



**MEETING AGENDA**  
**Planning & Zoning Commission**  
**REGULAR SESSION PLANNING & ZONING COMMISSION**  
**September 14, 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, SEPTEMBER 14, 2022 at 6:00 p.m.**

The Planning and Zoning Commission will hold the regularly scheduled meeting at 6:00p.m., Wednesday, September 14, 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, September 13, 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 August 24, 2022 Regular Meeting.

**B.** PLFP20220144 Consider and act upon a request for approval of a final plat of The Crossvine Module 3A Unit 1 Subdivision, an approximately 53 acre tract of land, generally located two thousand six hundred feet (2,600') from the intersection of Ware Seguin Road and FM 1518, City of Schertz, Bexar County, Texas.

- C. PLFP20220142- Consider and act upon a request for approval of a final plat of the Sanchez Residential Pfeil Road Subdivision, a 2.051 acre tract of land located approximately 1,900 feet north east of the intersection of Pfeil Road and IH 10 access road, City of Schertz, Bexar County.

**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. PLPDD20220056- A request to rezone approximately 15 acres of land from Pre-Development (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Lower Seguin Road and FM 1518, also known as Bexar County Property Identification Numbers 309997 and 309999, City of Schertz, Bexar County, Texas
- B. **Postponed at the August 24, 2022, Planning and Zoning Commission Meeting:** 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. WORKSHOP AND DISCUSSION:**

- A. Presentation and Discussion regarding CityView

**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 9th day of September 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: 09/14/2022**  
**Agenda Item 4 A**

TO: Planning and Zoning Commission  
PREPARED BY: Emily Delgado, Senior Planner  
SUBJECT: Minutes for the August 24, 2022 Regular Meeting.

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**Attachments**

Minutes for the August 24, 2022 Regular Meeting

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# DRAFT

## PLANNING AND ZONING MINUTES

August 24, 2022

The Schertz Planning and Zoning Commission convened on August 24, 2022 at 6:00 p.m. at the Municipal Complex, Council Chambers, 1400 Schertz Parkway Building #4, Schertz, Texas.

Present: Glen Outlaw, Chairman; Ernie Evans, Vice Chairman; Richard Braud, Commissioner; Roderick Hector, Commissioner; Tamara Brown, Commissioner; John Carbon, Commissioner

Absent: Gordon Rae, Commissioner; Judy Goldick, Commissioner

City Staff: Brian James, Assistant City Manager; Lesa Wood, Director of Planning & Community Development; Emily Delgado, Senior Planner; Megan Harrison, Planner; Samuel Haas, Planner; Tiffany Danhof, Administrative Assistant; Daniel Santee, City Attorney

### 1. CALL TO ORDER

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

### 2. SEAT ALTERNATE TO ACT IF REQUIRED

John Carbon was seated as an alternate.

### 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.*

- Patrick McMaster- 3604 Elm Ct.
- Fred Kunz- 3833 Greenridge
- Maggie Igel- 3712 Hunters Glen
- Joanne Wells- 3409 Wimbledon Dr.
- Richard Maus- 3434 Wimbledon Dr.
- Judy Spencer- 3628 Elm Ct.
- George Maurer- 3721 Hunters Glen
- Robin Streff- 3624 Chestnut Ct.
- Howson Lau- 3678 Pebble Beach
- Laurie Lamphear- 3731 Columbia Dr.
- Jorge Rodriguez- 3334 Foxbriar Ln.
- John Towry- 3825 Greenridge
- Othann Warner- 3717 Hunter Glen
- Gregory Sebold- 3713 Hillside

- Richard Perry- 3913 Pecan Ct
- Samantha Goggans- 3401 Foxbriar Ln
- Betsy Berg- 4013 Cypress Ct
- Steven Smart- 6086 Covers Cove
- Dana Giggy- 3825 Overlook Dr

**4. CONSENT AGENDA:**

**A. Minutes for the June 22,2022 Regular Meeting.**

Motioned by Commissioner Richard Braud to approve the consent agenda, seconded by Commissioner Roderick Hector

**Vote: 6 - 0 Passed**

**5. PUBLIC HEARING:**

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

**A. 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.**

Mr. James and the applicant provided a presentation.

Mr. Outlaw opened the public hearing at 7:32 P.M.

- Jorge Rodriguez- 3334 Foxbriar Ln.
- Lisa Kelly- 3708 Scenic Dr.
- Samantha Goggans- 3401 Foxbriar Ln.
- Ryan Rex- 3302 Turnabout Loop
- Patrick McMaster- 3604 Elm Ct.
- Paul Kendzior- 5713 Fairway Dr.
- Richard Maus- 3434 Wimbledon Dr.
- Ernest Young- 3701 Hillside
- James Beckman- 3632 Chestnut
- Ray Martin- 5701 Whistling Straits
- Barbara Gonzales- 1012 Antler Dr.
- Bill Edmonds- 4909 Crestwood Dr.
- Betsy Berg- 4013 Cypress Ct.
- Bill Jackson- 3410 Wimbledon Dr.
- Gregory Sebold- 3713 Hillside
- Don Dendy- 3149 Cameron River
- Javier Rodriguez- 5621 Fairways Dr.
- Miguel Rosado- 6077 Covers Cv.
- Sharole Beckman- 3632 Chestnut Ct.
- Patsy Lawry- 3504 Wimbledon Dr.
- Brad Weberg- 3809 Overlook Dr.

- Eric Vandervelden- 3433 Cliffside Dr.
- Tammy Kennedy- 3712 Pebble Beach
- Jorge Rodriguez- 3334 Foxbriar Ln.
- Jane Baldwin- 3401 Columbia Dr.

Mr. Outlaw closed the public hearing at 8:39 P.M.

Mr. Outlaw re-opened the Public hearing at 8:40 P.M.

- Donnie Grainger- 5018 Brookhead Ln

Mr. Outlaw closed the public hearing at 8:43 P.M.

Mr. James provided questions and concerns addressed from the open hearing.

There was a discussion on:

- Fencing
- Explaining the Planned Development District (PDD)
- Street size / Parking
- Schertz EMS Responses
- Similar Developments located in Schertz
- HOA Requirements / maintenance on parks
- Landscape Buffer/ private yards
- Environmental Study
- Traffic
- Compatibility / sustainability
- Infrastructure
- Owner Occupied
- School Concerns
- Access

Motioned by Commissioner John Carbon to recommend approval to the City Council to rezone the subject property to Single Family Residential, R-6, seconded by Commissioner Tamara Brown

**Vote:** 4 - 2 Passed

NAY: Chairman Glen Outlaw  
Commissioner Roderick Hector

**B.** The Planning and Zoning Commission took a ten minute break before hearing item 5B.

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.

Mrs. Harrison and the applicant provided a presentation.

Mr. Outlaw opened the public hearing at 10:00 P.M.

No one spoke.

Mr. Outlaw closed the public hearing at 10:01 P.M.

There was a discussion on:

- Builder selection
- HOA Responsibility
- Rear Setback

Motioned by Commissioner Richard Braud to recommend approval to the City Council, seconded by Commissioner Roderick Hector

**Vote:** 6 - 0 Passed

- 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

Mrs. Delgado requested to postpone to the next Planning and Zoning meeting.

Mr. Outlaw opened the public hearing at 10:09 P.M.

No one spoke.

Mr. Outlaw closed the public hearing at 10:10 P.M.

Motioned by Commissioner Richard Braud to recommend postponing to the next Planning and Zoning meeting, seconded by Commissioner Tamara Brown

**Vote:** 6 - 0 Passed

## **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.

Mrs. Harrison provided a presentation.

Motioned by Commissioner Richard Braud to approve PLRP20220129, seconded by Commissioner Roderick Hector

**Vote:** 6 - 0 Passed

## **7. 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 announcements by Mr. Outlaw.

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

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

- A. Current Projects and City Council Status Update

**9. ADJOURNMENT OF THE REGULAR MEETING**

Chairman Mr. Outlaw adjourned the regular meeting at 10:16 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: 09/14/2022**  
**Agenda Item 4 B**

**TO:** Planning and Zoning Commission  
**PREPARED BY:** Megan Harrison, Planner  
**CASE:** PLFP20220144  
**SUBJECT:** PLFP20220144 Consider and act upon a request for approval of a final plat of The Crossvine Module 3A Unit 1 Subdivision, an approximately 53 acre tract of land, generally located two thousand six hundred feet (2,600') from the intersection of Ware Seguin Road and FM 1518, City of Schertz, Bexar County, Texas.

**GENERAL INFORMATION:**

Owner: Schertz 1518, Ltd/ Bradley Bechtol  
 Applicant: Malone Wheeler, Inc.

**APPLICATION SUBMITTAL DATE:**

<b>Date:</b> September 8, 2022	<b>Application Submittal Type:</b> Final Plat Application
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**ITEM SUMMARY:**

The applicant is proposing to final plat 52.90 acres of land establishing one hundred thirty-six (136) single-family residential lots. The site is zoned Planned Development District (PDD). The final plat was reviewed using the PDD Ordinance 21-S-22 design standards and UDC, Ordinance 11-S-15 as amended.

**Lot Use Dimensional Table:**

Use Category	Area Square Feet	Width (ft.)	Depth (ft.)	Number of Lots
DSFR (1)	4,950	45	110	62
DSFR (2)	6,050	55	110	63
DSFR (3)	7,475	65	115	11

**GENERAL LOCATION AND SITE DESCRIPTION:**

The subject property is undeveloped and is located approximately two thousand six hundred feet (2,600') from the intersection of Ware Seguin Road and FM 1518, Bexar County, Texas.

**ACCESS AND CIRCULATION:**

The UDC, Article 14, requires that all residential subdivisions have a minimum of two (2) locations of access onto an existing public street. This unit is designed to have one (1) point of access from Crossvine Parkway onto FM 1518 and have the other point of access from Latticework to FM 1518.

**TREE MITIGATION AND PRESERVATION:**

The applicant will be responsible for Unified Development Code (UDC), Section 21.9.9 Tree Preservation and Mitigation. The applicant has submitted a tree affidavit which indicates that there are protected and/or heritage class trees on the site that will be removed with the development. In accordance with the tree affidavit a total of 150.15 inches to be removed from the site. Tree mitigation fees will be calculated and required prior to the recordation of the final plat.

**PUBLIC SERVICES:**

The site will be serviced by the City of Schertz for water and sewer, as well as CPS, AT&T and Spectrum.

**PUBLIC IMPROVEMENTS:**

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

Water: The site will be serviced by the City of Schertz through an 8" water line that will extend throughout the subdivision and be stubbed for future development.

Sewer: The site will be serviced by the City of Schertz through an 8" sewer line that will extend throughout the subdivision and be stubbed for future development.

Drainage: The applicant is responsible for all drainage associated with the subject property, and for compliance with the Stormwater regulations. A drainage plan has been reviewed and approved by the Engineering Department.

Sidewalks, Hike and Bike Trails: Trails and sidewalks are planned for the entire community connecting to several designated parks and open spaces.

Road Improvements: All streets will be developed to the City of Schertz specifications. Construction plans for all public improvements have been submitted for review and approved by the Public Works and Engineering Departments.

**STAFF ANALYSIS AND RECOMMENDATION:**

The final plat is consistent with the applicable requirements, ordinances, regulations for this property. It has been reviewed with no objection by the Engineering, Public Works, Fire and Planning Departments.

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

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

**COMMISSIONERS CRITERIA FOR CONSIDERATION:**

The Planning and Zoning Commission is the final approval authority of the proposed final plat. In considering final action on a final plat, the Commission should consider the criteria within UDC, Section 21.12.10.D.

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**Attachments**

Aerial Map

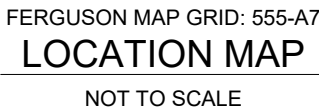
Final Plat Exhibit

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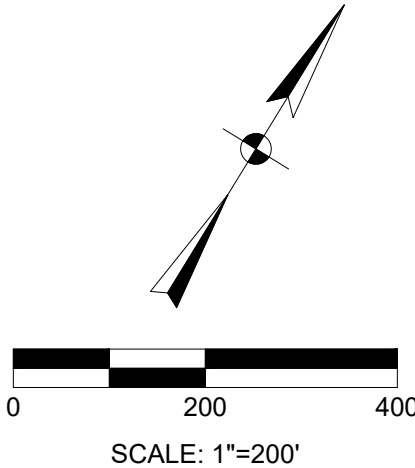




**MALONE★WHEELER**  
SINCE INC. 1995

**KFW**  
SURVEYING

TERESA A. SEIDEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
KFW SURVEYING, LLC  
3421 PAESANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441



145.427 AC.  
(VOL. 11564, PG. 1814 O.P.R.)  
OWNER: SCHERTZ 1518, LTD.  
A TEXAS LIMITED PARTNERSHIP  
ZONING: (PDD)  
LAND USE: RESIDENTIAL

56.96 ACRE TRACT  
(DOC. NO. 20210122135 O.P.R.)  
OWNER: GEHAN HOMES, LTD.  
ZONING: PDD  
LAND USE: RESIDENTIAL

# INDEX MAP

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL." THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF TWO (2) ACCESS POINTS ALONG FM 1518 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 577.63'.

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

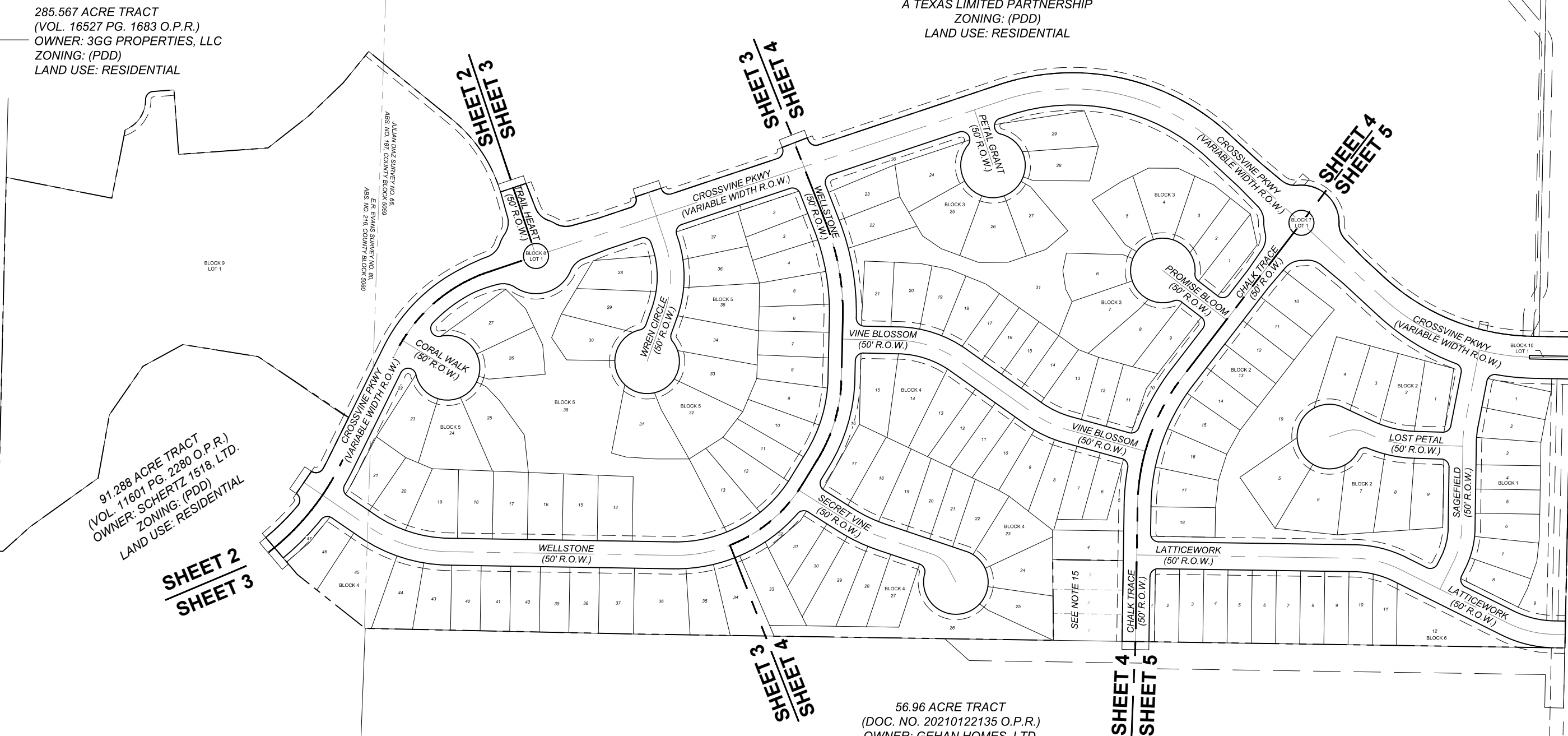
B.C.D.P.R.	BEXAR COUNTY DEED AND PLAT RECORDS	1. ANY CONST DONE IN CO ORDINANCE
R.P.R.B.C.	REAL PROPERTY RECORDS BEXAR COUNTY	
R.O.W.	RIGHT OF WAY	
ESMT	EASEMENT	
N.V.A.E.	NON-VEHICULAR ACCESS ESMT	
P.U.E.	PUBLIC UTILITY EASEMENT	
EGTV	ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT	
ELEC	ELECTRIC	
TEL	TELEPHONE	
CA.TV.	CABLE TELEVISION	
_____	PROPERTY LINE	
_____	FUTURE LOT LINE	
_____	ADJACENT PROPERTY LINE	
_____	CENTER LINE OF R.O.W.	
_____	EASEMENT	
_____	FEMA 100 YR FLOODPLAIN	
_____	FOUND 1/2" IRON ROD	
_____	FOUND IRON PIPE	
_____	POST	

☐ FIR  
☐ FIP  
☐

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

LOT 1  
BLK 1  
26.237 AC.  
(VOL. 9616, PG. 24)  
OWNER: RESPONSIVE  
EDUCATION SOLUTIONS

LOT 1  
BLOCK 1  
SEDONA LIFT STATION SUBDIVISION  
(VOL. 9611, PG. 168 D.P.R.)  
OWNER: CITY OF SCHERTZ  
(VOL. 14332, PG. 1197 O.P.R.)



