



MEETING AGENDA
Planning & Zoning Commission
REGULAR SESSION PLANNING & ZONING COMMISSION
December 14, 2022

HAL BALDWIN MUNICIPAL COMPLEX COUNCIL CHAMBERS
1400 SCHERTZ PARKWAY BUILDING #4
SCHERTZ, TEXAS 78154

CITY OF SCHERTZ CORE VALUES

Do the right thing
Do the best you can
Treat others the way you want to be treated
Work cooperatively as a team

AGENDA
WEDNESDAY, DECEMBER 14, 2022 at 6:00 p.m.

The Planning and Zoning Commission will hold the regularly scheduled meeting at 6:00p.m., Wednesday, December 14, 2022, at the City Council Chambers. In lieu of attending the meeting in person, residents will have the opportunity to watch the meeting via live stream on the City's YouTube Channel.

1. CALL TO ORDER

2. SEAT ALTERNATE TO ACT IF REQUIRED

3. HEARING OF RESIDENTS

Residents who choose to watch the meeting via live stream, but who would like to participate in Hearing of Residents, should email their comments to the Planning Division, at planning@schertz.com by 5:00p.m. on Tuesday, December 13, 2022, so that the Planning Division may read the public comments into the record under the hearing of residents. In the body of the email please include your name, your address, phone number, agenda item number if applicable or subject of discussion, and your comments.

This time is set aside for any person who wishes to address the Planning and Zoning Commission. Each person should fill out the Speaker's register prior to the meeting. Presentations should be limited to no more than three (3) minutes. Discussion by the Commission of any item not on the agenda shall be limited to statements of specific factual information given in response to any inquiry, a recitation of existing policy in response to an inquiry, and/or a proposal to place the item on a future agenda. The presiding officer, during the Hearing of Residents portion of the agenda, will call on those persons who have signed up to speak in the order they have registered.

4. CONSENT AGENDA:

A. Minutes for the November 16, 2022 Regular Meeting.

B. PLFP20220202 Consider and act upon a request for approval of a final plat of The Crossvine Module 3B Unit 1 Subdivision, an approximately 35.79 acre tract of land, generally located one thousand seven hundred fifty feet (1,750') from the intersection of Ware Seguin Road and FM 1518, City of Schertz, Bexar County, Texas.

5. ITEMS FOR INDIVIDUAL CONSIDERATION:

- A.** PLPP20220199 Consider an act upon a request for approval of a preliminary plat of the Royal Manufacturing Phase II subdivision, an approximately 142 acre tract of land approximately 3,400 feet west of Doerr Lane at the terminus of Tejas Way, Parcel ID: 77739, City of Schertz, Comal County, Texas
- B.** PLPP20220197 Consider an act upon a request for approval of a preliminary plat of the Royal Manufacturing Phase III Subdivision, an approximately 87 acre tract of land to the south of Tejas Way, approximately 750 feet west of Doerr Lane, also identified as Parcel IDs: 412335, 74404, 74490, 74458, City of Schertz, Comal County, Texas.
- C.** PLPP20220210 Waiver - Consider and act upon a request for approval of a waiver request in relation to improving roadways adjacent to the proposed Core5 Subdivision, an approximately 165 acre tract of land generally located at the northwest corner of the intersection of Scenic Lake Drive and IH-10, also identified as Parcel IDs: 619013, 619006, 619017, City of Schertz, Bexar County, Texas
- D.** PLPP20220210 Consider and act upon a request for approval of a preliminary plat of the Core5 Subdivision, an approximately 165 acre tract of land generally located at the northwest corner of the intersection of Scenic Lake Drive and IH-10, also identified as Parcel IDs: 619013, 619006, 619017, City of Schertz, Bexar County, Texas.

6. PUBLIC HEARING:

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

- A.** PLUDC20220135 Hold a public hearing, workshop and discussion, and possible action to make a recommendation on amendments of Part III, Schertz Code of Ordinances, Unified Development Code (UDC), to Article 5, Section 21.5.11- Specific Use Permit (SUP), Article 9, Section 21.9.7- Landscaping, and Article 10, Section 21.10.4- Schedule of off-street parking requirements. ***Postponed at the November 16, 2022, Planning and Zoning Commission Meeting***

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 9th day of December, 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: 12/14/2022
Agenda Item 4 A

TO: Planning and Zoning Commission
PREPARED BY: Emily Delgado, Planning Manager
SUBJECT: Minutes for the November 16, 2022 Regular Meeting.

Attachments

Draft Minutes for the November 16, 2022 Planning and Zoning Commission Meeting

DRAFT

PLANNING AND ZONING MINUTES

November 16, 2022

The Schertz Planning and Zoning Commission convened on November 16, 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; Roderick Hector, Commissioner; Judy Goldick, Commissioner; John Carbon, Commissioner; Michael Dahle, City Council Liaison

Absent: Ernie Evans, Vice Chairman; Tamara Brown, Commissioner; Patrick McMaster, Commissioner

City Staff: Brian James, Assistant City Manager; Lesa Wood, Director of Planning & Community Development; Emily Delgado, Planning Manager; 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

Mr. Carbon was seated as the alternate.

3. HEARING OF RESIDENTS

Residents who choose to watch the meeting via live stream, but who would like to participate in Hearing of Residents, should email their comments to the Planning Division, at planning@schertz.com by 5:00p.m. on Tuesday, November 15, 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.

Maria Ellison and Sam Birch - 12762 Woman Hollering Rd

Sam Birch - 12858 Woman Hollering Rd

Raymond Bruce Torgerson - 8795 Quail Wood Run

Steve Slate - 8600 Quail Wood Run

Rod Ellison - 12762 Woman Hollering Rd

Robert Stanfield - 12654 Woman Hollering Rd

Sandra Hillard - 7009 Robin Hood Way

Catherine Torergson - 8795 Quail Wood Run

Todd Vician - 8926 Green Grant

Kacie Starr - 4206 Jennifer Nicole

Joe and Alberta Lundquist - 8630 E FM1518 N

Daren Turner - 12700 Woman Hollering

Rolanda Tuner - 12700 Woman Hollering Rd

Mrs. Delgado read the public comments into record:

Emily Torgerson - 8795 Quail Wood Run
Nikki Oester - Crossvine community
Jackie Oester - 8516 Vinepost
Frances Martine - Crossvine community
Todd Welch - 8520 Vinepost
April Johnson - No address noted

4. CONSENT AGENDA:

A. Minutes for the October 26, 2022 Regular Meeting.

Motioned by Commissioner Gordon Rae to approve, seconded by Commissioner Judy Goldick

Vote: 6 - 0 Passed

5. PUBLIC HEARING:

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

A. PLCPA20220164 Hold a public hearing, consider and make a recommendation on a request to amend the Comprehensive Land Use Plan by changing approximately 31 acres of the Future Land Use Map from the Estate Neighborhood land use designation to the Mixed-Use Neighborhood land use designation, generally located east of the intersection of FM 1518 and Woman Hollering Road, also known as 12535 Woman Hollering Road, also known as Bexar County Property Identification Numbers, 1150385 and 310128 Bexar County, Texas.

Mrs. Delgado provided a presentation along with the applicant.

Mr. Outlaw opened the public hearing at 7:01 P.M, the following residents spoke during the public hearing:

- Kacie Starr-4206 Jennifer Nicole
- Brittany Bassett - 11121 Hollering Pass
- Delorean Wiley- 12566 Woman Hollering Rd
- Catherine Torgerson- 8795 Quail Wood Run
- Robert Stanfield- 12654 Woman Hollering Rd
- Steve Slate- 8600 Quail Wood Run
- James Wiley- 12566 Woman Hollering Rd
- Michelle Slate- 8600 Quail Wood Run
- Raymond Bruce Torgerson- 8795 Quail Wood Rd
- Todd Vician- 8926 Green Grant
- Sam Birch- 12858 Woman Hollering Rd
- Rachel Escobedo- 8646 Quail Wood Run
- Maria Stanfield- 12654 Woman Hollering Rd
- Catalina Wiley- 12566 Woman Hollering Rd
- Darren Turner- 12700 Woman Hollering Rd

Mr. Outlaw closed the public hearing at 7:28 P.M.

Motioned by Commissioner Gordon Rae to postpone to the January 11, 2023 Planning and Zoning Commission meeting, seconded by Commissioner John Carbon

Vote: 6 - 0 Passed

- B.** PLZC20220124— Hold a public hearing, consider and make a recommendation on a request to rezone approximately 31 acres of land to Apartment/ Multi-Family Residential (R-4), generally located east of the intersection of FM 1518 and Woman Hollering Road, also known as 12535 Woman Hollering Road, also known as Bexar County Property Identification Numbers, 1150385 and 310128 Bexar County, Texas.

Mr. James provided a presentation.

Mr. Outlaw opened the public hearing at 7:48 P.M. the following residents spoke during the public hearing:

- Todd Vician- 8926 Green Grant
- Kacie Starr- 4206 Jennifer Nicole
- Rachel Escobedo- 8646 Quail Wood Run
- Bruce Torgerson- 8795 Crown Wood Run
- Steve Slate- 8600 Quail Wood Run
- DeLorean Wiley- 12566 Woman Hollering Rd
- Darren Tuner- 12700 Woman Hollering Rd
- Brittani Bassett- 11121 Hollering Pass
- Sam Birch- 12858 Woman Hollering Rd
- Rachel Escovedo- 8646 Quail Wood Run
- Nick Dyer- applicant
- Kacie Starr- 4206 Jennifer Nicole
- Catherine Torgerson- 8795 Quail Wood Run

Mr. Outlaw closed the public hearing at 8:06 P.M.

Motioned by Commissioner Gordon Rae to postpone to the January 11, 2023 Planning and Zoning Commission meeting, seconded by Commissioner Richard Braud

Vote: 6 - 0 Passed

- C.** PLZC20220175— Hold a public hearing, consider and make a recommendation on a request to rezone approximately 0.14 acres of land from Single-Family Residential District (R-2) to Main Street Mixed Use District (MSMU), generally located southeast of the intersection of Randolph Ave and Exchange Ave, also known as 204 Randolph Ave, also known as Guadalupe County Property Identification Number 67555, Guadalupe County, Texas.

Mrs. Delgado provided a presentation along with the applicant and developer.

Mr. Outlaw opened the public hearing at 8:43 P.M. the following residents spoke during the public hearing:

- Thomas Perkins- 305 Randolph Ave
- Linda Perkins- 305 Randolph Ave

Mr. Outlaw closed the public hearing at 8:48 P.M.

Motioned by Commissioner Judy Goldick to recommend approval to the City Council ,
seconded by Commissioner John Carbon

Vote: 6 - 0 Passed

- D.** 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. ***Postponed at the October 26, 2022, Planning and Zoning Commission Meeting***
Mr. James provided a presentation.

Mr. Outlaw opened the public hearing at 9:16 P.M.

No one spoke.

Mr. Outlaw closed the public hearing at 9:17 P.M.

Motioned by Commissioner Richard Braud to postpone to the December 14, 2022 or next appropriate Planning and Zoning Commission meeting , seconded by Commissioner Judy Goldick

Vote: 6 - 0 Passed

6. ITEMS FOR INDIVIDUAL CONSIDERATION:

- A.** PLPP20220192 Consider an act upon request for approval of a preliminary plat of the Homestead Unit 11 Subdivision, an approximately 22 acre tract of land approximately 1,500 feet southwest of Homestead Parkway, City of Schertz, Guadalupe County, Texas

PLPP20220192 was heard prior to Agenda Item 5D.

Mr. Haas provided a presentation.

Motioned by Commissioner Roderick Hector to approve, 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 no requests by Commissioners.

- B.** Announcements by Commissioners

- City and community events attended and to be attended
- Continuing education events attended and to be attended

There were announcements by Mr. Braud.

- 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 9:29 P.M.

Chairman, Planning and Zoning Commission

Recording Secretary, City of Schertz

PLANNING AND ZONING COMMISSION MEETING: 12/14/2022
Agenda Item 4 B

TO: Planning and Zoning Commission
PREPARED BY: Emily Delgado, Planning Manager
CASE: PLFP20220202
SUBJECT: PLFP20220202 Consider and act upon a request for approval of a final plat of The Crossvine Module 3B Unit 1 Subdivision, an approximately 35.79 acre tract of land, generally located one thousand seven hundred fifty feet (1,750') from the intersection of Ware Seguin Road and FM 1518, City of Schertz, Bexar County, Texas.

GENERAL INFORMATION:

Owner: Gehan Homes
Applicant: Malone Wheeler

APPLICATION SUBMITTAL DATE:

Date: November 23, 2022	Application Submittal Type: Final Plat Application
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ITEM SUMMARY:

The applicant is proposing to final plat 35.79 acres of land to establish 133 single-family residential lots. The site is zoned Planned Development District (PDD). The preliminary plat was reviewed using the PDD Ordinance 21-S-51 design standards and UDC, Ordinance 11-S-15 as amended.

Use Category	Area Square Feet	Width (ft.)	Depth (ft.)
DSFR (1)	5,500	50	110

GENERAL LOCATION AND SITE DESCRIPTION:

The property is undeveloped and is located approximately one thousand seven hundred fifty feet (1,750') from the intersection of Ware Seguin Road and FM 1518, City of Schertz, Bexar County, Texas.

ACCESS AND CIRCULATION:

The UDC, Article 14, requires that all residential subdivisions have a minimum of two (2) locations of access onto an existing public street. This unit is designed to have two (2) points of access. The first point of access will be from Chalk Trace, which is a stub from Crossvine Module 3A U1. The second point of access will be from Heartvine Parkway to FM 1518.

TREE MITIGATION AND PRESERVATION:

The applicant will be responsible for complying with the Unified Development Code (UDC), Section 21.9.9 Tree Preservation and Mitigation. The applicant has submitted a signed tree affidavit indicating the subject property will be removing protected and heritage class trees. Tree mitigation fees will be calculated and required prior to recordation of the final plat and tree removal.

PUBLIC SERVICES:

The site will be serviced by Schertz water and sewer, Cibolo Creek Municipal Authority (CCMA), CPS, AT&T and spectrum.

PUBLIC IMPROVEMENTS:

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

Water: The site will tie into an existing 12" water line to be installed within an easement along FM 1518 by Module 3A Unit 1. This unit will be serviced by an 8" water line and will be stubbed for future development.

Sewer: The site will tie into a 12" sewer line that will be under construction within Module 3A Unit 1. This unit will be serviced by an 8" sewer line and will be stubbed for future development.

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

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

Road Improvements: All streets will be developed to the City of Schertz specification.

STAFF ANALYSIS AND RECOMMENDATION:

The final plat is consistent with the applicable requirements, ordinances, and regulations for this property. It has been reviewed with no objections by the Engineering, Public Works, Fire, and Planning Departments. Staff recommends approval of the proposed final plat of The Crossvine Module 3B Unit 1 as presented.

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

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

COMMISSIONERS CRITERIA FOR CONSIDERATION:

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

Attachments

Aerial Map

Final Plat Exhibit



W
N
E
S

SCHERTZ

COMMUNITY • SERVICE • OPPORTUNITY

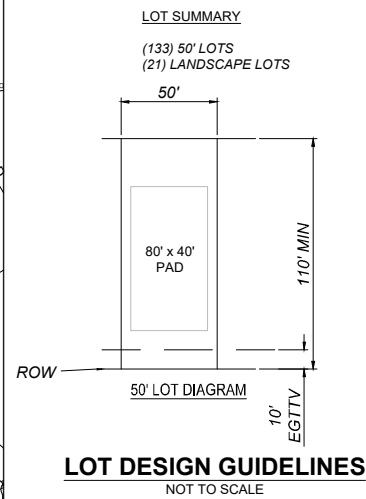
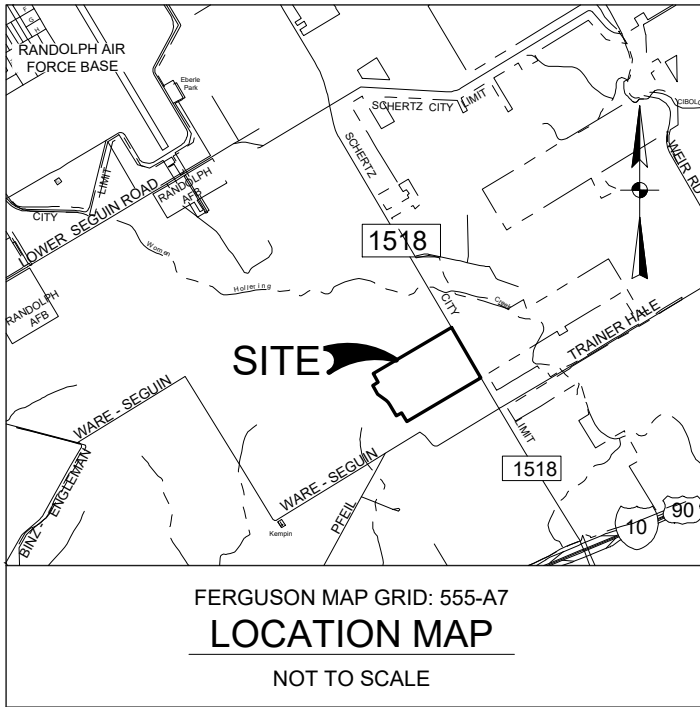
The Crossvine Module 3B
Unit 1
(PLFP20220202)

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

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

1 Inch = 250 Feet

0 125 250 500 Feet



ENGINEER:



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

SURVEYOR:



has joined Colliers Engineering & Design
TSPE FIRM #9013 / TDFL FIRM #11223-00

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

CITY ENGINEER

STATE OF TEXAS

COUNTY OF BEXAR

THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, DEDICATES TO THE
PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS,
ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC
PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION
THEREIN EXPRESSED.

THIS THE ____ DAY OF _____, 20__

OWNER: GEHAN HOMES
C/O SHANNON BARKSDALE
3815 S. CAPITAL TEXAS HWY
AUSTIN, TX 78704
PHONE: (512) 330-9366 EXT. 4233

STATE OF TEXAS

COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE

____ DAY OF _____, 20__

NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

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

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

STATE OF TEXAS

COUNTY OF BEXAR

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

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

TXDOT NOTES

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE
DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT
MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE
REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL." THIS PROPERTY IS ELIGIBLE
FOR A MAXIMUM COMBINED TOTAL OF TWO (2) ACCESS POINTS ALONG F.M. 1518, BASED ON
THE OVERALL PLATTED HIGHWAY FRONTAGE OF 933.07'

ADDITIONAL NOTES:

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

NOTES:

1. A 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW
SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM
ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH
AMERICAN DATUM (NAD) OF 1983.
3. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT
IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE
DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR
OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE
CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED,
SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF
PUBLIC WORKS. THE CITY OF SCHERTZ AND BEXAR COUNTY SHALL
HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S
ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS
PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO
MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID
DRAINAGE EASEMENTS. ALL SAID DRAINAGE EASEMENTS WITHIN
SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY
OWNERS.
4. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED
SCALE FACTOR OF 1.00017.
5. ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL NO.
48029C0315F, DATED SEPT. 29, 2010, AND FEMA MAP 315, THIS
PROPERTY IS LOCATED IN ZONE X WHICH IS LOCATED OUTSIDE THE
0.2% ANNUAL CHANCE FLOODPLAIN.
6. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS
A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT
TO FINES AND WITHHOLDING OF UTILITIES AND PERMITS.
7. ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE
EASEMENT, PRIVATE PARKLAND OR OTHER AREAS IDENTIFIED AS
PRIVATE SHALL BE THE RESPONSIBILITY OF THE OWNER OR
OWNERS' SUCCESSORS AND/OR ASSIGNS PROVIDED SUCH
SUCCESSOR OR ASSIGN IS APPROVED BY THE CITY.

COMMON AREA LOTS DESCRIBED IN THE FOLLOWING TABLE:

LOT & BLOCK NUMBERS	COMMON AREA LOT ALLOWABLE USE
LOT 21, BLOCK 1 LOT 57, BLOCK 2 LOT 58, BLOCK 2 LOT 61, BLOCK 2 LOT 62, BLOCK 2 LOT 1, BLOCK 3	LANDSCAPE LOTS / ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT / DRAINAGE EASEMENT
LOT 20, BLOCK 1 LOT 56, BLOCK 2 LOT 60, BLOCK 2 LOT 7, BLOCK 3	LANDSCAPE LOTS/PUBLIC ACCESS/ DRAINAGE EASEMENT
LOT 59, BLOCK 2	LANDSCAPE LOTS/PUBLIC ACCESS/ DRAINAGE EASEMENT/CITY OF SCHERTZ WATER UTILITY
LOT 55, BLOCK 2	LANDSCAPE LOTS/PUBLIC ACCESS/ DRAINAGE EASEMENT/CITY OF SCHERTZ WASTEWATER EASEMENT/ ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT

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

NO CHANGES

9. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88

10. THERE ARE 133 DETACHED SINGLE FAMILY RESIDENTIAL LOTS
PROPOSED BY THIS PLAT. PLEASE SEE THE FOLLOWING TABLE FOR
NUMBER OF EACH TYPE OF LOT.

LOT SIZE SUMMARY
DSFR(1) 50' 133
TOTAL LOTS = 133

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

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

13. THIS LAND IS ZONED PDD.

14. THE 7.8180 ACRES OF PRIVATE PARKLAND WITH PUBLIC ACCESS
IDENTIFIED AS LOT 20, BLOCK 1, LOT 21, BLOCK 1, LOT 55, BLOCK 2, LOT
56, BLOCK 2, LOT 57, BLOCK 2, LOT 58, BLOCK 2, LOT 59, BLOCK 2, LOT 60,
BLOCK 2, LOT 61, BLOCK 2, LOT 62, BLOCK 2, LOT 1, BLOCK 3, LOT 7, BLOCK
3, LOT 19, BLOCK 4, LOT 20, BLOCK 4, LOT 1, BLOCK 5, LOT 13, BLOCK 5,
LOT 29, BLOCK 5, LOT 1, BLOCK 6, LOT 14, BLOCK 6, LOT 9, BLOCK 6, AND
LOT 1, BLOCK 10 WILL BE MAINTAINED BY THE OWNER/DEVELOPER
AND/OR ITS SUCCESSOR OR ASSIGNS.

FINAL SUBDIVISION PLAT OF THE CROSSVINE MODULE 3B, UNIT 1

A 35.79 ACRE TRACT OF LAND, OUT OF THE JULIAN DIAZ SURVEY NO. 66, ABSTRACT NO. 187,
COUNTY BLOCK 5059, A 56.96 ACRE TRACT OF LAND AS CONVEYED TO GEHAN HOMES, LTD
OF RECORD IN DOCUMENT NO. 20210122135, AND THE REMAINDER OF A 2.49 ACRE TRACT
AS CONVEYED TO MICHAEL RAY THOMAS OF RECORD IN VOLUME 17621, PAGE 1344 OF THE
OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND SITUATED IN THE CITY OF
SCHERTZ, BEXAR COUNTY, TEXAS.

PREPARATION DATE: SEPTEMBER 21, 2022



UNPLATTED
14.199 ACRE TRACT
OWNER: ALBERT L. MCCOY, TRUSTEE OF THE
ALBERT L. MCCOY REVOCABLE TRUST
(DOC. NO. 20210060054 O.P.R.)
ZONING: R-A
LAND USE: RESIDENTIAL/AGRICULTURAL

LOT 1
BLOCK 2
BOENIG SUBDIVISION
(VOL. 8600, PG. 159 D.P.R.)
OWNER: JOSE R. ROSAS, JR.
(VOL. 9866, PG. 1875 O.P.R.)
A TEXAS LIMITED PARTNERSHIP
ZONING: R-A
LAND USE: RESIDENTIAL/AGRICULTURAL

UNPLATTED
10.00 ACRE TRACT
(VOL. 1839, PG. 504 O.P.R.)
OWNER: ROY B. JUAREZ & EDNA M. JUAREZ
ZONING: R-A
LAND USE: RESIDENTIAL/AGRICULTURAL

LEGEND

B.C.D.P.R.	BEXAR COUNTY DEED AND PLAT RECORDS
R.P.R.B.C.	REAL PROPERTY RECORDS
R.O.W.	BEXAR COUNTY RIGHT OF WAY
E.G.T.V.	ELECTRIC, GAS, TELEPHONE, & CABLE T.V.
---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	CENTER LINE OF R.O.W.
---	EASEMENT
○FIR	FOUND 1/2" IRON ROD

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

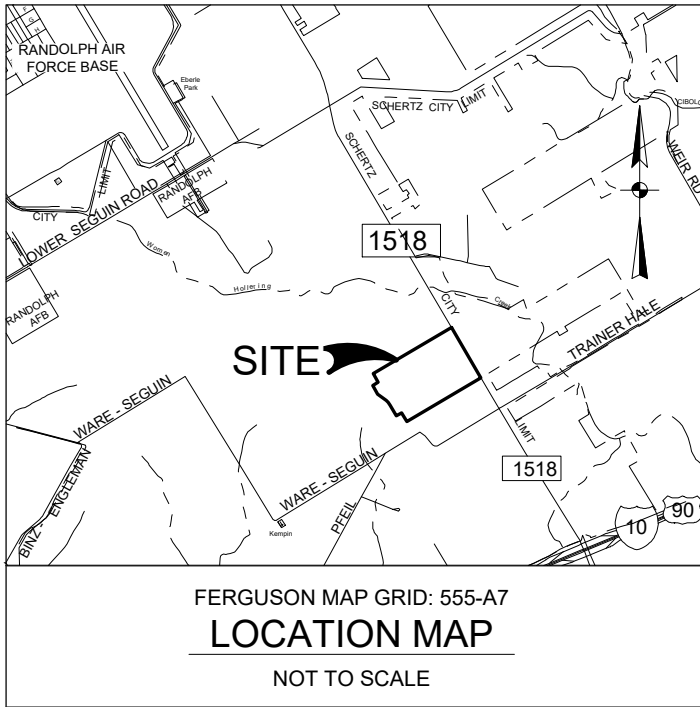
DATED THIS ____ DAY OF _____, A.D. 20__

BY: _____
CHAIRPERSON

BY: _____
SECRETARY

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

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY



ENGINEER:



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

SURVEYOR:



has joined Colliers Engineering & Design
TSPE FIRM #9513 / TSPLS FIRM #01223-00

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

CITY ENGINEER

STATE OF TEXAS

COUNTY OF BEXAR

THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, DEDICATES TO THE
PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS,
ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC
PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN
EXPRESSED.

THIS THE ____ DAY OF _____, 20__

OWNER: GEHAN HOMES
C/O SHANNON BARKSDALE
3815 S. CAPITAL TEXAS HWY
AUSTIN, TX 78704
PHONE: (512) 330-9366 EXT. 4233

STATE OF TEXAS

COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE

____ DAY OF _____, 20__

NOTARY PUBLIC

BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

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

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

STATE OF TEXAS

COUNTY OF BEXAR

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

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

CURVE TABLE					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	23.57'	15.00'	90°02'00"	S14°22'56"W	21.22'
C2	66.17'	175.00'	21°39'48"	S41°27'58"E	65.77'
C3	84.89'	225.00'	21°37'00"	S41°29'22"E	84.39'
C4	23.56'	15.00'	89°59'49"	S75°40'46"E	21.21'
C5	206.97'	225.00'	52°42'18"	S85°40'28"W	199.75'
C6	23.56'	15.00'	90°00'00"	S67°01'37"W	21.21'
C7	160.98'	175.00'	52°42'18"	S04°19'32"E	155.36'
C8	23.57'	15.00'	90°02'00"	N75°41'41"W	21.22'
C9	278.74'	60.00'	266°10'40"	N12°22'38"E	87.64'
C10	22.56'	15.00'	86°10'39"	S77°37'22"E	20.49'
C11	23.55'	15.00'	89°58'00"	N14°18'19"E	21.21'
C12	206.97'	225.00'	52°42'18"	N04°19'32"W	199.75'
C13	23.56'	15.00'	90°00'00"	N22°58'23"W	21.21'
C14	160.74'	175.00'	52°37'41"	S85°42'46"W	155.15'
C15	23.57'	15.00'	90°02'00"	S14°22'56"W	21.22'
C16	22.56'	15.00'	86°10'39"	S73°43'24"E	20.49'
C17	278.74'	60.00'	266°10'39"	S16°16'36"W	87.64'
C18	23.55'	15.00'	89°58'00"	N75°37'04"W	21.21'
C19	27.52'	525.00'	3°00'11"	S60°54'01"W	27.51'
C20	24.26'	15.00'	92°40'16"	S16°03'59"W	21.70'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	3.74'	S59°23'56"W
L2	50.00'	N30°36'04"W
L3	104.99'	S59°23'56"W
L4	61.94'	N32°51'44"W
L5	44.30'	N47°22'16"W
L6	110.89'	N59°19'19"E
L7	43.98'	S62°24'07"W
L8	35.47'	S67°58'23"E
L9	78.92'	N22°01'37"E
L10	20.88'	N18°32'02"E
L11	19.73'	N11°12'12"E
L12	22.50'	N04°00'32"E
L13	20.25'	N68°19'36"E
L14	15.57'	N62°06'14"E
L15	83.58'	N59°23'56"E
L16	122.70'	S59°23'56"W
L17	49.60'	S59°23'56"W
L18	72.14'	S62°24'07"W
L19	60.00'	S30°40'52"E
L20	47.12'	S31°21'42"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	45.22'	S50°23'24"E
L22	46.51'	N68°58'50"W
L23	35.33'	S32°44'56"E
L24	46.72'	S14°27'56"W
L25	31.49'	S77°37'22"E
L26	31.49'	N73°21'29"W
L27	31.49'	S73°43'24"E
L28	104.11'	N62°24'07"E
L29	27.61'	S66°41'55"W
L30	34.29'	N30°40'41"W
L31	0.33'	S67°58'23"E
L32	13.39'	N54°52'08"E
L33	36.07'	S13°53'35"W

C.P.S. NOTES

1. CITY PUBLIC SERVICE BOARD IS HEREBY DEDICATED THE EASEMENTS AND
RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES
IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT, "GAS
EASEMENT, "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG
EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE
PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING,
REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR
BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH
ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND
EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID
FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO
REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER
OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF
SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT
NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID
EASEMENT AREA.

2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS
EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR
GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR
PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND
ELEVATION ALTERATION.

ADDITIONAL NOTES:

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

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

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

CURVE TABLE					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C21	22.56'	15.00'	86°10'39"	S73°21'29"E	20.49'
C22	278.74'	60.00'	266°10'39"	S16°38'31"W	87.64'
C23	23.51'	15.00'	89°48'45"	N75°10'31"W	21.18'
C24	1.57'	475.00'	0°11'21"	S59°49'26"W	1.57'
C25	24.49'	525.00'	2°40'21"	N61°03'56"E	24.49'
C26	24.90'	475.00'	3°00'11"	N60°54'01"E	24.89'
C27	23.57'	15.00'	90°02'00"	N14°22'56"E	21.22'
C28	23.55'	15.00'	89°58'00"	S75°37'04"E	21.21'
C29	206.67'	225.00'	52°37'41"	N85°42'46"E	199.48'
C30	23.56'	15.00'	90°00'00"	N67°01'37"E	21.21'
C31	146.76'	225.00'	37°22'19"	N40°42'46"E	144.17'
C32	23.55'	15.00'	89°58'00"	N75°37'04"W	21.21'
C33	85.07'	225.00'	21°39'48"	N41°27'58"W	84.57'
C34	66.02'	175.00'	21°37'00"	N41°29'22"W	65.63'
C35	23.56'	15.00'	90°00'11"	N14°19'14"E	21.21'
C36	160.98'	175.00'	52°42'18"	N85°40'28"E	155.36'
C37	23.56'	15.00'	90°00'00"	S22°58'23"E	21.21'
C38	114.15'	175.00'	37°22'19"	S40°42'46"W	112.13'
C39	183.97'	200.00'	52°42'18"	N85°40'28"E	177.56'
C40	183.71'	200.00'	52°37'41"	N85°42'46"E	177.32'

CURVE TABLE					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C41	26.21'	500.00'	3°00'11"	N60°54'01"E	26.20'
C42	23.32'	500.00'	2°40'21"	N61°03'56"E	23.32'
C43	183.98'	200.00'	52°42'18"	N04°19'32"W	177.56'
C44	37.60'	50.00'	43°05'19"	N80°49'58"E	36.72'
C45	37.60'	50.00'	43°05'19"	N51°48'49"W	36.72'
C46	37.60'	50.00'	43°05'19"	S52°10'44"E	36.72'
C47	130.45'	200.00'	37°22'19"	S40°42'46"W	128.15'
C48	75.62'	200.00'	21°39'48"	N41°27'58"W	75.17'
C49	75.46'	200.00'	21°37'00"	N41°29'22"W	75.01'
C50	51.11'	89.00'	32°54'14"	N43°16'34"E	50.41'
C51	50.91'	89.00'	32°46'27"	S76°06'59"W	50.22'

NOTES:

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

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

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

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

5. ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL NO.
48029C0315F, DATED SEPT. 29, 2010, AND FEMA MAP 315, THIS
PROPERTY IS LOCATED IN ZONE X WHICH IS LOCATED OUTSIDE THE
0.2% ANNUAL CHANCE FLOODPLAIN.

