



**MEETING AGENDA
City Council
REGULAR SESSION CITY COUNCIL
April 4, 2023**

**HAL BALDWIN MUNICIPAL COMPLEX CIVIC CENTER
BLUEBONNET ROOM
1400 SCHERTZ PARKWAY BUILDING #5
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
TUESDAY, APRIL 4, 2023 at 6:00 p.m.**

Call to Order

**Opening Prayer and Pledges of Allegiance to the Flags of the United States and State of Texas.
(Mayor Pro-Tem Brown)**

Proclamations

- Month of the Military Child (Councilmember Davis)
- Sexual Assault Awareness Month (Councilmember Watson)
- Child Abuse Prevention and Awareness Month (Councilmember Whittaker)
- National Crime Victim's Rights Week April 23-29, 2023 (Councilmember Dahle)

Employee Introductions:

- EMS: Racheal Huser-Paramedic; Jeremiah Rodriguez-Paramedic; Tyler Points – Full-time EMT
- Police: Vicente Gutierrez-Police Officer; Adan Lopez-Police Officer; Moises Ruiz-Police Officer; Andrew Cavzos-Police Cadet
- Parks & Recreation: Kathryn Scheel-Recreation Specialist
- Fleet: Joel Martinez-Lube Technician;
- Public Works: Anthony Jimenez-Service Worker II
- Economic Development Corporation: Ashley Ritchey-Business Engagement Manager

City Events and Announcements

- Announcements of upcoming City Events (B. James/S. Gonzalez)
- Announcements and recognitions by the City Manager (S. Williams)
- Announcements and recognitions by the Mayor (R. Gutierrez)

Hearing of Residents

This time is set aside for any person who wishes to address the City Council. Each person should fill out the speaker's register prior to the meeting. Presentations should be limited to no more than 3 minutes.

All remarks shall be addressed to the Council as a body, and not to any individual member thereof. Any person making personal, impertinent, or slanderous remarks while addressing the Council may be requested to leave the meeting.

Discussion by the Council 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.

Consent Agenda Items

The Consent Agenda is considered self-explanatory and will be enacted by the Council with one motion. There will be no separate discussion of these items unless they are removed from the Consent Agenda upon the request of the Mayor or a Councilmember.

1. **Minutes** – Consideration and/or action approving the regular meeting minutes of March 28, 2023. (S.Edmondson/S.Courney)
2. **Appointment/Reappointment For Boards/Commissions/Committees** (S.Edmondson)
 - Accept the resignation of Ms. Angela Freeman from the Transportation Safety Advisory Commission (TSAC)
 - Reappoint Mr. Ferrando Heyward to the Transportation Safety Advisory Commission
 - Appoint Mr. Will Martinez to the Transportation Safety Advisory Commission
 - Reappoint Mr. Charles Cornelisse to the Transportation Safety Advisory Commission as an Alternate
3. **Resolution 23-R-34** – Consideration and/or action by the City Council of the City of Schertz, Texas, approving a Resolution authorizing the acquisition of permanent and temporary easements necessary for the construction and operation of pipelines and appurtenances related to the Dedicated Transmission Main from Live Oak to the IH 35 water storage tank and hike and bike trail easements generally along the same alignment. (B.James/K.Woodlee/J.Shortess)

4. **Resolution 23-R-35** - Consideration and/or action by the City Council of the City of Schertz, Texas, approving a Resolution approving and authorizing a CCN transfer between Green Valley Special Utility District and the City of Schertz to amend CCN boundaries and other matters in connection therewith. (B. James/L. Busch)

Discussion and Action Items

5. **Ordinance 23-S-02** - Consideration and/or action on a request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion of Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe County, Texas. (***Final Reading***) (B. James/ L. Wood/ E. Delgado)

Roll Call Vote Confirmation

Information available in City Council Packets - NO DISCUSSION TO OCCUR

6. **Monthly Update** - FY 2022-23 Approved Expanded Programs (S. Williams/S. Gonzalez)
7. **Monthly Update** - Major Projects In Progress/CIP (B. James/K. Woodlee)

Requests and Announcements

- Announcements by the City Manager
- Requests by Mayor and Councilmembers for updates or information from Staff
- Requests by Mayor and Councilmembers that items or presentations be placed on a future City Council agenda
- Announcements by Mayor and Councilmembers
 - City and Community Events attended and to be attended
 - City Council Committee and Liaison Assignments (see assignments below)
 - Continuing Education Events attended and to be attended
 - Recognition of actions by City Employees
 - Recognition of actions by Community Volunteers

Adjournment

CERTIFICATION

I, SHEILA EDMONDSON, CITY SECRETARY OF THE CITY OF SCHERTZ, TEXAS, DO HEREBY CERTIFY THAT THE ABOVE AGENDA WAS PREPARED AND POSTED ON THE OFFICIAL BULLETIN BOARDS ON THIS THE 31ST DAY OF MARCH 2023 AT 4:30 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.

SHEILA EDMONDSON

I CERTIFY THAT THE ATTACHED NOTICE AND AGENDA OF ITEMS TO BE CONSIDERED BY THE CITY COUNCIL WAS REMOVED BY ME FROM THE OFFICIAL BULLETIN BOARD ON ____ DAY OF _____, 2023. 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 210-619-1030.

The City Council for the City of Schertz reserves the right to adjourn into closed 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.

Closed Sessions Authorized: This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Closed 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.

COUNCIL COMMITTEE AND LIAISON ASSIGNMENTS

Mayor Gutierrez Audit Committee Board of Adjustments Investment Advisory Committee Main Street Committee Senior Center Advisory Board-Alternate	Councilmember Davis– Place 1 Interview Committee for Boards and Commissions Main Street Committee - Chair Parks & Recreation Advisory Board Schertz Housing Authority Board Transportation Safety Advisory Commission TIRZ II Board
Councilmember Watson– Place 2 Audit Committee Library Advisory Board Senior Center Advisory Board Cibolo Valley Local Government Corporation-Alternate	Councilmember Whittaker – Place 3 Historical Preservation Committee Interview Committee for Boards and Commissions TIRZ II Board
Councilmember Dahle – Place 4 Cibolo Valley Local Government Corporation Interview Committee for Boards and Commissions Planning & Zoning Commission TIRZ II Board	Councilmember Scagliola – Place 5 Animal Advisory Commission - Alternate Hal Baldwin Scholarship Committee Schertz-Seguin Local Government Corporation
Councilmember Heyward – Place 6 Animal Advisory Commission Audit Committee Building and Standards Commission Economic Development Corporation - Alternate Investment Advisory Committee Main Street Committee Interview Committee for Boards and Commissions-Alternate Senior Center Advisory Board-Alternate	Councilmember Brown – Place 7 Economic Development Corporation Main Street Committee Schertz-Seguin Local Government Corporation - Alternate

CITY COUNCIL MEMORANDUM

City Council Meeting: April 4, 2023
Department: City Secretary
Subject: Employee Introductions:

- **EMS:** Racheal Huser-Paramedic; Jeremiah Rodriguez-Paramedic; Tyler Points – Full-time EMT
 - **Police:** Vicente Gutierrez-Police Officer; Adan Lopez-Police Officer; Moises Ruiz-Police Officer; Andrew Cavzos-Police Cadet
 - **Parks & Recreation:** Kathryn Scheel-Recreation Specialist
 - **Fleet:** Joel Martinez-Lube Technician;
 - **Public Works:** Anthony Jimenez-Service Worker II
 - **Economic Development Corporation:** Ashley Ritchey-Business Engagement Manager
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CITY COUNCIL MEMORANDUM

City Council Meeting: April 4, 2023
Department: City Secretary
Subject: Minutes – Consideration and/or action approving the regular meeting minutes of March 28, 2023. (S.Edmondson/S.Courney)

Attachments

3-28-2023 Minutes - Draft

DRAFT

MINUTES REGULAR MEETING March 28, 2023

A Regular Meeting was held by the Schertz City Council of the City of Schertz, Texas, on March 28, 2023, at 6:00 p.m. in the Hal Baldwin Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas. The following members present to-wit:

Present: Mayor Ralph Gutierrez; Mayor Pro-Tem Tim Brown; Councilmember Mark Davis; Councilmember Jill Whittaker; Councilmember Michael Dahle; Councilmember David Scagliola; Councilmember Allison Heyward

Absent: Councilmember Michelle Watson

City City Manager Steve Williams; Deputy City Manager Brian James; Assistant City
Staff: Manager Sarah Gonzalez; City Attorney Daniel Santee; City Secretary Sheila
 Edmondson; Deputy City Secretary Sheree Courney

Call to Order

Mayor Gutierrez called the meeting to order at 6:01 p.m.

Opening Prayer and Pledges of Allegiance to the Flags of the United States and State of Texas. (Councilmember Heyward)

Mayor Gutierrez recognized Councilmember Allison Heyward who provided the opening prayer followed by the Pledges of Allegiance to the Flags of the United States and the State of Texas.

City Events and Announcements

- Announcements of upcoming City Events (B.James/S.Gonzalez)

Mayor Gutierrez recognized Deputy City Manager Brian James who provided the following:

Sunday, April 2nd

Movin' on Main

12:00 p.m. - 4:00 p.m.

Tuesday, April 4th

City Council Meeting

Civic Center Bluebonnet Room

6:00 p.m.

- Announcements and recognitions by the City Manager (S.Williams)

No announcements or recognitions were made by City Manager Steve Williams.

- Announcements and recognitions by the Mayor (R.Gutierrez)

No announcements or recognitions were made by Mayor Ralph Gutierrez.

Hearing of Residents

This time is set aside for any person who wishes to address the City Council. Each person should fill out the speaker's register prior to the meeting. Presentations should be limited to no more than **3** minutes.

All remarks shall be addressed to the Council as a body, and not to any individual member thereof. Any person making personal, impertinent, or slanderous remarks while addressing the Council may be requested to leave the meeting.

Mayor Pro-Tem Brown recognized the following residents who registered to speak:

Maggie Titterington, 1730 Schertz Parkway - Provided Chamber Updates and thanked Councilmembers who attended the ribbon cuttings for Gray House Blooms and UR Ship & Print. Upcoming events include:

Coffee with the Chamber

Friday, March 31

Schertz Offices

7:30 a.m. - 9:00 a.m.

Sponsored by iCode Cibolo

HyPer Shred Day

Saturday, April 1

Schertz Offices

9:00 a.m. - 12:00 p.m.

Free to residents of Schertz, Cibolo, and Selma but asking for \$5 donations. 50% of the proceeds after costs will go to Operation Comfort, the remaining 50% will be used to provide meals during the holidays. Residents may shred up to 5 boxes of paper. The metal shredder will not be available as previously stated.

Phil Jackson, 3410 Wimbledon Dr - Mr. Jackson stated he is part of the advisory board for the Northcliffe PID and provided an update. The advisory board is in talks with a broker interested in entering into contract for 55 acres of land. The advisory board is mindful of the additional costs to residents and is aiming to keep the assessment under \$100/month per household.

Consent Agenda Items

The Consent Agenda is considered self-explanatory and will be enacted by the Council with one motion. There will be no separate discussion of these items unless they are removed from the Consent Agenda upon the request of the Mayor or a Councilmember.

Mayor Gutierrez read Consent Agenda Items #1 - 6 and Mayor Pro-Tem Brown read Consent Agenda Items #7 - 12 for the record.

1. **Minutes** – Consideration and/or action regarding the approval of the March 14, 2023, regular meeting minutes. (S.Edmondson/S.Courney)
2. **Appointment/Reappointment For Boards/Commissions/Committees** (S.Edmondson)
 - Accept resignation of Pete Perez of the Schertz Historical Preservation Committee.
3. **Resolution 23-R-33** - Consideration and/or action by the City Council of the City of Schertz, Texas approving a Resolution authorizing EMS debt revenue adjustments, Utility Billing debt revenue adjustments and Schertz Magazine Debt Revenue Adjustments. (S.Gonzalez/J.Walters)
4. **Resolution 23-R-26** - Consideration and/or action by the City Council of the City of Schertz, Texas, to approve a Resolution approving National Emergency Management and Response (National EMR) as an EMS Provider in the City of Schertz. (S.Williams/J.Mabbitt)
5. **Resolution 23-R-02** - Consideration and/or action by the City Council of the City of Schertz, Texas approving a Resolution authorizing Subdivision Improvement Agreements with 2020 F1 Graytown, LLC for Graytown Subdivision Unit 1A and Graytown Subdivision Unit 3A. (S.Williams/B.James)
6. **Resolution 23-R-27** - Consideration and/or action by the City Council of the City of Schertz, Texas, approving a Resolution authorizing the City Manager to execute settlement participation forms from opioid settlement agreements secured by the office of the Attorney General. (S.Williams/J.Mabbitt)
7. **Ordinance 23-S-04** - Consideration and/or action by the City Council of the City of Schertz, Texas approving an Ordinance to rezone approximately 87 acres of land from General Business District (GB) and Single-Family Residential / Agricultural District (RA) to General Business District II (GB-2), located approximately 4,000 feet west of the intersection of IH-10 Access Road and FM 1518, also known as Bexar County Property Identification Number 619249, also known as 12625 IH-10E, City of Schertz, Bexar County, Texas. (***Final Reading***) (B.James/ L.Wood/ E.Delgado)

8. **Resolution 23-R-23** - Consideration and/or action by the City Council of the City of Schertz, Texas approving a Resolution for an agreement with SHI for the Microsoft Office365 Contract Renewal. (B.James/ D.HardinTrussell/J.Bluebird)
9. **Resolution 23-R-29** - Consideration and/or action by the City Council of the City of Schertz, Texas approving the amendment to the contract with Scientel Solutions for the Schertz Master Communications Plan. (B.James/ D.HardinTrussell/J. Bluebird)
10. **Resolution 23-R-32** - Consideration and/or action by the City Council of the City of Schertz, Texas approving a Resolution authorizing an amendment to the Schertz Main Street Local Flavor Economic Development Grant for 507 Main Street. (S.Williams/B.James)
11. **Resolution 23-R-30** - Consideration and/or action by the City Council of the City of Schertz, Texas approving a Resolution authorizing a contract with CC Carlton Industries relating to the FM 2252 TXDOT Utility Adjustments: Water Line Relocation Project and authorizing the expenditures for the project. (B.James/K.Woodlee/E.Schulze)
12. **Resolution 23-R-31** - Consideration and/or action by the City Council of the City of Schertz, Texas approving a Resolution requesting approval of a Schertz Main Street Local Flavor Economic Development Grant for 409 Main Street. (S.Williams/B.James)

Mayor Gutierrez asked for a motion to approve Consent Agenda Items #1 -12.

