



**MEETING AGENDA**  
**Planning & Zoning Commission**  
**REGULAR SESSION PLANNING & ZONING COMMISSION**  
**October 12, 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, OCTOBER 12, 2022 at 6:00 p.m.**

The Planning and Zoning Commission will hold the regularly scheduled meeting at 6:00p.m., Wednesday, October 12, 2022, at the City Council Chambers. In lieu of attending the meeting in person, residents will have the opportunity to watch the meeting via live stream on the City's YouTube Channel.

**1. CALL TO ORDER**

**2. SEAT ALTERNATE TO ACT IF REQUIRED**

**3. HEARING OF RESIDENTS**

*Residents who choose to watch the meeting via live stream, but who would like to participate in Hearing of Residents, should email their comments to the Planning Division, at [planning@schertz.com](mailto:planning@schertz.com) by 5:00p.m. on Tuesday, October 11, 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 28, 2022 Regular Meeting.**

**5. PUBLIC HEARING:**

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

- A. PLZC20220092 – Hold a public hearing, consider and make a recommendation on a request to rezone approximately 31 acres of land from General Business District (GB) to Single-Family Residential District (R-2), the property, a portion of Parcel ID 63998, generally located approximately 1,000 feet to the northwest of the Eckhardt Road and Green Valley Road intersection. City of Schertz, Guadalupe County, Texas.

**6. ITEMS FOR INDIVIDUAL CONSIDERATION:**

- A. PLFP20220162 Consider and act upon a request for approval of a final plat of the Graytown Subdivision, Unit 1A, an approximately 23 acre tract of land located approximately 550 feet southwest of the intersection of Graytown Road and Boenig Road, City of Schertz, Bexar County.
- B. PLFP20220163 Consider and act upon a request for approval of a final plat of the Graytown Subdivision, Unit 3A, an approximately 32 acre tract of land located on Graytown Road, roughly 3,000 feet northwest of the intersection of Graytown Road and I-10, City of Schertz, Bexar County.
- C. PLPP20220168 Consider and act upon a request for approval of a preliminary plat of the QT 4033 Subdivision, an approximately 7 acre tract of land, located northwest of the intersection of IH 35 Access Road and Cibola Valley Drive, City of Schertz, Guadalupe County, Texas.
- D. PLDMP20220173 Consider and act upon a request for approval of a Master Development Plan for the Heritage Oaks Subdivision, an approximately 67 acre tract of land generally located southwest of the intersection between Schertz Parkway and Wiederstein Road, City of Schertz, Guadalupe County, Texas.

**7. REQUESTS AND ANNOUNCEMENTS:**

- A. Requests by Commissioners to place items on a future Planning and Zoning Agenda
- B. Announcements by Commissioners
- City and community events attended and to be attended
  - Continuing education events attended and to be attended
- C. Announcements by City Staff.
- City and community events attended and to be attended.

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

- A. Current Projects and City Council Status Update

**9. ADJOURNMENT OF THE REGULAR MEETING**

**CERTIFICATION**

I, Samuel Haas, Planner, of the City of Schertz, Texas, do hereby certify that the above agenda was posted on the official bulletin boards on this the 7th day of October, 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.

*Samuel Haas*

Samuel Haas, Planner

**I certify that the attached notice and agenda of items to be considered by the Schertz Planning & Zoning Commission was removed from the official bulletin board on \_\_\_\_ day of \_\_\_\_\_, 2022. \_\_\_\_\_ title: \_\_\_\_\_**

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

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

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

**PLANNING AND ZONING COMMISSION MEETING: 10/12/2022**  
**Agenda Item 4 A**

TO: Planning and Zoning Commission  
PREPARED BY: Emily Delgado, Planning Manager  
SUBJECT: Minutes for the September 28, 2022 Regular Meeting.

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**Attachments**

Minutes for the September 28, 2022 P&Z Regular Meeting

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# DRAFT

## PLANNING AND ZONING MINUTES September 28, 2022

The Schertz Planning and Zoning Commission convened on September 28, 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; Patrick McMaster, Commissioner; Tamara Brown, Commissioner; John Carbon, Commissioner

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

City Staff: Brian James, Assistant City Manager; Emily Delgado, Senior Planner; Tiffany Danhof, Administrative Assistant; Samuel Haas, Planner

### 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 and Patrick McMaster were seated as alternates.

### 3. HEARING OF RESIDENTS

*Residents who choose to watch the meeting via live stream, but who would like to participate in Hearing of Residents, should email their comments to the Planning Division, at [planning@schertz.com](mailto:planning@schertz.com) by 5:00p.m. on Tuesday, September 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.*

No one spoke.

### 4. CONSENT AGENDA:

#### A. Minutes for the September 14, 2022 Regular Meeting.

Motioned by Commissioner Gordon Rae to approve the consent agenda, seconded by Commissioner Richard Braud

**Vote:** 6 - 0 Passed

### 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.

Mr. Haas provided a presentation.

There was a discussion on:

- Clarification on combining the two lots

Motioned by Commissioner Patrick McMaster to approve PLRP20220138, seconded by Commissioner Gordon Rae

**Vote:** 6 - 0 Passed

- 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.

Mrs. Delgado provided a presentation.

There was a discussion on:

- Access points
- Clarification on the water source

Motioned by Commissioner Tamara Brown to approve PLPP20220149, seconded by Commissioner Gordon Rae

**Vote:** 6 - 0 Passed

**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.

Mr. James requested that the public hearing occur, but then to have the item be tabled to the 2nd meeting in October.

Mr. Outlaw opened the public hearing at 6:09 P.M.  
No one spoke.

Mr. Outlaw closed the public hearing at 6:10 P.M.

Motioned by Commissioner Patrick McMaster to table the public hearing PLUDC20220135, seconded by Commissioner Gordon Rae

**Vote:** 6 - 0 Passed

**7. REQUESTS AND ANNOUNCEMENTS:**

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

There were requests by Chairman Mr. Outlaw.

**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 6:13 P.M.

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Chairman, Planning and Zoning Commission

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Recording Secretary, City of Schertz

**PLANNING AND ZONING COMMISSION MEETING: 10/12/2022**  
**Agenda Item 5 A**

TO: Planning and Zoning Commission  
 PREPARED BY: Sam Haas, Planner  
 CASE: PLZC20220092  
 SUBJECT: PLZC20220092 – Hold a public hearing, consider and make a recommendation on a request to rezone approximately 31 acres of land from General Business District (GB) to Single-Family Residential District (R-2), the property, a portion of Parcel ID 63998, generally located approximately 1,000 feet to the northwest of the Eckhardt Road and Green Valley Road intersection. City of Schertz, Guadalupe County, Texas.

**GENERAL INFORMATION:**

Owner: Theresa Jeanne Ackermann  
 Engineer/Applicant: KFW Engineers, Burt Wellmann

**APPLICATION SUBMITTAL DATE:**

<b>Date</b>	<b>Application Type</b>
06/27/2022	Zone Change

**PUBLIC NOTICE:**

Forty public hearing notices were mailed to the surrounding property owners on September 30, 2022 with a public hearing notice to be published in the "San Antonio Express" prior to the City Council public hearing. At the time of this report, staff has received four (4) responses opposed and one (1) response in favor of the requested rezoning.

**ITEM SUMMARY:**

The applicant is proposing to rezone approximately 31 acres of land from General Business District (GB) to Single-Family Residential District (R-2) in order to develop a residential subdivision.

**LAND USES AND ZONING:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Existing</b>	General Business	Vacant/Undeveloped
<b>Proposed</b>	Single-Family Residential (R-2)	Residential

**Adjacent Properties:**

	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	Single-Family Residential (R-6)	Residential
<b>South</b>	General Business	Vacant/Undeveloped
<b>East</b>	Right Of Way	Eckhardt Road
<b>West</b>	General Business	Vacant/Undeveloped

**PROPOSED ZONING:**

The applicant is proposed to rezone approximately 31 acres of land from General Business District (GB) to Single-Family Residential District (R-2) in order to develop a residential subdivision.

Per UDC Article 5, Section 21.5.7 below are the dimensional requirements associated with the proposed Single-Family Residential District (R-2). These dimensional requirements would be applicable for the property if the proposed zoning is approved.

Code	Zoning District	Minimum Lot Size and Dimensions			Minimum Yard Setback			Miscellaneous Requirements		
		Area Sq. Ft.	Width Ft.	Depth Ft.	Front Ft.	Side Ft.	Rear Ft.	Min. Off-Street Parking	Max Height Ft.	Max Impervious Cover
R-2	Single-Family Residential	8,400	70	120	25	10	20	2	32	50%

### CONFORMANCE WITH THE COMPREHENSIVE PLAN:

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

- **Comprehensive Plan Goals and Objectives:** The Single-Family Residential designation from the Comprehensive Land Use Plan and the Future Land Use Plan is intended to accommodate Single-Family Residential which is defined as conventional detached dwellings. For areas proposed to utilize a traditional neighborhood design the Single Family Residential use may include a mix of residential uses as well as limited commercial development to support the daily activities of the development. Additionally, in all Single Family Residential use areas, public and semi-public development such as schools and churches are encouraged as neighborhood focal points. Currently, the property is zoned General Business District (GB), which does not align with the Comprehensive Land Use Plans designation for the property. The proposed zone change to Single-Family Residential District (R-2) is directly in line with the goals and objectives of the Comprehensive Land Use Plan.
- **Impact of Infrastructure:** The proposed rezone would have a minimal impact on the existing infrastructure. If the zone change were to be approved, during the platting / development process the property will need to comply with all subdivision regulations in relation to water and sewer.
- **Impact of Public Facilities/Services:** The proposed zone change would have minimal impact to the public services, such as schools, fire, police and parks.
- **Compatibility with Existing and Potential Adjacent Land Uses:** The property is adjacent to single family homes to the north and predominately undeveloped land. The Comprehensive Land Use Plan designates the property as Single-Family Residential. The proposed zone change is compatible with existing and potential land uses.

### STAFF ANALYSIS AND RECOMMENDATION:

The property is compatible with adjacent land uses as well as the Comprehensive Land Use. If the zone change gets approved, the approximately 31 acres will be developed into single-family homes with an R-2 zoning district designation for a proposed traditional neighborhood design that may include a mix of residential uses such areas of public and semi-public uses.

Due to the adjacent property being a single-family subdivision, the proposed zone change along with the alignment of the Comprehensive Land Use Plan, staff is recommending approval of the proposed zone change to Single-Family Residential (R-2).

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

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

**COMMISSIONERS CRITERIA FOR CONSIDERATION:**

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

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**Attachments**

AerialMap  
200ft Notification Map  
Zone Change Map  
Zoning Exhibit  
Public Hearing Responses



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



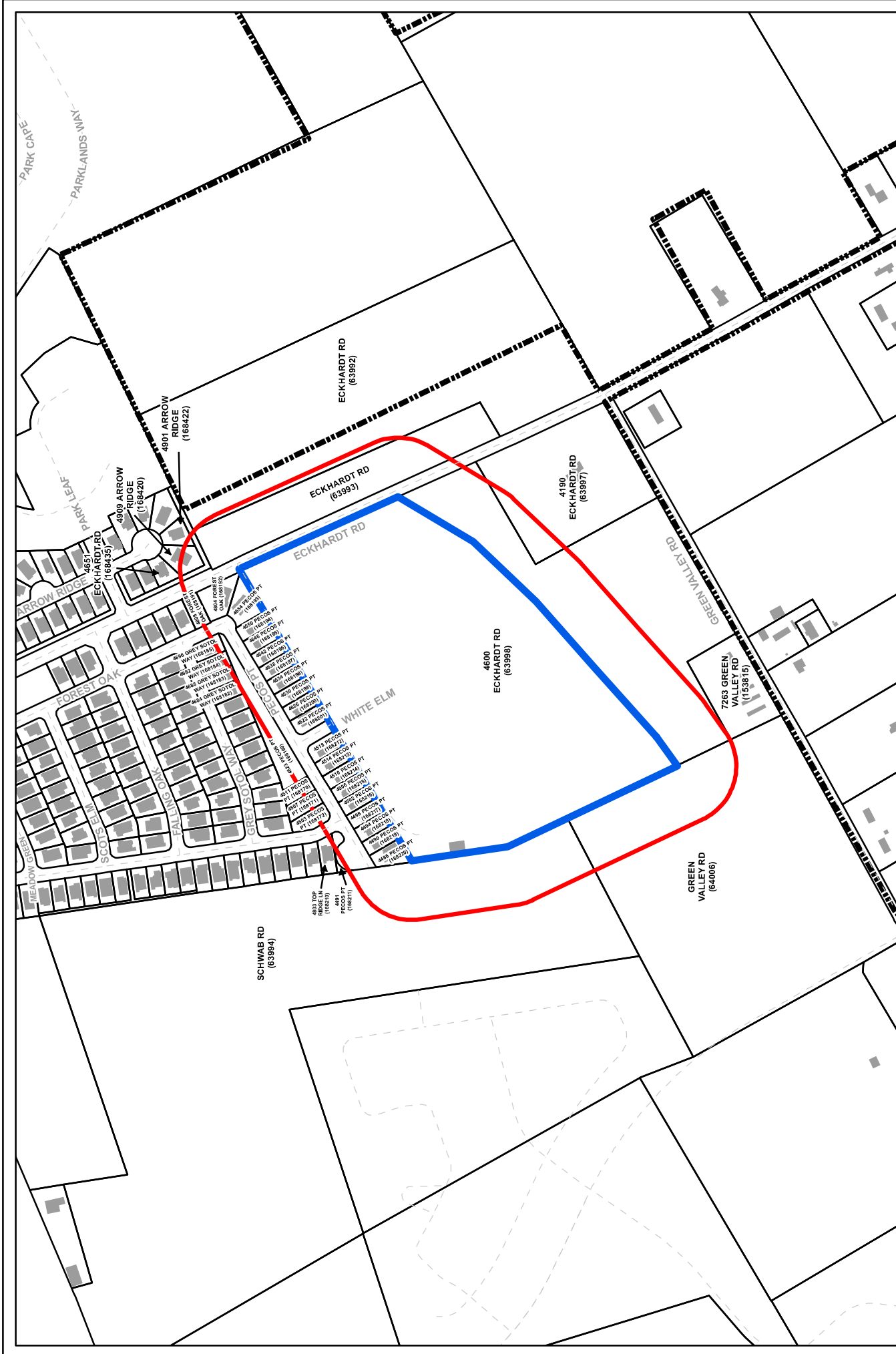
**Eckhardt Road Subdivision**  
(PLZC20220092)



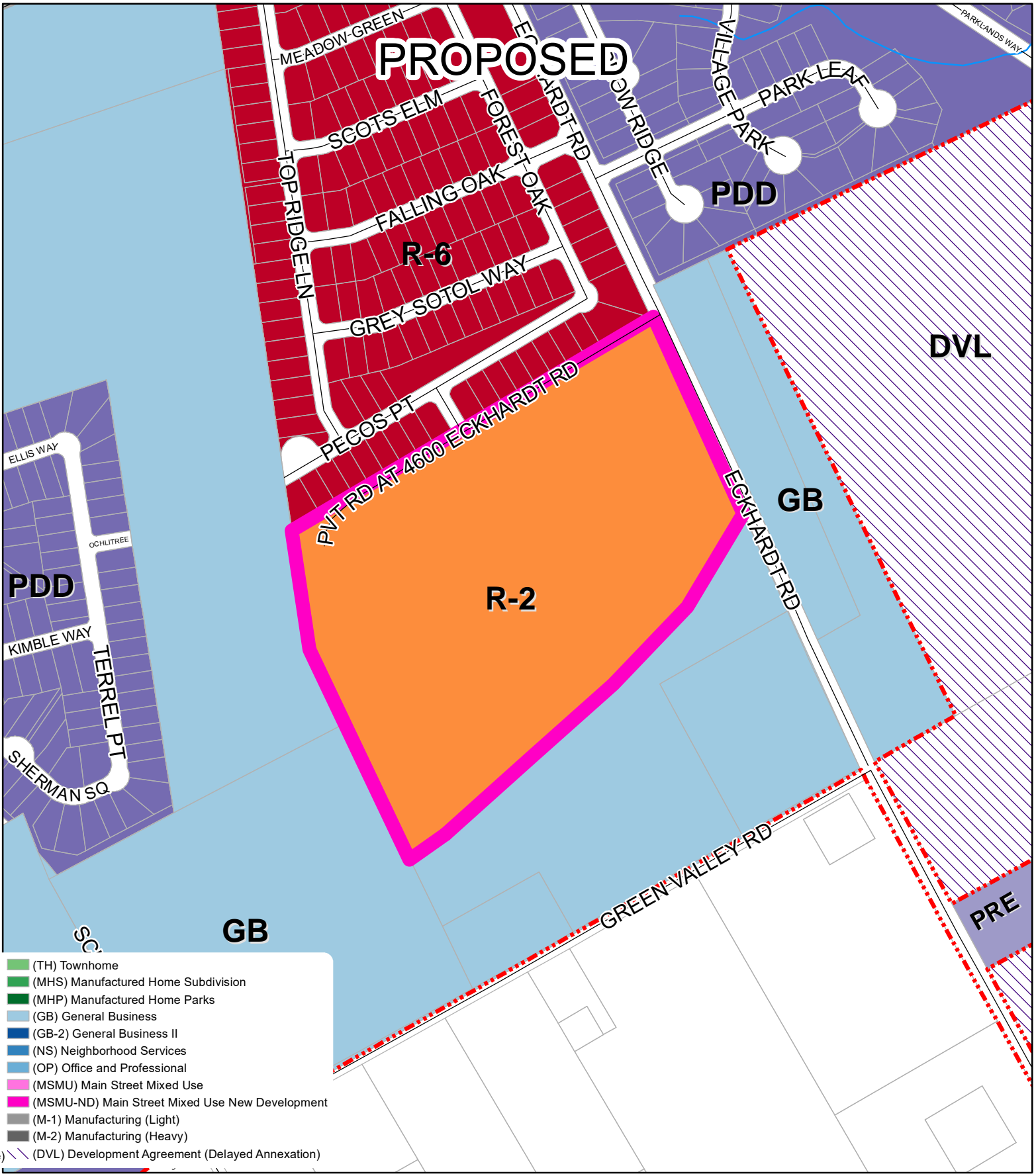
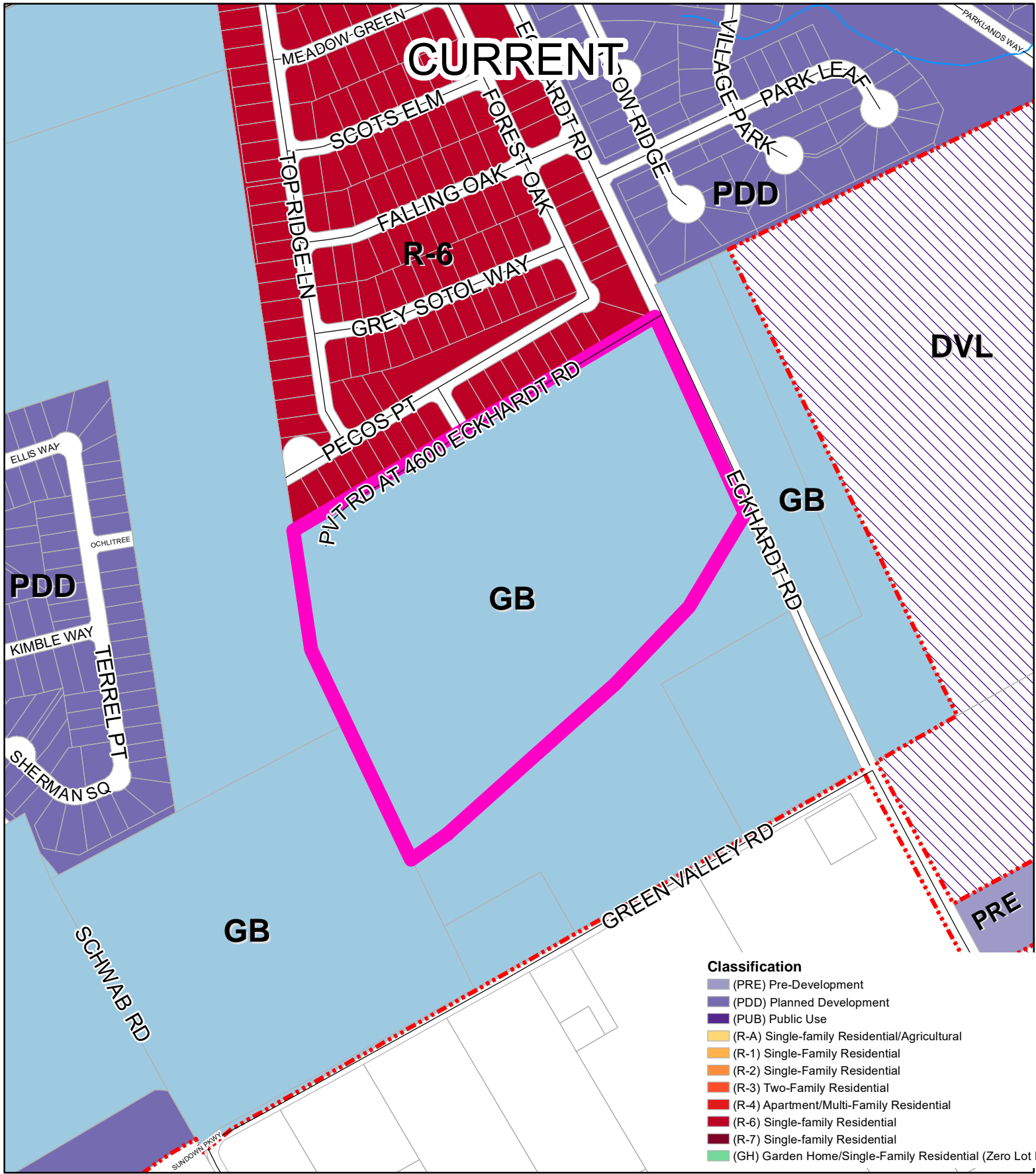
0 200 400 800 1,200 1,600 Feet

1 Inch = 400 Feet



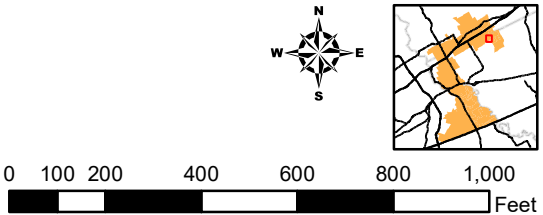






# Proposed Zoning Change

## ECKHARDT ROAD SUBDIVISION ORD 22-S-





Date: Sep 14, 2022, 10:13am User ID: rwalden  
File: U:\Projects\772\05\01\Design\Exhibits\CAD\EX\_Eckhardt Rd Zoning.dwg

NOTE

REFERENCED PROPERTY IS IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 90 OF 480, COMMUNITY PANEL NO. 48187C0090F, DATED NOVEMBER 2, 2007.

ZONING TABLE		
TOTAL ACREAGE	EXISTING ZONING	PROPOSED ZONING
30.13 ACRES	GB	R-2

4.99 ACRE TRACT  
LAND USE: AGRICULTURE  
ZONING : NONE  
PROPERTY ID: 61591  
(DOC.# 16165)  
OWNER: DAKE COLLEEN J  
7208 GREEN VALLEY RD  
CIBOLO, TX 78108

4.99 ACRE TRACT  
LAND USE: AGRICULTURE  
ZONING : NONE  
PROPERTY ID: 61628  
(VOL. . PG. )  
OWNER: GROVER E & BA WRIGHT  
7260 GREEN VALLEY RD  
CIBOLO, TX 78108

0.75 ACRE TRACT  
LAND USE: AGRICULTURE  
ZONING : NONE  
PROPERTY ID: 61626  
(VOL. 477, PG. 698 O.P.R.)  
OWNER: BARBARA ANN WRIGHT  
7260 GREEN VALLEY RD  
CIBOLO, TX 78108

23.63 ACRE TRACT  
LAND USE: AGRICULTURE  
ZONING : NONE  
PROPERTY ID: 61592  
(VOL. 2780, PG. 1073 O.P.R.)  
OWNER: BARBARA WRIGHT  
7260 GREEN VALLEY RD  
CIBOLO, TX 78108

11.682 ACRE TRACT  
LAND USE: AGRICULTURE  
ZONING : NONE  
PROPERTY ID: 61525  
(VOL. 669, PG. 102 O.P.R.)  
OWNER: HAROLD M  
KLAERNER  
7470 GREEN VALLEY RD  
NEW BRAUNFELS, TX 78132

0.630 ACRE TRACT  
LAND USE: SINGLE-FAMILY  
RESIDENTIAL  
ZONING: A1  
PROPERTY ID: 61526  
(VOL. 669, PG. 102 O.P.R.)  
OWNER: HAROLD M KLAERNER  
7470 GREEN VALLEY RD  
NEW BRAUNFELS, TX 78123

1.50 ACRE TRACT  
LAND USE: N/A  
ZONING : NONE  
PROPERTY ID: 153815  
(VOL. 2955, PG. 1031 )  
OWNER: THERESA  
JEANNE ACKERMANN  
RD  
CIBOLO, TX 78108

44.332 ACRE TRACT  
OWNER: THERESA JEANNE ACKERMAN  
(VOL. 2955, PG. 1031 O.P.R.)

5.503 ACRE TRACT  
LAND USE: AGRICULTURE  
ZONING: GB  
PROPERTY ID: 63997  
(VOL. 2416, PG. 26 O.P.R.)  
OWNER: KATHY ADAMS AND  
JASON LUND  
4190 ECKHARDT ROAD  
MARION, TX 78124

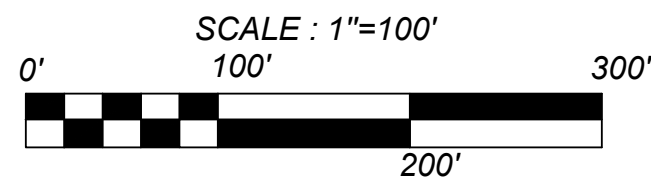
22.14 ACRE TRACT  
LAND USE: AGRICULTURE  
ZONING : GB  
PROPERTY ID: 64006  
(VOL. 4176, PG 767 O.P.R.)  
OWNER: SCHWAB CREDIT TRUST  
RUBY F SCHWAB - TRUSTEE  
1288 N BUSINESS 35  
NEW BRAUNFELS, TX 78130

95.34 ACRE TRACT  
LAND USE: AGRICULTURE  
ZONING: GB  
PROPERTY ID: 63994  
(VOL. 1654, PG. 902 O.P.R.)  
OWNER: RBV2 LIMITED PARTNERSHIP  
8809 CARRIAGE DR  
SAN ANTONIO, TX 78217

7.95 ACRE TRACT  
LAND USE:  
ZONING : GB  
PROPERTY ID: 63993  
(DOC.# 202099005854)  
OWNER: HESS HILLS DEVELOPMENT LLC  
606 EAST 42ND ST. AUSTIN, TX 78751

42.79 ACRE TRACT  
LAND USE:  
ZONING : GB  
PROPERTY ID: 63992  
(DOC.# 202099005854)  
OWNER: HESS HILLS DEVELOPMENT LLC  
606 EAST 42ND ST.  
AUSTIN, TX 78751

47.51 ACRE TACT  
LAND USE: SINGLE-FAMILY RESIDENTIAL  
ZONING: R4  
THE PARKLANDS SUBDIVISION UNIT 1  
(VOL. 8, PGS. 739-744 M.P.R.)



LEGEND

- = BOUNDARY
- = RIGHT - OF - WAY
- = EXISTING CONTOURS
- = 200' NOTIFICATION BOUNDARY

OWNER:  
THERESA ACKERMANN  
7263 GREEN VALLEY RD.  
CIBOLO, TX 78108  
(210) 415-0697

APPLICANT:  
AWH CONSULTING, LLC.  
4630 N LOOP 1604 W, SUITE 514  
SAN ANTONIO, TX 78249  
(210) 367-0445

ENGINEER:  
KFW ENGINEERS & SURVEYING  
162 W MILL ST., NEWBRAUNFELS, TX 78130  
PHONE: (830) 220-6042  
FAX: (830) 627-9097

PROPERTY INFORMATION

ID#	OWNER	ADDRESS	DEED INFO
168220	SANDOVAL DUSTIN R	4486 PECOS POINT SCHERTZ, TX. 78108	201899019438
168219	YI JAE & KIMEO YI	4490 PECOS POINT SCHERTZ, TX. 78108	201999014105
168218	KURTZ TRACIELYNN MARIE	4494 PECOS POINT SCHERTZ, TX. 78108	202199014783
168217	STEWART KENNETH WAYNE JR & MICHELLE STEWART	4498 PECOS POINT SCHERTZ, TX. 78108	202099029079
168216	BERRYMAN KENDALL & JANET	4502 PECOS POINT SCHERTZ, TX. 78108	20209900089
168215	GARCIA JOSEPHINE EUGENIA & PEDRO A CRESPO	4506 PECOS POINT SCHERTZ, TX. 78108	202099002663
168214	GOCHENOUR CHASE MATTHEW & CHLOE SHEILA BROUILLARD	4510 PECOS POINT SCHERTZ, TX. 78108	20199902263
168213	PATTERSON AMY M & LINDSAY M BARRETT	4514 PECOS POINT SCHERTZ, TX. 78108	201999003589
168212	POLLANTIER DAWN W & THOMAS W CALDWELL	4518 PECOS POINT SCHERTZ, TX. 78108	202199005869
168211	SCHERTZ CYPRESS POINT HOMEOWNERS ASSOCIATION INC	3424 PAESANOS PARKWAY STE. 100 SHAVANO PARK, TX. 78108	201999018273
168201	MONTALVO ALEXANDRA LEE & ALFRED G MONTALVO JR	4622 PECOS POINT SCHERTZ, TX. 78108	201899027222
168200	MORENO ELISEO JR & REBECCA	4626 PECOS POINT SCHERTZ, TX. 78108	202099021063
168199	COIN HOLLY NIKOLE	4630 PECOS POINT SCHERTZ, TX. 78108	201999030064
168198	MURRAY ANTHONY & TIFFANI A	4634 PECOS POINT SCHERTZ, TX. 78108	202099023806
168197	WOOLRIDGE LENOX & JILL COBB	4638 PECOS POINT SCHERTZ, TX. 78108	201999011613
168196	LALONDE GERALD DOUGLAS	4642 PECOS POINT SCHERTZ, TX. 78108	201999024971
168195	THAI ANTHONY D & YUIRIRIA VERA	4646 PECOS POINT SCHERTZ, TX. 78108	202099003285
168194	GROSS LARRY & DEBRA	4650 PECOS POINT SCHERTZ, TX. 78108	201999015896
168193	SPARKS MATTHEW STEVEN & KELSEY RAY SPARKS	4654 PECOS POINT SCHERTZ, TX. 78108	201899023930
168192	SHIELDS KENNETH W JR & TAMARA	4804 FOREST OAK SCHERTZ, TX. 78108	201899023457
168191	SCOTT CHRISTOPHER JAMES & JENNIFER PATRICIA	4808 FOREST OAK SCHERTZ, TX. 78108	202099010419
168185	RODRIGUEZ ALENANDRO & LUZ M	4696 GREY SOTOL WAY SCHERTZ, TX. 78108	201899025788
168172	PEGINS ASHLEY C & SHENIKA	4503 PECOS POINT SCHERTZ, TX. 78108	201999002212
168171	SANDERS CARLOS & DONNA LYNN	4507 PECOS POINT SCHERTZ, TX. 78108	201999021733
168170	SWEDA BRIAN & LAURIE	4511 PECOS POINT SCHERTZ, TX. 78108	202099021747
168169	SCHERTZ CYPRESS POINT HOMEOWNERS ASSOCIATION INC	3424 PAESANOS PARKWAY STE. 100 SHAVANO PARK, TX. 78108	201999018273
168421	FRISBEY PERRY M II & WENDY L	4905 ARROW RIDGE SCHERTZ, TX. 78124	201999004122
168420	NELSON-LANG ALLAINA MARGUERITE & DONALD LANG	4901 ARROW RIDGE SCHERTZ, TX. 78124	202099004471
168435	PARKLANDS UNITS 1 & 2 LTD	11 LYNN BATTS LN STE. #100 SAN ANTONIO, TX. 78218	201620113115

18.461 ACRE TACT  
LAND USE: SINGLE-FAMILY RESIDENTIAL  
ZONING: R4  
CYPRESS POINT, UNIT 4  
(VOL. 8, PGS. 729-730 M.P.R.)