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

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

COMMON AREA LOTS DESCRIBED IN THE FOLLOWING TABLE:

LOT & BLOCK NUMBERS	COMMON AREA LOT ALLOWABLE USE
LOT 21, BLOCK 1 LOT 57, BLOCK 2 LOT 58, BLOCK 2 LOT 61, BLOCK 2 LOT 62, BLOCK 2 LOT 1, BLOCK 3 LOT 1, BLOCK 3	LANDSCAPE LOTS / ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT / DRAINAGE EASEMENT
LOT 20, BLOCK 1 LOT 56, BLOCK 2 LOT 60, BLOCK 2 LOT 7, BLOCK 3	LANDSCAPE LOTS/PUBLIC ACCESS/ DRAINAGE EASEMENT
LOT 59, BLOCK 2	LANDSCAPE LOTS/PUBLIC ACCESS/ DRAINAGE EASEMENT/CITY OF SCHERTZ WATER UTILITY
LOT 55, BLOCK 2	LANDSCAPE LOTS/PUBLIC ACCESS/ DRAINAGE EASEMENT/CITY OF SCHERTZ WASTEWATER EASEMENT/ ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT

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

NO CHANGES

9. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88

10. THERE ARE 133 DETACHED SINGLE FAMILY RESIDENTIAL LOTS
PROPOSED BY THIS PLAT. PLEASE SEE THE FOLLOWING TABLE FOR
NUMBER OF EACH TYPE OF LOT.

LOT SIZE SUMMARY
DSFR(1) 50' 133
TOTAL LOTS = 133

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

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

13. THIS LAND IS ZONED PDD.

14. THE 7.8180 ACRES OF PRIVATE PARKLAND WITH PUBLIC ACCESS
IDENTIFIED AS LOT 20, BLOCK 1, LOT 21, BLOCK 1, LOT 55, BLOCK 2, LOT
56, BLOCK 2, LOT 57, BLOCK 2, LOT 58, BLOCK 2, LOT 59, BLOCK 2, LOT 60,
BLOCK 2, LOT 61, BLOCK 2, LOT 62, BLOCK 2, LOT 1, BLOCK 3, LOT 7, BLOCK
3, LOT 19, BLOCK 4, LOT 20, BLOCK 4, LOT 1, BLOCK 5, LOT 13, BLOCK 5,
LOT 29, BLOCK 5, LOT 1, BLOCK 6, LOT 14, BLOCK 6, LOT 9, BLOCK 6, AND
LOT 1, BLOCK 10 WILL BE MAINTAINED BY THE OWNER/DEVELOPER
AND/OR ITS SUCCESSOR OR ASSIGNS.

FINAL SUBDIVISION
PLAT OF

THE CROSSVINE MODULE 3B, UNIT 1

A 36.79 ACRE TRACT OF LAND, OUT OF THE JULIAN DIAZ SURVEY NO. 66, ABSTRACT NO. 187,
COUNTY BLOCK 5059, A 56.98 ACRE TRACT OF LAND AS CONVEYED TO GEHAN HOMES, LTD.
OF RECORD IN DOCUMENT NO. 20210122135, AND THE REMAINDER OF A 2.49 ACRE TRACT
AS CONVEYED TO MICHAEL RAY THOMAS OF RECORD IN VOLUME 17621, PAGE 1344 OF THE
OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND SITUATED IN THE CITY OF
SCHERTZ, BEXAR COUNTY, TEXAS.

PREPARATION DATE: SEPTEMBER 21, 2022

TXDOT NOTES

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE
DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT
MEASURES FOR FUTURE NOISE MITIGATION.

2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE
REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL." THIS PROPERTY IS ELIGIBLE
FOR A MAXIMUM COMBINED TOTAL OF TWO (2) ACCESS POINTS ALONG F.M. 1518, BASED ON
THE OVERALL PLATTED HIGHWAY FRONTAGE OF 933.07'

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

DATED THIS ____ DAY OF _____, A.D. 20__.

BY: _____
CHAIRPERSON

BY: _____
SECRETARY

PLANNING AND ZONING COMMISSION MEETING: 12/14/2022
Agenda Item 5 A

TO: Planning and Zoning Commission
 PREPARED BY: Sam Haas, Planner
 CASE: PLPP20220199
 SUBJECT: PLPP20220199 Consider an act upon a request for approval of a preliminary plat of the Royal Manufacturing Phase II subdivision, an approximately 142 acre tract of land approximately 3,400 feet west of Doerr Lane at the terminus of Tejas Way, Parcel ID: 77739, City of Schertz, Comal County, Texas

GENERAL INFORMATION:

Owner: Schertz 312 LLC
 Applicant: Jacob Valentien, Pacheco Koch Engineers

APPLICATION SUBMITTAL DATE:

Date: Application Submittal Type:
 11/18/2022 Preliminary Plat

ITEM SUMMARY:

The applicant is proposing to preliminary plat approximately 142 acres of land establishing 4 industrial lots to construct four industrial buildings and a roadway extension (Tejas Way). The site is currently zoned Manufacturing District - Light (M-1) and will adhere to the design requirements as dictated by the Unified Development Code.

	Lot Size and Dimensions			Setbacks			Misc. Requirements	
Code	Area Sq. Ft.	Width Ft.	Depth Ft.	Front	Rear	Side	Max Ht. Ft.	Max Impervious Cover
M-1	10,000	100	100	25	0	0	120	80%

Zoning	Lot # Block 1	Acreage
M-1	6	43.772
M-1	7	37.689
M-1	8	29.233
M-1	9	28.045

GENERAL LOCATION AND SITE DESCRIPTION:

The site is approximately 3,400 feet west of Doerr Lane at the terminus of Tejas Way, approximately 2,600 feet north of Lookout Road, and approximately 4,500 ft southwest of the Nacogdoches Road and Roy Richard Drive Intersection, listed in Comal County as Parcel ID: 77739.

ACCESS AND CIRCULATION:

This site sits between the Missouri Pacific Railroad to the north and the Union Pacific Railroad to the south. As a result, the site will have one point of access by extending the existing Tejas Way road section into the site creating a cul-de-sac. Lot 6 and 7 will abut the roadway extension, while Lots 7, 8 and 9 will abut the cul-de-sac.

Secondary access to right of way off Doerr Lane shall be accomplished with an easement through Lot 3 Block 1 of the Doerr Lane Industrial Subdivision.

TREE MITIGATION AND PRESERVATION:

The applicant is responsible for complying with the Unified Development Code (UDC), Section 21.9.9 Tree Preservation and Mitigation. The applicant has submitted a tree affidavit which indicates that the site does not contain protected or heritage trees.

PUBLIC SERVICES:

The site is serviced by City of Selma water, with a water CCN transfer underway transferring water service to Schertz. The site is also serviced by Schertz sewer, Cibolo Creek Municipal Authority (CCMA), CPS Energy, AT&T, Spectrum, 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 site will be serviced by City of Schertz once the CCN transfer is complete through an existing 12" water line that begins at the southeast corner of the property and is proposed to be looped through Tejas Way.

Sewer: The site will be serviced by an 8" sewer lines that begins at the southeast corner of the property and is proposed to be looped through Tejas Way.

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

Sidewalks, Hike and Bike Trails: Sidewalks will be constructed along both sides of the street throughout the subdivision. All sidewalks will be designed to meet the City of Schertz specifications.

Road Improvements: The proposed subdivision will require an extension of Tejas Way into a cul-de-sac. All streets will be developed to City of Schertz specifications. Construction plans for all public improvements will be submitted for review and approval by the Public Works and Engineering Departments prior to the approval of the final plat.

STAFF ANALYSIS AND RECOMMENDATION:

The preliminary plat is consistent with the applicable requirements, ordinances, and regulations for this property. It has been reviewed with no objections by the Engineering, Public Works, Fire, and Planning Departments. Therefore, staff recommends approval of the preliminary 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:

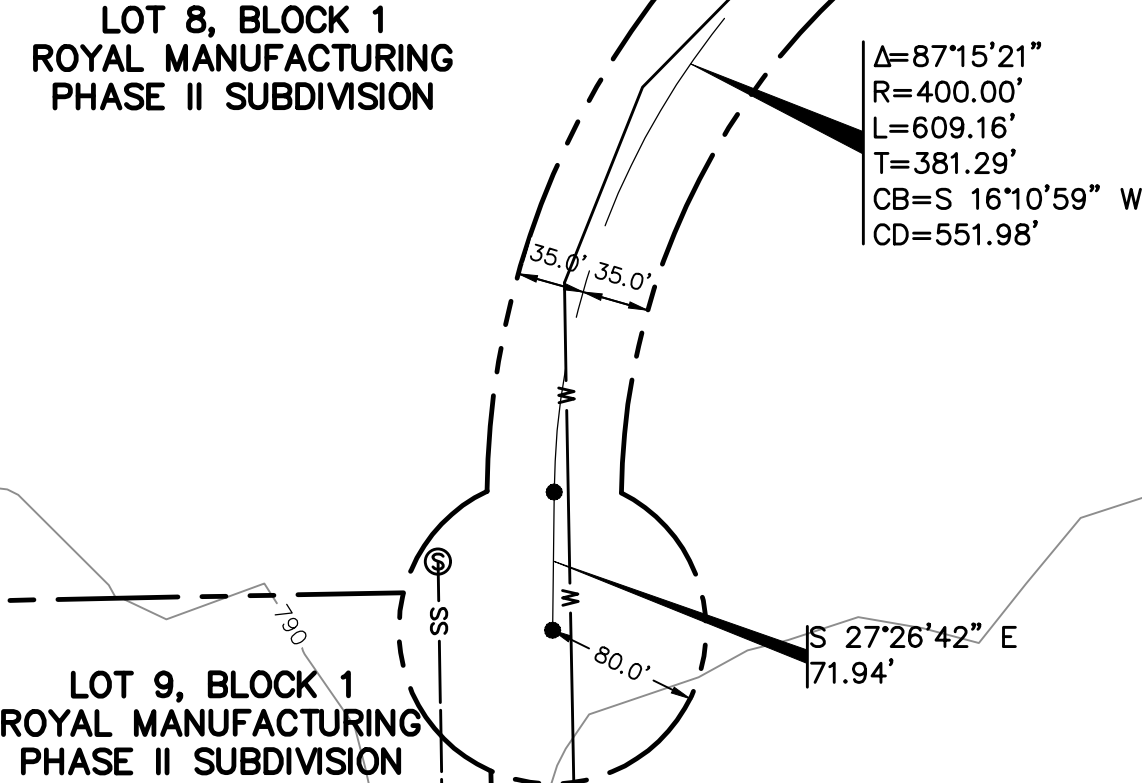
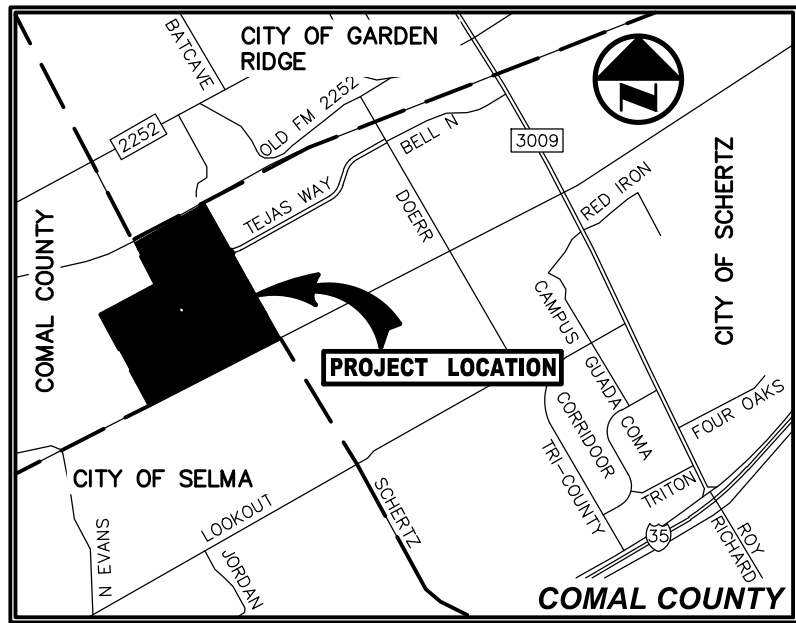
The Planning and Zoning Commission is the final approval authority of the proposed preliminary plat. In considering final action on a preliminary plat, the Commission should consider the criteria within UDC, Section 21.12.8 D.

Attachments

Aerial Exhibit

Plat Exhibit





1. Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), South Central Zone 4204, based on observations made on July 26, 2021 with a combined scale factor of 1.00014.
2. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Comal County, Texas and Incorporated Areas, Map No. 48091C0485F, Community-Panel No. 485463 0485 F, Revised Date: September 2, 2009. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:
 - Zone "X" Shaded – Other Areas: Areas of 0.2% chance annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
 - Zone "X" – Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
 - Zone "AE" – Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood: Base flood elevations determined.
3. Notice: Selling a portion of this addition by metes & bounds is a violation of city ordinance and state law and is subject to fines and withholdings of utilities and permits.
4. All open space, common areas, green belts, drainage easements, or other areas identified as private, shall be the responsibility of the owner or owners successors and/or assigns provided such successor or assign is approved by the City.
5. Maintenance of dedicated utility easements is the responsibility of the property owner. Any use, of an easement or any portion of it, including landscaping or drainage features, is subject to and shall not conflict with the terms and conditions in the easement, must not endanger or interfere with the rights granted by the easement to Comal County utilities, its successors and assigns, and shall be subject to applicable permit requirements of Comal County or any other governing body. The property owner must obtain, in advance, written agreement with the utilities to utilize the easement, or any part of it.
6.

Bulldable Lots: 4 (Four)	ACREAGE	ZONED
LOT 6, BLOCK 1	43.772	M1 MANUFACTURING LIGHT
LOT 7, BLOCK 1	37.689	M1 MANUFACTURING LIGHT
LOT 8, BLOCK 1	29.233	M1 MANUFACTURING LIGHT
LOT 9, BLOCK 1	28.045	M1 MANUFACTURING LIGHT
7. The thoroughfare alignments shown on this exhibit are for illustration purposes and do not set the alignment. Alignment is determined at time of final plat.
8. Development shall be in accordance with floodplain ordinance in effect at the time of construction application.
9. Cross access between lots is required at time of final plat for each site development plan.
10. Secondary access to right of way off Doerr Lane shall be accomplished with an easement through Lot 3 Block 1 Doerr Lane Industrial. Agreement has been signed and notarized to have access under construction by December 1st, 2022.



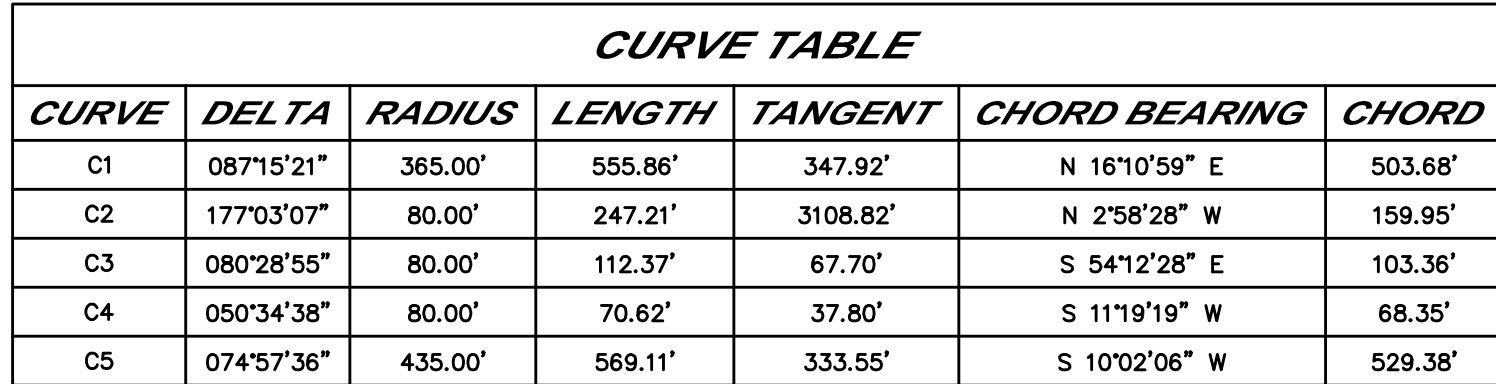
COUNTY CLERK CERTIFICATION

STATE OF TEXAS ~
COUNTY OF COMAL ~

I, Bobby Koepf, County Clerk of said County, do hereby certify that this plat was filed for record in my office on the ____ day of _____, 20__ at _____ and duly recorded the ____ day of _____, 20__ at _____ in Document No. _____. Official Public Records of Comal County, Texas.

COUNTY CLERK, COMAL COUNTY, TEXAS

By _____
DEPUTY



<i>AREA TABLE</i>		
<i>LOT</i>	<i>SF</i>	<i>ACRES</i>
GROSS AREA	6,163,461	141.494
LOT 6, BLOCK 1	1,906,719	43.772
LOT 7, BLOCK 1	1,641,712	37.689
LOT 8, BLOCK 1	1,273,371	29.233
LOT 9, BLOCK 1	1,221,654	28.045
RIGHT-OF-WAY	120,005	2.755


OWNER:
SCHERTZ 312, LLC
9601 McALLISTER FREEWAY, SUITE 1120
SAN ANTONIO, TX 78216
210-338-5220

CIVIL ENGINEER:
PACHECO KOCH CONSULTING ENGINEERS, INC.
8701 N. MOPAC EXPY, SUITE 320
AUSTIN, TEXAS 78759
CONTACT: JACOB W. VALENTIEN, PE
512-485-0831
jvalentien@pkce.com

SURVEYOR:
PACHECO KOCH CONSULTING ENGINEERS, INC.
4060 BRYANT IRVIN ROAD
FORT WORTH, TEXAS 76109
CONTACT: DUSTIN C. PUSTEJOVSKY, RPLS
817-412-7155
dpustejevsky@pkce.com

SHEET 1 OF 2
PRELIMINARY PLAT
**LOTS 6-9, BLOCK 1
ROYAL
MANUFACTURING
PHASE II SUBDIVISION**

BEING 141.494 ACRES OF LAND LOCATED IN THE
VINCENTE MICHELI SURVEY, ABSTRACT NO. 383,
CITY OF SCHERTZ, COMAL COUNTY, TEXAS AND
BEING ALL OF THAT TRACT OF LAND DESCRIBED TO
SCHERTZ 312, LLC IN INST. NO. 201806024987,
OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS

 Pacheco Koch		4060 BRYANT IRVIN ROAD FORT WORTH, TX 76109 817.412.7155 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008001	
DRAWN BY MCL	CHECKED BY DCP	SCALE 1"=200'	DATE APR 2022
			JOB NUMBER 3160-21.41

PRELIMINARY PLAT - LOTS 6-9. BLOCK 1. ROYAL MANUFACTURING PHASE II SUBDIVISION

PLANNING AND ZONING COMMISSION MEETING: 12/14/2022
Agenda Item 5 B

TO: Planning and Zoning Commission
PREPARED BY: Sam Haas, Planner
CASE: PLPP20220197
SUBJECT: PLPP20220197 Consider an act upon a request for approval of a preliminary plat of the Royal Manufacturing Phase III Subdivision, an approximately 87 acre tract of land to the south of Tejas Way, approximately 750 feet west of Doerr Lane, also identified as Parcel IDs: 412335, 74404, 74490, 74458, City of Schertz, Comal County, Texas.

GENERAL INFORMATION:

Owner: Schertz 312 LLC
Applicant: Clayton Strolle, Pacheco Koch Engineers

APPLICATION SUBMITTAL DATE:

Date: 11/11/2022
Application Submittal Type: Preliminary Plat

ITEM SUMMARY:

The applicant is proposing to preliminary plat approximately 87 acres of land establishing 2 industrial lots to construct 2 industrial buildings. The site is currently zoned Manufacturing District - Light (M-1) and will adhere to the design requirements as dictated by the Unified Development Code.

	Lot Size and Dimensions			Setbacks			Misc. Requirements	
Code	Area Sq. Ft.	Width Ft.	Depth Ft.	Front	Rear	Side	Max Ht. Ft.	Max Impervious Cover
M-1	10,000	100	100	25	0	0	120	80%

Zoning	Lot # Block 3	Acreage
M-1	1	11.431
M-1	2	75.246

GENERAL LOCATION AND SITE DESCRIPTION:

This site is approximately 750 feet west of Doerr Lane, abutting Tejas Way, approximately 2,600 feet north of Lookout Road. Comal County records indicate the subject property being parcel IDs: 412335, 74404, 74490, 74458.

ACCESS AND CIRCULATION:

The entire site abuts the Union Pacific Railroad to the south. To the north will be the main point of access as the majority of the property abuts the existing Tejas Way road section. Tejas Way will be extended into a cul-de-sac during Phase II of development in the same subdivision.

TREE MITIGATION AND PRESERVATION:

The applicant is responsible for complying with the Unified Development Code (UDC), Section 21.9.9 Tree Preservation and Mitigation. The applicant has submitted a tree affidavit which indicates that the site does not contain protected or heritage trees.

PUBLIC SERVICES:

The site is serviced by Schertz water and sewer, Cibolo Creek Municipal Authority (CCMA), CPS Energy, AT&T, Spectrum, 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 site will be serviced through an existing 12" water line that runs along Tejas Way.

Sewer: The site will be serviced by an 8" sewer line that runs parallel to the Union Pacific Railroad along the southern end of the property.

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

Sidewalks, Hike and Bike Trails: Sidewalks will be constructed along both sides of the street throughout the subdivision. All sidewalks will be designed to meet the City of Schertz specifications.

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

STAFF ANALYSIS AND RECOMMENDATION:

The preliminary plat is consistent with the applicable requirements, ordinances, and regulations for this property. It has been reviewed with no objections by the Engineering, Public Works, Fire, and Planning Departments. Therefore, staff recommends approval of the preliminary 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 preliminary plat. In considering final action on a preliminary plat, the Commission should consider the criteria within UDC, Section 21.12.8 D.

Attachments

Aerial Exhibit
Plat Exhibit



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



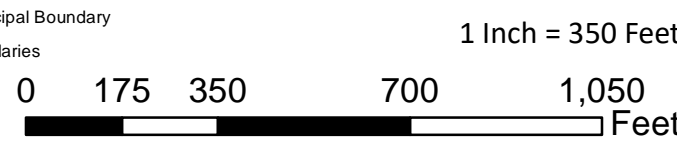
SCHERTZ

COMMUNITY • SERVICE • OPPORTUNITY

ROYAL MANUFACTURING
PHASE III
(PLPP20220197)

- | | | | | | | | |
|--------------------|----------------------------|----------------------------------|--------------------------------|----|-----|-----|---------------------|
| <all other values> | <all other values> | Planned Secondary Arterial | Commercial Collector B | 1" | 8" | 20" | Schertz Gravity |
| Highways | Freeway | Secondary Rural Arterial | Planned Commercial Collector B | 2" | 10" | 24" | Schertz Pressure |
| Major Roads | Principal Arterial | Planned Secondary Rural Arterial | Commercial Collector A | 3" | 12" | 30" | Neighboring Gravity |
| Minor Roads | Planned Principal Arterial | Residential Collector | Planned Commercial Collector A | 4" | 16" | 36" | Private Gravity |
| Other Cities | Secondary Arterial | Planned Residential Collector | | 6" | 18" | | Private Pressure |

- | | |
|----------|----------------------------|
| Hydrant | 200' Buffer |
| Manholes | Schertz Municipal Boundary |
| | County Boundaries |



NOTES

- Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), South Central Zone 4204, based on observations made on February 21, 2022 with a combined scale factor of 1.00014.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Comal County, Texas and Incorporated Areas, Map No. 48091C0485F, Community-Panel No. 485463 0485 F, Revised Date: September 2, 2009. There is no Zone "A" or Zone "AE" Floodplain in the proposed area of the preliminary plat. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:
Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain
- Notice: Selling a portion of this addition by metes & bounds is a violation of city ordinance and state law and is subject to fines and withholdings of utilities and permits.
- All open space, common areas, green belts, drainage easements, or other areas identified as private, shall be the responsibility of the owner or owners successors and/or assigns provided such successor or assign is approved by the City.
- Maintenance of dedicated utility easements is the responsibility of the property owner. Any use, of an easement, or any portion of it, including landscaping or drainage features, is subject to and shall not conflict with the terms and conditions in the easement, must not endanger or interfere with the rights granted by the easement to Comal County utilities, its successors and assigns, and shall be subject to applicable permit requirements of Comal County or any other governing body. The property owner must obtain, in advance, written agreement with the utilities to utilize the easement, or any part of it.
- Buildable Lots: 2 (Two)

LOT 1, BLOCK 3	ACREAGE	ZONED
LOT 1, BLOCK 3	11.431	M1 MANUFACTURING LIGHT
LOT 2, BLOCK 3	75.246	M1 MANUFACTURING LIGHT
- The thoroughfare alignments shown on this exhibit are for illustration purposes and do not set the alignment. Alignment is determined at time of final plat.
- Development shall be in accordance with floodplain ordinance in effect at the time of construction application.

OWNER:
SCHERTZ 312, LLC
BEN SPENCER
9601 MCALLISTER FREEWAY, SUITE 1120
SAN ANTONIO, TX 78216
210-338-5220

SURVEYOR:
PACHECO KOCH CONSULTING ENGINEERS, INC.
4060 BRYANT IRVIN ROAD
FORT WORTH, TEXAS 76109
CONTACT: DUSTIN C. PUSTEJOVSKY, RPLS
817-412-7155
dustin.pustejovsky@westwoodps.com

CIVIL ENGINEER:
PACHECO KOCH CONSULTING ENGINEERS, INC.
8701 N. MOPAC EXPY, SUITE 320
AUSTIN, TEXAS 78759
CONTACT: CLAYTON J. STROLLE, PE
512-485-0831
clayton.strolle@westwoodps.com

LOT 3, BLOCK 1
ROYAL MANUFACTURING
SUBDIVISION
(INST. NO. 202006041644)
SCHERTZ 312, LLC
(INST. NO. 201806024955)
LAND USE: INDUSTRIAL
ZONED: M-1 INDUSTRIAL LIGHT

LOT 1, BLOCK 2
ROYAL MANUFACTURING
SUBDIVISION
(INST. NO. 202006041644)
LAND USE: INDUSTRIAL
ZONED: M-1 INDUSTRIAL LIGHT
(INST. NO. 201806024955)

LOT 1, BLOCK 3
11.431 ACRES
(497,924 SQUARE FOOT)

LOT 2, BLOCK 3
75.246 ACRES
(3,277,695 SQUARE FOOT)
LAND USE: INDUSTRIAL
ZONED: M-1 INDUSTRIAL LIGHT
PART OF
SCHERTZ 312, LLC
(INST. NO. 201806024952)
(INST. NO. 201806024954)
(INST. NO. 201806024955)
(INST. NO. 201806024969)
TOTAL AREA
86.676 ACRES
(3,775,619 SQUARE FOOT)

UNION PACIFIC RAILROAD
(VOL. Z, PG. 210)

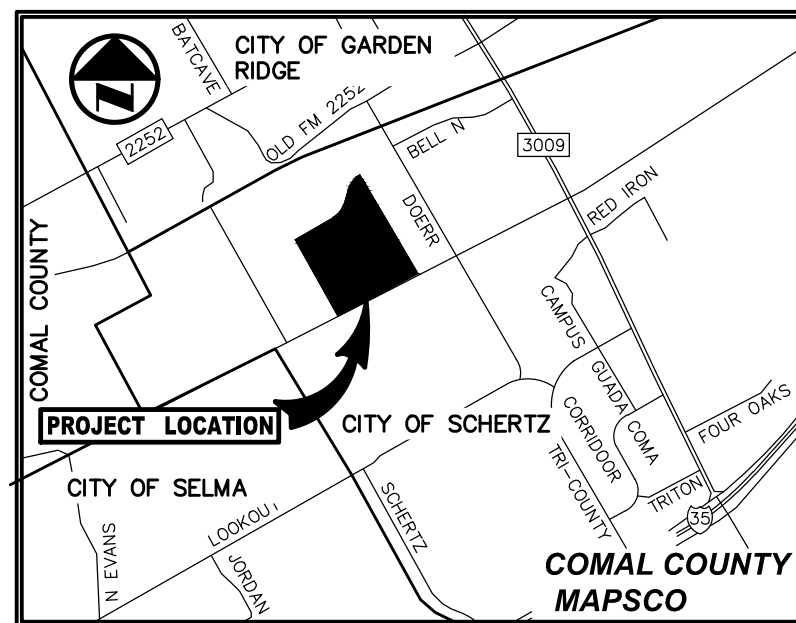
LOT 4, BLOCK 1
ENTERPRISE INDUSTRIAL
PARK SUBDIVISION
(INST. NO. 201406030398)
TITAN LOOKOUT, LLC
(INST. NO. 201806015412)
LAND USE: INDUSTRIAL, TECHNOLOGY
AND R AND D
ZONED: M-1 INDUSTRIAL (LIGHT)

LOT 11, BLOCK 1
ENTERPRISE INDUSTRIAL
PARK SUBDIVISION
(INST. NO. 201406030398)
RWOF TITAN ENTERPRISE
VI OWNER, LLC
(INST. NO. 201906032969)
LAND USE: INDUSTRIAL, TECHNOLOGY AND R AND D
ZONED: M-1 INDUSTRIAL (LIGHT)

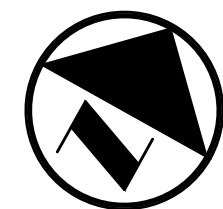
LOT 13, BLOCK 1
ENTERPRISE INDUSTRIAL
PARK SUBDIVISION
(INST. NO. 201406030398)
LAND USE: INDUSTRIAL, TECHNOLOGY AND R AND D
ZONED: M-1 INDUSTRIAL (LIGHT)

RWOF TITAN ENTERPRISE
VIII OWNER, LLC
(INST. NO. 202106038667)
LAND USE: INDUSTRIAL, TECHNOLOGY
AND R AND D
ZONED: M-1 INDUSTRIAL (LIGHT)

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008001



VICINITY MAP
(NOT TO SCALE)



0 50 100 200 300
GRAPHIC SCALE IN FEET
1" = 100'

AREA TABLE

LOT	SF	ACRES
LOT 1, BLOCK 3	497,924	11.431
LOT 2, BLOCK 3	3,277,695	75.246
TOTAL AREA	3,775,619	86.676

LEGEND

B+ BOLLARD	--- PROPERTY LINE
FH+ FIRE HYDRANT	--- PROPOSED EASEMENT LINE
UG+ UG FIB. OPTIC MARKER	--- EASEMENT LINE
GAS+ UG GAS MARKER	--- SETBACK LINE
GRS+ GAS RISER	--- FENCE
GUY+ GUY ANCHOR	--- OVERHEAD UTILITY LINE
PP+ POWER POLE	--- GUARD RAIL
PP W/ GUY ANCHOR	--- UNDERGROUND ELECTRIC LINE
SIGN+ TRAFFIC SIGN	--- UNDERGROUND TELEPHONE LINE
SS+ SAN. SEWER MANHOLE	--- UNDERGROUND CABLE LINE
TEL+ UG TELEPHONE MARKER	--- UNDERGROUND FIBER OPTIC LINE
STM+ STORM SEWER MANHOLE	--- UNDERGROUND GAS LINE
WV+ WATER VALVE	--- STORM DRAIN LINE
IRS 1/2-INCH IRON ROD	--- WATER LINE
W/PACHECO KOCH+ CAP SET	--- SANITARY SEWER LINE
613+ EXIST. CONTOUR	--- EXIST. CONTOUR
612.39+ EXIST. SPOT ELEV.	--- EXIST. SPOT ELEV.
TC 612.39+ EXIST. TOP OF CURB ELEV.	--- EXIST. TOP OF CURB ELEV.
611.92+ EXIST. GUTTER ELEV.	--- EXIST. GUTTER ELEV.
(C.M.) CONTROLLING MONUMENT	

COUNTY CLERK CERTIFICATION

STATE OF TEXAS ~
COUNTY OF COMAL ~
I, Bobby Koepf, County Clerk of said County, do hereby certify that this plat was filed for record in my office on the _____ day of _____, 2022 at _____ and duly recorded the _____ day of _____, 2022 at _____ in Document No. _____ Official Public Records of Comal County, Texas.
COUNTY CLERK, COMAL COUNTY, TEXAS
By: _____ DEPUTY

SHEET 1 OF 2
PRELIMINARY PLAT
**LOTS 1 & 2, BLOCK 3
ROYAL
MANUFACTURING
PHASE III**

BEING 86.676 ACRES OF LAND LOCATED IN THE VINCENTE MICHELI SURVEY, ABSTRACT NO. 383, CITY OF SCHERTZ, COMAL COUNTY, TEXAS AND BEING PART OF THOSE TRACTS OF LAND DESCRIBED TO SCHERTZ 312, LLC RECORDED IN INSTRUMENT NOS 201806024955, 201806024969, 201806024954 AND 201806024952
OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS



4060 BRYANT IRVIN ROAD
FORT WORTH, TX 76109
817.412.7155

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
GAL	DCP	1"=100'	AUG 2022	5212-22.011

CIBOLO CREEK MUNICIPAL AUTHORITY:

This proposed development has been reviewed and approved by the Cibolo Creek Municipal Authority (CCMA) for wastewater treatment plant capacity and easements. All fees due for impact to the system at time of connection will be calculated at submittal of building permit application.

