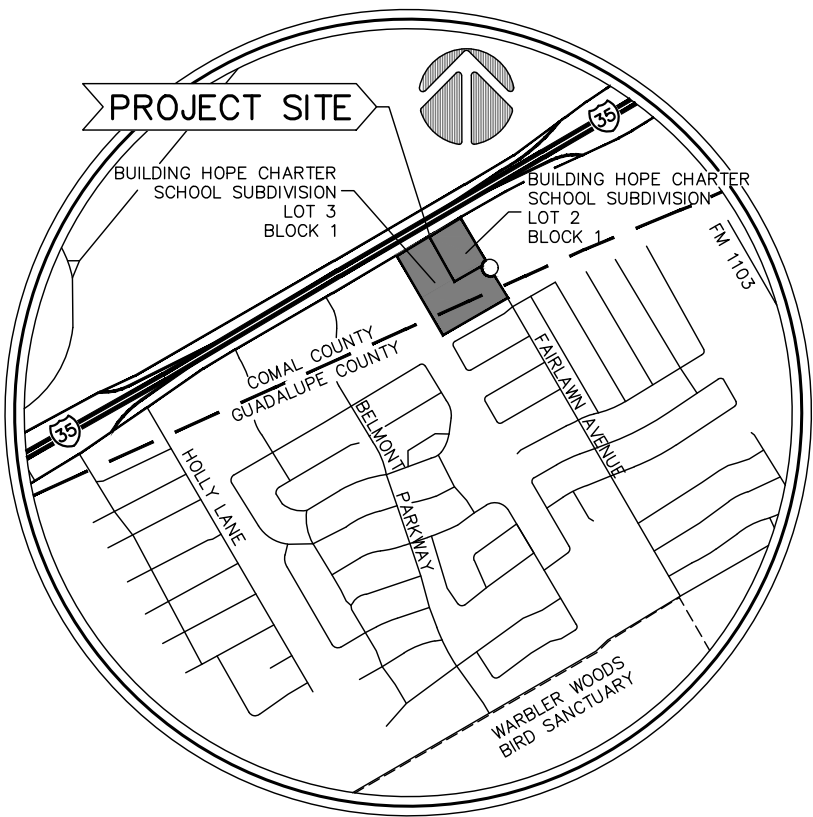
BY: \_\_\_\_\_ SECRETARY

REPLAT OF  
BUILDING HOPE CHARTER SCHOOL  
SUBDIVISION LOT 1  
ESTABLISHING  
BUILDING HOPE CHARTER SCHOOL  
SUBDIVISION LOTS 2 AND 3

BEING AN 11.19 ACRE TRACT OF LAND BEING OUT OF THAT 5.375 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT #202106034281 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY AND DOCUMENT #202199022142 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS AND BEING OUT OF THAT 5.815 ACRE TRACT OF LAND CALLED 5.85 ACRE TRACT OF LAND (INCLUDING 3.541 ACRE LOT 1, BLOCK 1, IN DOCUMENT #202106001651 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS) IN DOCUMENT #202106059651 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY AND DOCUMENT #202199039733 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY.

PREPARED JULY 2022

SHEET 1 OF 3



LOCATION MAP  
NOT TO SCALE

SURVEY NOTES:

- D.R.C.C. DENOTES DEED RECORDS, COMAL COUNTY, TEXAS  
O.R.C.C. DENOTES OFFICIAL RECORDS, COMAL COUNTY, TEXAS  
P.R.G.C. DENOTES PLAT RECORDS, GUADALUPE COUNTY, TEXAS  
M.P.R.C.C. DENOTES MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS  
D.R.G.C. DENOTES DEED RECORDS, GUADALUPE COUNTY, TEXAS
- INFORMATION SHOWN FOR ADJOINING PROPERTIES OBTAINED FROM THE COMAL AND GUADALUPE COUNTIES APPRAISAL DISTRICT WEBSITE.
- OBSERVATION BASED ON NAD83 (2011) TEXAS STATE PLAN COORDINATE SYSTEM - SOUTH CENTRAL ZONE. DISTANCES ARE SURFACE, SCALE FACTOR IS 1.00017.