FARM TO MARKET 1518  
(VARIABLE WIDTH R.O.W.)

1. A 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.

2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM (NAD) OF 1983.

3. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE OBSTRUCTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SCHERTZ AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS TO SAID EASEMENTS WITHIN SAID DRAINAGE EASEMENTS. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.

4. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.

5. ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL NO. 48029C0315F, DATED SEPT. 29, 2010, AND FEMA MAP 315, REVISED TO REFLECT LOMR EFFECTIVE APRIL 18, 2017, A PORTION OF THE PROPOSED OFFSITE IMPROVEMENTS IS LOCATED IN ZONE X, ZONE X (SHADED) AND ZONE AE SOME OF WHICH IS LOCATED IN THE 100-YEAR FLOODPLAIN. NO PORTION OF THE MODULE 3A UNIT 1 BOUNDARY IS LOCATED WITHIN THE FEMA 100 YEAR FLOODPLAIN.

6. 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 PERMITS.

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

COMMON AREA LOTS DESCRIBED IN THE FOLLOWING TABLE

LOT & BLOCK NUMBERS		COMMON AREA LOT ALLOWABLE USE
LOT 10, BLOCK 3 LOT 30, BLOCK 5 LOT 5, BLOCK 4 LOT 16, BLOCK 4 LOT 32, BLOCK 4 LOT 47, BLOCK 4	LOT 1, BLOCK 5 LOT 22, BLOCK 5 LOT 1, BLOCK 6 LOT 1, BLOCK 7 LOT 1, BLOCK 8	LANDSCAPE LOTS / ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT / DRAINAGE EASEMENT
LOT 9, BLOCK 1 LOT 26, BLOCK 4 LOT 36, BLOCK 4	LOT 45, BLOCK 4 LOT 12, BLOCK 6	LANDSCAPE LOTS/PUBLIC ACCESS/ DRAINAGE EASEMENT
LOT 19, BLOCK 2 LOT 31, BLOCK 3	LOT 38, BLOCK 5	LANDSCAPE LOTS / PUBLIC ACCESS/ CITY OF SCHERTZ WATER UTILITY / DRAINAGE EASEMENT
LOT 1, BLOCK 9		LANDSCAPE LOTS/PUBLIC ACCESS / CITY OF SCHERTZ WATER UTILITY / DRAINAGE EASEMENT / AMENITY CENTER
LOT 1, BLOCK 10		LANDSCAPE LOTS/PUBLIC ACCESS / ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT/DRAINAGE EASEMENT/CITY OF SCHERTZ WATER UTILITY

8. 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:

THE BLANKET ELECTRIC AND TRANSMISSION AND DISTRIBUTION  
EASEMENT IN FAVOR OF CITY OF SAN ANTONIO AND CURRENTLY IN  
FAVOR OF CPS RECORDED IN VOLUME 3192, PAGE 461, OF THE OFFICIAL  
PUBLIC RECORDS OF BEXAR COUNTY, TEXAS IS RELEASED AS TO THE  
AREA WHICH IS THE SUBJECT OF THIS PLAT.

9. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88

10. THERE ARE 136 DETACHED SINGLE FAMILY RESIDENTIAL LOTS PROPOSED BY THIS PLAT. PLEASE SEE THE FOLLOWING TABLE FOR NUMBER OF EACH TYPE OF LOT.

LOT SIZE SUMMARY		
DSFR(1)	45'	62
DSFR(2)	55'	63
DSFR(3)	65'	11
TOTAL LOTS =		136

11. ALL LOTS ARE TO BE UTILITY SERVICED FROM THE FRONT OF THE LOTS ADJACENT TO THE STREET.

12. SIGHTLINE EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF

13. THIS LAND IS ZONED PDD

14. THE 17.44 ACRES OF PRIVATE PARKLAND WITH PUBLIC ACCESS IDENTIFIED AS LOT 9, BLOCK 1, LOT 19, BLOCK 2, LOT 10, BLOCK 3, LOT 30, BLOCK 3, LOT 31, BLOCK 3, LOT 5, BLOCK 4, LOT 16, BLOCK 4, LOT 26, BLOCK 4, LOT 32, BLOCK 4, LOT 36, BLOCK 4, LOT 45, BLOCK 4, LOT 47, BLOCK 4, LOT 1, BLOCK 5, LOT 22, BLOCK 5, LOT 38, BLOCK 5, LOT 1, BLOCK 6, LOT 12, BLOCK 6, LOT 1, BLOCK 7, LOT 1, BLOCK 8, LOT 1, BLOCK 9 AND LOT 1, BLOCK 10 WILL BE MAINTAINED BY THE OWNER/DEVELOPER AND/OR ITS SUCCESSOR OR ASSIGNS.

15. LOTS 1-3, BLOCK 4 WILL BE PLATTED IN THE FUTURE ONCE THE CHALK TRACE ROADWAY IS EXTENDED WITH THE NEXT UNIT OF THE CROSSVINE OR AT THE TIME A TEMPORARY TURNAROUND IS PROVIDED FOR THESE LOTS.

## FINAL SUBDIVISION

PLAT OF

# THE CROSSVINE MODULE 3A,

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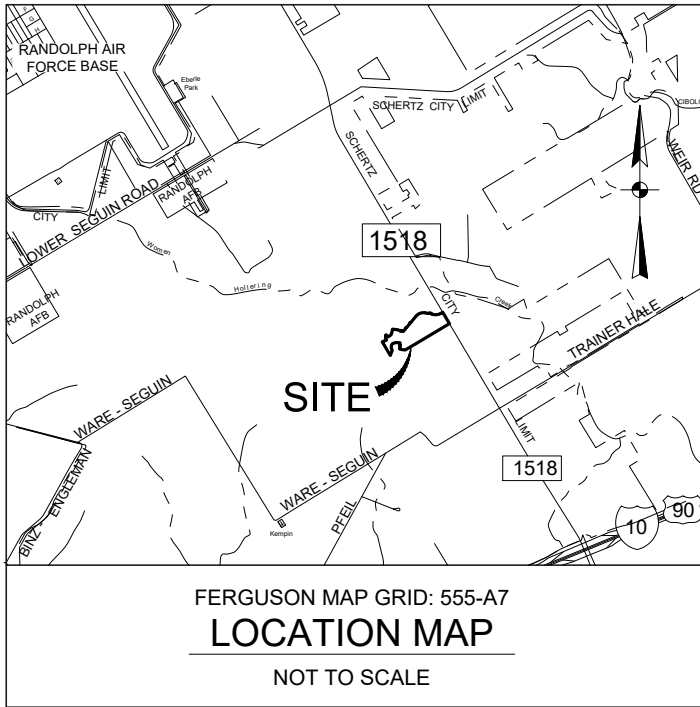
## UNIT 1

A **\$2.90** ACRES TRACT OF LAND, OUT OF THE JULIAN DIAZ SURVEY NO. 66, ABSTRACT NO. 187, COUNTY BLOCK 5059, THE E.R. EVANS SURVEY NO. 80, ABSTRACT NO. 216, COUNTY BLOCK 5060 AND BEING OUT OF A 145.427 ACRE TRACT OF LAND AS CONVEYED TO SCHERTZ 1518, LTD OF RECORD IN VOLUME 11564 PAGE 1814 AND A 91.288 ACRE TRACT OF LAND AS CONVEYED TO SCHERTZ 1518, LTD OF RECORD IN VOLUME 11601 PAGE 2280, ALL BEING OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND SITUATED IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS

THIS PLAT OF THE CROSSVINE, MODULE 3A, UNIT 1 SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.  
BY: \_\_\_\_\_  
CHAIRPERSON

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



FERGUSON MAP GRID: 555-A7  
LOCATION MAP  
NOT TO SCALE

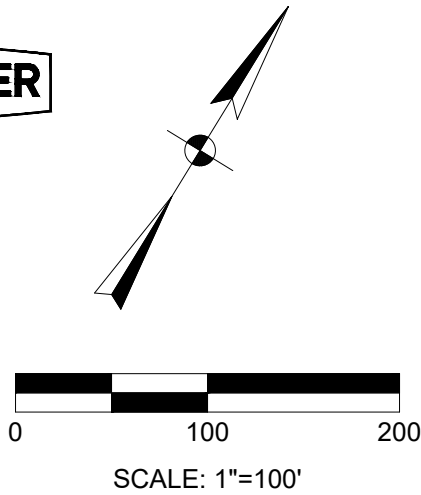
ENGINEER:

**MALONE WHEELER**  
INC. 1995

5113 SOUTHWEST PARKWAY, SUITE 260  
AUSTIN, TEXAS 78735  
PHONE: (512) 899-0601 FAX: (512) 899-0655  
FIRM REGISTRATION NO. F-786

SURVEYOR:

**KFW**  
SURVEYING  
3421 Paesanos Pkwy, Suite 101, San Antonio, TX 78231  
Phone: (210) 979-8444 Fax: (210) 979-8441  
TSP/L5 Firm # 10122300



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

CITY ENGINEER

STATE OF TEXAS

COUNTY OF BEXAR

THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, 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.

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

OWNER: SCHERTZ 1518, LTD.  
BRADLEY BECHTOL  
AUTHORIZED SIGNATORY

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

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

NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

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

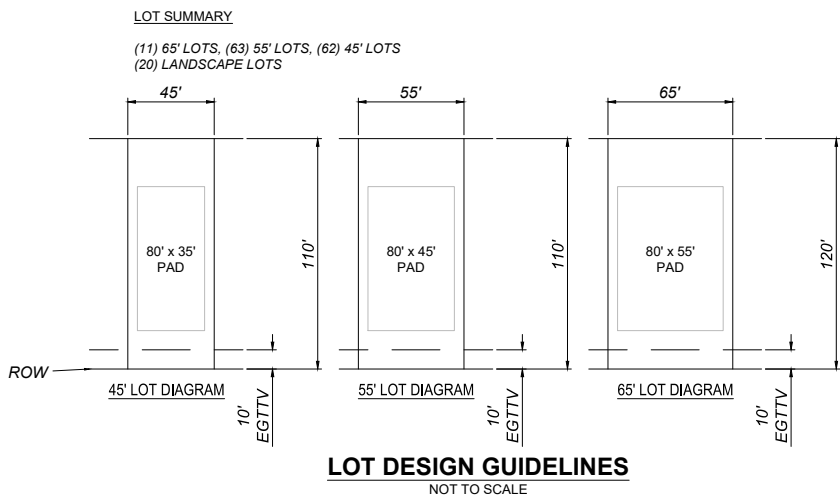
JESSE B. MALONE  
REGISTERED PROFESSIONAL ENGINEER NO. 108734  
MALONE WHEELER, INC.  
5113 SOUTHWEST PARKWAY, SUITE 260  
AUSTIN, TEXAS 78735  
PHONE: (512) 899-0601 FAX: (512) 899-0655

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 LAND  
SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

TERESA A. SEIDEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
KFW SURVEYING, LLC  
3421 PAESANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441



285.567 ACRE TRACT  
(VOL. 16527 PG. 1683 O.P.R.)  
OWNER: 3GG PROPERTIES, LLC  
ZONING: (PDD)  
LAND USE: RESIDENTIAL

#### C.P.S. NOTES

1. CITY PUBLIC SERVICE BOARD (CPS ENERGY) IS HEREBY DEDICATED EASEMENTS AND  
RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND  
SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT,"  
"ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT,"  
"GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER  
EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING,  
CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING,  
AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS  
DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID  
INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS,  
TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS  
FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND  
THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER  
OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER,  
SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS,  
STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS  
WITHOUT ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS  
ENERGY INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS,  
DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO  
THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND  
ELEVATION ALTERATIONS.

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

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

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC  
AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE  
PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

B.C.D.P.R.

R.P.R.B.C.

R.O.W.

ESMT

N.V.A.E.

P.U.E.

EGTTV

ELEC

TEL

C.A.T.V.

700

FIR

FIP

POST

#### LEGEND

BEXAR COUNTY DEED AND

PLAT RECORDS

REAL PROPERTY RECORDS

BEXAR COUNTY

RIGHT OF WAY

EASEMENT

NON-VEHICULAR ACCESS ESMT

PUBLIC UTILITY EASEMENT

ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT

ELECTRIC

TELEPHONE

CABLE TELEVISION

PROPERTY LINE

FUTURE LOT LINE

ADJACENT PROPERTY LINE

CENTER LINE OF R.O.W.

EASEMENT

FEMA 100 YR FLOODPLAIN

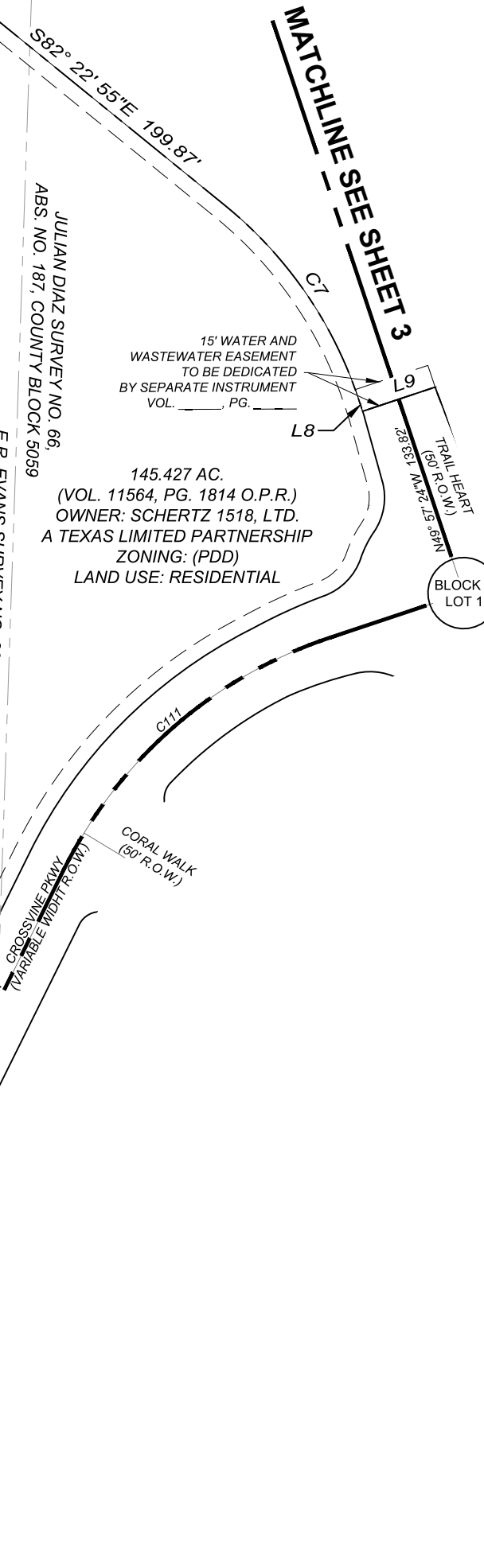
FOUND 1/2" IRON ROD

FOUND IRON PIPE

POST

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.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY  
WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL."  
THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF TWO  
(2) ACCESS POINTS ALONG FM 1518 BASED ON THE OVERALL PLATTED  
HIGHWAY FRONTAGE OF 577.63'.



ADDITIONAL NOTES:

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

THIS PLAT OF THE CROSSVINE, MODULE 3A, UNIT 1 SUBDIVISION HAS  
BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND  
ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND IS HEREBY  
APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_.

BY: CHAIRPERSON

BY: SECRETARY

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

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

NOTES:

1. A 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW  
SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.

2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM  
ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH  
AMERICAN DATUM (NAD) OF 1983.

3. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT  
IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE  
DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR  
OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE  
CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED,  
SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF  
PUBLIC WORKS. THE CITY OF SCHERTZ AND BEXAR COUNTY SHALL  
HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S  
ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS  
PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO  
MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID  
DRAINAGE EASEMENTS. ALL SAID DRAINAGE EASEMENTS WITHIN  
SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY  
OWNERS.

4. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED  
SCALE FACTOR OF 1.00017.

5. ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL NO.  
48029C0315F, DATED SEPT. 29, 2010, AND FEMA MAP 315, REVISED TO  
REFLECT LOMR EFFECTIVE APRIL 18, 2017, A PORTION OF THE  
PROPOSED OFFSITE IMPROVEMENTS IS LOCATED IN ZONE X, ZONE X  
(SHADED) AND ZONE AE SOME OF WHICH IS LOCATED IN THE  
100-YEAR FLOODPLAIN. NO PORTION OF THE MODULE 3A UNIT 1  
BOUNDARY IS LOCATED WITHIN THE FEMA 100 YEAR FLOODPLAIN.

6. 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 PERMITS.

7. ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE  
EASEMENT, PRIVATE PARKLAND 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.