By: _____
Agent for Cibolo Creek Municipal Authority

CITY ENGINEER CERTIFICATION

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 county as to which this approval is required.

City Engineer

PLANNING AND ZONING CERTIFICATION

This plat of Lots 1 & 2, Block 3, Royal MANUFACTURING PHASE III Subdivision 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

OWNER CERTIFICATE & DEDICATION STATEMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Schertz 312, LLC, being the sole owner of the land shown on this plat, acting by and through the undersigned, its duly authorized agent, dedicates to the use of the public, except areas identified as private or part of an enclave or planned unit development, forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

WITNESS, my hand at _____, Texas, this the ____ day of _____, 2022.

SCHERTZ 312, LLC
BEN SPENCER
9601 McALLISTER FREEWAY, SUITE 1120
SAN ANTONIO, TX 78216
210-338-5220

Ben F. Spencer

STATE OF TEXAS ~
COUNTY OF COMAL ~

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Ben F. Spencer, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2022.

Notary Public in and for The State of Texas

My Commission expires: _____

NOTES

- Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), South Central Zone 4204, based on observations made on February 21, 2022 with a combined scale factor of 1.00014.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Comal County, Texas and Incorporated Areas, Map No. 48091C0485F, Community-Panel No. 485463 0485 F, Revised Date: September 2, 2009. There is no Zone "A" or Zone "AE" Floodplain in the proposed area of the preliminary plat. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:

Zone "X" — Other Areas: Areas determined to be outside the 0.2% annual chance floodplain
- Notice: Selling a portion of this addition by metes & bounds is a violation of city ordinance and state law and is subject to fines and withholdings of utilities and permits.
- All open space, common areas, green belts, drainage easements, or other areas identified as private, shall be the responsibility of the owner or owners successors and/or assigns provided such successor or assign is approved by the City.
- Maintenance of dedicated utility easements is the responsibility of the property owner. Any use, of an easement, or any portion of it, including landscaping or drainage features, is subject to and shall not conflict with the terms and conditions in the easement, must not endanger or interfere with the rights granted by the easement to Comal County utilities, its successors and assigns, and shall be subject to applicable permit requirements of Comal County or any other governing body. The property owner must obtain, in advance, written agreement with the utilities to utilize the easement, or any part of it.
- Buildable Lots: 2 (Two)

	ACREAGE	ZONED
LOT 1, BLOCK 3	11.431	M1 MANUFACTURING LIGHT
LOT 2, BLOCK 3	75.246	M1 MANUFACTURING LIGHT
- The thoroughfare alignments shown on this exhibit are for illustration purposes and do not set the alignment. Alignment is determined at time of final plat.
- Development shall be in accordance with floodplain ordinance in effect at the time of construction application.

CPS/SAWS/COSA UTILITY NOTE

- The City of Schertz as part of its electric, gas, water, and wastewater systems—City Public Service Board (CPS Energy) and San Antonio Water Systems (SAWS)—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 "Electrical 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 buildings, structures, concrete slabs, or walls will be placed within easement areas without an encroachment agreements with the respective utility.
- 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.
- 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.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

I, Dustin C. Pustejovsky, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my direction and supervision on February 24, 2022 and that all corners are shown hereon.

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.
RELEASED 8/24/22.

Dustin C. Pustejovsky
Registered Professional Land Surveyor
No. 6690
Dustin.Pustejovsky@westwoodps.com
www.westwoodps.com

ENGINEERS CERTIFICATE

STATE OF TEXAS ~
COUNTY OF TRAVIS ~

I, Clayton J. Strolle, a Registered Professional Engineer in the State of Texas, hereby certify that proper Engineering consideration has been given this plat.

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.
RELEASED 8/24/22.


Clayton J. Strolle
Professional Engineering No. 108906
clayton.strolle@westwoodps.com
www.westwoodps.com

OWNER:
SCHERTZ 312, LLC
BEN SPENCER
9601 McALLISTER FREEWAY, SUITE 1120
SAN ANTONIO, TX 78216
210-338-5220

CIVIL ENGINEER:
PACHECO KOCH CONSULTING ENGINEERS, INC.
8701 N. MOPAC EXPY, SUITE 320
AUSTIN, TEXAS 78759
CONTACT: CLAYTON J. STROLLE, PE
512-485-0831
clayton.strolle@westwoodps.com

SURVEYOR:
PACHECO KOCH CONSULTING ENGINEERS, INC.
4060 BRYANT IRVIN ROAD
FORT WORTH, TEXAS 76109
CONTACT: DUSTIN C. PUSTEJOVSKY, RPLS
817-412-7155
dustin.pustejovsky@westwoodps.com

SHEET 2 OF 2
PRELIMINARY PLAT
LOTS 1 & 2, BLOCK 3
ROYAL
MANUFACTURING
PHASE III
BEING 86.676 ACRES OF LAND LOCATED IN THE VINCENTE MICHELI SURVEY, ABSTRACT NO. 383, CITY OF SCHERTZ, COMAL COUNTY, TEXAS AND BEING PART OF THOSE TRACTS OF LAND DESCRIBED TO SCHERTZ 312, LLC RECORDED IN INSTRUMENT NOS 201806024955, 201806024969, 201806024954 AND 201806024952
OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS

Pacheco Koch

a Westwood company

4060 BRYANT IRVIN ROAD
FORT WORTH, TX 76109
817.412.7155

DRAWN BY GAL	CHECKED BY DCP	SCALE 1"=100'	DATE AUG 2022	JOB NUMBER 5212-22.011
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Certified By: Emily Delgado
Notary Public
My Commission Expires 08/24/2024

PLANNING AND ZONING COMMISSION MEETING: 12/14/2022
Agenda Item 5 C

TO: Planning and Zoning Commission
PREPARED BY: Sam Haas, Planner
CASE: PLPP20220210 - Waiver
SUBJECT: PLPP20220210 Waiver - Consider and act upon a request for approval of a waiver request in relation to improving roadways adjacent to the proposed Core5 Subdivision, an approximately 165 acre tract of land generally located at the northwest corner of the intersection of Scenic Lake Drive and IH-10, also identified as Parcel IDs: 619013, 619006, 619017, City of Schertz, Bexar County, Texas

GENERAL INFORMATION:

Owner: Boeck Farm Co. LTD

Applicant: Paulino Paredes, Kimley-Horn and Associates, Inc.

ITEM SUMMARY:

The applicant is proposing to preliminary plat the subject property into 5 lots. The property is currently agricultural, and is proposed to be developed into an industrial-warehouse site. The applicant has requested a waiver to UDC Section 21.14.1.K and 21.14.1.P, for the requirement to improve substandard roadways adjacent to proposed subdivision plats.

GENERAL LOCATION AND SITE DESCRIPTION:

The subject property is generally located at the northwest corner of the intersection of Scenic Lake Drive and IH-10, approximately 200 feet to the east of 1604, and approximately 1,000 feet to the southeast of the Binz-Engleman and 1604 intersection located in San Antonio, Texas. Listed in Bexar County as Parcel ID: 619013, 619006, 619017.

PUBLIC IMPROVEMENTS:

The applicant is seeking approval of a waiver regarding the requirement to improve the substandard roadways adjacent to the proposed subdivision plat. The Core5 development is located between Loop 1604 and Scenic Lake drive near IH-10. The subdivision plat shows dedications of right-of-way for a Proposed Secondary Arterial (a Binz-Engleman extension) and an extension Scenic Lake Drive which is a Commercial Collector.

- UDC Section 21.14.1.K states that right-of-way dedication for any additional ROW shall meet the street width required where a proposed subdivision abuts an existing street. Further, the minimum dedication and construction cost shall be equal to one-half of the proposed street.
- UDC Section 21.14.1.P states that for both Secondary Rural Arterials and Commercial Collectors, construction of 5 feet of sidewalk for one side and 10 feet of hike and bike trail on the other side of the street is required.

Therefore, in this proposed subdivision, Core5 would be required to construct half-street improvements totaling 1,240 feet for the Proposed Secondary Rural Arterial, and half-street improvements for 1,630 feet for the Commercial Collector.

The waiver request is to construct full street improvements for 675 feet for the Proposed Secondary Rural Arterial with a 1000 feet extension to the Binz-Engleman and 1604 intersection in the jurisdiction of San Antonio, TX, and full street improvements of the Commercial Collector that will be the Scenic Lake Drive extension for a total of 720 feet which will be a driveway entrance to Core5.

STAFF ANALYSIS AND RECOMMENDATION:

Staff can not administratively waive the construction requirements of street improvements stated in UDC Section 21.14.1.K and UDC Section 21.14.1.P.

Based on the completeness of the proposed roadway section from the intersection of Loop 1604 and the Proposed Secondary Rural Arterial (including portions outside the Schertz city limits), staff has determined that the request to not construct a portion of roadways and sidewalks is reasonable and consistent with the complete streets goal on the proposed road. The full street section would provide greater transportation benefit than the required half.

Also, based on the completeness of the proposed roadway section at the intersection of IH-10 and Scenic Lake Drive staff has determined that the request to not construct a portion of roadways and sidewalks is reasonable and consistent with the complete streets goal on the proposed road. The full street section would provide greater transportation benefit than the required half.

Therefore, staff supports the applicant's request to not comply at the time of platting with the UDC requirements to construct a portion of roadways and sidewalks to the proposed subdivision. If the waiver was approved the Core5 subdivision will construct full street improvements for 675 feet for the Proposed Secondary Rural Arterial with a 1000 feet extension to the Binz-Engleman and 1604 intersection in the jurisdiction of San Antonio, TX, and full street improvements of the Commercial Collector that will be the Scenic Lake Drive extension for a total of 720 feet.

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:

Sec. 21.12.15. - Waivers

A. General. The Planning and Zoning Commission may authorize waivers from the provisions of this Article when, in its opinion, undue hardship will result from requiring strict compliance. In granting a waiver, the Planning and Zoning Commission shall prescribe only conditions that it deems necessary or desirable to the public interest. In making their findings, the Planning and Zoning Commission shall take into account the nature of the proposed use of the land involved and existing uses of land in the vicinity, the number of persons who will reside or work in the proposed subdivision, and the probable effect of such waivers upon traffic conditions and upon the public health, safety, convenience, and welfare in the vicinity. Waivers shall not be granted unless the Planning and Zoning Commission finds:

1. That the granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area; and
2. That the granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this UDC. Such findings of the Planning and Zoning Commission, together with the specified facts upon which such findings are based, shall be incorporated into the official minutes of the Planning and Zoning Commission meeting at which such waiver is granted. Waivers may be granted only when in harmony with the general purpose and intent of this UDC so that the public health, safety, and welfare may be secured and justice done.

B. The Planning and Zoning Commission may establish a time period for execution of each granted waiver.

C. Such findings together with the specific facts on which such findings are based shall be incorporated into the official minutes of the Planning and Zoning Commission meeting at which such exception is granted.

D. Planning and zoning commission shall not authorize a waiver that would constitute a violation of a valid law, ordinance, code or regulation of the City.

E. Any decision of the Planning and Zoning Commission regarding waivers to the provisions of this Article may be appealed to the City Council. When considering an appeal, the City Council shall consider the same standards as the Planning and Zoning Commission as outlined above.

Attachments

Aerial Exhibit

Waiver Request

Engineering Memo

Plat Exhibit





December 1, 2022

Planning and Community Development
City of Schertz
1400 Schertz Parkway
Schertz, TX 78154

RE: *CORE5 Logistics Center at Interstate 10 - PLPPC20220172 - Waiver Request*

To whom it may concern,

On behalf of our client, C5LC at Interstate 10, Kimley-Horn and Associates, Inc. formally request a waiver from Sec. 21.14.1.K.3 of the City of Schertz Unified Development Code (UDC) as it pertains to the boarder street policy and the required public roadway improvements for Scenic Lake Drive associated with PLPPC20220172.

As required per the UDC, in the section mentioned above, any proposed improvements per the boarder street policy are to be made within one-half of the right-of-way (ROW) along the total distance of the property frontage. The current state of this public roadway is an unimproved gravel farm road and providing improvements to only one side would be an unsafe condition for public transit.

Therefore, to meet the roughly proportionate share of roadway impact fees associated with this development, our client proposes to improve the full roadway section of Scenic Lake Drive to a distance approximately one-half the total distance of the property frontage along Scenic Lake Drive. The construction of this road section will be to current classification and section requirements of a Commercial Collector A roadway, as consistent with the Master Thoroughfare Plan and UDC.

Thank you for your consideration.

Please contact me at (210)-853-2661 or ben.ruby@kimley-horn.com should you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "B. Ruby", written over a light blue horizontal line.

Benjamin Ruby, P.E.
Kimley-Horn and Associates, Inc.
Project Manager

Memo

To: Planning and Zoning Commission via Samuel Haas, Planner
From: Jennifer Shortess, P.E., Engineer
Date: December 6, 2022
Re: Recommendation for Waiver to Requirement to Construct Sidewalks and Roadway Improvements for the Core5 Development

The developer of the proposed Core5 Subdivision (on Scenic Lake Drive, approximately 2,500 feet east of the Loop 1604 and IH-10 intersection) has requested a waiver concerning roadway and 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 (ROW) shall meet the street width required where proposed subdivision abuts upon an existing street. Further the minimum dedication and construction costs shall be equal to one-half of the minimum right-of-way and construction costs associated with the proposed street. The Core5 Development is located between Loop 1604 and Scenic Lake Drive near IH-10. The subdivision plat shows dedication of required full right-of-way width for Proposed Secondary Rural Arterial (extension of Binz-Engleman Road) and dedication of the required half ROW width for Scenic Lake Drive (a Commercial Collector).

Section 21.14.1.P of the UDC requires secondary rural arterial to be constructed with 5' width sidewalks on one side and a 10' hike and bike trail on the other side of each street. Based on roadway connections outside of the City of Schertz's jurisdiction, construction of roadways and sidewalks for the full length of property frontage is not required. Therefore, in lieu of constructing roadways and sidewalks from Loop 1604 to the Core5 plat boundary (2,240 linear feet), Core5 proposes construction of roadways and sidewalks from the intersection of Loop 1604 and the Proposed Road a total distance of 1,675 linear feet.

Based on the completeness of the proposed roadway section from intersection of Loop 1604 along the Proposed Road (including sections outside of the City of Schertz), Staff has determined that the request to not construct a portion of roadways and sidewalks is reasonable and consistent with the complete streets goal on the Proposed Road. The full street section as proposed provides a greater transportation benefit than the required half street section.

Section 21.14.1.P of the UDC requires commercial collectors to be constructed with 5 feet width sidewalks on one side and a 10' hike and bike trail on the other side of each street. Construction of half of the roadway and sidewalk along one side of Scenic Lake Drive is required along the property

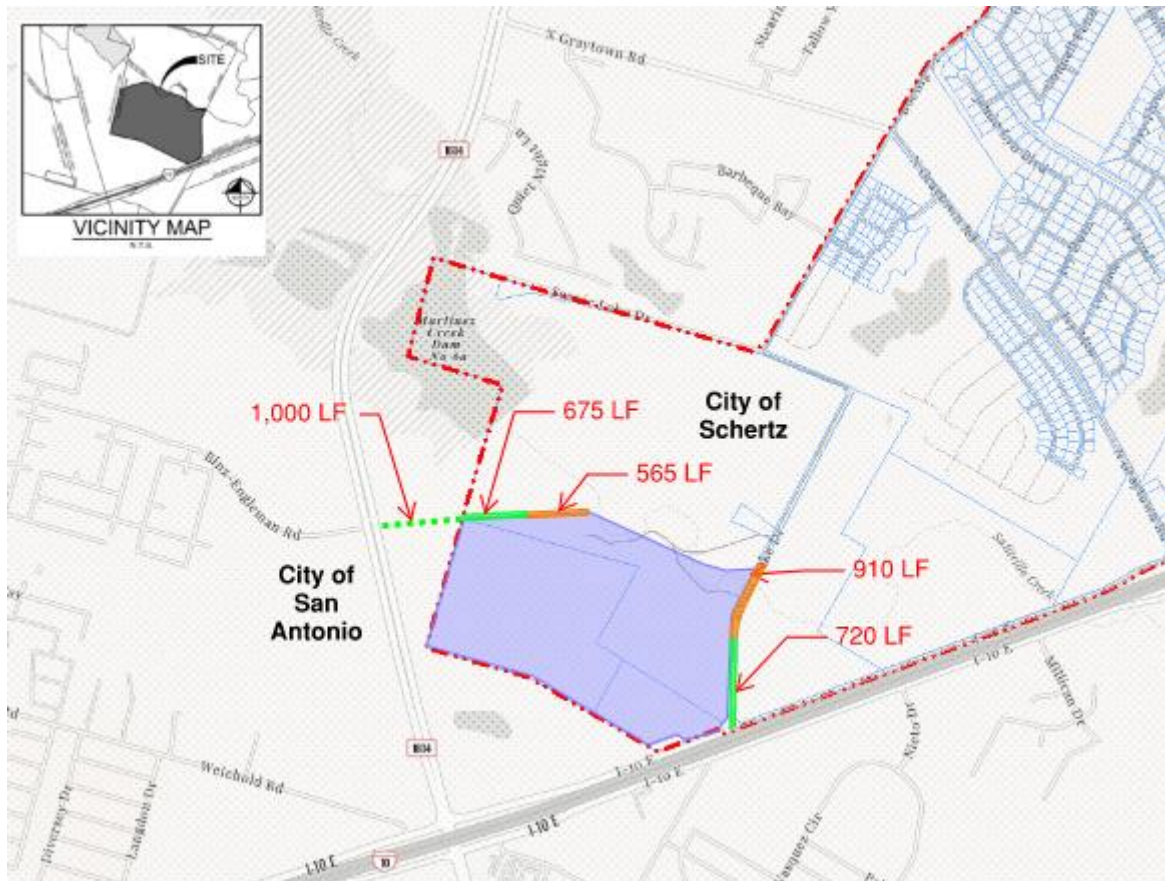
ENGINEERING DEPARTMENT

frontage (1,630 linear feet) is required. However, Core5 proposes construction of the entire roadway, sidewalk, and trail from the intersection of IH-10 access road to the Core5 driveway entrance on Scenic Lake Drive (720 linear feet).

	MTP Roadway Classification	Master Thoroughfare Plan Roadway Section				Half-street improvement width per Sec. 21.14.1.K	Full street improvement with approved waiver
		ROW	Pavement Width	Sidewalk Width	Hike and Bike Trail		
Proposed Road (City of Schertz)	Secondary Rural Arterial	90'	48'	5'	10'	1,240 LF	675 LF
Scenic Lake Drive (City of Schertz)	Commercial Collector	70'	42'	5'	10'	1,630 LF	720 LF
Proposed Road (City of San Antonio)	Secondary Rural Arterial	90'	48'	5'	10'		1,000 LF

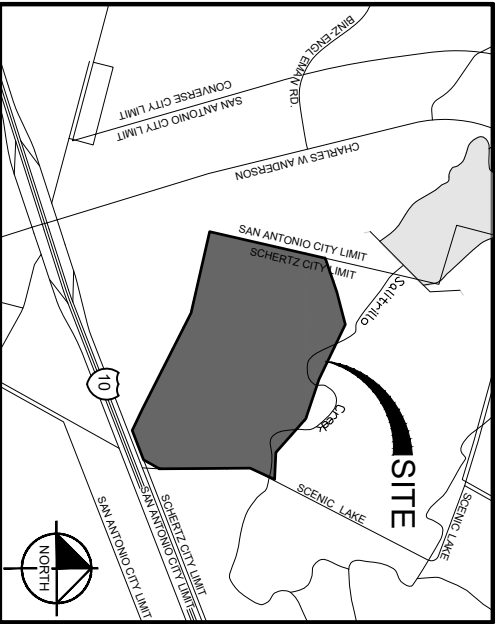
Based on the completeness of the proposed roadway section at the intersection of IH-10 Access Road and Scenic Lake Drive, Staff has determined that the request to not construct a portion of roadways and sidewalks is reasonable and consistent with the complete streets goal on Scenic Lake Drive. The full street section as proposed provides a greater transportation benefit than the required half street section.

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



LEGEND:

- Full street section including curb and gutter and sidewalk.
- Right-of-way dedication. Roadway improvement and sidewalk waiver requested.
- Core5 Subdivision Boundary
- Schertz City Limits
- City of San Antonio roadway improvements and sidewalk required.



LEGEND	
●	1/2" IRON ROD SET (UNLESS NOTED)
○	1/2" IRON ROD SET
---	CONTOUR LINES
---	GCEVY GAS, ELECTRIC, TELEPHONE, CABLE TV
□	FOUND TYPED TYPE 2 MONUMENTATION
---	ROW RIGHT OF WAY
---	NEW CITY BLOCK
---	ESMT EASEMENT
---	CENTERLINE
---	BBL BUILDING SETBACK LINE
---	VOL VOLUME
---	PG PAGE
---	AC ACRES
---	FLOODPLAIN LINE

VICINITY MAP

N.T.S.

KEY NOTE LEGEND

PROPOSED:	
1	14" ELEC. GAS TEE & CATV EASEMENT
2	IRRELOCATE VARIABLE WIDTH DRAINAGE, GAS ELEC. TV, CABLE
3	16" PUBLIC WATER EASEMENT
4	16" PUBLIC SEWER EASEMENT
5	25X25 PUBLIC SANITARY SEWER TURNAROUND EASEMENT
6	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
7	90" PRIVATE DRAINAGE EASEMENT
8	100" PRIVATE DRAINAGE EASEMENT
EXISTING:	
1	14" WATER EASEMENT VOL. 16968, PG. 2137
2	16" WATER EASEMENT VOL. 16968, PG. 2137
3	30" EASEMENT "PART A" CANYON REGIONAL WATER AUTHORITY VOL. 10943, PG. 1133
4	30" EASEMENT "PART B" CANYON REGIONAL WATER AUTHORITY VOL. 10943, PG. 1133
5	725 ACRES PG. 358
6	30" GAS LINE EASEMENT CITY OF SAN ANTONIO DOC# 20170031883
7	ANCHOR EASEMENT VOL. 15340, PG. 2244
8	30" SANITARY SEWER EASEMENT VOL. 15817, PG. 2043
9	ALAMO SOIL CONSERVATION DISTRICT EASEMENT VOL. 4723 PG. 649
10	4.56 ACRES INUNDATION EASEMENT SAN ANTONIO RIVER AUTHORITY VOL. 12221, PG. 1113

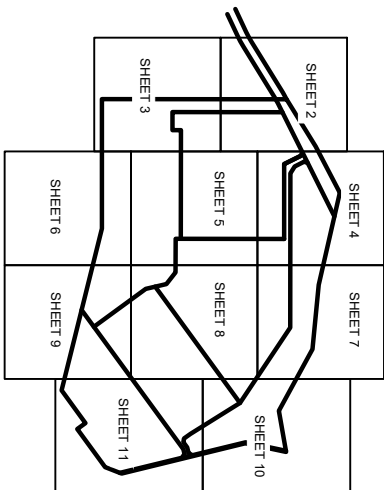
SURVEOR'S NOTES:
BASIS OF BEARING IS NAD83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.
STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

BEN RUBY
LICENSED PROFESSIONAL ENGINEER
210.853.2661
BEN.RUBY@KIMLEY-HORN.COM

STATE OF TEXAS
COUNTY OF COMAL

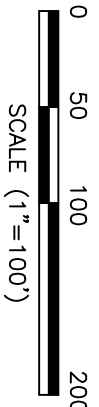
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:
PRELIMINARY, THIS DOCUMENT SHALL BE NOT RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

RICHARD A. GOODWIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4069
830.228.4101
RGGOODWIN@MSENCR.COM

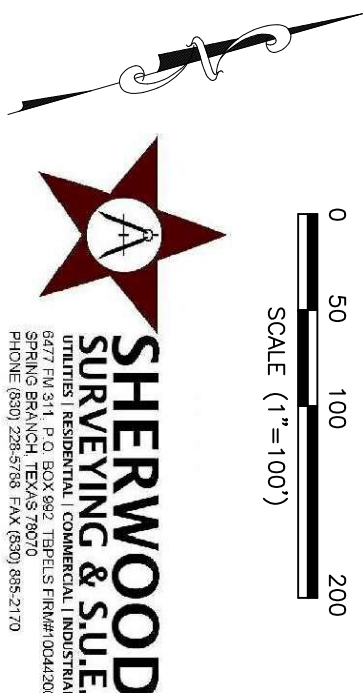


SUBDIVISION PLAT ESTABLISHING CORE5 LOGISTICS CENTER AT INTERSTATE 10

BING A 164.764 ACRE TRACT, SITUATED IN THE LUKE BUST SURVEY NO. 37, ABSTRACT NO. 45, THE JEFFREY B. HILL SURVEY NO. 103, ABSTRACT NO. 308, THE ANTONIO ZAMORA SURVEY NO. 36, ABSTRACT NO. 828, AND THE JOHN F. SHEPHERD SURVEY NO. 314, ABSTRACT NO. 678, SAME BEING ALL OF A 141.128 ACRE TRACT, AND A PORTION OF A 200.00 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20100029666, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS X-X, BLOCK X, IN THE IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS.



SCALE (1"=100')



DATE OF PREPARATION: December 1, 2022

Kimley»Horn

10101 REUNION PLACE, STE 400
SAN ANTONIO, TX 78216
210.541.9166

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: CSIC AT INTERSTATE 10, LLC
KEVIN GREEN
15640 N DALLAS PKWY SUITE 200
DALLAS, TX 75248
PH. 972.362.8721

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 2022.

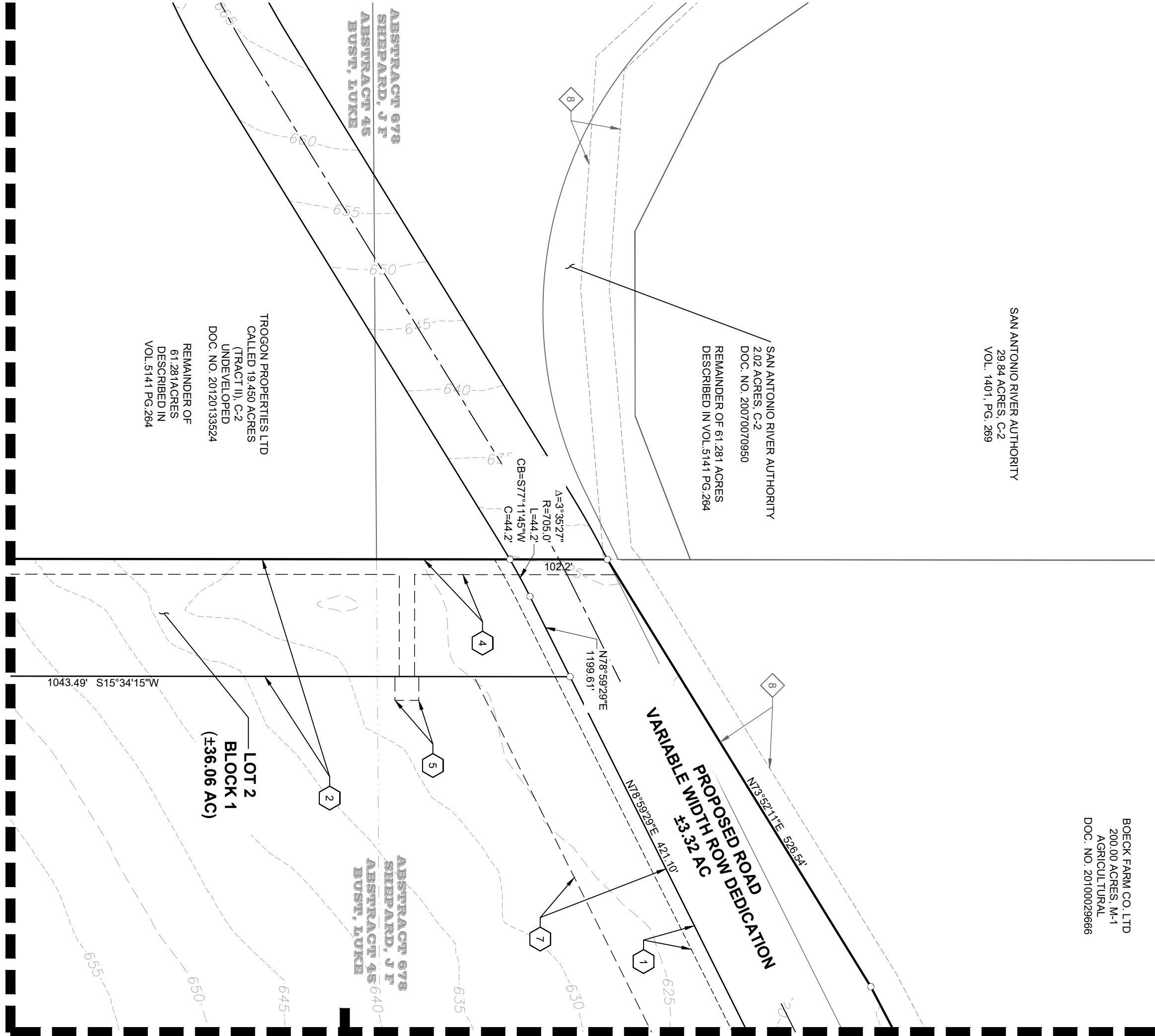
NOTARY PUBLIC, STATE OF TEXAS

DATED THIS _____ DAY OF _____ A.D. 2022.