GENERAL NOTES:

- 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 THE OWNER OR OWNERS SUCCESSORS AND/OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGN IS APPROVED BY THE CITY.
- THIS SUBDIVISION CREATES A TOTAL OF TWO BUILDABLE LOTS

CITY PUBLIC SERVICE NOTES:

CITY PUBLIC SERVICE NOTES: City Public Service Board (CPS Energy) is hereby dedicate the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electrical Easement", "Gas Easement", "Anchor Easement", "Service Easement", "Overhang Easement", "Utility Easement", and "Transformer Easement" for the purpose of, construction, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances; Together with the right of ingress and egress over Grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, 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 said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement areas.

Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes.

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.

FLOODPLAIN NOTES:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 4809100505F, EFFECTIVE SEPTEMBER 2, 2009. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

- 16' WATER EASEMENT
- 14' AERIAL ELEC, TEL AND CATV EASEMENT, BEGINS 16' ABOVE GROUND.
- 1.163 ACRES ROW DEDICATED TO THE CITY OF SCHERTZ.
- 14' GAS, ELEC, TEL AND CATV EASEMENT.
- VARIABLE WIDTH INGRESS-EGRESS EASEMENT.

TxDOT NOTES:

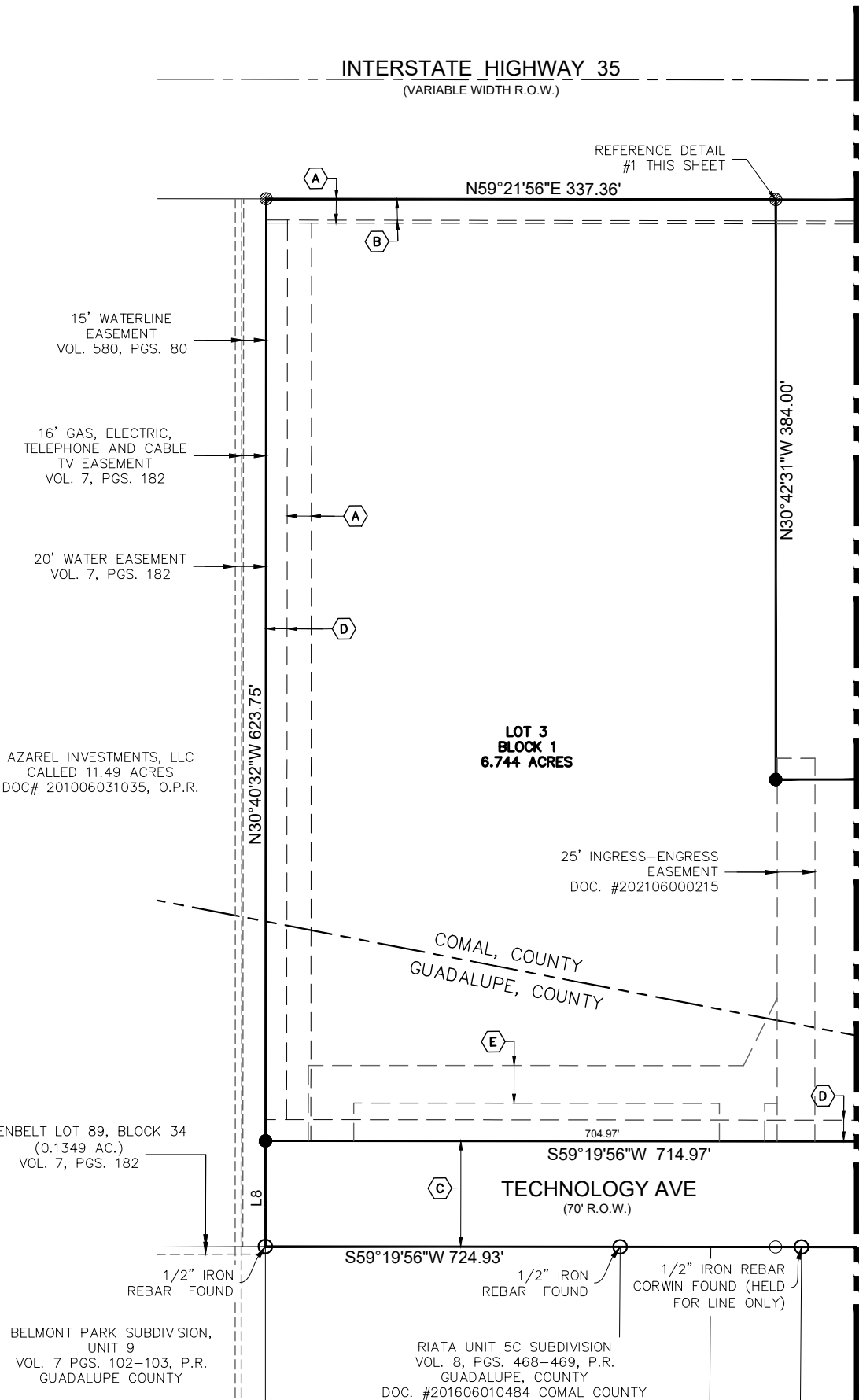
- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TxDOT'S "ACCESS MANAGEMENT MANUAL". THE PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF 0 (ZERO) ACCESS POINT, TO THE STATE HIGHWAY SYSTEM 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 OWNERSHIP, 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.
- 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.
- ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE, ACCEL LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