**KFW**  
ENGINEERS + SURVEYING  
162 W Mill St., New Braunfels, Tx. 78130  
Phone #: (830) 220-6042 • Fax #: (830) 627-9097  
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

ECKHARDT ROAD SUBDIVISION  
ZONING EXHIBIT  
SCHERTZ, TEXAS  
GUADALUPE COUNTY

LEGAL DESCRIPTION:  
A 30.13 ACRE TRACT OF LAND, OUT OF THE CARROL M. GAHAGAN JR. SURVEY NO. 258, ABSTRACT NO. 142, THE EMANUELA DE LOS SANTOS COY SURVEY ABSTRACT NO. TATE2 BEING OUT OF THE 44.332 ACRE TRACT OF LAND AS CONVEYED TO THERESA JEANNE ACKERMAN OF RECORD IN VOLUME 2955, PAGE 1031 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS AND SITUATED IN THE CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS.

PREPARED : JULY, 2022



NOTICE OF PUBLIC HEARING

September 29, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, October 12th, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLZC20220092** – A request to rezone approximately 31 acres of land from General Business District (GB) to Single-Family Residential District (R-2), the property, a portion of Parcel ID 63998, generally located approximately 1,000 feet to the northwest of the Eckhardt Road and Green Valley Road intersection. City of Schertz, Guadalupe County, Texas.

The Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [shaas@schertz.com](mailto:shaas@schertz.com). If you have any questions, please feel free to call Samuel Haas, Planner directly at (210) 619-1783.

Sincerely,



Samuel Haas  
Planner

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for **PLZC20220092**

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

NAME: THERESA J. ACKERMAN SIGNATURE \_\_\_\_\_  
(PLEASE PRINT)

STREET ADDRESS: 7263 GREEN VALLEY RD. SCHERTZ, TEXAS 78108

DATE: OCT. 04, 2022

NOTICE OF PUBLIC HEARING

September 29, 2022

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Sincerely,



Samuel Haas  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLZC20220092**

COMMENTS: I'm not sure why we are building more houses to pack in more people.

NAME: Ashley Eckert SIGNATURE: Ashley E. Eckert  
(PLEASE PRINT)

STREET ADDRESS: 4680 Grey Sotel Way Schertz, TX 78108

DATE: 10/3/22

➤ Is more money in pockets the goal? We have so many wild animals, including a pair of crested caracaras, foxes, coyotes, owls, falcons and hawks that live on the lot in question and surrounding areas.  
1400 Schertz Parkway \* Schertz, Texas 78154 \* 210.619.1000 \* schertz.com  
Stop taking MORE away from animals just to get more money. I like the woody area - leave it.

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLZC20220092

COMMENTS: Adamently opposed. I purchased this lot specifically  
bc there is not no development behind us.

NAME: Amilynn Stewart SIGNATURE Amilynn Stewart  
(PLEASE PRINT)

STREET ADDRESS: 4498 Pecos Point, Schertz, TX 78108

DATE: 10-06-22

## Samuel Haas

---

**From:**  
**Sent:** Thursday, October 6, 2022 9:07 AM  
**To:** Samuel Haas  
**Subject:** PLZC20220092  
**Attachments:** doc00640920221006090431.pdf

Good morning,

Please find attached hereto our response in opposition to the PLZ20220092.

Thank you,

Amilynn Stewart

NOTICE OF PUBLIC HEARING

September 29, 2022

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Sincerely,



Samuel Haas  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLZC20220092**

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

NAME: Dawn Caldwell SIGNATURE Dawn M Caldwell  
(PLEASE PRINT)

STREET ADDRESS: 4518 Pecos Point

DATE: 10/5/2022

## Samuel Haas

---

**From:** Dawn Caldwell  
**Sent:** Thursday, October 6, 2022 8:32 AM  
**To:** Samuel Haas  
**Subject:** Rezoning - PLZC20220092  
**Attachments:** Schertz reply form.pdf

Attached is our reply to the rezoning



NOTICE OF PUBLIC HEARING

September 29, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, October 12th, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

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Sincerely,



Samuel Haas  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLZC20220092**

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

NAME: Debra Gross SIGNATURE: Debra Gross  
(PLEASE PRINT)

STREET ADDRESS: 4650 Pecor Point

DATE: 10/5/2022

## Samuel Haas

---

**From:** Debra Gross  
**Sent:** Wednesday, October 5, 2022 1:32 PM  
**To:** Samuel Haas  
**Subject:** Request to Rezone from Larry and Debra Gross, 4650 Pecos Point  
**Attachments:** 2022-10-05 13-28.pdf

--

Sent with Genius Scan for iOS.

We would like to know what the plans are for this area if it is rezoned.

Debra Gross

“Charm is deceptive, and beauty is fleeting; but a woman who fears the LORD is to be praised.”  
(Proverbs 31:30)

Sent from my iPhone

**PLANNING AND ZONING COMMISSION MEETING: 10/12/2022**  
**Agenda Item 6 A**

TO: Planning and Zoning Commission  
PREPARED BY: Emily Delgado, Planning Manager  
CASE: PLFP20220162  
SUBJECT: PLFP20220162 Consider and act upon a request for approval of a final plat of the Graytown Subdivision, Unit 1A, an approximately 23 acre tract of land located approximately 550 feet southwest of the intersection of Graytown Road and Boenig Road, City of Schertz, Bexar County.

---

**GENERAL INFORMATION:**

Owner: 2020 FI Graytown LLC  
Engineer / Applicant: Pape-Dawson, Brooke Lindholm

**APPLICATION SUBMITTAL DATE:**

Date:	Application Submittal Type:
September 26, 2022	Final Plat

**ITEM SUMMARY:**

The applicant is requesting to preliminary plat approximately 23 acres of land in order to establish 47 single-family residential lots. The property was zoned as Planned Development District (PDD) on November 10, 2020, specifically as the Graytown Subdivision, Ord. #20-S-33. The property will be comprised of two (2) minimum size lots as illustrated in the table below:

Classification	Min. Area	Min. Width	Min. Depth
SF80	10,400	80'	130'
SF100	13,000	100'	130'

The overall Graytown Subdivision will be providing approximately 85 acres of open space. Graytown Unit 1A will be providing 4.5 acres of open space with the plat.

**GENERAL LOCATION AND SITE DESCRIPTION:**

The subject property is located 550 feet southwest of the intersection of Graytown Road and Boenig Road.

**ACCESS AND CIRCULATION:**

The proposed Graytown Unit 1A will have two points of access. The first point of access will from Albury Park to Graytown Road and the second point will be from HaightCross to Boenig Road.

**TREE MITIGATION AND PRESERVATION:**

The applicant will be responsible for complying with Unified Development Code (UDC), Section 21.9.9 Tree Preservation and Mitigation. They have submitted a signed tree affidavit indicating that they will not be removing any Protected and Heritage class trees.

**PUBLIC SERVICES:**

This unit will be serviced by the City of Schertz for water, San Antonio River Authority (SARA) for sewer, CPS, AT&T, and Spectrum.

**PUBLIC IMPROVEMENTS:**

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

Water: This unit will be serviced by the City of Schertz through an 8inch water line that will stub for future development.

Sewer: The unit will be provided sewer service by City of Schertz and it will be treated by SARA and will stub for future development.

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

**Sidewalks, Hike and Bike Trails:**

The developer of the proposed Graytown Unit 1A has requested a waiver concerning sidewalk requirements contained in the Unified Development Code (UDC). A summary of the waivers and Staff recommendations for each are as follows:

- Section 21.14.1.K states that right-of-way dedication for any additional right-of-way shall meet the street width required where proposed subdivision abuts upon an existing street. Graytown Units 1A and 2 are located along the northbound lane of Boenig Drive, a local residential street with a desired right-of-way width of 50 feet. Graytown Unit 1A and 2 are dedicating the required right-of-way for Boenig Drive's desired right-of-way width. However, the properties along the southbound lane of Boenig Drive are located in the City of San Antonio.
- Section 21.14.1.P of the UDC requires local residential streets to be constructed with 5 feet width sidewalks on both sides of the local street. Based on neighboring properties outside of the City of Schertz's jurisdiction, placement of sidewalks along the southbound lane of Boenig Drive was not required. Therefore, in lieu of constructing sidewalks on only one side of Boenig from Haightcross to Scenic Lake Drive, Graytown Unit 1A proposes construction of sidewalks on both sides of Boenig from the intersection of Graytown Road 1,300 linear feet south to Haightcross.

Based on the completeness of the proposed roadway section at the intersection of Graytown Road, Staff has determined that the request to not construct a portion of sidewalks within Units 1A and 2 is reasonable and consistent with the complete streets goal.

Therefore, Staff supports the applicant's request to not comply at the time of platting with the UDC requirements to construct a portion of sidewalks to the proposed subdivision.

Road Improvements: The Graytown Unit 1A Subdivision touches Graytown Road, which per the Master Thoroughfare Plan is considered a Secondary Rural Arterial, (90" ROW). The unit also touches Boenig Drive, which is considered a local street. The unit as a whole will be dedicating 0.279 acres of land for right-of-way. For the portion of the Boenig Drive adjacent to Unit 1A, the proposed subdivision will be improving from Graytown Road to Haight Cross as a full local street section including curb and gutter and sidewalks. For the portion of Boenig Drive from Haight Cross to the terminus of Unit 1A, the proposed subdivision will be completing a street widening with curb and gutter and have requested a waiver to not construct the sidewalk.

**STAFF ANALYSIS AND RECOMMENDATION:**

The final plat is consistent with the applicable requirements set forth in the PDD, UDC requirements and regulations. The final plat has been reviewed with no objections by the Fire, Engineering, Planning, and Public Works Departments.

As part of the preliminary plat approval, the applicant has requested a waiver to not construct sidewalks from Haight Cross to the terminus of Unit 1A and rather provide a full street widening for Boenig Drive with sidewalks from Graytown Road to Haight Cross. Based on the City of Schertz Engineering Department review, Staff supports the applicant's request to not comply at the time of platting with the UDC requirements to construct a portion of sidewalks to the proposed subdivision.

Therefore, staff is recommending approval of the Graytown Unit 1A final plat and the associated waiver in relation to sidewalks.

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

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

**COMMISSIONERS CRITERIA FOR CONSIDERATION:**

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

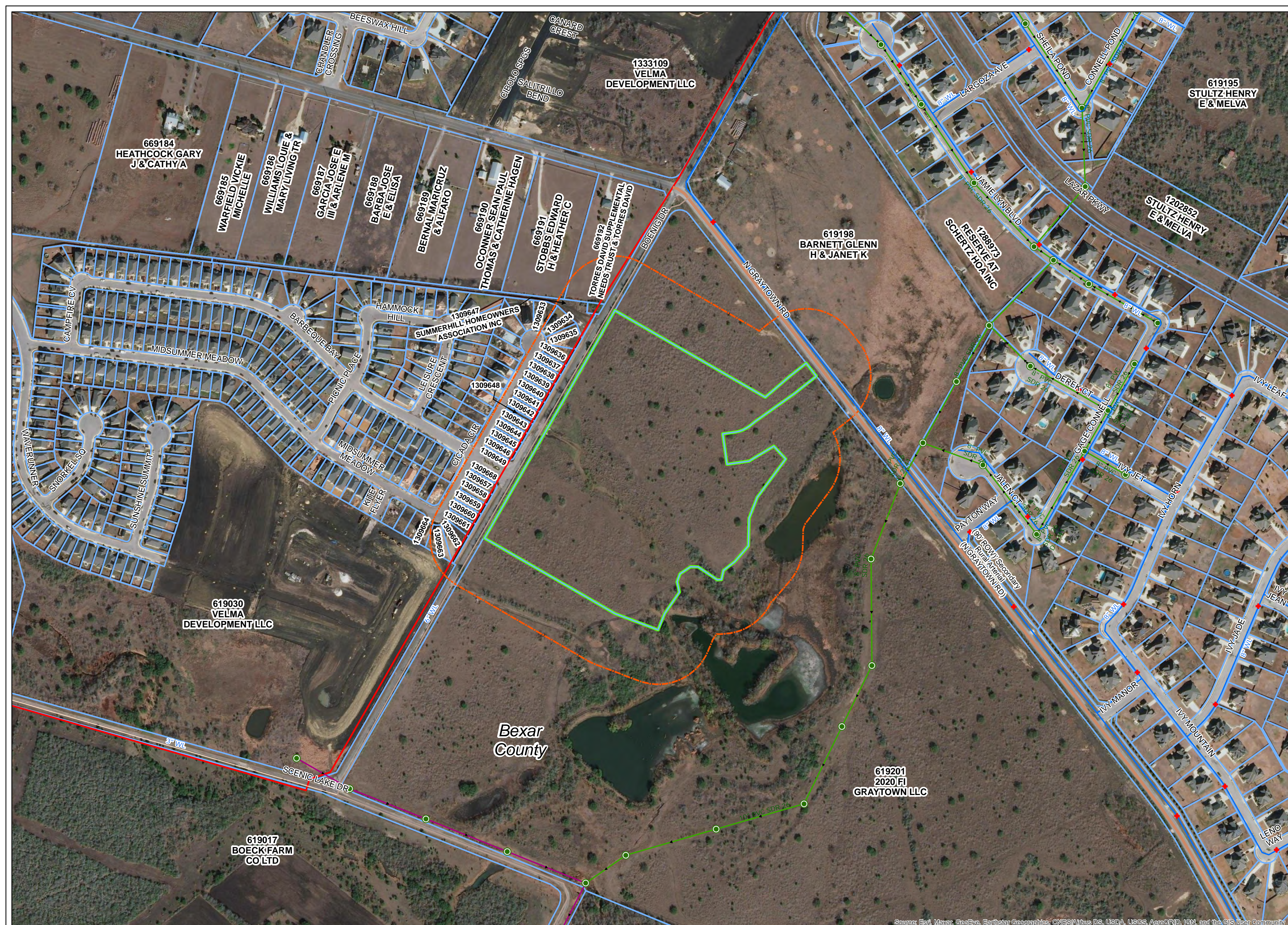
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**Attachments**

Aerial Map  
Graytown Unit 1A- Final Plat Exhibit  
Sidewalk Waiver- Engineering Department Memo  
Sidewalk Waiver Exhibit

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

**SCHERTZ**  
COMMUNITY • SERVICE • OPPORTUNITY

GRAYTOWN UNIT 1A

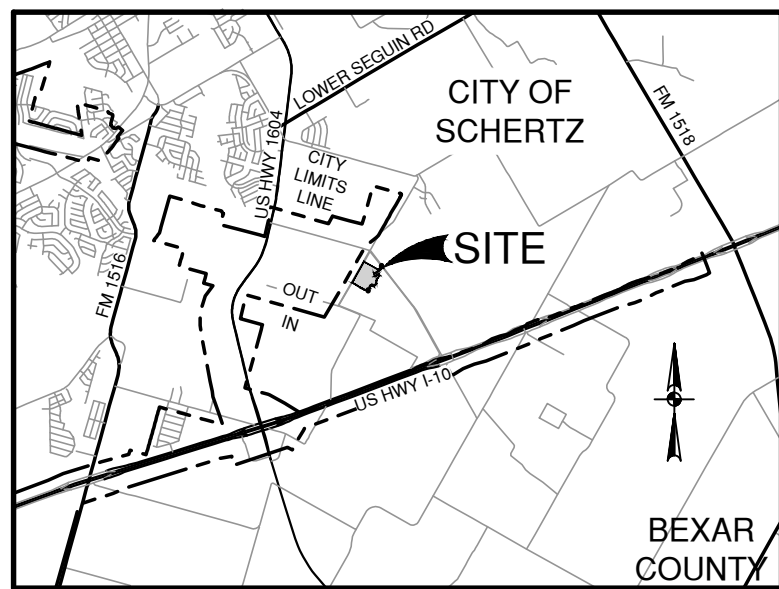
<all other values>	Freeway	Planned Secondary Arterial	Commercial Collector B	1", 1 1/2"	10"	Schertz Gravity	Hydrant	200' Buffer
Highways	Freeway	Secondary Rural Arterial	Planned Commercial Collector B	2", 2 1/2"	12"	Schertz Pressure	Manholes	Schertz Municipal Boundary
Major Roads	Principal Arterial	Planned Secondary Rural Arterial	Commercial Collector A	3"	16"	Neighboring Main	Neighboring Gravity	County Boundaries
Minor Roads	Planned Principal Arterial	Residential Collector	Planned Commercial Collector A	4"	18"	Private	Private Pressure	
Other Cities	Secondary Arterial	Planned Residential Collector		6"	20"			
				8"	24"			

1 Inch = 250 Feet

0 125 250 500 Feet







LOCATION MAP  
NOT-TO-SCALE

### LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
BSL	BUILDING SETBACK LINE	PG	RIGHT-OF-WAY
CB	COUNTY BLK	PG	FOUND 1/2" IRON ROD
DOC	DOCUMENT NUMBER	(SURVEYOR)	(UNLESS NOTED OTHERWISE)
DPR	DEED AND PLAT RECORDS		SET 1/2" IRON ROD (PD)
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION		EASEMENT POINT OF INTERSECTION
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS		
	CENTERLINE		
	EXISTING 100-YR FEMA FLOODPLAIN		

OWNER: VELMA DEVELOPMENT LLC  
1202 W BITTERS RD STE 1200  
SAN ANTONIO, TX 78216 8088  
LAND USE: RESIDENTIAL  
(VOLUME 14817, PAGE 2029 DPR)

SUMMERHILL SUBDIVISION UNIT 3  
LAND USE: RESIDENTIAL  
(VOL. 20001, PG 1290-1291, PR)

OWNER: VELMA DEVELOPMENT LLC  
1202 W BITTERS RD STE 1200  
SAN ANTONIO, TX 78216 8088  
LAND USE: RESIDENTIAL  
(VOLUME 14817, PAGE 2029 DPR)

902  
(0.483 ACRES)  
OPEN SPACE  
(PERMEABLE)

±1405' TO THE INTERSECTION  
OF GRAYTOWN & BOENIG DRIVE  
901  
(0.084 ACRES)  
OPEN SPACE  
(PERMEABLE)

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 SCHERTZ PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER  
CALEB M. CHANCE, PE 94801

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: PAPE-DAWSON ENGINEERS, INC.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

REGISTERED PROFESSIONAL LAND SURVEYOR  
TOM H. MILO, PLS 6819

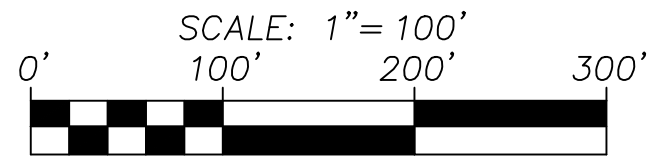
### CPS:

1. CITY PUBLIC SERVICE BOARD (CPS ENERGY) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS 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 SAID INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

UNDEVELOPED  
REMAINDER OF  
204.871 ACRES  
2020 FI GRAYTOWN, LLC  
(DOC # 20200277080)

DETAIL "A"  
(SEE SHEET 1 OF 3)

OWNER: BARNETT GLENN H & JANET K  
10650 BOENIG DR  
SCHERTZ, TX 78154 6008  
LAND USE: UNDEVELOPED  
(VOLUME 2201, PAGE 542, OPR)



**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: July 19, 2022

BUILDABLE LOTS = 47 LOTS

CERTIFICATION BY CITY ENGINEER:

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

CITY ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

I, (WE) THE OWNER(S) OF LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE GRAYTOWN UNIT 1A OF SCHERTZ, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND A CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: LLOYD A. DENTON, JR.  
2020 FI GRAYTOWN, LLC  
11 LYNN BATTIS LANE SUITE 100  
SAN ANTONIO, TEXAS 78218  
(210)828-6131

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. DENTON, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

PLANNING AND ZONING COMMISSION:

THIS PLAT OF GRAYTOWN UNIT - 1A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, AND HEREBY APPROVED BY SUCH COMMISSION.

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

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

- |    |  |   |   |
|----|--|---|---|
| 1  | 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 1 | 54' WIDE DRAINAGE EASEMENT (DOC NO. 20190112109, OPR)   |
| 3  | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 2 | 14' GAS EASEMENT (DOC NO. 20190186859, OPR)   |
| 5  | 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)    | 3 | 20' WATER EASEMENT (DOC NO. _____)  |
| 12 | RIGHT-OF-WAY DEDICATION (0.279 OF AN ACRE)         | 4 | 25' DRAINAGE EASEMENT (DOC NO. _____)   |
|    |  | 5 | VARIABLE WIDTH TURN AROUND, GRADING, ACCESS, SANITARY SEWER, WATER, DRAINAGE, GETCTV EASEMENT (DOC NO. _____) |
|    |  | 6 | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (DOC NO. _____)  |
|    |  | 7 | 16' SANITARY SEWER EASEMENT (DOC NO. _____)   |
|    |  | 8 | 16' SANITARY SEWER EASEMENT (DOC NO. _____)   |
|    |  | 9 | 20' SANITARY SEWER EASEMENT (VOL 17404, PG 2009, OPR)   |

## SUBDIVISION PLAT OF GRAYTOWN - UNIT 1A

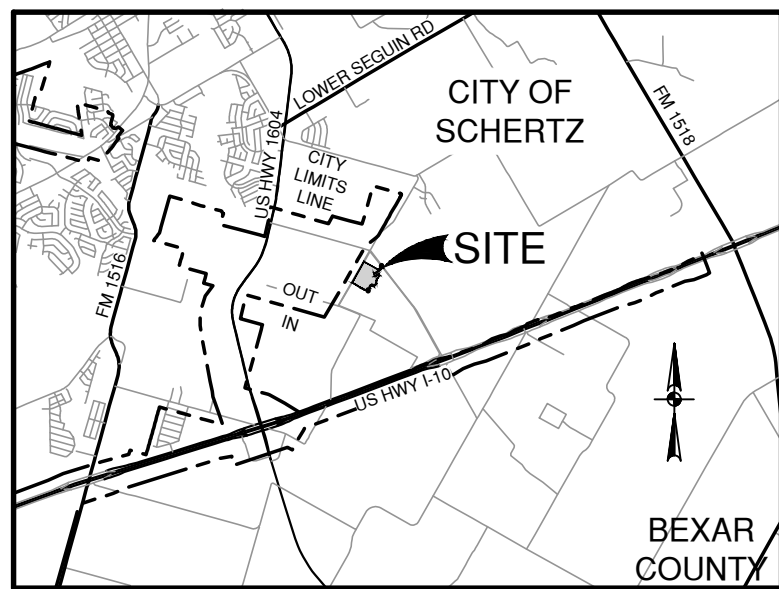
BEING A TOTAL OF 22.148 AC TRACT OF LAND OUT OF A 204.795 AC TRACT CONVEYED TO 2020 FI GRAYTOWN, LLC BY DEED RECORDED IN DOCUMENT NUMBER 20200277080 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE ANTONIO ZAMORA SURVEY NO. 36, ABSTRACT 828, BEXAR COUNTY.

SEE SHEET 1 OF 3 FOR PLAT NOTES,  
LEGEND, LINE & CURVE TABLES  
PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

SHEET 2 OF 3

MATCHLINE "A" - SEE SHEET 3 OF 3





**CPS:**

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

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

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

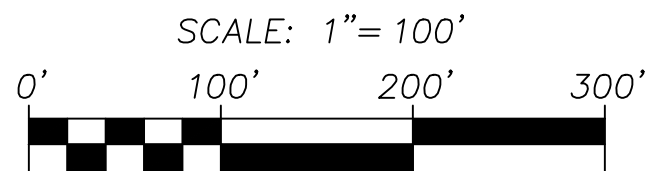
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

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

LEGEND			
AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
BSL	BUILDING SETBACK LINE	ROW	RIGHT-OF-WAY
CB	COUNTY BLK	●	FOUND 1/2" IRON ROD
DOC	DOCUMENT NUMBER	○	(UNLESS NOTED OTHERWISE)
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	○	EASEMENT POINT OF INTERSECTION
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS		
—C—	CENTERLINE		
---	EXISTING 100-YR FEMA FLOODPLAIN		

- ① 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ② 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ③ 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
- ④ RIGHT-OF-WAY DEDICATION (0.279 OF AN ACRE)

- ⑤ 54' WIDE DRAINAGE EASEMENT (DOC NO. 20190112109, OPR)
- ⑥ 14' GAS EASEMENT (DOC NO. 20190186859, OPR)
- ⑦ 20' WATER EASEMENT (DOC NO. )
- ⑧ 25' DRAINAGE EASEMENT (DOC NO. )
- ⑨ VARIABLE WIDTH TURN AROUND, GRADING, ACCESS, SANITARY SEWER, WATER, DRAINAGE, GETCTV EASEMENT (DOC NO. )
- ⑩ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (DOC NO. )
- ⑪ 16' SANITARY SEWER EASEMENT (DOC NO. )
- ⑫ 16' SANITARY SEWER EASEMENT (DOC NO. )
- ⑬ 20' SANITARY SEWER EASEMENT (VOL 17404, PG 2009, OPR)



**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: July 19, 2022  
BUILDABLE LOTS = 47 LOTS

CERTIFICATION BY CITY ENGINEER:

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

CITY ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

I, (WE) THE OWNER(S) OF LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE GRAYTOWN UNIT 1A OF SCHERTZ, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: LLOYD A. DENTON, JR.  
2020 FI GRAYTOWN, LLC  
11 LYNN BATTIS LANE SUITE 100  
SAN ANTONIO, TEXAS 78218  
(210)828-6131

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. DENTON, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

PLANNING AND ZONING COMMISSION:

THIS PLAT OF GRAYTOWN UNIT - 1A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, AND HEREBY APPROVED BY SUCH COMMISSION.

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

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

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 SCHERTZ PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER  
CALEB M. CHANCE, PE 98401

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: PAPE-DAWSON ENGINEERS, INC.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

REGISTERED PROFESSIONAL LAND SURVEYOR  
TOM H. MILO, PLS 6819

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

NOTE:  
SEE SHEET 1 FOR CURVE AND  
LINE TABLE.

SHEET 3 OF 3

SUBDIVISION PLAT  
OF  
GRAYTOWN - UNIT 1A

BEING A TOTAL OF 22.148 AC TRACT OF LAND OUT OF A 204.795 AC TRACT CONVEYED TO 2020 FI GRAYTOWN LLC BY DEED RECORDED IN DOCUMENT NUMBER 20200277080 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE ANTONIO ZAMORA SURVEY NO. 36, ABSTRACT 828, BEXAR COUNTY.

# Memo

**To:** Planning and Zoning Commission via Planning Division  
**From:** Jennifer Shortess, P.E., Engineer  
**Date:** October 7, 2022  
**Re:** Recommendation for Waiver to Requirement to Construct Full Length of Sidewalks along Boenig Drive in Graytown Subdivision Units 1A and 2

---

The developer of the proposed Graytown Unit 1A (on Boenig Drive between Graytown Road and Scenic Lake Drive) has requested a waiver concerning sidewalk requirements contained in the Unified Development Code (UDC). A summary of the waivers and Staff recommendations for each are as follows.

Section 21.14.1.K states that right-of-way dedication for any additional right-of-way shall meet the street width required where proposed subdivision abuts upon an existing street. Graytown Units 1A and 2 are located along the northbound lane of Boenig Drive, a local residential street with a desired right-of-way width of 50 feet. Graytown Unit 1A and 2 are dedicating the required right-of-way for Boenig Drive's desired right-of-way width. However, the properties along the southbound lane of Boenig Drive are located in the City of San Antonio.

Section 21.14.1.P of the UDC requires local residential streets to be constructed with 5 feet width sidewalks on both sides of the local street. Based on neighboring properties outside of the City of Schertz's jurisdiction, placement of sidewalks along the southbound lane of Boenig Drive was not required. Therefore, in lieu of constructing sidewalks on only one side of Boenig from Hightcross to Scenic Lake Drive, Graytown Unit 1A proposes construction of sidewalks on both sides of Boenig from the intersection of Graytown Road 1,300 linear feet south to Hightcross.