COMMON AREA LOTS DESCRIBED IN THE FOLLOWING TABLE:

LOT & BLOCK NUMBERS	COMMON AREA LOT ALLOWABLE USE
LOT 10, BLOCK 3 LOT 30, BLOCK 3 LOT 5, BLOCK 4 LOT 16, BLOCK 4 LOT 32, BLOCK 4 LOT 47, BLOCK 4	LOT 1, BLOCK 5 LOT 22, BLOCK 5 LOT 1, BLOCK 6 LOT 1, BLOCK 7 LOT 1, BLOCK 8
LOT 9, BLOCK 1 LOT 26, BLOCK 4 LOT 36, BLOCK 4	LANDSCAPE LOTS / ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT / DRAINAGE EASEMENT
LOT 19, BLOCK 2 LOT 31, BLOCK 3	LANDSCAPE LOTS / PUBLIC ACCESS/ CITY OF SCHERTZ WATER UTILITY / DRAINAGE EASEMENT
LOT 1, BLOCK 9	LANDSCAPE LOTS / PUBLIC ACCESS / CITY OF SCHERTZ WATER UTILITY / DRAINAGE EASEMENT / AMENITY CENTER
LOT 1, BLOCK 10	LANDSCAPE LOTS / PUBLIC ACCESS / ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT / DRAINAGE EASEMENT / CITY OF SCHERTZ WATER UTILITY

8. 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.

THE BLANKET ELECTRIC AND TRANSMISSION AND DISTRIBUTION  
EASEMENT IN FAVOR OF CITY OF SAN ANTONIO AND CURRENTLY IN  
FAVOR OF CPS RECORDED IN VOLUME 5192, PAGE 461, OF THE OFFICIAL  
PUBLIC RECORDS OF BEXAR COUNTY, TEXAS IS RELEASED AS TO THE  
AREA WHICH IS THE SUBJECT OF THIS PLAT.

9. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88

10. THERE ARE 136 DETACHED SINGLE FAMILY RESIDENTIAL LOTS  
PROPOSED BY THIS PLAT. PLEASE SEE THE FOLLOWING TABLE FOR  
NUMBER OF EACH TYPE OF LOT.

LOT SIZE SUMMARY
DSFR(1) 45' 62'
DSFR(2) 55' 63'
DSFR(3) 65' 11'
TOTAL LOTS = 136

11. ALL LOTS ARE TO BE UTILITY SERVICED FROM THE FRONT OF THE  
LOTS ADJACENT TO THE STREET.

12. SIGHTLINE EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS,  
E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE  
HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE  
PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY  
AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC  
DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

13. THIS LAND IS ZONED PDD.

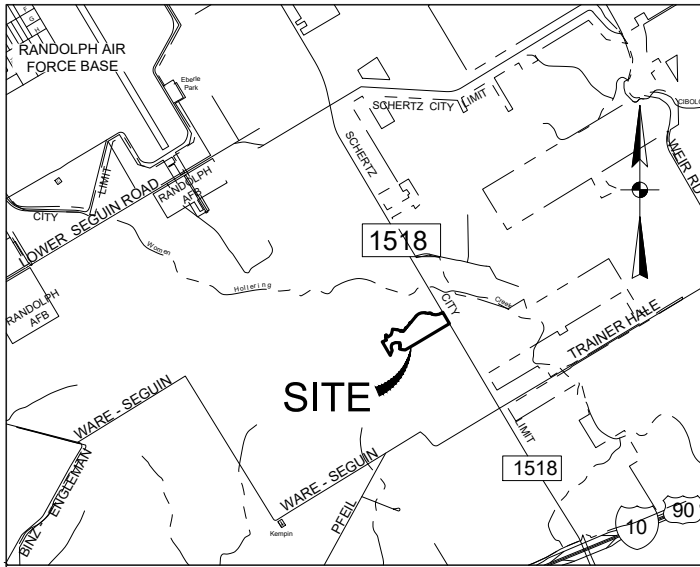
14. THE 17.44 ACRES OF PRIVATE PARKLAND WITH PUBLIC ACCESS  
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BLOCK 3, LOT 31, BLOCK 3, LOT 5, BLOCK 4, LOT 16, BLOCK 4, LOT 26,  
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BLOCK 4, LOT 1, BLOCK 5, LOT 22, BLOCK 5, LOT 38, BLOCK 5, LOT 1, BLOCK  
6, LOT 12, BLOCK 6, LOT 1, BLOCK 7, LOT 1, BLOCK 8, LOT 1, BLOCK 9 AND  
LOT 1, BLOCK 10 WILL BE MAINTAINED BY THE OWNER/DEVELOPER  
AND/OR ITS SUCCESSOR OR ASSIGNS.

15. LOTS 1-3, BLOCK 4 WILL BE PLATTED IN THE FUTURE ONCE THE CHALK  
TRACE ROADWAY IS EXTENDED WITH THE NEXT UNIT OF THE CROSSVINE  
OR AT THE TIME A TEMPORARY TURNAROUND IS PROVIDED FOR THESE  
LOTS.

FINAL SUBDIVISION  
PLAT OF

## THE CROSSVINE MODULE 3A, UNIT 1

A 52.90 ACRES TRACT OF LAND, OUT OF THE JULIAN DIAZ SURVEY NO. 66, ABSTRACT NO. 187,  
COUNTY BLOCK 5059, THE E.R. EVANS SURVEY NO. 80, ABSTRACT NO. 216, COUNTY BLOCK 5060 AND  
BEING OUT OF: A 145.427 ACRE TRACT OF LAND AS CONVEYED TO SCHERTZ 1518, LTD OF RECORD IN  
VOLUME 11594 PAGE 1814 AND A 91.288 ACRE TRACT OF LAND AS CONVEYED TO SCHERTZ 1518, LTD  
OF RECORD IN VOLUME 11601 PAGE 2280, ALL BEING OF THE OFFICIAL PUBLIC RECORDS OF BEXAR  
COUNTY, TEXAS AND SITUATED IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS



FERGUSON MAP GRID: 555-A7  
LOCATION MAP  
NOT TO SCALE

ENGINEER:

**MALONE WHEELER**  
INC.

5113 SOUTHWEST PARKWAY, SUITE 260  
AUSTIN, TEXAS 78735  
PHONE: (512) 899-0601 FAX: (512) 899-0655  
FIRM REGISTRATION NO. F-786

SURVEYOR:

**KFW**  
SURVEYING

3421 PAESANOS PKWY, SUITE 101, SAN ANTONIO, TX 78231  
PHONE: (210) 979-8444 FAX: (210) 979-8441  
TSP/LS Firm # 10122300

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

CITY ENGINEER

STATE OF TEXAS

COUNTY OF BEXAR

THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, 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.

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

OWNER: SCHERTZ 1518, LTD.  
BRADLEY BECHTOL  
AUTHORIZED SIGNATORY

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

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

NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

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

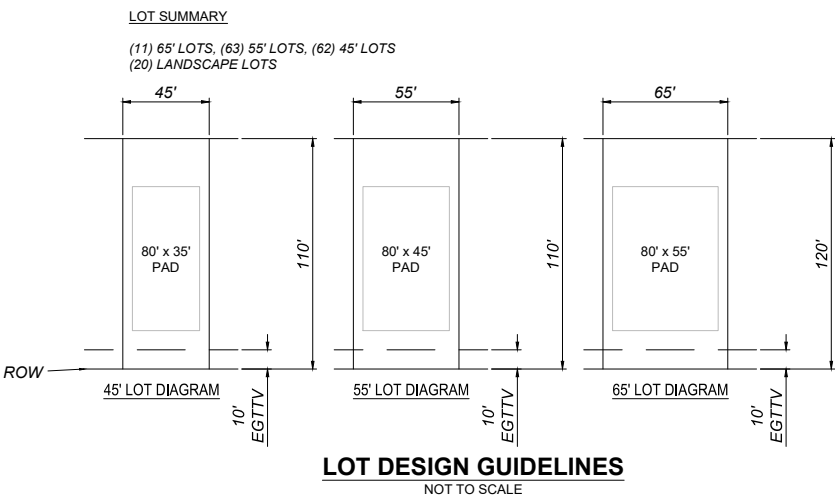
JESSE B. MALONE  
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STATE OF TEXAS

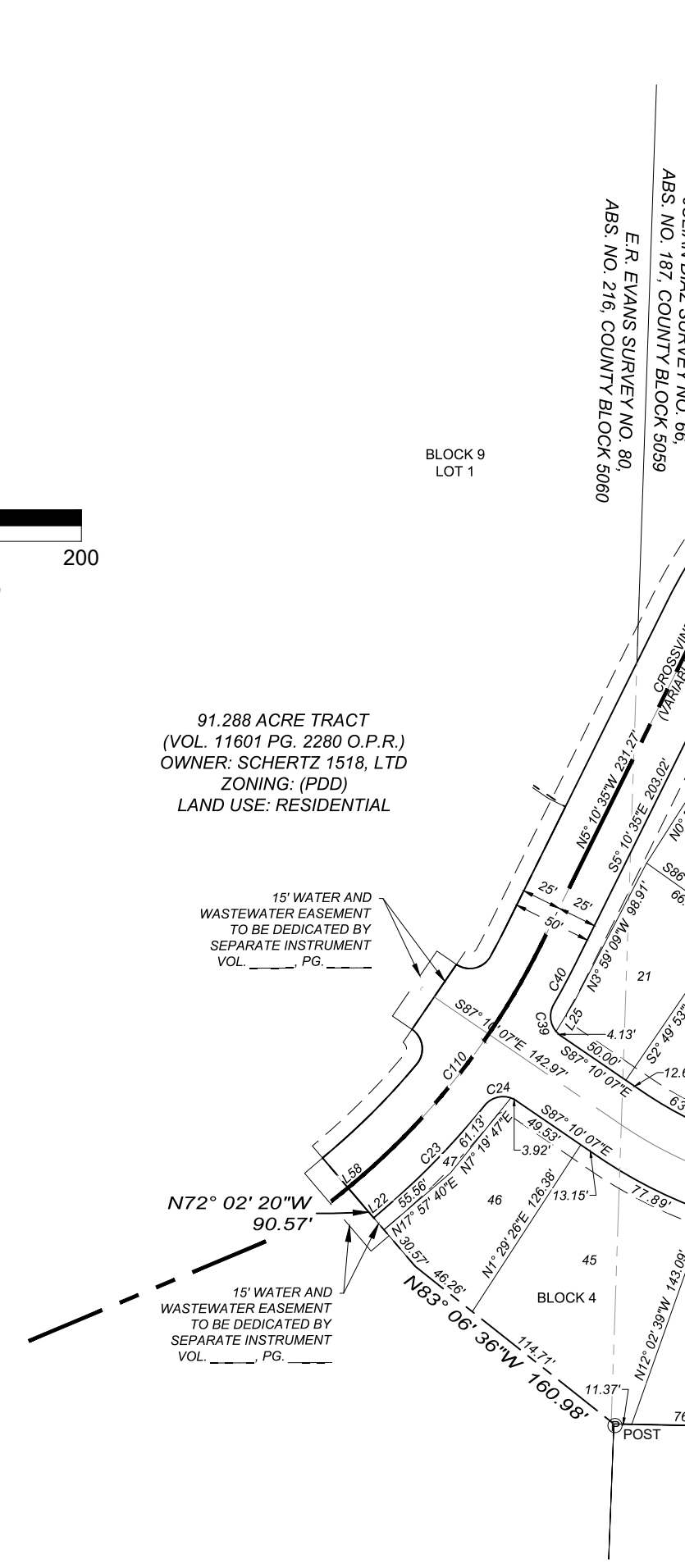
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM  
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SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

TERESA A. SEIDEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
KFW SURVEYING, LLC  
3421 PAESANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441



LOT DESIGN GUIDELINES  
NOT TO SCALE



91.288 ACRE TRACT  
(VOL. 11601 PG. 2280 O.P.R.)  
OWNER: SCHERTZ 1518, LTD.  
ZONING: (PDD)  
LAND USE: RESIDENTIAL

15' WATER AND  
WASTEWATER EASEMENT  
TO BE DEDICATED BY  
SEPARATE INSTRUMENT  
VOL. \_\_\_\_ PG. \_\_\_\_

15' WATER AND  
WASTEWATER EASEMENT  
TO BE DEDICATED BY  
SEPARATE INSTRUMENT  
VOL. \_\_\_\_ PG. \_\_\_\_

15' WATER AND  
WASTEWATER EASEMENT  
TO BE DEDICATED BY  
SEPARATE INSTRUMENT  
VOL. \_\_\_\_ PG. \_\_\_\_

C.P.S. NOTES

1. CITY PUBLIC SERVICE BOARD (CPS ENERGY) IS HEREBY DEDICATED EASEMENTS AND  
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SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT,"  
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"GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER  
EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING,  
CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING,  
AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS  
DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID  
INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS,  
TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS  
FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND  
THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER  
OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER,  
SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS,  
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2. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS  
ENERGY INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS,  
DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO  
THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND  
ELEVATION ALTERATIONS.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING  
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OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE  
DEPICTED HEREON.

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

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC  
AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE  
PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

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.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY  
WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL."  
THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF TWO  
(2) ACCESS POINTS ALONG FM 1518 BASED ON THE OVERALL PLATTED  
HIGHWAY FRONTAGE OF 577.63'.

ADDITIONAL NOTES:

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

145.427 AC.  
(VOL. 11564, PG. 1814 O.P.R.)  
OWNER: SCHERTZ 1518, LTD.  
A TEXAS LIMITED PARTNERSHIP  
ZONING: (PDD)  
LAND USE: RESIDENTIAL

MATCHLINE SEE SHEET 2

15' WATER AND  
WASTEWATER EASEMENT  
TO BE DEDICATED BY  
SEPARATE INSTRUMENT  
VOL. \_\_\_\_ PG. \_\_\_\_

15' WATER AND  
WASTEWATER EASEMENT  
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15' WATER AND  
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NOTES:

1. A 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW  
SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.

2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM  
ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH  
AMERICAN DATUM (NAD) OF 1983.

3. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT  
IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE  
DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR  
OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE  
CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED,  
SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF  
PUBLIC WORKS. THE CITY OF SCHERTZ AND BEXAR COUNTY SHALL  
HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S  
ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS  
PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO  
MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID  
DRAINAGE EASEMENTS. ALL SAID DRAINAGE EASEMENTS WITHIN  
SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY  
OWNERS.

4. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED  
SCALE FACTOR OF 1.00017.

5. ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL NO.  
48029C0315F, DATED SEPT. 29, 2010, AND FEMA MAP 315, REVISED TO  
REFLECT LOMR EFFECTIVE APRIL 18, 2017, A PORTION OF THE  
PROPOSED OFFSITE IMPROVEMENTS IS LOCATED IN ZONE X, ZONE X  
(SHADED) AND ZONE AE SOME OF WHICH IS LOCATED IN THE  
100-YEAR FLOODPLAIN. NO PORTION OF THE MODULE 3A UNIT 1  
BOUNDARY IS LOCATED WITHIN THE FEMA 100 YEAR FLOODPLAIN.

6. 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 PERMITS.

7. ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE  
EASEMENT, PRIVATE PARKLAND 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.

COMMON AREA LOTS DESCRIBED IN THE FOLLOWING TABLE:

LOT & BLOCK NUMBERS	COMMON AREA LOT ALLOWABLE USE
LOT 10, BLOCK 3 LOT 30, BLOCK 3 LOT 1, BLOCK 4 LOT 16, BLOCK 4 LOT 32, BLOCK 4 LOT 47, BLOCK 4	LANDSCAPE LOTS / ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT / DRAINAGE EASEMENT
LOT 9, BLOCK 4 LOT 26, BLOCK 4 LOT 36, BLOCK 4	LANDSCAPE LOTS/PUBLIC ACCESS/ DRAINAGE EASEMENT
LOT 19, BLOCK 2 LOT 31, BLOCK 3	LANDSCAPE LOTS / PUBLIC ACCESS/ CITY OF SCHERTZ WATER UTILITY / DRAINAGE EASEMENT
LOT 1, BLOCK 9	LANDSCAPE LOTS/PUBLIC ACCESS / CITY OF SCHERTZ WATER UTILITY / DRAINAGE EASEMENT / AMENITY CENTER
LOT 1, BLOCK 10	LANDSCAPE LOTS/PUBLIC ACCESS / ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT/DRAINAGE EASEMENT/CITY OF SCHERTZ WATER UTILITY

8. 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.

THE BLANKET ELECTRIC AND TRANSMISSION AND DISTRIBUTION  
EASEMENT IN FAVOR OF CITY OF SAN ANTONIO AND CURRENTLY IN  
FAVOR OF CPS RECORDED IN VOLUME 5192, PAGE 461, OF THE OFFICIAL  
PUBLIC RECORDS OF BEXAR COUNTY, TEXAS IS RELEASED AS TO THE  
AREA WHICH IS THE SUBJECT OF THIS PLAT.

9. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88

10. THERE ARE 136 DETACHED SINGLE FAMILY RESIDENTIAL LOTS  
PROPOSED BY THIS PLAT. PLEASE SEE THE FOLLOWING TABLE FOR  
NUMBER OF EACH TYPE OF LOT.

