



MEETING AGENDA
Planning & Zoning Commission
REGULAR SESSION PLANNING & ZONING COMMISSION
September 28, 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 28, 2022 at 6:00 p.m.

The Planning and Zoning Commission will hold the regularly scheduled meeting at 6:00p.m., Wednesday, September 28, 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 by 5:00p.m. on Tuesday, September 27, 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 September 14, 2022 Regular Meeting.

5. ITEMS FOR INDIVIDUAL CONSIDERATION:

- A. PLRP20220138 Consider and act upon a request for approval of a replat of the Vestal Subdivision, an approximately 5 acre tract of land, approximately nine hundred eighty feet (980) east of the intersection of FM 3009 and Red Iron, also known as 17992 Red Iron, City of Schertz, Comal County, Texas.
- B. PLPP20220149: Consider and act upon a request for approval of a preliminary plat of the IDV Schertz Subdivision, an approximately 119 acre tract of land located approximately 2,500 feet east of the intersection of Hubertus Road and I-35 Access Road, City of Schertz, Comal County, Texas.
6. **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. PLUDC20220135 Hold a public hearing, workshop and discussion, and possible action to 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.
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, Emily Delgado, Planning Manager, of the City of Schertz, Texas, do hereby certify that the above agenda was posted on the official bulletin boards on this the 23rd 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.

Emily Delgado

Emily Delgado, Planning Manager

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: 09/28/2022
Agenda Item 4 A

TO: Planning and Zoning Commission
PREPARED BY: Tiffany Danhof, Administrative Assistant
SUBJECT: Minutes for the September 14, 2022 Regular Meeting.

Attachments

Draft Minutes for the September 14, 2022 Regular Meeting

DRAFT

PLANNING AND ZONING MINUTES September 14, 2022

The Schertz Planning and Zoning Commission convened on September 14, 2022 at 6:00 p.m. at the Municipal Complex, Council Chambers, 1400 Schertz Parkway Building #4, Schertz, Texas.

Present: Glen Outlaw, Chairman; Richard Braud, Commissioner; Gordon Rae, Commissioner; Judy Goldick, Commissioner; Tamara Brown, Commissioner; John Carbon, Commissioner

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

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

1. CALL TO ORDER

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

2. SEAT ALTERNATE TO ACT IF REQUIRED

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 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.

No one spoke.

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.

Motioned by Commissioner Gordon Rae to approve the consent agendas, seconded by Commissioner Judy Goldick

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. 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

Mr. James and the applicant provided a presentation.

Mr. Outlaw opened the public hearing at 6:31 P.M.

- Mr. & Mrs. Pugh- 8914 Stage Stem
- Kelly Decena- 3049 Muntjac St
- Lilian Flores-9330 E FM 1518
- Tyrone Taylor- 11709 Hollering Pass
- Wayne Ashabraner- 1200 N. Old Bastrop Hwy
- Aubrey Dahle- 9120 E FM 1518 N
- Karen Dahle- 9120 E FM 1518 N

Mr. Outlaw closed public hearing at 6:49 P.M.

There was a discussion on:

- Pitch of the roof
- Elevators
- Gate material
- Financing/low-incoming tax credit housing (workforce)
- Sidewalk specifications
- Access/traffics light
- Apartment sizes
- Parking-lot size and location
- Development projects
- Safety and Police Department staffing
- Land uses
- Air Force flight zones
- School bus locations
- Noise insulation/Noise Study

Motioned by Commissioner Judy Goldick to recommend approval to the City Council, seconded by Commissioner Gordon Rae

Vote: 6 - 0 Passed

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.

Mr. James provided a presentation.

Mr. Outlaw opened the public hearing at 7:54 P.M.

- Ashley Fairrmond- 10101 Reunion Place

Mr. Outlaw closed the public hearing at 7:58 P.M.

There was a discussion on:

- Single Family Residential versus Commercial landscaping requirements
- Parking Requirements specifically in relation to space size and ratio requirements for multifamily
- Eliminating the site plan from the SUP application
- Commissioners requested additional time to review draft changes and requested this item have a workshop listed on the next meeting.

Motioned by Commissioner John Carbon to table at this time with no action, seconded by Commissioner Gordon Rae

Vote: 6 - 0 Passed

6. WORKSHOP AND DISCUSSION:

A. Presentation and Discussion regarding CityView

Mrs. Delgado provided a presentation.

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 no announcements by Commissioners.

- 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 8:45 P.M.

Chairman, Planning and Zoning Commission

Recording Secretary, City of Schertz

PLANNING AND ZONING COMMISSION MEETING: 09/28/2022
Agenda Item 5 A

TO: Planning and Zoning Commission
PREPARED BY: Emily Delgado, Planning Manager
CASE: PLRP20220138
SUBJECT: PLRP20220138 Consider and act upon a request for approval of a replat of the Vestal Subdivision, an approximately 5 acre tract of land, approximately nine hundred eighty feet (980) east of the intersection of FM 3009 and Red Iron, also known as 17992 Red Iron, City of Schertz, Comal County, Texas.

GENERAL INFORMATION:

Owner: TPS-Red Iron LLC

Applicant: Cameron Strahan, GGE Consulting Engineers

APPLICATION SUBMITTAL DATE:

Date:
September 22, 2022

Application Submittal Type:
Replat Application

ITEM SUMMARY:

The applicant is requesting to replat approximately 5 acres of the Vestal Subdivision, Lots 7-8, Block 1 to create Lot 9, Block 1 in order to establish one (1) buildable lot.

The subdivision plat for Vestal Unit-1A was platted on December 3, 2003.

GENERAL LOCATION AND SITE DESCRIPTION:

The subject property is located 980 feet east of the intersection of FM 3009 and Red Iron. It is also known as 17992 Red Iron. The property is zoned Manufacturing Light (M-1). Currently, Lot 7 Block 1 is developed as Texas Plumbing Supply and Lot 8, Block 1 is undeveloped.

ACCESS AND CIRCULATION:

The subject property is currently utilizing two points of access. There is one point of access onto Red Iron and the second point of access is onto Pipe Stone.

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 that the subject property has no protected or heritage class trees on site.

PUBLIC SERVICES:

The property will be serviced by the City of Schertz for water and sewer, as well as CPS Energy.

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 maintain water service provided by the City of Schertz through an 8-inch water line.

Sewer: The property will maintain sewer service provided by the City of Schertz through an 8-inch sewer line.

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 will be providing a 5-foot right-of-way dedication along Red Iron and no roadway improvements are required as Red Iron currently meets the City of Schertz minimum standards.

STAFF ANALYSIS AND RECOMMENDATION:

The replat is consistent with the applicable requirements for the property, ordinances, and regulations. The replat has been reviewed with no objections by the Fire, Engineering, Planning and Public Works Departments. Staff is recommending approval of the replat as presented.

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

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

COMMISSIONERS CRITERIA FOR CONSIDERATION:

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

Attachments

Aerial Map
Replat Exhibit



W
N
E
S

SCHIERTZ

COMMUNITY • SERVICE • OPPORTUNITY

VESTAL SUBDIVISION

(PLRPC20220032)

<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" 8" 20" 24" 30" 36" 48" 60" 72" 84" 96" 108" 120" 132" 144" 156" 168" 180" 192" 204" 216" 228" 240" 252" 264" 276" 288" 300" 312" 324" 336" 348" 360" 372" 384" 396" 408" 420" 432" 444" 456" 468" 480" 492" 504" 516" 528" 540" 552" 564" 576" 588" 600" 612" 624" 636" 648" 660" 672" 684" 696" 708" 720" 732" 744" 756" 768" 780" 792" 804" 816" 828" 840" 852" 864" 876" 888" 900" 912" 924" 936" 948" 960" 972" 984" 996" 1000"

Schertz Gravity

Schertz Pressure

Neighboring Gravity

Private Pressure

Hydrant

Manholes

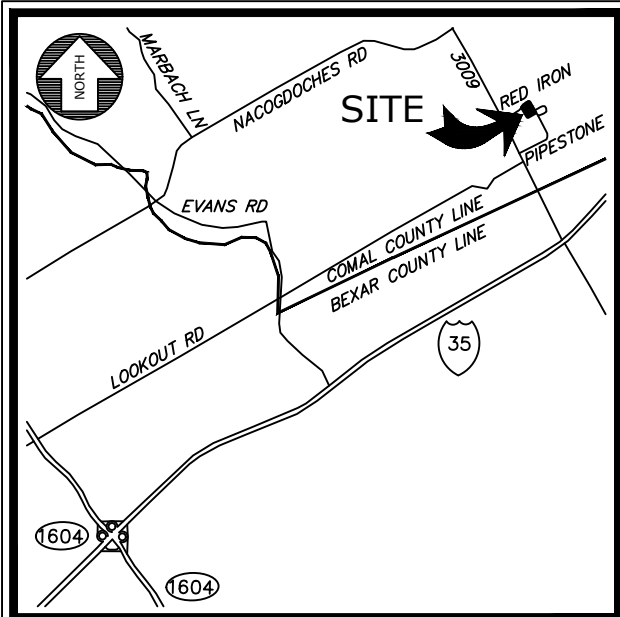
200' Buffer

Schertz Municipal Boundary

County Boundaries

1 Inch = 200 Feet

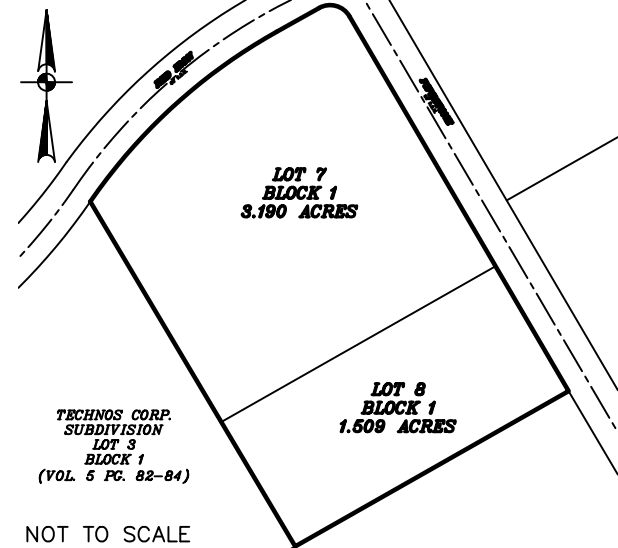
0 100 200 400 600 Feet



COMMON AREA MAINTENANCE NOTE:
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.

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 WITHDRAWING OF UTILITIES AND PERMITS.

BUILDABLE LOTS
THE TOTAL NUMBER OF BUILDABLE LOTS ON THIS PLAT IS 1



AREA BEING REPLATTED

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 7 & LOT 8, BLOCK 1, VESTAL SUBDIVISION UNIT-1A, RECORDED IN DOCUMENT # 200306046930 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF COMAL

AUTHORIZED SIGNATURE FOR CIBOLO CREEK MUNICIPAL AUTHORITY.

CIBOLO CREEK MUINCPAL AUTHORITY (CCMA)

STATE OF TEXAS
COUNTY OF COMAL

I, THE UNDERSIGNED CITY ENGINEER OF THE CITY OF SCHERTZ, TEXAS, HEREBY CERTIFY THAT THIS 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

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

GUSTAVO GONZALEZ, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 65524
5250 CALLAGHAN STE 100, SAN ANTONIO, TEXAS, 78228
210-490-4506

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 BY:

JOSE G. GONZALEZ, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4682
5250 CALLAGHAN STE 100, SAN ANTONIO, TEXAS, 78228
210-490-4506

CPS/UTILITY 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", FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICES 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 GAS, AND/OR ELECTRIC 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.

2. ANY CPS ENERGY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY 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 ALTERATION.

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

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENT 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.

FLOODPLAIN VERIFICATION NOTE:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48091C0485F, EFFECTIVE 09/02/2009. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

SURVEYOR'S NOTES:

1. ALL PROPERTY CORNERS WERE FOUND AND ARE MONUMENTED WITH 1/2" IRON ROD WITH CAP STAMPED "GRE" UNLESS NOTED OTHERWISE.

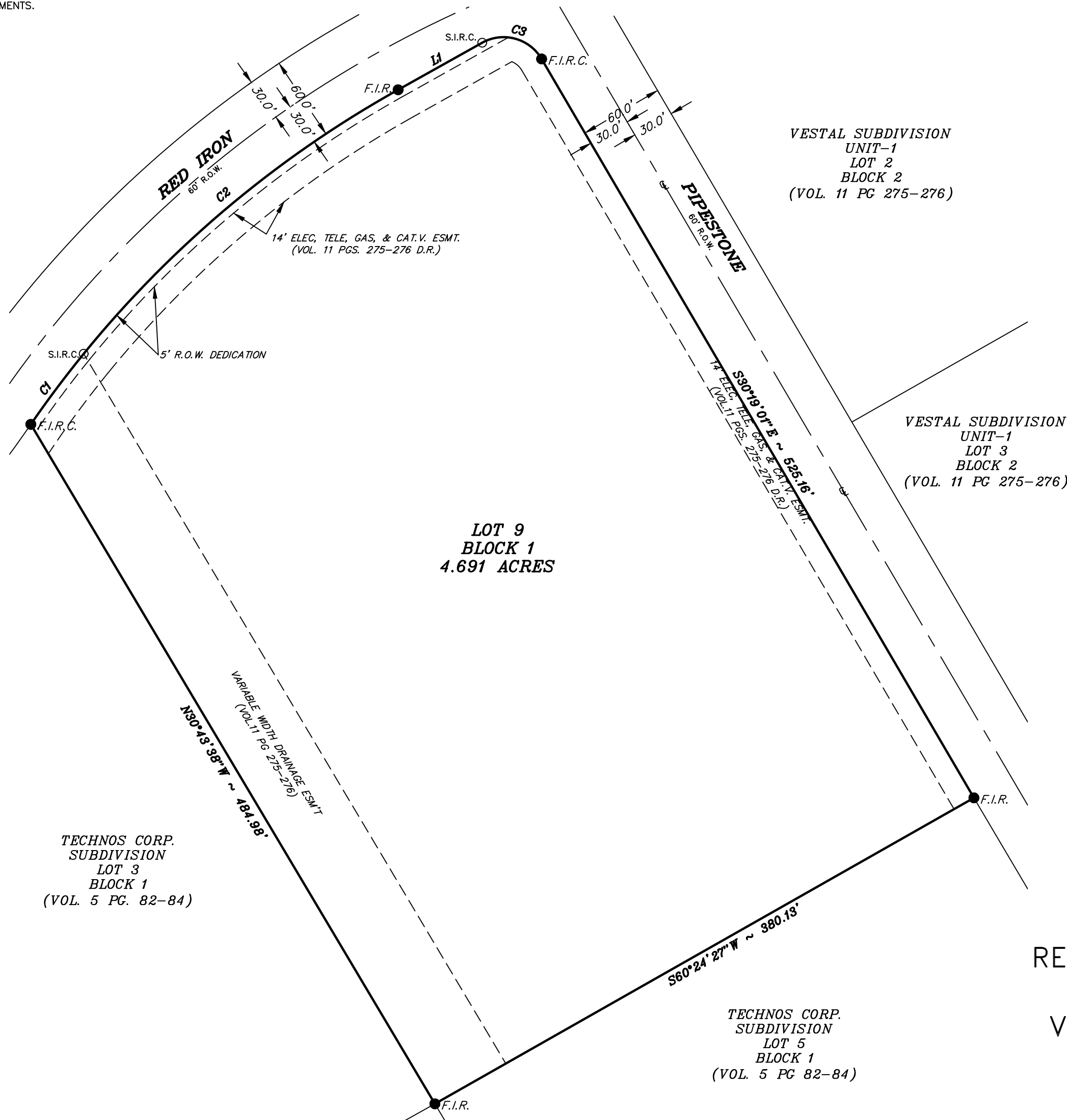
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.