Based on the completeness of the proposed roadway section at the intersection of Graytown Road, Staff has determined that the request to not construct a portion of sidewalks within Units 1A and 2 is reasonable and consistent with the complete streets goal.

Therefore, Staff supports the applicant's request to not comply at the time of platting with the UDC requirements to construct a portion of sidewalks to the proposed subdivision.



# LEGEND:

- Full local street section including curb and gutter and sidewalk.
- Street widening with curb and gutter. Sidewalk waiver requested.

**PLANNING AND ZONING COMMISSION MEETING: 10/12/2022**  
**Agenda Item 6 B**

TO: Planning and Zoning Commission  
 PREPARED BY: Emily Delgado, Planning Manager  
 CASE: PLFP20220163  
 SUBJECT: PLFP20220163 Consider and act upon a request for approval of a final plat of the Graytown Subdivision, Unit 3A, an approximately 32 acre tract of land located on Graytown Road, roughly 3,000 feet northwest of the intersection of Graytown Road and I-10, City of Schertz, Bexar County.

**GENERAL INFORMATION:**

Owner: 2020 FI Graytown LLC  
 Engineer / Applicant: Pape-Dawson, Brooke Lindholm

**APPLICATION SUBMITTAL DATE:**

Date:	Application Submittal Type:
11/16/2021	Preliminary Plat

**ITEM SUMMARY:**

The applicant is requesting to final plat approximately 32 acres of land in order to establish 69 single-family residential lots. The property was zoned as Planned Development District (PDD) on November 10, 2020, specifically as the Graytown Subdivision, Ord. #20-S-33. The property will develop in accordance with the approved PDD which includes two (2) minimum size lots as illustrated in the table below:

Classification	Min. Area	Min. Width	Min. Depth
SF80	10,400	80'	130'
SF100	13,000	100'	130'

The overall subdivision will be providing approximately 85 acres of open space. Within Unit 3A there will not be any open space/park as the majority of it is located within Unit 4.

**GENERAL LOCATION AND SITE DESCRIPTION:**

The subject property is located on Graytown Road, approximately 3,000 feet northwest of the intersection of Graytown Road and I-10.

**ACCESS AND CIRCULATION:**

The Unified Development Code (UDC), Article 14 requires that all residential subdivisions have a minimum of two (2) locations accessing existing public streets. The proposed Graytown Unit 3A will have two points of access. The first point of access will be from Lottchen Lane which connects to Netherfield Park which provides access onto Graytown Road. Netherfield Road connects Unit 3A, 3B, 4, & 5 back to Graytown Road. The second point will be from Shaflesbury onto Graytown Road.

**TREE MITIGATION AND PRESERVATION:**

The applicant will be responsible for complying with Unified Development Code (UDC), Section 21.9.9 Tree Preservation and Mitigation. They have submitted a signed tree affidavit indicating that the subject property will involve the removal of Protected and Heritage trees. Tree mitigation fees will be determined and collected prior to removal.

**PUBLIC SERVICES:**

This unit will be serviced by the City of Schertz for water, San Antonio River Authority (SARA) for sewer, CPS, AT&T, and Spectrum.

**PUBLIC IMPROVEMENTS:**

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

Water: This unit will be serviced by the City of Schertz through an 8inch water line that will stub for future development.

Sewer: The unit will be provided sewer service by City of Schertz and it will be treated by SARA and will stub for future development.

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

Sidewalks, Hike and Bike Trails: Graytown Unit 3A will be providing sidewalks along Graytown Road, along with all internal roadways, and will need to meet the City of Schertz requirements/standards.

Road Improvements: The Graytown Unit 3A Subdivision touches Graytown Road, which per the Master Thoroughfare Plan is considered a Secondary Rural Arterial, (90' ROW). The unit will be providing 0.755 acres of land as right-of-way dedication along Graytown Road and be completing improvements as well.

**STAFF ANALYSIS AND RECOMMENDATION:**

The final plat is consistent with the applicable requirements set forth in the PDD, UDC requirements and regulations. The final plat has been reviewed with no objections by the Fire, Engineering, Planning, and Public Works Departments. Therefore, staff is recommending approval of the Graytown Unit 3A final plat.

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

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

**COMMISSIONERS CRITERIA FOR CONSIDERATION:**

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

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**Attachments**

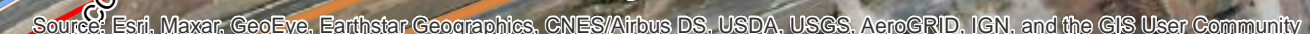
Aerial Map

Graytown Unit 3A Final Plat Exhibit

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Legend for road types and other values:





- <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", 1 1/2"  
 2", 2 1/2"  
 3"  
 4"  
 6"  
 8"


 10"  
 12"  
 16"  
 18"  
 20"  
 24"

 30"  
 36"  
 Neighboring  
 Private

-  Schertz Gravity
-  Schertz Pressure
-  Neighboring Gra
-  Private Pressure

 Hydrant
  200' Buffer

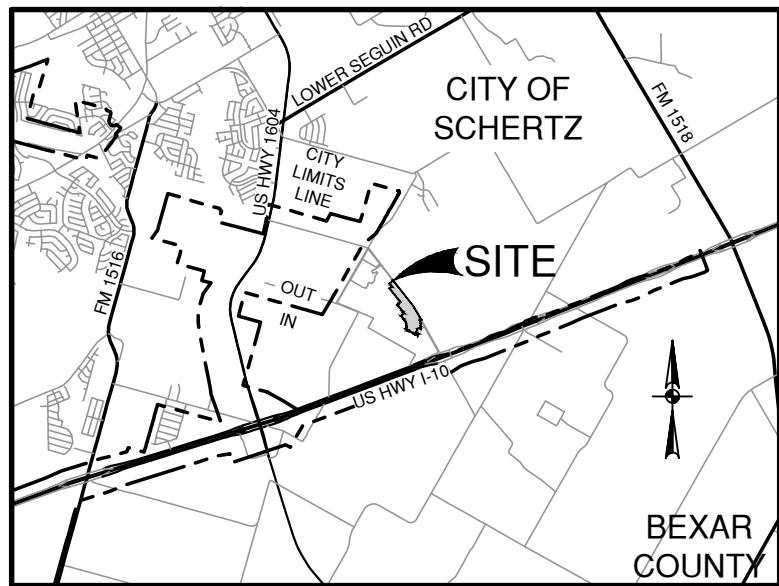
 Manholes
  Schertz Municipal Boundaries

 County Boundaries

1 Inch = 300 Feet

0 150 300 600 Feet





### LOCATION MAP

NOT-TO-SCALE

### LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
DOC	DOCUMENT NUMBER	ROW	RIGHT-OF-WAY
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS (SURVEYOR)	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)
		○	SET 1/2" IRON ROD (PD)-ROW
		○	EASEMENT POINT OF INTERSECTION

	CENTERLINE
	EXISTING 100-YR FEMA FLOODPLAIN

①	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	③	16' SANITARY SEWER EASEMENT (DOC NO. _____, OPR)
③	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	④	VARIABLE WIDTH DRAINAGE, SEWER, ACCESS & UTILITY EASEMENT (DOC NO. _____, OPR)
④	RIGHT-OF-WAY DEDICATION (0.755 OF AN ACRE)	⑤	10' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (DOC NO. _____)
⑤	13' GAS EASEMENT (DOC NO. 20190186859, OPR)	⑥	VARIABLE WIDTH DRAINAGE EASEMENT (DOC NO. _____)
⑥	16' SANITARY SEWER EASEMENT (VOL 17404, PG 1986, OPR) (VOL 17442, PG 339, OPR)		

### SURVEYOR'S NOTES:

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH ½" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- 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.
- DIMENSIONS SHOWN ARE SURFACE.
- 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.

STATE OF TEXAS  
COUNTY OF BEXAR

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\_\_\_\_\_  
LICENSED PROFESSIONAL ENGINEER  
CALEB M. CHANCE, PE 98401

STATE OF TEXAS  
COUNTY OF BEXAR

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REGISTERED PROFESSIONAL LAND SURVEYOR  
TOM H. MILO, PLS 6819

### CPS:

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### SAN ANTONIO RIVER AUTHORITY EDU:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THE SUBDIVISION PLAT IS KEPT ON FILE AT THE SAN ANTONIO RIVER AUTHORITY UNDER THE PLAT NUMBER.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N52°02'04"E	15.00'
L2	S60°37'47"W	58.66'
L3	S12°06'00"E	119.29'
L4	S3°32'59"E	119.29'
L5	S1°34'50"W	23.88'
L6	S6°42'38"W	119.29'
L7	N79°00'45"W	130.01'
L8	S61°54'34"E	130.02'
L9	S23°48'41"W	4.14'
L10	S30°00'00"W	100.21'
L11	N60°00'00"W	130.03'
L12	S30°00'00"W	12.42'
L13	N60°00'00"W	50.00'
L14	N60°00'00"W	50.00'
L15	N30°00'00"E	28.33'
L16	N16°55'06"E	81.17'
L17	N6°10'44"E	65.71'
L18	N7°00'14"W	97.28'
L19	N18°45'59"W	48.16'
L20	N29°57'44"W	90.31'
L21	N37°54'45"W	101.19'
L22	N37°55'32"W	50.00'
L23	S52°04'28"W	6.96'
L24	N34°04'48"W	32.64'
L25	N37°55'32"W	61.67'
L26	N37°55'32"W	50.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L27	N37°55'32"W	50.00'
L28	N37°55'32"W	50.00'
L29	N37°55'32"W	102.72'
L30	N52°04'28"E	129.61'
L31	S37°57'56"E	80.00'
L32	S52°04'28"W	121.93'
L33	N52°04'28"E	122.55'
L34	S37°57'56"E	80.00'
L35	S52°04'28"W	122.61'
L36	S34°04'48"E	89.17'
L37	S30°00'00"W	90.09'
L38	N30°00'00"E	90.06'
L39	S60°57'22"W	20.23'
L40	S52°04'28"W	85.28'
L41	N52°04'28"E	85.28'
L42	N60°57'22"E	20.23'
L43	N29°02'38"W	34.05'
L44	N34°04'48"W	95.41'
L45	N34°04'48"W	95.41'
L46	N30°00'00"E	10.06'
L47	S30°00'00"W	10.09'
L48	S34°04'48"E	89.17'
L49	N37°55'32"W	3.10'
L50	N34°04'48"W	36.28'
L51	S29°02'38"E	20.23'

### FLOODPLAIN VERIFICATION:

A PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0435G. EFFECTIVE DATE SEPTEMBER 19, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

### COMMON AREA MAINTENANCE:

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.  
LOT 901, 902 BLOCK 9, LOT 901, BLOCK 7, LOT 901, BLOCK 10, LOT 901, BLOCK 14, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

### RESIDENTIAL FINISHED FLOOR

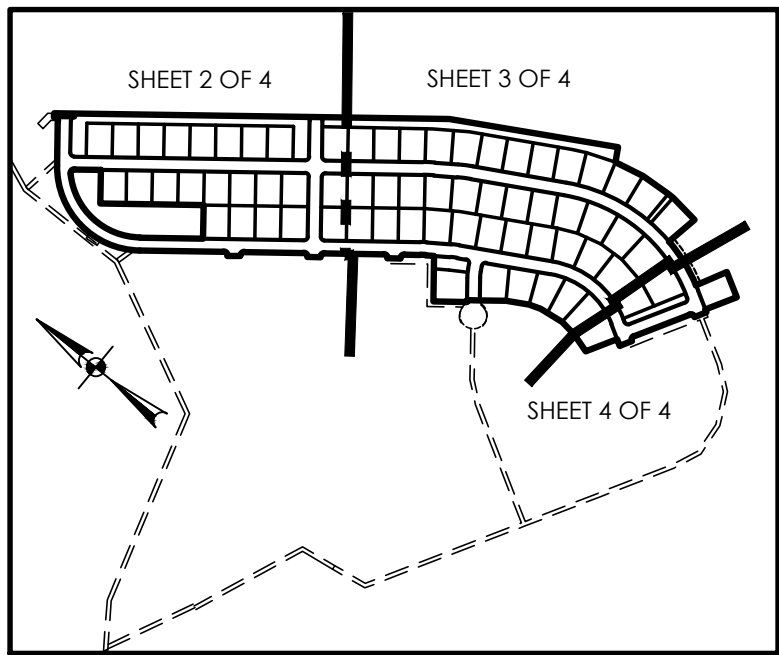
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

### DETENTION & MAINTENANCE:

STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SCHERTZ FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SCHERTZ OR BEXAR COUNTY.

### NOTE:

- 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.
- ANY DEVELOPMENT SHALL BE IN ACCORDANCE WITH FLOODPLAIN ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION.
- PER CITY OF SCHERTZ FLOODPLAIN ORDINANCE, ALL PROPERTIES WITHIN 100 FEET OF THE EFFECTIVE 100-YR SPECIAL FLOOD HAZARD AREA BOUNDARY (ZONE A) WILL REQUIRE ELEVATION CERTIFICATES TO ENSURE COMPLIANCE WITH THE CURRENT EFFECTIVE ORDINANCE.



### SHEET INDEX

NOT-TO-SCALE



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: August 29, 2022  
BUILDABLE LOTS = 69 LOTS

CERTIFICATION BY CITY ENGINEER:

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

CITY ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

I, [WE] THE OWNER(S) OF LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE GRAYTOWN UNIT - 3A OF SCHERTZ, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: LLOYD A. DENTON, JR.  
2020 FI GRAYTOWN, LLC  
11 LYNN BATTIS LANE SUITE 100  
SAN ANTONIO, TEXAS 78218  
(210)828-6131

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. DENTON, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

PLANNING AND ZONING COMMISSION:

THIS PLAT OF GRAYTOWN UNIT - 3A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, AND HEREBY APPROVED BY SUCH COMMISSION.

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

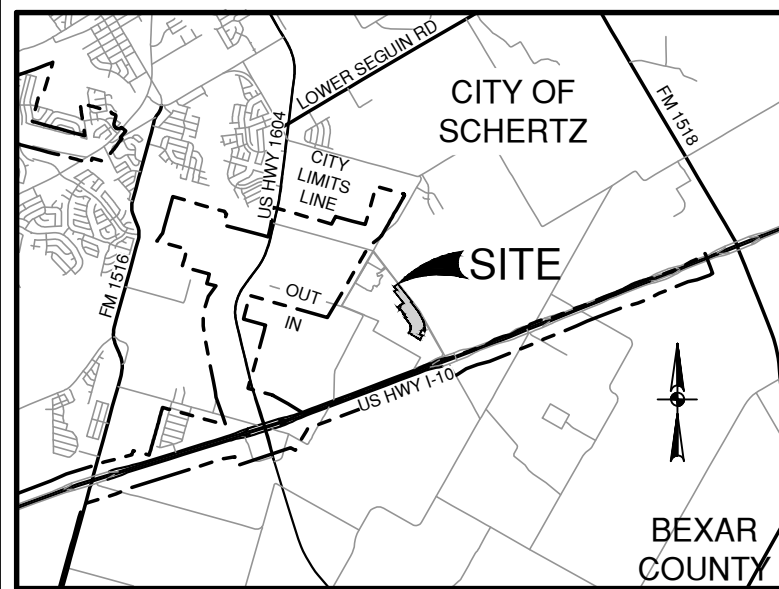
BY \_\_\_\_\_  
SECRETARY

## FINAL PLAT OF GRAYTOWN - UNIT 3A

BEING A TOTAL OF 31.132 AC TRACT OF LAND OUT OF A 204.795 AC TRACT CONVEYED TO 2020 FI GRAYTOWN LLC BY DEED RECORDED IN DOCUMENT NUMBER 20200277080 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE ANTONIO ZAMORA SURVEY NO. 36, ABSTRACT 828, BEXAR COUNTY.

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

SHEET 1 OF 4



LOCATION MAP  
NOT-TO-SCALE

LEGEND	
AC	ACRE(S)
BLK	BLOCK
DOC	DOCUMENT NUMBER
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
VOL	VOLUME
PG	PAGE(S)
ROW	RIGHT-OF-WAY
●	FOUND 1/2" IRON ROD (SURVEYOR)
○	SET 1/2" IRON ROD (PD)
○	SET 1/2" IRON ROD (PD)-ROW
○	EASEMENT POINT OF INTERSECTION
—	CENTERLINE
- - -	EXISTING 100-YR FEMA FLOODPLAIN

- 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- RIGHT-OF-WAY DEDICATION (0.755 OF AN ACRE)
- 13' GAS EASEMENT (DOC NO. 20190186859, OPR)
- 16' SANITARY SEWER EASEMENT (VOL 17404, PG 1986, OPR) (VOL 17442, PG 339, OPR)
- 16' SANITARY SEWER EASEMENT (DOC NO. \_\_\_\_\_, OPR)
- VARIABLE WIDTH DRAINAGE, SEWER, ACCESS & UTILITY EASEMENT (DOC NO. \_\_\_\_\_, OPR)
- 10' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (DOC NO. \_\_\_\_\_)
- VARIABLE WIDTH DRAINAGE EASEMENT (DOC NO. \_\_\_\_\_) (DOC NO. \_\_\_\_\_)

DETENTION & MAINTENANCE:

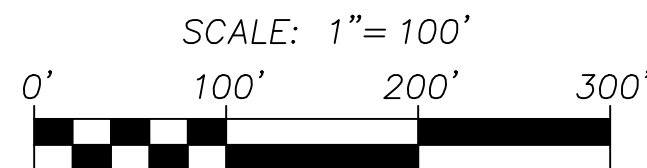
STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SCHERTZ FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SCHERTZ OR BEXAR COUNTY.

SAN ANTONIO RIVER AUTHORITY EDU:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THE SUBDIVISION PLAT IS KEPT ON FILE AT THE SAN ANTONIO RIVER AUTHORITY UNDER THE PLAT NUMBER.

NOTE:

- 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.
- ANY DEVELOPMENT SHALL BE IN ACCORDANCE WITH FLOODPLAIN ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION.
- PER CITY OF SCHERTZ FLOODPLAIN ORDINANCE, ALL PROPERTIES WITHIN 100 FEET OF THE EFFECTIVE 100-YR SPECIAL FLOOD HAZARD AREA BOUNDARY (ZONE A) WILL REQUIRE ELEVATION CERTIFICATES TO ENSURE COMPLIANCE WITH THE CURRENT EFFECTIVE ORDINANCE.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: August 29, 2022  
BUILDABLE LOTS = 69 LOTS

CERTIFICATION BY CITY ENGINEER:

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

CITY ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

I, (WE) THE OWNER(S) OF LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE GRAYTOWN UNIT 3A OF SCHERTZ, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: LLOYD A. DENTON, JR.  
2020 FI GRAYTOWN, LLC  
11 LYNN BATTIS LANE SUITE 100  
SAN ANTONIO, TEXAS 78218  
(210)828-6131

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. DENTON, JR., 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 EXPRESSED.

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

PLANNING AND ZONING COMMISSION:

THIS PLAT OF GRAYTOWN UNIT - 3A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, AND HEREBY APPROVED BY SUCH COMMISSION.

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

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

SURVEYOR'S NOTES:

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- 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 CORRS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- 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.

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 SCHERTZ PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER  
CALEB M. CHANCE, PE 98401

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: PAPE-DAWSON ENGINEERS, INC.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

REGISTERED PROFESSIONAL LAND SURVEYOR  
TOM H. MILO, PLS 6819

CPS:

- 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," AND/OR "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF GAS AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- 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:

A PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0435G, EFFECTIVE DATE SEPTEMBER 19, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

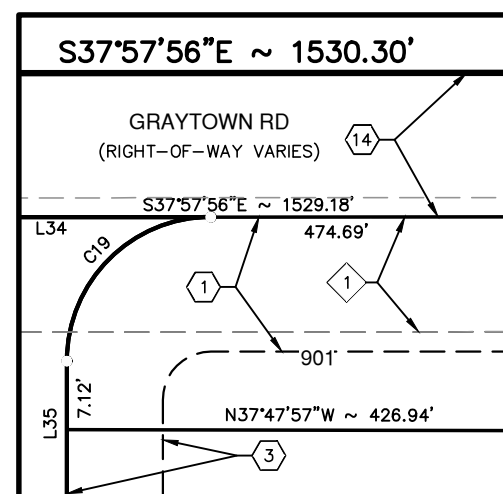
COMMON AREA MAINTENANCE:

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. LOT 901, 902 BLOCK 9, LOT 901, BLOCK 7, LOT 901, BLOCK 10, LOT 901, BLOCK 14, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

RESIDENTIAL FINISHED FLOOR

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

NOTE:  
SEE SHEET 1 FOR CURVE AND LINE TABLE.



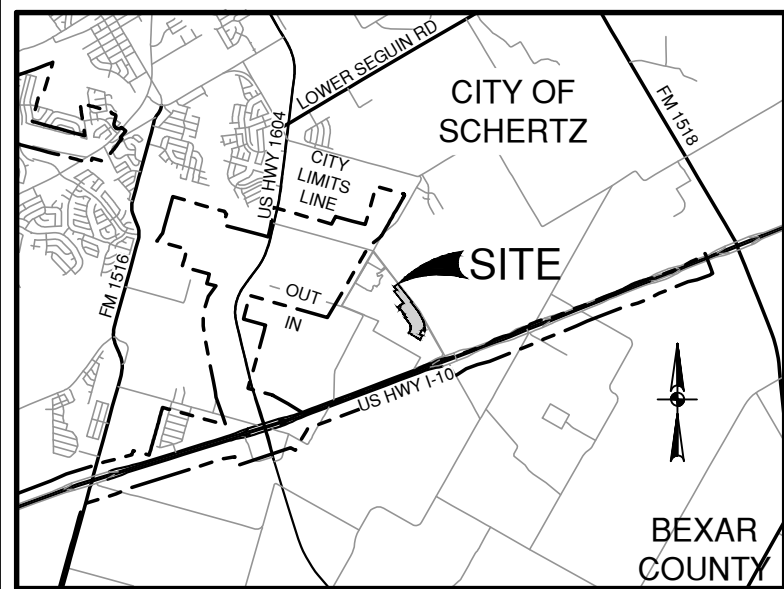
DETAIL "A"  
SCALE: 1" = 20'

SHEET 2 OF 4

FINAL PLAT  
OF  
GRAYTOWN - UNIT 3A

BEING A TOTAL OF 31.132 AC TRACT OF LAND OUT OF A 204.795 AC TRACT CONVEYED TO 2020 FI GRAYTOWN LLC BY DEED RECORDED IN DOCUMENT NUMBER 20200277080 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE ANTONIO ZAMORA SURVEY NO. 36, ABSTRACT 828, BEXAR COUNTY.





### LOCATION MAP

NOT-TO-SCALE

LEGEND	
AC	ACRE(S)
BLK	BLOCK
DOC	DOCUMENT NUMBER
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS (SURVEYOR)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
VOL	VOLUME
PG	PAGE(S)
ROW	RIGHT-OF-WAY
●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
○	SET 1/2" IRON ROD (PD)
○	SET 1/2" IRON ROD (PD)-ROW
○	EASEMENT POINT OF INTERSECTION
—	CENTERLINE
---	EXISTING 100-YR FEMA FLOODPLAIN

### RESIDENTIAL FINISHED FLOOR

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

### DETENTION & MAINTENANCE:

STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SCHERTZ FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SCHERTZ OR BEXAR COUNTY.

### CPS:

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," AND/OR "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF GAS AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

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

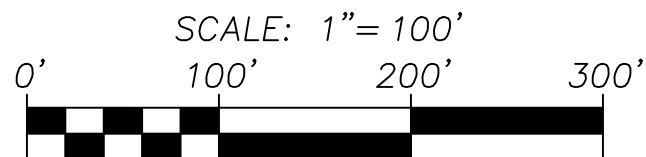
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

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

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

### SAN ANTONIO RIVER AUTHORITY EDU:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THE SUBDIVISION PLAT IS KEPT ON FILE AT THE SAN ANTONIO RIVER AUTHORITY UNDER THE PLAT NUMBER.



**PAPE-DAWSON ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TPE FIRM REGISTRATION #470 | TPE FIRM REGISTRATION #10028800

DATE OF PREPARATION: August 29, 2022  
BUILDABLE LOTS = 69 LOTS

### CERTIFICATION BY CITY ENGINEER:

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

### CITY ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

I, (WE) THE OWNER(S) OF LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE GRAYTOWN UNIT - 3A OF SCHERTZ, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

### OWNER/DEVELOPER:

LLOYD A. DENTON, JR.  
2020 FI GRAYTOWN, LLC  
11 LYNN BATTIS LANE SUITE 100  
SAN ANTONIO, TEXAS 78218  
(210)828-6131

### STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. DENTON, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

### NOTARY PUBLIC, BEXAR COUNTY, TEXAS

PLANNING AND ZONING COMMISSION:

THIS PLAT OF GRAYTOWN UNIT - 3A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, AND HEREBY APPROVED BY SUCH COMMISSION.

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

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

## FINAL PLAT OF GRAYTOWN - UNIT 3A

BEING A TOTAL OF 31.132 AC TRACT OF LAND OUT OF A 204.795 AC TRACT CONVEYED TO 2020 FI GRAYTOWN LLC BY DEED RECORDED IN DOCUMENT NUMBER 20200277080 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE ANTONIO ZAMORA SURVEY NO. 36, ABSTRACT 828, BEXAR COUNTY.

### 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 SCHERTZ PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER  
CALEB M. CHANCE, PE 98401

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: PAPE-DAWSON ENGINEERS, INC.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

REGISTERED PROFESSIONAL LAND SURVEYOR  
TOM H. MILO, PLS 6819

### FLOODPLAIN VERIFICATION:

A PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0435G, EFFECTIVE DATE SEPTEMBER 19, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

### COMMON AREA MAINTENANCE:

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. LOT 901, 902 BLOCK 9, LOT 901, BLOCK 7, LOT 901, BLOCK 10, LOT 901, BLOCK 14, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

### NOTE:

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.  
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3. PER CITY OF SCHERTZ FLOODPLAIN ORDINANCE, ALL PROPERTIES WITHIN 100 FEET OF THE EFFECTIVE 100-YR SPECIAL FLOOD HAZARD AREA BOUNDARY (ZONE A) WILL REQUIRE ELEVATION CERTIFICATES TO ENSURE COMPLIANCE WITH THE CURRENT EFFECTIVE ORDINANCE.

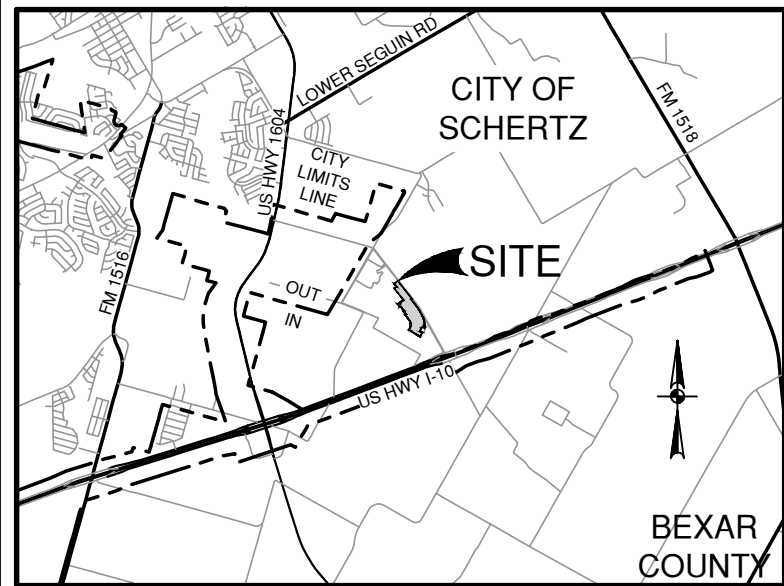
### SURVEYOR'S NOTES:

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- 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.
- DIMENSIONS SHOWN ARE SURFACE.
- 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.

NOTE:  
SEE SHEET 1 FOR CURVE AND  
LINE TABLE.