CENTERPOINT ELECTRIC NOTES:

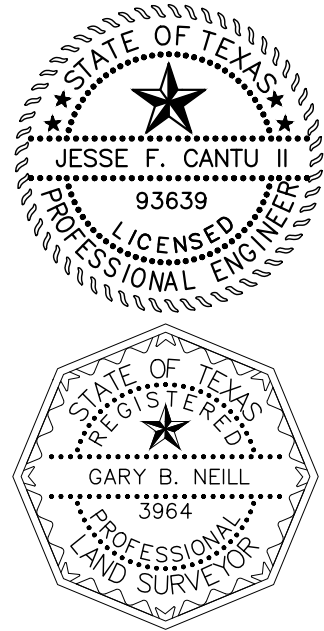
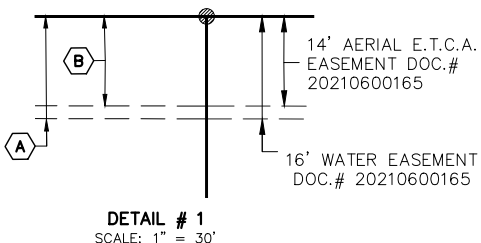
CENTERPOINT ENERGY, BY AND THROUGH ITS GAS UTILITY SYSTEM, IS HEREBY DEDICATED EASEMENTS AND RIGHT-OF-WAYS FOR GAS DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "GAS EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, AND PATROLLING SAID INFRASTRUCTURE AND SERVICE FACILITIES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND FOR THE PURPOSE OF ACCESSING ITS INFRASTRUCTURE AND SERVICE FACILITIES. CENTERPOINT ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID AREA LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER, OR MAY INTERFERE WITH THE EFFICIENCY OF GAS DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH CENTERPOINT ENERGY.

LEGEND/ABBREVIATIONS

- VOL PAGE CITY PUBLIC SERVICE ELECTRIC CITY PUBLIC SERVICE GAS OFFICIAL PUBLIC RECORDS, COMAL & GUADALUPE COUNTY, TEXAS NOT TO SCALE
- NTS AC
- PROPOSED EASEMENT
- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "CEC"
- TxDOT TYPE III FOUND
- FOUND 1/2" IRON ROD WITH PLASTIC CAP STAMPED "CEC"
- SUBDIVISION PLAT BOUNDARY
- PROPERTY LINE/RIGHT-OF-WAY
- EXISTING EASEMENT
- COUNTY LINE BOUNDARY



Line Table		
Line	Length	Direction
L1	26.23'	S75°38'04"E
L2	15.90'	S13°36'06"W
L3	16.03'	S74°45'20"E
L4	66.09'	S30°39'00"E
L5	10.00'	N59°21'00"E
L6	60.00'	S30°39'00"E
L7	10.00'	S30°39'00"E
L8	70.00'	N30°40'32"W



STATE OF TEXAS  
COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER  
JESSE F. CANTU

STATE OF TEXAS  
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR  
GARY B. NEILL

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

RIVERWALK EDUCATION FOUNDATION INC,  
5300 WURZBACH ROAD,  
SUITE 800  
SAN ANTONIO, TEXAS 78238  
(210) 957-1955

BY: FEVZI SIMSEK

TITLE:

PRINT OWNER NAME:

STATE OF TEXAS  
COUNTY OF BEXAR

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 ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF 20\_\_