BY: _____ CITY ENGINEER
BY: _____ CHAIRPERSON
BY: _____ SECRETARY

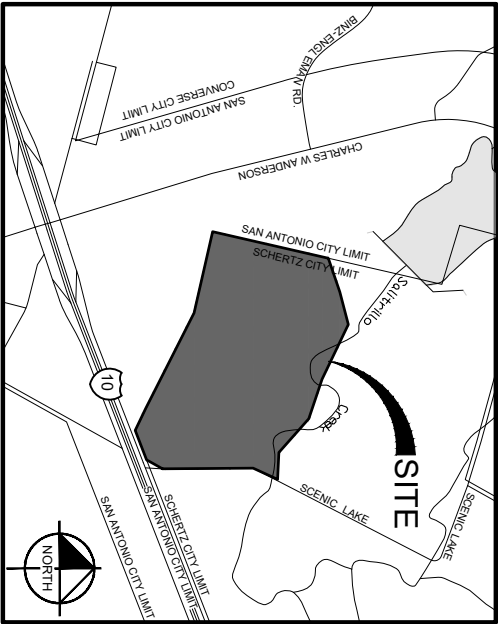
THIS PLAT OF CORE5 LOGISTICS CENTER AT INTERSTATE 10 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____ A.D. 2022.

MATCHLINE SHEET 3



MATCHLINE SHEET 4

MATCHLINE SHEET 5



LEGEND	
●	1/2" IRON ROD SET (UNLESS NOTED)
○	1/2" IRON ROD SET
---	CONTOUR LINES
---	GCEVY GAS, ELECTRIC, TELEPHONE, CABLE TV
□	FOUND TYPED TYPE 2 MONUMENTATION
---	RIGHT OF WAY
---	NEW CITY BLOCK
---	ESMT EASEMENT
---	CENTERLINE
---	BUILDING SETBACK LINE
---	VOL. VOLUME
---	PG. PAGE
---	AC. ACRES
---	FLOODPLAIN LINE

VICINITY MAP

N.T.S.

KEY NOTE LEGEND

PROPOSED:	
1	14" ELEC. GAS TEE & CATH EASEMENT
2	16" WATER EASEMENT
3	16" PUBLIC WATER EASEMENT
4	16" PUBLIC SEWER EASEMENT
5	2500' PUBLIC SANITARY SEWER TURNAROUND EASEMENT
6	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
7	90' PRIVATE DRAINAGE EASEMENT
8	100' PRIVATE DRAINAGE EASEMENT
EXISTING:	
1	14" WATER EASEMENT VOL. 1666, PG. 2137
2	16" WATER EASEMENT VOL. 1666, PG. 2137
3	30' EASEMENT "PART A" VOL. 10443, PG. 1133
4	30' EASEMENT "PART B" CANYON REGIONAL WATER AUTHORITY VOL. 10443, PG. 1133
5	30' GAS LINE EASEMENT VOL. 10443, PG. 348
6	CITY OF SAN ANTONIO DOC# 2010001883
7	ANCHOR EASEMENT VOL. 15340, PG. 224
8	30' SANITARY SEWER EASEMENT VOL. 15817, PG. 2043
9	ALAMO SOIL CONSERVATION DISTRICT EASEMENT VOL. 4723 PG. 449
10	4.56 ACRES INUNDATION EASEMENT SAN ANTONIO RIVER AUTHORITY VOL. 12221, PG. 1113

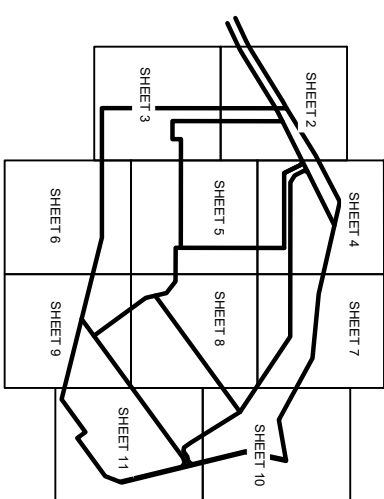
SURVEYOR'S NOTES:
BASIS OF BEARING IS NAD83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.
STATE OF TEXAS
COUNTY OF BEJAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

BEN RUBY
LICENSED PROFESSIONAL ENGINEER
210.853.2461
BEN.RUBY@KIMLEY-HORN.COM

STATE OF TEXAS
COUNTY OF COMAL

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

RICHARD A. GOODWIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4069
830.228.4101
RGGOODWIN@MSENGR.COM



SUBDIVISION PLAT ESTABLISHING CORE5 LOGISTICS CENTER AT INTERSTATE 10

BEGING A 164.784 ACRE TRACT, SITUATED IN THE LUKE BUST SURVEY NO. 37, ABSTRACT NO. 45, THE JEFFREY B. HILL SURVEY NO. 103, ABSTRACT NO. 308, THE ANTONIO ZAMORA SURVEY NO. 36, ABSTRACT NO. 828, AND THE JOHN F. SHEPHERD SURVEY NO. 314, ABSTRACT NO. 678, SAME BEING ALL OF A 141.128 ACRE TRACT, AND A PORTION OF A 200.00 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20100029466, OF THE OFFICIAL PUBLIC RECORDS OF BEJAR COUNTY, TEXAS, ESTABLISHING LOTS X-X, BLOCK X, IN THE IN THE CITY OF SCHERTZ, BEJAR COUNTY, TEXAS.

0 50 100 200
SCALE (1"=100')



DATE OF PREPARATION: December 1, 2022

Kimley»Horn
10101 REINION PLACE, STE 400
SAN ANTONIO, TX 78216
210.541.9166

STATE OF TEXAS
COUNTY OF BEJAR

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

OWNER/DEVELOPER: CSIC AT INTERSTATE 10, LLC
KEVIN GREEN
15460 N DALLAS PKWY SUITE 200
DALLAS, TX 75248
PH. 972.362.8721

STATE OF TEXAS
COUNTY OF BEJAR
NOTARY PUBLIC, STATE OF TEXAS
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 2022.

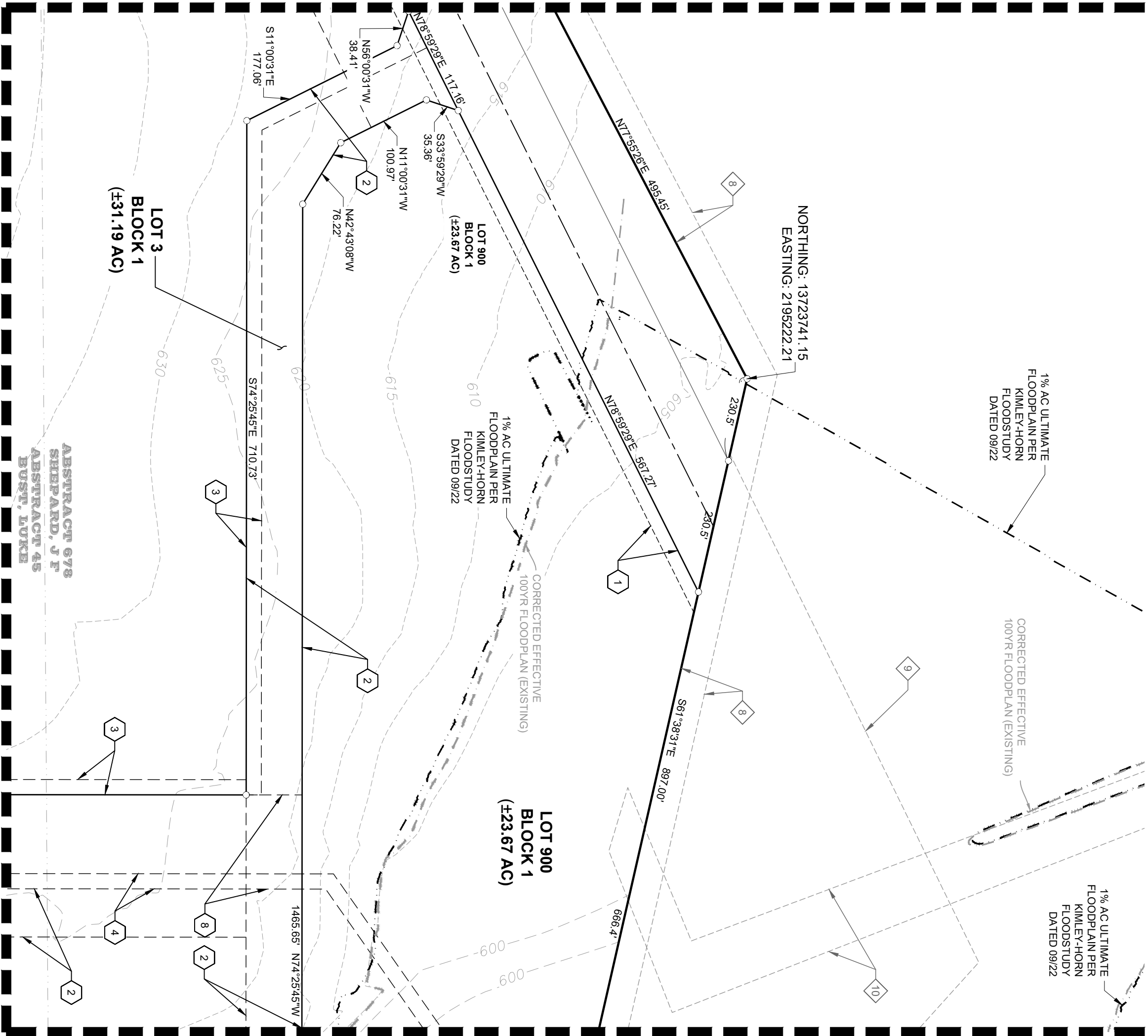
NOTARY PUBLIC, STATE OF TEXAS
I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF SCHERTZ, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE REQUIREMENTS OF THE SUBDIVISION REGULATION OF THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.
DATED THIS _____ DAY OF _____ A.D. 2022.

CITY ENGINEER
BY: _____
CHAIRPERSON
BY: _____
SECRETARY

BY: _____
CHAIRPERSON
BY: _____
SECRETARY

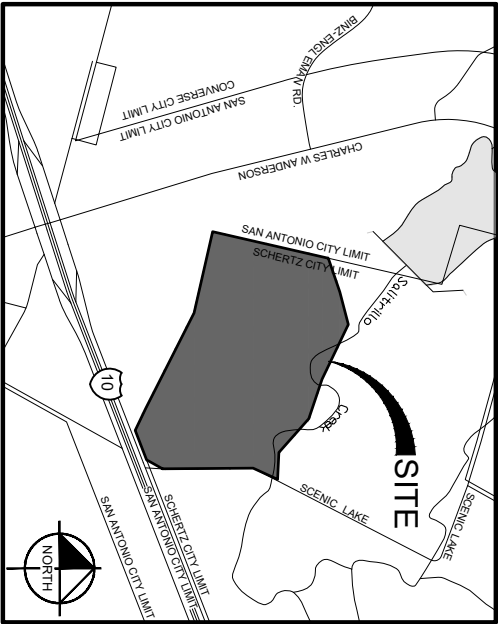
THIS PLAT OF CORE5 LOGISTICS CENTER AT INTERSTATE 10 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND HEREBY APPROVED BY SUCH COMMISSION.
DAY OF _____ A.D. 2022.

MATCHLINE SHEET 5



MATCHLINE SHEET 2

MATCHLINE SHEET 7



LEGEND	
●	1/2" IRON ROD SET (UNLESS NOTED)
○	1/2" IRON ROD SET
---	CONTOUR LINES
---	GAS, ELECTRIC, TELEPHONE, CABLE TV
□	FOUND TYPED TYPE 2 MONUMENTATION
□	RIGHT OF WAY
NCB	NEW CITY BLOCK
ESMT	EASEMENT
q	CENTERLINE
B&L	BUILDING SETBACK LINE
VOL	VOLUME
PG	PAGE
AC	ACRES
~	FLOODPLAIN LINE

VICINITY MAP

N.T.S.

KEY NOTE LEGEND	
1	14' ELEC. GAS TEE & CATV EASEMENT
2	16' ELEC. GAS TEE & CATV EASEMENT
3	16' PUBLIC WATER EASEMENT
4	16' PUBLIC WATER EASEMENT
5	25X25 PUBLIC SANITARY SEWER TURNAROUND EASEMENT
6	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
7	90' PRIVATE DRAINAGE EASEMENT
8	100' PRIVATE DRAINAGE EASEMENT
EXISTING:	
1	14' WATER EASEMENT VOL. 16968, PG. 2137
2	16' WATER EASEMENT VOL. 16968, PG. 2137
3	30' EASEMENT "PART A" CANYON REGIONAL WATER AUTHORITY VOL. 10943, PG. 1133
4	30' EASEMENT "PART B" CANYON REGIONAL WATER AUTHORITY VOL. 10943, PG. 1133
5	25X25 PUBLIC SANITARY SEWER TURNAROUND EASEMENT VOL. 10943, PG. 1133
6	16' PUBLIC WATER EASEMENT VOL. 10943, PG. 1133
7	90' PRIVATE DRAINAGE EASEMENT VOL. 10943, PG. 1133
8	100' PRIVATE DRAINAGE EASEMENT VOL. 10943, PG. 1133
9	16' ELEC. GAS TEE & CATV EASEMENT VOL. 16968, PG. 2137
10	16' ELEC. GAS TEE & CATV EASEMENT VOL. 16968, PG. 2137

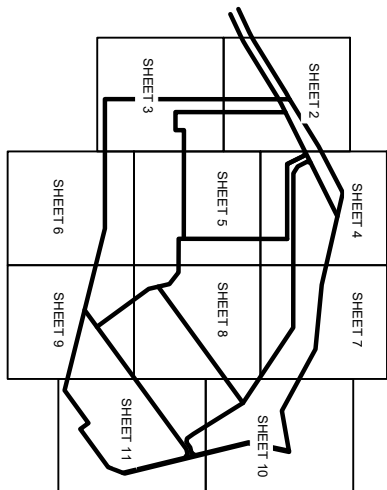
SURVEYOR'S NOTES:
BASIS OF BEARING IS NAD83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.
STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

BEN RUBY
LICENSED PROFESSIONAL ENGINEER
210.853.2661
BEN.RUBY@KIMLEY-HORN.COM

STATE OF TEXAS
COUNTY OF COMAL

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

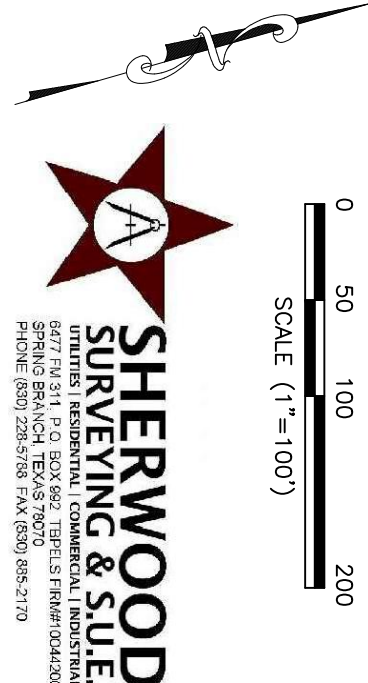
RICHARD A. GOODWIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4069
830.228.4101
RGOODWIN@MSENGR.COM



SUBDIVISION PLAT ESTABLISHING CORE5 LOGISTICS CENTER AT INTERSTATE 10

BEGING A 164.784 ACRE TRACT, SITUATED IN THE LUKE BUST SURVEY NO. 37, ABSTRACT NO. 45, THE JEFFREY B. HILL SURVEY NO. 103, ABSTRACT NO. 308, THE ANTONIO ZAMORA SURVEY NO. 36, ABSTRACT NO. 828, AND THE JOHN F. SHEPHERD SURVEY NO. 314, ABSTRACT NO. 678, SAME BEING ALL OF A 141.128 ACRE TRACT, AND A PORTION OF A 200.00 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20100029666, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS X-X, BLOCK X, IN THE IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS.

0 50 100 200
SCALE (1"=100')



DATE OF PREPARATION: December 1, 2022

Kimley»Horn
10101 REUNION PLACE, STE 400
SAN ANTONIO, TX 78216
210.541.9166

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: CSIC AT INTERSTATE 10, LLC
KEVIN GREEN
15660 N DALLAS PKWY SUITE 200
DALLAS, TX 75248
PH. 972.362.8721

STATE OF TEXAS
COUNTY OF BEXAR

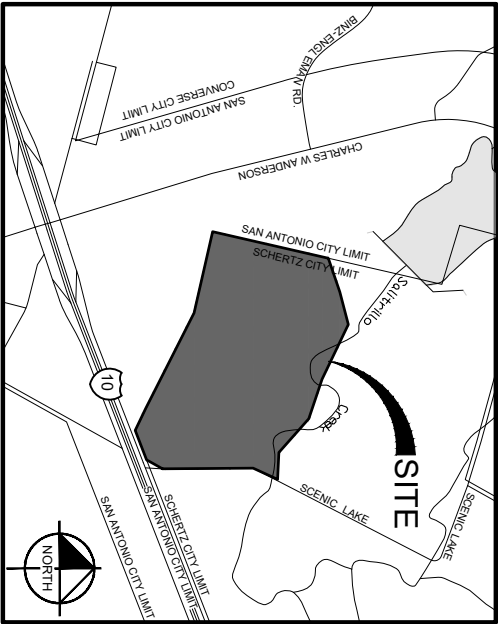
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 2022.

NOTARY PUBLIC, STATE OF TEXAS

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF SCHERTZ, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE REQUIREMENTS OF THE SUBDIVISION REGULATION OF THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.
DATED THIS _____ DAY OF _____ A.D. 2022.

BY: _____ CITY ENGINEER
BY: _____ CHAIRPERSON
BY: _____ SECRETARY

THIS PLAT OF CORE5 LOGISTICS CENTER AT INTERSTATE 10 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____ A.D. 2022.



VICINITY MAP

N.T.S.

LEGEND	
●	1/2" IRON ROD SET (UNLESS NOTED)
○	1/2" IRON ROD SET
---	CONTOUR LINES
---	GAS, ELECTRIC, TELEPHONE, CABLE TV
□	FOUND 1X20' TYPE 2 MONUMENTATION
□	RIGHT OF WAY
NCB	NEW CITY BLOCK
ESMT	EASEMENT
q	CENTERLINE
BSL	BUILDING SETBACK LINE
VOL	VOLUME
PG	PAGE
AC	ACRES
~	FLOODPLAIN LINE

KEY NOTE LEGEND	
PROPOSED:	
1	14' ELEC. GAS TIE & CATV EASEMENT
2	IRREVOCABLE 1/4 MILE WIDTH INGRESS/EGRESS EASEMENT (DRAINAGE, GAS ELEC. TV, CABLE)
3	16' PUBLIC WATER EASEMENT
4	16' PUBLIC WATER EASEMENT
5	25X25 PUBLIC SANITARY SEWER TURNAROUND EASEMENT
6	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
7	90' PRIVATE DRAINAGE EASEMENT
8	100' PRIVATE DRAINAGE EASEMENT
EXISTING:	
1	14' WATER EASEMENT VOL. 16668, PG. 2137
2	16' WATER EASEMENT VOL. 16668, PG. 2137
3	30' EASEMENT "PART A" VOL. 10643, PG. 1133
4	30' EASEMENT "PART B" CANYON REGIONAL WATER AUTHORITY VOL. 10643, PG. 1133
5	25X25 ACRES CANYON REGIONAL WATER
6	30' GAS LINE EASEMENT CITY OF SAN ANTONIO DOC# 20170031883
7	ANCHOR EASEMENT VOL. 15340, PG. 2244
8	30' SANITARY SEWER EASEMENT VOL. 15817, PG. 2043
9	ALAMO SOIL CONSERVATION DISTRICT EASEMENT VOL. 4723 PG. 649
10	4.56 ACRES INUNDATION EASEMENT SAN ANTONIO RIVER AUTHORITY VOL. 12221, PG. 1113

SURVEYOR'S NOTES:
BASIS OF BEARING IS NAD83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.
STATE OF TEXAS
COUNTY OF BEXAR

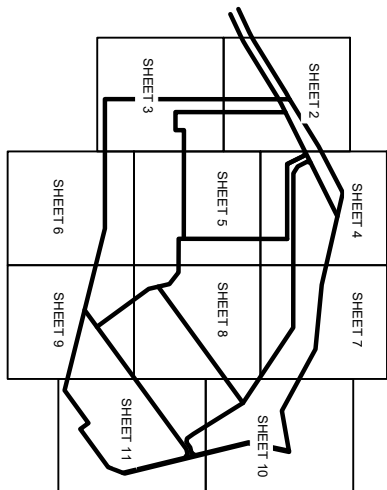
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

BEN RUBY
LICENSED PROFESSIONAL ENGINEER
210.853.2661
BEN.RUBY@KIMLEY-HORN.COM

STATE OF TEXAS
COUNTY OF COMAL

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

RICHARD A. GOODWIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4069
830.228.4101
RGODWIN@MSENGR.COM



SUBDIVISION PLAT ESTABLISHING CORE5 LOGISTICS CENTER AT INTERSTATE 10

BEGING A 164.784 ACRE TRACT, SITUATED IN THE LUKE BUST SURVEY NO. 37, ABSTRACT NO. 45, THE JEFFREY B. HILL SURVEY NO. 103, ABSTRACT NO. 308, THE ANTONIO ZAMORA SURVEY NO. 36, ABSTRACT NO. 828, AND THE JOHN F. SHEPHERD SURVEY NO. 314, ABSTRACT NO. 678, SAME BEING ALL OF A 141.128 ACRE TRACT, AND A PORTION OF A 200.00 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2010029466, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS X-X, BLOCK X, IN THE IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS.

0 50 100 200
SCALE (1"=100')



DATE OF PREPARATION: December 1, 2022

Kimley»Horn

10101 REUNION PLACE, STE 400
SAN ANTONIO, TX 78216
210.541.9166

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: CSIC AT INTERSTATE 10, LLC
KEVIN GREEN
15660 N DALLAS PKWY SUITE 200
DALLAS, TX 75248
PH. 972.362.8721

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 2022.

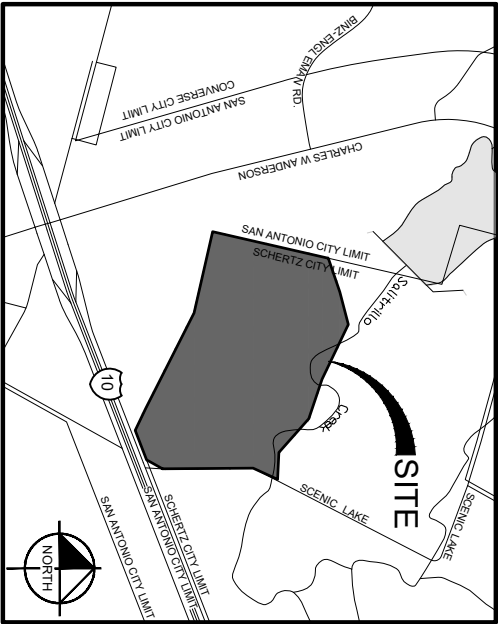
NOTARY PUBLIC, STATE OF TEXAS

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF SCHERTZ, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE REQUIREMENTS OF THE SUBDIVISION REGULATION OF THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.
DATED THIS _____ DAY OF _____, A.D. 2022.

BY: _____ CITY ENGINEER

THIS PLAT OF CORE5 LOGISTICS CENTER AT INTERSTATE 10 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____, A.D. 2022.

BY: _____ CHAIRPERSON
BY: _____ SECRETARY



LEGEND	
●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	1/2" IRON ROD SET
---	CONTOUR LINES
---	GAS, ELECTRIC, TELEPHONE, CABLE TV
□	FOUND TYPED TYPE 2 MONUMENTATION
---	RIGHT OF WAY
---	NEW CITY BLOCK
---	ESMT EASEMENT
---	CENTERLINE
---	BUILDING SETBACK LINE
---	VOL. VOLUME
---	PAGE
---	ACRES
---	FLOODPLAIN LINE

VICINITY MAP

N.T.S.

KEY NOTE LEGEND	
1	14" ELEC. GAS TEE & CATV EASEMENT
2	IRREGULARLY SHAPED EASEMENT (DRAINAGE, GAS ELEC. TV, CABLE)
3	16" PUBLIC WATER EASEMENT
4	16" PUBLIC SEWER EASEMENT
5	25X25 PUBLIC SANITARY SEWER TURNAROUND EASEMENT
6	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
7	90" PRIVATE DRAINAGE EASEMENT
8	100" PRIVATE DRAINAGE EASEMENT
EXISTING:	
1	14" WATER EASEMENT VOL. 16968, PG. 2137
2	16" WATER EASEMENT VOL. 16968, PG. 2137
3	30" EASEMENT "PART A" VOL. 10943, PG. 1133
4	30" EASEMENT "PART B" CANYON REGIONAL WATER AUTHORITY VOL. 10943, PG. 1133
5	30" GAS LINE EASEMENT CITY OF SAN ANTONIO DOC# 20100011883
7	ANCHOR EASEMENT VOL. 15340, PG. 2244
8	30" SANITARY SEWER EASEMENT VOL. 15817, PG. 2043
9	ALAMO SOIL CONSERVATION DISTRICT EASEMENT VOL. 4723 PG. 449
10	4.56 ACRES INUNDATION EASEMENT SAN ANTONIO RIVER AUTHORITY VOL. 12721, PG. 1113

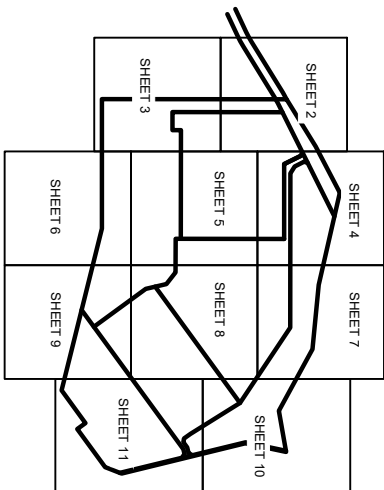
SURVEYOR'S NOTES:
BASE OF BEARING IS NAD83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.
STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

BEN RUBY
LICENSED PROFESSIONAL ENGINEER
210.853.2461
BEN.RUBY@KIMLEY-HORN.COM

STATE OF TEXAS
COUNTY OF COMAL

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

RICHARD A. GOODWIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4069
830.228.4101
RGOODWIN@MSENGR.COM



SUBDIVISION PLAT ESTABLISHING CORE5 LOGISTICS CENTER AT INTERSTATE 10

BENING A 164.784 ACRE TRACT, SITUATED IN THE LUKE BUST SURVEY NO. 37, ABSTRACT NO. 45, THE JEFFREY B. HILL SURVEY NO. 103, ABSTRACT NO. 308, THE ANTONIO ZAMORA SURVEY NO. 36, ABSTRACT NO. 828, AND THE JOHN F. SHEPHERD SURVEY NO. 314, ABSTRACT NO. 678, SAME BEING ALL OF A 141.128 ACRE TRACT, AND A PORTION OF A 200.00 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20100029666, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS X-X, BLOCK X, IN THE IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS.

0 50 100 200
SCALE (1"=100')



DATE OF PREPARATION: December 1, 2022

Kimley»Horn

10101 REUNION PLACE, STE 400
SAN ANTONIO, TX 78216
210.541.9166

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: CSIC AT INTERSTATE 10, LLC
KEVIN GREEN
15640 N DALLAS PKWY SUITE 200
DALLAS, TX 75248
PH. 972.362.8721

STATE OF TEXAS
COUNTY OF BEXAR

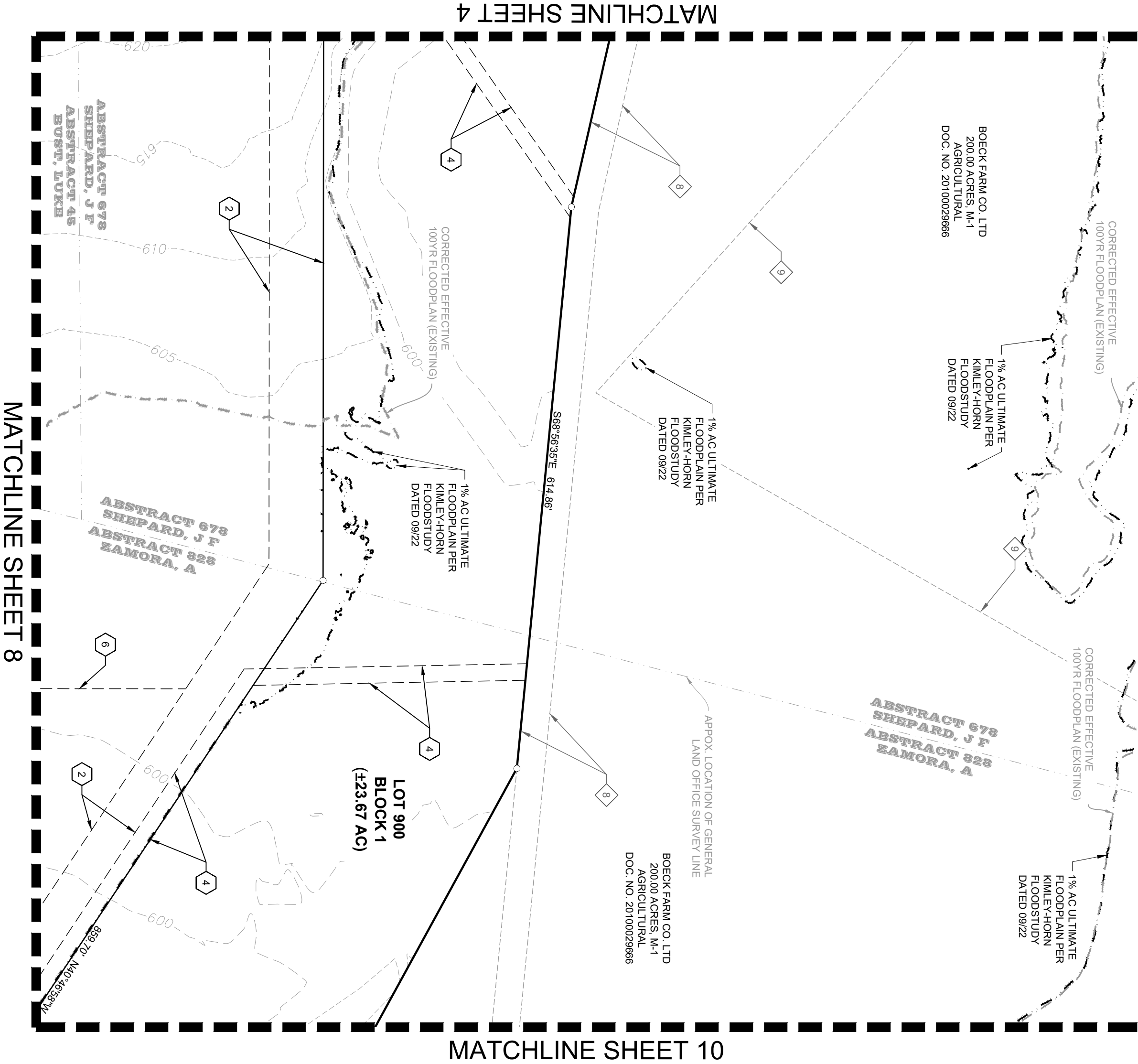
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 2022.