MATCHLINE "C"  
SEE SHEET 4 OF 4

SHEET 3 OF 4



### LOCATION MAP

NOT-TO-SCALE

#### CPS:

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

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

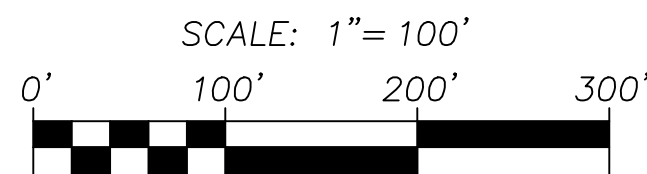
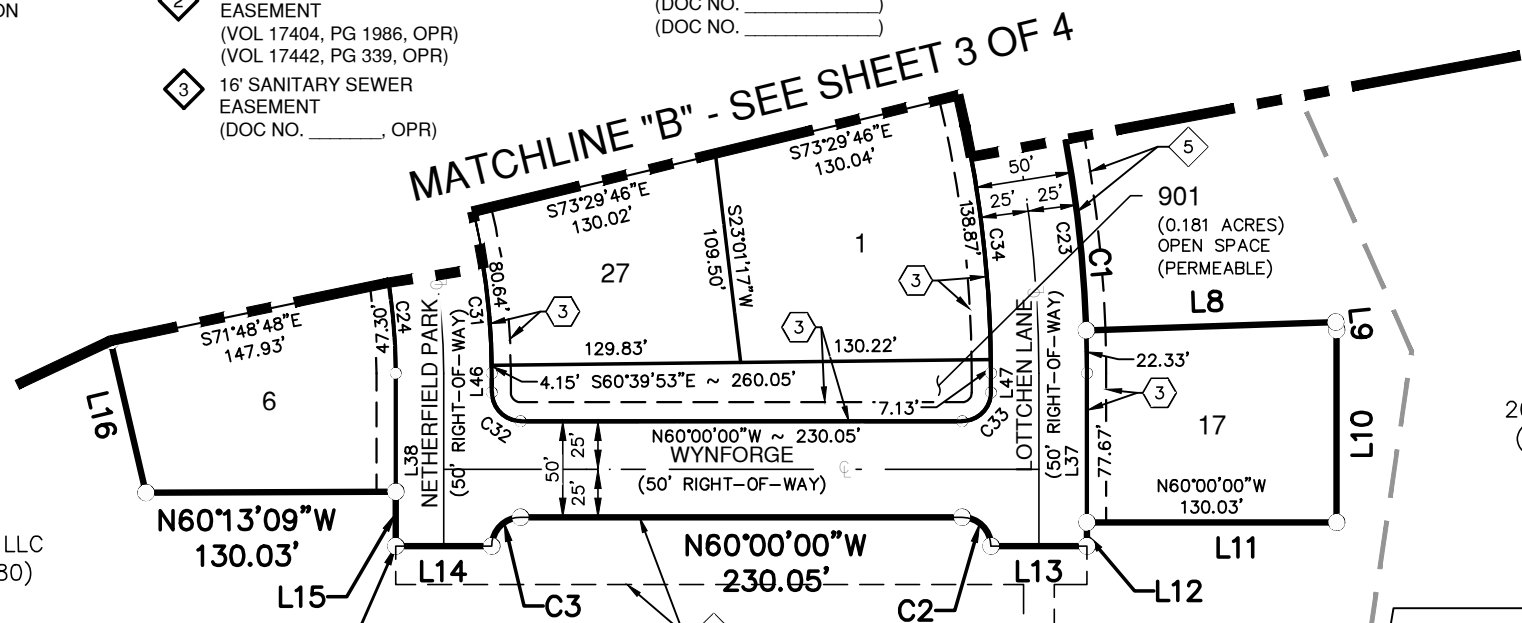
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES FOR THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

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

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

LEGEND	
AC	ACRE(S)
BLK	BLOCK
DOC	DOCUMENT NUMBER
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
VOL	VOLUME
PG	PAGE(S)
ROW	RIGHT-OF-WAY
●	FOUND 1/2" IRON ROD (SURVEYOR)
○	SET 1/2" IRON ROD (PD)
○	SET 1/2" IRON ROD (PD)-ROW
○	EASEMENT POINT OF INTERSECTION
—	CENTERLINE
- - -	EXISTING 100-YR FEMA FLOODPLAIN

- ① 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ② 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ③ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ④ 10' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (DOC NO. \_\_\_\_\_, OPR)
- ⑤ 10' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (DOC NO. \_\_\_\_\_)
- ⑥ VARIABLE WIDTH DRAINAGE, SEWER, ACCESS & UTILITY EASEMENT (DOC NO. \_\_\_\_\_, OPR)
- ⑦ 13' GAS EASEMENT (DOC NO. 20190186859, OPR)
- ⑧ 16' SANITARY SEWER EASEMENT (VOL 17404, PG 1986, OPR)
- ⑨ 16' SANITARY SEWER EASEMENT (VOL 17442, PG 339, OPR)
- ⑩ 16' SANITARY SEWER EASEMENT (DOC NO. \_\_\_\_\_, OPR)
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### 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: August 29, 2022  
BUILDABLE LOTS = 69 LOTS

UNDEVELOPED  
REMAINDER OF  
204.871 ACRES  
2020 FI GRAYTOWN, LLC  
(DOC # 20200277080)

100-YR  
FEMA FLOODPLAIN  
ZONE A  
PER FEMA FLOOD  
NO. 48029C0435G  
DATED SEPTEMBER  
19, 2010

#### CERTIFICATION BY CITY ENGINEER:

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

#### CITY ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

I, (WE) THE OWNER(S) OF LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE GRAYTOWN UNIT - 3A OF SCHERTZ, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: LLOYD A. DENTON, JR.  
2020 FI GRAYTOWN, LLC  
11 LYNN BATTIS LANE SUITE 100  
SAN ANTONIO, TEXAS 78218  
(210)828-6131

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. DENTON, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

PLANNING AND ZONING COMMISSION:

THIS PLAT OF GRAYTOWN UNIT - 3A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, AND HEREBY APPROVED BY SUCH COMMISSION.

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

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

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 SCHERTZ PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER  
CALEB M. CHANCE, PE 98401

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: PAPE-DAWSON ENGINEERS, INC.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

REGISTERED PROFESSIONAL LAND SURVEYOR  
TOM H. MILO, PLS 6819

#### DETENTION & MAINTENANCE:

STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SCHERTZ FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SCHERTZ OR BEXAR COUNTY.

#### NOTE:

- 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.
- ANY DEVELOPMENT SHALL BE IN ACCORDANCE WITH FLOODPLAIN ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION.
- PER CITY OF SCHERTZ FLOODPLAIN ORDINANCE, ALL PROPERTIES WITHIN 100 FEET OF THE EFFECTIVE 100-YR SPECIAL FLOOD HAZARD AREA BOUNDARY (ZONE A) WILL REQUIRE ELEVATION CERTIFICATES TO ENSURE COMPLIANCE WITH THE CURRENT EFFECTIVE ORDINANCE.

#### SAN ANTONIO RIVER AUTHORITY EDU:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THE SUBDIVISION PLAT IS KEPT ON FILE AT THE SAN ANTONIO RIVER AUTHORITY UNDER THE PLAT NUMBER.

NOTE:  
SEE SHEET 1 FOR CURVE AND  
LINE TABLE.

#### FLOODPLAIN VERIFICATION:

A PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0435G, EFFECTIVE DATE SEPTEMBER 19, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

#### COMMON AREA MAINTENANCE:

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.  
LOT 901, 902 BLOCK 9, LOT 901, BLOCK 7, LOT 901, BLOCK 10, LOT 901, BLOCK 14, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

#### RESIDENTIAL FINISHED FLOOR

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

## FINAL PLAT OF GRAYTOWN - UNIT 3A

BEING A TOTAL OF 31.132 AC TRACT OF LAND OUT OF A 204.795 AC TRACT CONVEYED TO 2020 FI GRAYTOWN LLC BY DEED RECORDED IN DOCUMENT NUMBER 20200277080 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE ANTONIO ZAMORA SURVEY NO. 36, ABSTRACT 828, BEXAR COUNTY.



**PLANNING AND ZONING COMMISSION MEETING: 10/12/2022**  
**Agenda Item 6 C**

TO: Planning and Zoning Commission  
PREPARED BY: Emily Delgado, Planning Manager  
CASE: PLPP20220168  
SUBJECT: PLPP20220168 Consider and act upon a request for approval of a preliminary plat of the QT 4033 Subdivision, an approximately 7 acre tract of land, located northwest of the intersection of IH 35 Access Road and Cibolo Valley Drive, City of Schertz, Guadalupe County, Texas.

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**GENERAL INFORMATION:**

Owner: QT South, LLC, Robert Costello  
Applicant / Engineer: Kimley- Horn

**APPLICATION SUBMITTAL DATE:**

Date:	Application Submittal Type:
September 29, 2022	Preliminary Plat

**ITEM SUMMARY:**

The applicant is requesting to preliminary plat approximately 7 acres of land in order to establish two (2) commercial lots. The property is currently zoned General Business District (GB). Proposed Lot 1, Block 1 is approximately 2.660 acres and is proposed to be developed as a QT convenience store with gas pumps. Ordinance 22-S-15, approved April 12, 2022 authorized the proposed use via a Specific Use Permit. Proposed Lot 2, Block 1 is approximately 3.059 acres, at this time there is no proposed development on this lot. In addition to the two proposed lots there is a 1.129 acre Right of Way dedication included within the preliminary plat.

**GENERAL LOCATION AND SITE DESCRIPTION:**

The subject property is located northwest of the intersection of IH 35 Access Road and Cibolo Valley Drive.

**ACCESS AND CIRCULATION:**

The proposed preliminary plat has frontage along IH 35 access road. Per TxDOT, based on the combined frontages being 526.61 feet, the subdivision is eligible for a combined total of one (1) access point onto IH 35 frontage. Due to the limitation of one access point, the proposed preliminary plat identifies the location of the access and a proposed variable width access easement along Lot 2, Block 1 frontage. No additional right of way dedication is being provided along IH 35.

Per the Master Thoroughfare Plan there is a proposed Commercial Collector, more specifically the extension of Four Oaks Lane which is proposed as a 70-foot wide right of way with 42 feet of pavement width, 5 foot sidewalks on one side and a 10-foot hike and bike trail on the other side. The proposed preliminary plat is dedicating 1.129 acres of right of way along the northern plat boundary for this commercial collector. Lot 1 and Lot 2 both have frontage on the proposed collector.

**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 no protected or heritage class trees.

**PUBLIC SERVICES:**

The subject property will be serviced by the City of Schertz for water and sewer, Cibolo Creek Municipal Authority, CPS, CenterPoint Energy, 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: There is an existing 12-inch City of Schertz water line along IH-35 and portions of Cibolo Valley Drive. The proposed preliminary plat will be providing an extension of a 12-inch water line for approximately 450 linear feet along Cibolo Valley Drive and the Master Thoroughfare Plan proposed Four Oaks Lane.

Sewer: The proposed subdivision will be completing a sanitary sewer extension from IH -35, all along the property frontage of IH -35 and Cibolo Valley Drive.

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. Additionally, sidewalks will be required along the future Four Oaks Lane as part of the right of way dedication and construction.

Road Improvements: Per the Master Thoroughfare Plan there is a proposed Commercial Collector identified on the northern property boundary. More specifically the extension of Four Oaks Lane which is proposed as a 70-foot wide right of way with 42 feet of pavement width, 5 foot sidewalks on one side and a 10-foot hike and bike trail on the other side. The proposed preliminary plat is dedicating 1.129 acres of right of way along the northern plat boundary for this commercial collector. Lot 1 and Lot 2 both have frontage on the proposed collector. In addition to the 1.129 acre dedication, the construction of the roadway will be required.

**STAFF ANALYSIS AND RECOMMENDATION:**

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

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

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

**COMMISSIONERS CRITERIA FOR CONSIDERATION:**

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

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**Attachments**

Aerial Exhibit

Preliminary Plat Exhibit

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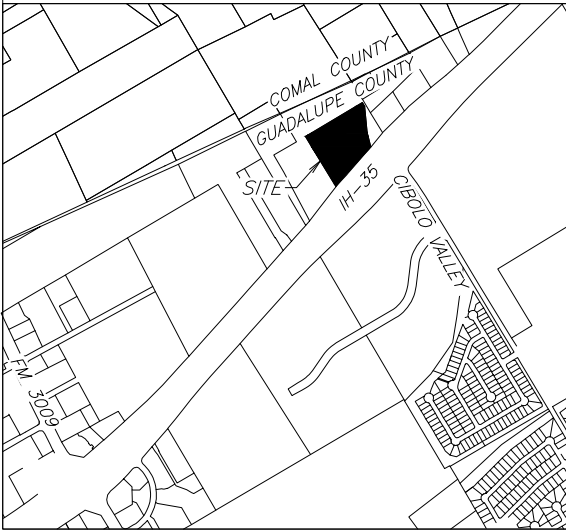




## VICINITY MAP



NOT TO SCALE



**SURVEYOR:**  
MATKIN HOOVER ENGINEERING &  
SURVEYING  
8 SPENCER ROAD, SUITE 300  
BOERNE, TEXAS 78006  
PH: (830) 249-0600  
CONTACT: KYLE PRESSLER, R.P.L.S.

## OWNER'S ACKNOWLEDGEMENT

STATE OF  
COUNTY OF

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE QT 4033 PLAT, TO THE CITY OF SCHERTZ, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: MATTHEW D. MILLER, PRESIDENT  
QT SOUTH, LLC.  
742 NW LOOP 410, STE 102  
SAN ANTONIO, TEXAS 78216  
PH. (210) 332-4028

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MATTHEW D. MILLER KNOWN TO ME TO BE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED.

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

NOTARY PUBLIC

## CERTIFICATE OF PLATTING ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE, "FOR REVIEW PURPOSES ONLY"**

RACHEL M. ROBERTS, P.E. \_\_\_\_\_ DATE  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 137894

## CERTIFICATE OF PLATTING SURVEYOR

STATE OF TEXAS  
COUNTY OF BEXAR

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

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE, "FOR REVIEW PURPOSES ONLY"**

KYLE PRESSLER, R.P.L.S. \_\_\_\_\_ DATE  
TEXAS REG. PROFESSIONAL LAND SURVEYOR NO. 6528

## CERTIFICATION OF CITY ENGINEER

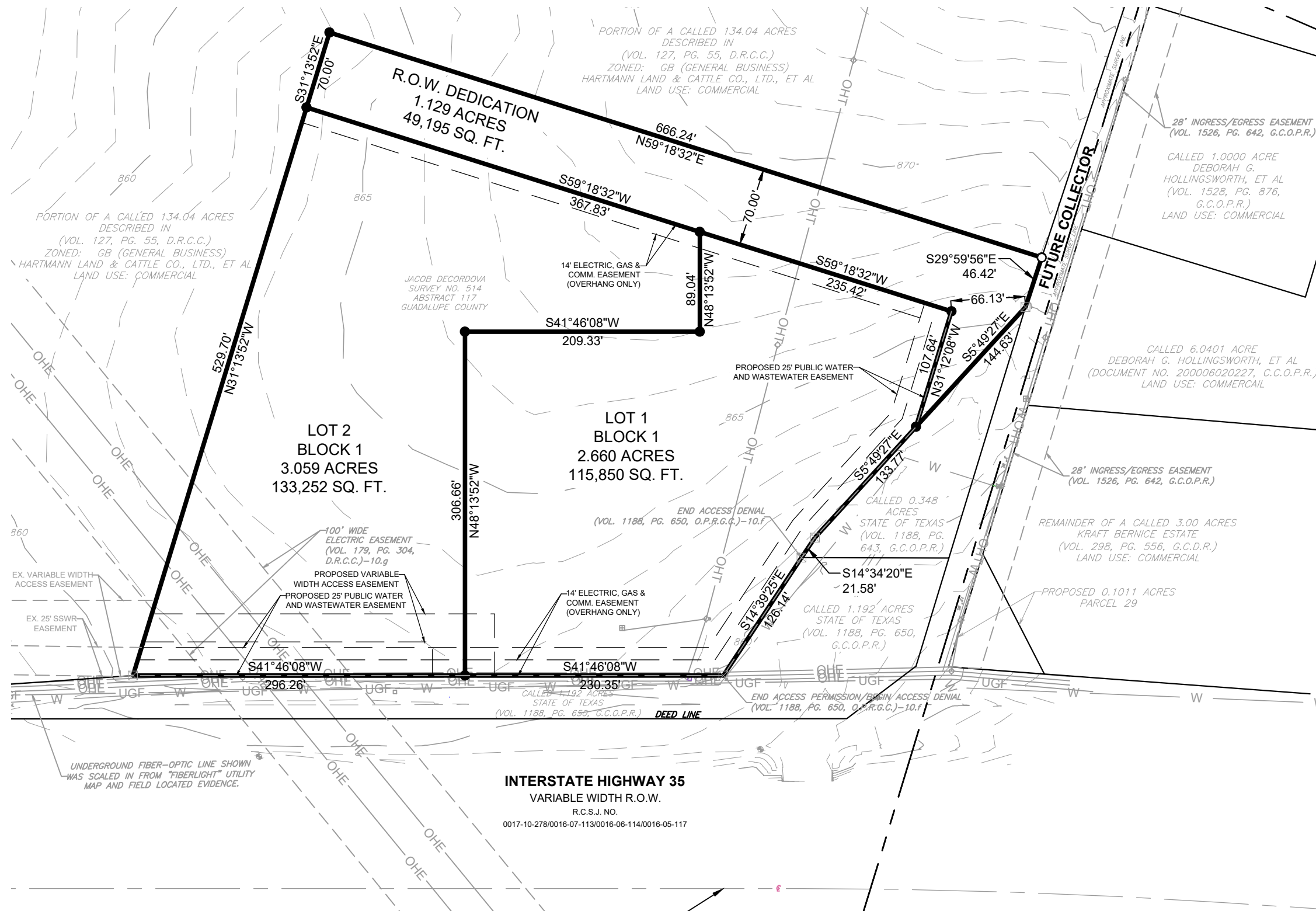
I, THE UNDERSIGNED CITY ENGINEER OF THE CITY OF SCHERTZ, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

CITY ENGINEER

ESTIMATED PHASING OF DEVELOPMENT			
LOT	BLOCK	PHASE	ORDER
1	1	1	2022-2023
2	1	2	2025

## LEGEND

○	PROPERTY CORNER (FOUND)
●	PROPERTY CORNER (SET)
⊗	R/W MONUMENT FOUND
⊕	BENCHMARK
ROW	RIGHT-OF-WAY
NCB	NEW CITY BLOCK
VOL.	VOLUME
PG.	PAGE
OPRGC	OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
OPRCC	OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
DRGC	DEED AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
DRCC	DEED AND PLAT RECORDS OF COMAL COUNTY, TEXAS
---	EXISTING CONTOUR
⊕---	RIGHT OF WAY CENTERLINE



## CPS/UTILITY NOTES

- CITY PUBLIC SERVICE BOARD (CPS ENERGY) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF 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.
- ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

## GENERAL NOTES:

- 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.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 48187C0210F, FOR GUADALUPE COUNTY, TEXAS, AND INCORPORATED AREAS, DATED NOVEMBER 2, 2007, THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- ALL PRIVATE OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE, EASEMENT, ETC. ARE THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSORS AND/OR ASSIGNS.
- NUMBER OF BUILDABLE LOTS: 2
- 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.
- DEVELOPMENT WILL COMPLY WITH THE UDC, SEC. 21.14.1P WHICH STATES THAT A SIDEWALK/HIKE/BIKE TRAILS ARE REQUIRED ADJACENT TO A SECONDARY ARTERIAL.

## ZONING NOTE:

THE SUBJECT PROPERTY IS CURRENTLY ZONED GENERAL BUSINESS (GB).

PRELIMINARY PLAT OF  
QT 4033

A 6.85 ACRE TRACT OF LAND, OUT OF THE JACOB DECORDOVA SURVEY NO. 514, ABSTRACT 117, GUADALUPE COUNTY, TEXAS AND BEING ALL OF A CALLED 6.85 ACRE TRACT OF LAND AS CONVEYED AND DESCRIBED OF RECORD IN DOCUMENT NO. 202199043267 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF GUADALUPE

I, \_\_\_\_\_, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_ AD \_\_\_\_ AT \_\_\_\_ M, AND DULY RECORDED THE \_\_\_\_ DAY OF \_\_\_\_\_ AD \_\_\_\_ AT \_\_\_\_ M, IN THE RECORDS OF \_\_\_\_\_ COUNTY, IN BOOK VOLUME \_\_\_\_ PAGE \_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_ AD 20 \_\_\_\_.

COUNTY CLERK, GUADALUPE COUNTY, TEXAS

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

SHEET 1 OF 1

# Kimley»Horn

601 NW LOOP 410, SUITE 350 FIRM # 10193973 TEL. NO. (210) 541-9166  
SAN ANTONIO, TEXAS 78216 WWW.KIMLEY-HORN.COM

DRAWN BY	CHECKED BY	DATE PREPARED	PROJECT NO.
OHW	RMR	09/14/2022	069304919

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All rights reserved

DWG NAME: K:\SNA\_CIVIL\069304919\_QT\_4033\CAD\PLAT\QT\_4033 PRELIMINARY PLAT.DWG PLOTTED BY: WAITS, OLIVIA 9/14/2022 6:09 PM LAST SAVED 9/14/2022 4:50 PM



**PLANNING AND ZONING COMMISSION MEETING: 10/12/2022**  
**Agenda Item 6 D**

**TO:** Planning and Zoning Commission  
**PREPARED BY:** Emily Delgado, Planning Manager  
**CASE:** PLDMP20220173  
**SUBJECT:** PLDMP20220173 Consider and act upon a request for approval of a Master Development Plan for the Heritage Oaks Subdivision, an approximately 67 acre tract of land generally located southwest of the intersection between Schertz Parkway and Wiederstein Road, City of Schertz, Guadalupe County, Texas.

**GENERAL INFORMATION:**

Owner: Presidio Group, LLC, Tony Eugenio  
 Applicant: Urban Civil, Brian Mendez

**APPLICATION SUBMITTAL DATE:**

Date: October 6, 2022      Application Submittal Type: Master Development Plan

**ITEM SUMMARY:**

According to UDC Sec. 21.12.6.A.2.a, a subdivision master plan is required for any development in which the property is undeveloped, is under one (1) ownership, and is greater than fifty (50) acres in size. The proposed Heritage Oaks Subdivision Master Development Plan is for approximately 66.05 acres and proposes 214 residential lots. On May 11, 2021 the City Council approved Ordinance 21-S-15, which approved a zone change to Planned Development District for the "Heritage Oaks Neighborhood". The associated Planned Development District design standards identified that there will be one minimum lot size as described below, and within the Heritage Oaks PDD Design Standards attached to this report.

Zoning District	Minimum Lot Size / Dimensions			Minimum Yard Setback				Maximum Density		Misc	
	Area Sq Ft	Width Ft	Depth Ft	Front Ft	Side Ft	Rear Ft	Min. Off-Street Parking	Lots	Lots Per Acre	Max. Height Ft	Max. Imper. Cover
Planned Development District (PDD)	6,000	50	120**	20	5*	20	2	215	3.25	35	50%

\*Rectangular shaped lots shall have minimum 6-foot side yard setback.

\*Corner lot shall have minimum 10-foot side yard setback from street right-of-way.

\*\*Minimum depth shall be taken at the midplane of the lot

The proposed Master Development Plan has been reviewed in accordance with Ordinance No. 21-S-15 and was determined to comply with the PDD Design Standards as identified in the Heritage Oaks Subdivision PDD.

**GENERAL LOCATION AND SITE DESCRIPTION:**

The subject property is an approximately 67 acre tract of land generally located southwest of the intersection between Schertz Parkway and Wiederstein Road. Currently, the property is undeveloped and was previously platted as part of the Live Oak Hills subdivision, which is considered a paper subdivision as full roadway and utilities were not constructed.

**ACCESS AND CIRCULATION:**

The Heritage Oaks Subdivision Master Development Plan has access onto Wiederstein Road which will be extended through the subdivision from Schertz Parkway to Wiederstein Road within the City of Selma. Additionally, English Oak Drive will provide a connection from Wiederstein Road to the southern portion of the proposed subdivision. In addition, there is a proposed Emergency Access Easement that will connect the southern portion of Unit 1, around the GVEC substation and back to Wiederstein Road in order to provide another point of emergency access to this portion of the subdivision. In addition to the proposed right of ways, there are also proposed Alley Ways which provide another means of ingress / egress throughout the subdivision.

**TREE MITIGATION AND PRESERVATION:**

Per the approved zoning Ordinance 21-S-15, there are no tree mitigation requirements for Protected or Heritage Class trees in the Heritage Oaks subdivision. Additionally, per the PDD, a minimum of fifty percent (50%) of the total Heritage Trees within the Heritage Oaks subdivision must be preserved. Tree preservation will be reviewed with the platting of the property.

**PUBLIC SERVICES:**

The site will be serviced by the City of Schertz for water, Cibolo Creek Municipal Authority (CCMA), Charter Spectrum, AT&T, CPS, and Center Point 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 proposed subdivision will be extending a City of Schertz 12 inch water line from Schertz Parkway within the Wiederstein Road and English Oak Drive right of ways. Additionally, this 12 inch water line will be extended through the proposed Emergency Access Easement from Wiederstein Road around the GVEC substation to English Oak Drive. Furthermore, all residential lots will connect to internally looped 8-inch water lines

Sewer: The proposed subdivision will be extending a City of Schertz 8-inch sewer line throughout the subdivision. Additionally, the subdivision is proposing to relocate a Cibolo Creek Municipal Authority Reclaimed Water Main from the Wiederstein Road right of way to a proposed five foot easement between a proposed alley way and drainage easement.

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

Sidewalks, Hike and Bike Trails: A 10 foot width hike and bike trail will be constructed along Dietz Creek the entire length of the subdivision. A trail easement will be granted to the City of Schertz to connect Schertz Parkway to the Dietz Creek hike and bike trail. Two trail heads will be established internal to the subdivision in order to connect proposed streets to the hike and bike trail. A 10 foot width multi-use path will be constructed along the westbound lane of the Wiederstein Road extension from Schertz Parkway to the City of Selma. 5 foot width sidewalks will be constructed along the eastbound lane of the Wiederstein Road extension from Schertz Parkway to the City of Selma and on both sides of all remaining roadways.

Road Improvements: All residential lots proposed will front roadways within the subdivision. Roads will be constructed with curb, gutter, and sidewalks. Alleys are provided for lots fronting the Wiederstein Road extension and will be designated as no parking areas and striped as fire lanes.

**STAFF ANALYSIS AND RECOMMENDATION:**



The proposed master development plan is consistent with all applicable zoning requirements, ordinances and regulations for the property. The master development plan as been reviewed by the Engineering, Public Works, Fire and Planning Departments with no objections. Therefore, Staff recommends approval of the Heritage Oaks Subdivision master development plan as submitted.

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 master development plan. In considering final action on a master development plan, the Commission should consider the criteria within UDC, Section 21.12.6 D.

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**Attachments**

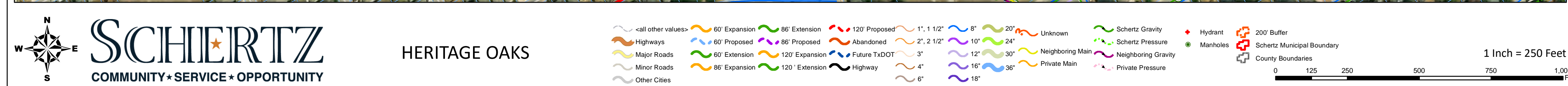
Aerial Map

Heritage Oaks Master Development Plan Exhibit

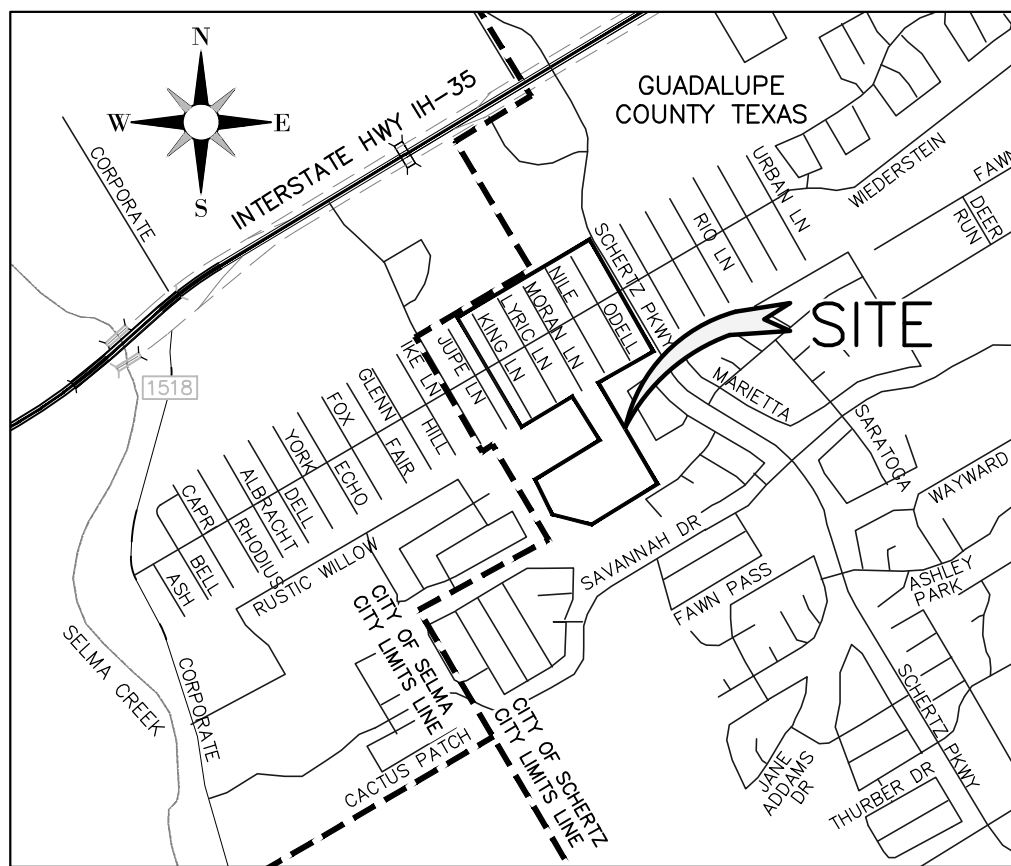
Ord. 21-S-15- Heritage Oaks PDD Design Standards

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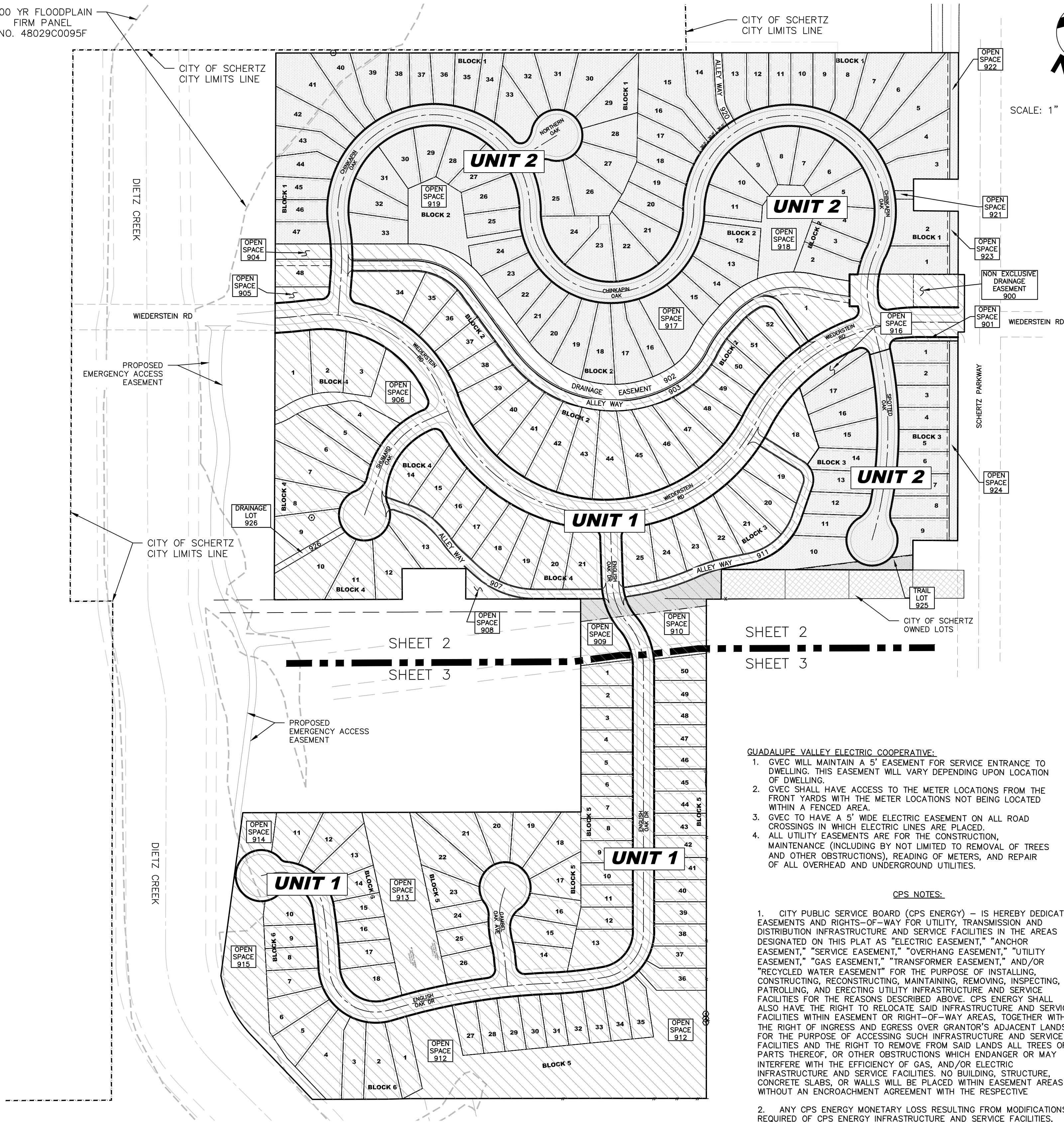




LOCATION MAP

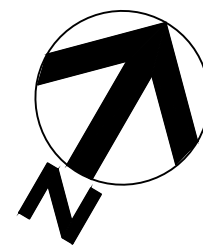
900 SERIES LOTS		
NUMBER	LAND USE	BLOCK NO.
900	DRAINAGE LOT	1
901	LANDSCAPE LOT	3
902	DRAINAGE LOT	2
903	ALLEY WAY	2
904	DRAINAGE LOT	1
905	LANDSCAPE LOT	1
906	LANDSCAPE LOT	4
907	ALLEY WAY	4
908	OPEN SPACE	4
909	OPEN SPACE	5
910	OPEN SPACE	3
911	ALLEY WAY	3
912	DRAINAGE LOT	5
913	OPEN SPACE	5
914	OPEN SPACE	6
915	OPEN SPACE	6
916	LANDSCAPE LOT	3
917	OPEN SPACE	2
918	LANDSCAPE LOT	2
919	OPEN SPACE	2
920	ALLEY WAY	1
921	OPEN SPACE	1
922	LANDSCAPE LOT	1
923	LANDSCAPE LOT	1
924	LANDSCAPE LOT	3
925	TRAIL LOT	3
926	DRAINAGE LOT	4

100 YR FLOODPLAIN  
FIRM PANEL  
NO. 48029C0095F



UNIT INDEX MAP

UNIT SUMMARY							
UNIT	LAND USE	DWELLING UNITS	OPEN SPACE	ACREAGE	D U/ACRE	MIN. LOT SIZE	CONSTRUCTION DATE
1	SINGLE FAMILY	118	16	41.23	2.86	50' W X 120' D	12/30/22
	(PAD SIZE 40'X70 : 72)						
	(PAD SIZE 50'X70 : 46)						
2	SINGLE FAMILY	96	10	24.93	3.85	50' W X 120' D	12/30/23
	(PAD SIZE 40'X70 : 84)						
	(PAD SIZE 50'X70 : 12)						
TOTAL	SINGLE FAMILY	214	26	66.16	3.23		



SCALE: 1" = 150' HORIZ.