LOT SIZE SUMMARY
DSFR(1) 45' 62
DSFR(2) 55' 63
DSFR(3) 65' 11
TOTAL LOTS = 136

11. ALL LOTS ARE TO BE UTILITY SERVICED FROM THE FRONT OF THE  
LOTS ADJACENT TO THE STREET.

12. SIGHTLINE EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS,  
E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE  
HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE  
PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY  
AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC  
DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

13. THIS LAND IS ZONED PDD.

14. THE 17.44 ACRES OF PRIVATE PARKLAND WITH PUBLIC ACCESS  
IDENTIFIED AS LOT 9, BLOCK 1, LOT 19, BLOCK 2, LOT 10, BLOCK 3, LOT 30,  
BLOCK 3, LOT 31, BLOCK 3, LOT 5, BLOCK 4, LOT 16, BLOCK 4, LOT 26,  
BLOCK 4, LOT 32, BLOCK 4, LOT 36, BLOCK 4, LOT 45, BLOCK 4, LOT 47,  
BLOCK 4, LOT 1, BLOCK 5, LOT 22, BLOCK 5, LOT 38, BLOCK 5, LOT 1, BLOCK  
6, LOT 12, BLOCK 6, LOT 1, BLOCK 7, LOT 1, BLOCK 8, LOT 1, BLOCK 9 AND  
LOT 1, BLOCK 10 WILL BE MAINTAINED BY THE OWNER/DEVELOPER  
AND/OR ITS SUCCESSOR OR ASSIGNS.

15. LOTS 1-3, BLOCK 4 WILL BE PLATTED IN THE FUTURE ONCE THE CHALK  
TRACE ROADWAY IS EXTENDED WITH THE NEXT UNIT OF THE CROSSVINE  
OR AT THE TIME A TEMPORARY TURNAROUND IS PROVIDED FOR THESE  
LOTS.

## FINAL SUBDIVISION PLAT OF THE CROSSVINE MODULE 3A, UNIT 1

A 92.90 ACRES TRACT OF LAND, OUT OF THE JULIAN DIAZ SURVEY NO. 66, ABSTRACT NO. 187,  
COUNTY BLOCK 5090, THE E.R. EVANS SURVEY NO. 80, ABSTRACT NO. 216, COUNTY BLOCK 5090 AND  
BEING OUT OF A 145.427 ACRE TRACT OF LAND AS CONVEYED TO SCHERTZ 1518, LTD OF RECORD IN  
VOLUME 11564 PAGE 1814 AND A 91.288 ACRE TRACT OF LAND AS CONVEYED TO SCHERTZ 1518, LTD  
OF RECORD IN VOLUME 11601 PAGE 2280, ALL BEING OF THE OFFICIAL PUBLIC RECORDS OF BEXAR  
COUNTY, TEXAS AND SITUATED IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS

THIS PLAT OF THE CROSSVINE, MODULE 3A, UNIT 1 SUBDIVISION HAS  
BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND  
ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND IS HEREBY  
APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_.

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

CHAIRPERSON

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

SECRETARY

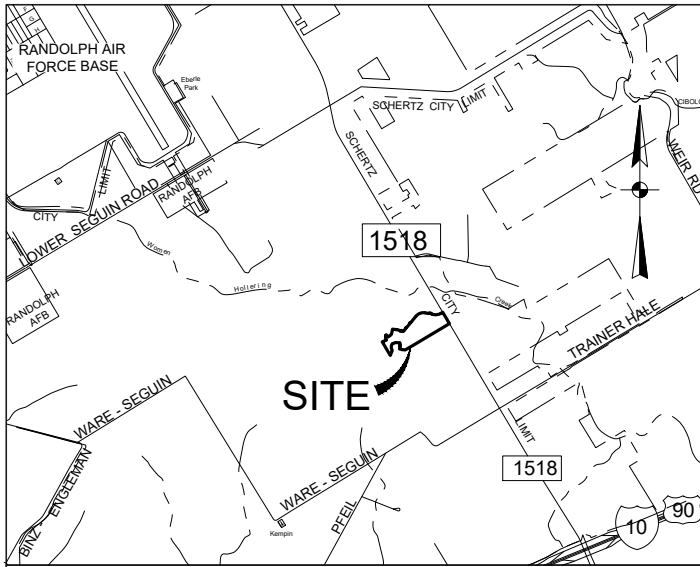
THIS PROPOSED DEVELOPMENT HAS BEEN REVIEWED AND APPROVED BY THE CIBOLO CREEK MUNICIPAL  
AUTHORITY (CCMA) FOR WASTEWATER TREATMENT PLANT CAPACITY AND EASEMENTS ALL FEES DUE FOR  
IMPACT TO THE SYSTEM AT TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING  
PERMIT APPLICATION.

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

### LEGEND

B.C.D.P.R.	BEXAR COUNTY DEED AND PLAT RECORDS
R.P.R.B.C.	REAL PROPERTY RECORDS
R.O.W.	BEXAR COUNTY RIGHT OF WAY
ESMT	EASEMENT
N.V.A.E.	NON-VEHICULAR ACCESS ESMT
P.U.E.	PUBLIC UTILITY EASEMENT
EGTV	ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
ELEC	ELECTRIC
TEL	TELEPHONE
CA.TV.	CABLE TELEVISION
---	PROPERTY LINE
---	FUTURE LOT LINE
---	ADJACENT PROPERTY LINE
---	CENTER LINE OF R.O.W.
---	EASEMENT
---	FEMA 100 YR FLOODPLAIN
○FIR	FOUND 1/2" IRON ROD
○FIP	FOUND IRON PIPE
⊗	POST





FERGUSON MAP GRID: 555-A7  
**LOCATION MAP**  
NOT TO SCALE

ENGINEER:

**MALONE WHEELER**  
INC. 1995

513 SOUTHWEST PARKWAY, SUITE 260  
AUSTIN, TEXAS 78735  
PHONE: (512) 899-0601 FAX: (512) 899-0655  
FIRM REGISTRATION NO. F-786

SURVEYOR:

**KFW**  
SURVEYING  
3627 Paramount Plaza, Suite 101, San Antonio, TX 78231  
Phone: (210) 979-8444 Fax: (210) 979-8441  
TSP/LS Firm # 10122330

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

CITY ENGINEER

STATE OF TEXAS

COUNTY OF BEXAR

THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, 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.

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

OWNER: SCHERTZ 1518, LTD.  
BRADLEY BECHTOL  
AUTHORIZED SIGNATORY

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE

\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

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

JESSE B. MALONE  
REGISTERED PROFESSIONAL ENGINEER NO. 108734  
MALONE WHEELER, INC.  
5113 SOUTHWEST PARKWAY, SUITE 260  
AUSTIN, TEXAS 78735  
PHONE: (512) 899-0601 FAX: (512) 899-0655

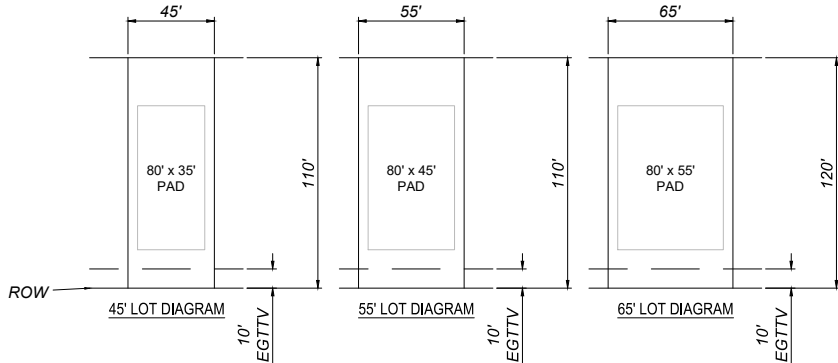
STATE OF TEXAS

COUNTY OF BEXAR

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

LOT SUMMARY

(11) 65' LOTS, (63) 55' LOTS, (62) 45' LOTS  
(20) LANDSCAPE LOTS



**LOT DESIGN GUIDELINES**  
NOT TO SCALE

C.P.S. NOTES

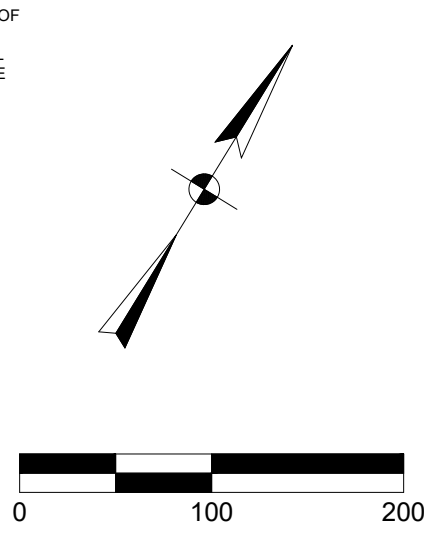
1. CITY PUBLIC SERVICE BOARD (CPS ENERGY) IS HEREBY DEDICATED EASEMENTS  
AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION  
INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT  
AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG  
EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT,"  
"WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER  
EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING,  
MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY  
INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE.  
CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND  
SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH  
THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE  
PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE  
RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER  
OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF  
WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES.  
NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN  
EASEMENT AREAS WITHOUT ENCROACHMENT AGREEMENT WITH THE RESPECTIVE  
UTILITY.

2. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF  
CPS ENERGY INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID  
EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL  
BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE  
CHANGES OR GROUND ELEVATION ALTERATIONS.

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

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

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE  
ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS  
FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT  
WIDE EASEMENTS.



NOTES:

1. A 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW  
SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.

2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM  
ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH  
AMERICAN DATUM (NAD) OF 1983.

3. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT  
IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE  
DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR  
OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE  
CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED,  
SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF  
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HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S  
ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS  
PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO  
MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID  
DRAINAGE EASEMENTS. ALL SAID DRAINAGE EASEMENTS WITHIN  
SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY  
OWNERS.

4. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED  
SCALE FACTOR OF 1.00017.

5. ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL NO.  
48029C0315F, DATED SEPT. 29, 2010, AND FEMA MAP 315, REVISED TO  
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PROPOSED OFFSITE IMPROVEMENTS IS LOCATED IN ZONE X, ZONE X  
(SHADED) AND ZONE AE SOME OF WHICH IS LOCATED IN THE  
100-YEAR FLOODPLAIN. NO PORTION OF THE MODULE 3A UNIT 1  
BOUNDARY IS LOCATED WITHIN THE FEMA 100 YEAR FLOODPLAIN.

6. 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 PERMITS.

7. ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE  
EASEMENT, PRIVATE PARKLAND OR OTHER AREAS IDENTIFIED AS  
PRIVATE SHALL BE THE RESPONSIBILITY OF THE OWNER OR  
OWNERS' SUCCESSORS AND/OR ASSIGNS PROVIDED SUCH  
SUCCESSOR OR ASSIGIN IS APPROVED BY THE CITY.

COMMON AREA LOTS DESCRIBED IN THE FOLLOWING TABLE:

LOT & BLOCK NUMBERS	COMMON AREA LOT ALLOWABLE USE
LOT 10, BLOCK 3 LOT 30, BLOCK 3 LOT 5, BLOCK 4 LOT 16, BLOCK 4 LOT 32, BLOCK 4 LOT 47, BLOCK 4	LANDSCAPE LOTS / ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT / DRAINAGE EASEMENT
LOT 9, BLOCK 1 LOT 26, BLOCK 4 LOT 36, BLOCK 4	LANDSCAPE LOTS/PUBLIC ACCESS/ DRAINAGE EASEMENT
LOT 19, BLOCK 2 LOT 31, BLOCK 3	LANDSCAPE LOTS / PUBLIC ACCESS/ CITY OF SCHERTZ WATER UTILITY / DRAINAGE EASEMENT
LOT 1, BLOCK 9	LANDSCAPE LOTS/PUBLIC ACCESS / CITY OF SCHERTZ WATER UTILITY / DRAINAGE EASEMENT / AMENITY CENTER
LOT 1, BLOCK 10	LANDSCAPE LOTS/PUBLIC ACCESS / ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT/DRAINAGE EASEMENT/CITY OF SCHERTZ WATER UTILITY

8. 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.

THE BLANKET ELECTRIC AND TRANSMISSION AND DISTRIBUTION  
EASEMENT IN FAVOR OF CITY OF SAN ANTONIO AND CURRENTLY IN  
FAVOR OF CPS RECORDED IN VOLUME 3192, PAGE 461, OF THE OFFICIAL  
PUBLIC RECORDS OF BEXAR COUNTY, TEXAS IS RELEASED AS TO THE  
AREA WHICH IS THE SUBJECT OF THIS PLAT.

9. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88

10. THERE ARE 136 DETACHED SINGLE FAMILY RESIDENTIAL LOTS  
PROPOSED BY THIS PLAT. PLEASE SEE THE FOLLOWING TABLE FOR  
NUMBER OF EACH TYPE OF LOT.

LOT SIZE SUMMARY
DSFR(1) 45' 62'
DSFR(2) 55' 63'
DSFR(3) 65' 11'
TOTAL LOTS = 136

11. ALL LOTS ARE TO BE UTILITY SERVICED FROM THE FRONT OF THE  
LOTS ADJACENT TO THE STREET.

12. SIGHTLINE EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS,  
E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE  
HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE  
PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY  
AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC  
DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

13. THIS LAND IS ZONED PDD.

14. THE 17.44 ACRES OF PRIVATE PARKLAND WITH PUBLIC ACCESS  
IDENTIFIED AS LOT 9, BLOCK 1, LOT 19, BLOCK 2, LOT 10, BLOCK 3, LOT 30,  
BLOCK 3, LOT 31, BLOCK 3, LOT 5, BLOCK 4, LOT 16, BLOCK 4, LOT 26,  
BLOCK 4, LOT 32, BLOCK 4, LOT 36, BLOCK 4, LOT 45, BLOCK 4, LOT 47,  
BLOCK 4, LOT 1, BLOCK 5, LOT 22, BLOCK 5, LOT 38, BLOCK 5, LOT 1, BLOCK  
6, LOT 12, BLOCK 6, LOT 1, BLOCK 7, LOT 1, BLOCK 8, LOT 1, BLOCK 9 AND  
LOT 1, BLOCK 10 WILL BE MAINTAINED BY THE OWNER/DEVELOPER  
AND/OR ITS SUCCESSOR OR ASSIGNS.

15. LOTS 1-3, BLOCK 4 WILL BE PLATTED IN THE FUTURE ONCE THE CHALK  
TRACE ROADWAY IS EXTENDED WITH THE NEXT UNIT OF THE CROSSVINE  
OR AT THE TIME A TEMPORARY TURNAROUND IS PROVIDED FOR THESE  
LOTS.

## FINAL SUBDIVISION PLAT OF THE CROSSVINE MODULE 3A, UNIT 1

A 52.96 ACRES TRACT OF LAND, OUT OF THE JULIAN DIAZ SURVEY NO. 66, ABSTRACT NO. 187,  
COUNTY BLOCK 5099, THE E. EVANS SURVEY NO. 80, ABSTRACT NO. 216, COUNTY BLOCK 5060 AND  
BEING OUT OF A 145.427 ACRE TRACT OF LAND AS CONVEYED TO SCHERTZ 1518, LTD. OF RECORD IN  
VOLUME 11564 PAGE 1814 AND A 91.288 ACRE TRACT OF LAND AS CONVEYED TO SCHERTZ 1518, LTD.  
OF RECORD IN VOLUME 11601 PAGE 2280, ALL BEING OF THE OFFICIAL PUBLIC RECORDS OF BEXAR  
COUNTY, TEXAS AND SITUATED IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS



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

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

ADDITIONAL NOTES:

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

THIS PLAT OF THE CROSSVINE, MODULE 3A, UNIT 1, SUBDIVISION HAS  
BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND  
ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND IS HEREBY  
APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_

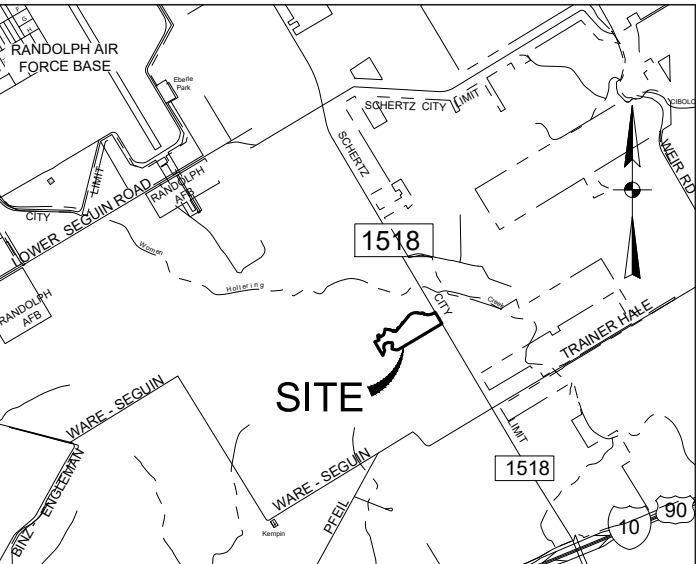
BY: CHAIRPERSON

BY: SECRETARY

TERESA A. SEIDEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
KFW SURVEYING, LLC  
3421 PAESANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441







FERGUSON MAP GRID: 555-A7  
**LOCATION MAP**  
NOT TO SCALE

ENGINEER:



5113 SOUTHWEST PARKWAY, SUITE 260  
AUSTIN, TEXAS 78735  
PHONE: (512) 899-0601 FAX: (512) 899-0655  
FIRM REGISTRATION NO. F-786

**SURVEYOR:**



3421 Paesanos Pkwy, Suite 101, San Antonio, TX 78231  
Phone #: (210) 979-8444 Fax #: (210) 979-8441  
TSP/LP Firm #: 1012200

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

CITY ENGINEER

STATE OF TEXAS

COUNTY OF BEXAR

THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, 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.