NOTARY PUBLIC

MY COMMISSION EXPIRES:

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

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

STATE OF TEXAS  
COUNTY OF COMAL

I, CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, THIS THE DAY OF A.D. 20\_\_ AT \_\_M, AND DULY RECORDED THE DAY OF A.D. 20\_\_ AT \_\_M. IN THE RECORD OF PLATS OF SAID COUNTY IN VOLUME ON PAGE DOC. # IN TESTIMONY WHEREOF. WITNESS MY HAND AND SEAL OF OFFICE THIS THE DAY OF A.D. 20\_\_

CLERK, COMAL COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF GUADALUPE

I, CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, THIS THE DAY OF A.D. 20\_\_ AT \_\_M, AND DULY RECORDED THE DAY OF A.D. 20\_\_ AT \_\_M. IN THE RECORD OF PLATS OF SAID COUNTY IN VOLUME ON PAGE DOC. # IN TESTIMONY WHEREOF. WITNESS MY HAND AND SEAL OF OFFICE THIS THE DAY OF A.D. 20\_\_

CLERK, GUADALUPE COUNTY, TEXAS

CITY ENGINEER

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

THIS THE DAY OF 20\_\_

THIS PLAT OF THE BUILDING HOPE CHARTER SCHOOL SUBDIVISION LOTS 2 AND 3 HAS BEEN SUBMITTED AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, AND HEREBY APPROVED BY SUCH COMMISSION.

BY: CHAIRMAN

BY: SECRETARY

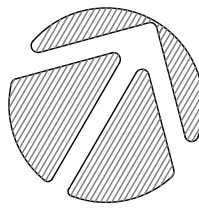
REPLAT OF  
BUILDING HOPE CHARTER SCHOOL  
SUBDIVISION LOT 1  
ESTABLISHING  
BUILDING HOPE CHARTER SCHOOL  
SUBDIVISION LOTS 2 AND 3

BEING AN 11.19 ACRE TRACT OF LAND BEING OUT OF THAT 5.375 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT #202106034281 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY AND DOCUMENT #202199022142 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS AND BEING OUT OF THAT 5.815 ACRE TRACT OF LAND CALLED 5.85 ACRE TRACT OF LAND (INCLUDING 3.541 ACRE LOT 1, BLOCK 1, IN DOCUMENT #202106001651 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS) IN DOCUMENT #202106059651 OF THE OFFICIAL PUBLIC RECORDS OF COMAL AND DOCUMENT #202199039733 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY.

PREPARED JULY 2022

SHEET 2 OF 3





050100200

SCALE: 1" = 100'

CIVIL ENGINEERING CONSULTANTS  
d.b.a. DON DURDEN, INC.  
11550 IH 10 WEST, SUITE 395  
SAN ANTONIO, TEXAS 78230-1037  
TEL: (210) 641-9999  
FAX: (210) 641-6440  
REGISTRATION #F-2214 / #10041000

DATE: JULY 2022JOB NUMBER: E0642102

OWNER:  
RIVERWALK EDUCATION FOUNDATION INC,  
5300 WURZBACH ROAD,  
SUITE 800  
SAN ANTONIO, TEXAS 78238  
(210) 957-1955

SURVEYOR/APPLICANT:  
CIVIL ENGINEERING CONSULTANTS  
11550 IH 10 WEST SUITE 395  
SAN ANTONIO, TEXAS 78230  
PHONE: 210-641-9999  
FAX: 210-641-6440  
CONTACT: GARY B. NEILL

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

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

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, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ A.D.  
AT \_\_\_\_\_ M., AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ A.D.  
20\_\_\_\_ AT \_\_\_\_\_ M. IN THE RECORD OF PLATS OF SAID COUNTY IN VOLUME \_\_\_\_\_  
ON PAGE \_\_\_\_\_ DOC. # \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND  
AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

\_\_\_\_\_  
COUNTY

CLERK, COMAL COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF GUADALUPE

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CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN  
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\_\_\_\_\_  
COUNTY

CLERK, GUADALUPE COUNTY, TEXAS

CITY ENGINEER

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

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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BY: \_\_\_\_\_  
CHAIRMAN

BY: \_\_\_\_\_  
SECRETARY

REPLAT OF  
BUILDING HOPE CHARTER SCHOOL  
SUBDIVISION LOT 1  
ESTABLISHING  
BUILDING HOPE CHARTER SCHOOL  
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AND DOCUMENT #202199039733 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY.