LEGEND:

- EXISTING BOUNDARY
- PROPOSED LOT LINES
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- EXISTING FLOODPLAIN

NOTE:

- ALL INTERNAL STREETS WITHIN THE M.D.P. LIMITS ARE LOCAL STREETS, COLLECTOR STREETS OR SECONDARY ARTERIALS. IMPROVEMENTS TO WIEDERSTEIN ROAD AS REQUIRED BY THE CITY OF SCHERTZ WILL BE INCORPORATED WITH THE FIRST PLATTED UNIT.
- UTILITY SERVICE PROVIDED BY THE FOLLOWING ENTITIES:  
WATER SERVICE CITY OF SCHERTZ  
SEWER SERVICE CITY OF SCHERTZ & CCMA  
TELEPHONE SERVICE AT&T  
CABLE TELEVISION SPECTRUM  
GAS & ELECTRIC GVEC/CPS ENERGY
- THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS ESTABLISHED BY PDD ZONING.
- BEARING ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL SOME, NORTH AMERICAN DATUM (N.A.D.) OF 1983.
- THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE FINAL ALIGNMENT. ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.
- ALL PRIVATE OPEN SPACE LOTS, COMMON LOTS, GREENBELTS, DRAINAGE EASEMENT, ETC. ARE THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SCHERTZ. THESE LOTS TO BE OWNED AND MAINTAINED BY THE HOA.
- ACCORDING TO FLOOD INSURANCE RATE MAP 48187C0210F, PANEL 210 OF 480, DATED NOVEMBER 2, 2007, THE PROJECT SITE IS LOCATED IN ZONES X AND AE, AND IS WITHIN THE 100-YEAR FLOODPLAIN. ANY DEVELOPMENT SHALL BE IN ACCORDANCE WITH FLOODPLAIN ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION.
- THE EMERGENCY ACCESS DRIVE WILL BE BUILT WITH UNIT 1. THIS ACCESS POINT IS NECESSARY FOR THE CONSTRUCTION OF ANY HOME IN UNIT 1. THE EMERGENCY ACCESS EASEMENTS AND LOTS ARE FOR EMERGENCY VEHICLES USE ONLY.
- PROPOSED ZONING FOR ALL PROPERTY WITHIN THE LIMITS OF THIS MASTER DEVELOPMENT PLAN IS ASSOCIATED WITH THE HERITAGE OAKS PLANNED DEVELOPMENT DISTRICT (PDD) ZONE CHANGE APPLICATION.
- ANY TRAILS LOCATED IN OPEN SPACE AND TRAIL LOTS TO BE MAINTAINED BY THE CITY.
- ANY TRAILS IN FLOODPLAIN WILL BE CONCRETE. ANY TRAIL OUTSIDE OF FLOODPLAIN WILL BE CONCRETE OR ALTERNATE MATERIAL AS APPROVED BY THE PARKS DEPARTMENT.
- AREAS OF ALLEY WAYS SHALL BE DESIGNATED NO PARKING AND STRIPED AS FIRE LANE. ALLEY WAY 920 TO BE MIN. 20FT AND STRIPED AS "FIRE LANE - NO PARKING". ALLEY WAYS 903, 907 AND 911 TO BE STRIPED AS "FIRE LANE - NO PARKING" AT A MIN. WIDTH OF 10'.

GUADALUPE VALLEY ELECTRIC COOPERATIVE:

- GVEC WILL MAINTAIN A 5' EASEMENT FOR SERVICE ENTRANCE TO DWELLING. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DWELLING.
- GVEC SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARDS WITH THE METER LOCATIONS NOT BEING LOCATED WITHIN A FENCED AREA.
- GVEC TO HAVE A 5' WIDE ELECTRIC EASEMENT ON ALL ROAD CROSSINGS IN WHICH ELECTRIC LINES ARE PLACED.
- ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BY NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.

CPS NOTES:

- CITY PUBLIC SERVICE BOARD (CPS ENERGY) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT OR RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE
- ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANDS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

HERITAGE OAKS NEIGHBORHOOD  
MASTER DEVELOPMENT PLAN

SCHERTZ, TEXAS  
GUADALUPE COUNTY

DATE PREPARED: APRIL 2022  
LEGAL DESCRIPTION:

A 66.05 ACRE TRACT SITUATED IN THE TORIBIO HERRERA SURVEY NUMBER 68, ABSTRACT NUMBER 153, GUADALUPE COUNTY, TEXAS, BEING A PORTION OF BLOCKS 31, 32, 34, 39, 41 AND 42, ALL OF BLOCKS 33, 35, 38 AND 40 OF LIVE OAK HILLS SUBDIVISION AS RECORDED IN VOLUME 2, PAGE 146 OF THE MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS, TOGETHER WITH THE ADJACENT STREET RIGHT-OF-WAY AS SHOWN ON THE SAID PLAT OF LIVE OAK HILLS SUBDIVISION, A PORTION OF 23.811 ACRE TRACT, DESCRIBED IN A DEED FROM STANLEY J. FRIESENHAHN AND JOAN F. FRIESENHAHN, AS TRUSTEES OF THE 1987 FRIESENHAHN FAMILY TRUST TO ANTHONY W. EUGENIO AS RECORDED IN VOLUME 2142, PAGE 580 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

ENGINEER/APPLICANT

URBAN CIVIL  
190 S. SEGUIN AVE  
NEW BRAUNFELS, TX 78130  
TEL: (830) 606-3913

SURVEYOR

URBAN CIVIL  
190 S. SEGUIN AVE  
NEW BRAUNFELS, TX 78130  
TEL: (830) 606-3913

OWNER/DEVELOPER

PRESIDIO GROUP, LLC  
18618 TUSCANY STONE, SUITE 200  
SAN ANTONIO, TX 78258  
TEL: (210) 826-9000

MASTER DEVELOPMENT PLAN

HERITAGE OAKS SUBDIVISION

SCHERTZ, TEXAS

REVISIONS

DATE	DESCRIPTION

DRAWN BY: BSM  
CHECKED BY: JM  
DATE: OCTOBER 2022

JOB NO.: 2106.13

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW ONLY UNDER THE AUTHORITY OF: JEROD MOTT, P.E.  
TEXAS REGISTRATION 113132  
DATE: 10/05/2022

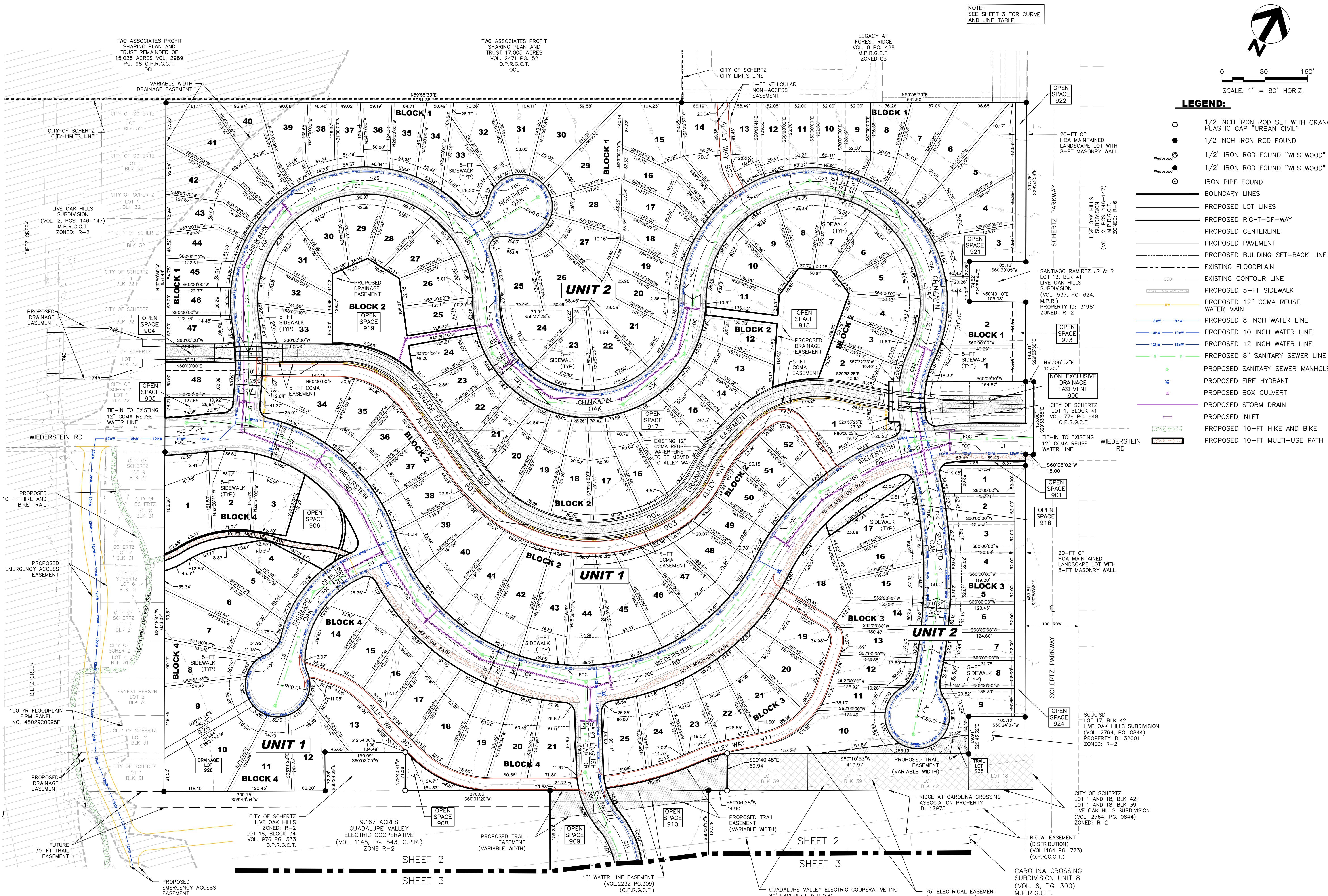
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URBAN CIVIL

190 S. SEGUIN AVENUE  
NEW BRAUNFELS, TEXAS 78130  
PHONE (830) 606-3913 FAX (830) 625-2204  
TEPELS FIRM NUMBERS: ENGINEERING 17233 SURVEYING 1000900



File Name: P:\Engineering\2021\1210613\1210613\_Heritage Oaks Master Development Plan-001.dwg  
Wednesday, October 05, 2022 7:10:33 AM



# MASTER DEVELOPMENT PLAN

## HERITAGE OAKS SUBDIVISION

SCHERTZ, TEXAS

### REVISIONS

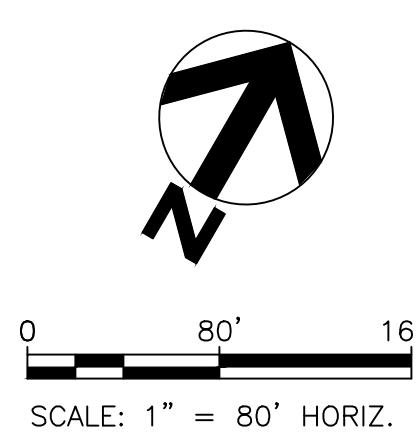
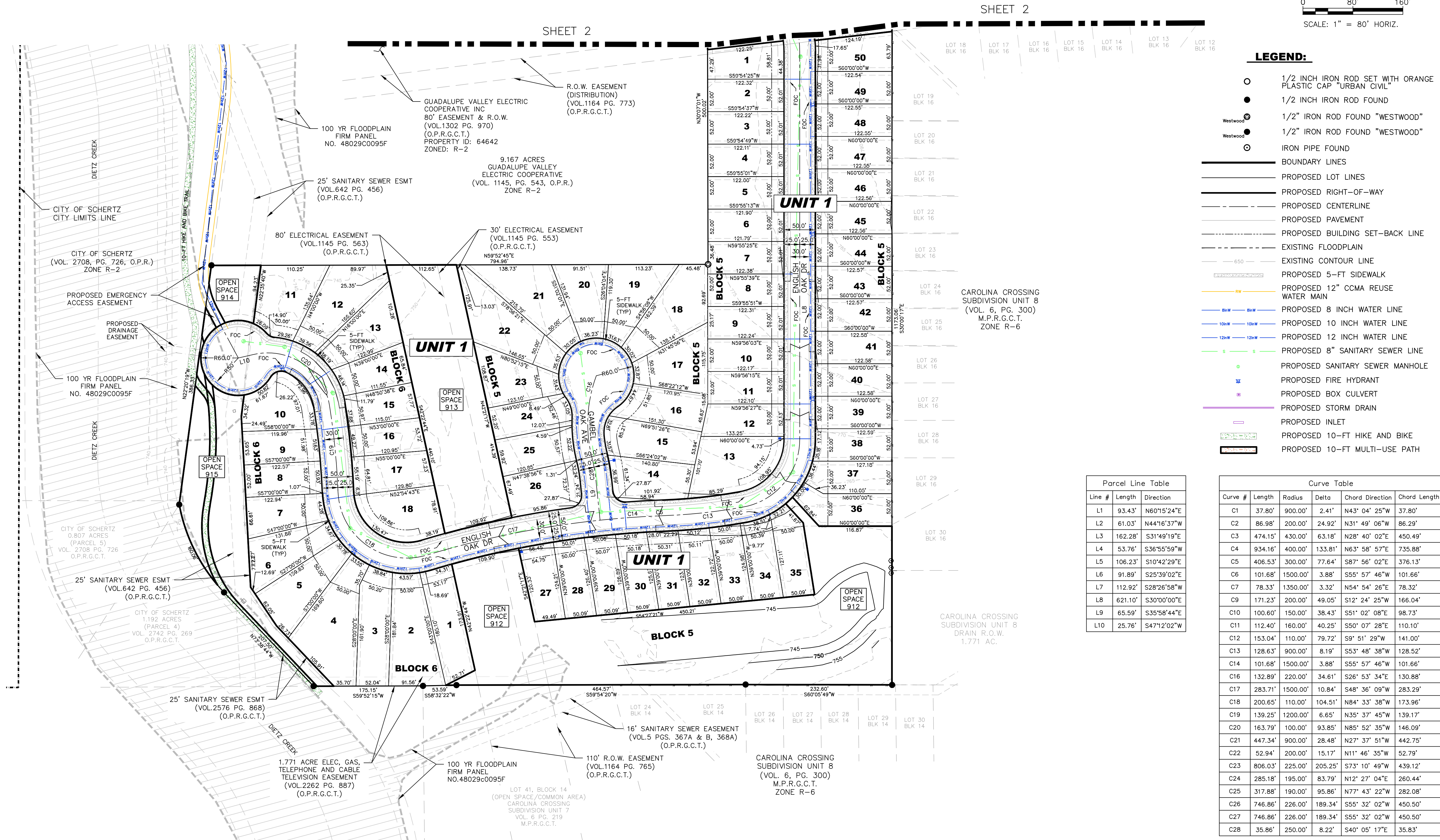
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**URBAN CIVIL**

190 S. SEGUN AVENUE  
NEW BRAUNFELS, TEXAS 78130  
PHONE (830) 606-3913 FAX (830) 625-2204  
TEPALS FIRM NUMBER: ENGINEERING 17233 SURVEYING 10009900





SHEET 2

LEGEND:

- 1/2 INCH IRON ROD SET WITH ORANGE PLASTIC CAP "URBAN CIVIL"
- 1/2 INCH IRON ROD FOUND
- 1/2" IRON ROD FOUND "WESTWOOD"
- 1/2" IRON ROD FOUND "WESTWOOD"
- IRON PIPE FOUND
- BOUNDARY LINES
- PROPOSED LOT LINES
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED PAVEMENT
- PROPOSED BUILDING SET-BACK LINE
- EXISTING FLOODPLAIN
- 650 — EXISTING CONTOUR LINE
- PROPOSED 5-FT SIDEWALK
- PROPOSED 12" CCMA REUSE WATER MAIN
- PROPOSED 8 INCH WATER LINE
- PROPOSED 10 INCH WATER LINE
- PROPOSED 12 INCH WATER LINE
- PROPOSED 8" SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED BOX CULVERT
- PROPOSED STORM DRAIN
- PROPOSED INLET
- PROPOSED 10-FT HIKE AND BIKE
- PROPOSED 10-FT MULTI-USE PATH

Parcel Line Table		
Line #	Length	Direction
L1	93.43'	N60°15'24"E
L2	61.03'	N44°16'37"W
L3	162.28'	S31°49'19"E
L4	53.76'	S36°55'59"W
L5	106.23'	S10°42'29"E
L6	91.89'	S25°39'02"E
L7	112.92'	S28°26'58"W
L8	621.10'	S30°00'00"E
L9	65.59'	S35°58'44"E
L10	25.76'	S47°12'02"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	37.80'	900.00'	2.41'	N43° 04' 25"W	37.80'
C2	86.98'	200.00'	24.92'	N31° 49' 06"W	86.29'
C3	474.15'	430.00'	63.18'	N28° 40' 02"E	450.49'
C4	934.16'	400.00'	133.81'	N63° 58' 57"E	735.88'
C5	406.53'	300.00'	77.64'	S87° 56' 02"E	376.13'
C6	101.68'	1500.00'	3.88'	S55° 57' 46"W	101.66'
C7	78.33'	1350.00'	3.32'	N54° 54' 26"E	78.32'
C9	171.23'	200.00'	49.05'	S12° 24' 25"W	166.04'
C10	100.60'	150.00'	38.43'	S51° 02' 08"E	98.73'
C11	112.40'	160.00'	40.25'	S50° 07' 28"E	110.10'
C12	153.04'	110.00'	79.72'	S9° 51' 29"W	141.00'
C13	128.63'	900.00'	8.19'	S53° 48' 38"W	128.52'
C14	101.68'	1500.00'	3.88'	S55° 57' 46"W	101.66'
C16	132.89'	220.00'	34.61'	S26° 53' 34"E	130.88'
C17	283.71'	1500.00'	10.84'	S48° 36' 09"W	283.29'
C18	200.65'	110.00'	104.51'	N84° 33' 38"W	173.96'
C19	139.25'	1200.00'	6.65'	N35° 37' 45"W	139.17'
C20	163.79'	100.00'	93.85'	N85° 52' 35"W	146.09'
C21	447.34'	900.00'	28.48'	N27° 37' 51"W	442.75'
C22	52.94'	200.00'	15.17'	N11° 46' 35"W	52.79'
C23	806.03'	225.00'	205.25'	S73° 10' 49"W	439.12'
C24	285.18'	195.00'	83.79'	N12° 27' 04"E	260.44'
C25	317.88'	190.00'	95.86'	N77° 43' 22"W	282.08'
C26	746.86'	226.00'	189.34'	S55° 32' 02"W	450.50'
C27	746.86'	226.00'	189.34'	S55° 32' 02"W	450.50'
C28	35.86'	250.00'	8.22'	S40° 05' 17"E	35.83'

URBAN CIVIL

190 S. SEGUN AVENUE  
NEW BRAUNFELS, TEXAS 78130  
PHONE (830) 606-3913 FAX (830) 625-2204  
TEPALS FIRM NUMBERS: ENGINEERING 17233 | SURVEYING 1000900

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW ONLY UNDER THE AUTHORITY OF:  
JEROD MOTT, P.E.  
TEXAS REGISTRATION 113132  
DATE: 10/05/2022

IT IS NOT TO BE USED FOR BIDDING, CONSTRUCTION, OR PERMIT PURPOSES.

MASTER DEVELOPMENT PLAN

HERITAGE OAKS SUBDIVISION

SCHERTZ, TEXAS

DRAWN BY: BGM

CHECKED BY: JM

DATE: OCTOBER 2022

JOB NO.: 2106.13

REVISIONS

DATE

DESCRIPTION

3



## **ORDINANCE NO. 21-S-15**

**AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AMENDING THE OFFICIAL ZONING MAP BY REZONING APPROXIMATELY 66 ACRES OF LAND TO PLANNED DEVELOPMENT DISTRICT (PDD), GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION BETWEEN SCHERTZ PARKWAY AND WIEDERSTEIN ROAD, CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS.**

**WHEREAS**, an application to rezone approximately 66 acres of land generally located southwest of the intersection between Schertz Parkway and Wiederstein road, and more specifically described in the Exhibit A and Exhibit B attached herein (herein, the “Property”) has been filed with the City; and

**WHEREAS**, the City’s Unified Development Code Section 21.5.4.D. provides for certain criteria to be considered by the Planning and Zoning Commission in making recommendations to City Council and by City Council in considering final action on a requested zone change (the “Criteria”); and

**WHEREAS**, on April 14, 2021, the Planning and Zoning Commission conducted a public hearing and, after considering the Criteria, made a recommendation to City Council to disapprove the requested rezoning according to the development standards set forth in Exhibit C attached herein (the “Development Standards”); and

**WHEREAS**, on May 4, 2021, the City Council conducted a public hearing and after considering the Criteria and recommendation by the Planning and Zoning Commission, determined that the requested zoning be approved as provided for herein.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS:  
THAT:**

Section 1. The Property as shown and more particularly described in the attached Exhibit A and Exhibit B, is hereby zoned Planned Development District (PDD)

Section 2. The Official Zoning Map of the City of Schertz, described and referred to in Article 2 of the Unified Development Code, shall be revised to reflect the above amendment.

Section 3. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the Council.

Section 4. All ordinances and codes, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters resolved herein.

Section 5. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.



Section 6. If any provision of this Ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City hereby declares that this Ordinance would have been enacted without such invalid provision.

Section 7. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

Section 8. This Ordinance shall be effective upon the date of final adoption hereof and any publication required by law.

Section 9. This Ordinance shall be cumulative of all other ordinances of the City of Schertz, and this Ordinance shall not operate to repeal or affect any other ordinances of the City of Schertz except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, are hereby repealed.

Approved on first reading the 4<sup>th</sup> day of May, 2021.

PASSED, APPROVED AND ADOPTED on final reading the 11<sup>th</sup> day of May, 2021.

  
\_\_\_\_\_  
Ralph Gutierrez, Mayor

ATTEST:

  
\_\_\_\_\_  
Brenda Dennis, City Secretary  
(SEAL OF THE CITY)





# Westwood

County of Guadalupe  
State of Texas

66.162 acres

Heritage Oaks  
May 8, 2020

**METES AND BOUNDS DESCRIPTION of a 66.162 acre tract of land situated in the Toribio Herrera Survey No. 68, Abstract No. 153, City of Schertz, Guadalupe County, Texas and being all of the following lands:**

**45.952 acres being Lots 10-18, Block 31, Lots 9-16, Block 32, Lots 1-17, Block 34, all of Blocks 35-38, Lots 1-17, Block 39, all of Block 40, Lots 2-8, and the remaining portions of 9-12 and 14-16, Block 41, and Lots 2-9, and the remaining portions of 10-16, Block 42 and the proposed vacated right-of-ways platted as King Lane, Lyric Lane, Mora Lane, Nile Lane, Odell Lane and that 1,607 foot section of Live Oak Blvd contained herein and as shown by plat of Live Oak Hills Subdivision recorded in Volume 2, Pages 146-147, Guadalupe County Plat Records,**

**AND, 20.210 acres out of the remaining portion of a 23.811 acre tract described by warranty deed recorded in Volume 2142, Page 582, Guadalupe County Official Public Records;**

**In all, said 66.162 acre tract being more particularly described as follows:**

**BEGINNING** at a ½" iron rod found on the southwest line of Schertz Parkway (a 86' width right of way) recorded in Volume 5, Page 73B, Guadalupe County Plat Records at the common southeast corner of Lot 4, Block 2, as shown by plat of Legacy at Forest Ridge Subdivision recorded in Volume 8, Pages 428, said Plat Records and the north corner of the remaining portion of said Lot 9, Block 41 and the north corner and **POINT OF BEGINNING** of the herein described tract of land;

**THENCE**, along the southwest line of said Schertz Pkwy, South 29° 53' 42" East, 297.30 feet to a ½" iron rod set (WESTWOOD),

**THENCE**, departing the southwest line of Schertz Pkwy and circumnavigating Lot 13, Block 41 of said Live Oak Hills, the following courses:

South 60° 21' 20" West, 105.00 feet to a ½" iron rod set (WESTWOOD),  
South 29° 53' 42" East, 75.00 feet a ½" iron rod set (WESTWOOD), and  
North 60° 21' 20" East, 105.00 feet a ½" iron rod set (WESTWOOD) returning to the southwest line of said Schertz Pkwy;

**THENCE**, South 29° 53' 42" West, at 223.81 feet pass the north corner of the vacating portion of said Live Oak Blvd., at 283.81 feet pass the east corner of the same, in all, a total of 773.77 feet to a ½" iron rod set (WESTWOOD) at the north corner of the remaining portion of Lot 17, Block 42 of said Live Oak Hills, for the southeast corner of the herein and described tract of land;

**THENCE**, departing southwest line of Schertz Pkwy and across said Live Oak Hills and along the north and west lines of said Lot 17, South 60° 32' 29" West, 107.04 feet to a ½" iron rod set



(WESTWOOD), South 29° 48' 49" West, 70.00 feet to a ½" iron rod found (CEC) at the north corner of Lot 1, Block 42;

**THENCE**, continuing across said Live Oak Hills, South 60° 08' 07" West, at 120.02 feet passing a ½" iron rod (CEC), at 180.02 feet pass a ½" iron rod found (CEC), in all, a total distance of 300.27 feet to a ½" iron rod set (WESTWOOD) at the west corner of Lot 18, Block 39 of said Live Oak Hills and South 29° 48' 49" East, 69.67 feet to a ½" iron rod set (WESTWOOD) on the common northwest line of Carolina Crossing Subdivision Unit 8 recorded in Volume 6, Page 219, said Plat Records and the south line of said Live Oak Hills for a corner of the herein described tract of land;

**THENCE**, South 60° 04' 52" West, 120.05 feet passing a ½" iron rod, in all, a total distance of 179.91 feet to a ½" iron rod found and South 60° 00' 52" West, 5.16 feet to a ½" iron rod set (WESTWOOD) at the common northwest corner of said Carolina Crossing Unit 8, the north corner of said 23.811 acre tract and a reentrant corner of the herein described tract of land;

**THENCE**, along the southwest line of said Unit 8, the northeast line of said 23.811 acre tract, South 30° 01' 02" East, 1172.99 feet to a ½" iron rod found (CEC) on the northwest line of Carolina Crossing Subdivision Unit 7 recorded in Volume 6, Page 219, said Plat Records at the common south corner of said Carolina Crossing Unit 8 and the southeast corner of said 23.811 acre tract and the herein described tract of land;

**THENCE**, along the common northwest line of said Carolina Crossing Unit 7, the southeast line of said 23.811 acre tract, the following courses:

South 60° 01' 14" West, 232.61 feet to a ½" iron rod set (WESTWOOD),  
South 59° 56' 11" West, 464.59 feet to ½" iron rod set (WESTWOOD), and  
South 58° 45' 36" West, 53.53 feet to ½" iron rod found (CEC) for the common west corner of said Carolina Crossing Unit 7 and the northeast corner of Unit 1 P.U.D., Kensington Ranch Estates Subdivision recorded in Volume 8, Page 2 Guadalupe County Official Public Records, for a southeast corner of the herein described tract,

**THENCE**, continuing with the southeast line of said 23.811 acre tract and along the common northwest line said Kensington Ranch Estates, South 59° 50' 40" West, 175.30 feet to ½" iron rod set (WESTWOOD) at the east corner of 1.192 acre tract conveyed unto the City of Schertz by warranty deed recorded in Volume 2742, Page 269, said Official Public Records, for the south corner of the herein described tract of land;

**THENCE**, along the northeast line said 1.192 acre tract, and across the 23.811 acre tract, North 73° 37' 50" West, 207.43 feet to a ½" iron rod found at the beginning of a non-tangent curve to the right;

**THENCE**, along the arc of said curve with an arc length of 159.85 feet, a radius 275.52 feet, a delta of 33° 14' 33", and a chord bearing and distance of South 57° 00' 34" East, 157.62 feet to a ½" iron rod set at common north corner of said 1.192 acre tract and an east corner of those City of Schertz tracts recorded in Volume 2708, Page 726, said Official Public Records, for a west corner of the herein described tract of land;

**THENCE**, North 22° 29' 23" West, 385.88 feet to ½" iron rod set (WESTWOOD) at the south corner of a 9.167 acre tract conveyed unto Guadalupe Valley Electric Cooperative recorded in



Volume 1145, Page 543, said Official Public Records, for a west corner of the herein described tract of land;

**THENCE**, along the common lines of said 9.167 acre tract and said 23.811 acre tract, North 59° 51' 25" East, 795.12 feet to a ½" iron rod set (WESTWOOD), and North 30° 04' 31" West, 500.00 feet to a ½" iron rod found on the southeast line of said Live Oak Hills coincident with the common northeast corner of said 9.167 acre tract for a reentrant corner of the herein described tract of land;

**THENCE**, along the northwest line of said 9.167 acre tract, South 60° 00' 52" West, 299.69 feet to a ½" iron rod found (CEC), at the east corner of Lot 18, Block 34 of said Live Oak Hills;

**THENCE**, circumnavigating said Lot 18, of same Block, the following courses:

North 29° 49' 32" West, 71.80 feet to a ½" iron rod set (WESTWOOD),  
South 59° 57' 05" West, 120.00 feet to a ½" iron rod set (WESTWOOD), and  
South 30° 14' 08" East, 72.11 feet to a ½" iron rod set (WESTWOOD) returning to the northwest line of said 9.167 acre tract for a corner of the herein described tract of land;

**THENCE**, South 59° 45' 52" West, 300.51 feet to a ½" iron rod set (WESTWOOD) on the east line of said City of Schertz tract for a west corner of the herein described tract of land;

**THENCE**, across said Block 31, North 29° 50' 00" West, 633.07 feet passing a ½" iron rod found, in all, for a total distance of 1284.52 feet to a ½" iron rod set (WESTWOOD) on the southeast line of Lot 1, Block 1, Chelsea Mixed-Use Subdivision recorded in Volume 7, Pages 530-531, said Plat Records for the west corner of the herein described tract of land;

**THENCE**, North 59° 58' 25" East, at 961.45 feet pass a ½" iron rod at the southwest corner of Lot 6, Block 2, Legacy at Forest Ridge recorded in Volume 8, Page 428, said Plat Records, in all, a total of 1,606.37 feet to the **POINT OF BEGINNING**.