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

OWNER: SCHERTZ 1518, LTD.  
BRADLEY BECHTOL  
AUTHORIZED SIGNATORY

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE

\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

NOTARY PUBLIC

BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

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

JESSE B. MALONE  
REGISTERED PROFESSIONAL ENGINEER NO. 108734  
MALONE WHEELER, INC.  
5113 SOUTHWEST PARKWAY, SUITE 260  
AUSTIN, TEXAS 78735  
PHONE: (512) 899-0601 FAX: (512) 899-0655

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 LAND  
SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

TERESA A. SEIDEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
KFW SURVEYING, LLC  
3421 PAESANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

CURVE TABLE					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	76.05'	445.00'	9°47'32"	N13°03'54"E	75.96'
C2	24.96'	15.00'	95°20'15"	N39°29'59"W	22.18'
C3	24.96'	15.00'	95°20'15"	N45°09'45"E	22.18'
C4	20.74'	445.00'	2°40'13"	N03°50'29"W	20.74'
C5	71.88'	60.00'	68°38'39"	N02°28'31"E	67.66'
C6	22.56'	15.00'	86°10'39"	N11°14'31"E	20.49'
C7	155.63'	275.00'	32°25'31"	S66°10'10"E	153.56'
C8	34.51'	40.00'	49°25'53"	S77°32'06"E	33.45'
C9	13.25'	70.00'	10°50'43"	N83°10'20"E	13.23'
C10	32.69'	41.00'	45°41'20"	N65°45'01"E	31.83'
C11	23.56'	15.00'	90°00'00"	N04°57'24"W	21.21'
C12	23.56'	15.00'	90°00'00"	N85°02'36"E	21.21'
C13	24.28'	15.00'	92°44'06"	N06°19'27"W	21.71'
C14	22.85'	15.00'	87°15'54"	N83°40'33"E	20.70'
C15	458.60'	430.00'	61°06'26"	N70°35'49"E	437.18'
C16	32.69'	41.00'	45°41'20"	N75°28'41"E	31.83'
C17	118.63'	70.00'	97°06'10"	S78°48'54"E	104.94'
C18	32.69'	41.00'	45°41'20"	S53°06'29"E	31.83'
C19	300.64'	415.00'	41°30'23"	N80°23'50"E	294.10'
C20	91.06'	225.00'	23°11'15"	S71°44'00"W	90.44'
C21	68.79'	235.00'	16°46'16"	S67°42'27"W	68.54'
C22	15.16'	50.00'	17°22'31"	S66°42'30"E	15.10'
C23	91.85'	495.00'	10°37'53"	N12°38'44"E	91.72'
C24	22.38'	15.00'	85°30'06"	N50°04'50"E	20.36'
C25	175.05'	300.00'	33°25'55"	N76°06'55"E	172.58'
C26	261.06'	300.00'	49°51'29"	N34°28'13"E	252.90'
C27	21.27'	15.00'	81°14'35"	N50°09'46"E	19.53'
C28	77.50'	325.00'	13°39'44"	N83°57'12"E	77.31'
C29	22.56'	15.00'	86°10'39"	S59°47'21"E	20.49'
C30	278.74'	60.00'	266°10'39"	N30°12'39"E	87.64'
C31	65.57'	275.00'	13°39'44"	S83°57'12"W	65.42'
C32	23.36'	15.00'	89°12'56"	N44°36'28"W	21.07'
C33	171.47'	325.00'	30°13'44"	N15°06'52"W	169.49'
C34	23.56'	15.00'	90°00'00"	N14°46'16"E	21.21'
C35	103.95'	175.00'	34°02'00"	N76°47'15"E	102.43'
C36	78.09'	225.00'	19°53'08"	N83°51'42"E	77.70'
C37	22.20'	15.00'	84°47'03"	S63°41'21"E	20.23'
C38	69.59'	425.00'	9°22'52"	S25°59'15"E	69.51'
C39	22.38'	15.00'	85°30'06"	S44°25'04"E	20.36'
C40	30.32'	495.00'	3°30'34"	S03°25'18"E	30.31'
C41	37.04'	15.00'	141°28'07"	S65°33'28"W	28.32'
C42	283.07'	60.00'	270°18'59"	S01°08'02"W	84.62'
C43	38.23'	15.00'	146°02'48"	S61°00'03"E	28.69'
C44	92.54'	275.00'	19°16'53"	S21°39'47"W	92.11'
C45	6.51'	90.00'	4°08'33"	S33°22'31"W	6.51'
C46	43.90'	262.32'	9°35'22"	S40°14'28"W	43.85'
C47	32.95'	40.00'	47°11'45"	S68°38'02"W	32.03'
C48	123.08'	70.00'	100°44'23"	S41°51'43"W	107.82'
C49	32.69'	41.00'	45°41'20"	S14°20'11"W	31.83'
C50	4.55'	91.00'	2°51'44"	S38°36'44"W	4.55'
C51	23.56'	15.00'	90°00'00"	S85°02'36"W	21.21'
C52	116.26'	175.00'	38°03'46"	N30°55'31"W	114.13'
C53	15.12'	15.00'	57°46'09"	N16°59'26"E	14.49'
C54	309.49'	60.00'	295°32'17"	S78°06'22"W	64.00'
C55	15.12'	15.00'	57°46'09"	S40°46'42"E	14.49'

CURVE TABLE					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C56	149.47'	225.00'	38°03'46"	S30°55'31"E	146.74'
C57	23.56'	15.00'	90°00'00"	S04°57'24"E	21.21'
C58	22.85'	15.00'	87°15'54"	S83°40'33"W	20.70'
C59	166.62'	425.00'	22°27'46"	N41°27'37"W	165.56'
C60	145.09'	275.00'	30°13'44"	N15°06'52"W	143.41'
C61	259.18'	250.00'	59°23'58"	N29°41'59"E	247.73'
C62	145.87'	250.00'	33°25'55"	N76°06'55"E	143.81'
C63	24.28'	15.00'	92°44'06"	N06°19'27"W	21.71'
C64	23.56'	15.00'	90°00'00"	N85°02'36"E	21.21'
C65	15.12'	15.00'	57°46'09"	S21°04'20"E	14.49'
C66	309.49'	60.00'	295°32'17"	N40°02'36"E	64.00'
C67	15.12'	15.00'	57°46'09"	N78°50'29"W	14.49'
C68	23.56'	15.00'	90°00'00"	N04°57'24"W	21.21'
C69	394.61'	370.00'	61°06'26"	N70°35'49"E	376.17'
C70	32.69'	41.00'	45°41'20"	S53°06'29"E	31.83'
C71	19.15'	70.00'	15°40'34"	S38°06'06"E	19.09'
C72	35.20'	41.00'	49°11'36"	S21°20'35"E	34.13'
C73	23.56'	15.00'	90°00'00"	S51°09'02"W	21.21'
C74	15.12'	15.00'	57°46'09"	N54°57'54"W	14.49'
C75	309.49'	60.00'	295°32'17"	S06°09'02"W	64.00'
C76	15.12'	15.00'	57°46'09"	N67°15'57"E	14.49'
C77	23.56'	15.00'	90°00'00"	S38°50'58"E	21.21'
C78	126.22'	425.00'	17°00'57"	S02°21'27"E	125.75'
C79	22.20'	15.00'	84°47'03"	S31°31'36"W	20.23'
C80	60.74'	175.00'	19°53'08"	S83°51'42"W	60.43'
C81	133.65'	225.00'	34°02'00"	S76°47'15"W	131.69'
C82	23.55'	15.00'	89°57'22"	N75°15'03"W	21.21'
C83	185.86'	475.00'	22°25'08"	N41°28'56"W	184.68'
C84	35.20'	41.00'	49°11'36"	N33°34'31"E	34.13'
C85	6.77'	70.00'	5°32'18"	N55°24'10"E	6.76'
C86	32.69'	41.00'	45°41'20"	N75°28'41"E	31.83'
C87	169.31'	435.00'	22°18'02"	S89°59'59"E	168.24'
C88	21.13'	15.00'	80°42'37"	S60°47'42"E	19.43'
C89	8.10'	225.00'	2°03'46"	S21°28'17"E	8.10'
C90	21.64'	15.00'	82°38'32"	S18°49'06"W	19.81'
C91	80.94'	200.00'	23°11'15"	S71°44'00"W	80.39'
C92	278.97'	60.00'	266°23'33"	S49°52'09"E	87.48'
C93	21.93'	15.00'	83°45'14"	N38°48'41"E	20.03'
C94	89.66'	250.00'	20°32'57"	N70°24'50"E	89.18'
C95	23.35'	15.00'	89°10'57"	S75°16'10"E	21.06'
C96	55.91'	125.00'	25°37'37"	S17°51'53"E	55.44'
C97	23.56'	15.00'	90°00'00"	S39°56'56"W	21.21'
C98	100.64'	225.00'	25°37'37"	S72°08'07"W	99.80'
C99	23.56'	15.00'	90°00'00"	N75°40'41"W	21.21'
C100	241.04'	375.00'	36°49'43"	N12°15'50"W	236.91'
C101	23.56'	15.00'	90°00'00"	S14°19'19"W	21.21'
C102	78.27'	175.00'	25°37'37"	S72°08'07"W	77.62'
C103	100.70'	225.00'	25°38'35"	S72°07'44"W	99.86'
C104	78.27'	175.00'	25°37'37"	S72°08'07"W	77.62'
C105	23.56'	15.00'	90°00'00"	N50°03'04"W	21.21'
C106	78.27'	175.00'	25°37'37"	N17°51'53"W	77.62'
C107	31.27'	175.00'	10°14'18"	N25°33'32"W	31.23'
C108	23.32'	15.00'	89°03'47"	N24°05'30"E	21.04'
C109	68.17'	435.00'	8°58'44"	N64°08'01"E	68.10'
C110	189.80'	470.00'	23°08'15"	N06°23'33"E	188.51'

CURVE TABLE					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C111	236.77'	300.00'	45°13'11"	N17°26'00"E	230.67'
C112	426.61'	400.00'	61°06'26"	N70°35'49"E	406.68'
C113	307.88'	425.00'	41°30'23"	N80°23'50"E	301.19'
C114	160.46'	275.00'	33°25'55"	N76°06'55"E	158.20'
C115	285.10'	275.00'	59°23'58"	N29°41'59"E	272.50'
C116	158.28'	300.00'	30°13'44"	N15°06'52"W	156.45'
C117	176.42'	450.00'	22°27'46"	N41°27'37"W	175.29'
C118	118.80'	200.00'	34°02'00"	N76°47'15"E	117.06'
C119	69.41'	200.00'	19°53'08"	N83°51'42"E	69.07'
C120	257.11'	400.00'	36°49'43"	S12°15'50"E	252.71'
C121	89.46'	200.00'	25°37'37"	N72°08'07"E	88.71'
C122	89.46'	200.00'	25°37'37"	N72°08'07"E	88.71'
C123	67.09'	150.00'	25°37'37"	S17°51'53"E	66.53'
C124	35.74'	200.00'	10°14'18"	S25°33'32"E	35.69'
C125	132.86'	200.00'	38°03'46"	S30°55'31"E	130.43'
C126	71.54'	300.00'	13°39'44"	N83°57'12"E	71.37'
C127	37.60'	50.00'	43°05'19"	S81°20'01"E	36.72'
C128	37.70'	50.00'	43°11'47"	S61°43'44"W	36.81'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	8.58'	N17°57'40"E
L2	50.00'	N02°49'53"E
L3	84.54'	S29°55'37"W
L4	67.23'	S16°29'38"W
L5	10.00'	S59°48'47"W
L6	38.98'	N54°19'50"E
L7	75.06'	N07°37'05"E
L8	8.93'	S49°57'24"E
L9	49.89'	N40°02'38"E
L10	48.85'	S52°49'09"E
L11	50.60'	N42°54'21"E
L12	63.91'	N40°02'36"E
L13	1.00'	N49°57'24"W
L14	50.00'	N40°02'36"E
L15	1.00'	S49°57'24"E
L16	1.00'	N52°41'30"W
L17	50.00'	N37°18'30"E
L18	4.82'	S52°41'30"E
L19	52.22'	S81°40'39"E
L20	5.58'	S83°19'37"W
L21	20.62'	N59°19'19"E
L22	8.58'	N17°57'40"E
L23	27.65'	N00°00'00"E
L24	33.47'	N30°13'44"W
L25	22.52'	N00°04'13"W
L26	20.00'	N84°28'01"E
L27	35.77'	S75°25'39"E
L28	20.00'	S73°41'04"W
L29	48.34'	S37°10'52"W
L30	61.63'	S40°02'36"W
L31	7.42'	N49°57'24"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L32	32.11'	N11°53'38"W
L33	32.11'	S11°53'38"E
L34	7.42'	S49°57'24"E
L35	0.42'	S49°57'24"E
L36	20.00'	S87°58'58"W
L37	20.00'	S87°58'35"E
L38	0.42'	N49°57'24"W
L39	18.50'	N40°02'36"E
L40	15.05'	S05°03'04"E
L41	20.42'	N59°19'36"E
L42	20.77'	S59°19'19"W
L43	15.05'	N05°03'04"W
L44	28.22'	N73°34'52"E
L45	20.66'	N00°47'04"E
L46	20.08'	N84°49'49"W
L47	20.61'	N17°09'17"E
L48	20.00'	S80°06'36"W
L49	24.65'	N89°45'10"E
L50	35.00'	S40°13'36"E
L51	25.70'	S59°01'09"E
L52	42.60'	S20°57'49"E
L53	23.02'	S87°51'13"W
L54	39.10'	S05°04'35"E
L55	88.10'	N59°19'19"E
L56	10.00'	S30°20'43"E
L57	20.23'	S59°19'19"W
L58	8.58'	N17°57'40"E
L59	72.75'	N59°38'39"E
L60	108.86'	S49°57'24"E
L61	31.34'	S40°07'51"W
L62	150.00'	N30°40'41"W

**PLANNING AND ZONING COMMISSION MEETING: 09/14/2022**  
**Agenda Item 4 C**

TO: Planning and Zoning Commission  
PREPARED BY: Megan Harrison, Planner  
CASE: PLFP20220142  
SUBJECT: PLFP20220142- Consider and act upon a request for approval of a final plat of the Sanchez Residential Pfeil Road Subdivision, a 2.051 acre tract of land located approximately 1,900 feet north east of the intersection of Pfeil Road and IH 10 access road, City of Schertz, Bexar County.

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**GENERAL INFORMATION:**

Owner: Jenniva R and Olvera Jose Luis Sanchez  
Applicant: Gerardo Villarreal, Ever Engineering

**APPLICATION SUBMITTAL DATE:**

Date:	Application Submittal Type:
September 8, 2022	Final Plat Application

**ITEM SUMMARY:**

The applicant is requesting to final plat 2.051 acres of land in order to establish one single-family residential lot.

**GENERAL LOCATION AND SITE DESCRIPTION:**

The subject property is currently developed as a single-family residence and is located approximately 1,900 feet north east of the intersection of Pfeil Road and IH 10 access road.

**ACCESS AND CIRCULATION:**

The proposed Sanchez Residential Lot 1, Block 1 will have one point of access onto Pfeil Road.

**TREE MITIGATION AND PRESERVATION:**

The applicant will be responsible for complying with Unified Development Code (UDC), Section 21.9.9 Tree Preservation and Mitigation. They have submitted a signed tree affidavit indicating the subject property has no protected or heritage class trees. Therefore, the applicant will have no tree mitigation fees to be paid for the Sanchez Residential Pfeil Subdivision Plat.

**PUBLIC SERVICES:**

The site will be serviced by the City of Schertz for water, CPS, and Spectrum. The applicant submitted a waiver to not connect to sanitary sewer due to the distance to the closest City of Schertz Public Infrastructure for sewer is approximately 12,000 linear feet away. The waiver was approved by the Planning and Zoning Commission on November 17, 2021. Therefore, the applicant will be responsible for going through Bexar County for the septic permit.

**PUBLIC IMPROVEMENTS:**

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

Water: The property will be serviced by the City of Schertz through an 8-inch water line.

Sewer: The applicant submitted a waiver request during the preliminary plat process due to the nearest City of

Schertz public infrastructure for sewer was approximately 12,000 linear feet away. The Planning and Zoning Commission on November 17, 2021 approved the waiver request to allow the applicant to install an on-site sewage facility.

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

Road Improvements: The property is located on Pfeil Road, which under the Master Thoroughfare Plan is classified as a Commercial Collector A/Planned Collector (70' ROW). With this information the plat will be dedicating 15' of right-of-way across the entire frontage of their property.

**STAFF ANALYSIS AND RECOMMENDATION:**

The final plat is consistent with the applicable requirements for the property, ordinances, and regulations. The final plat has been reviewed with no objections by the Fire, Engineering, Planning and Public Works Departments.

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

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

**COMMISSIONERS CRITERIA FOR CONSIDERATION:**

The Planning and Zoning Commission is the final approval authority of the proposed final plat. In considering final action on a final plat, the Commission should consider the criteria within UDC, Section 21.12.10.D.