SURVEY NOTES:

- D.R.C.C. DENOTES DEED RECORDS, COMAL COUNTY, TEXAS  
O.R.C.C. DENOTES OFFICIAL RECORDS, COMAL COUNTY, TEXAS  
P.R.G.C. DENOTES PLAT RECORDS, GUADALUPE COUNTY, TEXAS  
M.P.R.C.C. DENOTES MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS  
D.R.G.C. DENOTES DEED RECORDS, GUADALUPE COUNTY, TEXAS
- INFORMATION SHOWN FOR ADJOINING PROPERTIES OBTAINED FROM THE COMAL AND GUADALUPE COUNTIES APPRAISAL DISTRICT WEBSITE.
- OBSERVATION BASED ON NAD83 (2011) TEXAS STATE PLAN COORDINATE SYSTEM – SOUTH CENTRAL ZONE. DISTANCES ARE SURFACE, SCALE FACTOR IS 1.00017.

GENERAL NOTES:

- 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 THE OWNER OR OWNERS SUCCESSORS AND/OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGN IS APPROVED BY THE CITY.
- THIS SUBDIVISION CREATES A TOTAL OF TWO BUILDABLE LOTS

CITY PUBLIC SERVICE NOTES:

CITY PUBLIC SERVICE NOTES: City Public Service Board (CPS Energy) is hereby dedicate the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electrical Easement", "Gas Easement", "Anchor Easement", "Service Easement", "Overhang Easement", "Utility Easement", and "Transformer Easement" for the purpose of, construction, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances; Together with the right of ingress and egress over Grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, 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 said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement areas.

Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes.

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.

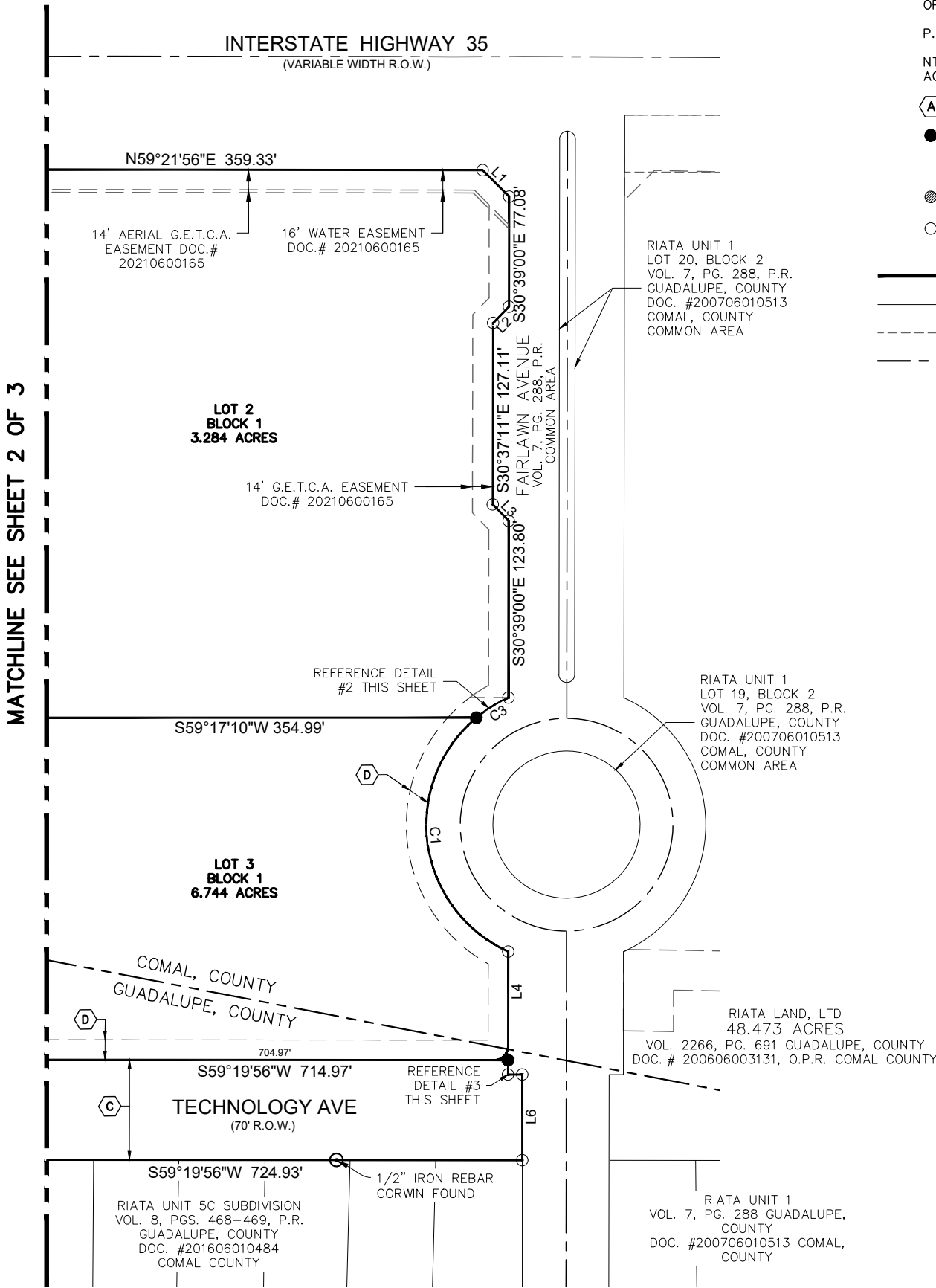
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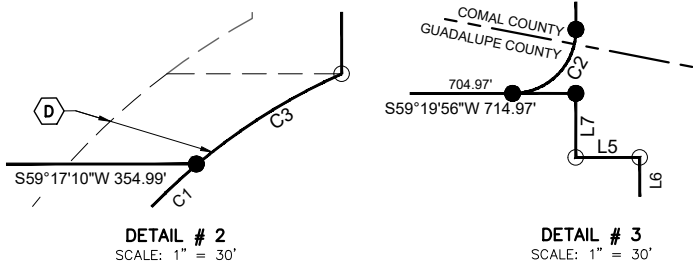
- A 16' WATER EASEMENT
- B 14' AERIAL ELEC, TEL AND CATV EASEMENT, BEGINS 16' ABOVE GROUND.
- C 1.163 ACRES ROW DEDICATED TO THE CITY OF SCHERTZ.
- D 14' GAS, ELEC, TEL AND CATV EASEMENT.