Containing in all, 2,882,049 square feet, or 66.162 acres of land, more or less.

**The above description and area specifically excludes Lot 1, Block 41, said Live Oak Hills Subdivision, said Lot 1 being more particularly described as follows:**

**COMMENCING** at a ½" iron rod found on the southwest line of said Schertz Parkway at the common southeast corner of said Lot 4, Block 2, Legacy at Forest Ridge Subdivision, and the north corner of said remaining portion of said Lot 9, Block 41;

**THENCE**, along the southwest line of said Schertz Pkwy, South 29° 53' 42" East, at 297.30 feet passing the north corner of said Lot 13, Block 41, at 372.30 feet the east corner of the same, and continuing in all a total distance of 596.11 feet to the intersection of the southwest line of Schertz Pkwy and the northwest line of said Live Oak Blvd.;

**THENCE**, along the northwest line of said Live Oak Blvd., South 60° 08' 45" West, 105.00 feet to the east corner and **POINT OF BEGINNING** of the herein described tract of land;

**THENCE**, continuing along the northwest line of said Live Oak Blvd., South 60° 08' 45" West, 120.00 feet to the intersection of the northwest line of said Live Oak Blvd. and the northeast



line of Odell Lane, a 60-foot right-of-way, proposed to be vacated, as shown by plat of said Live Oak Hills Subdivision;

**THENCE**, along the northeast line of said Odell Lane, North 29° 53' 42" West, 75.00 feet to the west corner of the herein described tract of land;

**THENCE**, departing the right-of-way of said Odell Lane, North 60° 08' 45" East, 120.00 feet to the north corner of the herein described tract of land;

**THENCE**, South 29° 53' 42" East, 75.00 feet to the **POINT OF BEGINNING**.

Containing in all, 9,005 square feet, or 0.207 acres of land, more or less.

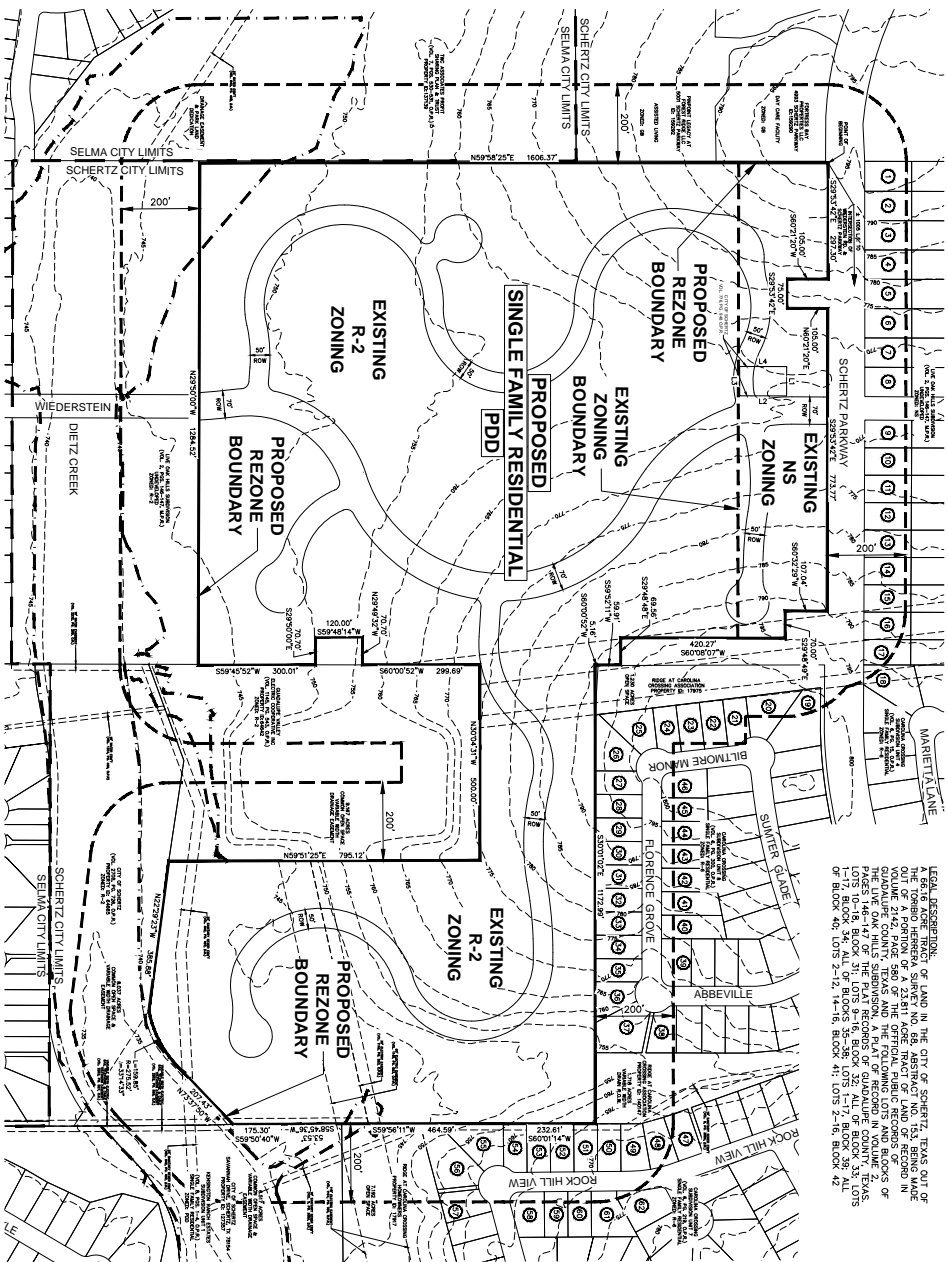
Bearings are based on Texas State Plane coordinates for the South Central Zone, 4204 (NAD83, 2011 adjustment).

This metes and bounds description of a 66.162 acre tract is for zoning and planning purposes only. This document of project number, 24313.00 and date, May 8, 2020, was prepared by Westwood Professional Services and shall not be used for conveyance nor construction purposes.



A handwritten signature in blue ink, appearing to read "Jason R. Gabriel", written below the professional seal.





**LEGAL DESCRIPTION:**  
A 66.16 ACRES TRACT OF LAND IN THE CITY OF SHERIFF, TEXAS, OUT OF THE TOMBED HERRON SURVEY, NO. 68, ABSTRACT NO. 153, BEING MADE OUT OF A PORTION OF A 23261 ACRES TRACT OF LAND OF RECORD IN VOLUME 207, PAGE 385, OF THE OFFICIAL PUBLIC RECORDS OF BLOOM COUNTY, MISSOURI, AND THIS SUBDIVISION, A PLAT OF RECORD IN VOLUME 2 PAGES 14-16 OF THE PLAT RECORDS OF BLOOM COUNTY, TEXAS, LOTS 10-18, BLOCK 33; LOTS 9-16, BLOCK 32; ALL OF BLOCK 33; ALL LOTS 1-17, BLOCK 34; LOTS 1-16, BLOCK 35; LOTS 1-17, BLOCK 39; ALL OF BLOCK 40; LOTS 2-12, 14-16, BLOCK 41; LOTS 2-16, BLOCK 42

**LEGEND**

PROJECT BOUNDARY  
SOOT NOTIFICATION BOUNDARY  
FIRE ALARM ZONE  
FIRE PANEL NO. 000000099  
EXISTING CONTROLS  
PULSED DETACHMENT DISTRICT  
NEIGHBORHOOD SERVICES  
SINCE PLAYS RESIDENTIAL  
ALUJENI PROPERTY OWNERSHIP  
SEE SHEET PFD-2

PFD  
NS  
R-2

**BOULEVARD**

0 6 12 18

- [illegible]

HERITAGE OAKS ZONING TABLE		
CONDITION	ZONING	AREA (AC.)
EXISTING	NS	5.81
EXISTING	R-2	60.35
PROPOSED	PDD	66.16

LINE TABLE		
LINE	LENGTH	BEARING
L1	75.00'	S29° 53' 42"E
L2	120.00'	S60° 06' 18"W
L3	75.09'	N29° 53' 42"W
L4	120.00'	N60° 08' 45"E

**HERITAGE OAKS NEIGHBORHOOD**  
**66.16 ACRES ~ TOTAL TRACT AREA**

HERITAGE OAKS NEIGHBORHOOD  
PLANNED DEVELOPMENT DISTRICT  
ZONING EXHIBIT  
SCHERTZ, TEXAS

**Westwood**

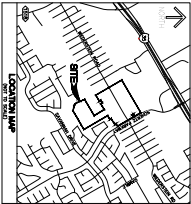
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Phone (210) 265-8300 1718 Dry Creek Way, Suite 110  
Toll Free (888) 937-5150 San Antonio, TX 78259  
[westwoodps.com](http://westwoodps.com)

**Westwood Professional Services, Inc.**  
TBPLS FIRM NO. 10194064 - TBPE FIRM NO. F-11756

[illegible]





# HERITAGE OAKS NEIGHBORHOOD

## 66.16 ACRES ~ TOTAL TRACT AREA

### ADJACENT PROPERTY OWNERSHIP

- LIVE OAKS HILLS SUBDIVISION

1. SCHERTZ-CRISO-UNIVERSAL CITY ISO

2. SCHERTZ PARKWAY, SCHERTZ, TX 78154

3. MANOY SCHAEFER NON OST EXEMPT TRUST FBO JANE SCHAEFER

4. SCHERTZ PARKWAY, SCHERTZ, TX 78154

5. MANOY SCHAEFER NON OST EXEMPT TRUST FBO JANE SCHAEFER

6. SCHERTZ-CRISO-UNIVERSAL CITY ISO

7. SCHERTZ PARKWAY, SCHERTZ, TX 78154

8. CITY OF SCHERTZ

9. SCHERTZ PARKWAY, SCHERTZ, TX 78154

10. MANOY SCHAEFER NON OST EXEMPT TRUST FBO JANE SCHAEFER

11. SCHERTZ PARKWAY, SCHERTZ, TX 78154

12. MANOY SCHAEFER NON OST EXEMPT TRUST FBO JANE SCHAEFER

13. SCHERTZ PARKWAY, SCHERTZ, TX 78154

14. SCHERTZ PARKWAY, SCHERTZ, TX 78154

15. MANOY SCHAEFER NON OST EXEMPT TRUST FBO JANE SCHAEFER

16. CITY OF SCHERTZ

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61. CITY OF SCHERTZ
- CAIROUNA CROSSING SUBDIVISION, UNIT 4

18. GLEN R & SANDRA K BREITZ

19. GLEN R & SANDRA K BREITZ

20. GLEN R & SANDRA K BREITZ

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61. GLEN R & SANDRA K BREITZ
- CAIROUNA CROSSING SUBDIVISION, UNIT 2

47. DOROTHY L HAYT & TROY H PROCHER

48. DOROTHY L HAYT & TROY H PROCHER

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61. DOROTHY L HAYT & TROY H PROCHER

ENGINEER / APPLICANT:  
WESTWOOD ENGINEERING SERVICES  
1718 DRY CREEK WAY, SUITE 110  
SAN ANTONIO, TEXAS 78259  
TEL: (210) 265-8300  
FAX: (210) 265-8300

SUPERVISOR:  
WESTWOOD ENGINEERING SERVICES  
1718 DRY CREEK WAY, SUITE 110  
SAN ANTONIO, TEXAS 78259  
TEL: (210) 265-8300  
FAX: (210) 265-8300

OWNER / DEVELOPER:  
HERITAGE OAKS NEIGHBORHOOD  
1718 DRY CREEK WAY, SUITE 200  
SAN ANTONIO, TEXAS 78259  
TEL: (210) 265-8300  
FAX: (210) 265-8300

BY	REVISIONS	DATE	NO.

**Westwood**

Phone (210) 265-8300 1718 Dry Creek Way, Suite 110  
Tel/Fax (888) 937-5150 San Antonio, TX 78259  
www.westwoodps.com

Westwood Professional Services

1891 E. PETER AVE., 1ST FLOOR • SAN ANTONIO, TX 78216

## HERITAGE OAKS NEIGHBORHOOD PLANNED DEVELOPMENT DISTRICT ZONING EXHIBIT SCHERTZ, TEXAS

DATE	REVISION
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# PLANNED DEVELOPMENT DISTRICT

HERITAGE OAKS NEIGHBORHOOD  
SCHERTZ, TEXAS

MAY 5, 2021

PREPARED BY:

**Westwood**



**Westwood**

# PLANNED DEVELOPMENT DISTRICT

## HERITAGE OAKS NEIGHBORHOOD

**Prepared For:**

Presidio Group, LLC  
18618 Tuscany Stone  
San Antonio, TX 78258  
(210) 826-9000

**Prepared By:**

Westwood Professional Services  
1718 Dry Creek Way, Suite 110  
San Antonio, TX 78259  
(210) 265-8300

Project Number: R0024313.00

Date: May 5, 2021



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EXHIBIT 2: CONCEPTUAL COVING PLAN

EXHIBIT 3: DRIVEWAY DETAIL

EXHIBIT 4: WIEDERSTEIN AND WEST DIETZ CREEK TRAIL PLAN

EXHIBIT 5: ZONING EXHIBIT



# HERITAGE OAKS NEIGHBORHOOD

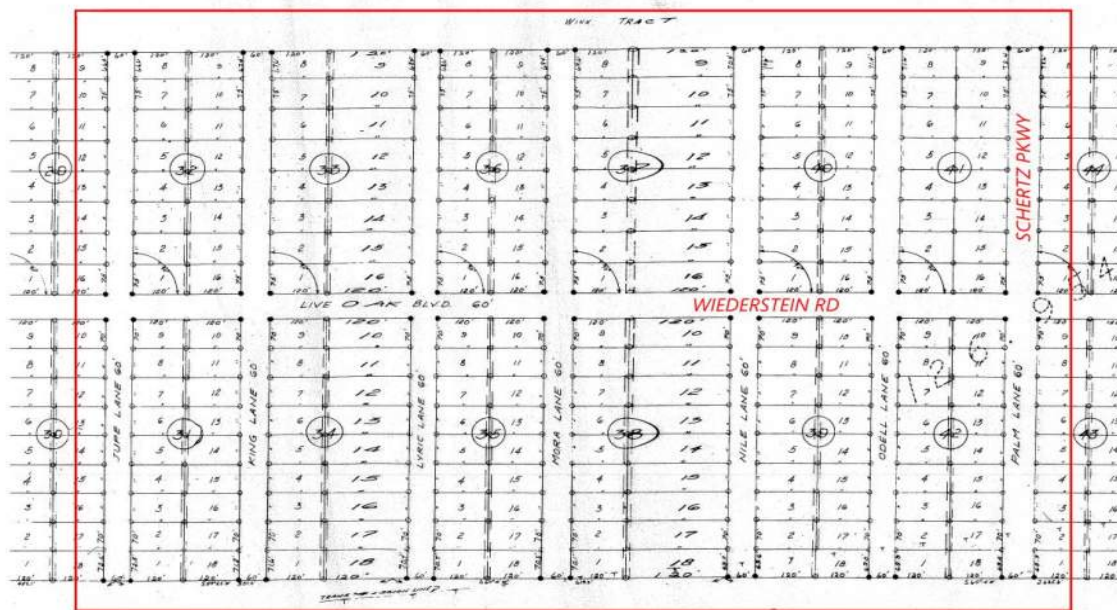
## A PLANNED DEVELOPMENT DISTRICT

### SCHERTZ, TEXAS

## I. PROPERTY

The proposed 65.97 acre Heritage Oaks Neighborhood (the “Heritage Oaks Neighborhood”) is located 0.5 mile to the southeast of IH 35 off Schertz Parkway within the corporate limits of the City of Schertz. Approximately 45.76 acres lies within the Live Oak Hills Subdivision, a Plat of Record in Volume 2, Pages 146-147 of the Map and Plat Records of Guadalupe County, Texas recorded on May 31, 1963. Refer to Exhibit “1” for the Metes & Bounds of the proposed tract.

**Figure 1: Excerpt from Live Oak Hills Subdivision Plat**



Source: Live Oak Hills Subdivision; Vol. 2, Pg. 146-147, M.P.R.

Wiederstein Road, which traverses Heritage Oaks Neighborhood east to west from Schertz Parkway, is a Residential Collector per the City of Schertz Master Thoroughfare Plan Update (2017). The posted speed limit is 20 mph and the pavement is presently in poor condition, 20-21 feet in width.

An approximate 5.5 acres adjacent to Schertz Parkway is zoned Neighborhood Services (NS) with the remainder of the tract being zoned Single-Family Residential District-2 (R-2). To the north lies an undeveloped tract within the corporate limits of the City of Selma and Legacy at Forest Ridge which is zoned General Business (GB). Dietz Creek runs along the western property line. And open space within the Kensington Ranch Estates, a PDD, lies at the southern corner of the



tract with Carolina Crossing, zoned Single-Family Residential District-6 (R-6), on the south/southeast property line.

An approximate 200 acres upstream of Schertz Parkway discharges onto the tract directly north of the Schertz Parkway/Wiederstein Road intersection. No defined channel exists with runoff sheet flowing across the property to Dietz Creek. Existing contours indicate an approximate 60 foot change in elevation from the most northern corner of the tract to the most southern corner of the tract with grades of 5-6% adjacent to Schertz Parkway and the Carolina Crossing Subdivision to the east and grades of approximately 1% adjacent to Dietz Creek to the west. Per the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), No. 48187Co210F, Effective Date November 2, 2007, Dietz Creek is located within Zone "AE" (Shaded) which is identified by FEMA as a special flood hazard area subject to inundation by the 1% annual chance flood (100-year flood) with Base Flood Elevations (BFEs) determined.



## II. COVING PLAN

In lieu of the conventional urban grid, coving is proposed with Heritage Oaks Neighborhood. A method of urban planning, coving was pioneered by Minneapolis-based urban designer Rick Harrison. Characterized by winding roads and meandering setbacks, coving results in less impervious area, more open space, tree preservation and a reduction in costs attributed to the non-uniform lots, placement of homes and reduction in pavement.

**Figure 2: Coving Proposed w/ Heritage Oaks Neighborhood**



Source: Rick Harrison Design Studio & Neighborhood Innovations, LLC

Rather than clearing the site and proceeding with 70'x120' lot minimums required by the Single-Family Residential District-2 (R-2) zoning, the intention with Heritage Oaks Neighborhood is to maximize the density while preserving trees. To this end, both realignment of and fronting lots off Wiederstein Road is proposed. The realignment and curvature of Wiederstein Road will serve to reduce speeds, and coupled with the meandering building setbacks, will create a corridor more pleasing than the typical straightaway with parallel fencing at the right-of-way limits. With regards to safety, "T" turnarounds for the driveways off of Wiederstein Road are proposed with the realignment. Rather than reversing onto the road, the turn arounds will allow cars to enter Wiederstein Road in drive. Refer to **Exhibit "2"** for the proposed Heritage Oaks Neighborhood Conceptual Coving Plan.



### III. AFFECTED UDC ARTICLES/SECTIONS

A Planned Development District (PDD) allows for flexibility in planning, design and development standards while complying with the intent of the Unified Development Code (UDC). The article and section amendments proposed with the PDD for Heritage Oaks Neighborhood are as follows:

#### A. ARTICLE 5. – ZONING DISTRICTS

##### Sec. 21.5.7. – Dimensional and Development Standards

The tract is presently zoned Single-Family Residential District-2 (R-2) except for an approximate 5.5 acres adjacent to Schertz Parkway that is zoned Neighborhood Services (NS). Proposed with the PDD for Heritage Oaks Neighborhood is a base zoning Single-Family Residential District-1 (R-1). Lots are to be an absolute minimum of 6,000 square feet, variable width, 120 foot minimum depth (at the midplane of the lot) with minimum front and side yard setbacks of 20 foot and 5 foot, respectively. No permanent structures or heating, ventilation, and air conditioning equipment will be allowed in side yards less than 10 feet. Side yard fencing between homes shall be limited to no more than 20 feet from the rear corner of the home. The average lot size in the Heritage Oaks Neighborhood shall be an absolute minimum of 8,400 square feet. With the current layout, the average lot size for the tract is 9,020 square feet, while the median lot size is 8,432 square feet. The maximum impervious cover is to be 50 percent. Dimensional requirements for the existing zoning districts (residential/non-residential) are provided with **Tables 1 & 2**, respectively.

**Table 1 – Existing Dimensional Requirements, Residential Zoning Districts**

Zoning District	Minimum Lot Size/Dimensions			Minimum Yard Setback				Misc	
	Area Sq Ft	Width Ft	Depth Ft	Front Ft	Side Ft	Rear Ft	Minimum Off-Street Parking Spaces	Max Height Ft	Max Imperv Cover
<b>Single-Family Residential District-2 (R-2)</b>	8,400	70	120	25	10	20	2	35	50%



**Table 2 – Existing Dimensional Requirements, Non-Residential Zoning Districts**

	Minimum Lot Size/Dimensions			Minimum Yard Setback (Ft)					Misc	
Zoning District	Area Sq Ft	Width Ft	Depth Ft	Front Ft	Rear Adj. Non-Res Zone	Rear Adj. Res Zone	Side Adj. Non-Res Zone	Side Adj. Res Zone	Max Height Ft	Max Imperv Cover
Neighborhood Services (NS)	10,000	100	100	25	0	25	0	25	35	80%

Minimum lot size and dimensions, maximum density, as well as maximum impervious cover proposed with the Heritage Oaks Neighborhood, a Planned Development District (PDD) with a base zoning Single-Family Residential District-1 (R-1) are provided with **Table 3**.

**Table 3 – Heritage Oaks Neighborhood, a Planned Development District (PDD)**

	Minimum Lot Size/Dimensions			Minimum Yard Setback				Maximum Density		Misc	
Zoning District	Area Sq Ft	Width Ft	Depth Ft	Front Ft	Side Ft	Rear Ft	Minimum Off-Street Parking Spaces	Lots	Lots Per Acre	Max Height Ft	Max Imperv Cover
Planned Development District (PDD)	6,000	50	120**	20	5*	20	2	215	3.25	35	50%

\*Rectangular shaped lots shall have minimum 6-foot side yard setback.

\* Corner lot shall have minimum 10-foot side yard setback from street right-of-way.

\*\*Minimum depth shall be taken at the midplane of the lot



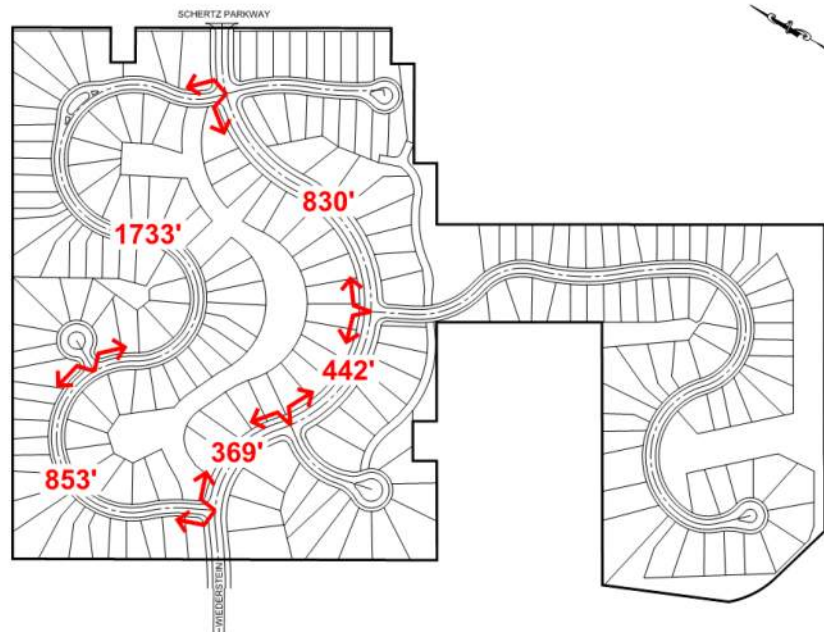
## B. ARTICLE 9 – SITE DESIGN STANDARDS

### Sec. 21.9.2 – Blocks

Coving allows for the preservation of trees through the reduction in pavement, larger lots and more green space. The length, width and shape of the blocks are dictated by the winding streets, non-uniform lots and variable setbacks.

- D. A maximum block length of one thousand seven hundred and thirty-three feet (1,733') is proposed with the Heritage Oaks Neighborhood.

**Figure 3: Heritage Oaks Neighborhood Block Lengths**





**Sec. 21.9.3. – Lots**

Large non-uniform lots with variable frontage and setbacks are proposed with Heritage Oaks Neighborhood. Lot sizes and dimensions, as well as setbacks, shall be shown on all plats and shall conform to the minimum requirements recognized in the Dimension and Development Standards of this PDD. In addition, the following modified requirements to UDC Sec. 21.9.3 will apply:

H. Residential lots may front Wiederstein Road, a residential collector. Driveways for all residential lots fronting Wiederstein Road, without alley access, will have a “T” turnaround eliminating the need for vehicles to back onto the road. Dimensional requirements for proposed “T” turnarounds are provided with **Exhibit “3”**.

I. Lot lines are not required to be perpendicular to the local streets within the Heritage Oaks Neighborhood. The larger non-uniform lots, characteristic of a coving subdivision, provide more open space and tree preservation.

**Sec. 21.9.7. – Landscaping**

E.3.a Every single family dwelling shall have a minimum of three shade trees with at least one in the front yard and one in the back yard. Each single family dwelling shall have a minimum of fifteen inches (15”) DBH of shade trees on the entire lot, including existing trees.



**Sec. 21.9.9. – Tree Preservation and Mitigation**

Trees with a 24" DBH (diameter at breast height-4 ½ feet above existing ground level) are designated "**Heritage Trees**".

Trees with an 8" DBH (diameter at breast height-4 ½ feet above existing ground level) are designated "**Protected Trees**".

**C. Tree Preservation****1. Single Family Residential Development:**

- a. Heritage Trees. A minimum of fifty percent (50%) of the total Heritage Trees in the Heritage Oaks Neighborhood must be preserved.
  - i. Exemptions. Heritage Trees located within proposed right-of-way, utility easements, and drainage right-of-way/easements shall be exempt from the 50% tree save requirement.
- b. Protected Trees. No Protected Trees in the Heritage Oaks Neighborhood must be preserved, however any preserved shall be credited toward the minimum builder requirement of 15" DBH.