---

**Attachments**

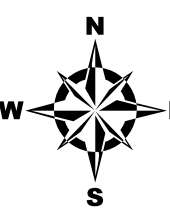
Aerial Map  
Final Plat Exhibit

---





Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



SCHIERTZ

COMMUNITY • SERVICE • OPPORTUNITY

SANCHEZ RESIDENTIAL

5964 PFIEIL ROAD

<all other values>

Highways

Major Roads

Minor Roads

Other Cities

<all other values>

Freeway

Principal Arterial

Planned Principal Arterial

Secondary Arterial

Planned Secondary Arterial

Secondary Rural Arterial

Planned Secondary Rural Arterial

Residential Collector

Planned Residential Collector

Commercial Collector B

Planned Commercial Collector B

Commercial Collector A

Planned Commercial Collector A

1"

2"

3"

4"

6"

8"

10"

12"

16"

18"

20"

24"

30"

36"

Schertz Gravity

Schertz Pressure

Neighboring Gravity

Private Pressure

Hydrant

Manholes

200' Buffer

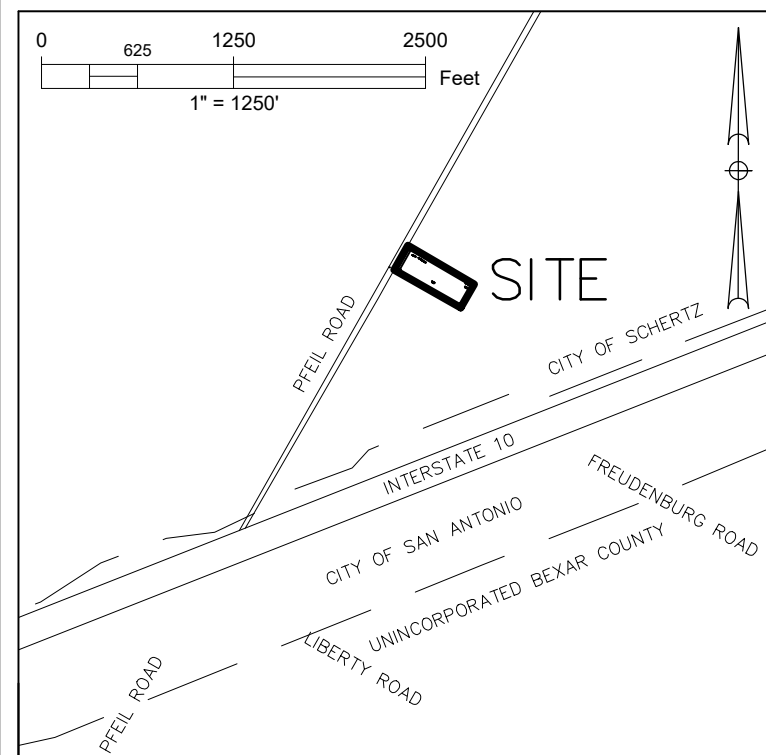
Schertz Municipal Boundary

County Boundaries

1 Inch = 100 Feet

0 25 50 100 150 200 250 Feet





## LOCATION MAP

LEGEND



O.P.R.	OFFICIAL PUBLIC RECORDS	VOL.	VOLUME
R.O.W.	RIGHT OF WAY	PG.	PAGE(S)
N.C.B.	NEW CITY BLOCK	C.A.T.V.	CABLE TELEVISION
S.U.D.C.	SCHERTZ UNIFIED DEVELOPMENT CODE	TELE.	TELEPHONE

SURVEYOR NOTES:

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE  
SYSTEM SOUTH CENTRAL ZONE NAD 83

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, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF SCHERTZ PLANNING COMMISSION.

REGISTERED PROFESSIONAL ENGINEER

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 LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

REGISTERED PROFESSIONAL LAND SURVEYOR

NOTICE:  
SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND PERMITS.

FLOODPLAIN VERIFICATION NOTICE:  
ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 48029C0455G, DATED 9/29/2010, IS LOCATED IN ZONE X AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN.

RESPONSIBILITY OF PRIVATE AREAS:  
ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF OWNER OR OWNERS SUCCESSORS AND/OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGN IS APPROVED BY THE CITY

TOTAL NUMBER OF BUILDABLE LOTS: 1

WAIVER NOTE:  
A WAIVER TO NOT CONNECT TO PUBLIC SANITARY SEWER WAS REVIEWED AND APPROVED BY THE CITY OF SCHERTZ PLANNING AND ZONING COMMISSION ON NOVEMBER 17, 2021. ANY ONSITE SEWAGE FACILITIES ARE TO BE PERMITTED THROUGH BEXAR COUNTY.

CPS UTILITY NOTE:

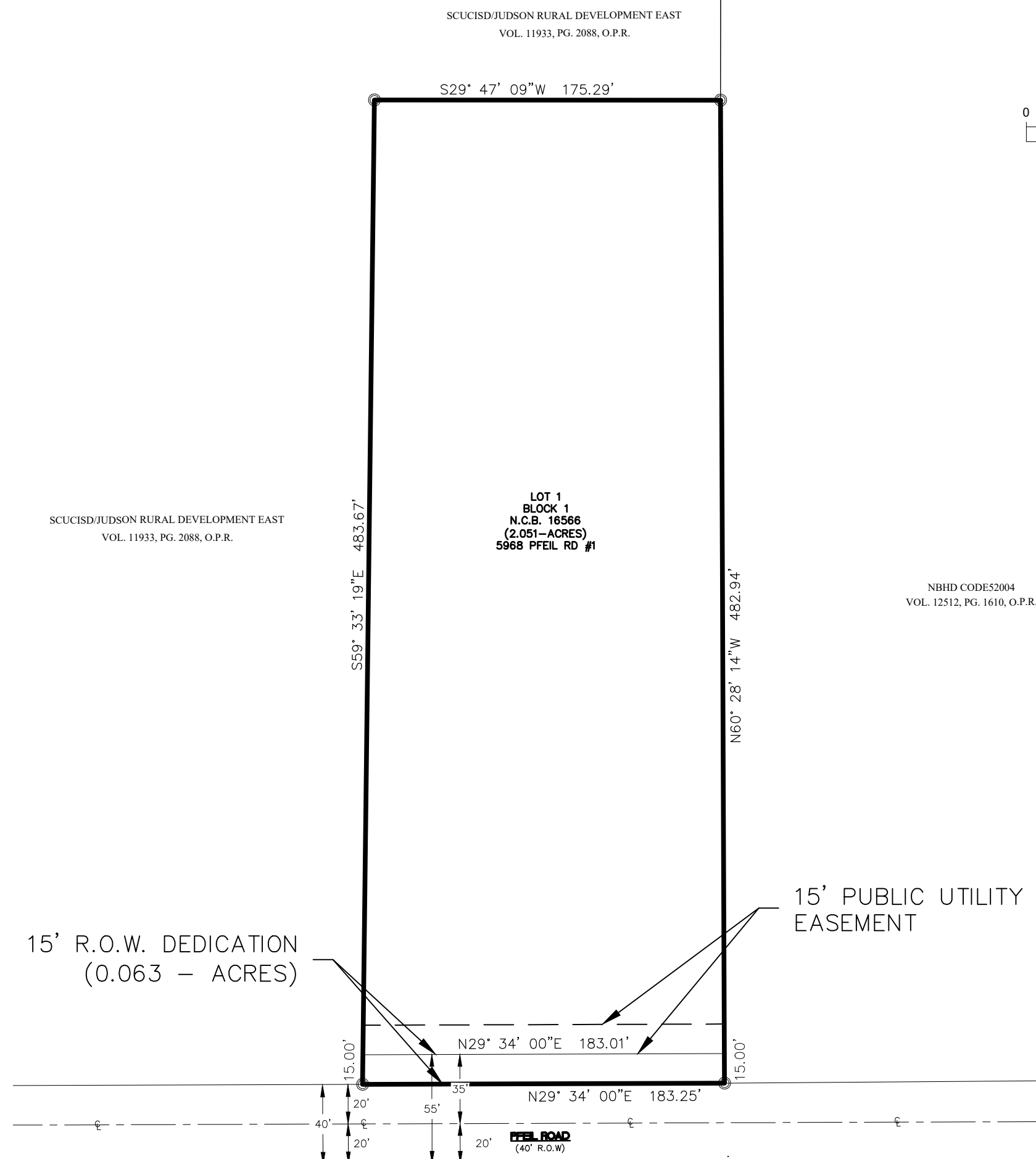
THE CITY PUBLIC SERVICE BOARD (CPS ENERGY) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAN AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "TRANSFORMER EASEMENT," "PUMP EASEMENT," "PUMP AND TANK EASEMENT," "WATER EASEMENT," "SEWER EASEMENT," "REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN THE EASEMENT AREAS DESCRIBED ABOVE, AND TO RELOCATE OR REMOVE ANY OBSTACLES OR ENCROACH ON GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR INTERFERE WITH THE ACCESS TO OR USE OF SUCH INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

3. CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GRADIENT ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GRADIENT ELEVATION ALTERATIONS.

3. THIS PLAN DOES NOT AMEND, ALTER, RELEASE, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE:

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

5. FOOT OF THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENT WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE (5) AND TEN (10) FOOT WIDE EASEMENTS.



ENGINEER:



**SURVEYOR:**



TBP ELS REGISTERED FIRM NO:  
 ENGINEERING FIRM: F-896  
 SURVEYING FIRM: 1004890  
 21623  
 www.ffwinc.com

STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER: JENNIVA R SANCHEZ  
JOSE LUIS SANCHEZ OLVERA  
3726 PIPERS FIELD  
SAN ANTONIO, TEXAS 78251  
210-660-0665

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 HE EXECUTED THE  
SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN  
EXPRESSED AND THE CAPACITY THEREIN STATED. GIVER UNDER MY  
HAND AND SEAL OF OFFICE

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_\_

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

CERTIFICATION BY CITY ENGINEER:

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

CITY ENGINEER

PLANNING AND ZONING COMMISSION:

THIS PLAT OF SANCHEZ RESIDENTIAL - PFEIL ROAD HAS BEEN  
SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING  
COMMISSION OF THE CITY OF SCHERTZ, AND HEREBY APPROVED  
BY SUCH COMMISSION.

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

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

SUBDIVISION PLAT  
OF  
SANCHEZ RESIDENTIAL – PFEIL ROAD

BEING A TOTAL OF 2.051-ACRE TRACT OF LAND SITUATED IN BEXAR COUNTY, TEXAS, BEING OUT OF THE JOSEPH PEASLEY SURVEY NO. 318; ABSTRACT NO. 584, COUNTY BLOCK 5084, BEXAR COUNTY, TEXAS AND BEING OUT OF THE STANLEY A. HUNT CALLED 30-ACRE TRACT, BEING THE SAME TRACT AS DESCRIBED IN VOL. 10143, PG. 352, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, AND IN DEED DOCUMENT NO. 20160189910.

SCHERTZ	BEXAR	07-15-2022
CITY	COUNTY	PREPARATION DATE

**PLANNING AND ZONING COMMISSION MEETING: 09/14/2022**  
**Agenda Item 5 A**

TO: Planning and Zoning Commission  
 PREPARED BY: Megan Harrison, Planner  
 CASE: PLPDD20220056  
 SUBJECT: PLPDD20220056- A request to rezone approximately 15 acres of land from Pre-Development (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Lower Seguin Road and FM 1518, also known as Bexar County Property Identification Numbers 309997 and 309999, City of Schertz, Bexar County, Texas

**GENERAL INFORMATION:**

Owner: Karen Dahle  
 Applicant: Ashley Farrimond/ Killen, Griffen & Farrimond

**APPLICATION SUBMITTAL DATE:**

<b>Date</b>	<b>Application Type</b>
June 2, 2022	Rezoning Application

**PUBLIC NOTICE:**

Twenty-three public hearing notices were mailed to the surrounding property owners on September 2nd, 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 four (4) responses opposed and one (1) response in favor of the requested rezoning.

**ITEM SUMMARY:**

The applicant is proposed to rezone approximately 15 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 approximately 300 units and will consist of eight (8) three (3) story buildings with options ranging from 1 bedroom to 4 bedroom units. The applicant will be working to preserve the natural landscape as there are several large existing trees on site. The proposed development will also include outdoor/indoor recreational space, a resort style pool, clubhouse with a fitness center, business center, and children's activity room.

**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
North	Pre-Development District (PRE)	Single-Family Residential
South	Delayed Annexation Agreement	Single-Family Residential

<b>East</b>	Delayed Annexation Agreement	Single-Family Residential/Agricultural
<b>West</b>	Planned Development District (PDD)	The Crossvine Subdivision

### PROPOSED ZONING:

The applicant is proposing to zone change approximately 15 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), with a base zoning of Apartment/Multi-Family Residential (R4).

The development will be striving to maintain the natural landscape and preserve as many of the existing trees on the property. The site will be comprised of 300 units with 1 bedroom to 4 bedroom options. The site will be providing amenities to the residents living there such as outdoor/indoor recreational spaces, pool, fitness center and a children's activity room. Also, the property will be providing a 20-foot landscape buffer around the entire development with 1 tree per 20 linear feet and will be providing a 6-foot tall metal fence around the perimeter of the entire property.

In the table below it illustrates the dimensional requirements for the development which are also viewable in the Planned Development District narrative.

		Min. Lot Size			Minimum, Yard Setback			Min. Off-Street Parking	Misc. Requirements	
Code	Classification	Area sf	Width ft	Depth ft	Front ft	Side ft	Rear ft	Parking	Max. Height	Max. Cover
R-4	Apartment/Multi-Family	10,000	100	100	25	10	20	1.6 spaces per unit & measured at 10' by 18'	45	75%

### CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Comprehensive Land Use Plan (CLUP), through the Future Land Use Plan and the South Schertz Sector Plan, designates this subject property as Mixed Use Neighborhood Center.

- Comprehensive Plan Goals and Objectives: The land use designation of Mixed Use Neighborhood Center is intended to accommodate a mixture of retail, restaurant, office, and multi-family residential uses.
- 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: This property is surrounded by residential neighborhoods and the Comprehensive Land Use Plan designates the property as Mixed Use Neighborhood Center to provide a mixture of housing and neighborhood commercial services. The proposed rezoning to Planned Development District (PDD) with a base zoning of Apartment/Multi-Family (R4) is compatible with the existing and potential land uses surrounding the subject tract.

### STAFF ANALYSIS AND RECOMMENDATION:

The property has the land use designation under the Schertz Sector Plan for Southern Schertz as Mixed Use Neighborhood Center. The Mixed Use Neighborhood Center land use designation encourages the mixture of commercial and residential type developments. This would include retail, restaurant, office and multi-family residential uses. 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.

The approximately 15 acres of land will develop with 300 units ranging from 1 bedroom to 4 bedroom units. The developer will be providing amenities such as outdoor/open recreational space, pool, business center, kid center, and other common areas for the community.

Given that the adjacent properties to the north, east and south are all residentially used, the proposed rezoning

would act as a buffer to these properties from FM 1518. The property will be working to maintain the natural landscape and existing trees that are on site as well as providing amenities to the residents/guest that will live here. Staff is recommending approval of the FM 1518 Apartments 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**

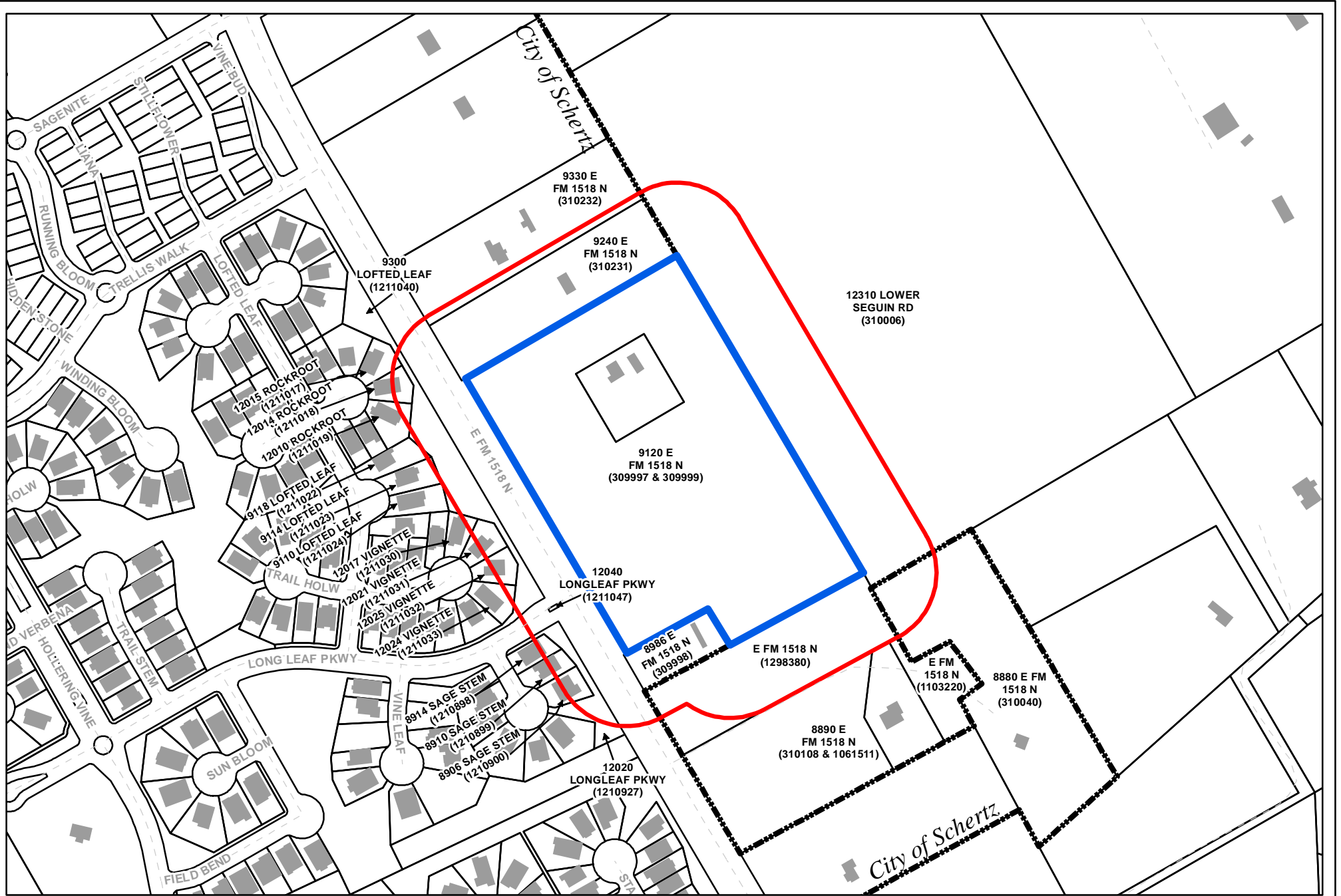
Aerial Map  
Public Hearing Notice Map  
Zone Change Exhibit  
Exhibit A: PDD Narrative  
Exhibit B: Metes and Bounds  
Exhibit C: Concept Plan  
Public Hearing Notice Responses