Moved by Councilmember Allison Heyward, seconded by Councilmember Michael Dahle

AYE: Mayor Pro-Tem Tim Brown, Councilmember Mark Davis, Councilmember Jill Whittaker, Councilmember Michael Dahle, Councilmember David Scagliola, Councilmember Allison Heyward

Passed

Roll Call Vote Confirmation

Mayor Gutierrez recognized Deputy City Secretary Sheree Courney, who provided roll call vote confirmation for Consent Agenda Items #1 - 12.

Workshop

13. Workshop Discussion on a Resident Initiated Public Improvement District (PID) in Northcliffe. (S.Williams/B.James)

Mayor Gutierrez recognized Deputy City Manager Brian James who provided the following information regarding the resident initiated public improvement district

(PID) in Northcliffe.

PIDs are permissible in accordance with Chapter 372 of the Local Government Code. A PID is for a designated geographic area for which an assessment is charged on the properties within that area in order to fund certain improvements in that area. This assessment is in addition to any property taxes assessed. A PID can be initiated by the City itself or by receiving a petition from property owners. The PID must promote the interest of the city as a whole, not just the designated area. Assessment must cover cost of property and the cost of maintenance of the property during the period of the PID. State requires owners of at least 50% of the property that is part of the designated area to support the PID. Municipalities are permitted to require a larger percentage of support before approving a PID.

Mr. James went on to explain the responsibility and authority of the governing body as it pertains to a petition for a PID. A public hearing must occur, which requires public notice to all residents within the designated area. A more definitive plan for the PID is needed from the residents in order to properly address questions and concerns of the governing body. They need to know what properties are to be included, what the purchase cost entails, what the improvement plan includes, what is the planned assessment, and which properties will be assessed for the PID.

Mayor Gutierrez thanked Mr. James for the information and opened the floor to Council for discussion.

Councilmembers expressed their concerns as well as their support of the effort being put forth. All are in agreement that more information is needed from the residents regarding the planned improvements, the cost of improvements, cost of maintenance, and how the PID assessment will be applied. Mayor Gutierrez also expressed the need for transparency to all residents in the designated area.

14. City Staff will conduct a workshop to discuss the pre-budget development and prioritization process. (S.Williams/Executive Team)

Mayor Gutierrez recognized City Manager Steve Williams who provided the following pre-budget development and prioritization process for the City.

The Schertz Strategic Plan starts with our vision to be community-minded, service-minded, and providing opportunities. Our mission is to lead, improve, and serve a livable, sustainable, and financially sound community. Values included in our strategic plan are Policy values, which include a safe community, high quality of life, economic prosperity, essential services, and creating/maintaining an attractive community that is fiscally sustainable; Operational values, which include systems management, innovation, service oriented, an engaged workforce, and being proactive; and the City's core values of doing the right thing, doing the best you can, treating others the way you want to be treated, and working cooperatively as a team.

The top goals for the coming year are compensation, infrastructure, consolidated capital improvement plan, increasing staffing levels, and new/renovated facilities. Mr. Williams provided the items included for each of the goals and action steps necessary for achievement. He provided an overview of the current budget, introduced items for policy discussion, plan to review fees charged, and a plan for reducing general fund reserves to 26% by improving infrastructure, specifically street improvements. Action steps include the development of a financial management policy and a comparison study of comparable cities.

Mayor Gutierrez opened the floor for discussion. Councilmembers and the mayor all expressed thanks for the presentation and agreement with the need to address compensation and infrastructure concerns.

15. Information available in City Council Packets - NO DISCUSSION TO OCCUR

Requests and Announcements

- Announcements by the City Manager

No announcements by the City Manager.

- Requests by Mayor and Councilmembers for updates or information from Staff

No requests for updates or information from staff.

- Requests by Mayor and Councilmembers that items or presentations be placed on a future City Council agenda

No requests that items or presentations be placed on a future City Council agenda.

- Announcements by Mayor and Councilmembers

- City and Community Events attended and to be attended

Councilmember Whittaker attended the Ribbon cutting for Gray House Blooms.

Councilmember Scagliola attended the Chamber luncheon and the Ribbon cutting at Gray House Blooms.

Councilmember Heyward attended Ribbon cuttings for UR Ship & Print and Gray House Blooms; EDC Board Meeting; YMCA Easter Egg Toss; and the BVYA Parade and Opening Day Ceremony. She will be sending emails as TML representative regarding legislative bills.

- City Council Committee and Liaison Assignments (see assignments below)
- Continuing Education Events attended and to be attended
- Recognition of actions by City Employees
- Recognition of actions by Community Volunteers

Adjournment

Mayor Gutierrez adjourned the meeting at 7:44 p.m.

Ralph Gutierrez, Mayor

ATTEST:

Sheila Edmondson, City Secretary

CITY COUNCIL MEMORANDUM

City Council Meeting: April 4, 2023

Department: Engineering

Subject: Resolution 23-R-34 – Consideration and/or action by the City Council of the City of Schertz, Texas, approving a Resolution authorizing the acquisition of permanent and temporary easements necessary for the construction and operation of pipelines and appurtenances related to the Dedicated Transmission Main from Live Oak to the IH 35 water storage tank and hike and bike trail easements generally along the same alignment. (B.James/K.Woodlee/J.Shortess)

BACKGROUND

The City of Schertz is in the final stages of design of a project for a 24" dedicated transmission water main connecting the Live Oak Tank to the IH-35 Elevated Tank. As these tanks are currently not directly connected, the I-35 Tank is fed through the distribution network. Operating in this manner requires the distribution system to operate at a higher pressure than ideal, which is undesirable for residents near the Live Oak Tank site, and also causes operation and maintenance issues with the pumps and pipe network due to the pressure stress on the system.

The new water main will be located within permanent water easements that must be acquired by the City. In order to facilitate construction of the pipelines, temporary easements also need to be obtained adjacent to the permanent easements. These temporary easements will provide a working space for the contractor to stockpile material and to move equipment and materials throughout the project area. The City's 20217 Transportation Plan Trails Network map shows a hike and bike trail generally following the alignment of this waterline. Staff is recommending acquiring a hike and bike trail easement at the same time, although there is no timeline for construction of the trail.

Twenty-two separate easement parcels owned by fifteen property owners are needed for the project. Attached is an exhibit showing the current route of the dedicated transmission main along with the properties across which are planned the improvements.