3. DIMENSIONS SHOWN ARE IN SURFACE.

4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

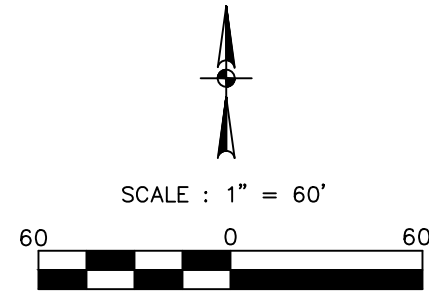
LINE TABLE		
LINE	LENGTH	BEARING
L1	59.10	N60°46'14"E

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	670.00'	54.11'	4°37'40"
C2	670.00'	253.32'	21°39'46"
C3	27.00'	41.84'	88°47'44"



LEGEND KEY

● F.I.R.C. = FOUND 1/2" IRON ROD WITH CAP
● F.I.R. = FOUND 1/2" IRON ROD
○ S.I.R.C. = SET 1/2" IRON ROD WITH CAP STAMPED "GRE"
ESMT. = EASEMENT
ELEC. = ELECTRIC
AC. = ACRES
ABS. = ABSTRACT
TELE. = TELEPHONE
CAT.V. = CABLE TELEVISION
D.R. = DEED RECORDS, BEXAR COUNTY, TEXAS
O.P.R. = OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS
C.B. = COUNTY BLOCK
PG. = PAGE
VOL. = VOLUME
RD. = ROAD
R.O.W. = RIGHT OF WAY
€ = CENTERLINE



STATE OF TEXAS



GE REAVES ENGINEERING
5250 CALLAGHAN RD. STE. 100
SAN ANTONIO, TX 78228
PH:(210)490-4506 FAX:(210)490-4812
FIRM REGISTRATION TBPELS 10133700
TBPE F-4861
GRE JOB NO.: 22-0076
DATE: 9/23/2022

COUNTY OF BEXAR

THE OWNER OF 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/DEVELOPER: GLENN FULLER
17992 RED IRON
SCHERTZ, TEXAS 78154
832-472-9870

STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GLENN FULLER 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 ____ DAY OF _____, 20____.

NOTARY PUBLIC, COMAL COUNTY, TEXAS

THIS SUBDIVISION PLAT VESTAL SUBDIVISION UNIT-1B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND IS HERBY APPROVED BY SUCH COMMISSION DATED THIS ____ DAY OF _____ A.D. 20____.

BY: _____
CHAIRMAN

SECRETARY

I _____ COUNTY CLERK OF SAID COUNTY DO HERBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ____ DAY OF _____ A.D. ____ AT ____ M. AND DULY RECORDED THE ____ DAY OF _____ A.D. ____ AT ____ M. IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY IN BOOK VOLUME ____ ON PAGE ____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ____ DAY OF _____ AD. 20____

COUNTY CLERK OF COMAL COUNTY, TEXAS

BY: _____, DEPUTY

REPLAT OF VESTAL SUBDIVISION TO CREATE VESTAL SUBDIVISION UNIT-1B

THIS PLAT AMENDS LOTS 7-8, BLOCK 1, OF VESTAL SUBDIVISION UNIT-1A PREVIOUSLY RECORDED IN VOLUME 14, PAGE 332, OF THE DEED AND PLAT RECORDS OF COMAL COUNTY, TEXAS, ESTABLISHING LOT 9, BLOCK 1, CITY OF SCHERTZ, TEXAS.

PLANNING AND ZONING COMMISSION MEETING: 09/28/2022
Agenda Item 5 B

TO: Planning and Zoning Commission
PREPARED BY: Emily Delgado, Planning Manager
CASE: PLPP20220149
SUBJECT: PLPP20220149: Consider and act upon a request for approval of a preliminary plat of the IDV Schertz Subdivision, an approximately 119 acre tract of land located approximately 2,500 feet east of the intersection of Hubertus Road and I-35 Access Road, City of Schertz, Comal County, Texas.

GENERAL INFORMATION:

Owner: IDV-BP Schertz LLC
Applicant: Tyler Kozma/ Pape Dawson

APPLICATION SUBMITTAL DATE:

Date:	Application Submittal Type:
September 13, 2022	Preliminary Plat Application

ITEM SUMMARY:

The applicant is requesting to preliminary plat approximately 119 acres of land in order to establish one lot. On September 14, 2021, the property was zoned Manufacturing Light District (M-1) and Planned Development District (PDD).

GENERAL LOCATION AND SITE DESCRIPTION:

The property is located 3,300 feet northeast of the intersection of Hubertus Road and I-35 Access Road.

ACCESS AND CIRCULATION:

The property is along I-35 access road and will have two points of access from their site to I-35. The property will also be providing approximately 0.7 acres of land as right-of-way dedication along I-35. The property also has, to the north, per the Master Thoroughfare Plan a Commercial Collector A/ Planned Collector as a 70-foot right-of-way. With the Master Thoroughfare Plan route being along the northern property boundary the site will be dedicating 35-feet of right-of-way.

TREE MITIGATION AND PRESERVATION:

The applicant will be responsible for complying with Unified Development Code (UDC), Section 21.9.9 Tree Preservation and Mitigation. A signed tree affidavit has been submitted indicating that the subject property has protected and heritage class trees, but none are proposed to be removed with the preliminary plat. Tree preservation and mitigation will be evaluated with the final plat and any subsequent applications.

PUBLIC SERVICES:

The site will be serviced by the City of Schertz for water and sewer, CenterPoint Energy, NBU Electric, Spectrum, and AT&T.

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 for water through a 12-inch water line that will be stubbed for adjacent properties/future development.

Sewer: The property will be serviced by the City of Schertz for sewer through a 8-inch sewer line that will be stubbed for adjacent properties/future development.

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

Sidewalks, Hike and Bike Trails: The property will be required to construct a sidewalk along the I-35 access road and will be required to meet the specifications of the City of Schertz.

Road Improvements: The property will be dedicating approximately 0.7 acres of land along the I-35 access road and will be responsible for any roadway improvements associated with the access to the frontage road per TxDOT requirements. Also, the property is dedicating 35-feet of right-of-way for the East and West Collector, at the northern boundary, and will be responsible for constructing their portion of the collector.

STAFF ANALYSIS AND RECOMMENDATION:

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

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

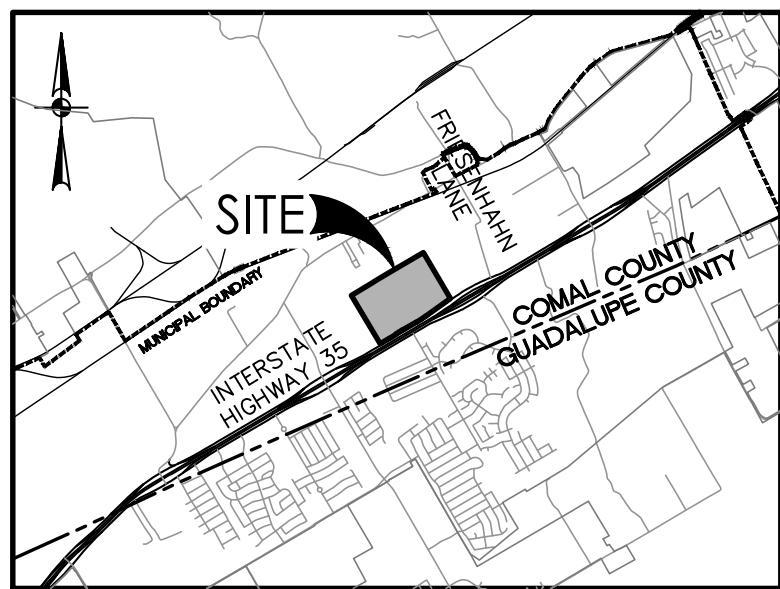
* While the Commission can impose conditions; conditions should only be imposed to meet requirements of the UDC.

COMMISSIONERS CRITERIA FOR CONSIDERATION:

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

Attachments

Aerial Map
Preliminary Plat Exhibit

**LOCATION MAP**MAPSCO MAP GRID: 123X1
NOT-TO-SCALE**NOTES:**

1. 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.
2. ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 440 OF 505 OF COMAL COUNTY, MAP NO. 48091C0440F, DATED SEPTEMBER 2, 2009, THE SUBJECT PROPERTY IS LOCATED IN ZONE X AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN.
3. ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENT 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.
4. THERE IS ONE (1) BUILDABLE LOT.
5. THIS SUBDIVISION IS WHOLLY WITHIN THE CITY LIMITS OF SCHERTZ AND CURRENTLY ZONED AS M-1 "MANUFACTURING DISTRICT (LIGHT)" AND PDD "PLANNED DEVELOPMENT".
6. THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE SCALE FACTOR: 1.00017.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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 THE SUBMITTAL OF BUILDING PERMIT APPLICATION.

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

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

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

DENNIS R. RION
LICENSED PROFESSIONAL ENGINEER
PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213
(210) 375-9000

STATE OF TEXAS
COUNTY OF BEXAR

I, THE UNDERSIGNED ERIC SNELL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

ERIC SNELL
REGISTERED PROFESSIONAL LAND SURVEYOR
PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213
(210) 375-9000

CENTERPOINT ENERGY NOTE:

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

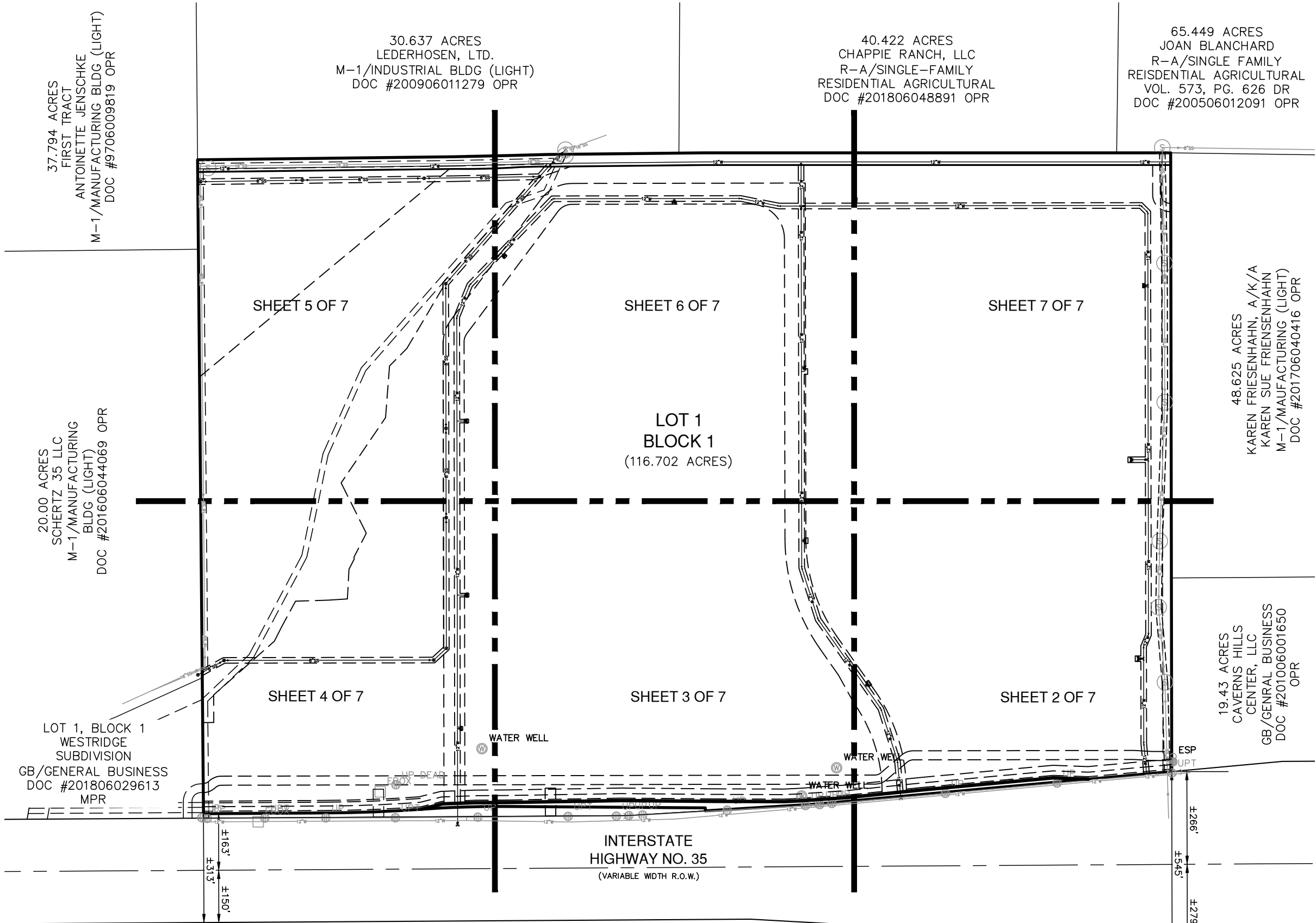
CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C5	3067.91'	4°37'56"	S57°51'30"W	247.97'	248.03'
C6	4076.88'	3°48'49"	S57°26'56"W	271.32'	271.37'

LINE TABLE		
LINE #	BEARING	LENGTH
L5	N58°23'42"E	167.48'
L6	N58°09'41"E	100.73'

THIS PLAT OF THE IDV SCHERTZ PLAT HAS BEEN SUBMITTED AND APPROVED BY
NEW BRAUNFELS UTILITIES ON THIS _____ DAY OF _____,
AD _____.