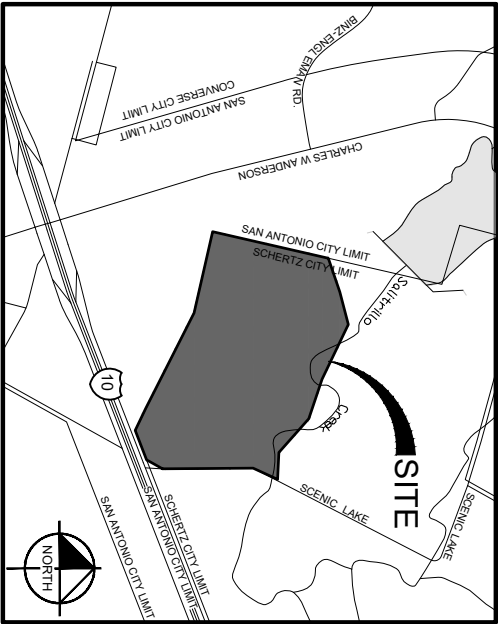
NOTARY PUBLIC, STATE OF TEXAS

BY: _____ DAY OF _____ A.D. 2022.

CITY ENGINEER
BY: _____
CHAIRPERSON
BY: _____
SECRETARY

THIS PLAT OF CORE5 LOGISTICS CENTER AT INTERSTATE 10 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____ A.D. 2022.





VICINITY MAP

N.T.S.

LEGEND	
●	1/2" IRON ROD SET (UNLESS NOTED)
○	1/2" IRON ROD SET
---	CONTOUR LINES
---	GCELY GAS, ELECTRIC, TELEPHONE, CABLE TV
□	FOUND 1X20" TYPE 2 MONUMENTATION
□	RIGHT OF WAY
NCB	NEW CITY BLOCK
ESMT	EASEMENT
q	CENTERLINE
BSL	BUILDING SETBACK LINE
VOL	VOLUME
PG	PAGE
AC	ACRES
~	FLOODPLAIN LINE

KEY NOTE LEGEND	
PROPOSED:	
1	14" ELEC. GAS TEE & CATV EASEMENT
2	16" WATER EASEMENT
3	INGRESS/EGRESS EASEMENT
4	16" PUBLIC WATER EASEMENT
5	25X25 PUBLIC SANITARY SEWER TURNAROUND EASEMENT
6	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
7	90" PRIVATE DRAINAGE EASEMENT
8	100" PRIVATE DRAINAGE EASEMENT
EXISTING:	
1	14" WATER EASEMENT VOL. 16948, PG. 2137
2	16" WATER EASEMENT VOL. 16948, PG. 2137
3	30" EASEMENT "PART A" VOL. 10943, PG. 1133
4	30" EASEMENT "PART B" CANYON REGIONAL WATER AUTHORITY VOL. 10943, PG. 1133
5	25X25 PUBLIC SANITARY SEWER TURNAROUND EASEMENT VOL. 10943, PG. 1133
6	16" GAS LINE EASEMENT DOC# 20170031883
7	ANCHOR EASEMENT VOL. 15340, PG. 2244
8	30" SANITARY SEWER EASEMENT VOL. 15817, PG. 2043
9	ALAMO SOIL CONSERVATION DISTRICT EASEMENT VOL. 4723 PG. 449
10	4.56 ACRES INUNDATION EASEMENT SAN ANTONIO RIVER AUTHORITY VOL. 12721, PG. 1113

SURVEYOR'S NOTES:
BASIS OF BEARING IS NAD83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.
STATE OF TEXAS
COUNTY OF BEXAR

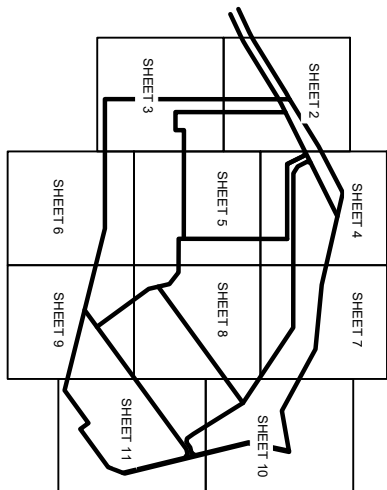
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

BEN RUBY
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210.853.2461
BEN.RUBY@KIMLEY-HORN.COM

STATE OF TEXAS
COUNTY OF COMAL

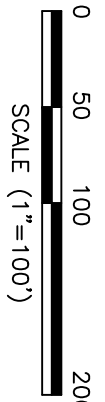
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RGGOODWIN@MSENGR.COM



SUBDIVISION PLAT ESTABLISHING CORE5 LOGISTICS CENTER AT INTERSTATE 10

BEGING A 164.784 ACRE TRACT, SITUATED IN THE LUKE BUST SURVEY NO. 37, ABSTRACT NO. 45, THE JEFFREY B. HILL SURVEY NO. 103, ABSTRACT NO. 308, THE ANTONIO ZAMORA SURVEY NO. 36, ABSTRACT NO. 828, AND THE JOHN F. SHEPHERD SURVEY NO. 314, ABSTRACT NO. 678, SAME BEING ALL OF A 141.128 ACRE TRACT, AND A PORTION OF A 200.00 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20100029466, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS X-X, BLOCK X, IN THE IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS.



DATE OF PREPARATION: December 1, 2022

Kimley»Horn
10101 REUNION PLACE, STE 400
SAN ANTONIO, TX 78216
210.541.9166

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: CSJC AT INTERSTATE 10, LLC
KEVIN GREEN
15640 N DALLAS PKWY SUITE 200
DALLAS, TX 75248
PH. 972.362.8721

STATE OF TEXAS
COUNTY OF BEXAR

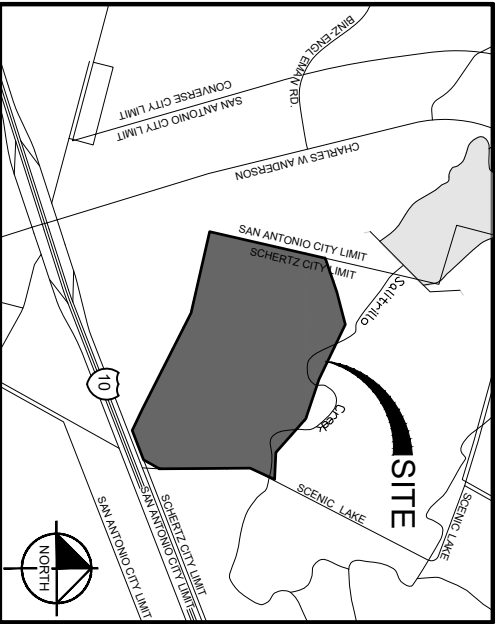
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 2022.

NOTARY PUBLIC, STATE OF TEXAS

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF SCHERTZ, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE REQUIREMENTS OF THE SUBDIVISION REGULATION OF THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.
DATED THIS _____ DAY OF _____, A.D. 2022.

BY: _____ CITY ENGINEER
BY: _____ CHAIRPERSON
BY: _____ SECRETARY

THIS PLAT OF CORE5 LOGISTICS CENTER AT INTERSTATE 10 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____, A.D. 2022.



LEGEND	
●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	1/2" IRON ROD SET
---	CONTOUR LINES
---	GAS, ELECTRIC, TELEPHONE, CABLE TV
□	FOUND TYPED TYPE 2 MONUMENTATION
□	RIGHT OF WAY
□	NEW CITY BLOCK
---	ESMT EASEMENT
---	CENTERLINE
---	BUILDING SETBACK LINE
---	VOL. VOLUME
---	PAGE
---	ACRES
---	FLOODPLAIN LINE

VICINITY MAP

N.T.S.

KEY NOTE LEGEND	
1	PROPOSED: 14" ELEC. GAS TEE & CATV EASEMENT
2	IRRELOCATE UPON DATE WITH INGRESS/EGRESS EASEMENT (DRAINAGE, GAS ELEC. TV, CABLE)
3	16" PUBLIC WATER EASEMENT
4	16" PUBLIC SEWER EASEMENT
5	25X25 PUBLIC SANITARY SEWER TURNAROUND EASEMENT
6	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
7	90" PRIVATE DRAINAGE EASEMENT
8	100' PRIVATE DRAINAGE EASEMENT
EXISTING:	
1	14" WATER EASEMENT VOL. 16968, PG. 2137
2	16" WATER EASEMENT VOL. 16968, PG. 2137
3	30" EASEMENT "PART A" CANYON REGIONAL WATER AUTHORITY VOL. 10943, PG. 1133
4	30" EASEMENT "PART B" CANYON REGIONAL WATER AUTHORITY VOL. 10943, PG. 1133
5	725 ACRES CANYON REGIONAL WATER VOL. 10943, PG. 358
6	30" GAS LINE EASEMENT CITY OF SAN ANTONIO DOC# 20170031883
7	ANCHOR EASEMENT VOL. 15340, PG. 2234
8	30" SANITARY SEWER EASEMENT VOL. 15817, PG. 2043
9	ALAMO SOIL CONSERVATION DISTRICT EASEMENT VOL. 4723 PG. 649
10	4.56 ACRES INUNDATION EASEMENT SAN ANTONIO RIVER AUTHORITY VOL. 12721, PG. 1113

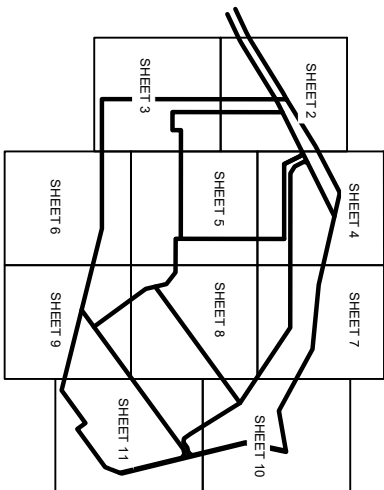
SURVEYOR'S NOTES:
BASIS OF BEARING IS NAD83 TEXAS STATE
PLANE COORDINATES, SOUTH CENTRAL ZONE.
STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN
GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE
LAYOUT. TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL
REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR
THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING
COMMISSION.

BEN RUBY
LICENSED PROFESSIONAL ENGINEER
210.853.2661
BEN.RUBY@KIMLEY-HORN.COM

STATE OF TEXAS
COUNTY OF COMAL

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

RICHARD A. GOODWIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4069
830.228.4101
RGODWIN@MSENGR.COM



SUBDIVISION PLAT ESTABLISHING CORE5 LOGISTICS CENTER AT INTERSTATE 10

BEGING A 164.784 ACRE TRACT, SITUATED IN THE LUKE BUST SURVEY
NO. 37, ABSTRACT NO. 45, THE JEFFREY B. HILL SURVEY NO. 103,
ABSTRACT NO. 308, THE ANTONIO ZAMORA SURVEY NO. 36,
ABSTRACT NO. 828, AND THE JOHN F. SHEPHERD SURVEY NO. 314,
ABSTRACT NO. 678, SAME BEING ALL OF A 141.128 ACRE TRACT,
AND A PORTION OF A 200.00 ACRE TRACT RECORDED IN
DOCUMENT NUMBER 20100029466, OF THE OFFICIAL PUBLIC
RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS X-X,
BLOCK X, IN THE IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS.

0 50 100 200
SCALE (1"=100')



**SHERWOOD
SURVEYING & S.U.E.**
UTTERES | RESIDENTIAL | COMMERCIAL | INDUSTRIAL
9677 FM 311, P.O. BOX 992, THIRPLES FARM RD 034400
SAN ANTONIO, TX 78216
PHONE: (800) 225-5130 FAX: (202) 585-2170

DATE OF PREPARATION: December 1, 2022

Kimley»Horn

10101 REUNION PLACE, STE 400
SAN ANTONIO, TX 78216
210.541.9166

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: CSJC AT INTERSTATE 10, LLC
KEVIN GREEN
15640 N DALLAS PKWY SUITE 200
DALLAS, TX 75248
PH: 972.362.8721

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY
PERSONALLY APPEARED _____ KNOWN TO ME TO BE
THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING
INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE
SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN
EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF
_____, A.D. 2022.

NOTARY PUBLIC, STATE OF TEXAS

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF SCHERTZ,
TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO
ALL REQUIREMENTS OF THE REQUIREMENTS OF THE SUBDIVISION
REGULATION OF THE CITY AS TO WHICH THIS APPROVAL IS
REQUIRED.
DATED THIS _____ DAY OF _____, A.D. 2022.

BY: _____ CITY ENGINEER

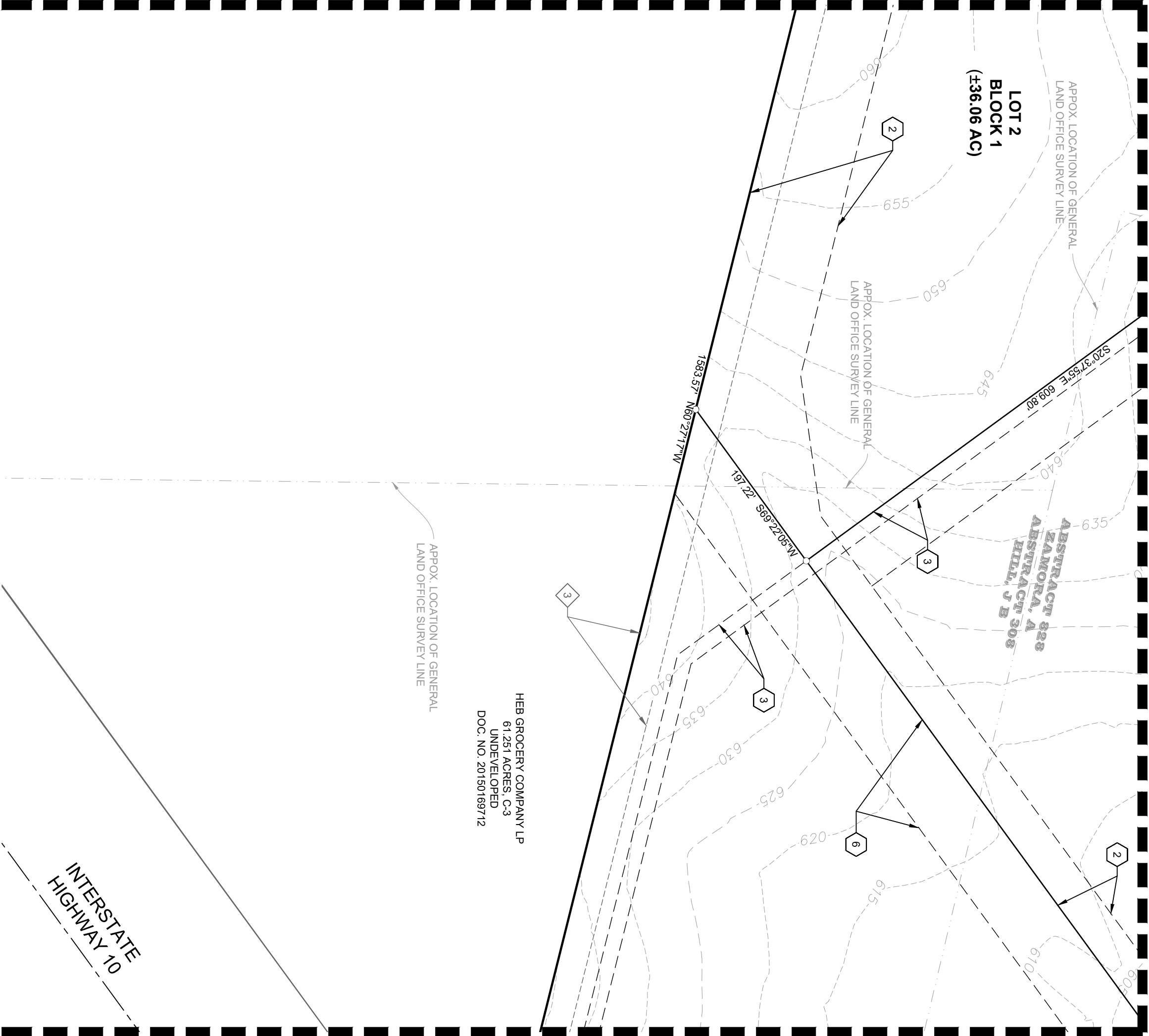
THIS PLAT OF CORE5 LOGISTICS CENTER AT INTERSTATE 10 HAS BEEN
SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING & ZONING
COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND HEREBY
APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____, A.D. 2022.

BY: _____ CHAIRPERSON
BY: _____ SECRETARY

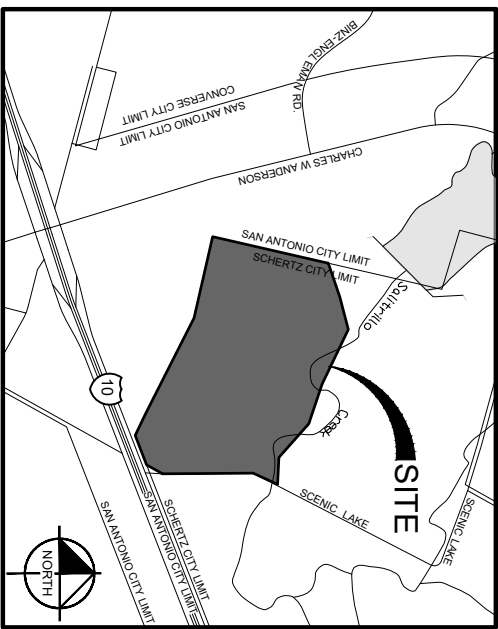
MATCHLINE SHEET 6

MATCHLINE SHEET 8

MATCHLINE SHEET 11



INTERSTATE
HIGHWAY 10



LEGEND	
●	1/2" IRON ROD SET (UNLESS NOTED)
○	1/2" IRON ROD SET
---	CONTOUR LINES
---	GAS, ELECTRIC, TELEPHONE, CABLE TV
□	FOUND TYPED TYPE 2 MONUMENTATION
□	RIGHT OF WAY
NCB	NEW CITY BLOCK
ESMT	EASEMENT
q	CENTERLINE
BSL	BUILDING SETBACK LINE
VOL	VOLUME
PG	PAGE
AC	ACRES
~	FLOODPLAIN LINE

VICINITY MAP

N.T.S.

KEY NOTE LEGEND

PROPOSED:	
1	14' ELEC. GAS TEE & CATV EASEMENT
2	IRREVOCABLE VARIABLE WIDTH EGRESS/EGRESS EASEMENT (DRAINAGE, GAS ELEC. TV, CABLE)
3	16' PUBLIC WATER EASEMENT
4	16' PUBLIC SEWER EASEMENT
5	25X25 PUBLIC SANITARY SEWER TURNAROUND EASEMENT
6	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
7	90' PRIVATE DRAINAGE EASEMENT
8	100' PRIVATE DRAINAGE EASEMENT
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4	30' EASEMENT "PART B" CANYON REGIONAL WATER AUTHORITY VOL. 10943 PG. 1133
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6	30' GAS LINE EASEMENT CITY OF SAN ANTONIO DOC# 2010001883
7	ANCHOR EASEMENT VOL. 15340 PG. 2244
8	30' SANITARY SEWER EASEMENT VOL. 15817 PG. 2043
9	ALAMO SOIL CONSERVATION DISTRICT EASEMENT VOL. 4723 PG. 669
10	4.56 ACRES INUNDATION EASEMENT SAN ANTONIO RIVER AUTHORITY VOL. 12221 PG. 1113

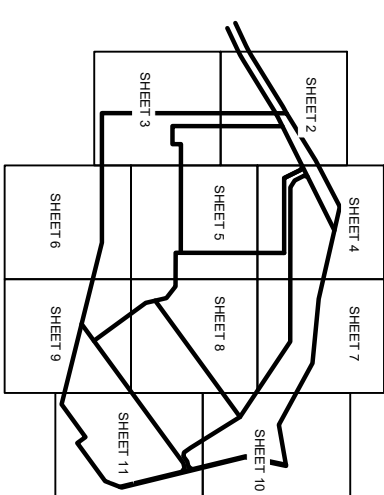
SURVEYOR'S NOTES:
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COUNTY OF BEXAR
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CORES LOGISTICS CENTER AT INTERSTATE 10

SUBDIVISION PLAT
ESTABLISHING

BEGING A 164.784 ACRE TRACT, SITUATED IN THE LUKE BUST SURVEY NO. 37, ABSTRACT NO. 45, THE JEFFREY B. HILL SURVEY NO. 103, ABSTRACT NO. 308, THE ANTONIO ZAMORA SURVEY NO. 36, ABSTRACT NO. 828, AND THE JOHN F. SHEPHERD SURVEY NO. 314, ABSTRACT NO. 678, SAME BEING ALL OF A 141.128 ACRE TRACT, AND A PORTION OF A 200.00 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20100029666, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS X-X, BLOCK X, IN THE IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS.



SCALE (1"=100')



DATE OF PREPARATION: December 1, 2022

Kimley»Horn

10101 REUNION PLACE, STE 400
SAN ANTONIO, TX 78216
210.541.9166

STATE OF TEXAS
COUNTY OF BEXAR

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OWNER/DEVELOPER: CSJC AT INTERSTATE 10, LLC
KEVIN GREEN
15640 N DALLAS PKWY SUITE 200
DALLAS, TX 75248
PH. 972.362.8721

STATE OF TEXAS
COUNTY OF BEXAR

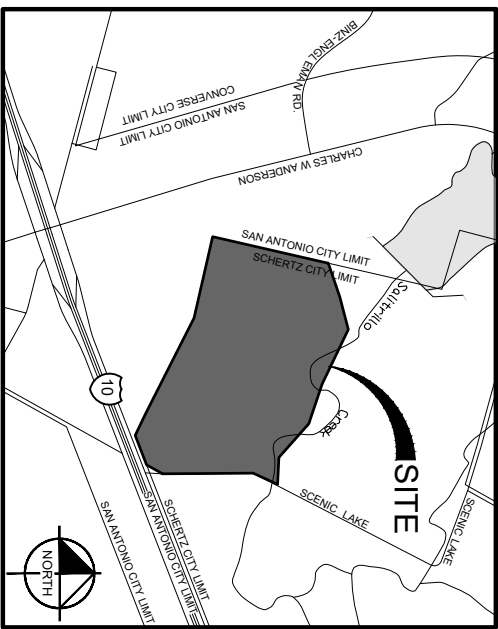
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NOTARY PUBLIC, STATE OF TEXAS

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DATED THIS _____ DAY OF _____ A.D. 2022.

BY: _____ CITY ENGINEER
BY: _____ CHAIRPERSON
BY: _____ SECRETARY

THIS PLAT OF CORES LOGISTICS CENTER AT INTERSTATE 10 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____ A.D. 2022.



LEGEND	
●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	1/2" IRON ROD SET
---	CONTOUR LINES
---	GCE/TV GAS, ELECTRIC, TELEPHONE, CABLE TV
□	FOUND TYPICAL TYPE 2 MONUMENTATION
□	RIGHT OF WAY
---	NEW CITY BLOCK
---	ESMT EASEMENT
---	CENTERLINE
---	B&L BUILDING SETBACK LINE
---	VOL VOLUME
---	PG PAGE
---	AC ACRES
---	FLOODPLAIN LINE

VICINITY MAP

N.T.S.

KEY NOTE LEGEND

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1	14" ELEC. GAS TEE & CATV EASEMENT
2	16" WATER EASEMENT
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4	16" PUBLIC SEWER EASEMENT
5	25X25 PUBLIC SANITARY SEWER TURNOVER EASEMENT
6	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
7	90' PRIVATE DRAINAGE EASEMENT
8	100' PRIVATE DRAINAGE EASEMENT
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3	30" EASEMENT "PART A" VOL. 10943, PG. 1133
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5	25X25 PUBLIC SANITARY SEWER TURNOVER EASEMENT VOL. 10943, PG. 1133
6	16" GAS LINE EASEMENT DOC# 2017001183
7	ANCHOR EASEMENT VOL. 15340, PG. 2234
8	30" SANITARY SEWER EASEMENT VOL. 15817, PG. 2043
9	ALAMO SOIL CONSERVATION DISTRICT EASEMENT VOL. 4723 PG. 449
10	4.56 ACRES INUNDATION EASEMENT SAN ANTONIO RIVER AUTHORITY VOL. 12721, PG. 1113

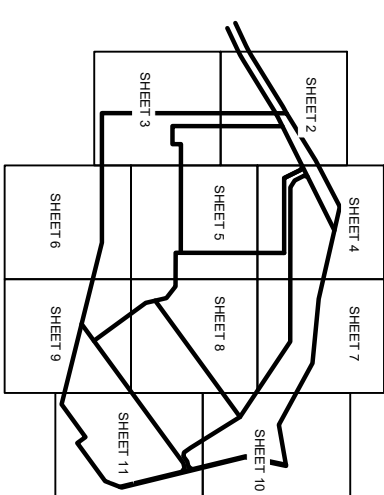
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830.228.4101
RGGOODWIN@MSENCR.COM



MATCHLINE SHEET 10

LOT 4
BLOCK 1
(±22.10 AC)

LOT 900
BLOCK 1
(±23.67 AC)

BRYCAP FARM PROPERTIES, LLC.
77.494 ACRES, M-1
AGRICULTURAL
VOL. 13921 PG. 157

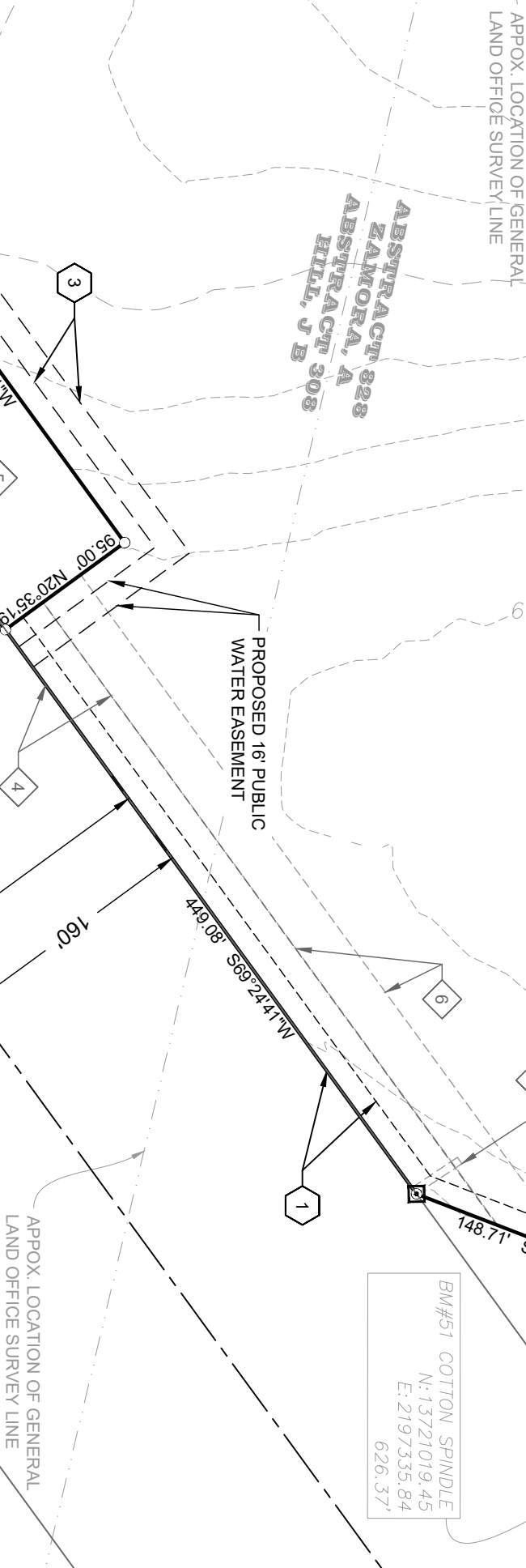
SCENIC LAKE DR.

CORRECTED EFFECTIVE
100YR FLOODPLAIN (EXISTING)

LOT 5
(GB ZONING)
BLOCK 1
±19.71 AC

ABSTRACT 828
ZAMORA, A
ABSTRACT 308
HILL, J B

PROPOSED 16" PUBLIC
WATER EASEMENT



CORES LOGISTICS CENTER AT INTERSTATE 10

SUBDIVISION PLAT
ESTABLISHING

0 50 100 200
SCALE (1"=100')



DATE OF PREPARATION: December 1, 2022

Kimley»Horn
10101 REUNION PLACE, STE 400
SAN ANTONIO, TX 78216
210.541.9166

STATE OF TEXAS
COUNTY OF BEXAR

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OWNER/DEVELOPER: CSJC AT INTERSTATE 10, LLC
KEVIN GREEN
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STATE OF TEXAS
COUNTY OF BEXAR

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NOTARY PUBLIC, STATE OF TEXAS

DATED THIS _____ DAY OF _____ A.D. 2022.

CITY ENGINEER
BY: _____
CHAIRPERSON
BY: _____
SECRETARY

BY: _____
CHAIRPERSON
BY: _____
SECRETARY

THIS PLAT OF CORES LOGISTICS CENTER AT INTERSTATE 10 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND HEREBY APPROVED BY SUCH COMMISSION.
DAY OF _____ A.D. 2022.

PLANNING AND ZONING COMMISSION MEETING: 12/14/2022
Agenda Item 5 D

TO: Planning and Zoning Commission
 PREPARED BY: Sam Haas, Planner
 CASE: PLPP20220210
 SUBJECT: PLPP20220210 Consider and act upon a request for approval of a preliminary plat of the Core5 Subdivision, an approximately 165 acre tract of land generally located at the northwest corner of the intersection of Scenic Lake Drive and IH-10, also identified as Parcel IDs: 619013, 619006, 619017, City of Schertz, Bexar County, Texas.

GENERAL INFORMATION:

Owner: Boeck Farm Co. LTD
 Applicant: Paulino Paredes, Kimley-Horn and Associates, Inc.

APPLICATION SUBMITTAL DATE:

Date: 12/07/2022 Application Submittal Type: Preliminary Plat

ITEM SUMMARY:

The applicant is proposing to preliminary plat approximately 165 acres of land establishing 6 lots to construct four industrial buildings and an open space lot. The development will also have one lot that will be in a separate zoning district with no development plans at this time. The site is currently zoned Manufacturing District - Light (M-1) and General Business (GB) and will adhere to the design requirements as dictated by the Unified Development Code.

	Lot Size and Dimensions			Setbacks			Misc. Requirements	
Code	Area Sq. Ft.	Width Ft.	Depth Ft.	Front	Rear	Side	Max Ht. Ft.	Max Impervious Cover
M-1	10,000	100	100	25	0	0	120	80%
GB	10,000	100	100	25	0	0	120	80%

Zoning	Lot # Block 1	Acreage
M-1	1	28.36
M-1	2	36.06
M-1	3	31.19
M-1	4	22.10
GB	5	19.71
M-1	900 (open space lot)	23.67

GENERAL LOCATION AND SITE DESCRIPTION:

The subject property is generally located at the northwest corner of the intersection of Scenic Lake Drive and IH-10, approximately 200 feet to the east of 1604, and approximately 1,000 feet to the southeast of the Binz-Engleman and 1604 intersection located in San Antonio, Texas. Listed in Bexar County as Parcel ID: 619013, 619006, 619017.

ACCESS AND CIRCULATION:

The proposed subdivision will have two points of access. One will be from a proposed roadway extension on the northwest of the site from the Binz-Engleman and Loop 1604 intersection in the San Antonio city limits, and the other will be on the southeast of the site from the Scenic Lake Drive and IH-10 intersection.

The site will have cross lot access from Lots 1-5 with an irrevocable variable width ingress/egress easement for circulation throughout the site.

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:

The site is serviced by San Antonio Water Systems for water, the city of Schertz for sewer along with the San Antonio River Authority (SARA), CPS Energy, AT&T, and Spectrum

PUBLIC IMPROVEMENTS:

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

Water: The site will be serviced by the San Antonio Water System and will be required to have a 12 inch line.

Sewer: The unit will be provided sewer service by City of Schertz, and it will be treated by SARA.

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

Sidewalks, Hike and Bike Trails: Sidewalks will be constructed along both sides of the street throughout the subdivision. All sidewalks will be designed to meet the City of Schertz specifications. Core5 has requested a waiver to construct sidewalks, and hike and bike trails on full-street sections along only portions of the required roadway improvements, rather than the UDC mandated half-street sections.