LEGEND/ABBREVIATIONS

- |         |   |
|---------|---|
| VOL     | VOLUME  |
| PG      | PAGE  |
| CATV    | CABLE TV  |
| ROW     | RIGHT OF WAY  |
| TEL     | TELEPHONE   |
| ELEC    | CITY PUBLIC SERVICE ELECTRIC  |
| GAS     | CITY PUBLIC SERVICE GAS   |
| OPR     | OFFICIAL PUBLIC RECORDS, COMAL & GUADALUPE COUNTY, TEXAS                  |
| P.R.    | PLAT RECORDS, COMAL & GUADALUPE COUNTY, TEXAS                             |
| NTS     | NOT TO SCALE  |
| AC      | ACRE(S)   |
| A       | PROPOSED EASEMENT   |
| ●       | SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "CEC" (UNLESS NOTED OTHERWISE) |
| ●       | TxDOT TYPE III FOUND  |
| ○       | FOUND 1/2" IRON ROD WITH PLASTIC CAP STAMPED "CEC"                        |
| —       | SUBDIVISION PLAT BOUNDARY   |
| —       | PROPERTY LINE/RIGHT-OF-WAY  |
| - - - - | EXISTING EASEMENT   |
| —       | COUNTY LINE BOUNDARY  |



Curve Table					
Curve	Length	Radius	Tangent	Chord Length	Chord Direction
C1	197.24'	97.50'	155.75'	165.28'	S38°28'23"E
C2	15.70'	10.00'	10.00'	14.14'	S14°20'28"W
C3	26.62'	97.50'	13.40'	26.54'	S27°18'12"W



Line Table		
Line	Length	Direction
L1	26.23'	S75°38'04"E
L2	15.90'	S13°36'06"W
L3	16.03'	S74°45'20"E
L4	66.09'	S30°39'00"E
L5	10.00'	N59°21'00"E
L6	60.00'	S30°39'00"E
L7	10.00'	S30°39'00"E
L8	70.00'	N30°40'32"W