D. Tree Mitigation. There are no tree mitigation requirements for Protected and Heritage Class Trees in the Heritage Oaks Neighborhood.

**Sec. 21.9.10. – Park and Open Space Dedication Requirements**

Park and Open Space Dedications requirements and fees will not apply to the Heritage Oaks Neighborhood. Open space within the Heritage Oaks Neighborhood is to be owned and maintained by the Homeowners Association (HOA). A trail will be provided along the drainage way from Schertz Parkway to West Dietz Creek as shown on **Exhibit "4"** (Wiederstein and West Dietz Creek Trail Plan), or as approved by the Parks Department. The trail shall be construction by the Heritage Oaks Neighborhood developer and dedicated to the City of Schertz for public use. Additionally, the developer shall transplant trees from the Neighborhood to the West Dietz Creek linear park and trail area.



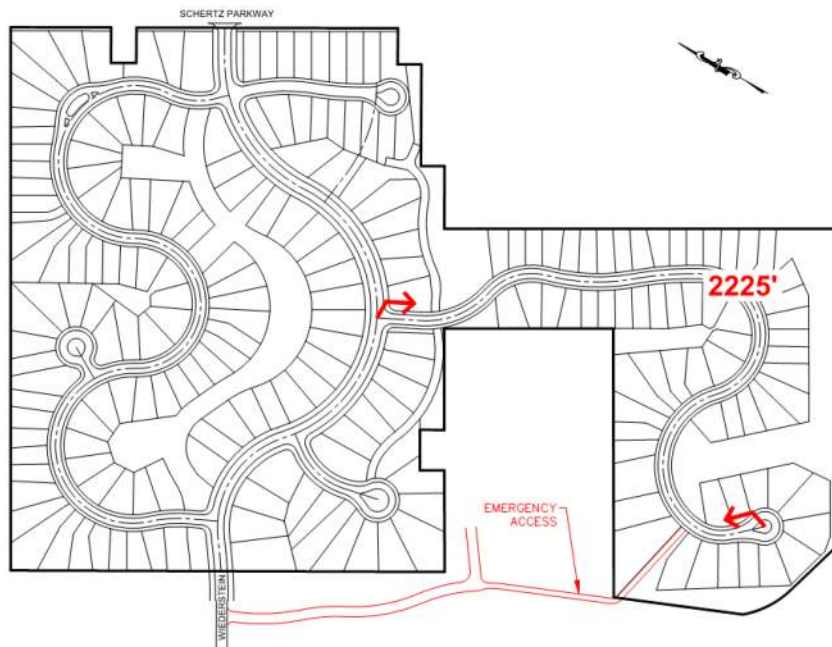
## C. ARTICLE 14 – TRANSPORTATION

### Sec. 21.14.1. – Streets

#### E. Dead-End Streets and Cul-De-Sacs

2. Cul-de-sac streets shall not exceed 500 feet in length and shall have a turnaround of not less than 120 feet in diameter of ROW in single-family residential areas. This provision may be modified upon approval of the Fire Chief and City Engineer. The length of the cul-de-sac south of Wiederstein Road in excess of 2,225 feet shall be allowed and is attributed to physical barriers, property ownership and adjacent existing subdivisions. A variable width emergency access drive is being provided back to Wiederstein Road given the length of the cul-de-sac.

**Figure 4: Heritage Oaks Neighborhood Cul-De-Sac Lengths**



#### F. Alignment

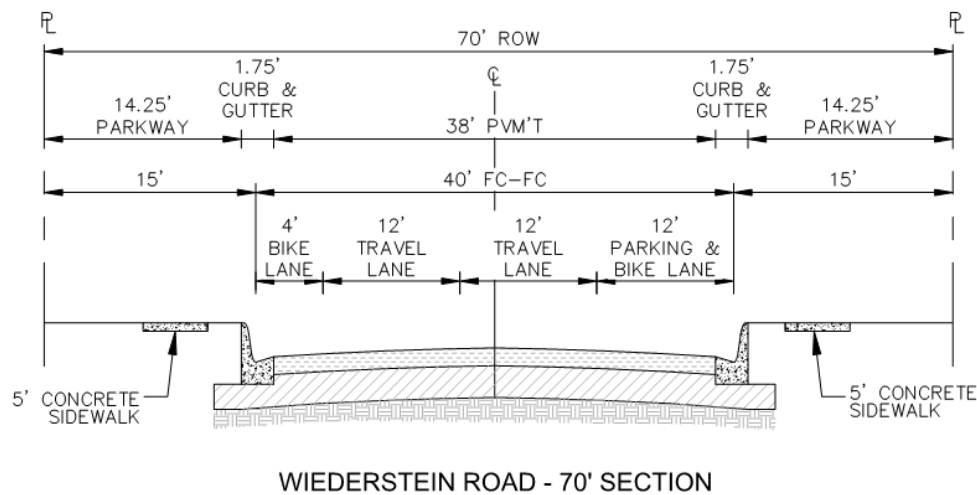
Local streets within the Heritage Oaks Neighborhood will adhere to the minimum curvature allowed by the city, however the collector street running through the tract will provide a minimum radius of 300'. Each street section will utilize reverse curves rather than the required tangent length of 150'.



## P. Street Improvements

1. The Wiederstein Road street section running through the Heritage Oaks Neighborhood has been designated as a 70' ROW by the City of Schertz Master Thoroughfare Plan. This collector street section will consist of a 38' pavement section, curb and gutter, with 5' sidewalks on each side of the street. The 40' street section from face of curb to face of curb will consist of (2) 12' travel lanes, (1) 12' parking and bike lane, and (1) 4' bike lane, or as approved by the Parks, Department, Engineering Department, and Planning Division.

**Figure 5: Proposed Wiederstein Road, a Residential Collector**



## Sec. 21.14.4 - Alleys

### D. Dead End Alleys.

Although alleys are not designed for emergency access, on rare occasions they may be used. Alleys with only one access point will be designed to provide a “60-foot Y” turnaround at the dead end as defined by the International Fire Code, or other alternative accepted by the City of Schertz Fire Department.

### H. PDD Zoning Districts.

Alleys will be provide rear ingress/egress on the south side of Wiederstein Road for certain lots within Blocks 3 & 4 as seen in **Exhibit “2”** (Conceptual Coving Plan). Alleys shall be allowed on the north side of Wiederstein, if approved by the Engineering and Planning Departments, as part of the master development plan process. The alleys will consist of a twenty foot (20') asphalt paved section with header curbs bordering both sides.



**Sec. 21.14.5 - Driveways****D. “T-Turnaround” Driveways**

Lots that front Wiederstein Road, and are not accessed by alleys, are required to have T-Turnaround Driveways, as shown on Figure 5. The turnarounds will allow cars to enter Wiederstein Road in drive rather than reversing onto the road. Dimensional requirements for proposed “T” turnarounds are provided with **Exhibit “3”**.

**Sec. 21.14.6 – Sidewalks and Hike and Bike Trails****H. Hike and Bike Trails.**

A trail will be provided along the drainage way from Schertz Parkway to West Dietz Creek, and continue along West Dietz Creek as shown in **Exhibit “4”** (Wiederstein and West Dietz Creek Trail Plan), or as approved by the Parks Department. The hike and bike trail shall be constructed by the Heritage Oaks Neighborhood developer and dedicated to the City of Schertz for public use. The trail shall be 10 foot (10’) in width and paved with concrete, or alternative material as approved by the Parks Department.

**IV. PLANNED DEVELOPMENT DISTRICT (PDD) AMENDMENTS**

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



# EXHIBITS



**EXHIBIT 1**  
**METES AND BOUNDS**



**METES AND BOUNDS DESCRIPTION of a 65.9707 acre tract of land situated in the Toribio Herrera Survey No. 68, Abstract No. 153, City of Schertz, Guadalupe County, Texas and being all of the following lands:**

**45.7603 acres being Lots 10-18, Block 31, Lots 9-16, Block 32, Lots 1-17, Block 34, all of Blocks 35-38, Lots 2-17, Block 39, all of Block 40, Lots 2-8, and the remaining portions of 9-12 and 14-16, Block 41, and Lots 2-9, and the remaining portions of 10-16, Block 42 and the proposed vacated right-of-ways platted as King Lane, Lyric Lane, Mora Lane, Nile Lane, Odell Lane and that 1,607 foot section of Live Oak Blvd contained herein and as shown by plat of Live Oak Hills Subdivision recorded in Volume 2, Pages 146-147, Guadalupe County Plat Records,**

**AND, 20.210 acres out of the remaining portion of a 23.811 acre tract described by warranty deed recorded in Volume 2142, Page 582, Guadalupe County Official Public Records;**

**In all, said 65.9707 acre tract being more particularly described as follows:**

**BEGINNING** at a ½" iron rod found on the southwest line of Schertz Parkway (a 86' width right of way) recorded in Volume 5, Page 73B, Guadalupe County Plat Records at the common southeast corner of Lot 4, Block 2, as shown by plat of Legacy at Forest Ridge Subdivision recorded in Volume 8, Pages 428, said Plat Records and the north corner of the remaining portion of said Lot 9, Block 41 and the north corner and **POINT OF BEGINNING** of the herein described tract of land;

**THENCE**, along the southwest line of said Schertz Pkwy, South 29° 53' 42" East, 297.30 feet to a ½" iron rod set (WESTWOOD),

**THENCE**, departing the southwest line of Schertz Pkwy and circumnavigating Lot 13, Block 41 of said Live Oak Hills, the following courses:

South 60° 21' 20" West, 105.00 feet to a ½" iron rod set (WESTWOOD),  
South 29° 53' 42" East, 75.00 feet a ½" iron rod set (WESTWOOD), and  
North 60° 21' 20" East, 105.00 feet a ½" iron rod set (WESTWOOD) returning to the southwest line of said Schertz Pkwy;

**THENCE**, South 29° 53' 42" West, at 223.81 feet pass the north corner of the vacating portion of said Live Oak Blvd., at 283.81 feet pass the east corner of the same, in all, a total of 773.77 feet to a ½" iron rod set (WESTWOOD) at the north corner of the remaining portion of Lot 17, Block 42 of said Live Oak Hills, for the southeast corner of the herein and described tract of land;

**THENCE**, departing southwest line of Schertz Pkwy and across said Live Oak Hills and along the north and west lines of said Lot 17, South 60° 32' 29" West, 107.04 feet to a ½" iron rod set

(WESTWOOD), South 29° 48' 49" West, 70.00 feet to a ½" iron rod found (CEC) at the north corner of Lot 1, Block 42;

**THENCE**, continuing across said Live Oak Hills, South 60° 08' 07" West, at 120.02 feet passing a ½" iron rod (CEC), at 180.02 feet pass a ½" iron rod found (CEC), in all, a total distance of 420.27 feet to a ½" iron rod set (WESTWOOD) at the west corner of Lot 1, Block 39 of said Live Oak Hills and South 29° 48' 49" East, 69.78 feet to a ½" iron rod found (DAM) on the common northwest line of Carolina Crossing Subdivision Unit 8 recorded in Volume 6, Page 219, said Plat Records and the south line of said Live Oak Hills for a corner of the herein described tract of land;

**THENCE**, South 60° 04' 52" West, 59.91 feet to a ½" iron rod found and South 60° 00' 52" West, 5.16 feet to a ½" iron rod set (WESTWOOD) at the common northwest corner of said Carolina Crossing Unit 8, the north corner of said 23.811 acre tract and a reentrant corner of the herein described tract of land;

**THENCE**, along the southwest line of said Unit 8, the northeast line of said 23.811 acre tract, South 30° 01' 02" East, 1,172.99 feet to a ½" iron rod found (CEC) on the northwest line of Carolina Crossing Subdivision Unit 7 recorded in Volume 6, Page 219, said Plat Records at the common south corner of said Carolina Crossing Unit 8 and the southeast corner of said 23.811 acre tract and the herein described tract of land;

**THENCE**, along the common northwest line of said Carolina Crossing Unit 7, the southeast line of said 23.811 acre tract, the following courses:

South 60° 01' 14" West, 232.61 feet to a ½" iron rod set (WESTWOOD),  
South 59° 56' 11" West, 464.59 feet to ½" iron rod set (WESTWOOD), and  
South 58° 45' 36" West, 53.53 feet to ½" iron rod found (CEC) for the common west corner of said Carolina Crossing Unit 7 and the northeast corner of Unit 1 P.U.D., Kensington Ranch Estates Subdivision recorded in Volume 8, Page 2 Guadalupe County Official Public Records, for a southeast corner of the herein described tract,

**THENCE**, continuing with the southeast line of said 23.811 acre tract and along the common northwest line said Kensington Ranch Estates, South 59° 50' 40" West, 175.30 feet to ½" iron rod set (WESTWOOD) at the east corner of 1.192 acre tract conveyed unto the City of Schertz by warranty deed recorded in Volume 2742, Page 269, said Official Public Records, for the south corner of the herein described tract of land;

**THENCE**, along the northeast line said 1.192 acre tract, and across the 23.811 acre tract, North 73° 37' 50" West, 207.43 feet to a ½" iron rod found at the beginning of a non-tangent curve to the right;

**THENCE**, along the arc of said curve with an arc length of 159.85 feet, a radius 275.52 feet, a delta of 33° 14' 33", and a chord bearing and distance of South 57° 00' 34" East, 157.62 feet to a ½" iron rod set at common north corner of said 1.192 acre tract and an east corner of those City of Schertz tracts recorded in Volume 2708, Page 726, said Official Public Records, for a west corner of the herein described tract of land;

**THENCE**, North 22° 29' 23" West, 385.88 feet to ½" iron rod set (WESTWOOD) at the south corner of a 9.167 acre tract conveyed unto Guadalupe Valley Electric Cooperative recorded in



Volume 1145, Page 543, said Official Public Records, for a west corner of the herein described tract of land;

**THENCE**, along the common lines of said 9.167 acre tract and said 23.811 acre tract, North 59° 51' 25" East, 795.12 feet to a ½" iron rod set (WESTWOOD), and North 30° 04' 31" West, 500.00 feet to a ½" iron rod found on the southeast line of said Live Oak Hills coincident with the common northeast corner of said 9.167 acre tract for a reentrant corner of the herein described tract of land;

**THENCE**, along the northwest line of said 9.167 acre tract, South 60° 00' 52" West, 299.69 feet to a ½" iron rod found (CEC), at the east corner of Lot 18, Block 34 of said Live Oak Hills;

**THENCE**, circumnavigating said Lot 18, of same Block, the following courses:

North 29° 49' 32" West, 71.80 feet to a ½" iron rod set (WESTWOOD),  
South 59° 57' 05" West, 120.00 feet to a ½" iron rod set (WESTWOOD), and  
South 30° 14' 08" East, 72.11 feet to a ½" iron rod set (WESTWOOD) returning to the northwest line of said 9.167 acre tract for a corner of the herein described tract of land;

**THENCE**, South 59° 45' 52" West, 300.51 feet to a ½" iron rod set (WESTWOOD) on the east line of said City of Schertz tract for a west corner of the herein described tract of land;

**THENCE**, across said Block 31, North 29° 50' 00" West, 633.07 feet passing a ½" iron rod found, in all, for a total distance of 1284.52 feet to a ½" iron rod set (WESTWOOD) on the southeast line of Lot 1, Block 1, Chelsea Mixed-Use Subdivision recorded in Volume 7, Pages 530-531, said Plat Records for the west corner of the herein described tract of land;

**THENCE**, North 59° 58' 25" East, at 961.45 feet pass a ½" iron rod at the southwest corner of Lot 6, Block 2, Legacy at Forest Ridge recorded in Volume 8, Page 428, said Plat Records, in all, a total of 1,606.37 feet to the **POINT OF BEGINNING**.

Containing in all, 2,873,682 square feet, or 65.9707 acres of land, more or less.

**The above description and area specifically excludes Lot 1, Block 41, said Live Oak Hills Subdivision, said Lot 1 being more particularly described as follows:**

**COMMENCING** at a ½" iron rod found on the southwest line of said Schertz Parkway at the common southeast corner of said Lot 4, Block 2, Legacy at Forest Ridge Subdivision, and the north corner of said remaining portion of said Lot 9, Block 41;

**THENCE**, along the southwest line of said Schertz Pkwy, South 29° 53' 42" East, at 297.30 feet passing the north corner of said Lot 13, Block 41, at 372.30 feet the east corner of the same, and continuing in all a total distance of 596.11 feet to the intersection of the southwest line of Schertz Pkwy and the northwest line of said Live Oak Blvd.;

**THENCE**, along the northwest line of said Live Oak Blvd., South 60° 08' 45" West, 105.00 feet to the east corner and **POINT OF BEGINNING** of the herein described tract of land;

**THENCE**, continuing along the northwest line of said Live Oak Blvd., South 60° 08' 45" West, 120.00 feet to the intersection of the northwest line of said Live Oak Blvd. and the northeast

line of Odell Lane, a 60-foot right-of-way, proposed to be vacated, as shown by plat of said Live Oak Hills Subdivision;

**THENCE**, along the northeast line of said Odell Lane, North 29° 53' 42" West, 75.00 feet to the west corner of the herein described tract of land;

**THENCE**, departing the right-of-way of said Odell Lane, North 60° 08' 45" East, 120.00 feet to the north corner of the herein described tract of land;

**THENCE**, South 29° 53' 42" East, 75.00 feet to the **POINT OF BEGINNING**.

Containing in all, 9,005 square feet, or 0.2067 acres of land, more or less.

Bearings are based on Texas State Plane coordinates for the South Central Zone, 4204 (NAD83, 2011 adjustment).

This metes and bounds description of a 65.9707 acre tract is for zoning and planning purposes only. This document of project number, 24313.00 and date, May 8, 2020, was prepared by Westwood Professional Services and shall not be used for conveyance nor construction purposes. – REVISED APRIL 29, 2021 due to updated title information excluding Lot 1, Block 39 from Subject Parcel.



A handwritten signature in blue ink, appearing to read "Jason R. Gabriel", written over a light blue circular stamp.



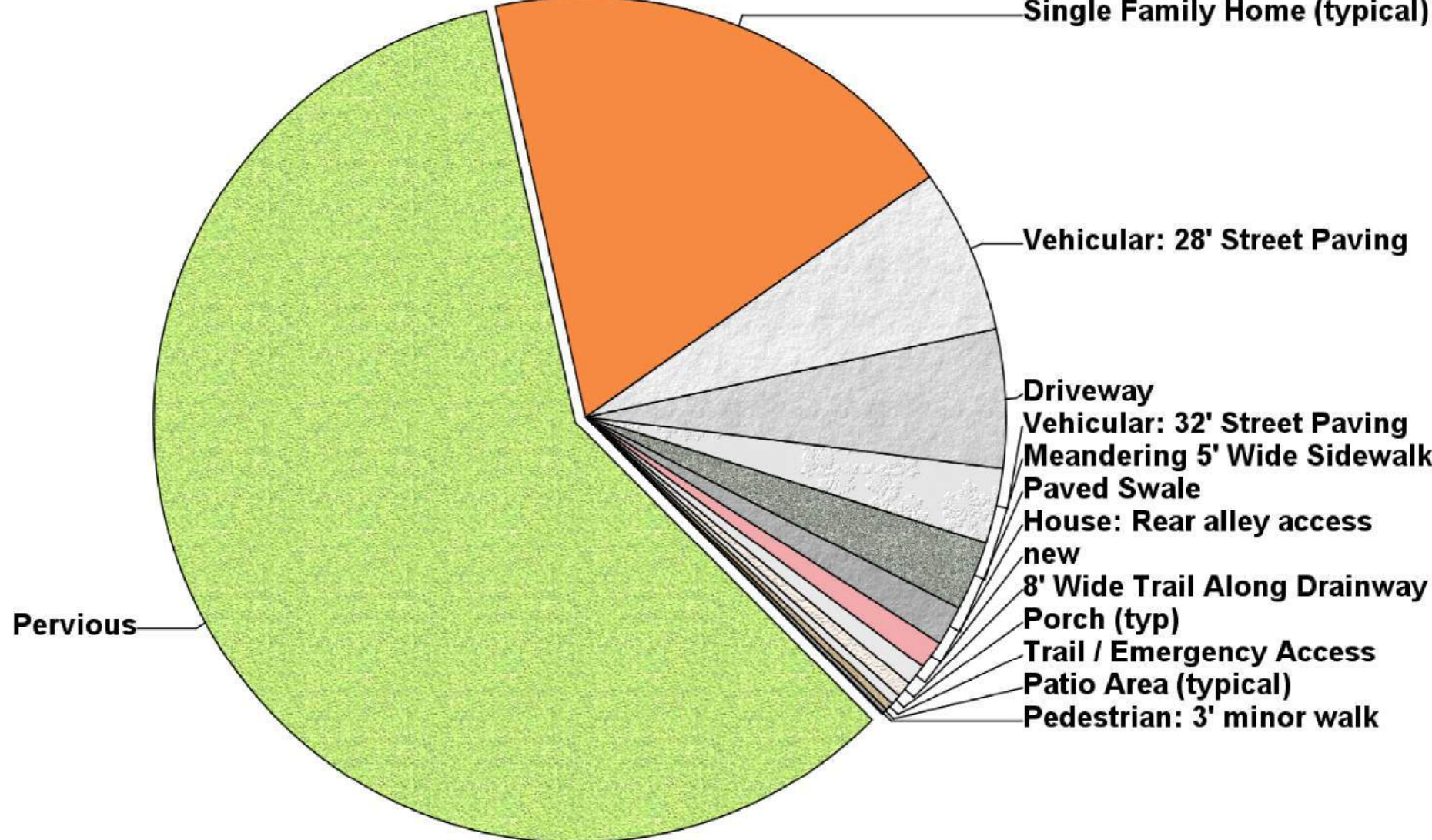
**EXHIBIT 2**  
**CONCEPTUAL COVING PLAN**



1" = 80 feet



Environmental Density - Man-made Impacts (40.9%)



### Heritage Oaks Neighborhood Of Schertz, Texas

By: AWE Development Co., LLC.  
14502 Brook Hollow Boulevard  
San Antonio, Texas 78232

**Westwood**

Multi-Disciplined  
Surveying & Engineering



Rick Harrison Site Design  
Studio

#### Information:

Total Site Area:	66.162 Acres
Total Number of Lots:	207
Lots 60' Wide @ front Setback (10,866.6 sq.ft. average lot size)	50
Lots 50' Wide @ front Setback (8,432.2 sq.ft. average lot size)	157
Linear feet of Street	7,735.9'
Linear feet of Alley	1,163.3'
Total Area Meandering Front Yard (Front Setback to Curb)	13.7008 Acres
Park/Commons	12.163 Acres

#### Notes:

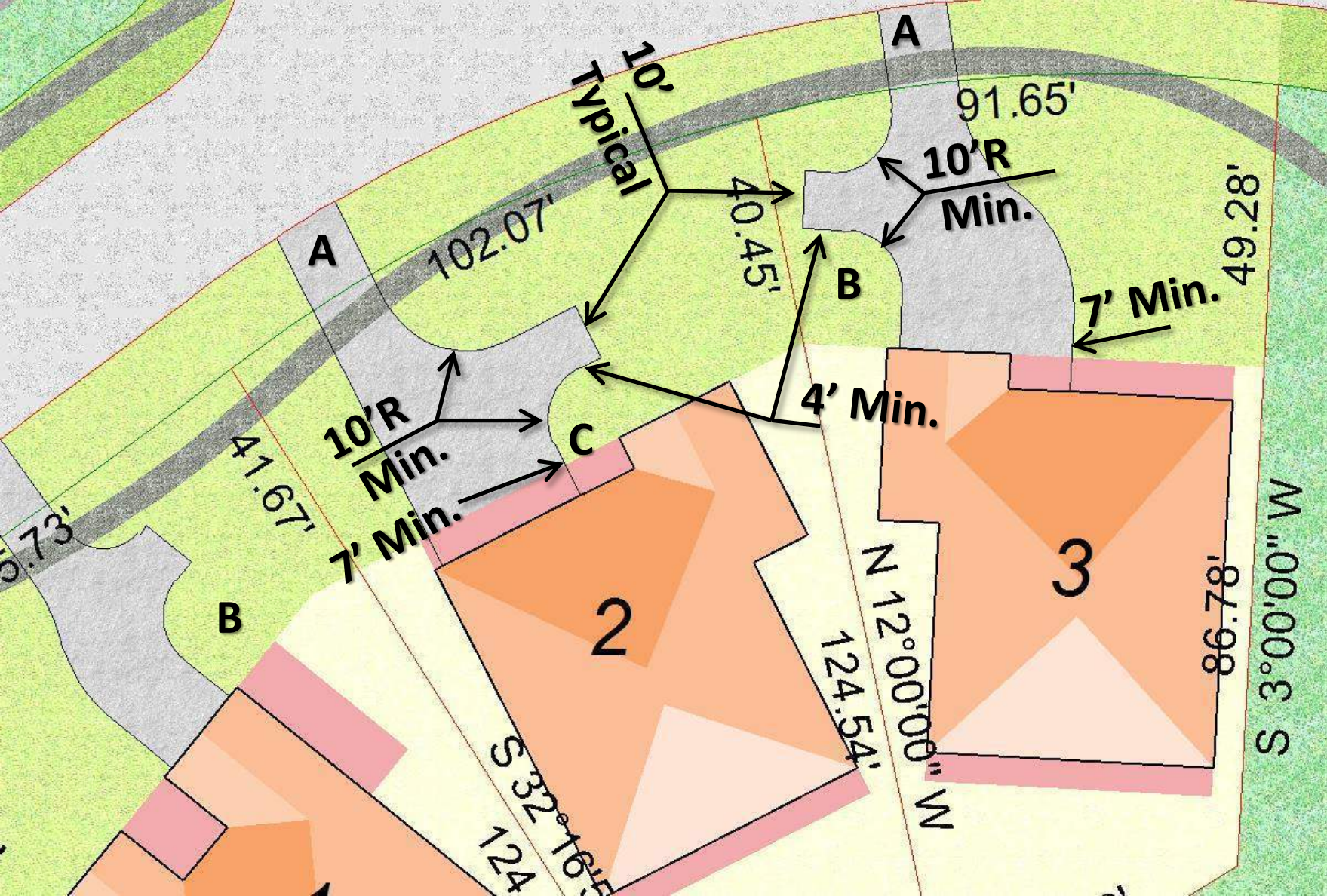
The homes shown are for graphical purposes only. They show the opportunities for builders to take advantage of wider pads where they allow expansion in front or rear of the lots and allow homeowners to provide for future expansion.

For more complete information in video format see [www.rhsdplanning.com/uploads/Sherztz.mp4](http://www.rhsdplanning.com/uploads/Sherztz.mp4)

Total Site: 2,882,048 ft <sup>2</sup> (66.1627 acres)			
■ Pedestrian: 3' minor walk....	0.0%	1,300 ft <sup>2</sup>	(0.0296 acres)
■ Trail / Emergency Access....	0.3%	7,651 ft <sup>2</sup>	(0.1756 acres)
■ 8' Wide Trail Along Drainway	0.6%	16,988 ft <sup>2</sup>	(0.3900 acres)
■ House: Rear alley access....	1.1%	31,582 ft <sup>2</sup>	(0.7250 acres)
■ Meandering 5' Wide Sidewalk.	2.7%	77,887 ft <sup>2</sup>	(1.7880 acres)
■ Driveway.....	5.3%	153,918 ft <sup>2</sup>	(3.5335 acres)
■ Single Family Home (typical)	18.7%	539,035 ft <sup>2</sup>	(12.3745 acres)
■ Vehicular: 28' Street Paving	6.3%	182,292 ft <sup>2</sup>	(4.1848 acres)
■ Vehicular: 32' Street Paving	2.9%	82,513 ft <sup>2</sup>	(1.8942 acres)
■ Paved Swale.....	1.5%	44,124 ft <sup>2</sup>	(1.0129 acres)
■ new.....	0.8%	22,974 ft <sup>2</sup>	(0.5274 acres)
■ Porch (typ).....	0.4%	12,552 ft <sup>2</sup>	(0.2882 acres)
■ Patio Area (typical).....	0.2%	5,856 ft <sup>2</sup>	(0.1344 acres)
■ Pervious.....	59.1%	1,703,376 ft <sup>2</sup>	(39.1041 acres)



**EXHIBIT 3**  
**DRIVEWAY DETAIL**



Notes:

A:

Driveway width at the street should be a minimum 10' wide to a maximum of 16' wide.

B:

If the offset and angle of the garage to the side lot line allows the 'T' to be located towards the side yard instead of the front of the home, the 'T' should be located in the side instead of the front.