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**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY

Last Update: June 7, 2022

City of Schertz, GIS Specialist: Bill Gardner, gis@schertz.com (210) 619-1185

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

# City of Schertz

## FM 1518 Schertz Multifamily (PLPDD20220056)



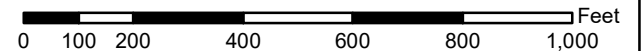
Project Area

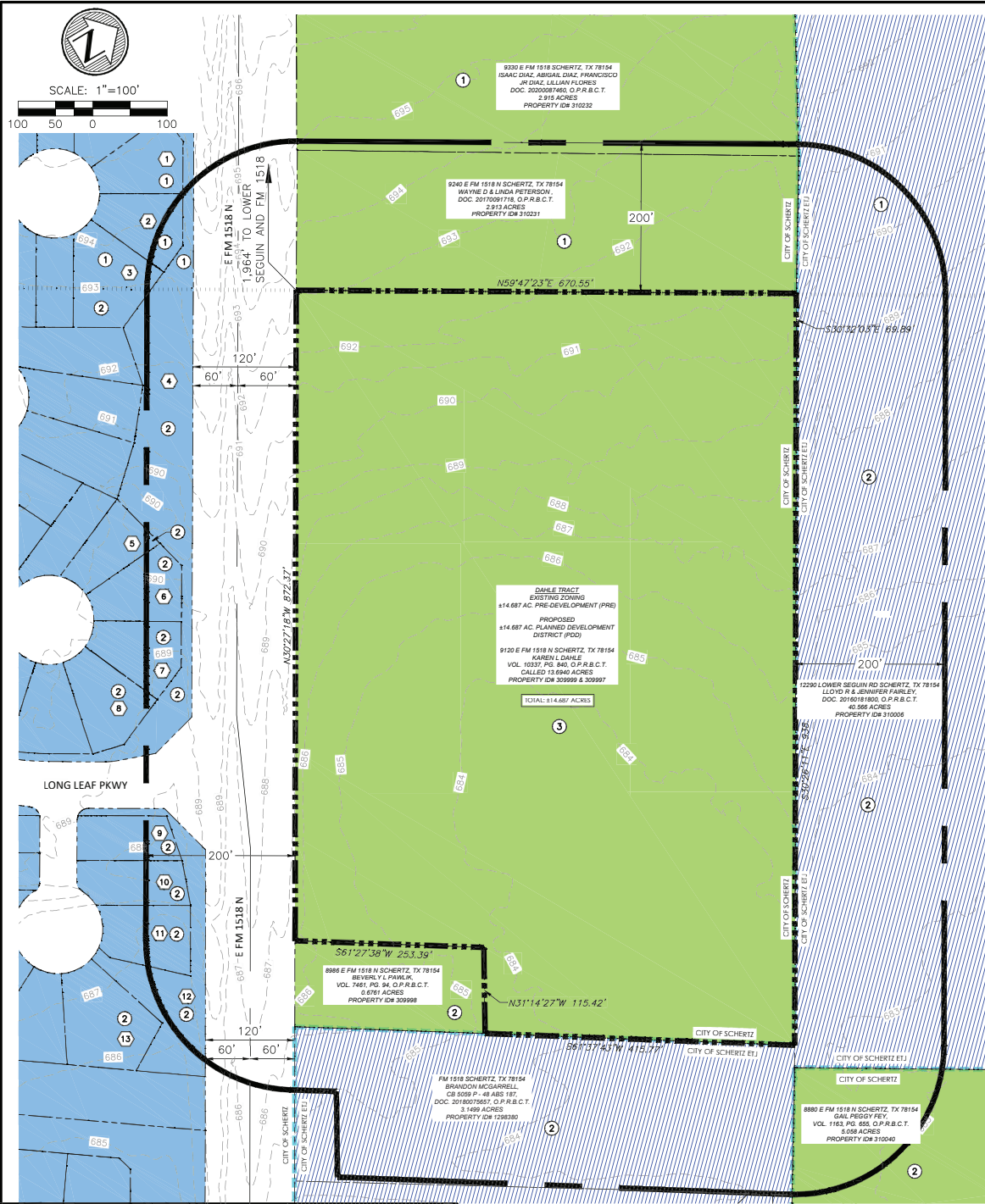


City Limit Boundary



200' Buffer





### LEGEND

- SUBJECT PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- 200' NOTIFICATION LINE
- EXISTING CONTOUR
- SCHERTZ CITY LIMITS
- CHANGE IN LAND USE BOUNDARY
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

### ZONING LEGEND

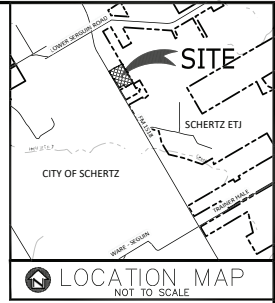
- DEVELOPMENT AGREEMENT (DELAYED ANNEXATION)
- PRE-DEVELOPMENT
- PLANNED DEVELOPMENT DISTRICT

### LAND USE TABLE

1	MIXED USE NEIGHBORHOOD
2	ESTATE NEIGHBORHOOD
3	MIXED USE NEIGHBORHOOD CENTER

### PROPERTY INFORMATION

1	12015 ROCKROOT SCHERTZ, TX 78154 ADRIAN A PEREZ THE CROSSVINE MODULE 1, UNIT 1 DOC. 20170017048, O.P.R.B.C.T. 0.2022 ACRES PROPERTY ID# 1211017	9	8914 SAGES STEM SCHERTZ, TX 78154 DAVID L & JENNIFER M PUGH, THE CROSSVINE MODULE 1, UNIT 1 DOC. 20180246917, O.P.R.B.C.T. 0.1799 ACRES PROPERTY ID# 1210898
2	12014 ROCKROOT SCHERTZ, TX 78154 THOMAS LEE & LUCIA ECKHOFF THE CROSSVINE MODULE 1, UNIT 1 DOC. 20170011491, O.P.R.B.C.T. 0.2019 ACRES PROPERTY ID# 1211018	10	8910 SAGES STEM SCHERTZ, TX 78154 WALTER DOUGLAS & ANGELA DENISE SHERROD, THE CROSSVINE MODULE 1, UNIT 1 DOC. 20180087473, O.P.R.B.C.T. 0.1928 ACRES PROPERTY ID# 1210899
3	12010 ROCKROOT SCHERTZ, TX 78154 LAURENCE J & JOUNG HWA TYLER, THE CROSSVINE MODULE 1, UNIT 1 DOC. 20180048737, O.P.R.B.C.T. 0.2709 ACRES PROPERTY ID# 1211019	11	8908 SAGES STEM SCHERTZ, TX 78154 JINBONG U & ELIZABETH S ESKUSAKA, THE CROSSVINE MODULE 1, UNIT 1 DOC. 20170038179, O.P.R.B.C.T. 0.2206 ACRES PROPERTY ID# 1210900
4	314 E COMMERCE ST STE 600 SAN ANTONIO, TX 78205 CROSSVINE MASTER COMMUNITY INC, THE CROSSVINE MODULE 1, UNIT 1 DOC. 20160208068, O.P.R.B.C.T. 1.573 ACRES PROPERTY ID# 1211040	12	314 E COMMERCE ST STE 600 SAN ANTONIO, TX 78205 CROSSVINE MASTER COMMUNITY INC, THE CROSSVINE MODULE 1, UNIT 1 DOC. 20160208068, O.P.R.B.C.T. 0.4346 ACRES PROPERTY ID# 1210927
5	12017 VIGNETTE SCHERTZ, TX 78154 STEVEN MAURICE HARRIS THE CROSSVINE MODULE 1, UNIT 1 DOC. 20200117378, O.P.R.B.C.T. 0.1734 ACRES PROPERTY ID# 1211030	13	8902 SAGE STEM NEW BRAINFELDS, TX 78132 EMILY KATE & GUERRA ERICK MEUTH THE CROSSVINE MODULE 1, UNIT 1 DOC. 20210283612, O.P.R.B.C.T. 0.3184 ACRES PROPERTY ID# 1210901
6	12021 VIGNETTE SCHERTZ, TX 78154 JUAN ALBERTO & JENNIFER BELARDO RAMOS, THE CROSSVINE MODULE 1, UNIT 1 DOC. 20210306543, O.P.R.B.C.T. 0.2131 ACRES PROPERTY ID# 1211031		
7	12025 VIGNETTE SCHERTZ, TX 78154 RONNA & ERIC POOLE, THE CROSSVINE MODULE 1, UNIT 1 DOC. 20210306591, O.P.R.B.C.T. 0.2098 ACRES PROPERTY ID# 1211032		
8	12024 VIGNETTE SCHERTZ, TX 78154 DOHNA L WIM WILEY, THE CROSSVINE MODULE 1, UNIT 1 DOC. 20170044603, O.P.R.B.C.T. 0.224 ACRES PROPERTY ID# 1211033		



#### OWNERS INFORMATION

KAREN L DAHLE  
9120 E FM 1518 N  
SCHERTZ, TX 78154

#### APPLICANT

RAYMOND TARR JR., PC, DFM, LEED AP  
MOY TARR RAMIREZ ENGINEERS, LLC  
12770 CHAMARRON PATH, SUITE 100  
SAN ANTONIO, TEXAS 78249  
PH: (210) 698-5051

#### SURVEYOR

STEPHANIE L JAMES, RPLS  
MOY TARR RAMIREZ ENGINEERS, LLC  
12770 CHAMARRON PATH, SUITE 100  
SAN ANTONIO, TEXAS 78249  
PH: (210) 698-5051

**NOTE:**

1. NO PORTION OF THIS PROPERTY IF LOCATED WITHIN THE 100-YEAR (1% CHANCE) FLOODPLAIN AS ACCORDING TO FEMA FIRM PANEL #48187C0240F

**MIR**  
Moy Tarr Ramirez Engineers, LLC  
• Engineers  
• Surveyors  
• Planners  
12770 CHAMARRON PATH, SUITE 100  
SAN ANTONIO, TEXAS 78249  
TEL: (210) 698-5051  
FAX: (210) 698-5052

FM 1518 SCHERTZ MULTIFAMILY TRACT ZONING TABLE		
CONDITION	ZONING	AREA (AC.)
EXISTING	PRE	14.687
PROPOSED	PDD	14.687

DRAWING NAME: <b>ZONING EXHIBIT</b>		A 14.687 ACRE (639,766.78 SQUARE FEET) TRACT OF LAND IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS, SITUATED IN THE JULIAN DIAZ SURVEY NO. 66, ABSTRACT 187, COUNTY BLOCK NO. 3059, BEING A PORTION OF A 10,000 ACRE TRACT AS CONVEYED TO KAREN L. DAHLE AND SPOUSE, MICHAEL M. DAHLE BY WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN VOLUME 10257, PAGE 210 AND A PORTION OF A 5,095 ACRE TRACT AS CONVEYED TO KAREN L. DAHLE, A MARRIED PERSON, BY WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN VOLUME 10337, PAGE 840, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
PROJECT NAME: <b>F.M. 1518 SCHERTZ MULTIFAMILY</b>		
PROJECT NO.: <b>21213</b>	DATE: <b>AUGUST 9, 2022</b>	SCALE: <b>1"=100'</b>



**1518 Apartments**

Planned Development District  
Schertz, Texas

# **1518 Apartments Planned Development District**

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	b. The Project	Page 3
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	B. Design Standards	Page 5
	C. Parking	Page 5
	D. Signs	Page 6
	E. Adjustments to the PDD Plan	Page 7
	Exhibit A. Property Location	Page 8
	Exhibit B. PDD Plan	Page 9

# **1518 Apartments Planned Development District**

As population in the Schertz area continues to grow, the demand for housing in the Schertz community continues to rise. It is critical to have alternative housing options to traditional single-family development for existing and future City residents. The 1518 Apartments will provide much needed housing in the Schertz community. The project location is further described in the attached Exhibit “A”.

## **I. Planned Development District (“PDD”)**

The City of Schertz (“City”) has adopted zoning and site design requirements for specific zoning classifications and uses, as set forth in the Schertz Unified Development Code (“UDC”). Recognizing that not all development may be able to adhere to the strict regulations and design standards set forth in a particular zoning classification, the City created the Planned Development District (“PDD”) as an alternative approach to conventional land development.

PDD zoning encourages and promotes creative and innovative project design that would otherwise not be possible under the regulations of typical Schertz zoning districts. In exchange for allowing flexibility under the PDD, the City is granted more control and certainty over what is actually constructed on a site. Through the PDD, permitted uses and design standards can be better defined.

The PDD Plan (attached as Exhibit “B”) and this written document define the use and project design for the 1518 Apartments PDD. This document outlines the specific UDC articles and sections that are to be amended or modified pursuant to the City ordinance specific to this PDD. Development within the Property is subject to general development plan review and approval by the City, as required by the UDC.

## **II. 1518 Apartments**

### **a. The Property**

The PDD project area includes approximately 14.69 acres (the “Property”) located on FM 1518 within the City of Schertz municipal boundaries. The Property is further described in the attached Exhibit “A”.

### **b. The Project**

The Project will consist of approximately 300 units (20.4 units per acre), as further shown on the PDD Plan in Exhibit “B”. The development includes eight (8), three (3) story buildings varying in the number of units, as well as amenities to serve the apartment community. There will be one (1), two (2), three (3), and four (4) bedroom units, creating housing opportunities for a wide variety of individuals at varying stages of life.

The natural landscape is an amenity to the Project. The site has been designed thoughtfully to preserve existing trees on the Property. The Project also includes outdoor open/recreational space for the tenants to enjoy, as well as a resort-style pool. The community will include a club house with a fitness center, business center, children's activity room, laundry facilities, and other common areas for the community to use. A multi-use path designed in accordance with City and TxDOT standards will be constructed on FM 1518, pending coordination and approval from TxDOT, and there will be significant landscaping throughout the Property.

### **III. PDD Standards**

The Project will be developed in accordance with the standards set forth in this PDD and on the attached PPD Plan. If this document and the PDD Plan are silent, then UDC standards shall control. In the event of a conflict between the PDD and the UDC, the PDD and PDD Plan shall control.

- A. Zoning Districts (UDC Article 5)** – Unless excepted from herein, the Project shall comply with the City's "R-4" Apartment/Multi-Family Residential District standards. The following Table shall replace Table 21.5.7.A as it applies to the Project:

**Table One – Dimensional Requirements**

		Minimum Lot Size			Minimum, Yard Setback			Minimum Off-Street Parking Spaces	Misc. Requirements	
Code	Classification	Area sf	Width ft	Depth ft	Front ft	Side ft	Rear ft	Parking	Max . Ht.	Max. Cover
<b>R-4</b>	Apartment/Multi-Family	10,000	100	100	25	10	20	(see parking standards in the PDD)	45	<b>75%</b>

The following standards are applicable to the PDD:

- A. The Project will be developed in one (1) phase.
- B. Project unit count is approximately 300 (20.4 units per acre), however this unit count may increase by up to 10% for a maximum of 22.4 units per acre.
- C. Minimum of 1.6 parking spaces per unit.
- D. Site Plan approval required.
- E. 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.
- F. No variances may be permitted to exceed the maximum impervious cover limitations.
- G. The Project shall comply with the standards of UDC 21.14.3, except for:
  - The front building setback shall be a minimum of 25 feet
  - The Project does not include any head-on parking facing public right-of-way and therefore a land berm wall or vegetative hedge barrier is not required. The Project will provide a minimum 20-foot-wide landscape buffer adjacent to FM 1518, as well as the side and rear Property lines. Plantings within the buffer will comply with UDC Section 21.9.3 standards (1 tree per 20 feet).
- H. The PDD includes buildings fronting on FM 1518, and therefore no masonry screening wall is required.

## **B. Design Standards (UDC Article 9)**

### **1) Lot (Section 21.9.3)**

The lot size and dimensions will conform to the minimum requirements recognized in “Table One – Dimensional Requirements” of this PDD.

### **2) Fence (Section 21.9.8)**

The PDD will include a six-foot (6') metal fence around the perimeter of the entire Property.

## **C. Parking (UDC Article 10)**

### **1) Size of Parking Spaces (Section 21.10.3)**

- A. Each standard off-street surface parking space shall measure not less than ten (10) feet by eighteen (18) feet (10'x18'), exclusive of access drives and aisles, and shall be of usable shape and condition.
- B. *Wheel stops.* Wheel stops shall be required where a parking space is adjacent to a sidewalk/pedestrian area. They are not required adjacent to landscaped areas.