INDEX MAP

SCALE: 1"= 300'

**TxDOT NOTES:**

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. THE OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THE DEVELOPMENT AND STRUCTURES FOR REDUCTION OF DISCHARGE VELOCITY WILL NOT ENCROACH BY STRUCTURE OR GRADING INTO STATE ROW OR INTO AREAS OF ROW RESERVATION OR DEDICATION. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE, TRANSITION OR CONTRIBUTING ZONES, PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE ROW OR INTO AREAS OF ROW RESERVATION OR DEDICATION WILL NOT BE ALLOWED. NO NEW EASEMENTS OF ANY TYPE SHOULD BE LOCATED IN AREAS OF ROW RESERVATION OR DEDICATION.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TxDOT'S, "ACCESS MANAGEMENT MANUAL". THE PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF 2 (TWO) ACCESS POINTS ALONG IH 35, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 2,787.24 LINEAR FEET, WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS. THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED WITH CONSIDERATION GIVEN TO TOPOGRAPHY, ESTABLISHED PROPERTY OWNERSHIPS, UNIQUE PHYSICAL LIMITATIONS, AND/OR PHYSICAL DESIGN CONSTRAINTS. THE SELECTED LOCATION SHOULD SERVE AS MANY PROPERTIES AND INTERESTS AS POSSIBLE TO REDUCE THE NEED FOR ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FULL MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO PUBLIC ROADWAYS THAT ARE ON LOCAL THOROUGHFARE PLANS.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TxDOT.
5. ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

LEGEND

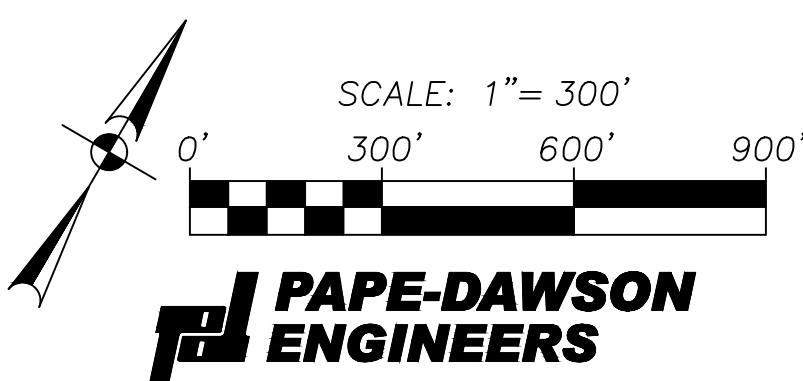
- AC ACRE(S)
BLK BLOCK
CB COUNTY BLOCK
DOC DOCUMENT NUMBER
DR DEED RECORDS OF COMAL COUNTY, TEXAS
MPR MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS
OPR OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
VOL VOLUME
PG PAGE(S)
ROW RIGHT-OF-WAY
SD STORM DRAIN
SS SANITARY SEWER
W WATER
FM FORCE MAIN
SD STORM DRAIN
FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
○ SET 1/2" IRON ROD (PD)
○ SET 1/2" IRON ROD (PD)-ROW
— EXISTING CONTOURS
— 1140 —

- 1 15' SANITARY SEWER EASEMENT TO BE VACATED (VOL 830, PG 361 DR)
2 16' SANITARY SEWER EASEMENT TO BE VACATED (DOC #200906014112 OPR)
3 25' SANITARY SEWER EASEMENT TO BE VACATED (DOC #9706003956 OPR)
4 SIGN EASEMENT (DOC. #200606011466 OPR)
5 SIGN EASEMENT (DOC. #200606011467 OPR)
6 0.0657 ACRE CROSS ACCESS EASEMENT (DOC. #201806029613 MPR)
7 14' GAS, ELECTRIC, TELEPHONE AND CATV EASEMENT (DOC. #201806029613 MPR)
8 16' WATER EASEMENT (DOC. #201806029613 MPR)
9 57' DRAINAGE EASEMENT (DOC. #201806029613 MPR)

- 1 20' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT
5 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)
9 16' PUBLIC SANITARY SEWER EASEMENT
10 16' PUBLIC WATER EASEMENT
11 35' STREET RIGHT-OF-WAY DEDICATION BASED ON THE CITY OF SCHERTZ, MASTER THOROUGHFARE PLAN DATED 5/2017, (2.246 AC. = 97,856.18 SF)
12 VARIABLE WIDTH ACCESS EASEMENT
14 26' CROSS ACCESS EASEMENT
15 VARIABLE WIDTH DRAINAGE EASEMENT (13.306 AC)
16 VARIABLE WIDTH STREET RIGHT-OF-WAY DEDICATION TO TxDOT (0.6191 AC)

CURVE AND LINE DATA
ON THIS SHEETPLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 1 OF 7

**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800
DATE OF PREPARATION: September 1, 2022

NBU UTILITIES NOTES:

1. MAINTENANCE OF DEDICATED UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE EASEMENT OWNER. ANY USE OF AN EASEMENT, OR ANY PORTION OF IT, INCLUDING LANDSCAPING OR DRAINAGE FEATURES, IS SUBJECT TO AND SHALL NOT CONFLICT WITH THE TERMS AND CONDITIONS IN THE EASEMENT, MUST NOT ENDANGER OR INTERFERE WITH THE RIGHTS GRANTED BY THE EASEMENT TO NEW BRAUNFELS UTILITIES, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE SUBJECT TO APPLICABLE PERMIT REQUIREMENTS OF THE CITY OF NEW BRAUNFELS OR ANY OTHER GOVERNING BODY. THE PROPERTY OWNER MUST OBTAIN, IN ADVANCE, WRITTEN AGREEMENT WITH THE UTILITIES TO UTILIZE THE EASEMENT, OR ANY PART OF IT.
2. UTILITIES WILL POSSESS A 5' WIDE SERVICE EASEMENT TO THE BUILDING STRUCTURE ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF BUILDING STRUCTURE AND SERVICE.
3. UTILITIES SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A FENCE AREA.
4. EACH LOT MUST HAVE ITS OWN WATER AND SEWER SERVICE AT THE OWNER'S/DEVELOPER'S EXPENSE.
5. DO NOT COMBINE ANY NEW UTILITY EASEMENTS (UE) WITH DRAINAGE EASEMENTS (DE) OR MAKE CHANGES IN GRADE WITHIN THE UTILITY EASEMENTS (UE) WITHOUT WRITTEN APPROVAL FROM NEW BRAUNFELS UTILITIES.
6. NBU IS NOT RESPONSIBLE FOR DAMAGES TO PROPERTY IMPROVEMENTS (I.E. LANDSCAPING, TREES, PAVEMENT, SIGNS, DRAINAGE STRUCTURES, PRIVATE UTILITIES, ETC.) THAT ARE PLACED IN ANY TYPE OF UTILITY EASEMENT. TO ENSURE NO CONFLICTS EXIST WITH UTILITY INFRASTRUCTURE IN THE EASEMENT, ALL SUCH IMPROVEMENTS PLACED ANY TYPE OF UTILITY EASEMENT MUST BE REVIEWED AND APPROVED THROUGH THE NBU EASEMENT ENCROACHMENT PROCESS. NBU EASEMENTS AND ROW FACILITATES THE EASEMENT ENCROACHMENT APPLICATION PROCESS.

STATE OF TEXAS
COUNTY OF COMAL

THE OWNER OF 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/DEVELOPER: IDV-BP SCHERTZ, LLC
10375 RICHMOND AVENUE, SUITE 1415, HOUSTON TX 77042
(832) 500-5202

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED IDV-BP SCHERTZ, LLC, 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 _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC, _____ COUNTY, TEXAS

THIS PLAT OF IDV SCHERTZ 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 THE _____ DAY OF _____, YEAR A.D. 20____.

BY: _____ CHAIRPERSON

BY: _____ SECRETARY

**IDV SCHERTZ
PRELIMINARY PLAT**

BEING A TOTAL OF 118.948 ACRE TRACT OF LAND, ESTABLISHING LOT 1, BLOCK 1, INCLUSIVE OF 2.246 ACRE OF 35' RIGHT-OF-WAY DEDICATION BASED ON THE CITY OF SCHERTZ, MASTER THOROUGHFARE PLAN DATED 5/2017, BEING COMPRISED OF A 118.948 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 202106057989 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE RAFAEL GARZA SURVEY NO. 98, ABSTRACT 175 IN THE CITY OF SCHERTZ, COMAL COUNTY, TEXAS.

DATE OF PRINT: September 1, 2022

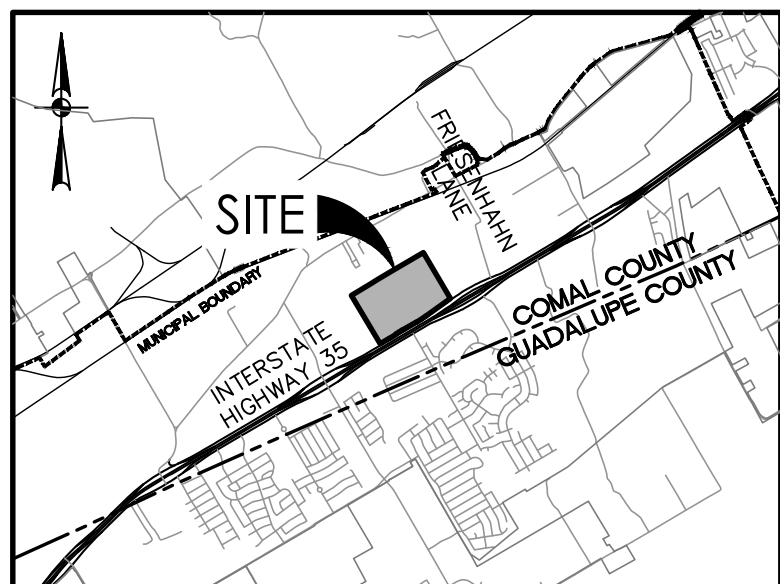
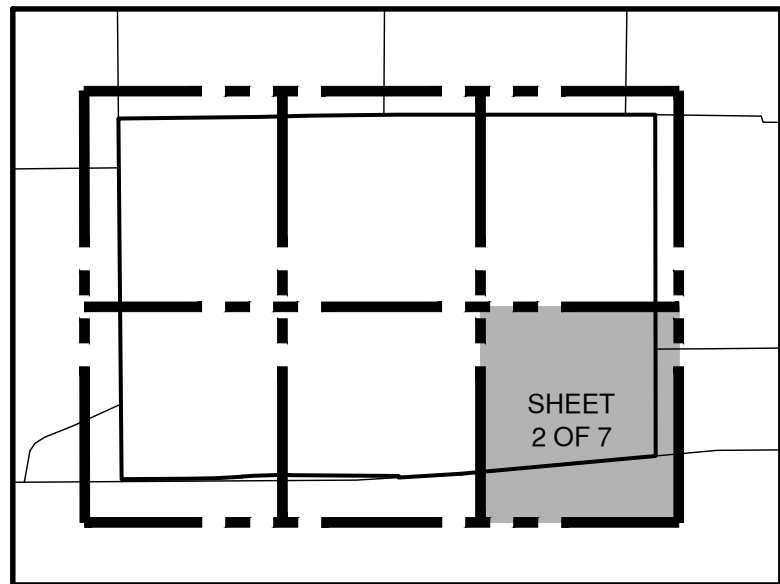
STATE OF TEXAS

COUNTY OF COMAL

I, _____, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A.D. 20____, AT _____, M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____, AT _____, M. IN THE MAP AND PLAT RECORDS IN SAID OFFICE, OF SAID COUNTY, IN DOCUMENT NO. _____ IN TESTIMONY WHEREOF WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THE _____ DAY OF _____, A.D. 20____.

_____, COUNTY CLERK, COMAL COUNTY, TEXAS

BY: _____, DEPUTY

**LOCATION MAP**MAPSCO MAP GRID: 123X1
NOT-TO-SCALE**INDEX MAP**

SCALE: 1"= 1000'

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CITY ENGINEER

STATE OF TEXAS
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PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213
(210) 375-9000

STATE OF TEXAS
COUNTY OF BEXAR

I, THE UNDERSIGNED ERIC SNELL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