Road Improvements: In this proposed subdivision, Core5 would be required to construct half-street improvements totaling 1,240 feet for the Proposed Secondary Rural Arterial, and half-street improvements for 1,630 feet for the Commercial Collector per UDC requirements.

The applicant has requested a waiver to UDC Section 21.14.1.K and 21.14.1.P, for the requirement to improve substandard roadways adjacent to proposed subdivision plats. The waiver request is to construct full street improvements for 675 feet for the Proposed Secondary Rural Arterial with a 1000 feet extension to the Binz-Engleman and 1604 intersection in the jurisdiction of San Antonio, TX, and full street improvements of the Commercial Collector that will be the Scenic Lake Drive extension for a total of 720 feet which will be a driveway entrance to Core5.

STAFF ANALYSIS AND RECOMMENDATION:

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

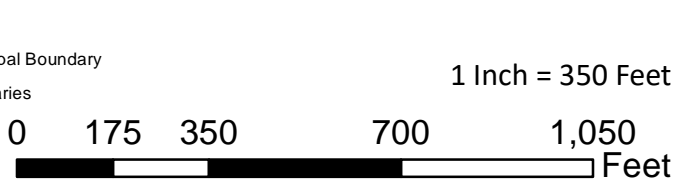
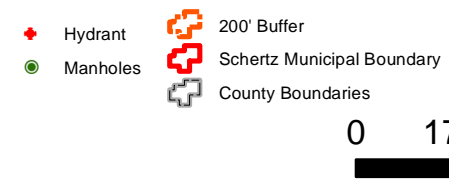
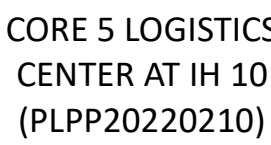
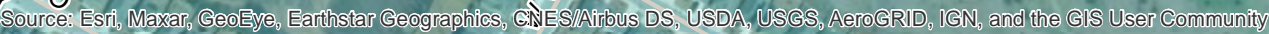
COMMISSIONERS CRITERIA FOR CONSIDERATION:

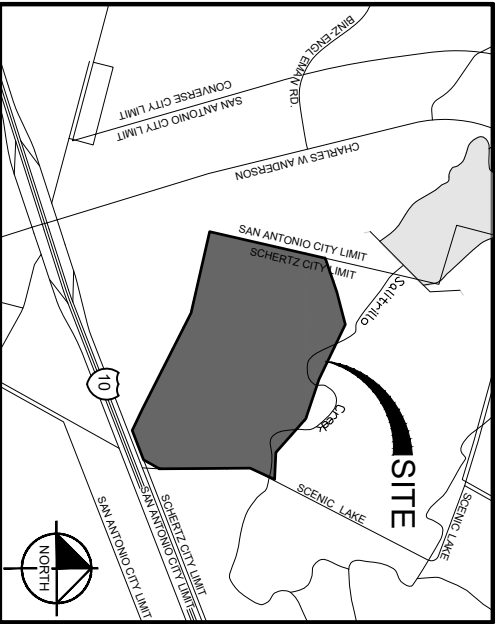
The Planning and Zoning Commission is the final approval authority of the proposed preliminary plat. In considering final action on a preliminary plat, the Commission should consider the criteria within UDC, Section 21.12.8 D.

Attachments

Aerial Exhibit

Plat Exhibit





LEGEND	
●	1/2" IRON ROD SET (UNLESS NOTED)
○	1/2" IRON ROD SET
---	CONTOUR LINES
---	GCEVY GAS, ELECTRIC, TELEPHONE, CABLE TV
□	FOUND TYPED TYPE 2 MONUMENTATION
---	ROW RIGHT OF WAY
---	NEW CITY BLOCK
---	ESMT EASEMENT
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---	BBL BUILDING SETBACK LINE
---	VOL VOLUME
---	PG PAGE
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---	FLOODPLAIN LINE

VICINITY MAP

N.T.S.

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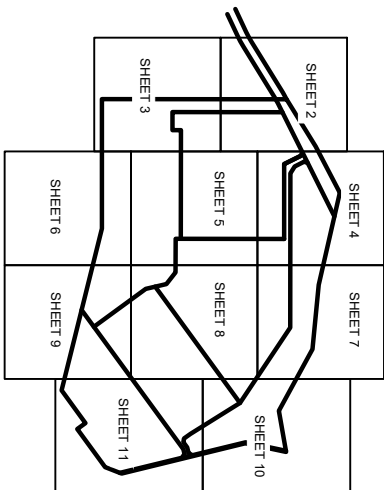
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BASIS OF BEARING IS NAD83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.
STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

BEN RUBY
LICENSED PROFESSIONAL ENGINEER
210.853.2661
BEN.RUBY@KIMLEY-HORN.COM

STATE OF TEXAS
COUNTY OF COMAL

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

RICHARD A. GOODWIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4069
830.228.4101
RGGOODWIN@MSENGR.COM

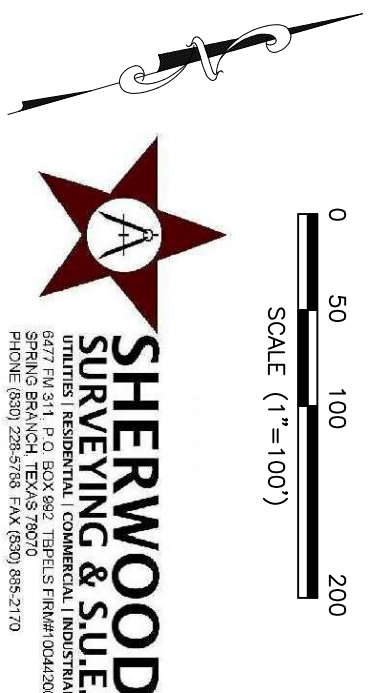


CORES LOGISTICS CENTER AT INTERSTATE 10

SUBDIVISION PLAT
ESTABLISHING

BEGING A 164.784 ACRE TRACT, SITUATED IN THE LUKE BUST SURVEY NO. 37, ABSTRACT NO. 45, THE JEFFREY B. HILL SURVEY NO. 103, ABSTRACT NO. 308, THE ANTONIO ZAMORA SURVEY NO. 36, ABSTRACT NO. 828, AND THE JOHN F. SHEPHERD SURVEY NO. 314, ABSTRACT NO. 678, SAME BEING ALL OF A 141.128 ACRE TRACT, AND A PORTION OF A 200.00 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20100029666, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS X-X, BLOCK X, IN THE IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS.

0 50 100 200
SCALE (1"=100')



DATE OF PREPARATION: December 1, 2022

Kimley»Horn

10101 REUNION PLACE, STE 400
SAN ANTONIO, TX 78216
210.541.9166

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: CSIC AT INTERSTATE 10, LLC
KEVIN GREEN
15640 N DALLAS PKWY SUITE 200
DALLAS, TX 75248
PH. 972.362.8721

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 2022.

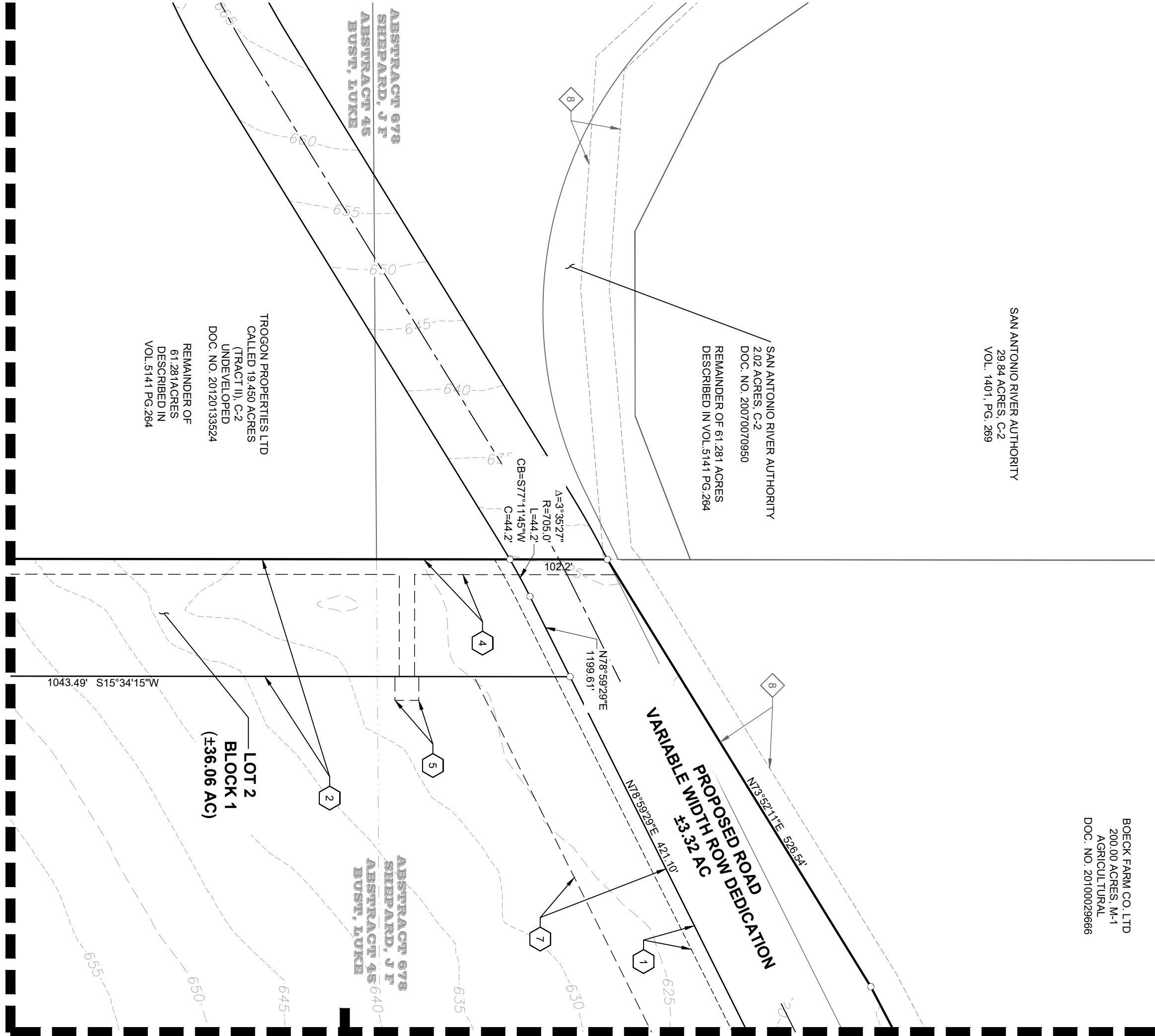
NOTARY PUBLIC, STATE OF TEXAS

DATED THIS _____ DAY OF _____ A.D. 2022.

BY: _____ CITY ENGINEER
BY: _____ CHAIRPERSON
BY: _____ SECRETARY

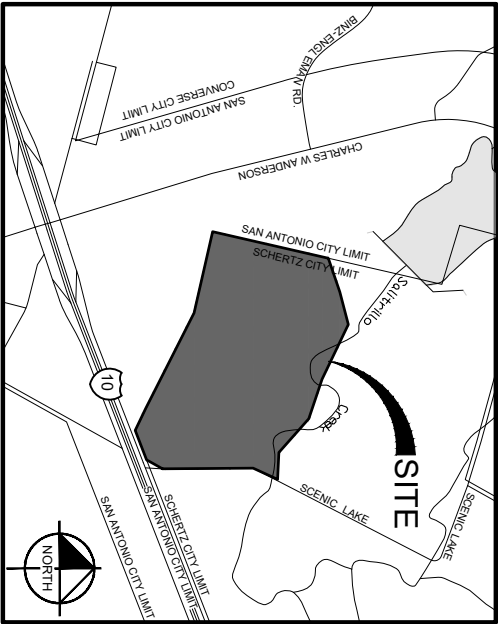
THIS PLAT OF CORES LOGISTICS CENTER AT INTERSTATE 10 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____ A.D. 2022.

MATCHLINE SHEET 3



MATCHLINE SHEET 4

MATCHLINE SHEET 5



LEGEND	
●	1/2" IRON ROD SET (UNLESS NOTED)
○	1/2" IRON ROD SET
---	CONTOUR LINES
---	GAS, ELECTRIC, TELEPHONE, CABLE TV
□	FOUND TYPED TYPE 2 MONUMENTATION
□	RIGHT OF WAY
NCB	NEW CITY BLOCK
ESMT	ESMT EASEMENT
q	CENTERLINE
BSL	BUILDING SETBACK LINE
VOL	VOLUME
PG	PAGE
AC	ACRES
~	FLOODPLAIN LINE

VICINITY MAP

N.T.S.

KEY NOTE LEGEND

PROPOSED:	
1	14" ELEC. GAS TEE & CATV EASEMENT
2	16" WATER EASEMENT
3	16" PUBLIC WATER EASEMENT
4	16" PUBLIC SEWER EASEMENT
5	25X25 PUBLIC SANITARY SEWER TURNAROUND EASEMENT
6	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
7	90" PRIVATE DRAINAGE EASEMENT
8	100" PRIVATE DRAINAGE EASEMENT
EXISTING:	
1	14" WATER EASEMENT VOL. 16948, PG. 2137
2	16" WATER EASEMENT VOL. 16948, PG. 2137
3	30" EASEMENT "PART A" VOL. 10943, PG. 1133
4	30" EASEMENT "PART B" CANYON REGIONAL WATER AUTHORITY VOL. 10943, PG. 1133
5	625 ACRES CANYON REGIONAL WATER AUTHORITY VOL. 10943, PG. 348
6	30" GAS LINE EASEMENT CITY OF SAN ANTONIO DOC# 20170031883
7	ANCHOR EASEMENT VOL. 15340, PG. 2244
8	30" SANITARY SEWER EASEMENT VOL. 15817, PG. 2043
9	ALAMO SOIL CONSERVATION DISTRICT EASEMENT VOL. 4723 PG. 449
10	4.56 ACRES INUNDATION EASEMENT SAN ANTONIO RIVER AUTHORITY VOL. 12721, PG. 1113

SURVEYOR'S NOTES:
BASIS OF BEARING IS NAD83 TEXAS STATE PLANE COORDINATES, 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 UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

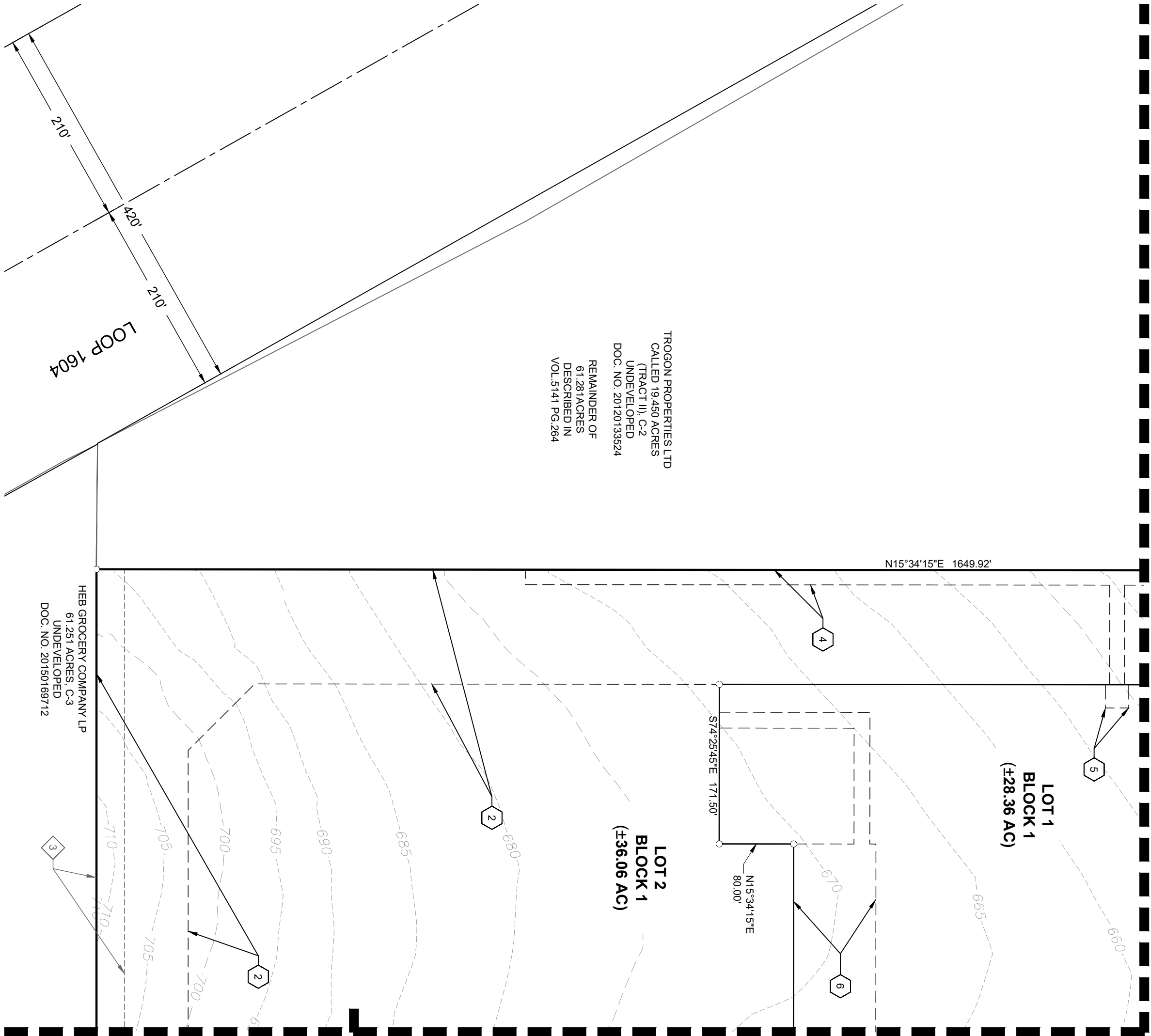
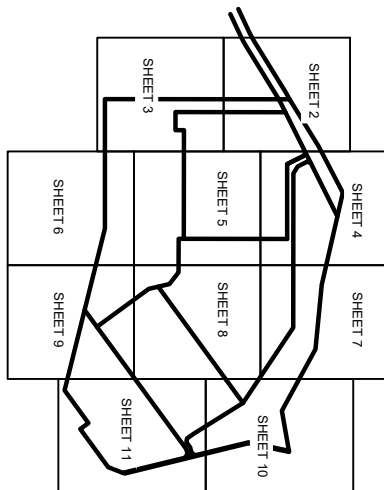
BEN RUBY
LICENSED PROFESSIONAL ENGINEER
210.853.2461
BEN.RUBY@KIMLEY-HORN.COM

STATE OF TEXAS
COUNTY OF COMAL

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RICHARD A. GOODWIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4069
830.228.4101
RGGOODWIN@MSENGR.COM

MATCHLINE SHEET 2

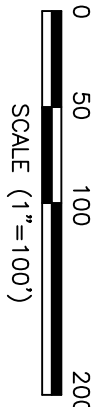


MATCHLINE SHEET 5

MATCHLINE SHEET 6

SUBDIVISION PLAT ESTABLISHING CORE5 LOGISTICS CENTER AT INTERSTATE 10

BEING A 164.784 ACRE TRACT, SITUATED IN THE LUKE BUST SURVEY NO. 37, ABSTRACT NO. 45, THE JEFFREY B. HILL SURVEY NO. 103, ABSTRACT NO. 308, THE ANTONIO ZAMORA SURVEY NO. 36, ABSTRACT NO. 828, AND THE JOHN F. SHEPHERD SURVEY NO. 314, ABSTRACT NO. 678, SAME BEING ALL OF A 141.128 ACRE TRACT, AND A PORTION OF A 200.00 ACRE TRACT RECORDED IN DOCUMENT NUMBER 201002929466, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS X-X, BLOCK X, IN THE IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS.



DATE OF PREPARATION: December 1, 2022

Kimley»Horn
10101 REINION PLACE, STE 400
SAN ANTONIO, TX 78216
210.541.9166

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: CSJC AT INTERSTATE 10, LLC
KEVIN GREEN
15640 N DALLAS PKWY SUITE 200
DALLAS, TX 75248
PH. 972.362.8721

STATE OF TEXAS
COUNTY OF BEXAR

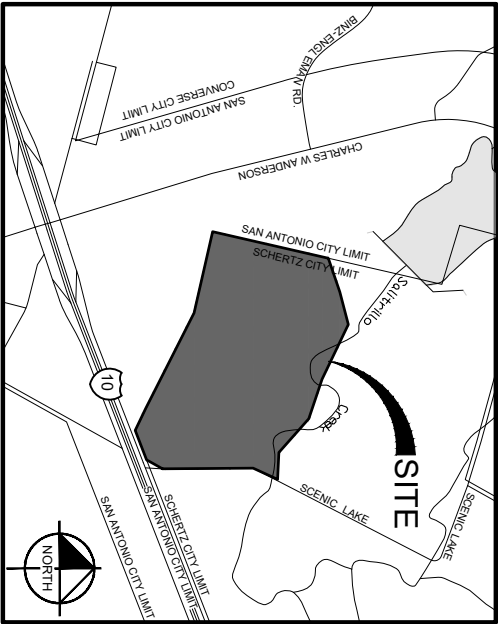
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 2022.

NOTARY PUBLIC, STATE OF TEXAS

DATED THIS _____ DAY OF _____ A.D. 2022.

BY: _____ CITY ENGINEER
BY: _____ CHAIRPERSON
BY: _____ SECRETARY

THIS PLAT OF CORE5 LOGISTICS CENTER AT INTERSTATE 10 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____ A.D. 2022.



LEGEND	
●	1/2" IRON ROD SET (UNLESS NOTED)
○	1/2" IRON ROD SET
---	CONTOUR LINES
---	GCEITY GAS, ELECTRIC, TELEPHONE, CABLE TV
□	FOUND TYPED TYPE 2 MONUMENTATION
---	RIGHT OF WAY
---	NEW CITY BLOCK
---	ESMT EASEMENT
---	CENTERLINE
---	BUILDING SETBACK LINE
---	VOL. VOLUME
---	PG. PAGE
---	AC. ACRES
---	FLOODPLAIN LINE

VICINITY MAP

N.T.S.

KEY NOTE LEGEND

PROPOSED:	
1	14" ELEC. GAS TEE & CATV EASEMENT
2	16" WATER EASEMENT
3	16" PUBLIC WATER EASEMENT
4	16" PUBLIC SEWER EASEMENT
5	25X25 PUBLIC SANITARY SEWER TURNAROUND EASEMENT
6	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
7	90" PRIVATE DRAINAGE EASEMENT
8	100" PRIVATE DRAINAGE EASEMENT
EXISTING:	
1	14" WATER EASEMENT VOL. 16968, PG. 2137
2	16" WATER EASEMENT VOL. 16968, PG. 2137
3	30" EASEMENT "PART A" VOL. 10943, PG. 1133
4	30" EASEMENT "PART B" CANYON REGIONAL WATER AUTHORITY VOL. 10943, PG. 1133
5	30" GAS LINE EASEMENT VOL. 10943, PG. 348
6	30" GAS LINE EASEMENT DOC# 2010001883
7	ANCHOR EASEMENT VOL. 15340, PG. 2244
8	30" SANITARY SEWER EASEMENT VOL. 15817, PG. 2043
9	ALAMO SOIL CONSERVATION DISTRICT EASEMENT VOL. 4723 PG. 449
10	4.56 ACRES INUNDATION EASEMENT SAN ANTONIO RIVER AUTHORITY VOL. 12721, PG. 1113

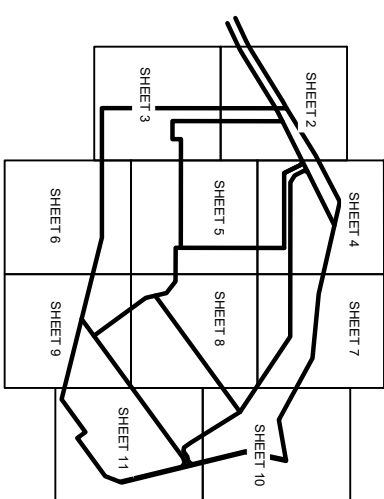
SURVEYOR'S NOTES:
BASIS OF BEARING IS NAD83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.
STATE OF TEXAS
COUNTY OF BEXAR
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BEN RUBY
LICENSED PROFESSIONAL ENGINEER
210.853.2461
BEN.RUBY@KIMLEY-HORN.COM

STATE OF TEXAS
COUNTY OF COMAL

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RICHARD A. GOODWIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4069
830.228.4101
RGGOODWIN@MSENGR.COM



SUBDIVISION PLAT ESTABLISHING CORE5 LOGISTICS CENTER AT INTERSTATE 10

BEGING A 164.784 ACRE TRACT, SITUATED IN THE LUKE BUST SURVEY NO. 37, ABSTRACT NO. 45, THE JEFFREY B. HILL SURVEY NO. 103, ABSTRACT NO. 308, THE ANTONIO ZAMORA SURVEY NO. 36, ABSTRACT NO. 828, AND THE JOHN F. SHEPHERD SURVEY NO. 314, ABSTRACT NO. 678, SAME BEING ALL OF A 141.128 ACRE TRACT, AND A PORTION OF A 200.00 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20100029466, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS X-X, BLOCK X, IN THE IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS.



SCALE (1"=100')



DATE OF PREPARATION: December 1, 2022

Kimley»Horn
10101 REINION PLACE, STE 400
SAN ANTONIO, TX 78216
210.541.9166

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: CSIC AT INTERSTATE 10, LLC
KEVIN GREEN
15460 N DALLAS PKWY SUITE 200
DALLAS, TX 75248
PH. 972.362.8721

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 2022.

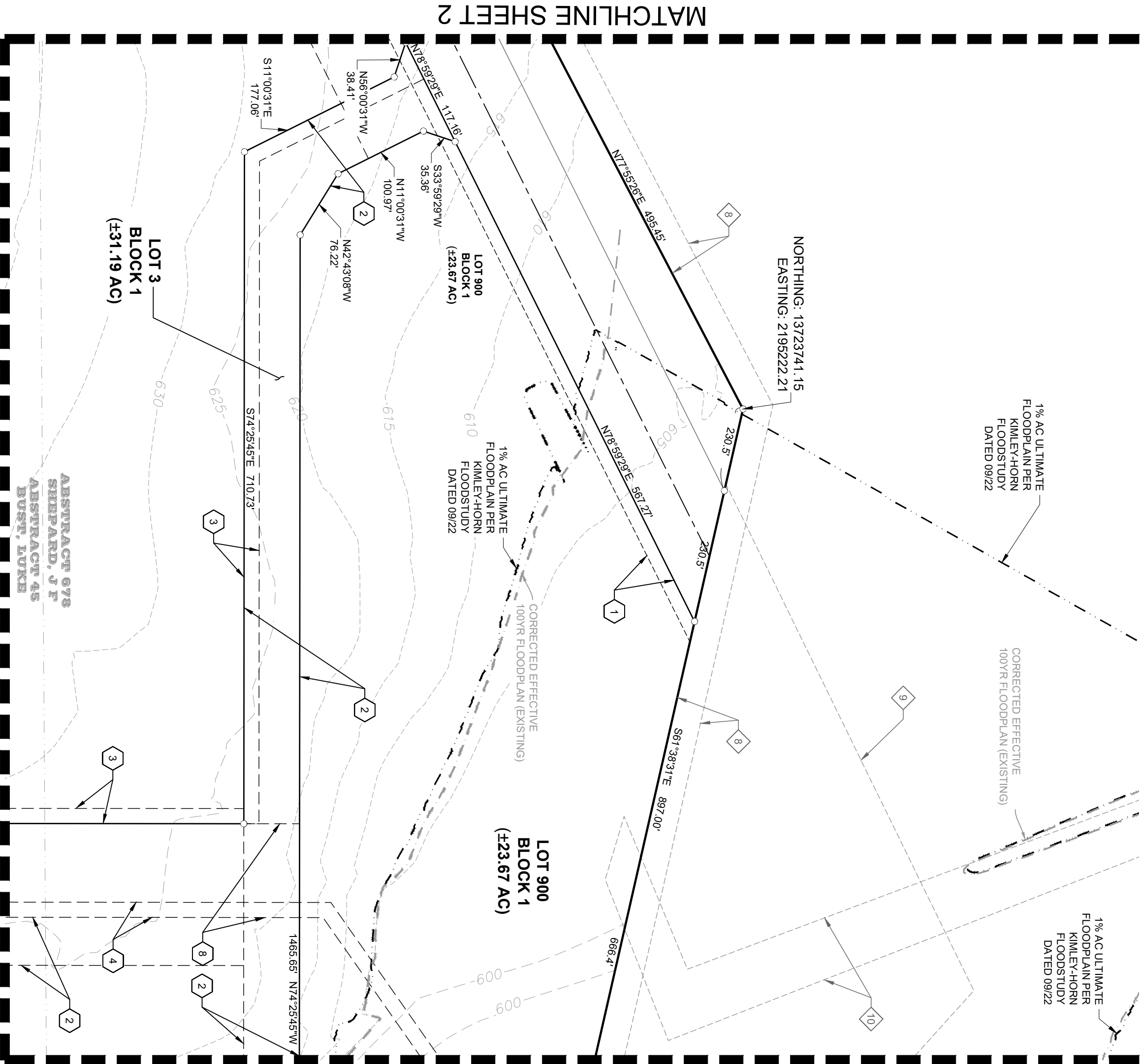
NOTARY PUBLIC, STATE OF TEXAS

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF SCHERTZ, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE REQUIREMENTS OF THE SUBDIVISION REGULATION OF THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.
DATED THIS _____ DAY OF _____ A.D. 2022.

BY: _____ CITY ENGINEER
BY: _____ CHAIRPERSON
BY: _____ SECRETARY

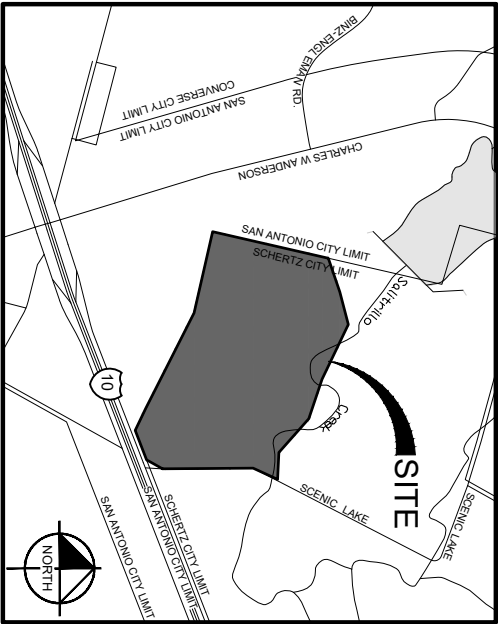
THIS PLAT OF CORE5 LOGISTICS CENTER AT INTERSTATE 10 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND HEREBY APPROVED BY SUCH COMMISSION.
DAY OF _____ A.D. 2022.

MATCHLINE SHEET 5



MATCHLINE SHEET 2

MATCHLINE SHEET 7



LEGEND	
●	1/2" IRON ROD SET (UNLESS NOTED)
○	1/2" IRON ROD SET
---	CONTOUR LINES
---	GAS, ELECTRIC, TELEPHONE, CABLE TV
□	FOUND TYPED TYPE 2 MONUMENTATION
□	RIGHT OF WAY
NCB	NEW CITY BLOCK
ESMT	EASEMENT
q	CENTERLINE
BBL	BUILDING SETBACK LINE
VOL	VOLUME
PG	PAGE
AC	ACRES
~	FLOODPLAIN LINE

VICINITY MAP

N.T.S.