**2) Schedule of Off-Street Parking Requirements (Section 21.10.4)**

- A. Off-street parking shall be provided in sufficient quantities to provide the following ratio of vehicle spaces for the uses specified in the districts designated:

<b>Table Two – Schedule of Off-Street Parking Requirements</b>	
<i>Use Type</i>	<i>Parking Requirement</i>
Multi-Family	1.6 parking spaces per unit (minimum)

**D. Signs (UDC Article 11)**

**1) Monument Signs (Section 21.11.11)**

- A. *General.* Unless otherwise specifically provided, the regulations set forth in this section shall be applicable to all monument signs that are allowed under this Article.
- B. *Maximum Height.* The maximum height of a monument sign shall be six feet (6').
- C. *Maximum Area.* The maximum area of a monument sign shall not exceed fifty (50) square feet.
- D. *Number of Signs.* The maximum number of monument signs shall be limited to two (2) per lot per street frontage.
- E. *Minimum Setback.* The minimum setback of all monument signs shall be fifteen feet (15') from any property line.
- F. *Material Requirements.* All monument sign bases shall be constructed of masonry material consisting of brick, stone or split face concrete block. The monument sign structure must be constructed or covered with the same masonry material as the principal building or shall be constructed of brick, stone or split face concrete block. Sculpted aluminum sign panels will be allowed. All sign text and graphic elements shall be limited to a minimum of six inches (6") from the outer limits of the sign structure.
- G. *Illumination.* Monument signs shall only be illuminated utilizing internal lighting for sculpted aluminum panels or a ground lighting source where the light itself

and supporting sign structure are not visible from public right-of-way.

- H. *Driveway Entrances.* Freestanding non-residential street address signs at driveway entrances are limited to one (1) monument sign per driveway entrance not to exceed twelve (12) square feet in area, and three feet in height.

## **2) Subdivision Entry Signs (UDC Section 21.11.15)**

For clarity, this UDC Section 21.11.15 shall not apply to the Project. Signage for the Project will conform to the monument signage requirements in this PDD.

## **E. Adjustments to Planned Development District (PDD) Plan (UDC Section 21.5.10)**

Per UDC Section 21.5.10, the City Manager or his/her designee may permit an applicant to make minor amendments to the PDD Plan without the necessity of amending the ordinance that established the PDD. As the Project design and engineering is refined, there it may be necessary to alter building orientation or shift buildings in location. The list of minor amendments included in Section 21.5.10 is further defined to allow buildings to shift in location up to twenty feet (20'). Building sizes can increase or decrease up to fifteen percent (15%) of what is shown on the PDD Plan, provided that the setbacks shown on the PDD Plan and the requirements of Table One – Dimensional Standards are satisfied.

Field Notes for a Tract of Land  
Containing 14.687 acres (639,766.78 square feet)

A 14.687 acre (639,766.78 square feet) tract of land in the City of Schertz, Bexar County, Texas, situated in the Julian Diaz Survey No. 66, Abstract 187, County Block No. 5059, being a portion of a 10.000 acre tract as conveyed to Karen L. Dahle and spouse, Michael H. Dahle by Warranty Deed with Vendor's Lien as recorded in Volume 10257, Page 210 and a portion of a 5.095 acre tract as conveyed to Karen L. Dahle, a married person, by Warranty Deed with Vendor's Lien as recorded in Volume 10337, Page 840, both of the Official Public Records of Bexar County, Texas. Said 14.687 acre (639,766.78 square feet) tract of land being more particularly described as follows:

**Beginning** at a found 1/2" iron rod with a yellow plastic cap stamped "PAPE DAWSON", having Texas State Plane Coordinates of N:13,736,183.57, E:2,209,469.56, on the northeasterly right of way line of East F.M. 1518 North, an 80-foot wide right of way, being the west corner of a 0.7227 of an acre tract as conveyed to Joe Pawlik, Jr. and wife, Beverly L. Pawlik by Warranty Deed with Vendor's Lien as recorded in Volume 7461, Page 94, of the Official Public Records of Bexar County, Texas, being a south corner of the herein described tract;

**Thence**, with the northeasterly right of way line of said East F.M. 1518 North, being a southwesterly boundary of the remainder of said 5.095 acre tract and said 10.000 acre tract, North 30 degrees 27 minutes 18 seconds West, a distance of 872.37 feet to a found 5/8" iron rod, being the south corner of Lot 1, as shown on plat of Fey Subdivision as recorded in Volume 9539, Page 43, as conveyed to Hector Peterson by General Warranty Gift Deed as recorded in Document Number 20170091718, both of the Official Public Records of Bexar County, Texas, and being both the west corner of said 10.000 acre tract and of the herein described tract;

**Thence**, leaving the northeasterly right of way line of said East F.M. 1518 North, with the southeasterly boundary of said Lot 1, being the northwesterly boundary of said 10.000 acre tract, North 59 degrees 47 minutes 23 seconds East, a distance of 670.55 feet to a found 5/8" iron rod on the southwesterly boundary of a 40.556 acre tract as conveyed to Lloyd R. Fairley by Warranty Deed with Vendor's Lien as recorded in Volume 8666, Page 492, of the Official Public Records of Bexar County, Texas, being the east corner of said Lot 1, being both the north corner of said 10.000 acre tract and of the herein described tract;

**Thence**, with the southwesterly boundary of said 40.556 acre tract, being the northeasterly boundary of said 10.00 acre tract, the following two (2) courses:

South 30 degrees 32 minutes 03 seconds East, a distance of 69.89 feet to a set 1/2" iron with an orange plastic cap stamped "MTR ENG", being an angle point in the herein described tract;



South 30 degrees 26 minutes 11 seconds East, a distance of 938.61 feet to a set 1/2" iron with an orange plastic cap stamped "MTR ENG", being the north corner of a 3.245 acre tract as conveyed to Brandon McGarrell, a married man, by General Warranty Deed as recorded in Document Number 20180075657 of the Official Public Records of Bexar County, Texas, being both the east corner of said 10.000 acre tract and of the herein described tract;

**Thence**, leaving the southwesterly boundary of said 40.556 acre tract, with the northwesterly boundary of said 3.245 acre tract, South 61 degrees 37 minutes 43 seconds West, passing the most southerly south corner of said 10.000 acre tract, being the east corner of said 5.095 acre tract, and continuing said course for a total distance of 415.77 feet to a found 5/8" iron rod, being the east corner of said 0.7227 acre tract, being both the most southerly south corner of said 5.095 acre tract and of the herein described tract;

**Thence**, leaving the northwesterly boundary of said 3.245 acre tract, with the northeasterly and northwesterly boundary of said 0.7227 acre tract, being a southwesterly and a southeasterly boundary of said 5.095 acre tract, the following two (2) courses:

North 31 degrees 14 minutes 27 seconds West, a distance of 115.42 feet to a found 3/8" iron rod, being the north corner of said 0.7227 acre tract, being both an interior corner of said 5.095 acre tract and of the herein described tract;

South 61 degrees 27 minutes 38 seconds West, a distance of 253.39 feet to the **Point of Beginning**, containing 14.687 acres (639,766.78 square feet) of land.

**Note:** Basis of bearings and coordinates cited were established from the State Plane Coordinate System, North American Datum of 1983, Texas South Central Zone. A Survey of even date was prepared for this description.



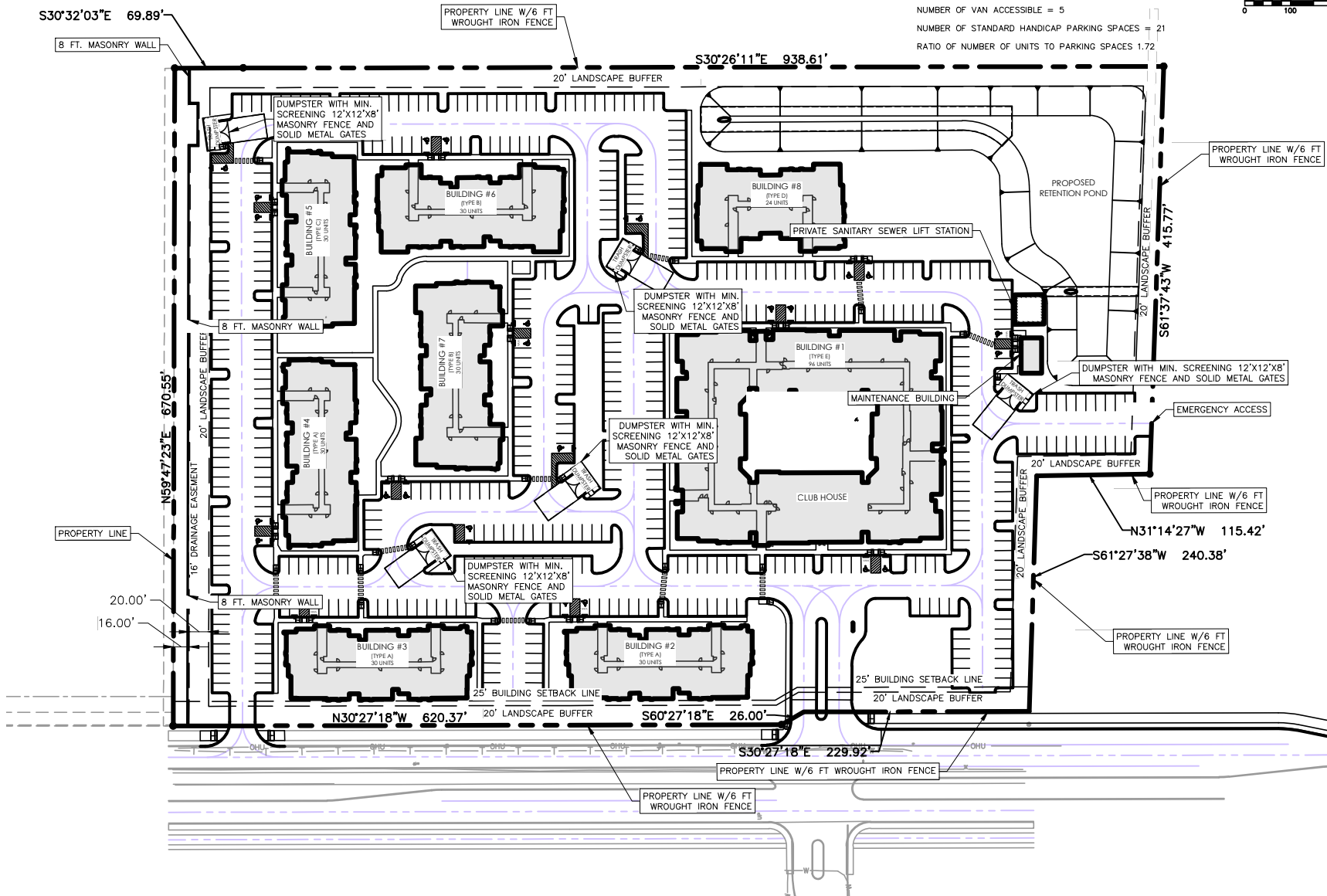
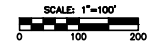


Stephanie L. James, R.P.L.S.  
Registered Professional Land Surveyor  
No. 5950  
Date: 2021-12-16      Job No. 21213  
VB



Issue/Revisions		
#	DESCRIPTION	DATE
Sheet Title		
Date		
AUGUST 30, 2022		
Project Number	Drawn By	Checked By
21213	AR	RT
Sheet Number		

NUMBER OF APARTMENT UNITS TOTAL = 300  
NUMBER OF PARKING SPACES TOTAL = 516  
NUMBER OF HANDICAP SPACES = 26  
NUMBER OF VAN ACCESSIBLE = 5  
NUMBER OF STANDARD HANDICAP PARKING SPACES = 21  
RATIO OF NUMBER OF UNITS TO PARKING SPACES 1.72





## NOTICE OF PUBLIC HEARING

September 2, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, September 14, 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:

**PLPDD20220056** – A request to rezone approximately 15 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Lower Seguin Road and FM 1518, also known as Bexar County Property Identification Number 309997 and 309999, City of Schertz, Bexar 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 1400 Schertz Parkway, Building #1, or email [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,

MH

Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220056

COMMENTS: noise, no more ramps roads cant support increase in traffic

NAME: Ronna + Eric Pate  
(PLEASE PRINT)

SIGNATURE [Signature]

STREET ADDRESS: 12025 Vignette

DATE: 9-7-22

## **Megan Harrison**

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**From:** Karen Dahle  
**Sent:** Wednesday, September 7, 2022 6:14 PM  
**To:** Megan Harrison  
**Subject:** PLPDD20220056

Megan,

Please mark my notice of hearing as IN FAVOR for this request to rezone.

Thank you.

Karen Dahle - electronic signature

Schertz, Texas 78154

Date signed 09/07/2022

Sent from Yahoo Mail on Android

## Megan Harrison

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**From:** Nancy Imholte  
**Sent:** Thursday, September 8, 2022 9:39 PM  
**To:** Megan Harrison  
**Subject:** PLPDD20220056

Ms. Harrison,

I am responding to the notice of public hearing for PLPDD20220056 – the request to rezone approximately 15 acres of land from Pre-Development District (PRE) to Planned Development District (PDD) Generally located approximately 2,200 feet southeast of the intersection of Lower Seguin Road and FM 1518, also known as Bexar County Property Identification Number 309997 and 309999, City of Schertz, Bexar County, Texas.

**I am opposed to the request of PLPDD20220056.**

When the property was rezoned for mixed use in early 2021 we were informed the intention of the rezoning was for The NRP Group to construct an apartment complex across the street from our community. I do not believe that a 300 unit apartment complex in the area identified will be a positive addition to our community. My main concerns are the impact to my property value, increased traffic congestion, light pollution, and additional noise from increased traffic and goings on at the apartment complex.

My house is located across from where the secondary exit from the apartment complex is drawn. People who move this far of 1604 typically are not wanting to look at an apartment complex from their back yard. This will directly impact the aesthetic and value of my home because it is so close to the apartments.

Cross traffic to get on to 1518 in the morning from the Crossvine Community is already overcrowded and prone to backups. Even with the road upgrades to convert 1518 to a divided highway there will still be traffic delays trying to exit or enter the Crossvine or the apartment complex. The Crossvine Community is still adding houses and another subdivision is being added up 1518 toward 10, therefore I believe the infrastructure will struggle to support the intended growth.

The lighting for safety reasons around the apartment complex will also diminish the tranquility of our neighborhood. The path and street lights in the Crossvine are very sparse and it adds to the country feel and calm of our neighborhood. If the complex is built I would hope they would have dark sky limitations as well.

We already have increased traffic; the road noise from an additional 300 units across the street will be constant. Also there is inherently more noise from an apartment complex with the increased number in a smaller space.

There was a lot of opposition on the community FaceBook page which I believe Jill Whitaker tried to address when the property was merely being rezoned. I would prefer another subdivision go in across the street before an apartment complex. This mainly being because I know the people in my neighborhood treat their properties as homes. Apartments are often temporary stops and easily given up for lower rent or a shorter commute, so the way you care for those places that you have no sense of permanency for or ownership of is very different. **If this was your property, your neighborhood, would you want this to be constructed across from your home?**

It is my sincere hope that this does not pass and another use for the property is determined.

Sincerely,

Nancy Imholte

Nancy Imholte, CPA  
Tax Services – Business Tax Services

## Megan Harrison

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**From:** Johnny Cortez  
**Sent:** Friday, September 9, 2022 10:23 AM  
**To:** Megan Harrison  
**Subject:** PLPDD20220056

Good morning,

My name is Juan Cortez and I am a resident of the cross one community. I wanted to reach out to you this morning to express my opposition to rezoning Property Identification Number 309997 and 309999, City of Schertz, Bexar County, Texas. Please let me know if I Anything else is needed for my vote to be taken into consideration. Thanks

Johnny Cortez



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September 2, 2022

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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 1400 Schertz Parkway, Building #1, or email [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 **PLPDD20220056**

COMMENTS: Too close to hsg and could effect home values.

NAME: Jennifer Pugh SIGNATURE Jennifer Pugh  
(PLEASE PRINT)

STREET ADDRESS: 8914 Sage Stem, Schertz, TX 78154

DATE: 7 Sep 2022

**PLANNING AND ZONING COMMISSION MEETING: 09/14/2022**  
**Agenda Item 5 B**

TO: Planning and Zoning Commission  
 PREPARED BY: Emily Delgado, Senior Planner  
 CASE: PLUDC20220135  
 SUBJECT: **Postponed at the August 24, 2022, Planning and Zoning Commission Meeting:** 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

**Background:** At the August 24, 2022, Planning and Zoning Commission Meeting staff requested that the Commission postpone the item to the next Planning and Zoning Commission Meeting.

**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

#### **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.



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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:**

- There were new site plan applications submitted to the Planning and Community Development Department between August 20 and September 9.
  - Verde Enterprise Business Park Unit 12A, Lot 7, Block 10 (17017 IH-35)
  - Site Plan Application for a 10,520 square foot medical office building.

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

- **Ord. 22-S-35:** A request to rezone approximately 25 acres of land to Planned Development District located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road.
  - Recommended for approval with conditions to rezone to Single-Family Residential (R-6) August 24th P&Z Meeting (4-2 vote)
  - Scheduled for first reading at the September 27th CC Meeting
- **Ord. 22-S-36:** A request to rezone approximately 20 acres of land to Planned Development District of the existing Homestead Subdivision.
  - Recommended for approval at the August 24th P&Z Meeting (6-0 vote)
  - Scheduled for first reading at the September 27th CC Meeting

**ADMINISTRATIVELY APPROVED PROJECTS:**

- The following development applications were administratively approved between August 20 and September 9.
    - Building Hope Charter School Subdivision, Lots 2 & 3, Block 1 (20845 Technology Ave.)
      - Site Plan Application, Construction of a new 71,000 square foot school
      - Approval Date: August 31, 2022
-