Staff is seeking the authority to negotiate with the property owners and acquire the necessary permanent and temporary easements and land for installation of the pipelines and appurtenances related to the Dedicated Transmission Main Project. The permanent easements will also allow the City to operate and maintain the system once construction is complete.

GOAL

Approve Resolution 23-R-34 authorizing the negotiation and acquisition of temporary construction and permanent wastewater easements for the pipelines and appurtenances related to the Dedicated Transmission Main Project as well as a hike and bike trail easement.

COMMUNITY BENEFIT

Through the acquisition of these easements, the City will have secured the location and have the ability to construct and maintain a dedicated transmission main that will improve pressure conditions and reliability of the water system in the central part of Schertz. By acquiring the hike and bike trail easements now, the City will not have to go through this effort again.

SUMMARY OF RECOMMENDED ACTION

Staff recommends Council approve Resolution 23-R-34.

FISCAL IMPACT

The cost of the easement acquisition is not expected to exceed \$900,000 and funding is budgeted and available from the Water Reserves Fund.

RECOMMENDATION

Staff recommends Council approve Resolution 23-R-34 authorizing the acquisition of easements for the Dedicated Transmission Main Project and hike and bike trail easements that generally follow the same alignment.

Attachments

Res 23 R 34

Trails Network Map

Exhibit A

RESOLUTION NO. 23-R-34

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS, AUTHORIZING THE ACQUISITION OF PERMANENT AND TEMPORARY EASEMENTS NECESSARY FOR THE COMPLETION OF PIPELINES AND APPURTENANCES RELATED TO LIVE OAK TO THE IH 35 WATER STORAGE TANK DEDICATED TRANSMISSION MAIN AND HIKE AND BIKE TRAIL EASEMENTS GENERALLY ALONG THE SAME ALIGNMENT.

WHEREAS, the proposed Dedicated Transmission Main must be installed in new permanent easements which will be acquired from property owners and held by the City; and

WHEREAS, the proposed easements which will be held by the City will be located in a manner to minimize impacts on the properties; and

WHEREAS, to facilitate the construction of the pipeline improvements, temporary construction easements will also be obtained adjacent to the permanent easements to provide adequate space for construction activities; and

WHEREAS, to protect the health, safety, and welfare of the citizens of the City of Schertz, this Dedicated Transmission Main project serves the public purpose of construction of water mains and appurtenances necessary to convey water from the East Live Oak tank to the IH-35 tank; and

WHEREAS, the 2017 Transportation Plan Trails Network maps shows a future hike and bike trail, generally along the alignment of the waterline; and

WHEREAS, the City Council finds it in the best interest of the City to grant the authority to negotiate and acquire all necessary easements and land from the property owners along the Dedicated Transmission Main alignment and future hike and bike trail.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS THAT:

Section 1. The City Council of the City of Schertz, Texas, hereby authorizes the Staff of the City of Schertz, Texas, to negotiate and acquire all necessary easements from property owners as generally shown on Exhibit A.

Section 2. The City Manager is authorized to execute any and all documents necessary to complete the acquisition of all needed easements contemplated herein.

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

Section 4. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the

provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

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

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

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

Section 8. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED AND ADOPTED, this 4th day of March, 2023.

CITY OF SCHERTZ, TEXAS

Ralph Gutierrez, Mayor

ATTEST:

Sheila Edmondson, City Secretary

(city seal)