STATE OF TEXAS  
COUNTY OF BEXAR

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

\_\_\_\_\_  
LICENSED PROFESSIONAL ENGINEER  
JESSE F. CANTU

STATE OF TEXAS  
COUNTY OF BEXAR

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

\_\_\_\_\_  
REGISTERED PROFESSIONAL LAND SURVEYOR  
GARY B. NEILL

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

RIVERWALK EDUCATION FOUNDATION INC,  
5300 WURZBACH ROAD,  
SUITE 800  
SAN ANTONIO, TEXAS 78238  
(210) 957-1955

BY: \_\_\_\_\_  
FEVZI SIMSEK

TITLE: \_\_\_\_\_

PRINT OWNER NAME: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF BEXAR

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 ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
MY COMMISSION EXPIRES:

**PLANNING AND ZONING COMMISSION MEETING: 08/24/2022**  
**Agenda Item 8 A**

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**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:**

- The following new site plan applications were submitted to the Planning and Community Development Department between June 22 and August 19.
  - Maske Soccer Fields, Lot 1, Block 1 (75 Maske Road)
    - Construction of a new ground storage tank on the existing Schertz Soccer Complex Site.
  - Corbett Ground Storage Tank, Lot 1, Block 1 (12191 Ray Corbett Drive)
    - Construction of a new ground storage tank on the existing Corbett Elevated Storage Tank site.
  - The Learning Experience & Retail, Lot 2, Block 1 (4629 FM 3009)
    - Construction of a new 10,020 square foot day care building.
  - Building Hope Charter School Subdivision, Lot 3, Block 1 (20845 Technology Avenue)
    - Construction of a new 71,000 square foot school.

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

- **Ord. 22-S-25:** Amendment to the Comprehensive Land Use Plan by changing approximately 22 acres from Agricultural Conservation land use designation to Multi-Family Residential land use designation generally located 1,100 feet west of the intersection of FM 482 and Hubertus Road.
  - Recommended for approval at the May 25th P&Z Meeting (4-1 vote)
  - Approved on first reading at the June 28th CC Meeting (4-0 vote)
  - Approved on second reading at the July 5th CC Meeting (6-0 vote)
- **Ord. 22-S-26:** A request to rezone approximately 22 acres of land from Agricultural District (AD) and Manufacturing Light (M-1) to Apartment/Multi-Family Residential District (R-4), generally located 1,100 feet west of the intersection of FM 482 and Hubertus Road.
  - Recommended for approval at the May 25th P&Z Meeting (5-0 vote)
  - Approved on first reading at the June 28th CC Meeting (4-0 vote)
  - Approved on second reading at the July 5th CC meeting (6-0 vote)
- **Ord. 22-S-27:** A request to voluntary annex approximately 287 acres of land into the City of Schertz located 6,050 feet east of the intersection of FM 1518 and Trainer Hale Road.
  - Approved on first reading at the July 12th CC Meeting (5-0 vote)
  - Approved on second reading at the July 26th CC Meeting (6-0 vote)
- **Ord. 22-S-28:** A request to rezone approximately 362 acres of land to Planned Development District located 6,050 feet east of the intersection of FM 1518 and Trainer Hale Road.
  - The Planning and Zoning Commission was unable to make a unanimous vote due to only having 4 members, therefore, went to Council as a denial.
  - Approved on first reading at the July 12th CC Meeting (5-0 vote)

- Approved on second reading at the July 26th CC Meeting (6-0 vote)

#### **ADMINISTRATIVELY APPROVED PROJECTS:**

- The following development applications were administratively approved between June 22 and August 19.
    - Maske Soccer Fields, Lot 1, Block 1 (75 Maske Road), Site Plan Amendment
      - Construction of a new ground storage tank on the existing Schertz Soccer Complex Site.
      - Administratively Approved August 11, 2022
    - Corbett Ground Storage Tank, Lot 1, Block 1 (12191 Ray Corbett Drive) Site Plan Amendment
      - Construction of a new ground storage tank on the existing Corbett Elevated Storage Tank site.
      - Administratively approved August 12, 2022
    - The Learning Experience & Retail, Lot 2, Block 1 (4629 FM 3009) Site Plan
      - Construction of a new 10,020 square foot day care building.
      - Administratively approved August 18, 2022
-