ERIC SNELL
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SAN ANTONIO, TEXAS 78213
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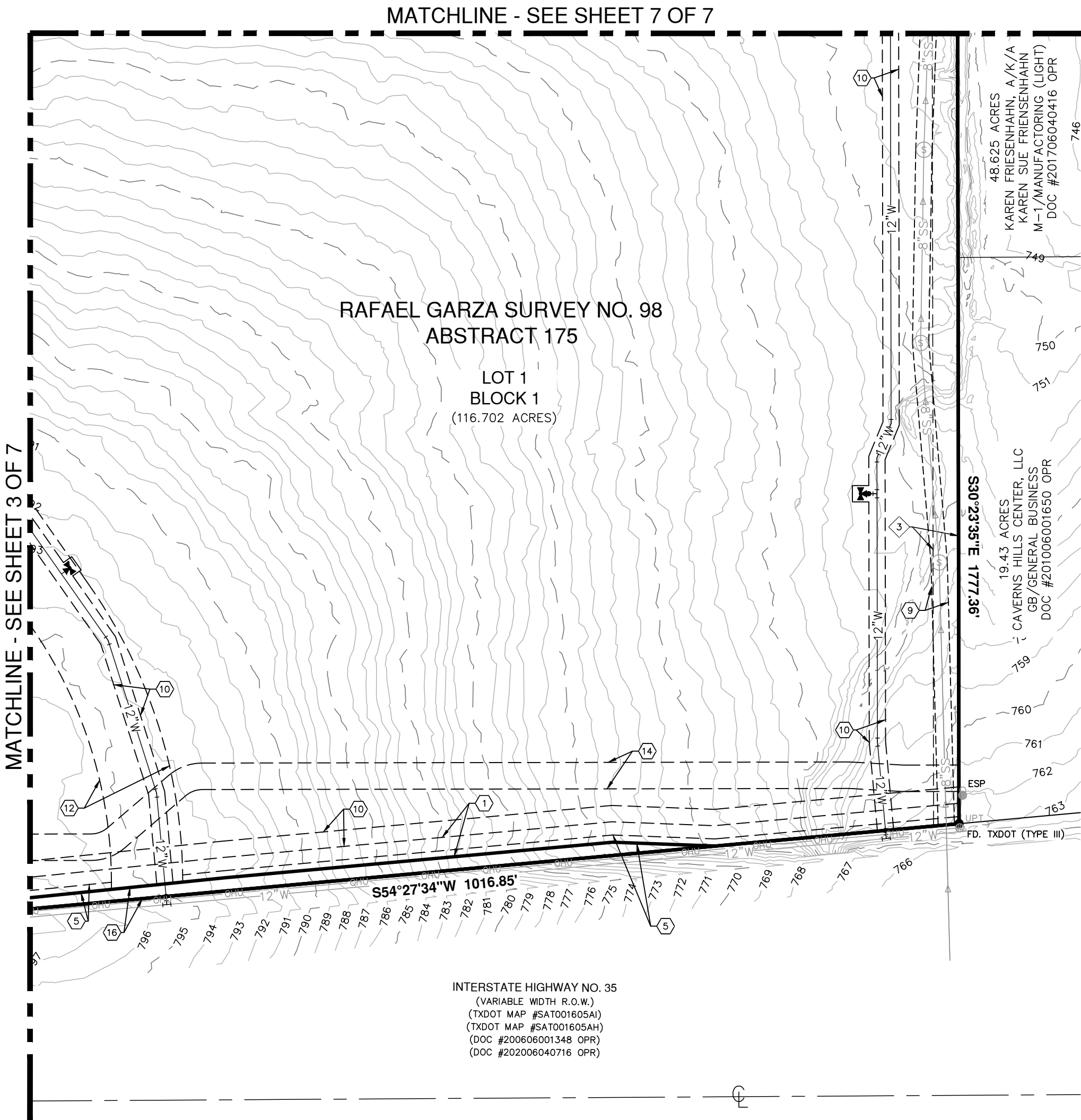
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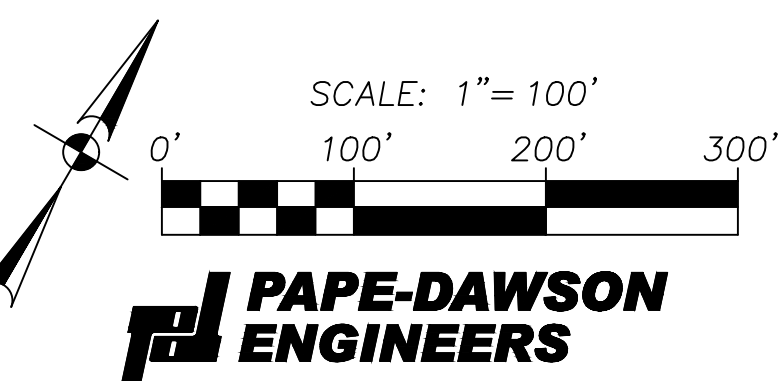
NEW BRAUNFELS UTILITIES

**LEGEND**

- | | | | |
|---|--|---|--|
| 15' SANITARY SEWER EASEMENT TO BE VACATED (VOL 830, PG 361 DR) | 57' DRAINAGE EASEMENT (DOC. #201806029613 MPR) | 35' STREET RIGHT-OF-WAY DEDICATION BASED ON THE CITY OF SCHERTZ MASTER THOROUGHFARE PLAN DATED 5/2017, (2.246 AC. = 97,856.18 SF) | VARIABLE WIDTH DRAINAGE EASEMENT (13.306 AC) |
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| 25' SANITARY SEWER EASEMENT TO BE VACATED (DOC #9706003956 OPR) | 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE) | | |
| SIGN EASEMENT (DOC. #20060601348 OPR) | 16' PUBLIC SANITARY SEWER EASEMENT | | |
| 16' WATER EASEMENT (DOC. #200606011466 OPR) | 16' PUBLIC WATER EASEMENT | | |

**PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT**

SHEET 2 OF 7

**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800
DATE OF PREPARATION: September 1, 2022

NBU UTILITIES NOTES:

1. MAINTENANCE OF DEDICATED UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE OF, OR ANY PORTION OF IT, INCLUDING LANDSCAPING OR DRAINAGE FEATURES, IS SUBJECT TO AND SHALL NOT CONFLICT WITH THE TERMS AND CONDITIONS IN THE EASEMENT, MUST NOT ENDANGER OR INTERFERE WITH THE RIGHTS GRANTED BY THE EASEMENT TO NEW BRAUNFELS UTILITIES, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE SUBJECT TO APPLICABLE PERMIT REQUIREMENTS OF THE CITY OF NEW BRAUNFELS OR ANY OTHER GOVERNING BODY. THE PROPERTY OWNER MUST OBTAIN, IN ADVANCE, WRITTEN AGREEMENT WITH THE UTILITIES TO UTILIZE THE EASEMENT, OR ANY PART OF IT.
2. UTILITIES WILL POSSESS A 5' WIDE SERVICE EASEMENT TO THE BUILDING STRUCTURE ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF BUILDING STRUCTURE AND SERVICE.
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STATE OF TEXAS
COUNTY OF COMAL

THE OWNER OF 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/DEVELOPER: IDV-BP SCHERTZ, LLC
10375 RICHMOND AVENUE, SUITE 1415, HOUSTON TX 77042
(832) 500-5202

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED IDV-BP SCHERTZ, LLC, 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 _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC, _____ COUNTY, TEXAS

THIS PLAT OF IDV SCHERTZ 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 THE _____ DAY OF _____, YEAR A.D. 20____.

BY: _____ CHAIRPERSON

BY: _____ SECRETARY

**IDV SCHERTZ
PRELIMINARY PLAT**

BEING A TOTAL OF 118.948 ACRE TRACT OF LAND, ESTABLISHING LOT 1, BLOCK 1, INCLUSIVE OF 2.246 ACRE OF 35' RIGHT-OF-WAY DEDICATION BASED ON THE CITY OF SCHERTZ MASTER THOROUGHFARE PLAN DATED 5/2017, BEING COMPRISED OF A 118.948 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 202106057989 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE RAFAEL GARZA SURVEY NO. 98, ABSTRACT 175 IN THE CITY OF SCHERTZ, COMAL COUNTY, TEXAS.

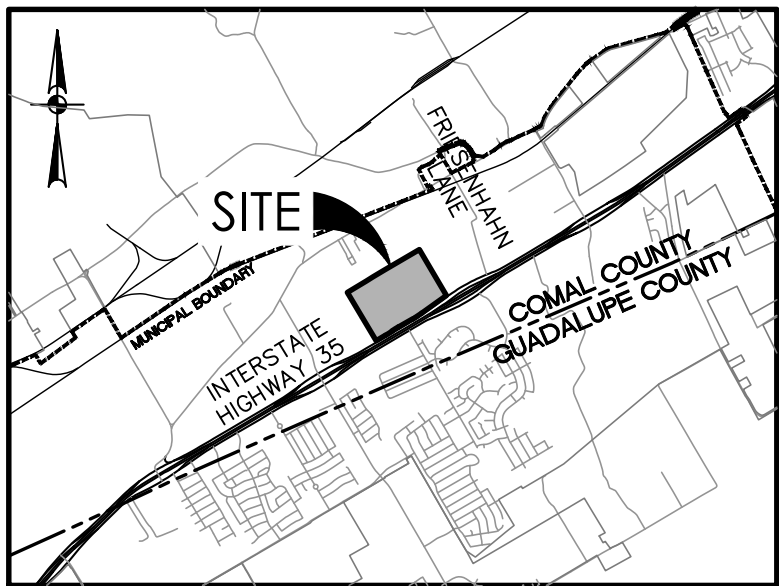
DATE OF PRINT: September 1, 2022

STATE OF TEXAS
COUNTY OF COMAL

I, _____, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A.D. 20____, AT _____ M AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____, AT _____ M. IN THE MAP AND PLAT RECORDS IN SAID OFFICE, OF SAID COUNTY, IN DOCUMENT NO. _____ IN TESTIMONY WHEREOF WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THE _____ DAY OF _____, A.D. 20____.

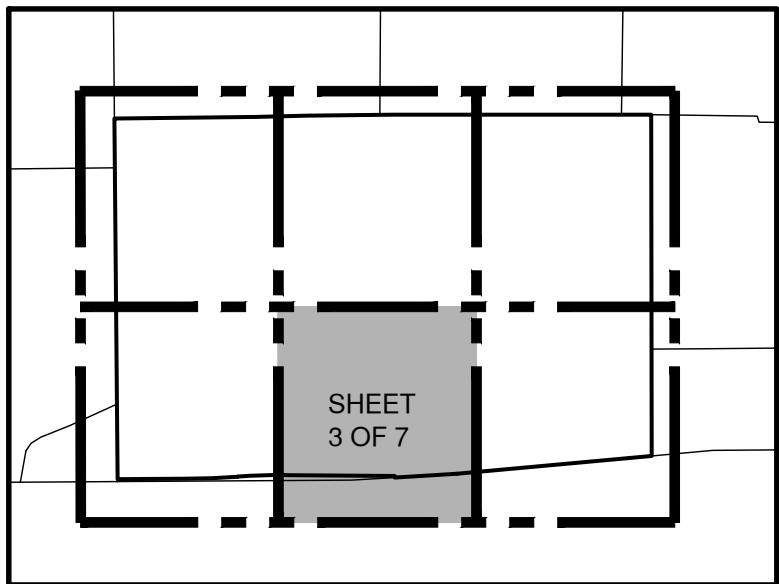
COUNTY CLERK, COMAL COUNTY, TEXAS

BY: _____, DEPUTY



LOCATION MAP

MAPSCO MAP GRID: 123X1
NOT-TO-SCALE



INDEX MAP

SCALE: 1"= 1000'

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 THE SUBMITTAL OF BUILDING PERMIT APPLICATION.

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

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

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

DENNIS R. RION
LICENSED PROFESSIONAL ENGINEER
PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213
(210) 375-9000

STATE OF TEXAS
COUNTY OF BEXAR

I, THE UNDERSIGNED ERIC SNELL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

ERIC SNELL
REGISTERED PROFESSIONAL LAND SURVEYOR
PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213
(210) 375-9000

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE SCALE FACTOR: 1.00017
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NOTES:

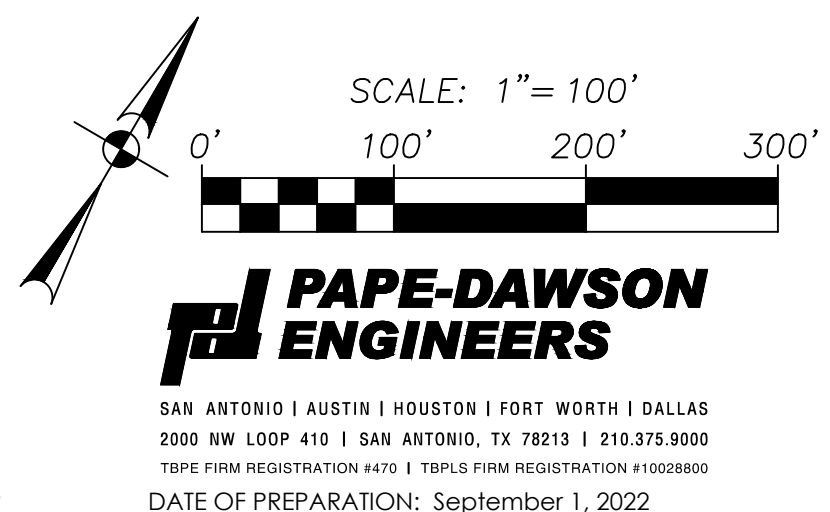
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2. ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 440 OF 505 OF COMAL COUNTY, MAP NO. 48091C0440F, DATED SEPTEMBER 2, 2009, THE SUBJECT PROPERTY IS LOCATED IN ZONE X AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN.
3. ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENT 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.
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6. THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.

CENTERPOINT ENERGY NOTE:

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

THIS PLAT OF THE IDV SCHERTZ PLAT HAS BEEN SUBMITTED AND APPROVED BY NEW BRAUNFELS UTILITIES ON THIS _____ DAY OF _____, AD _____.

NEW BRAUNFELS UTILITIES



NBU UTILITIES NOTES:

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STATE OF TEXAS
COUNTY OF COMAL

THE OWNER OF 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/DEVELOPER: IDV-BP SCHERTZ, LLC
10375 RICHMOND AVENUE, SUITE 1415, HOUSTON TX 77042
(832) 500-5202

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED IDV-BP SCHERTZ, LLC, 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 _____ DAY OF _____, A.D. 20____.

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DATED: THIS THE _____ DAY OF _____, YEAR A.D. 20____.

BY: _____ CHAIRPERSON

BY: _____ SECRETARY

IDV SCHERTZ
PRELIMINARY PLAT

BEING A TOTAL OF 118.948 ACRE TRACT OF LAND, ESTABLISHING LOT 1, BLOCK 1, INCLUSIVE OF 2.244 ACRE OF 35' RIGHT-OF-WAY DEDICATION BASED ON THE CITY OF SCHERTZ MASTER THOROUGHFARE PLAN DATED 5/2017, BEING COMPRISED OF A 118.948 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 202106057989 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE RAFAEL GARZA SURVEY NO. 98, ABSTRACT 175 IN THE CITY OF SCHERTZ, COMAL COUNTY, TEXAS.