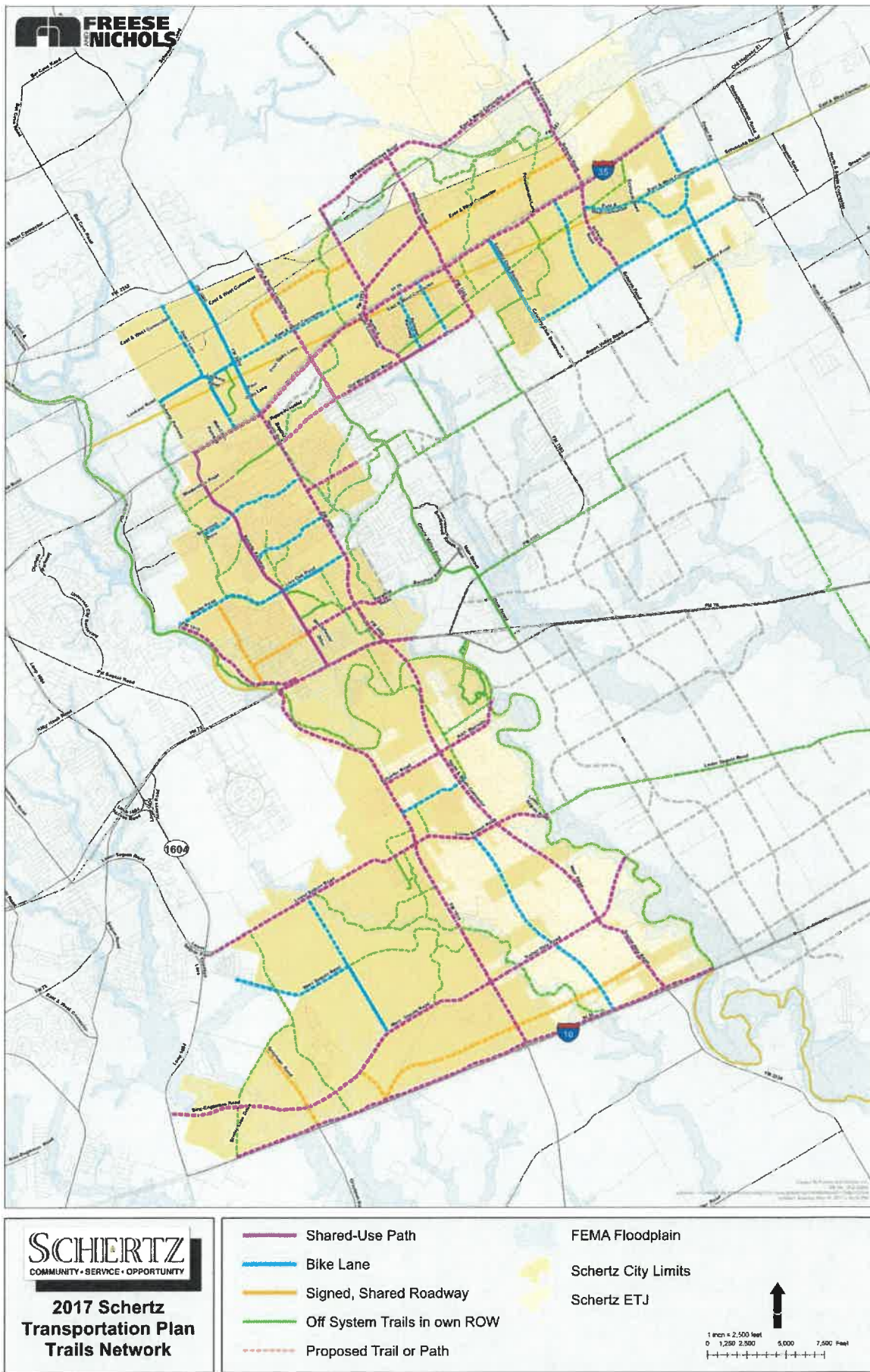
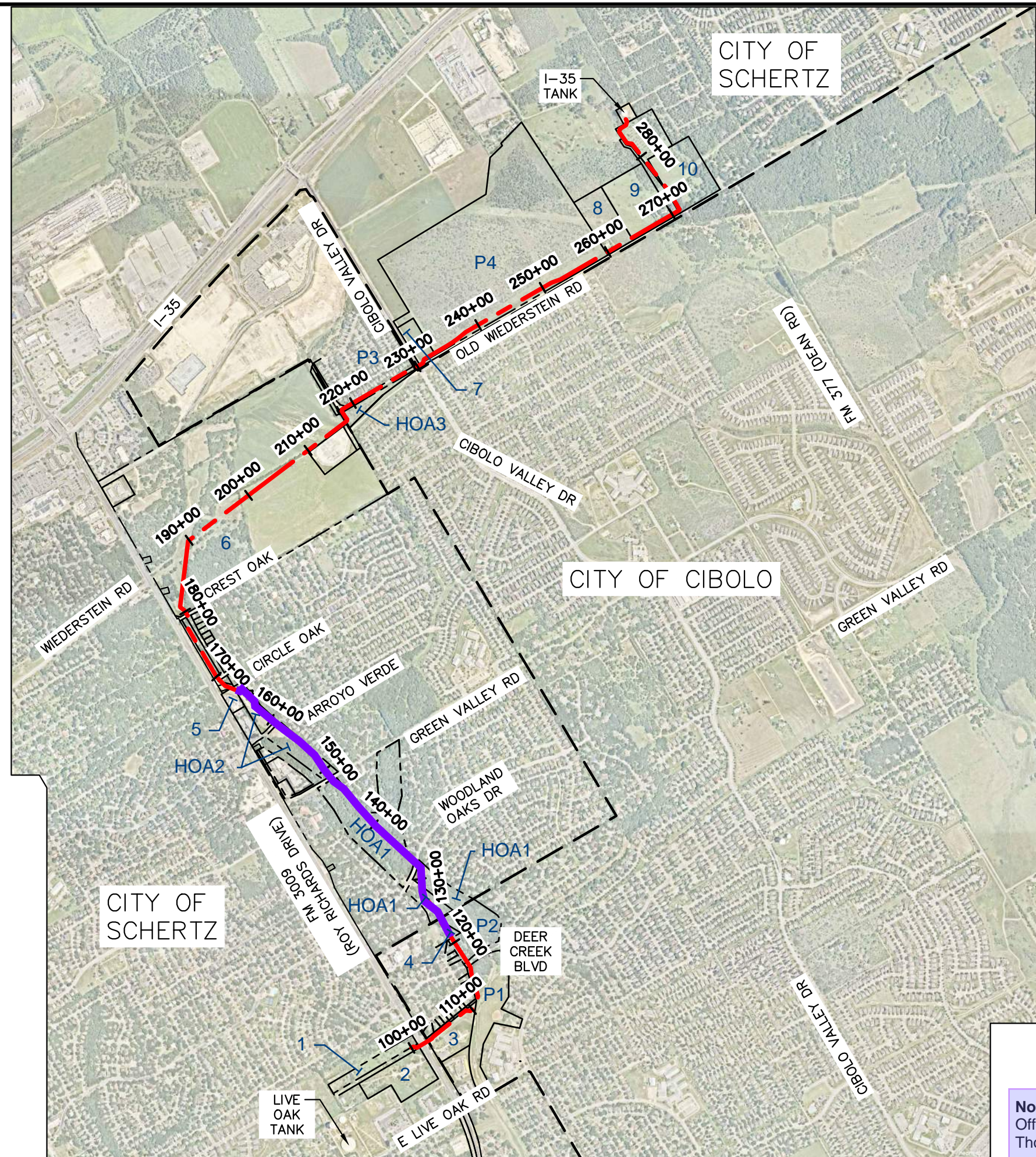


Figure 5. Bikes, Trails and Recreation Network



Property ID	Owner
1	Henry Gutierrez
2	Gonzalez Magnate LP
3	Crescent HC Fund Schertz, LLC
4	Crosspoint Fellowship Church
5	OTG Coffee LLC
6	Edwin William Ripps, Jr., William Charles Ripps, Evelyn Ripps Elliott, Lorene Ripps Hartie, and Darlene Ripps Whitley
7	San Antonio One Limited Partnership & San Antonio Three Limited Partnership
8	Ficus Properties LLC
9	Joseph Tudyk, Jr., Trustee of the JK Tudyk Revocable Living Trust
10	Douglas Jasek, Noreen Baker, & John Jasek

Property ID	Owner
P1	City of Cibolo
P2	City of Cibolo
P3	City of Cibolo
P4	Schertz Cibolo Universal City ISD

Property ID	Owner
HOA1	Greenshire Homeowners Assoc Inc
HOA2	Arroyo Verde Homeowner Association
HOA3	The Enclave at Willow Point Homeowners Assoc Inc

Note: The trail easements requested is concurrent with the Off System Trail Network provided in the City's Master Thoroughfare Plan (2017).

CITY COUNCIL MEMORANDUM

City Council Meeting: April 4, 2023

Department: Public Works

Subject: Resolution 23-R-35 - Consideration and/or action by the City Council of the City of Schertz, Texas, approving a Resolution approving and authorizing a CCN transfer between Green Valley Special Utility District and the City of Schertz to amend CCN boundaries and other matters in connection therewith. (B. James/L. Busch)

BACKGROUND

Green Valley Special Utility District provides retail water service CCN No. 10646, issued by the Public Utility Commission of Texas ("PUC") for the provision of retail water services to certain areas in and about Bexar County, Comal County and Guadalupe County. The City of Schertz provides retail water service CCN No. 10645, issued by the PUC, for the provision of retail water to certain areas in and about Bexar County, Comal County, and Guadalupe County. The boundaries of the Green Valley Special Utility District water CCN and the City of Schertz water CCN are adjacent to one another in various areas. The property owner has requested Green Valley Special Utility District transfer approximately 22.16 acres of its water CCN to the City of Schertz. .

GOAL

To provide water service to new developing areas inside the city limits of Schertz.

COMMUNITY BENEFIT

To ensure the future water customers in this portion of the City with planned development have the same water and wastewater provider to better serve the citizens of the City.

SUMMARY OF RECOMMENDED ACTION

Staff recommends Council approve the Resolution authorizing execution of the water CCN transfer agreement from Green Valley Special Utility District to the City of Schertz for the approximately 22.16 acres described as Comal County Property ID's 401272, 401273, 75237, 75375 and 75246.

RECOMMENDATION

Approval of Resolution 23-R-35.