KEY NOTE LEGEND	
1	14' ELEC. GAS TIE & C&T EASEMENT
2	16' WATER EASEMENT (VARIABLE WIDTH) (DRAINAGE, GAS ELEC. TV, C&T)
3	16' PUBLIC WATER EASEMENT
4	16' PUBLIC SEWER EASEMENT
5	25X25 PUBLIC SANITARY SEWER TURNOVER EASEMENT
6	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
7	90' PRIVATE DRAINAGE EASEMENT
8	100' PRIVATE DRAINAGE EASEMENT
EXISTING:	
1	14' WATER EASEMENT VOL. 16968, PG. 2137
2	16' WATER EASEMENT VOL. 16968, PG. 2137
3	30' EASEMENT "PART A" CANYON REGIONAL WATER AUTHORITY VOL. 10943, PG. 1133
4	30' EASEMENT "PART B" CANYON REGIONAL WATER AUTHORITY VOL. 10943, PG. 1133
5	25X25 PUBLIC SEWER EASEMENT VOL. 10943, PG. 1133
6	30' GAS LINE EASEMENT CITY OF SAN ANTONIO DOC# 20170011883
7	ANCHOR EASEMENT VOL. 15340, PG. 2244
8	30' SANITARY SEWER EASEMENT VOL. 15817, PG. 2043
9	ALAMO SOIL CONSERVATION DISTRICT EASEMENT VOL. 4723 PG. 449
10	4.56 ACRES INUNDATION EASEMENT SAN ANTONIO RIVER AUTHORITY VOL. 12721, PG. 1113

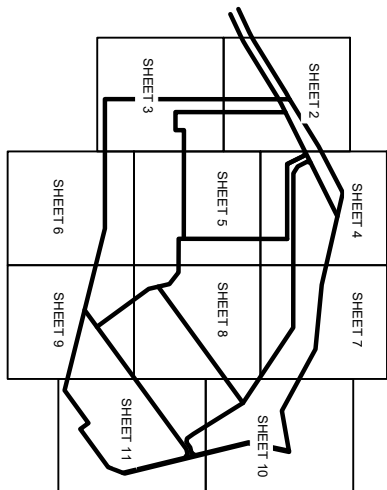
SURVEYOR'S NOTES:
BASIS OF BEARING IS NAD83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.
STATE OF TEXAS
COUNTY OF BEXAR
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BEN RUBY
LICENSED PROFESSIONAL ENGINEER
210.853.2461
BEN.RUBY@KIMLEY-HORN.COM

STATE OF TEXAS
COUNTY OF COMAL

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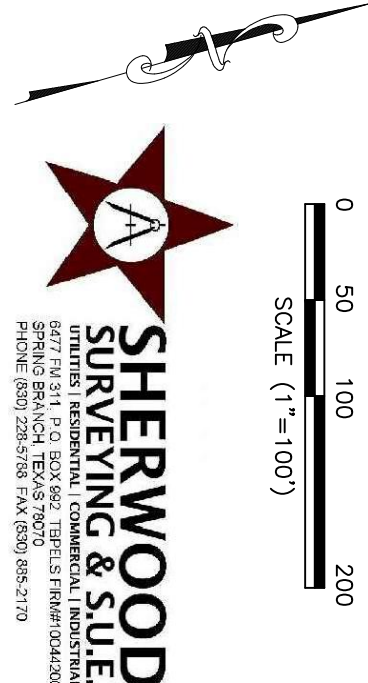
RICHARD A. GOODWIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4069
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RGOODWIN@MSENGR.COM



SUBDIVISION PLAT ESTABLISHING CORE5 LOGISTICS CENTER AT INTERSTATE 10

BEGING A 164.784 ACRE TRACT, SITUATED IN THE LUKE BUST SURVEY NO. 37, ABSTRACT NO. 45, THE JEFFREY B. HILL SURVEY NO. 103, ABSTRACT NO. 308, THE ANTONIO ZAMORA SURVEY NO. 36, ABSTRACT NO. 828, AND THE JOHN F. SHEPHERD SURVEY NO. 314, ABSTRACT NO. 678, SAME BEING ALL OF A 141.128 ACRE TRACT, AND A PORTION OF A 200.00 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20100029466, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS X-X, BLOCK X, IN THE IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS.

0 50 100 200
SCALE (1"=100')



DATE OF PREPARATION: December 1, 2022

Kimley»Horn
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210.541.9166

STATE OF TEXAS
COUNTY OF BEXAR

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OWNER/DEVELOPER: CSIC AT INTERSTATE 10, LLC
KEVIN GREEN
15640 N DALLAS PKWY SUITE 200
DALLAS, TX 75248
PH. 972.362.8721

STATE OF TEXAS
COUNTY OF BEXAR

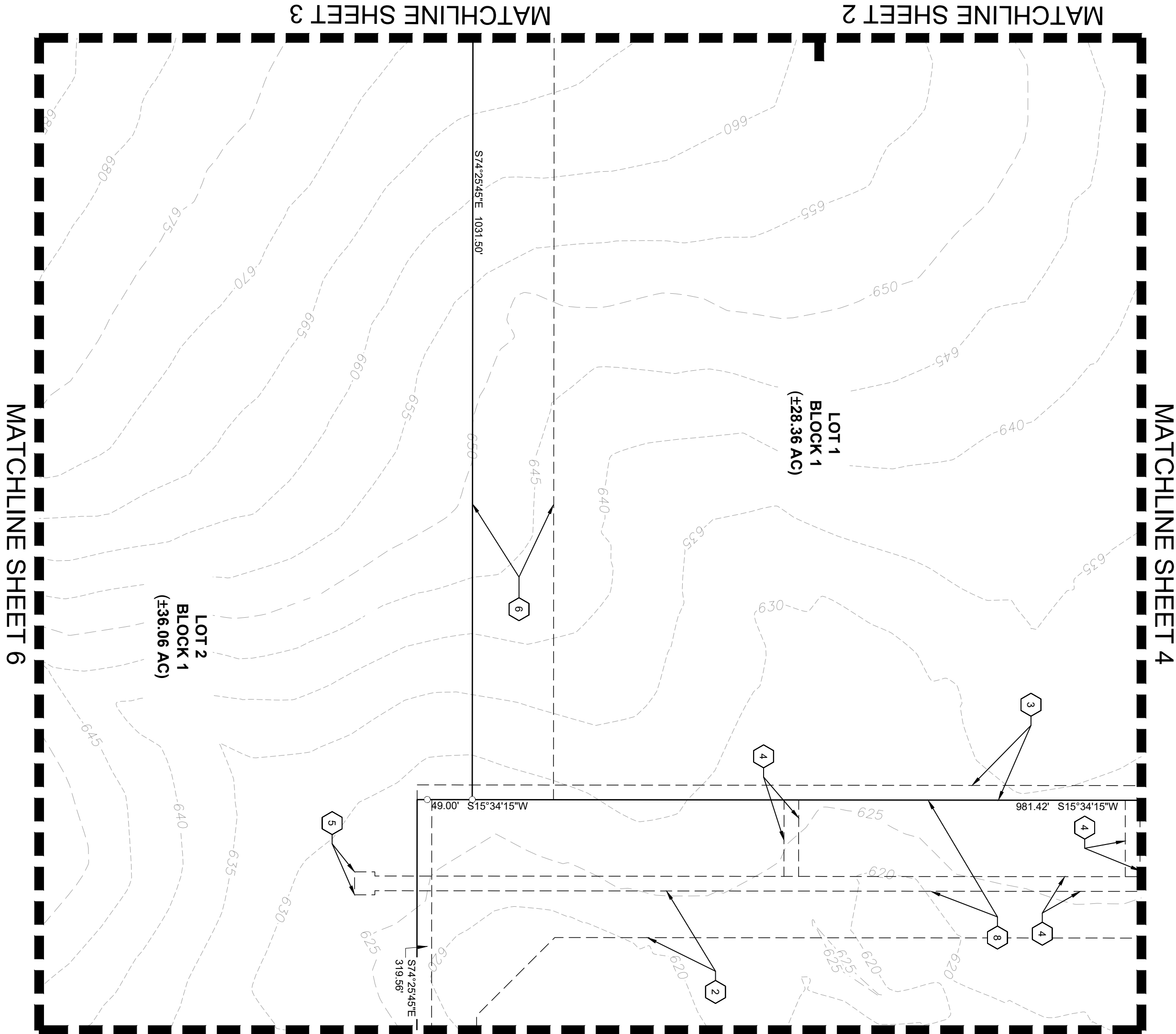
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NOTARY PUBLIC, STATE OF TEXAS

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF SCHERTZ, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE REQUIREMENTS OF THE SUBDIVISION REGULATION OF THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.
DATED THIS _____ DAY OF _____ A.D. 2022.

BY: _____ CITY ENGINEER
BY: _____ CHAIRPERSON
BY: _____ SECRETARY

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DATED THIS _____ DAY OF _____ A.D. 2022.



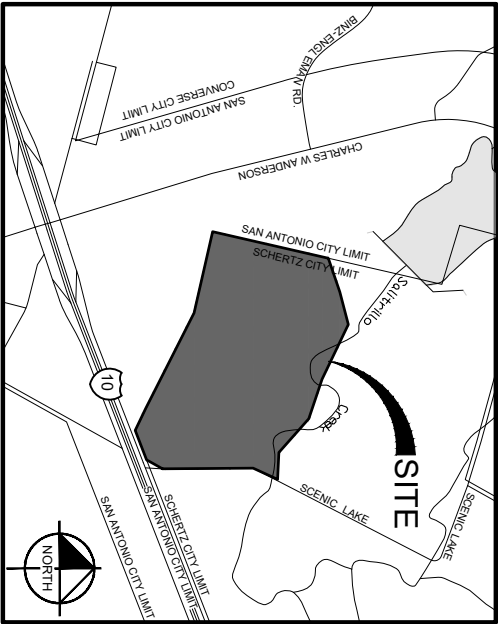
MATCHLINE SHEET 6

MATCHLINE SHEET 3

MATCHLINE SHEET 2

MATCHLINE SHEET 4

MATCHLINE SHEET 8



LEGEND	
●	1/2" IRON ROD SET (UNLESS NOTED)
○	1/2" IRON ROD SET
---	CONTOUR LINES
---	GAS, ELECTRIC, TELEPHONE, CABLE TV
□	FOUND TYPED TYPE 2 MONUMENTATION
□	RIGHT OF WAY
NCB	NEW CITY BLOCK
ESMT	ESWMT EASEMENT
q	CENTERLINE
BSL	BUILDING SETBACK LINE
VOL	VOLUME
PG	PAGE
AC	ACRES
~	FLOODPLAIN LINE

VICINITY MAP

N.T.S.

KEY NOTE LEGEND	
PROPOSED:	
1	14" ELEC. GAS TEE & CATV EASEMENT
2	16" WATER EASEMENT (VARIABLE WIDTH) (DRAINAGE, GAS ELEC. TV, CABLE)
3	16" PUBLIC WATER EASEMENT
4	16" PUBLIC SEWER EASEMENT
5	25X25 PUBLIC SANITARY SEWER TURNAROUND EASEMENT
6	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
7	90" PRIVATE DRAINAGE EASEMENT
8	100" PRIVATE DRAINAGE EASEMENT
EXISTING:	
1	14" WATER EASEMENT VOL. 16668, PG. 2137
2	16" WATER EASEMENT VOL. 16668, PG. 2137
3	30" EASEMENT "PART A" VOL. 10643, PG. 1133
4	30" EASEMENT "PART B" CANYON REGIONAL WATER AUTHORITY VOL. 10643, PG. 1133
5	25X25 ACRES CANYON REGIONAL WATER
6	30" GAS LINE EASEMENT CITY OF SAN ANTONIO DOC# 20170031883
7	ANCHOR EASEMENT VOL. 15340, PG. 2244
8	30" SANITARY SEWER EASEMENT VOL. 15817, PG. 2043
9	ALAMO SOIL CONSERVATION DISTRICT EASEMENT VOL. 4723 PG. 649
10	4.56 ACRES INUNDATION EASEMENT SAN ANTONIO RIVER AUTHORITY VOL. 12221, PG. 1113

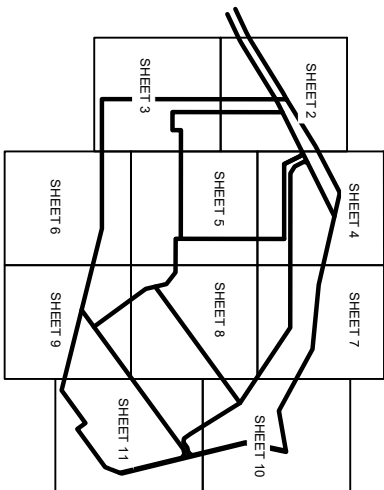
SURVEYOR'S NOTES:
BASIS OF BEARING IS NAD83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.
STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

BEN RUBY
LICENSED PROFESSIONAL ENGINEER
210.853.2661
BEN.RUBY@KIMLEY-HORN.COM

STATE OF TEXAS
COUNTY OF COMAL

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

RICHARD A. GOODWIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4069
830.228.4101
RGODWIN@MSENGR.COM



SUBDIVISION PLAT ESTABLISHING CORE5 LOGISTICS CENTER AT INTERSTATE 10

BING A 164.784 ACRE TRACT, SITUATED IN THE LUKE BUST SURVEY NO. 37, ABSTRACT NO. 45, THE JEFFREY B. HILL SURVEY NO. 103, ABSTRACT NO. 308, THE ANTONIO ZAMORA SURVEY NO. 36, ABSTRACT NO. 828, AND THE JOHN F. SHEPHERD SURVEY NO. 314, ABSTRACT NO. 678, SAME BEING ALL OF A 141.128 ACRE TRACT, AND A PORTION OF A 200.00 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2010029466, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS X-X, BLOCK X, IN THE IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS.

0 50 100 200
SCALE (1"=100')



DATE OF PREPARATION: December 1, 2022

Kimley»Horn

10101 REUNION PLACE, STE 400
SAN ANTONIO, TX 78216
210.541.9166

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: CSIC AT INTERSTATE 10, LLC
KEVIN GREEN
15660 N DALLAS PKWY SUITE 200
DALLAS, TX 75248
PH. 972.362.8721

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 2022.

NOTARY PUBLIC, STATE OF TEXAS

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF SCHERTZ, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE REQUIREMENTS OF THE SUBDIVISION REGULATION OF THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.
DATED THIS _____ DAY OF _____, A.D. 2022.

BY: _____ CITY ENGINEER
BY: _____ CHAIRPERSON
BY: _____ SECRETARY

THIS PLAT OF CORE5 LOGISTICS CENTER AT INTERSTATE 10 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____, A.D. 2022.

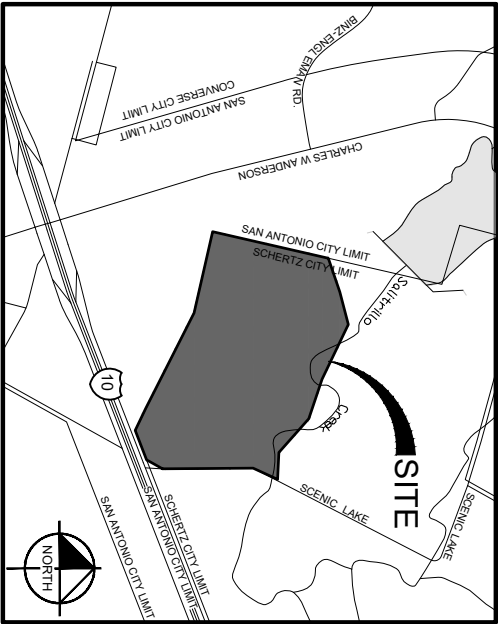
MATCHLINE SHEET 3

MATCHLINE SHEET 5

HEB GROCERY COMPANY LP
61.251 ACRES, C-3
UNDEVELOPED
DOC. NO. 20150169712

LOT 2
BLOCK 1
(±36.06 AC)

MATCHLINE SHEET 9



LEGEND	
●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	1/2" IRON ROD SET
---	CONTOUR LINES
---	GAS, ELECTRIC, TELEPHONE, CABLE TV
□	FOUND TYPED TYPE 2 MONUMENTATION
---	RIGHT OF WAY
---	NEW CITY BLOCK
---	ESMT EASEMENT
---	CENTERLINE
---	BUILDING SETBACK LINE
---	VOL. VOLUME
---	PAGE
---	ACRES
---	FLOODPLAIN LINE

VICINITY MAP

N.T.S.

KEY NOTE LEGEND	
1	14" ELEC. GAS TEE & CATV EASEMENT
2	IRREGULARLY SHAPED EASEMENT (DRAINAGE, GAS ELEC. TV, CABLE)
3	16" PUBLIC WATER EASEMENT
4	16" PUBLIC SEWER EASEMENT
5	25X25 PUBLIC SANITARY SEWER TURNAROUND EASEMENT
6	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
7	90" PRIVATE DRAINAGE EASEMENT
8	100" PRIVATE DRAINAGE EASEMENT
EXISTING:	
1	14" WATER EASEMENT VOL. 16948, PG. 2137
2	16" WATER EASEMENT VOL. 16948, PG. 2137
3	30" EASEMENT "PART A" VOL. 10943, PG. 1133
4	30" EASEMENT "PART B" CANYON REGIONAL WATER AUTHORITY VOL. 10943, PG. 1133
5	30" GAS LINE EASEMENT CITY OF SAN ANTONIO DOC# 20100011883
7	ANCHOR EASEMENT VOL. 15340, PG. 2244
8	30" SANITARY SEWER EASEMENT VOL. 15817, PG. 2043
9	ALAMO SOIL CONSERVATION DISTRICT EASEMENT VOL. 4723 PG. 449
10	4.56 ACRES INUNDATION EASEMENT SAN ANTONIO RIVER AUTHORITY VOL. 12721, PG. 1113

SURVEYOR'S NOTES:
BASIS OF BEARING IS NAD83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.
STATE OF TEXAS
COUNTY OF BEXAR

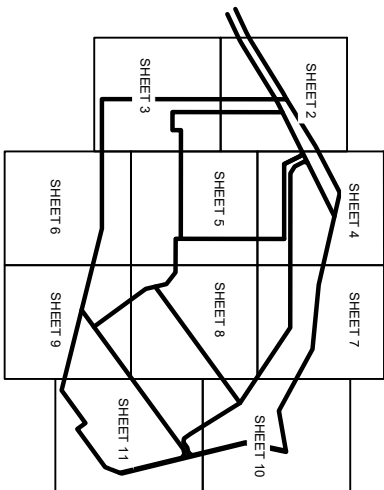
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

BEN RUBY
LICENSED PROFESSIONAL ENGINEER
210.853.2461
BEN.RUBY@KIMLEY-HORN.COM

STATE OF TEXAS
COUNTY OF COMAL

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RICHARD A. GOODWIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4069
830.228.4101
RGOODWIN@MSENGR.COM



SUBDIVISION PLAT ESTABLISHING CORE5 LOGISTICS CENTER AT INTERSTATE 10

BEGING A 164.784 ACRE TRACT, SITUATED IN THE LUKE BUST SURVEY NO. 37, ABSTRACT NO. 45, THE JEFFREY B. HILL SURVEY NO. 103, ABSTRACT NO. 308, THE ANTONIO ZAMORA SURVEY NO. 36, ABSTRACT NO. 828, AND THE JOHN F. SHEPHERD SURVEY NO. 314, ABSTRACT NO. 678, SAME BEING ALL OF A 141.128 ACRE TRACT, AND A PORTION OF A 200.00 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20100029666, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS X-X, BLOCK X, IN THE IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS.

0 50 100 200
SCALE (1"=100')



DATE OF PREPARATION: December 1, 2022

Kimley»Horn

10101 REUNION PLACE, STE 400
SAN ANTONIO, TX 78216
210.541.9166

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: CSIC AT INTERSTATE 10, LLC
KEVIN GREEN
15640 N DALLAS PKWY SUITE 200
DALLAS, TX 75248
PH. 972.362.8721

STATE OF TEXAS
COUNTY OF BEXAR

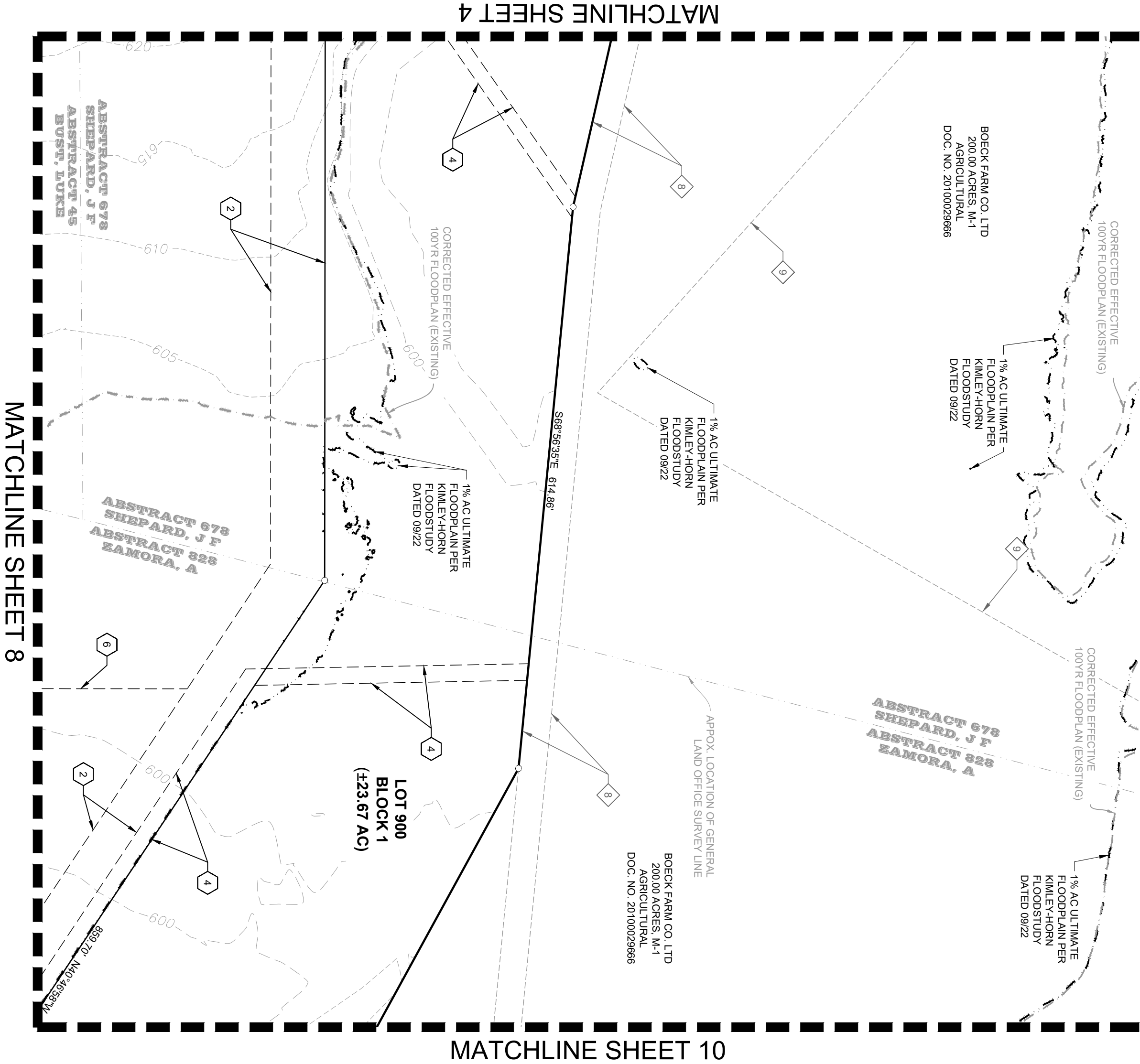
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 2022.

NOTARY PUBLIC, STATE OF TEXAS

BY: _____ DAY OF _____ A.D. 2022.

CITY ENGINEER
BY: _____
CHAIRPERSON
BY: _____
SECRETARY

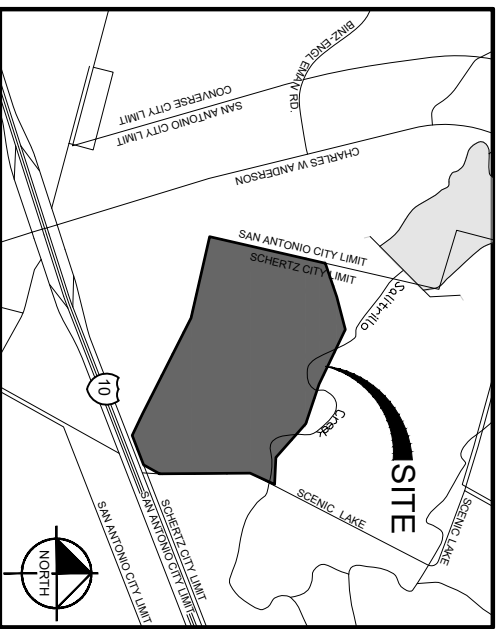
THIS PLAT OF CORE5 LOGISTICS CENTER AT INTERSTATE 10 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____ A.D. 2022.



MATCHLINE SHEET 4

MATCHLINE SHEET 10

MATCHLINE SHEET 8



LEGEND	
●	1/2" IRON ROD SET (UNLESS NOTED)
○	1/2" IRON ROD SET
---	CONTOUR LINES
---	GRTV GAS, ELECTRIC, TELEPHONE, CABLE TV
□	FOUND TYPED TYPE 2 MONUMENTATION
□	RIGHT OF WAY
NCB	NEW CITY BLOCK
ESMT	EASEMENT
q	CENTERLINE
B&L	BUILDING SETBACK LINE
VOL	VOLUME
PG	PAGE
AC	ACRES
~	FLOODPLAIN LINE

VICINITY MAP

N.T.S.

KEY NOTE LEGEND	
1	14" ELEC. GAS TEE & CATV EASEMENT
2	16" WATER EASEMENT
3	16" PUBLIC WATER EASEMENT
4	16" PUBLIC SEWER EASEMENT
5	25X25 PUBLIC SANITARY SEWER TURNAROUND EASEMENT
6	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
7	90" PRIVATE DRAINAGE EASEMENT
8	100" PRIVATE DRAINAGE EASEMENT
EXISTING:	
1	14" WATER EASEMENT VOL. 16968, PG. 2137
2	16" WATER EASEMENT VOL. 16968, PG. 2137
3	30" EASEMENT "PART A" VOL. 10943, PG. 1133
4	30" EASEMENT "PART B" CANYON REGIONAL WATER AUTHORITY VOL. 10943, PG. 1133
5	30" GAS LINE EASEMENT VOL. 10943, PG. 348
6	30" GAS LINE EASEMENT DOC# 20170031883
7	ANCHOR EASEMENT VOL. 15340, PG. 2244
8	30" SANITARY SEWER EASEMENT VOL. 15817, PG. 2043
9	ALAMO SOIL CONSERVATION DISTRICT EASEMENT VOL. 4723 PG. 449
10	4.56 ACRES INUNDATION EASEMENT SAN ANTONIO RIVER AUTHORITY VOL. 12721, PG. 1113

SURVEYOR'S NOTES:
BASIS OF BEARING IS NAD83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.
STATE OF TEXAS
COUNTY OF BEXAR

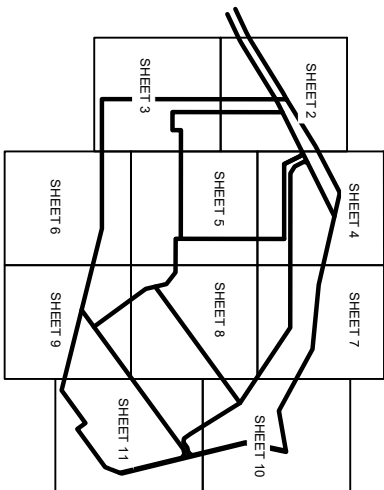
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STATE OF TEXAS
COUNTY OF COMAL

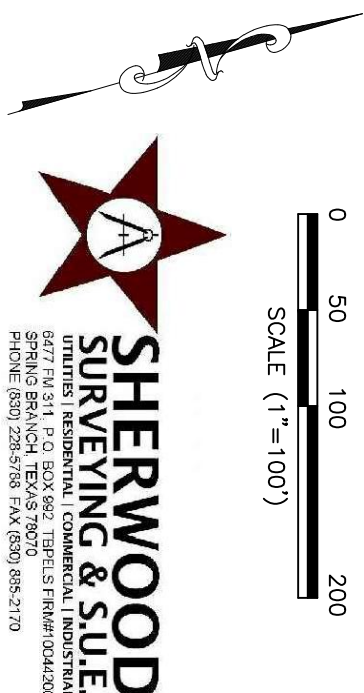
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RICHARD A. GOODWIN
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RGGOODWIN@MSENCR.COM



SUBDIVISION PLAT ESTABLISHING CORE5 LOGISTICS CENTER AT INTERSTATE 10

BEGING A 164.784 ACRE TRACT, SITUATED IN THE LUKE BUST SURVEY NO. 37, ABSTRACT NO. 45, THE JEFFREY B. HILL SURVEY NO. 103, ABSTRACT NO. 308, THE ANTONIO ZAMORA SURVEY NO. 36, ABSTRACT NO. 828, AND THE JOHN F. SHEPHERD SURVEY NO. 314, ABSTRACT NO. 678, SAME BEING ALL OF A 141.128 ACRE TRACT, AND A PORTION OF A 200.00 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20100029466, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS X-X, BLOCK X, IN THE IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS.



DATE OF PREPARATION: December 1, 2022

Kimley»Horn

10101 REUNION PLACE, STE 400
SAN ANTONIO, TX 78216
210.541.9166

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: CSJC AT INTERSTATE 10, LLC
KEVIN GREEN
15640 N DALLAS PKWY SUITE 200
DALLAS, TX 75248
PH. 972.362.8721

STATE OF TEXAS
COUNTY OF BEXAR

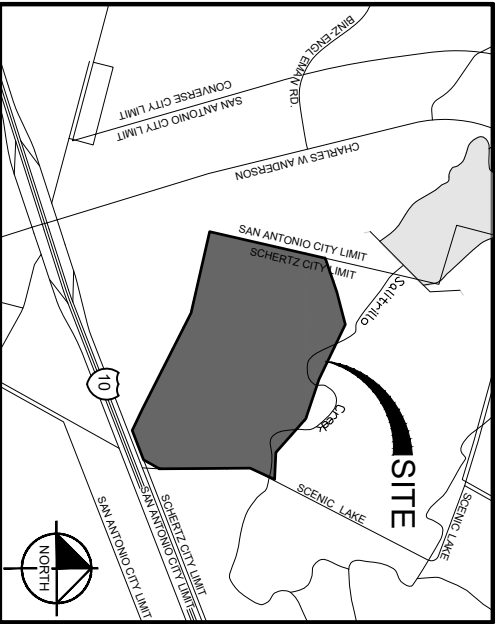
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY
PERSONALLY APPEARED _____ KNOWN TO ME TO BE
THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING
INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE
SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN
EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF
_____, A.D. 2022.

NOTARY PUBLIC, STATE OF TEXAS

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF SCHERTZ,
TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO
ALL REQUIREMENTS OF THE REQUIREMENTS OF THE SUBDIVISION
REGULATION OF THE CITY AS TO WHICH THIS APPROVAL IS
REQUIRED.
DATED THIS _____ DAY OF _____, A.D. 2022.

BY: _____ CITY ENGINEER
BY: _____ CHAIRPERSON
BY: _____ SECRETARY

THIS PLAT OF CORE5 LOGISTICS CENTER AT INTERSTATE 10 HAS BEEN
SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING & ZONING
COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND HEREBY
APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____, A.D. 2022.



LEGEND	
●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	1/2" IRON ROD SET
---	CONTOUR LINES
---	GAS, ELECTRIC, TELEPHONE, CABLE TV
□	FOUND TYPED TYPE 2 MONUMENTATION
□	RIGHT OF WAY
□	NEW CITY BLOCK
---	ESMT EASEMENT
---	CENTERLINE
---	BUILDING SETBACK LINE
---	VOL. VOLUME
---	PAGE
---	ACRES
---	FLOODPLAIN LINE

VICINITY MAP

N.T.S.