DATE OF PRINT: September 1, 2022

STATE OF TEXAS
COUNTY OF COMAL

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COUNTY CLERK, COMAL COUNTY, TEXAS

BY: _____, DEPUTY

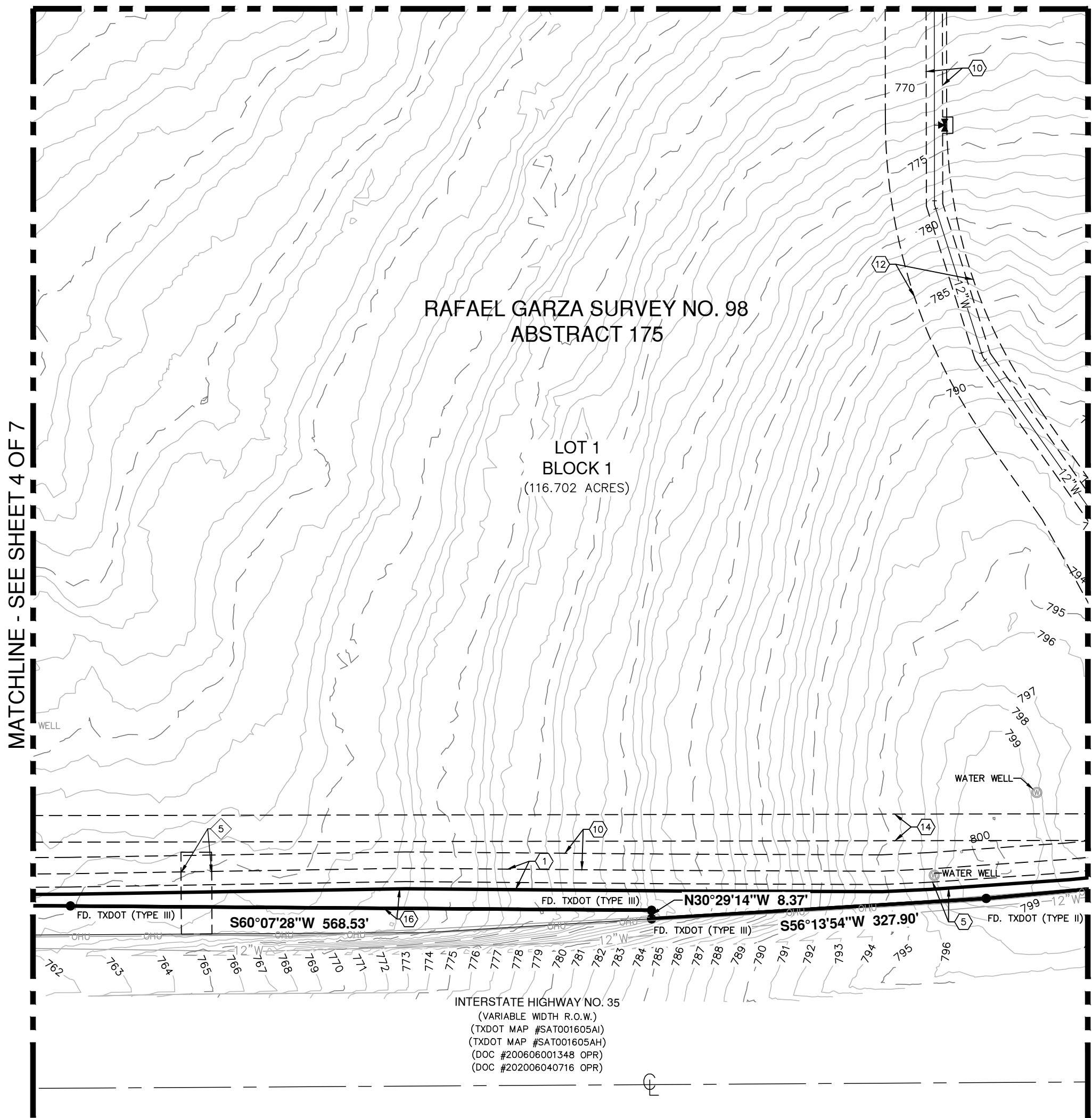
MATCHLINE - SEE SHEET 6 OF 7

RAFAEL GARZA SURVEY NO. 98
ABSTRACT 175

LOT 1
BLOCK 1
(116.702 ACRES)

MATCHLINE - SEE SHEET 4 OF 7

MATCHLINE - SEE SHEET 2 OF 7

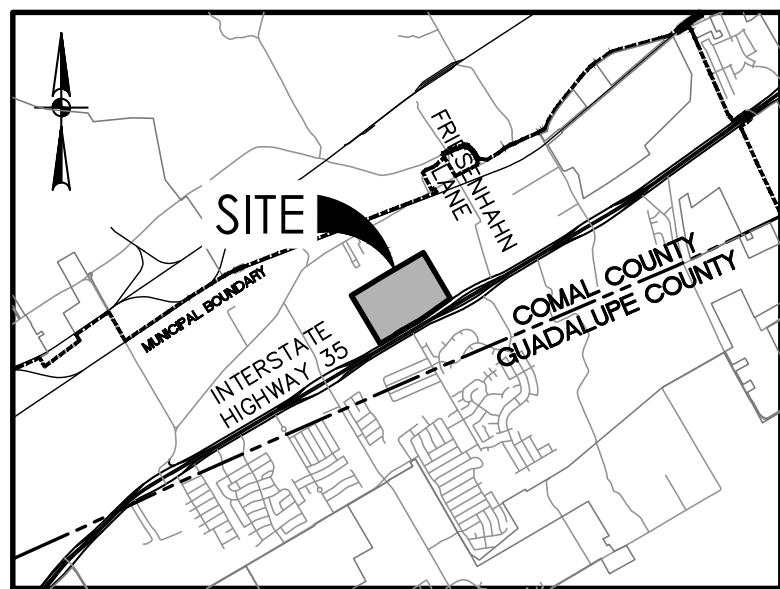


LEGEND

- | | | | | |
|---|---|---|--|---|
| 1 15' SANITARY SEWER EASEMENT TO BE VACATED (VOL 830, PG 361 DR) | 5 SIGN EASEMENT (DOC. #200606011467 OPR) | 9 57' DRAINAGE EASEMENT (DOC. #201806029613 MPR) | 11 35' STREET RIGHT-OF-WAY DEDICATION BASED ON THE CITY OF SCHERTZ MASTER THOROUGHFARE PLAN DATED 5/2017, (2.246 AC. = 97,856.18 SF) | 15 VARIABLE WIDTH DRAINAGE EASEMENT (13.306 AC) |
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| | | 13 16' PUBLIC WATER EASEMENT (DOC. #202006040716 OPR) | | |

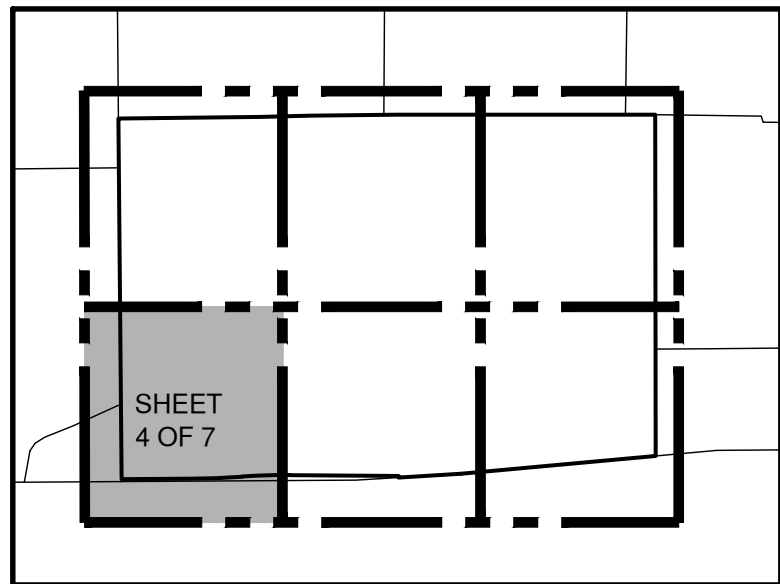
PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 3 OF 7



LOCATION MAP

MAPSCO MAP GRID: 123X1
NOT-TO-SCALE



INDEX MAP

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CITY ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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DENNIS R. RION
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2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213
(210) 375-9000

STATE OF TEXAS
COUNTY OF BEXAR

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ERIC SNELL
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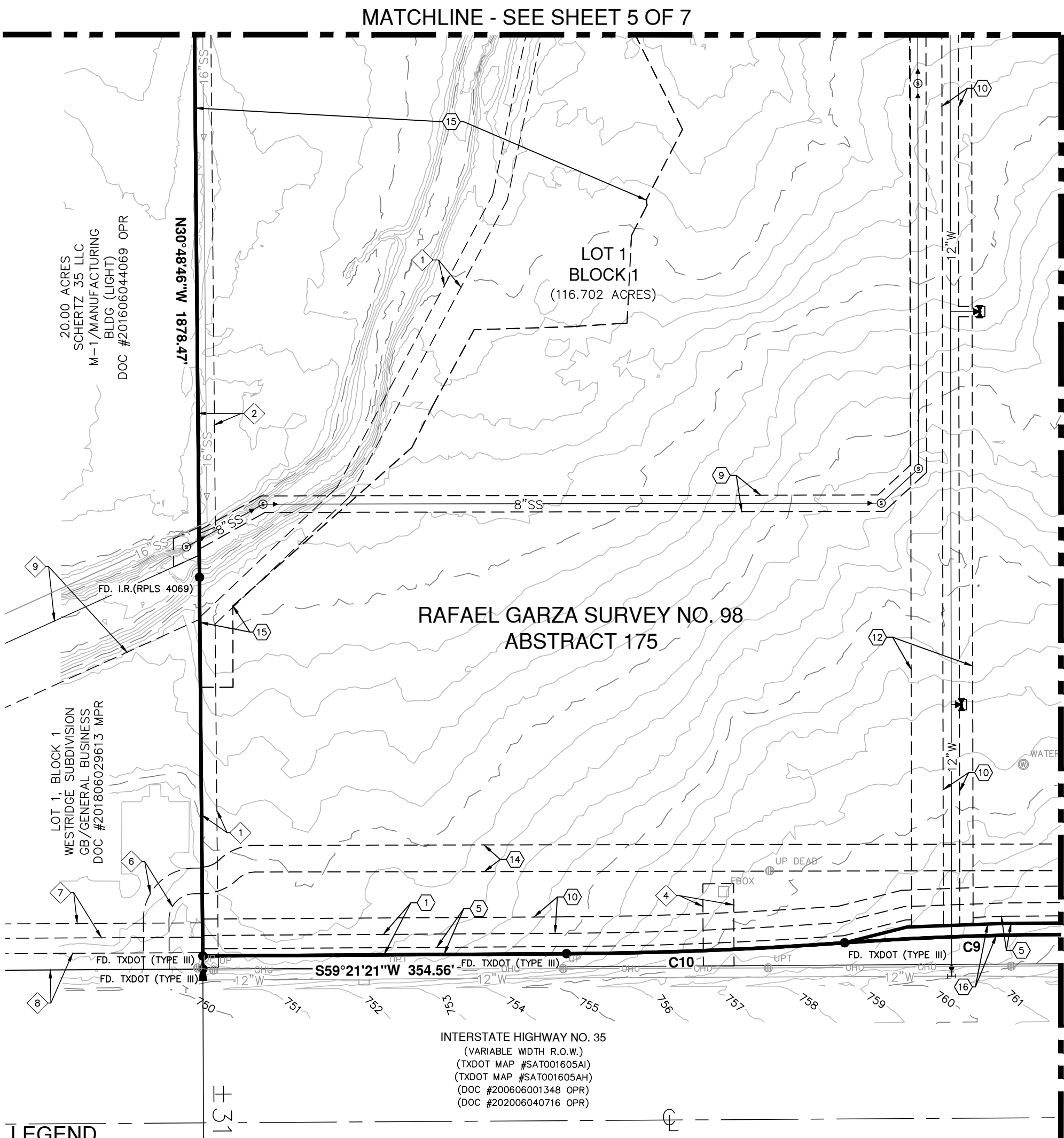
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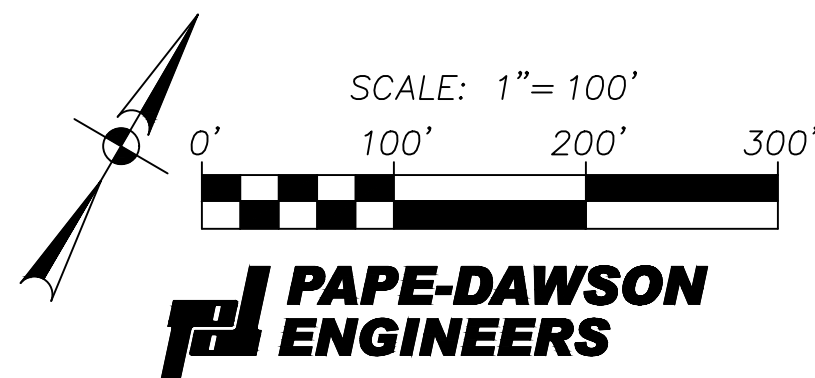


LEGEND

- | | | | | |
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PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 4 OF 7



**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000

TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: September 1, 2022

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3. UTILITIES SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A FENCE AREA.
4. EACH LOT MUST HAVE ITS OWN WATER AND SEWER SERVICE AT THE OWNER'S/DEVELOPER'S EXPENSE.
5. DO NOT COMBINE ANY NEW UTILITY EASEMENTS (UE) WITH DRAINAGE EASEMENTS (DE) OR MAKE CHANGES IN GRADE WITHIN THE UTILITY EASEMENTS (UE) WITHOUT WRITTEN APPROVAL FROM NEW BRAUNFELS UTILITIES.
6. NBU IS NOT RESPONSIBLE FOR DAMAGES TO PROPERTY IMPROVEMENTS (I.E. LANDSCAPING, TREES, PAVEMENT, SIGNS, DRAINAGE STRUCTURES, PRIVATE UTILITIES, ETC.) THAT ARE PLACED IN ANY TYPE OF UTILITY EASEMENT. TO ENSURE NO CONFLICTS EXIST WITH UTILITY INFRASTRUCTURE IN THE EASEMENT, ALL SUCH IMPROVEMENTS PLACED IN ANY TYPE OF UTILITY EASEMENT MUST BE REVIEWED AND APPROVED THROUGH THE NBU EASEMENT ENCROACHMENT PROCESS. NBU EASEMENTS AND ROW FACILITATES THE EASEMENT ENCROACHMENT APPLICATION PROCESS.

STATE OF TEXAS
COUNTY OF COMAL

THE OWNER OF 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/DEVELOPER: IDV-BP SCHERTZ, LLC
10375 RICHMOND AVENUE, SUITE 1415, HOUSTON TX 77042
(832) 500-5202

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED IDV-BP SCHERTZ, LLC, 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 _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC, _____ COUNTY, TEXAS

THIS PLAT OF IDV SCHERTZ 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 THE _____ DAY OF _____, YEAR A.D. 20____.