Attachments

Resolution 23-R-35

Exhibit 1 Water CCN Transfer Agreement

RESOLUTION NO. 23-R-35

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS APPROVING AND AUTHORIZING THE WATER CCN TRANSFER FROM GREEN VALLEY SPECIAL UTILITY DISTRICT TO THE CITY OF SCHERTZ, AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, Green Valley Special Utility District (“GVSUD”) provides retail water service under water CCN No. 10646, issued by the Public Utility Commission of Texas (“PUC”) to certain areas in and about Comal County and Guadalupe County, as generally depicted in Exhibit A;

WHEREAS, the City of Schertz (“Schertz”) provides retail water service under water CCN No. 10645, issued by the PUC, for the provision of retail water to certain areas in and about Bexar County, Comal County, and Guadalupe County, as generally depicted in Exhibit B;

WHEREAS, the boundaries of the GVSUD water CCN and the Schertz water CCN are adjacent to one another in various areas;

WHEREAS, TEXAS MULTIFAMILY CAPITAL, LLC., a Texas limited liability company (the “Developer”) has requested that GVSUD transfer approximately 22.16 acres of its water CCN located within Comal County, located near the intersection of FM 482 and Hubertus Rd. depicted in Exhibit C (the “Property”) to Schertz, so that Schertz might provide retail water services to the Property;

WHEREAS, the Property is being developed by Developer and is identified as PIDs#401272, 401273, 75237, 75375 and 75246, Comal County Appraisal District records, and depicted in Exhibit D, and is currently undeveloped;

WHEREAS, GVSUD and Schertz are amenable to altering the boundaries of their respective water CCNs by transferring the portion of the Property contained within the boundaries of the GVSUD CCN to the Schertz CCN so that the Property is removed from the GVSUD water CCN and added to the Schertz water CCN; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS THAT:

Section 1. The City Council hereby authorizes the City Manager to execute an agreement to transfer the water CCN from GVSUD to Schertz as attached in Exhibit 1 (“Water CCN Transfer Agreement”).

Section 2. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the City Council.

Section 3. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 4. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 5. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this Resolution would have been enacted without such invalid provision.

Section 6. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, Texas Government Code, as amended.

Section 7. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED AND ADOPTED, this 4th day of April, 2023.

CITY OF SCHERTZ, TEXAS

Ralph Gutierrez, Mayor

ATTEST:

Sheila Edmondson, City Secretary

(city seal)

Exhibit 1

WATER CCN TRANSFER AGREEMENT

This **Water CCN TRANSFER AGREEMENT** is entered into this _____ day of _____, 2023 (this "Agreement"), by and among **GREEN VALLEY SPECIAL UTILITY DISTRICT**, a special utility district created pursuant to chapter 65 of the Texas Water Code ("GVSUD"), **CITY OF SCHERTZ, TEXAS** a municipality ("Schertz"), and **TEXAS MULTIFAMILY CAPITAL, LLC.**, a Texas limited liability company (the "Developer," and, together with GVSUD and Schertz, the "Parties"), in connection with the boundary lines of the water Certificates of Convenience and Necessity ("CCNs") held by GVSUD and Schertz for the provision of retail public service pursuant to the Texas Water Code ("TWC").

RECITALS:

WHEREAS, GVSUD provides retail water service under water CCN No. 10646, issued by the Public Utility Commission of Texas ("PUC") to certain areas in and about Comal County and Guadalupe County, as generally depicted in **Exhibit A**;

WHEREAS, Schertz provides retail water service under water CCN No. 10645, issued by the PUC, for the provision of retail water to certain areas in and about Bexar County, Comal County, and Guadalupe County, as generally depicted in **Exhibit B**;

WHEREAS, the boundaries of the GVSUD water CCN and the Schertz water CCN are adjacent to one another in various areas;

WHEREAS, Developer has requested that GVSUD transfer approximately 22.16 acres of its water CCN located within Comal County along the border with Comal County, located near the intersection of FM 482 and Hubertus Rd. depicted in **Exhibit C** (the "Property") to Schertz, so that Schertz might provide retail water services to the Property;

WHEREAS, the Property is being developed by Developer and is identified as PIDs#401272, 401273, 75237, 75375 and 75246, Comal County Appraisal District records, and depicted in **Exhibit D**, and is currently undeveloped; and

WHEREAS, GVSUD and Schertz are amenable to altering the boundaries of their respective water CCNs by transferring the portion of the Property contained within the boundaries of the GVSUD CCN to Schertz so that the Property is removed from the GVSUD water CCN and added to the Schertz water CCN.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

AGREEMENT:

Water CCN

1. The Parties hereby incorporate by this reference the recitals set forth above in this Agreement.
2. In accordance with Section 13.248 of the Texas Water Code, but at all times subject to the approval of the PUC and the United States Department of Agricultural (the "USDA"), GVSUD and Schertz hereby agree to the modification of the respective boundaries of GVSUD's water CCN No. 10646 to transfer the Property from GVSUD's CCN No. 10646 to Schertz's CCN No. 10645.
3. In accordance with Section 13.248 of the Texas Water Code, but at all times subject to the approval of the PUC and the USDA, Schertz hereby agrees to the expansion and modification of the boundaries of its CCN No. 10645 to include the Property and assume all statutory and regulatory obligations with regard to the provision of retail public water service to the Property, such area to be transferred from GVSUD's CCN No. 10646 to the area to be encompassed within Schertz's CCN No. 10645.
4. GVSUD shall be responsible for preparing and filing the application to obtain the PUC's approval of the CCN transfer of the Property between Schertz and GVSUD, subject to Developer's obligation to reimburse GVSUD for all reasonable costs associated with the processing of such PUC application. The Developer shall also be responsible for hiring a third party-vendor to prepare hard copy maps with supporting electronic metadata for the Property that satisfies the Texas Water Code and PUC rules. The Parties hereto agree to cooperate and coordinate in seeking PUC approvals contemplated under this Agreement.
5. GVSUD shall be responsible for obtaining consent from the USDA for the CCN transfer of the Property between GVSUD and Schertz.
6. The Developer agrees to pay all the expenses of GVSUD in connection with this transfer, including, but not limited to, the following as may be applicable:
 - a. PUC administrative fees, if any;
 - b. fees associated with preparing hard copy maps and electronic maps with supporting electronic metadata for the Property filed in connection with the PUC application; and
 - c. all reasonable legal and consulting costs associated with preparation and processing of the PUC CCN transfer agreement application and verifying the accuracy of the mapping and supporting metadata.

7. Schertz and GVSUD agree that no compensation shall be due and owing between Schertz and GVSUD in conjunction with such transfer as no real or personal property of either party is being affected by such transfer.
8. Schertz shall not commence providing retail water services for compensation to the Developer or any retail customer on the Property until the PUC has authorized the CCN transfer of the Property between Schertz and GVSUD.
9. Schertz shall not approve any documents indicating that Schertz is the retail water services provider prior to the PUC authorizing the CCN transfer of the Property between Schertz and GVSUD. Contingent upon USDA's approval for the CCN transfer of the Property between GVSUD and Schertz and upon PUC's approval of the CCN transfer of the Property between Schertz and GVSUD, Developer hereby agrees to pay GVSUD within thirty (30) days after the latter of 1) approval by the USDA or 2) PUC's issuance of a final order or other non-appealable finding, transferring the Property into the City of Schertz's water CCN No. 10645, Forty Four Thousand Three Hundred Twenty and 00/100 (\$44,320.00).
10. Schertz agrees that, upon approval of the revision to its CCN boundaries by the PUC to remove the Property presently within the boundaries of GVSUD's CCN No. 10646, GVSUD shall have no further obligation to provide retail water service to the Property, and that, upon PUC inclusion of the Property within the boundaries of Schertz's CCN No. 10645, Schertz shall be solely responsible for the provision of retail water service to any owner or occupant of, or customers on, the Property under such terms and condition as are allowed under its CCN and any applicable governmental statutes and regulations.