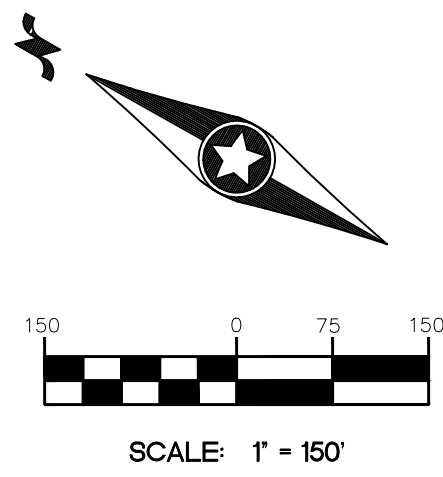
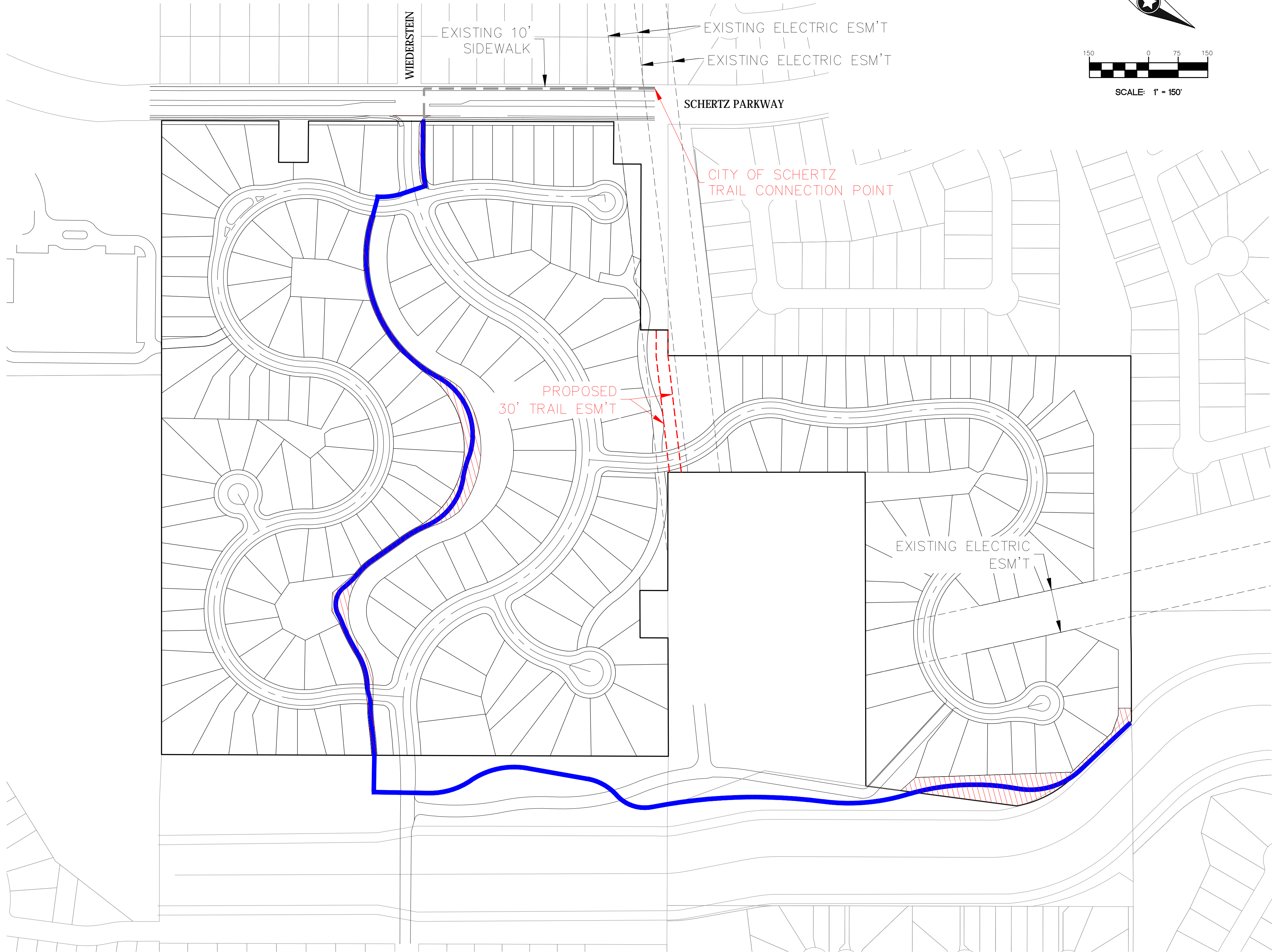
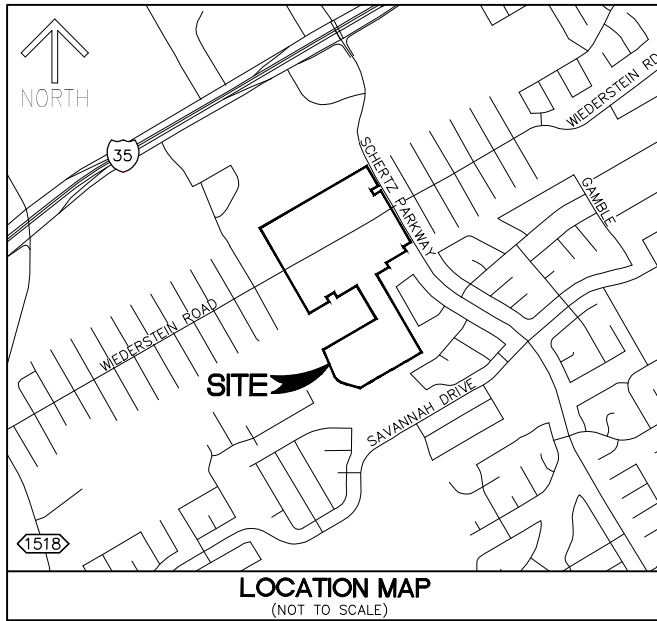
C:

On lots with extra deep setback, the 7' minimum can be increased.

# Driveway Detail



**EXHIBIT 4**  
**WIEDERSTEIN AND WEST DIETZ CREEK**  
**TRAIL PLAN**



LEGEND	
	PARK AREA DEDICATED TO CITY OF SCHERTZ
	TRAIL CONSTRUCTED BY DEVELOPER

**HERITAGE OAKS NEIGHBORHOOD**  
**65.97 ACRES ~ TOTAL TRACT AREA**

**ENGINEER / APPLICANT:**  
WESTWOOD PROFESSIONAL SERVICES  
1718 DRY CREEK WAY, SUITE 110  
SAN ANTONIO, TEXAS 78259  
TEL: (210) 265-8300

**SURVEYOR**  
WESTWOOD PROFESSIONAL SERVICES  
1718 DRY CREEK WAY, SUITE 110  
SAN ANTONIO, TEXAS 78259  
TEL: (210) 265-8300

**OWNER / DEVELOPER**  
PRESIDIO GROUP, LLC  
18618 TUSCANY STONE, SUITE 200  
SAN ANTONIO, TEXAS 78258  
TEL: (210) 826-9000

NO.	DATE	REVISIONS	BY

**Westwood**

Phone (210) 265-8300  
Toll Free (888) 937-5150

1718 Dry Creek Way, Suite 110  
San Antonio, TX 78259  
westwoodps.com

Westwood Professional Services, Inc.  
TBPLS FIRM NO. 10194064 - TBPE FIRM NO. F-11756

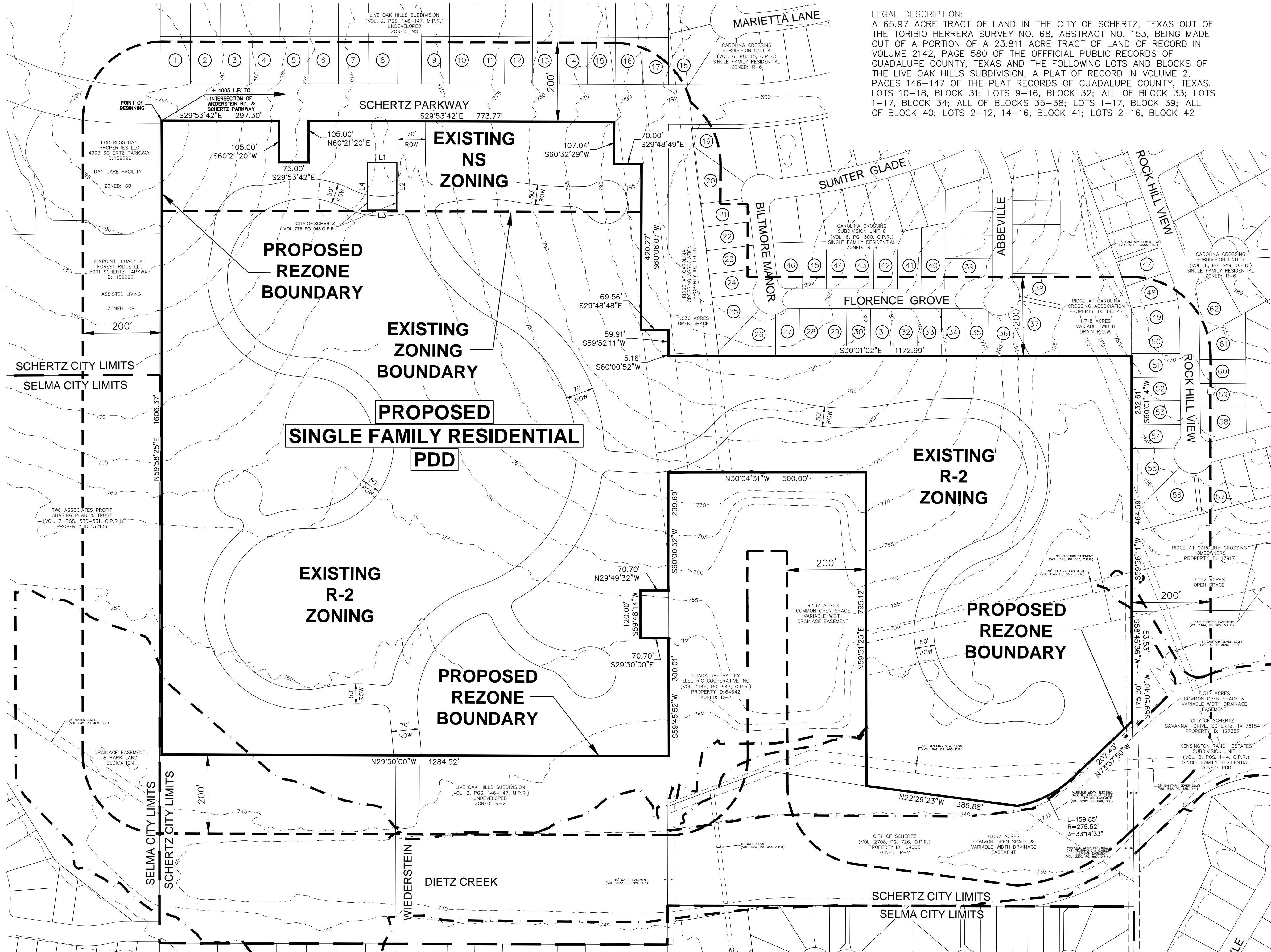
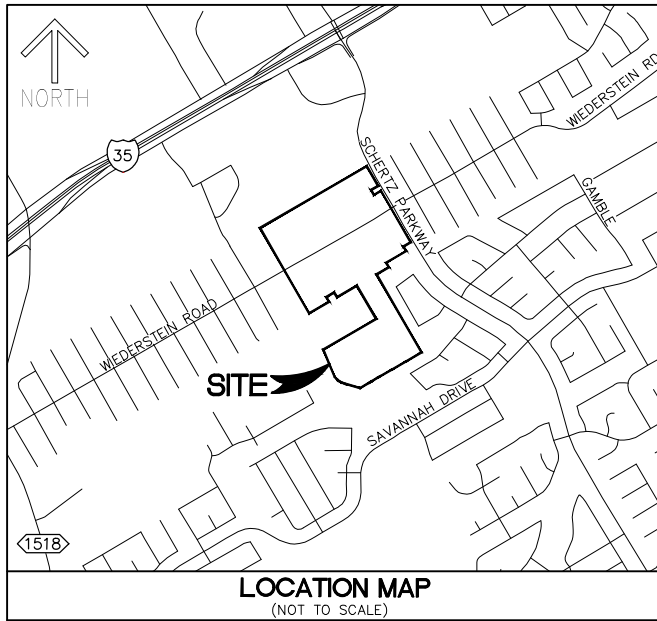
**HERITAGE OAKS NEIGHBORHOOD**  
**WIEDERSTEIN AND WEST DIETZ CREEK**  
**TRAIL PLAN**

JOB NO.:	24313.00
DATE:	DECEMBER 2020
DESIGN:	
DRAWN:	DAD
CHECKED:	

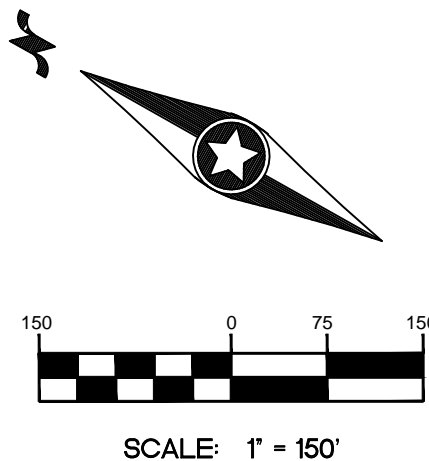
**SHEET**  
**EXHIBIT**



**EXHIBIT 5**  
**ZONING EXHIBIT**



LEGAL DESCRIPTION:  
A 65.97 ACRE TRACT OF LAND IN THE CITY OF SCHERTZ, TEXAS OUT OF THE TORIBIO HERRERA SURVEY NO. 68, ABSTRACT NO. 153, BEING MADE OUT OF A PORTION OF A 23.811 ACRE TRACT OF LAND OF RECORD IN VOLUME 2142, PAGE 580 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS AND THE FOLLOWING LOTS AND BLOCKS OF THE LIVE OAK HILLS SUBDIVISION, A PLAT OF RECORD IN VOLUME 2, PAGES 146-147 OF THE PLAT RECORDS OF GUADALUPE COUNTY, TEXAS. LOTS 10-18, BLOCK 31; LOTS 9-16, BLOCK 32; ALL OF BLOCK 33; LOTS 1-17, BLOCK 34; ALL OF BLOCKS 35-38; LOTS 1-17, BLOCK 39; ALL OF BLOCK 40; LOTS 2-12, 14-16, BLOCK 41; LOTS 2-16, BLOCK 42



- LEGEND**
- PROJECT BOUNDARY
  - 200' NOTIFICATION BOUNDARY
  - 100YR FLOODPLAIN - FIRM PANEL NO.48029C0095F
  - EXISTING CONTOURS
  - PDD PLANNED DEVELOPMENT DISTRICT
  - NS NEIGHBORHOOD SERVICES
  - R-2 SINGLE FAMILY RESIDENTIAL
  - ADJACENT PROPERTY OWNERSHIP SEE SHEET PDD-2

- GENERAL NOTES**
- THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT TIME OF FINAL PLATTING.
  - ALL OPEN SPACE, COMMON AREAS, GREENBELTS, LANDSCAPE, DRAINAGE EASEMENT OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNER'S SUCCESSORS AND/OR ASSIGNS.
  - ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 48187C0210F DATED NOV. 2, 2007, SITE IS WITHIN THE 100-YEAR FLOODPLAIN.
  - CONTOURS ARE FROM SAN ANTONIO RIVER AUTHORITY LIDAR.
  - AN ELEVATION CERTIFICATE WILL BE REQUIRED FOR ALL LOTS WITHIN 100' OF THE 100 YEAR FLOOD.
  - UTILITY SERVICE PROVIDED BY THE FOLLOWING ENTITIES:
    - WATER SERVICE - CITY OF SCHERTZ
    - SEWER SERVICE - CITY OF SCHERTZ
    - TELEPHONE SERVICE - AT&T
    - CABLE TELEVISION - SPECTRUM
    - GAS & ELECTRIC - GVEC

HERITAGE OAKS ZONING TABLE		
CONDITION	ZONING	AREA (AC.)
EXISTING	NS	5.81
EXISTING	R-2	60.16
PROPOSED	PDD	65.97

LINE TABLE		
LINE	LENGTH	BEARING
L1	75.00'	S29° 53' 42"E
L2	120.00'	S60° 06' 18"W
L3	75.09'	N29° 53' 42"W
L4	120.00'	N60° 08' 45"E

# HERITAGE OAKS NEIGHBORHOOD

## 65.97 ACRES ~ TOTAL TRACT AREA

**ENGINEER / APPLICANT:**  
WESTWOOD PROFESSIONAL SERVICES  
1718 DRY CREEK WAY, SUITE 110  
SAN ANTONIO, TEXAS 78259  
TEL: (210) 265-8300

**SURVEYOR**  
WESTWOOD PROFESSIONAL SERVICES  
1718 DRY CREEK WAY, SUITE 110  
SAN ANTONIO, TEXAS 78259  
TEL: (210) 265-8300

**OWNER / DEVELOPER**  
PRESIDIO GROUP, LLC  
18618 TUSCANY STONE, SUITE 200  
SAN ANTONIO, TEXAS 78258  
TEL: (210) 826-9000

BY

REVISIONS

DATE

NO.

Westwood

Phone (210) 265-8300  
Toll Free (888) 937-5150

1718 Dry Creek Way, Suite 110  
San Antonio, TX 78259  
westwoodps.com

Westwood Professional Services, Inc.  
TBPLS FIRM NO. 10194064 - TBPE FIRM NO. F-11756

HERITAGE OAKS NEIGHBORHOOD  
PLANNED DEVELOPMENT DISTRICT  
ZONING EXHIBIT  
SCHERTZ, TEXAS

JOB NO.: 24313.00

DATE: JANUARY 2020

DESIGN:

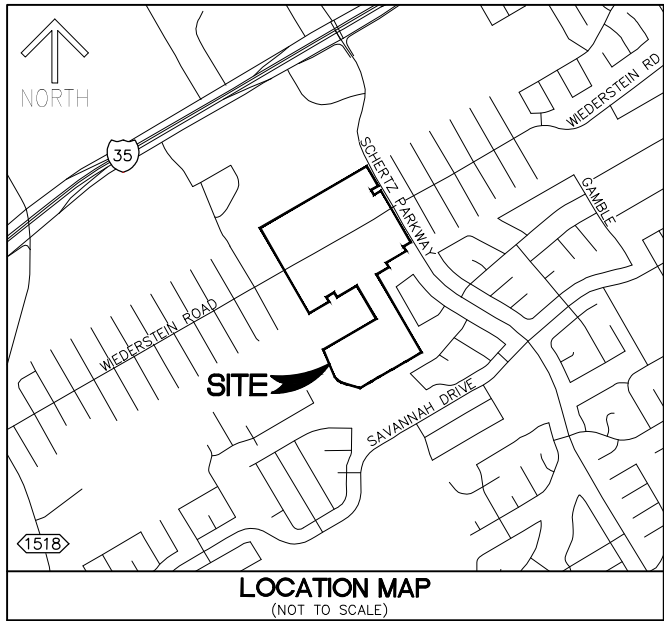
DRAWN: DAD

CHECKED:

SHEET  
PDD-1

File: N:\00002311.dwg Project: D:\00002311.dwg Date: 2/10/2020





# HERITAGE OAKS NEIGHBORHOOD

## 66.16 ACRES ~ TOTAL TRACT AREA

### ADJACENT PROPERTY OWNERSHIP

#### LIVE OAKS HILLS SUBDIVISION

- SCHERTZ-CIBOLO-UNIVERSAL CITY ISD  
SCHERTZ PARKWAY, SCHERTZ, TX 78154  
PROPERTY ID: 32028
- NANCY SCHAEFER NON GST EXEMPT TRUST FBO JANE SCHAEFER  
SCHERTZ PARKWAY, SCHERTZ, TX 78154  
PROPERTY ID: 32027
- NANCY SCHAEFER NON GST EXEMPT TRUST FBO JANE SCHAEFER  
SCHERTZ PARKWAY, SCHERTZ, TX 78154  
PROPERTY ID: 32026
- SCHERTZ-CIBOLO-UNIVERSAL CITY ISD  
SCHERTZ PARKWAY, SCHERTZ, TX 78154  
PROPERTY ID: 32025
- SCHERTZ-CIBOLO-UNIVERSAL CITY ISD  
SCHERTZ PARKWAY, SCHERTZ, TX 78154  
PROPERTY ID: 32024
- JESUS LOPEZ & DORIS REBECCA HERNANDEZ  
SCHERTZ PARKWAY, SCHERTZ, TX 78154  
PROPERTY ID: 32023
- NANCY SCHAEFER NON GST EXEMPT TRUST FBO JANE SCHAEFER  
SCHERTZ PARKWAY, SCHERTZ, TX 78154  
PROPERTY ID: 32022
- CITY OF SCHERTZ  
SCHERTZ PARKWAY, SCHERTZ, TX 78154  
PROPERTY ID: 32021
- NANCY SCHAEFER NON GST EXEMPT TRUST FBO JANE SCHAEFER  
SCHERTZ PARKWAY, SCHERTZ, TX 78154  
PROPERTY ID: 32011
- NANCY SCHAEFER NON GST EXEMPT TRUST FBO JANE SCHAEFER  
SCHERTZ PARKWAY, SCHERTZ, TX 78154  
PROPERTY ID: 32010
- NANCY SCHAEFER NON GST EXEMPT TRUST FBO JANE SCHAEFER  
SCHERTZ PARKWAY, SCHERTZ, TX 78154  
PROPERTY ID: 32009
- NANCY SCHAEFER NON GST EXEMPT TRUST FBO JANE SCHAEFER  
SCHERTZ PARKWAY, SCHERTZ, TX 78154  
PROPERTY ID: 32008
- NANCY SCHAEFER NON GST EXEMPT TRUST FBO JANE SCHAEFER  
SCHERTZ PARKWAY, SCHERTZ, TX 78154  
PROPERTY ID: 32007
- NANCY SCHAEFER NON GST EXEMPT TRUST FBO JANE SCHAEFER  
SCHERTZ PARKWAY, SCHERTZ, TX 78154  
PROPERTY ID: 32006
- NANCY SCHAEFER NON GST EXEMPT TRUST FBO JANE SCHAEFER  
SCHERTZ PARKWAY, SCHERTZ, TX 78154  
PROPERTY ID: 32005
- CITY OF SCHERTZ  
SCHERTZ PARKWAY, SCHERTZ, TX 78154  
PROPERTY ID: 32004
- CITY OF SCHERTZ  
SCHERTZ PARKWAY, SCHERTZ, TX 78154  
PROPERTY ID: 32003

#### CAROLINA CROSSING SUBDIVISION UNIT 4

- GLENN R & SANDRA K BRETZKE  
3740 MARIETTA LANE, SCHERTZ, TX 78154  
PROPERTY ID: 17678

#### CAROLINA CROSSING SUBDIVISION UNIT 8

- OSCAR & KIMBERLY RAMIREZ  
3500 SUMTER GLADE, SCHERTZ, TX 78154  
PROPERTY ID: 17949
- MARK D & SANDRA MASON  
3400 BILTMORE MANOR, SCHERTZ, TX 78154  
PROPERTY ID: 17950
- TRAVIS C & DAWN DUPLANTIER ROBINETTE  
3404 BILTMORE MANOR, SCHERTZ, TX 78154  
PROPERTY ID: 17951
- KAREN SHELTON BRITSCH  
3408 BILTMORE MANOR, SCHERTZ, TX 78154  
PROPERTY ID: 17952
- EDWARD M JR & DESSA A ANDERSON  
3412 BILTMORE MANOR, SCHERTZ, TX 78154  
PROPERTY ID: 17953
- JEFF R & MARILYN P INGRAM  
3416 BILTMORE MANOR, SCHERTZ, TX 78154  
PROPERTY ID: 17954
- NORMA & MARK HIDALGO  
3420 BILTMORE MANOR, SCHERTZ, TX 78154  
PROPERTY ID: 17955
- MARKE & PAULA J SAINT HILL  
3740 FLORENCE GROVE, SCHERTZ, TX 78154  
PROPERTY ID: 17956
- STEVE A & CATIA CHANDLER  
3736 FLORENCE GROVE, SCHERTZ, TX 78154  
PROPERTY ID: 17957
- DONALD J & KERRY BROWN  
3732 FLORENCE GROVE, SCHERTZ, TX 78154  
PROPERTY ID: 17958
- JAVIER PALACIOS & DIANA ANDREA  
3728 FLORENCE GROVE, SCHERTZ, TX 78154  
PROPERTY ID: 17959
- TIMOTHY K & KIMBERLY A CARROLL  
3724 FLORENCE GROVE, SCHERTZ, TX 78154  
PROPERTY ID: 17960
- CINDY L FOLLETTE  
3720 FLORENCE GROVE, SCHERTZ, TX 78154  
PROPERTY ID: 17961

- MICHELLE L & ERWIN R IVERY  
3716 FLORENCE GROVE, SCHERTZ, TX 78154  
PROPERTY ID: 17962
- YADIRA VANESSA & RAUL PRADO TIRADO  
3712 FLORENCE GROVE, SCHERTZ, TX 78154  
PROPERTY ID: 17963
- GEORGE SHILOBOOD  
3708 FLORENCE GROVE, SCHERTZ, TX 78154  
PROPERTY ID: 17964
- JOHN E & JESSICA LEESANG  
3704 FLORENCE GROVE, SCHERTZ, TX 78154  
PROPERTY ID: 17965
- ADRIAN CORNEJO  
3700 FLORENCE GROVE, SCHERTZ, TX 78154  
PROPERTY ID: 17966
- JUSTIN L & AMANDA E WILLMANN  
3429 ABBEVILLE DRIVE, SCHERTZ, TX 78154  
PROPERTY ID: 17967
- DOUGLAS A & KRISTIN K PACK  
3425 ABBEVILLE DRIVE, SCHERTZ, TX 78154  
PROPERTY ID: 17968
- STEVE B & HOLLY A NAGY  
3416 ABBEVILLE DRIVE, SCHERTZ, TX 78154  
PROPERTY ID: 17923
- MICHAEL CRISTOPHER MULLEN  
3711 FLORENCE GROVE, SCHERTZ, TX 78154  
PROPERTY ID: 17924
- TIMOTHY B & EMILY M PAULSEN  
3715 FLORENCE GROVE, SCHERTZ, TX 78154  
PROPERTY ID: 17925
- FRANK & DIANE E ADAMS  
3719 FLORENCE GROVE, SCHERTZ, TX 78154  
PROPERTY ID: 17926
- JASON M & COURTNEY L WILLIAMS  
3723 FLORENCE GROVE, SCHERTZ, TX 78154  
PROPERTY ID: 17927
- JOHN D JR & YOVANNY C HULSEY  
3727 FLORENCE GROVE, SCHERTZ, TX 78154  
PROPERTY ID: 17928
- ROBERT & SHARON ST CLAIR  
3731 FLORENCE GROVE, SCHERTZ, TX 78154  
PROPERTY ID: 17929
- MICHELLE & DONNIE L ST JOHN  
3735 FLORENCE GROVE, SCHERTZ, TX 78154  
PROPERTY ID: 17930

#### CAROLINA CROSSING SUBDIVISION UNIT 7

- DOROTHY L HYATT & TROY H POCHER  
3493 ROCK HILL VIEW, SCHERTZ, TX 78154  
PROPERTY ID: 17915
- SALLY L & JOHN D RIOJAS  
3489 ROCK HILL VIEW, SCHERTZ, TX 78154  
PROPERTY ID: 17914
- JAMES P MURRAY JR  
3485 ROCK HILL VIEW, SCHERTZ, TX 78154  
PROPERTY ID: 17913
- GERDA A PETERSON  
3481 ROCK HILL VIEW, SCHERTZ, TX 78154  
PROPERTY ID: 17912
- ROBERT J & MALLORY A DUNCAN  
3477 ROCK HILL VIEW, SCHERTZ, TX 78154  
PROPERTY ID: 17911
- BENJAMIN JOSEPH & ELIZABETH MASSIE PYRC  
3473 ROCK HILL VIEW, SCHERTZ, TX 78154  
PROPERTY ID: 17910
- MATTHEW P MANGINI  
3469 ROCK HILL VIEW, SCHERTZ, TX 78154  
PROPERTY ID: 17909
- UNKNOWN  
3465 ROCK HILL VIEW, SCHERTZ, TX 78154  
PROPERTY ID: 17908
- RACHEL LEIGH JACKSON  
3461 ROCK HILL VIEW, SCHERTZ, TX 78154  
PROPERTY ID: 17907
- KENNETH R & NORMA Y MIESS  
3457 ROCK HILL VIEW, SCHERTZ, TX 78154  
PROPERTY ID: 17906
- RALPH E & GREER E HORRELL  
3420 DARTMOUTH COVE, SCHERTZ, TX 78154  
PROPERTY ID: 17905
- ROBERT J & NANCY S SCHRADER  
3464 ROCK HILL VIEW, SCHERTZ, TX 78154  
PROPERTY ID: 17875
- UNKNOWN  
3468 ROCK HILL VIEW, SCHERTZ, TX 78154  
PROPERTY ID: 17876
- HEATHER SHERMAN & VICTOR ISRAEL LEAL  
3472 ROCK HILL VIEW, SCHERTZ, TX 78154  
PROPERTY ID: 17877
- ROBERT J WILLIS JR  
3476 ROCK HILL VIEW, SCHERTZ, TX 78154  
PROPERTY ID: 17878

#### ENGINEER / APPLICANT:

WESTWOOD PROFESSIONAL SERVICES  
1718 DRY CREEK WAY, SUITE 110  
SAN ANTONIO, TEXAS 78259  
TEL: (210) 265-8300

#### SURVEYOR

WESTWOOD PROFESSIONAL SERVICES  
1718 DRY CREEK WAY, SUITE 110  
SAN ANTONIO, TEXAS 78259  
TEL: (210) 265-8300

#### OWNER / DEVELOPER

PRESIDIO GROUP, LLC  
18618 TUSCANY STONE, SUITE 200  
SAN ANTONIO, TEXAS 78258  
TEL: (210) 826-9000

NO.	DATE	REVISIONS	BY

**Westwood**

Phone (210) 265-8300 1718 Dry Creek Way, Suite 110  
TollFree (888) 937-5750 San Antonio, TX 78259  
westwoodps.com  
Westwood Professional Services, Inc.  
TBP:LS FIRM NO. 10184404 - TBP: FIRM NO. F-11756

HERITAGE OAKS NEIGHBORHOOD  
PLANNED DEVELOPMENT DISTRICT  
ZONING EXHIBIT  
SCHERTZ, TEXAS

JOB NO.:	24313.00
DATE:	JANUARY 2020
DESIGN:	
DRAWN:	DAD
CHECKED:	

SHEET  
PDD-2

**PLANNING AND ZONING COMMISSION MEETING: 10/12/2022**  
**Agenda Item 8 A**

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**SUBJECT**

Current Projects and City Council Status Update

**DEVELOPMENT INFORMATION**

The following is being provided for information purposes only so that the Planning and Zoning Commission is aware of the current status of new site plan applications, status of applications heard by the Commission and recommended for final action by the City Council, and the status of administratively approved applications.

**NEW SITE PLAN APPLICATIONS:**

- The following new site plan application was submitted to the Planning and Community Development Department between September 24, 2022 and October 7, 2022.
  - Homestead Subdivision Lot 9000, Block 17 (2911 Homestead Parkway)
  - Site Plan for a proposed parking lot for a City of Schertz park

**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)
  - First Reading at the September 27th City Council Meeting (4-2; Approved-Super Majority Vote not met, motion did not pass, and zone change was denied)
- 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)
  - First Reading at the September 27th City Council Meeting (6-0 vote)
- 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:**

- There were no development applications administratively approved between September 24, 2022 and October 7, 2022. .
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