BY: _____ CHAIRPERSON

BY: _____ SECRETARY

IDV SCHERTZ PRELIMINARY PLAT

BEING A TOTAL OF 118.948 ACRE TRACT OF LAND, ESTABLISHING LOT 1, BLOCK 1, INCLUSIVE OF 2.244 ACRE OF 35' RIGHT-OF-WAY DEDICATION BASED ON THE CITY OF SCHERTZ MASTER THOROUGHFARE PLAN DATED 5/2017, BEING COMPRISED OF A 118.948 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 202106057989 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE RAFAEL GARZA SURVEY NO. 98, ABSTRACT 175 IN THE CITY OF SCHERTZ, COMAL COUNTY, TEXAS.

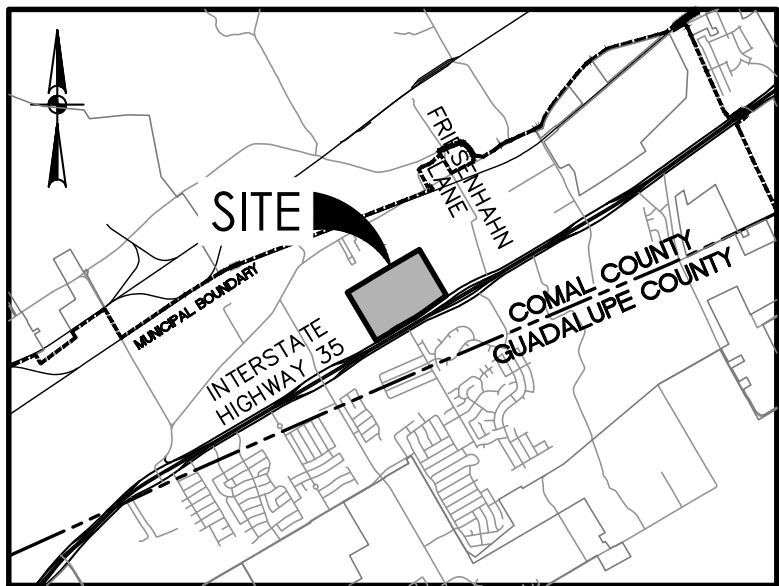
DATE OF PRINT: September 1, 2022

STATE OF TEXAS
COUNTY OF COMAL

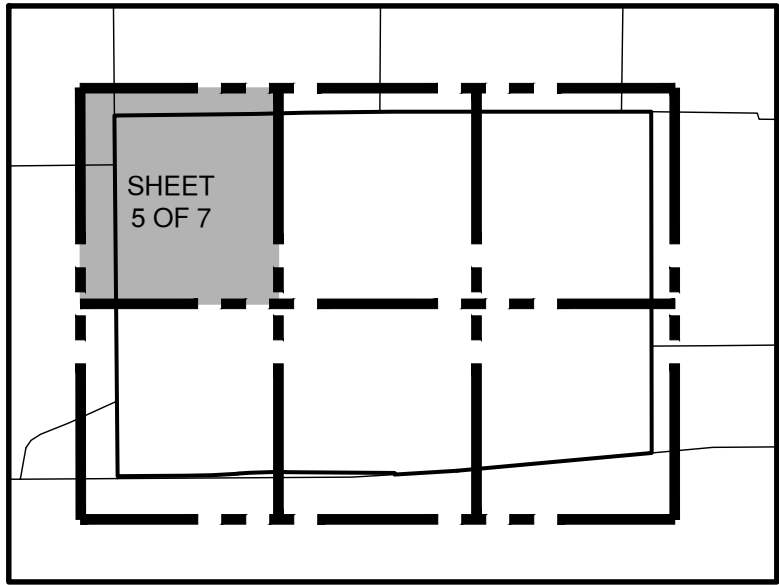
I, _____, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A.D. 20____, AT _____, M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____, AT _____, M. IN THE MAP AND PLAT RECORDS IN SAID OFFICE, OF SAID COUNTY, IN DOCUMENT NO. _____ IN TESTIMONY WHEREOF WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THE _____ DAY OF _____, A.D. 20____.

COUNTY CLERK, COMAL COUNTY, TEXAS

BY: _____, DEPUTY



LOCATION MAP
MAPSCO MAP GRID: 123X1
NOT-TO-SCALE



INDEX MAP
SCALE: 1"= 1000'

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

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

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

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

DENNIS R. RION
LICENSED PROFESSIONAL ENGINEER
PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213
(210) 375-9000

STATE OF TEXAS
COUNTY OF BEXAR

I, THE UNDERSIGNED ERIC SNELL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

ERIC SNELL
REGISTERED PROFESSIONAL LAND SURVEYOR
PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213
(210) 375-9000

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE SCALE FACTOR: 1.00017
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

NOTES:

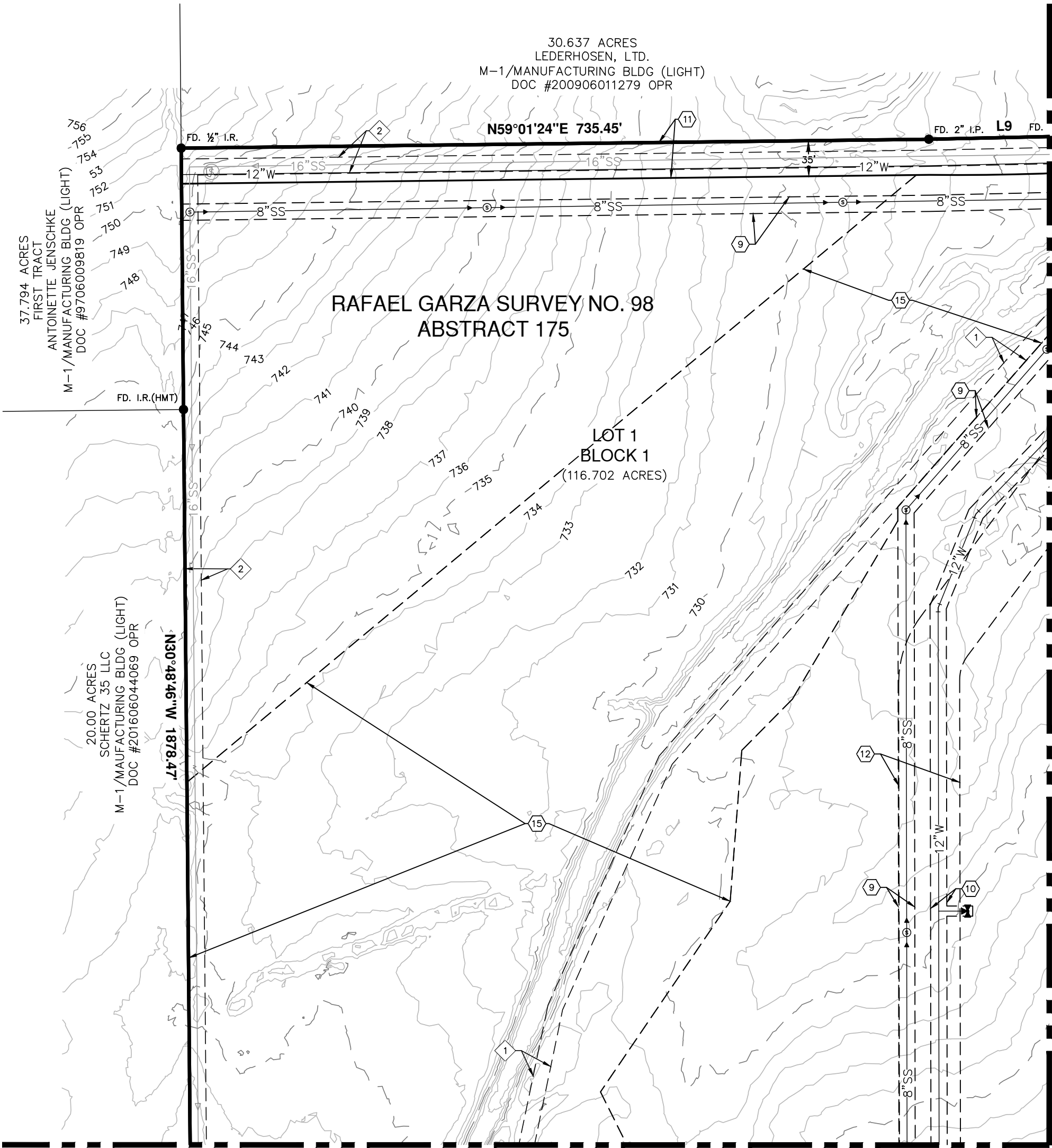
1. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND PERMITS.
2. ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 440 OF 505 OF COMAL COUNTY, MAP NO. 48091C0440F, DATED SEPTEMBER 2, 2009, THE SUBJECT PROPERTY IS LOCATED IN ZONE X AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN.
3. ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENT 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.
4. THERE IS ONE (1) BUILDABLE LOT.
5. THIS SUBDIVISION IS WHOLLY WITHIN THE CITY LIMITS OF SCHERTZ AND CURRENTLY ZONED AS M-1 "MANUFACTURING DISTRICT (LIGHT)" AND PDD "PLANNED DEVELOPMENT".
6. THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.

CENTERPOINT ENERGY NOTE:

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

THIS PLAT OF THE IDV SCHERTZ PLAT HAS BEEN SUBMITTED AND APPROVED BY NEW BRAUNFELS UTILITIES ON THIS _____ DAY OF _____, AD _____.

NEW BRAUNFELS UTILITIES



LEGEND

- 1 15' SANITARY SEWER EASEMENT TO BE VACATED (VOL 830, PG 361 DR)
- 2 16' SANITARY SEWER EASEMENT TO BE VACATED (DOC #200906014112 OPR)
- 3 25' SANITARY SEWER EASEMENT TO BE VACATED (DOC #9706003956 OPR)
- 4 SIGN EASEMENT (DOC. #200606011466 OPR)

- 5 SIGN EASEMENT (DOC. #200606011467 OPR)
- 6 0.0657 ACRE CROSS ACCESS EASEMENT (DOC. #201806029613 MPR)
- 7 14' GAS, ELECTRIC, TELEPHONE AND CATV EASEMENT (DOC. #201806029613 MPR)
- 8 SIGN EASEMENT (DOC. #201806029613 MPR)

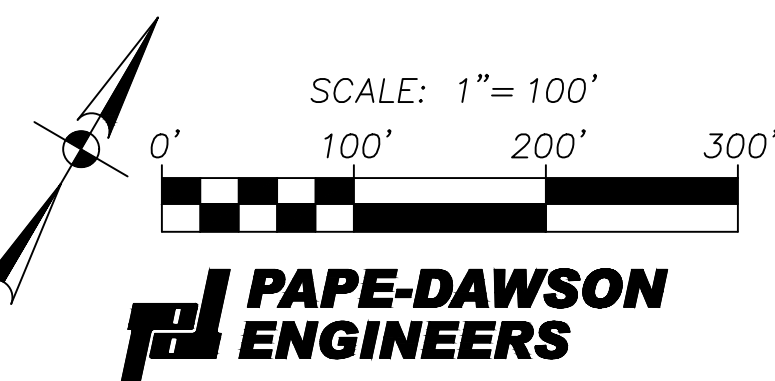
- 9 57' DRAINAGE EASEMENT (DOC. #201806029613 MPR)
- 10 20' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT
- 11 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)
- 12 16' PUBLIC SANITARY SEWER EASEMENT
- 13 16' WATER EASEMENT (DOC. #201806029613 MPR)

- 14 35' STREET RIGHT-OF-WAY DEDICATION BASED ON THE CITY OF SCHERTZ MASTER THOROUGHFARE PLAN DATED 5/2017, (2.246 AC. = 97,856.18 SF)
- 15 VARIABLE WIDTH ACCESS EASEMENT
- 16 26' CROSS ACCESS EASEMENT

- 17 VARIABLE WIDTH DRAINAGE EASEMENT (13.306 AC)
- 18 VARIABLE WIDTH STREET RIGHT-OF-WAY DEDICATION TO TXDOT (0.6191 AC)

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 5 OF 7



PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800
DATE OF PREPARATION: September 1, 2022

NBU UTILITIES NOTES:

1. MAINTENANCE OF DEDICATED UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE OF AN EASEMENT, OR ANY PORTION OF IT, INCLUDING LANDSCAPING OR DRAINAGE FEATURES, IS SUBJECT TO AND SHALL NOT CONFLICT WITH THE TERMS AND CONDITIONS IN THE EASEMENT, MUST NOT ENDANGER OR INTERFERE WITH THE RIGHTS GRANTED BY THE EASEMENT TO NEW BRAUNFELS UTILITIES, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE SUBJECT TO APPLICABLE PERMIT REQUIREMENTS OF THE CITY OF NEW BRAUNFELS OR ANY OTHER GOVERNING BODY. THE PROPERTY OWNER MUST OBTAIN, IN ADVANCE, WRITTEN AGREEMENT WITH THE UTILITIES TO UTILIZE THE EASEMENT, OR ANY PART OF IT.
2. UTILITIES WILL POSSESS A 5' WIDE SERVICE EASEMENT TO THE BUILDING STRUCTURE ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF BUILDING STRUCTURE AND SERVICE.
3. UTILITIES SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A FENCE AREA.
4. EACH LOT MUST HAVE ITS OWN WATER AND SEWER SERVICE AT THE OWNER'S/DEVELOPER'S EXPENSE.
5. DO NOT COMBINE ANY NEW UTILITY EASEMENTS (UE) WITH DRAINAGE EASEMENTS (DE) OR MAKE CHANGES IN GRADE WITHIN THE UTILITY EASEMENTS (UE) WITHOUT WRITTEN APPROVAL FROM NEW BRAUNFELS UTILITIES.
6. NBU IS NOT RESPONSIBLE FOR DAMAGES TO PROPERTY IMPROVEMENTS (I.E. LANDSCAPING, TREES, PAVEMENT, SIGNS, DRAINAGE STRUCTURES, PRIVATE UTILITIES, ETC.) THAT ARE PLACED IN ANY TYPE OF UTILITY EASEMENT. TO ENSURE NO CONFLICTS EXIST WITH UTILITY INFRASTRUCTURE IN THE EASEMENT, ALL SUCH IMPROVEMENTS PLACED IN ANY TYPE OF UTILITY EASEMENT MUST BE REVIEWED AND APPROVED THROUGH THE NBU EASEMENT ENCROACHMENT PROCESS. NBU EASEMENTS AND ROW FACILITATES THE EASEMENT ENCROACHMENT APPLICATION PROCESS.