General Provisions

1. **GOVERNING LAW.** THIS AGREEMENT SHALL BE GOVERNED, CONSTRUED, AND INTERPRETED IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS. ALL ACTS REQUIRED OR PERMITTED TO BE PERFORMED HEREUNDER ARE PERFORMABLE IN COMAL COUNTY, TEXAS, AND IT IS AGREED THAT ANY CIVIL ACTION BROUGHT TO ENFORCE OR CONSTRUE THE TERMS OR PROVISIONS HEREOF OR TO ENJOIN OR REQUIRE THE PERFORMANCE OF ANY ACT IN CONNECTION HERewith, SHALL BE BROUGHT IN A COURT OF COMPETENT JURISDICTION SITTING IN COMAL COUNTY, TEXAS. IT IS AGREED THAT ANY ADMINISTRATIVE LAW ACTION BROUGHT TO ENFORCE OR CONSTRUE THE TERMS OR PROVISIONS HEREOF OR TO ENJOIN OR REQUIRE THE PERFORMANCE OF ANY ACT IN CONNECTION HERewith,

SHALL BE BROUGHT AT THE PUC OR ITS SUCCESSOR AGENCY.

2. Severability. In the event one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.
3. Unintended Omission. If any punctuation, word, clause; sentence, or provision necessary to give meaning, validity or effect to any other word, clause, sentence, or provision appearing in this Agreement shall be omitted here from, then it is hereby declared that such omission was unintentional and that the omitted punctuation, word, clause, sentence, or provision shall be supplied by inference.
4. Amendment. This Agreement shall not be amended or terminate except by an instrument signed by all parties to this Agreement.
5. Entire Agreement. This Agreement reflects the entire agreement among the parties hereto pertaining to the subject matter hereof and supersedes all prior and contemporaneous agreements and understandings of the parties in connection herewith.
6. Multiple Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, and all of which together shall be construed as one and the same instrument.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first above written.

GREEN VALLEY SPECIAL UTILITY DISTRICT,
a special utility district created pursuant to
chapter 65 of the Texas Water Code