KEY NOTE LEGEND	
1	PROPOSED: 14" ELEC. GAS TEE & CATV EASEMENT
2	IRRELOCATE UPON EASEMENT WITH INGRESS/EGRESS EASEMENT (DRAINAGE, GAS ELEC. TV, CABLE)
3	16" PUBLIC WATER EASEMENT
4	16" PUBLIC SEWER EASEMENT
5	25X25 PUBLIC SANITARY SEWER TURNAROUND EASEMENT
6	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
7	90" PRIVATE DRAINAGE EASEMENT
8	100' PRIVATE DRAINAGE EASEMENT
EXISTING:	
1	14" WATER EASEMENT VOL. 16968, PG. 2137
2	16" WATER EASEMENT VOL. 16968, PG. 2137
3	30" EASEMENT "PART A" CANYON REGIONAL WATER AUTHORITY VOL. 10943, PG. 1133
4	30" EASEMENT "PART B" CANYON REGIONAL WATER AUTHORITY VOL. 10943, PG. 1133
5	725 ACRES CANYON REGIONAL WATER VOL. 10943, PG. 348
6	30" GAS LINE EASEMENT CITY OF SAN ANTONIO DOC# 20170031883
7	ANCHOR EASEMENT VOL. 15340, PG. 2234
8	30" SANITARY SEWER EASEMENT VOL. 15817, PG. 2043
9	ALAMO SOIL CONSERVATION DISTRICT EASEMENT VOL. 4723 PG. 649
10	4.56 ACRES INUNDATION EASEMENT SAN ANTONIO RIVER AUTHORITY VOL. 12721, PG. 1113

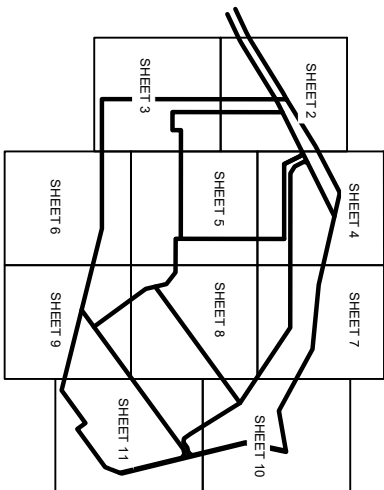
SURVEYOR'S NOTES:
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STATE OF TEXAS
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210.853.2661
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STATE OF TEXAS
COUNTY OF COMAL

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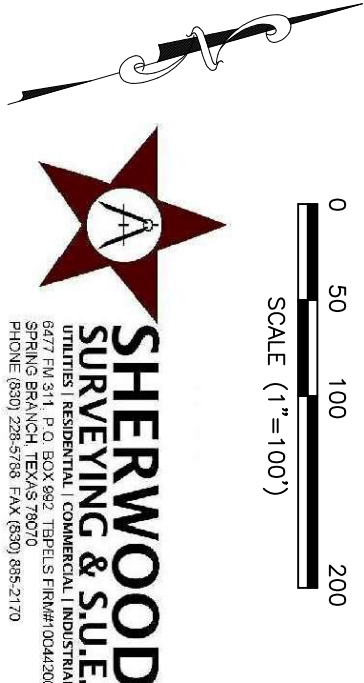
RICHARD A. GOODWIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4069
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RGGOODWIN@MSENCR.COM



SUBDIVISION PLAT ESTABLISHING CORE5 LOGISTICS CENTER AT INTERSTATE 10

BEGING A 164.784 ACRE TRACT, SITUATED IN THE LUKE BUST SURVEY
NO. 37, ABSTRACT NO. 45, THE JEFFREY B. HILL SURVEY NO. 103,
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AND A PORTION OF A 200.00 ACRE TRACT RECORDED IN
DOCUMENT NUMBER 20100029466, OF THE OFFICIAL PUBLIC
RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS X-X,
BLOCK X, IN THE IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS.

0 50 100 200
SCALE (1"=100')



DATE OF PREPARATION: December 1, 2022

Kimley»Horn

10101 REUNION PLACE, STE 400
SAN ANTONIO, TX 78216
210.541.9166

STATE OF TEXAS
COUNTY OF BEXAR

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ENCLOSURE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS,
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PLACES THEREON SHOW FOR THE PURPOSE AND CONSIDERATION
THEREIN EXPRESSED.

OWNER/DEVELOPER: CSJC AT INTERSTATE 10, LLC
KEVIN GREEN
15660 N DALLAS PKWY SUITE 200
DALLAS, TX 75248
PH. 972.362.8721

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY
PERSONALLY APPEARED _____ KNOWN TO ME TO BE
THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING
INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE
SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN
EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF
_____, A.D. 2022.

NOTARY PUBLIC, STATE OF TEXAS

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF SCHERTZ,
TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO
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DATED THIS _____ DAY OF _____, A.D. 2022.

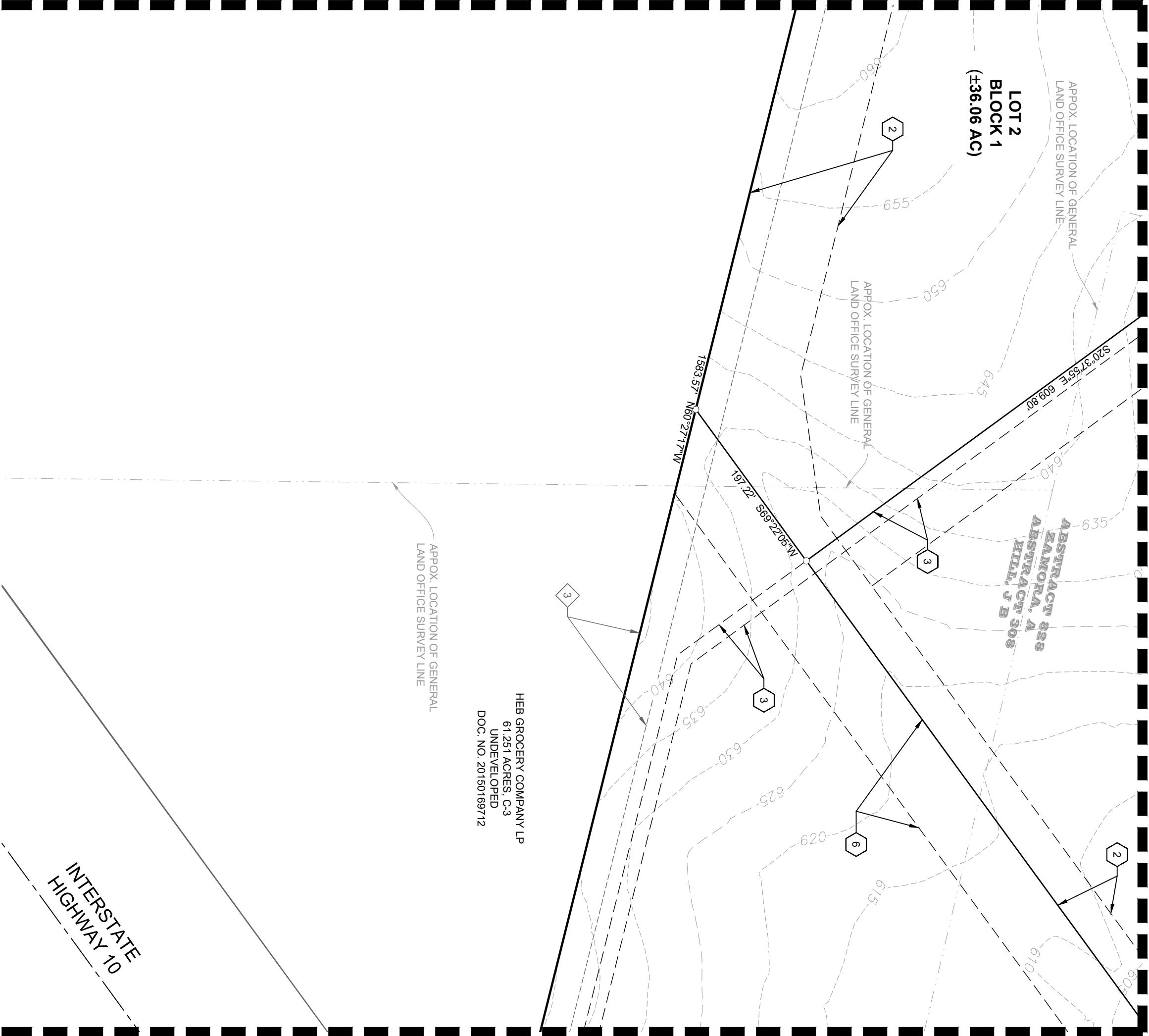
BY: _____ CITY ENGINEER
BY: _____ CHAIRPERSON
BY: _____ SECRETARY

THIS PLAT OF CORE5 LOGISTICS CENTER AT INTERSTATE 10 HAS BEEN
SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING & ZONING
COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND HEREBY
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DATED THIS _____ DAY OF _____, A.D. 2022.

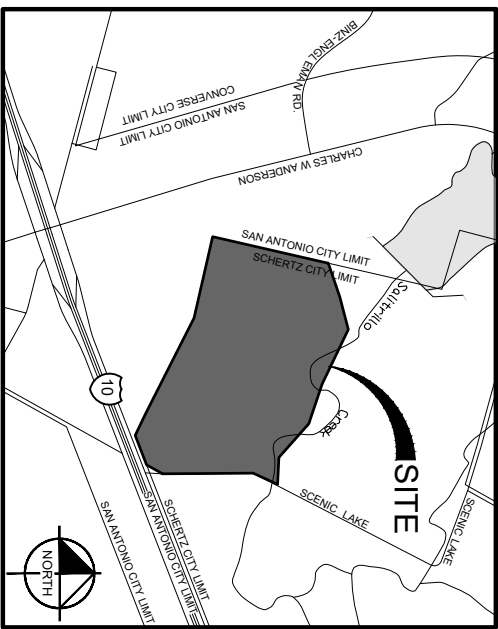
MATCHLINE SHEET 6

MATCHLINE SHEET 8

MATCHLINE SHEET 11



INTERSTATE
HIGHWAY 10



LEGEND	
●	1/2" IRON ROD SET (UNLESS NOTED)
○	1/2" IRON ROD SET
---	CONTOUR LINES
---	GAS, ELECTRIC, TELEPHONE, CABLE TV
□	FOUND TYPED TYPE 2 MONUMENTATION
□	RIGHT OF WAY
NCB	NEW CITY BLOCK
ESMT	EASEMENT
q	CENTERLINE
BSL	BUILDING SETBACK LINE
VOL	VOLUME
PG	PAGE
AC	ACRES
~	FLOODPLAIN LINE

VICINITY MAP

N.T.S.

KEY NOTE LEGEND

PROPOSED:	
1	14" ELEC. GAS TEE & CATV EASEMENT
2	IRREVOCABLE VARIABLE WIDTH EGRESS/EGRESS EASEMENT (DRAINAGE, GAS ELEC. TV, CABLE)
3	16" PUBLIC WATER EASEMENT
4	16" PUBLIC SEWER EASEMENT
5	25X25 PUBLIC SANITARY SEWER TURNAROUND EASEMENT
6	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
7	90" PRIVATE DRAINAGE EASEMENT
8	100' PRIVATE DRAINAGE EASEMENT
EXISTING:	
1	14" WATER EASEMENT VOL. 16968 PG. 2137
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3	30" EASEMENT "PART A" CANYON REGIONAL WATER AUTHORITY VOL. 10943 PG. 1133
4	30" EASEMENT "PART B" CANYON REGIONAL WATER AUTHORITY VOL. 10943 PG. 1133
5	25X25 ACRES CANYON REGIONAL WATER
6	30" GAS LINE EASEMENT CITY OF SAN ANTONIO DOC# 2010001883
7	ANCHOR EASEMENT VOL. 15340 PG. 2244
8	30" SANITARY SEWER EASEMENT VOL. 15817 PG. 2043
9	ALAMO SOIL CONSERVATION DISTRICT EASEMENT VOL. 4723 PG. 669
10	4.56 ACRES INUNDATION EASEMENT SAN ANTONIO RIVER AUTHORITY VOL. 12221 PG. 1113

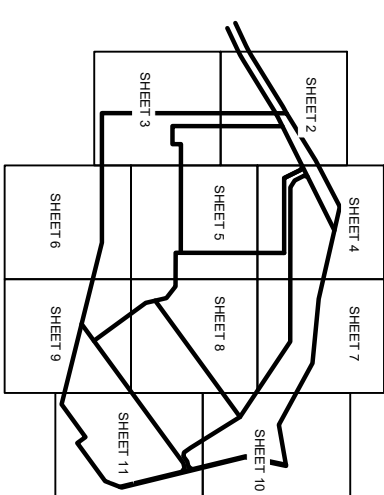
SURVEYOR'S NOTES:
BASIS OF BEARING IS NAD83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.
STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

BEN RUBY
LICENSED PROFESSIONAL ENGINEER
210.853.2661
BEN.RUBY@KIMLEY-HORN.COM

STATE OF TEXAS
COUNTY OF COMAL

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

RICHARD A. GOODWIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4069
830.228.4101
RGGOODWIN@MSENCR.COM



CORES LOGISTICS CENTER AT INTERSTATE 10

SUBDIVISION PLAT
ESTABLISHING

BEGING A 164.784 ACRE TRACT, SITUATED IN THE LUKE BUST SURVEY NO. 37, ABSTRACT NO. 45, THE JEFFREY B. HILL SURVEY NO. 103, ABSTRACT NO. 308, THE ANTONIO ZAMORA SURVEY NO. 36, ABSTRACT NO. 828, AND THE JOHN F. SHEPHERD SURVEY NO. 314, ABSTRACT NO. 678, SAME BEING ALL OF A 141.128 ACRE TRACT, AND A PORTION OF A 200.00 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20100029666, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS X-X, BLOCK X, IN THE IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS.



SCALE (1"=100')



DATE OF PREPARATION: December 1, 2022

Kimley»Horn

10101 REUNION PLACE, STE 400
SAN ANTONIO, TX 78216
210.541.9166

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: CSJC AT INTERSTATE 10, LLC
KEVIN GREEN
15640 N DALLAS PKWY SUITE 200
DALLAS, TX 75248
PH. 972.362.8721

STATE OF TEXAS
COUNTY OF BEXAR

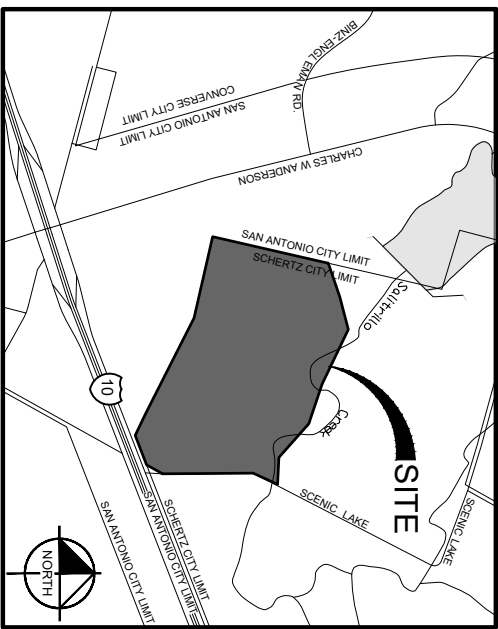
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 2022.

NOTARY PUBLIC, STATE OF TEXAS

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF SCHERTZ, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE REQUIREMENTS OF THE SUBDIVISION REGULATION OF THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.
DATED THIS _____ DAY OF _____ A.D. 2022.

BY: _____ CITY ENGINEER
BY: _____ CHAIRPERSON
BY: _____ SECRETARY

THIS PLAT OF CORES LOGISTICS CENTER AT INTERSTATE 10 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____ A.D. 2022.



LEGEND	
●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	1/2" IRON ROD SET
---	CONTOUR LINES
---	GCE/TV GAS, ELECTRIC, TELEPHONE, CABLE TV
□	FOUND TYPED TYPE 2 MONUMENTATION
□	RIGHT OF WAY
NCB	NEW CITY BLOCK
ESMT	EASEMENT
q	CENTERLINE
BSL	BUILDING SETBACK LINE
VOL	VOLUME
PG	PAGE
AC	ACRES
~	FLOODPLAIN LINE

VICINITY MAP

N.T.S.

KEY NOTE LEGEND

PROPOSED:	
1	14" ELEC. GAS TEE & CATV EASEMENT
2	16" WATER EASEMENT
3	16" PUBLIC WATER EASEMENT
4	16" PUBLIC SEWER EASEMENT
5	25X25 PUBLIC SANITARY SEWER TURNOVER EASEMENT
6	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
7	90' PRIVATE DRAINAGE EASEMENT
8	100' PRIVATE DRAINAGE EASEMENT
EXISTING:	
1	14" WATER EASEMENT VOL. 16968, PG. 2137
2	16" WATER EASEMENT VOL. 16968, PG. 2137
3	30" EASEMENT "PART A" VOL. 10943, PG. 1133
4	30" EASEMENT "PART B" CANYON REGIONAL WATER AUTHORITY VOL. 10943, PG. 1133
5	25X25 PUBLIC SANITARY SEWER TURNOVER EASEMENT VOL. 10943, PG. 1133
6	16" GAS LINE EASEMENT DOC# 2017001183
7	ANCHOR EASEMENT VOL. 13340, PG. 2234
8	30" SANITARY SEWER EASEMENT VOL. 13817, PG. 2043
9	ALAMO SOIL CONSERVATION DISTRICT EASEMENT VOL. 4723 PG. 449
10	4.56 ACRES INUNDATION EASEMENT SAN ANTONIO RIVER AUTHORITY VOL. 12721, PG. 1113

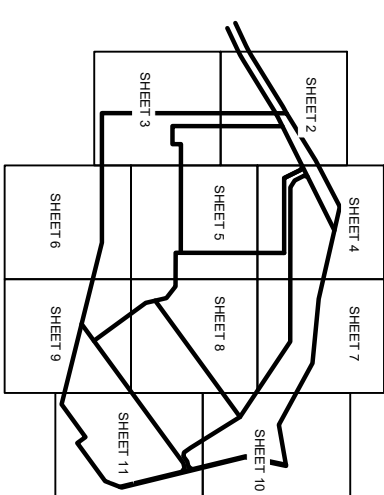
SURVEYOR'S NOTES:
BASE OF BEARING IS NAD83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.
STATE OF TEXAS
COUNTY OF BEXAR
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BEN RUBY
LICENSED PROFESSIONAL ENGINEER
210.853.2461
BEN.RUBY@KIMLEY-HORN.COM

STATE OF TEXAS
COUNTY OF COMAL

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RICHARD A. GOODWIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4069
830.228.4101
RGODWIN@MSENGR.COM



MATCHLINE SHEET 10

LOT 4
BLOCK 1
(±22.10 AC)

LOT 900
BLOCK 1
(±23.67 AC)

BRYCAP FARM PROPERTIES, LLC.
77.494 ACRES, M-1
AGRICULTURAL
VOL. 13921 PG. 157

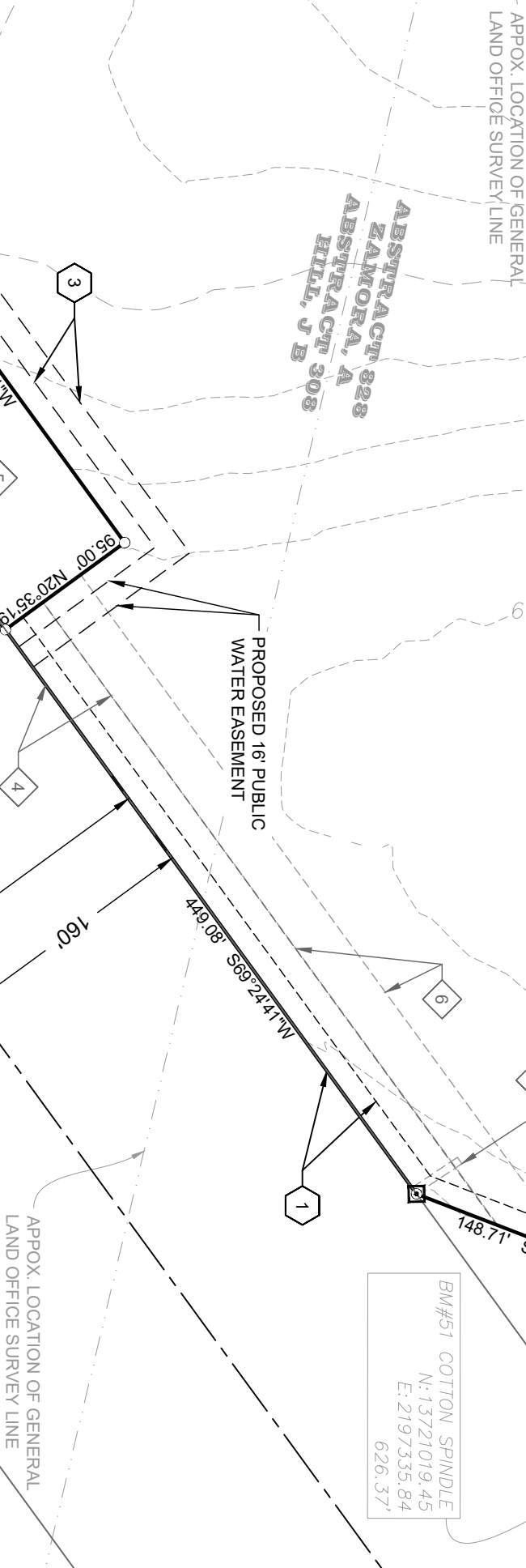
SCENIC LAKE DR.

CORRECTED EFFECTIVE
100YR FLOODPLAIN (EXISTING)

LOT 5
(GB ZONING)
BLOCK 1
±19.71 AC

ABSTRACT 828
ZAMORA, A
ABSTRACT 308
HILL, J B

PROPOSED 16" PUBLIC
WATER EASEMENT



CORES LOGISTICS CENTER AT INTERSTATE 10

SUBDIVISION PLAT
ESTABLISHING



DATE OF PREPARATION: December 1, 2022

Kimley»Horn
10101 REUNION PLACE, STE 400
SAN ANTONIO, TX 78216
210.541.9166

STATE OF TEXAS
COUNTY OF BEXAR

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OWNER/DEVELOPER: CSJC AT INTERSTATE 10, LLC
KEVIN GREEN
15460 N DALLAS PKWY SUITE 200
DALLAS, TX 75248
PH. 972.362.8721

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 2022.

NOTARY PUBLIC, STATE OF TEXAS

DATED THIS _____ DAY OF _____ A.D. 2022.

CITY ENGINEER
BY: _____
CHAIRPERSON
BY: _____
SECRETARY
THIS PLAT OF CORES LOGISTICS CENTER AT INTERSTATE 10 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND HEREBY APPROVED BY SUCH COMMISSION.
DAY OF _____ A.D. 2022.

PLANNING AND ZONING COMMISSION MEETING: 12/14/2022
Agenda Item 6 A

TO: Planning and Zoning Commission
 PREPARED BY: Emily Delgado, Planning Manager
 CASE: PLUDC20220135
 SUBJECT: PLUDC20220135 Hold a public hearing, workshop and discussion, and possible action to make a recommendation on amendments of Part III, Schertz Code of Ordinances, Unified Development Code (UDC), to Article 5, Section 21.5.11- Specific Use Permit (SUP), Article 9, Section 21.9.7- Landscaping, and Article 10, Section 21.10.4- Schedule of off-street parking requirements. ***Postponed at the November 16, 2022, Planning and Zoning Commission Meeting***

GENERAL INFORMATION:

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

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

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

Background: At the August 24, 2022, Planning and Zoning Commission Meeting staff requested that the Commission postpone the item to the next Planning and Zoning Commission Meeting. At the September 14, 2022 Planning and Zoning Commission meeting there was a public hearing and discussion on the proposed UDC amendments. At the end of the discussion the Planning and Zoning Commissioners requested to take no action, and for staff to bring this item back as a workshop / discussion at the next meeting. At the November 16, 2022 Planning and Zoning Commission there was a brief discussion and staff requested the item be postponed to the December 14, 2022 Planning and Zoning Commission for action.

PROPOSED AMENDMENTS

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

UDC Section	Current Requirements	Proposed Amendment
Article 5, Section 21.5.11 Specific Use Permit (SUP); specifically subsection B.2:	<i>Accompanying Applications.</i> An application for a Specific Use Permit shall be accompanied by a Site Plan prepared in accordance with section 21.12.14. Approval of a Site Plan as part of a Specific Use Permit shall meet the requirements for Site Plan approval under section 21.12.14.	Proposing to remove this subsection in its entirety and no longer require a site plan application for a Specific Use Permit application.

Article 5, Section 21.5.11 Specific Use Permit (SUP); specifically subsection D.8:	The proposed use and associated Site Plan promote the health, safety or general welfare of the City and the safe, orderly, efficient and healthful development of the City;	The proposed use is to promote the health, safety or general welfare of the City and the safe, orderly, efficient and healthful development of the City;
Article 9, Section 21.9.7 Landscaping	Currently commercial and multifamily projects have approximately 11 requirements for landscaping that have to be met (excluding size and species requirements).	This amendment allows developers to select two of those provisions they do not have to meet.
Article 10, Section 21.10.4 Schedule of off-street parking requirements; specifically for "Multifamily, Duplex, Two-Family, Condominium Or Other Similar Use"	1.5 spaces per 1 bedroom unit 2 spaces per 2 bedroom unit 2.5 spaces per 3+ bedroom unit Plus additional guest parking provided at a ratio of 5% of required spaces	1.5 spaces for 1-2 bedroom units 2 spaces for 3+ bedroom units Plus additional guest parking provided at a ratio of 5% of required spaces

STAFF ANALYSIS AND RECOMMENDATION:

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

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

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

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

COMMISSIONERS CRITERIA FOR CONSIDERATION:

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

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

Attachments

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

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

Sec. 21.5.11. Specific Use Permit (SUP).

- A. *Applicability.* Specific Use Permits allow for discretionary City Council approval of uses with unique or widely varying operating characteristics or unusual site development features, subject to the terms and conditions set forth in this UDC. These uses and the districts where they may be located are listed in Table 21.5.8. Certain uses located within the AICUZ zone require an SUP. Approval of a Specific Use Permit authorizes a property owner to submit subsequent development applications consistent with the approved sup.
- B. *Application Requirements.*
1. *Application Required.* Any request for a Specific Use Permit (SUP) shall be accompanied by an application and SUP exhibit prepared in accordance with the Development Manual.
 2. ~~*Accompanying Applications.* An application for a Specific Use Permit shall be accompanied by a Site Plan prepared in accordance with section 21.12.14. Approval of a Site Plan as part of a Specific Use Permit shall meet the requirements for Site Plan approval under section 21.12.14.~~
 - 3 2. *Tax Certificate Required.* All applications made as a request for a Specific Use Permit shall be accompanied by a copy of a Tax Certificate.
- C. *Processing of Application and Decision.*
1. *Submittal.* An application for a Specific Use Permit shall be submitted to the City Manager or his/her designee. The City Manager or his/her designee shall review the application for completeness in accordance with section 21.4.2. The City Manager or his/her designee may, at its option, request a recommendation from any other City Department or consultant. The City Manager or his/her designee shall notify the applicant of items requiring correction or attention before providing a recommendation on the application. After appropriate review, the City Manager or his/her designee shall forward a written recommendation to the Planning and Zoning Commission for consideration.
 2. *Notification requirements.* An application for a Specific Use Permit requires the following notification in accordance with section 21.4.3:
 - a. Written notice prior to consideration by the Planning and Zoning Commission; and
 - b. Published notice prior to consideration by the City Council.
 3. *Commission Recommendation.* The Planning and Zoning Commission shall hold a public hearing in accordance with the Texas Open Meetings Act and section 21.4.4 and make a written recommendation regarding a proposed Specific Use Permit to the City Council. The Planning and Zoning Commission may recommend approval, approval with conditions, or denial of the SUP. The Planning and Zoning Commission may, on its own motion or by request of the property owner, postpone consideration of the request to a certain date that is not more than thirty (30) calendar days after the date of the current consideration in order to review additional information or modifications which may have a direct bearing on the recommendation to the City Council.
 4. *Decision by City Council.* The City Council shall receive the written recommendation of the Planning and Zoning Commission regarding a proposed Specific Use Permit and shall hold a public hearing in accordance with the Texas Open Meetings Act and section 21.4.4. The City Council may vote to approve, approve with conditions, or deny the SUP. The City Council may, on its own motion or by request of the property owner, postpone consideration of the request to a certain date that is not more than thirty (30) calendar days after the date of the current consideration in order to review additional information or modifications which may have a direct bearing on the final decision.

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

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

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

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

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

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

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

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

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(Supp. No. 5)

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

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

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

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

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

- a. If the applicant does not submit a parking ratio, then the City Manager or his/her designee shall determine the parking ratio based on the best/current planning and transportation practices.
 - C. *Mixed uses.* In the event that several users occupy a single structure, or parcels of land, the total requirements for off street parking shall be the sum of the requirements for the several uses computed separately unless it can be shown that the peak parking demands are offset, for example with retail and residential, or theater and office uses. In such case the City Manager or his/her designee may reduce the total requirements accordingly, but not more than twenty-five percent (25%).
 - D. *Joint use of facilities.* Required parking facilities of two (2) or more uses, structures, or parcels of land may be satisfied by the same parking facility used jointly, to the extent that it can be shown by the owners or operators that the need for the facilities does not materially overlap and provided that such right of joint use is evidenced by a deed, lease, contract, or similar written instrument establishing the joint use.
 - E. *Properties zoned main street mixed-use.* Properties zoned Main Street Mixed-Use shall only be required to provide two (2) on-site parking spaces but must still provide the minimum required number of handicapped spaces on site.
- (Ord. No. 14-S-47 , § 5, 11-18-2014; Ord. No. 16-S-27 , § 7, 8-30-2016; Ord. No. 18-S-03 , § 1(Exh. A), 1-23-2018)

PLANNING AND ZONING COMMISSION MEETING: 12/14/2022
Agenda Item 8 A

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 November 11, 2022 and December 9, 2022.
 - Cibolo Valley Baptist Church Subdivision, Lot 1, (5550 FM 1103)
 - Site Plan for a proposed 6,148 square foot pavilion

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

- Ord. 22-S-42: 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.
 - Recommended for approval at the October 12th P&Z Meeting (6-0 vote)
 - First Reading at the December 6th City Council Meeting Approved (6-0 vote)
 - Final Reading scheduled for the December 13th City Council Meeting
- Ord. 22-S-44: A request to rezone approximately 75 acres of land from General Business District (GB) and Manufacturing District- Light (M-1) to Planned Development District (PDD), generally located southeast of the intersection of IH 35 and Cibolo Valley Drive, also known as Guadalupe County Property Identification Numbers 68313, 68314, and 148510, City of Schertz, Guadalupe County, Texas.
 - Recommended for approval at the October 26th P&Z Meeting (5-0 vote)
 - First Reading at the December 6th City Council Meeting Approved (6-0 vote)
 - Final Reading scheduled for the December 13th City Council Meeting
- Ord. 22-S-45: A request to rezone approximately 0.14 acres of land from Single-Family Residential District (R-2) to Main Street Mixed Use District (MSMU), generally located southeast of the intersection of Randolph Ave and Exchange Ave, also known as 204 Randolph Ave, also known as Guadalupe County Property Identification Number 67555, Guadalupe County, Texas.
 - Recommend for approval at the November 16th P&Z Meeting (6-0 vote)
 - First Reading at the December 6th City Council Meeting Approved (6-0 vote)
 - Final Reading scheduled for the December 13th City Council Meeting

ADMINISTRATIVELY APPROVED PROJECTS:

- There were no development applications administratively approved between November 11, 2022 and December 9, 2022.
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