STATE OF TEXAS
COUNTY OF COMAL

THE OWNER OF 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/DEVELOPER: IDV-BP SCHERTZ, LLC
10375 RICHMOND AVENUE, SUITE 1415, HOUSTON TX 77042
(832) 500-5202

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED IDV-BP SCHERTZ, LLC, 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 _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC, _____ COUNTY, TEXAS

THIS PLAT OF IDV SCHERTZ 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 THE _____ DAY OF _____, YEAR A.D. 20____.

BY: _____ CHAIRPERSON

BY: _____ SECRETARY

IDV SCHERTZ PRELIMINARY PLAT

BEING A TOTAL OF 118.948 ACRE TRACT OF LAND, ESTABLISHING LOT 1, BLOCK 1, INCLUSIVE OF 2.246 ACRE OF 35' RIGHT-OF-WAY DEDICATION BASED ON THE CITY OF SCHERTZ MASTER THOROUGHFARE PLAN DATED 5/2017, BEING COMPRISED OF A 118.948 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 202106057989 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE RAFAEL GARZA SURVEY NO. 98, ABSTRACT 175 IN THE CITY OF SCHERTZ, COMAL COUNTY, TEXAS.

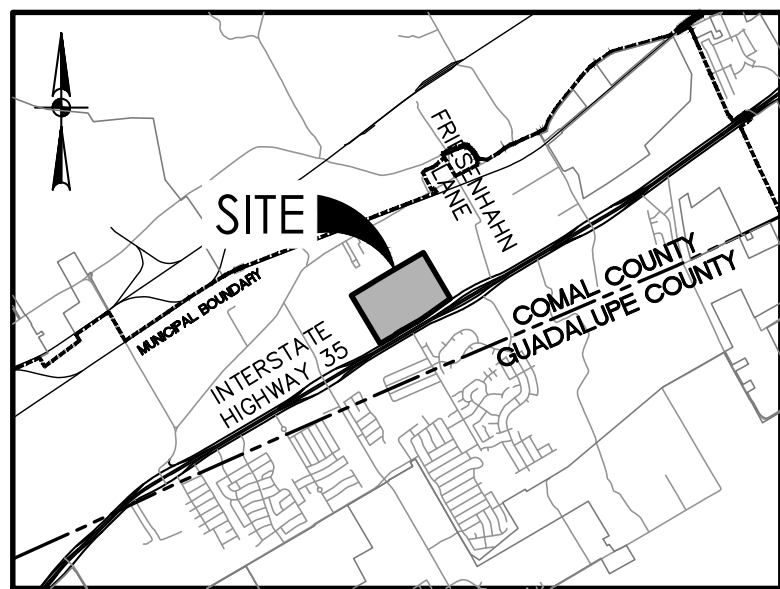
DATE OF PRINT: September 1, 2022

STATE OF TEXAS
COUNTY OF COMAL

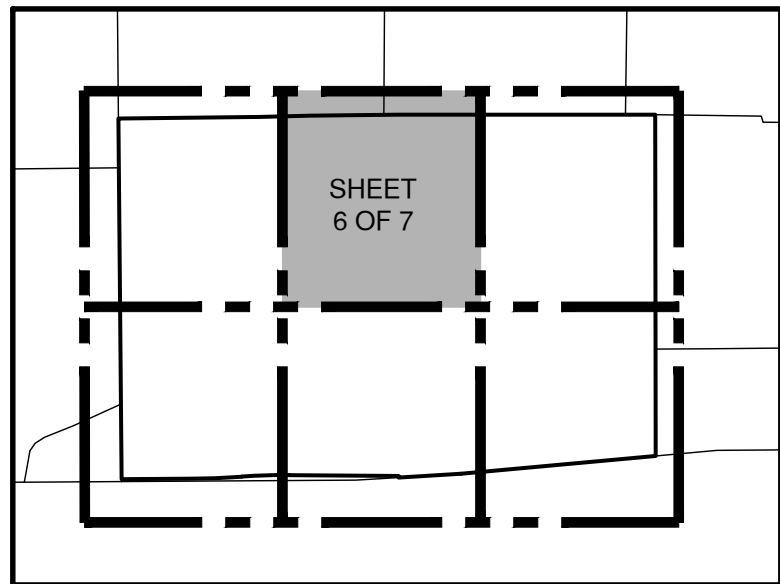
I, _____, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A.D. 20____, AT _____ M, AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____, AT _____ M. IN THE MAP AND PLAT RECORDS IN SAID OFFICE, OF SAID COUNTY, IN DOCUMENT NO. _____ IN TESTIMONY WHEREOF WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THE _____ DAY OF _____, A.D. 20____.

COUNTY CLERK, COMAL COUNTY, TEXAS

BY: _____, DEPUTY



LOCATION MAP

MAPSCO MAP GRID: 123X1
NOT-TO-SCALE

INDEX MAP

SCALE: 1"= 1000'

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 THE SUBMITTAL OF BUILDING PERMIT APPLICATION.

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

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

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

DENNIS R. RION
LICENSED PROFESSIONAL ENGINEER
PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213
(210) 375-9000

STATE OF TEXAS
COUNTY OF BEXAR

I, THE UNDERSIGNED ERIC SNELL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

ERIC SNELL
REGISTERED PROFESSIONAL LAND SURVEYOR
PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213
(210) 375-9000

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
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NOTES:

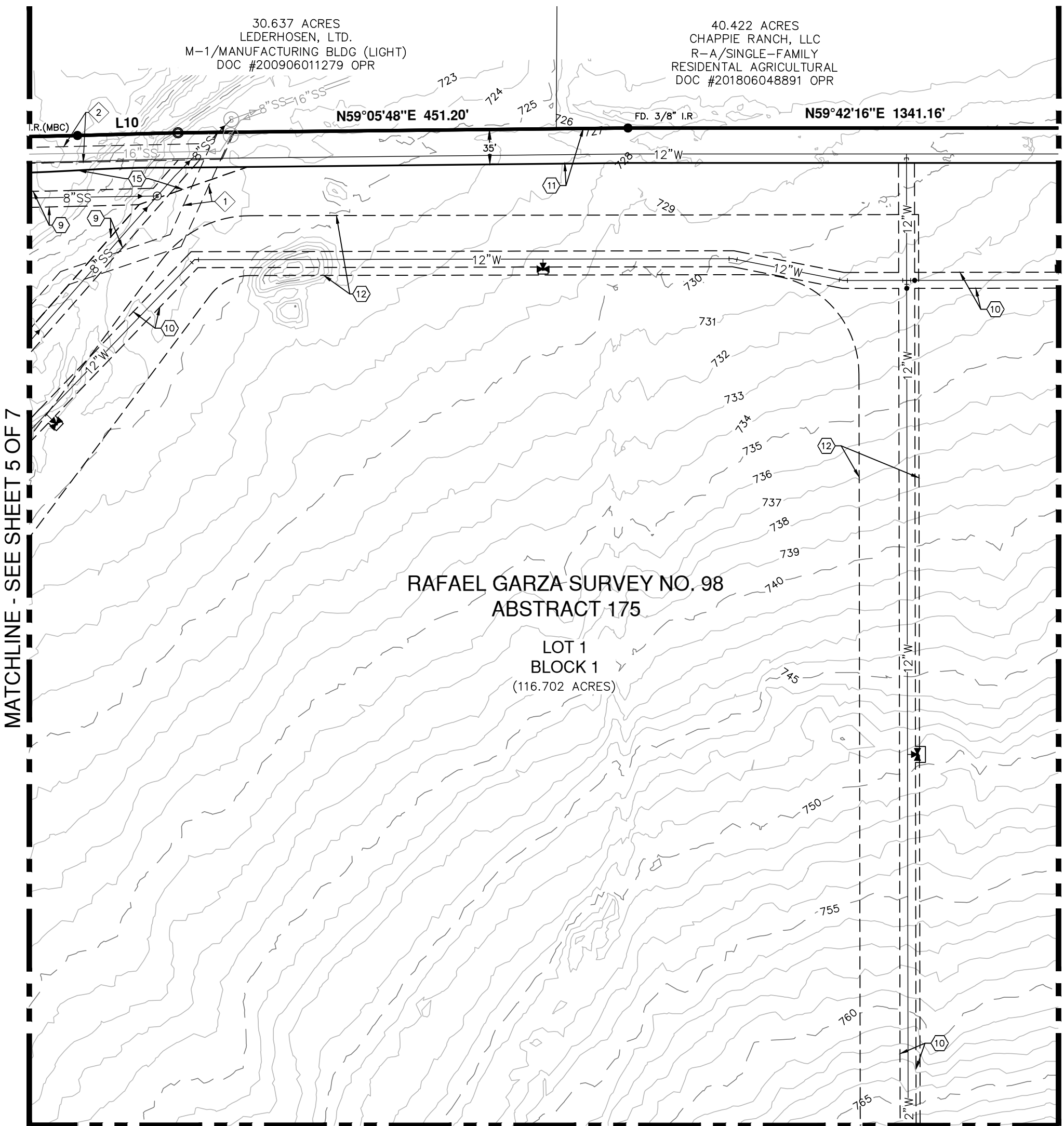
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3. ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENT OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNERS' SUCCESSORS AND/OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGN IS APPROVED BY THE CITY.
4. THERE IS ONE (1) BUILDABLE LOT.
5. THIS SUBDIVISION IS WHOLLY WITHIN THE CITY LIMITS OF SCHERTZ AND CURRENTLY ZONED AS M-1 "MANUFACTURING DISTRICT (LIGHT)" AND PDD "PLANNED DEVELOPMENT".
6. THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.

CENTERPOINT ENERGY NOTE:

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

THIS PLAT OF THE IDV SCHERTZ PLAT HAS BEEN SUBMITTED AND APPROVED BY
NEW BRAUNFELS UTILITIES ON THIS _____ DAY OF _____,
AD _____.

NEW BRAUNFELS UTILITIES

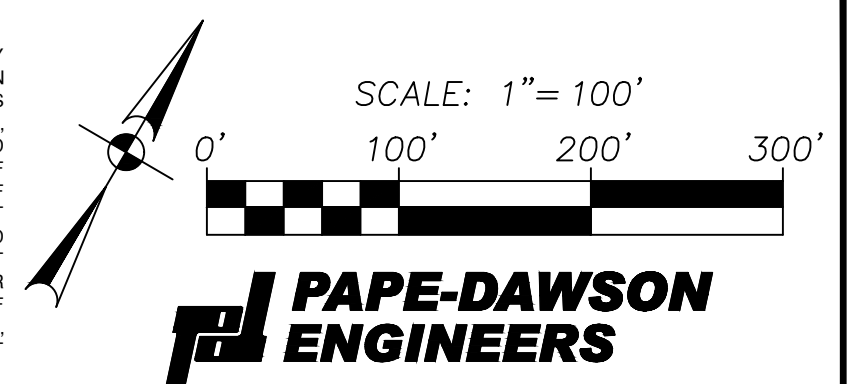


LEGEND

- | | | | | |
|---|---|--|--|---|
| 1 15' SANITARY SEWER EASEMENT TO BE VACATED (VOL 830, PG 361 DR) | 5 SIGN EASEMENT (DOC. #200606011467 OPR) | 9 57' DRAINAGE EASEMENT (DOC. #201806029613 MPR) | 11 35' STREET RIGHT-OF-WAY DEDICATION BASED ON THE CITY OF SCHERTZ MASTER THOROUGHFARE PLAN DATED 5/2017, (2.246 AC. = 97,856.18 SF) | 15 VARIABLE WIDTH DRAINAGE EASEMENT (13.306 AC) |
| 2 16' SANITARY SEWER EASEMENT TO BE VACATED (DOC #200906014112 OPR) | 6 0.0657 ACRE CROSS ACCESS EASEMENT (DOC. #201806029613 MPR) | 1 20' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT | 12 VARIABLE WIDTH ACCESS EASEMENT | 16 VARIABLE WIDTH STREET RIGHT-OF-WAY DEDICATION TO TXDOT (0.6191 AC) |
| 3 25' SANITARY SEWER EASEMENT TO BE VACATED (DOC #9706003956 OPR) | 7 14' GAS, ELECTRIC, TELEPHONE AND CATV EASEMENT (DOC. #201806029613 MPR) | 5 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE) | 14 26' CROSS ACCESS EASEMENT | |
| 4 SIGN EASEMENT (DOC. #200606011466 OPR) | 8 16' WATER EASEMENT (DOC. #201806029613 MPR) | 9 16' PUBLIC SANITARY SEWER EASEMENT | | |
| | | 10 16' PUBLIC WATER EASEMENT | | |

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 6 OF 7

**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800
DATE OF PREPARATION: September 1, 2022

NBU UTILITIES NOTES:

1. MAINTENANCE OF DEDICATED UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE OF AN EASEMENT, OR ANY PORTION OF IT, INCLUDING LANDSCAPING OR DRAINAGE FEATURES, IS SUBJECT TO AND SHALL NOT CONFLICT WITH THE TERMS AND CONDITIONS IN THE EASEMENT, MUST NOT ENDANGER OR INTERFERE WITH THE RIGHTS GRANTED BY THE EASEMENT TO NEW BRAUNFELS UTILITIES, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE SUBJECT TO APPLICABLE PERMIT REQUIREMENTS OF THE CITY OF NEW BRAUNFELS OR ANY OTHER GOVERNING BODY. THE PROPERTY OWNER MUST OBTAIN, IN ADVANCE, WRITTEN AGREEMENT WITH THE UTILITIES TO UTILIZE THE EASEMENT, OR ANY PART OF IT.
2. UTILITIES WILL POSSESS A 5' WIDE SERVICE EASEMENT TO THE BUILDING STRUCTURE ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF BUILDING STRUCTURE AND SERVICE.
3. UTILITIES SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A FENCE AREA.
4. EACH LOT MUST HAVE ITS OWN WATER AND SEWER SERVICE AT THE OWNER'S/DEVELOPER'S EXPENSE.
5. DO NOT COMBINE ANY NEW UTILITY EASEMENTS (UE) WITH DRAINAGE EASEMENTS (DE) OR MAKE CHANGES IN GRADE WITHIN THE UTILITY EASEMENTS (UE) WITHOUT WRITTEN APPROVAL FROM NEW BRAUNFELS UTILITIES.
6. NBU IS NOT RESPONSIBLE FOR DAMAGES TO PROPERTY IMPROVEMENTS (I.E. LANDSCAPING, TREES, PAVEMENT, SIGNS, DRAINAGE STRUCTURES, PRIVATE UTILITIES, ETC.) THAT ARE PLACED IN ANY TYPE OF UTILITY EASEMENT. TO ENSURE NO CONFLICTS EXIST WITH UTILITY INFRASTRUCTURE IN THE EASEMENT, ALL SUCH IMPROVEMENTS PLACED IN ANY TYPE OF UTILITY EASEMENT MUST BE REVIEWED AND APPROVED THROUGH THE NBU EASEMENT ENCROACHMENT PROCESS. NBU EASEMENTS AND ROW FACILITATES THE EASEMENT ENCROACHMENT APPLICATION PROCESS.

STATE OF TEXAS
COUNTY OF COMAL

THE OWNER OF 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/DEVELOPER: IDV-BP SCHERTZ, LLC
10375 RICHMOND AVENUE, SUITE 1415, HOUSTON TX 77042
(832) 500-5202

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED IDV-BP SCHERTZ, LLC, 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 _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC, _____ COUNTY, TEXAS

THIS PLAT OF IDV SCHERTZ 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 THE _____ DAY OF _____, YEAR A.D. 20____.

BY: _____ CHAIRPERSON

BY: _____ SECRETARY

**IDV SCHERTZ
PRELIMINARY PLAT**

BEING A TOTAL OF 118.948 ACRE TRACT OF LAND, ESTABLISHING LOT 1, BLOCK 1, INCLUSIVE OF 2.246 ACRE OF 35' RIGHT-OF-WAY DEDICATION BASED ON THE CITY OF SCHERTZ MASTER THOROUGHFARE PLAN DATED 5/2017, BEING COMPRISED OF A 118.948 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 202106057989 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE RAFAEL GARZA SURVEY NO. 98, ABSTRACT 175 IN THE CITY OF SCHERTZ, COMAL COUNTY, TEXAS.

DATE OF PRINT: September 1, 2022

STATE OF TEXAS
COUNTY OF COMAL

I, _____, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A.D. 20____ AT _____ M AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____ AT _____ M. IN THE MAP AND PLAT RECORDS IN SAID OFFICE, OF SAID COUNTY, IN DOCUMENT NO. _____ IN TESTIMONY WHEREOF WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THE _____ DAY OF _____, A.D. 20____.

COUNTY CLERK, COMAL COUNTY, TEXAS

BY: _____, DEPUTY

PLANNING AND ZONING COMMISSION MEETING: 09/28/2022
Agenda Item 6 A

TO: Planning and Zoning Commission
 PREPARED BY: Emily Delgado, Planning Manager
 CASE: PLUDC20220135
 SUBJECT: PLUDC20220135 Hold a public hearing, workshop and discussion, and possible action to 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. At the September 14, 2022 Planning and Zoning Commission meeting there was a public hearing and discussion on the proposed UDC amendments. At the end of the discussion the Planning and Zoning Commissioners requested to take no action, and for staff to bring this item back as a workshop / discussion at the next 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.

Attachments

Proposed UDC Amendment- Article 5 Section 21.5.11 SUP- Red Lines

Proposed UDC Amendment- Article 10 Section 21.10.4 Parking Ratio- Red Lines

Sec. 21.5.11. Specific Use Permit (SUP).

- A. *Applicability.* Specific Use Permits allow for discretionary City Council approval of uses with unique or widely varying operating characteristics or unusual site development features, subject to the terms and conditions set forth in this UDC. These uses and the districts where they may be located are listed in Table 21.5.8. Certain uses located within the AICUZ zone require an SUP. Approval of a Specific Use Permit authorizes a property owner to submit subsequent development applications consistent with the approved sup.
- B. *Application Requirements.*
1. *Application Required.* Any request for a Specific Use Permit (SUP) shall be accompanied by an application and SUP exhibit prepared in accordance with the Development Manual.
 2. ~~*Accompanying Applications.* 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.~~
 - 3 2. *Tax Certificate Required.* All applications made as a request for a Specific Use Permit shall be accompanied by a copy of a Tax Certificate.
- C. *Processing of Application and Decision.*
1. *Submittal.* An application for a Specific Use Permit shall be submitted to the City Manager or his/her designee. The City Manager or his/her designee shall review the application for completeness in accordance with section 21.4.2. The City Manager or his/her designee may, at its option, request a recommendation from any other City Department or consultant. The City Manager or his/her designee shall notify the applicant of items requiring correction or attention before providing a recommendation on the application. After appropriate review, the City Manager or his/her designee shall forward a written recommendation to the Planning and Zoning Commission for consideration.
 2. *Notification requirements.* An application for a Specific Use Permit requires the following notification in accordance with section 21.4.3:
 - a. Written notice prior to consideration by the Planning and Zoning Commission; and
 - b. Published notice prior to consideration by the City Council.
 3. *Commission Recommendation.* The Planning and Zoning Commission shall hold a public hearing in accordance with the Texas Open Meetings Act and section 21.4.4 and make a written recommendation regarding a proposed Specific Use Permit to the City Council. The Planning and Zoning Commission may recommend approval, approval with conditions, or denial of the SUP. The Planning and Zoning Commission may, on its own motion or by request of the property owner, postpone consideration of the request to a certain date that is not more than thirty (30) calendar days after the date of the current consideration in order to review additional information or modifications which may have a direct bearing on the recommendation to the City Council.
 4. *Decision by City Council.* The City Council shall receive the written recommendation of the Planning and Zoning Commission regarding a proposed Specific Use Permit and shall hold a public hearing in accordance with the Texas Open Meetings Act and section 21.4.4. The City Council may vote to approve, approve with conditions, or deny the SUP. The City Council may, on its own motion or by request of the property owner, postpone consideration of the request to a certain date that is not more than thirty (30) calendar days after the date of the current consideration in order to review additional information or modifications which may have a direct bearing on the final decision.

Proposed UDC Amendment- Article 5 Section 21.5.11 SUP- Red Lines

- D. *Criteria for Approval.* The Planning and Zoning Commission, in making its recommendation, and the City Council, in considering final action on a Specific Use Permit, should consider the following criteria:
1. The proposed use at the specified location is consistent with the policies embodied in the adopted Comprehensive Land Plan;
 2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;
 3. The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods, and includes improvements either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as safety, traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods;
 4. The proposed use does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood;
 5. The proposed use incorporates roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets;
 6. The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed use on adjacent properties;
 7. The proposed use meets the standards for the zoning district, or to the extent variations from such standards have been requested, that such variations are necessary to render the use compatible with adjoining development and the neighborhood;
 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;
 9. No application made under these provisions will receive final approval until all back taxes owed to the City have been paid in full; and
 10. Other criteria which, at the discretion of the Planning and Zoning Commission and City Council are deemed relevant and important in the consideration of the Specific Use Permit.
- E. *Conditions.* The Planning and Zoning Commission, in making its recommendation, and the City Council, in considering final action, may require such modifications in the proposed use and attach such conditions to the Specific Use Permit as deemed necessary to mitigate adverse effects of the proposed use and to carry out the spirit and intent of this section. Conditions and modifications may include but are not limited to limitation of building size or height, increased open space, limitations on impervious surfaces, enhanced loading and parking requirements, additional landscaping, curbing, sidewalk, vehicular access and parking improvements, placement or orientation of buildings and entryways, buffer yards, landscaping and screening, signage restrictions and design, maintenance of buildings and outdoor areas, duration of the permit and hours of operation.
- F. *Expiration of Specific Use Permit.* A Specific Use Permit shall expire if any of the following occurs:
1. A building permit, if necessary, for the use has not been approved within one (1) year after the approval of the SUP;
 2. A building permit approved as a result of the approval of the SUP expires within two (2) years after the approval of the SUP;
 3. The use has been abandoned or discontinued for a period of time exceeding six (6) months; or
 4. The SUP expires in accordance with its terms.

Proposed UDC Amendment- Article 5 Section 21.5.11 SUP- Red Lines

(Ord. No. 18-S-04 , § 1(Exh. A), 1-23-2018)

Proposed UDC Amendment- Article 10 Section 21.10.4 Parking Ratio- Red Lines

Sec. 21.10.4. Schedule of off-street parking requirements.

- 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:

Table 21.10.4 Schedule of Off-Street Parking Requirements	
Use Type	Parking Requirement
Amusement, Commercial (Indoor)	1 space for each 200 square feet of gross floor area
Amusement, Commercial (Outdoor)	1 space per 500 square feet of outdoor site area plus 1 space per each 4 fixed spectator seats
Assisted Care, Living Facility, Care Facility	1 parking space for each 2 beds
Bank, Savings And Loan, Or Other Financial Institution	1 space for each 250 square feet of gross floor area
Bar Or Night Club	1 space for each 50 square feet of gross floor area
Bed And Breakfast	1 space for each guest room plus 1 space per employee
Bowling Alley	5 parking spaces for each lane
Car Wash	1 space for each 200 Square feet of floor area
Day Care Center	1 space per 250 square feet of gross floor area
Fitness Center/Gym	1 space for each 250 square feet of gross floor area
Convenience Store/Gas Station	1 space for each 250 square feet of gross floor area. Spaces provided for fueling at the pump stations shall not be considered parking spaces.
Group Home	4 spaces
Hospital	1 parking space for each bed
Hotel Or Motel	1 space for each sleeping room or suite plus 1 space for every 200 square feet of common area not designated as sleeping rooms
Lodging Houses And Boarding Houses	1 parking space for each bedroom
Manufacturing, Processing Or Repairing	1 space for each 2 employees or 1 space for each 1,000 square feet of total floor area, whichever is greater
Medical Or Dental Clinic	1 space for each 200 square feet of total floor area
Mini-warehouse/Public Storage	1 space for each 300 square feet of office floor area plus 1 space for each 3,000 square feet of storage area
Mortuary/Funeral Home	1 parking space for each 50 square feet of floor space in service rooms or 1 space for each 3 seats, whichever is less based on maximum design capacity)
Multifamily, Duplex, Two-Family, Condominium Or Other Similar Use	1.5 spaces per 1 bedroom unit 2 spaces per 2 bedroom unit 2.5 spaces per 3+ bedroom unit Plus additional guest parking provided at a ratio of 5% of required spaces 1.5 spaces for 1–2 bedroom units 2 spaces for 3+ bedroom units Plus additional guest parking provided at a ratio of 5% of required spaces

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Proposed UDC Amendment- Article 10 Section 21.10.4 Parking Ratio- Red Lines

Nursery	1 space per 300 square feet of total sales area Wholesale nursery: 1 parking space per employee of the largest work shift, plus 1 space per 10,000 square feet of display area and 1 space per acre of growing areas
Offices	1 space for each 250 square feet of gross floor area
Outdoor Facilities (Outdoor Recreational Fields i.e. Football, Soccer, etc.)	20 spaces per designated field or 1 per 4 person design capacity
Public Use	Parking shall be provided at a ratio approved by City staff based on a parking study provided by the applicant
Residence Halls, Fraternity Buildings And Sorority Buildings	1 space per person capacity of permanent sleeping facilities
Restaurants	1 parking space for each 100 square feet of gross floor area, or 1 space for each 4 seats, whichever is less (based on maximum design capacity)
Retail Sales And Service	1 space for each 250 square feet of gross floor area
School, High School, Vocational, All Other Schools	Parking shall be provided at a ratio approved by City staff based on a parking study provided by the applicant that shall include vehicle stacking requirements
Single Family Attached And Detached Dwelling Units	2 parking spaces per dwelling unit
Theaters, Auditoriums, Churches, Assembly Halls, Sports Arenas, Stadiums, Conference Center, Convention Center, Dance Hall, Exhibition Halls, Or Other Place Of Public Assembly	1 space for each 4 seats or 1 space for every 100 square feet of gross floor area, whichever is less (based on maximum design capacity)
Automobile Sales Or Rental	1 space for each 3,000 square feet of sales area (open and enclosed) devoted to the sale, display or rental of vehicles
Automobile Service, Repair, Garage	1 space for each 200 square feet of total floor area
Warehouse	1 space for each 1,000 square feet of total floor area

B. *New and Unlisted Uses.* When a proposed land use is not classified in this section or a single use which have varying parking needs depending on the function of that specific single use, an applicant may submit a parking ratio based on best/current planning and transportation practices.

1. A best/current parking ratio application should include the following:
 - a. An application shall fully cite the sources used to derive the applicant-submitted parking ratio, possible resources include parking standards material from the Institute of Transportation Engineers (ITE) or the American Planning Association (APA).
 - b. The City Manager or his/her designee shall review the applicant submitted parking ratio to confirm best/current planning practices for a use.
 - c. The City Manager or his/her designee shall approve, modify, or deny the applicant submitted parking ratio.
2. Parking ratio determination where no application is submitted

Proposed UDC Amendment- Article 10 Section 21.10.4 Parking Ratio- Red Lines

- a. If the applicant does not submit a parking ratio, then the City Manager or his/her designee shall determine the parking ratio based on the best/current planning and transportation practices.
- C. *Mixed uses.* In the event that several users occupy a single structure, or parcels of land, the total requirements for off street parking shall be the sum of the requirements for the several uses computed separately unless it can be shown that the peak parking demands are offset, for example with retail and residential, or theater and office uses. In such case the City Manager or his/her designee may reduce the total requirements accordingly, but not more than twenty-five percent (25%).
- D. *Joint use of facilities.* Required parking facilities of two (2) or more uses, structures, or parcels of land may be satisfied by the same parking facility used jointly, to the extent that it can be shown by the owners or operators that the need for the facilities does not materially overlap and provided that such right of joint use is evidenced by a deed, lease, contract, or similar written instrument establishing the joint use.
- E. *Properties zoned main street mixed-use.* Properties zoned Main Street Mixed-Use shall only be required to provide two (2) on-site parking spaces but must still provide the minimum required number of handicapped spaces on site.

(Ord. No. 14-S-47 , § 5, 11-18-2014; Ord. No. 16-S-27 , § 7, 8-30-2016; Ord. No. 18-S-03 , § 1(Exh. A), 1-23-2018)

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 no new site plan applications submitted to the Planning and Community Development Department between September 10 and September 23.

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
- Ord. 22-S-41: A request to rezone approximately 15 acres of land to Planned Development District located approximately 2,200 feet southeast of the intersection of Lower Seguin Road and FM 1518
 - Recommended for approval at the September 14th P&Z Meeting (6-0 vote)
 - Scheduled for first reading at the October 11th CC Meeting

ADMINISTRATIVELY APPROVED PROJECTS:

- The following development applications were administratively approved between August 21 and September 23.
 - 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
 - Approved: September 14, 2022
-