By: _____
David P. Allen

CITY OF SCHERTZ, a Texas municipality

By: _____
Name: _____
Title: _____

TEXAS MULTIFAMILY CAPITAL
a Texas limited liability company

By: _____
Title: _____

Exhibit A

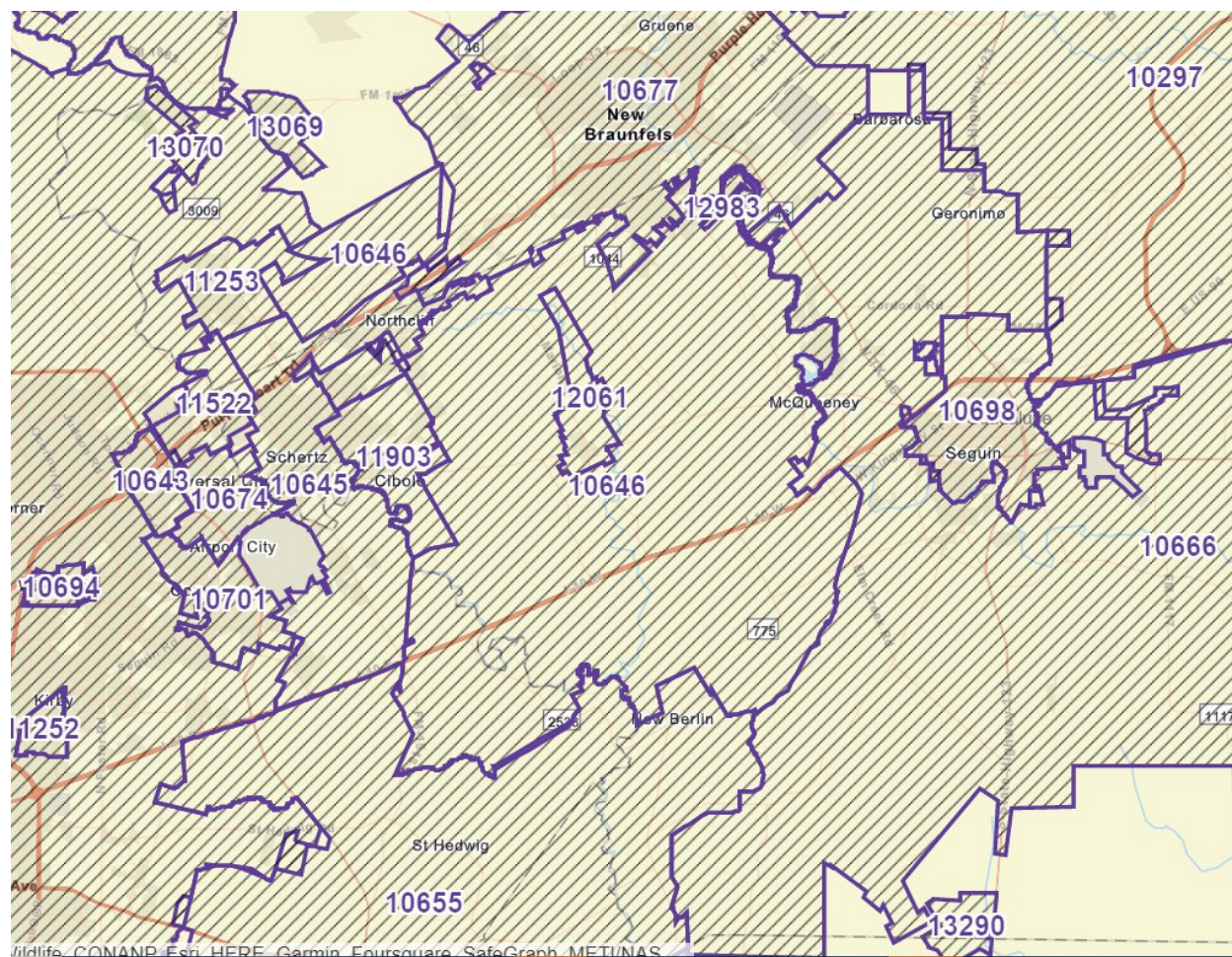


Exhibit B

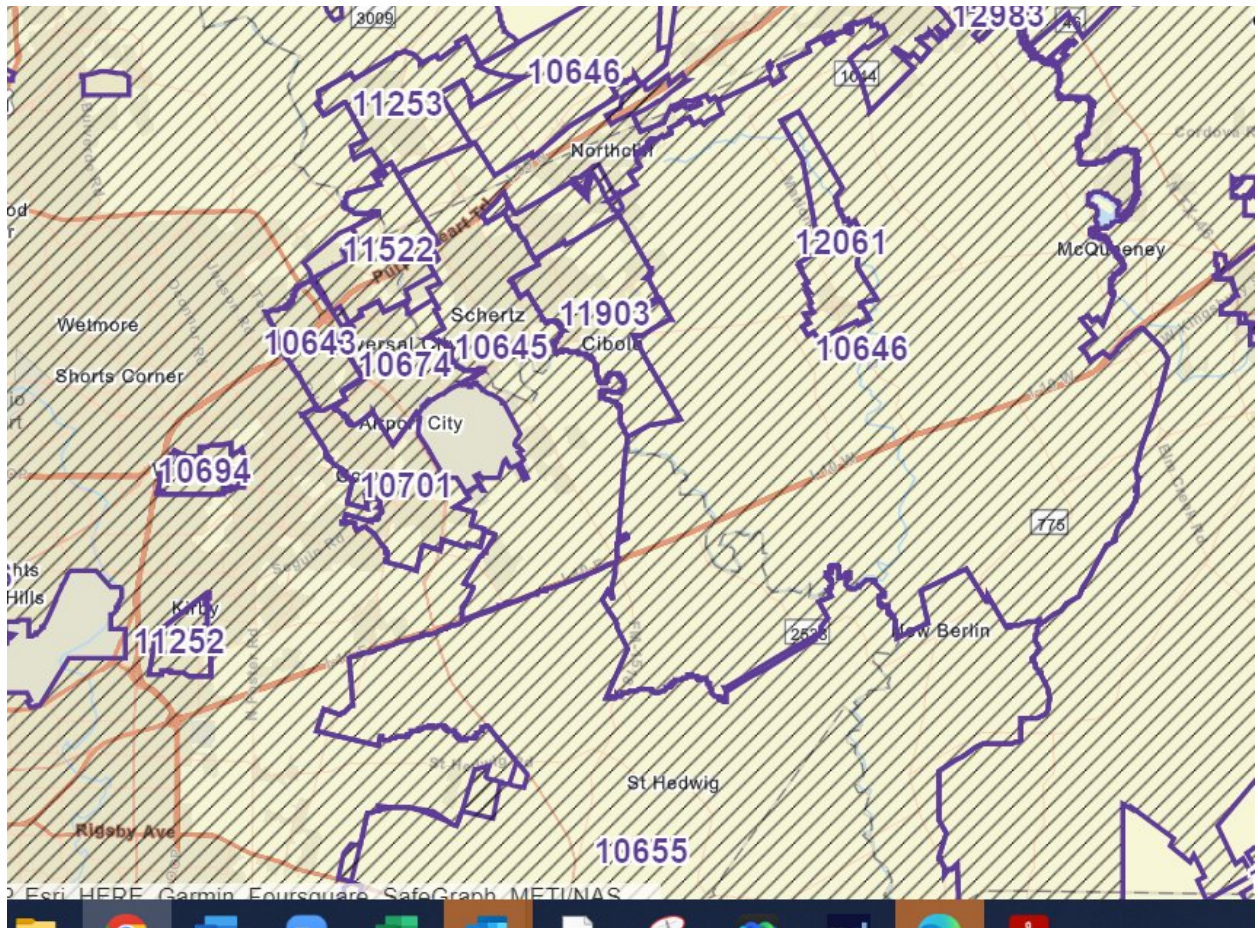


Exhibit C

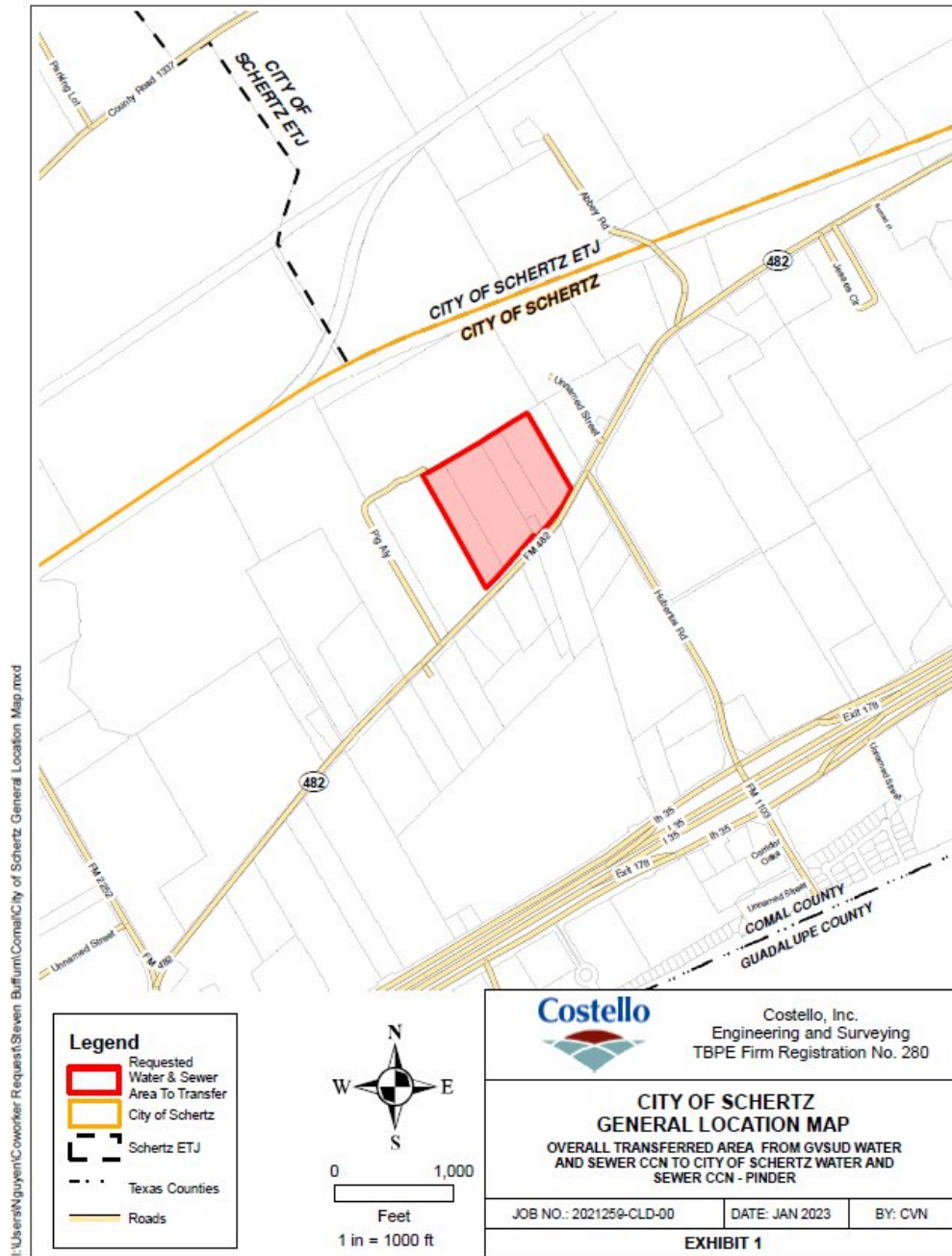
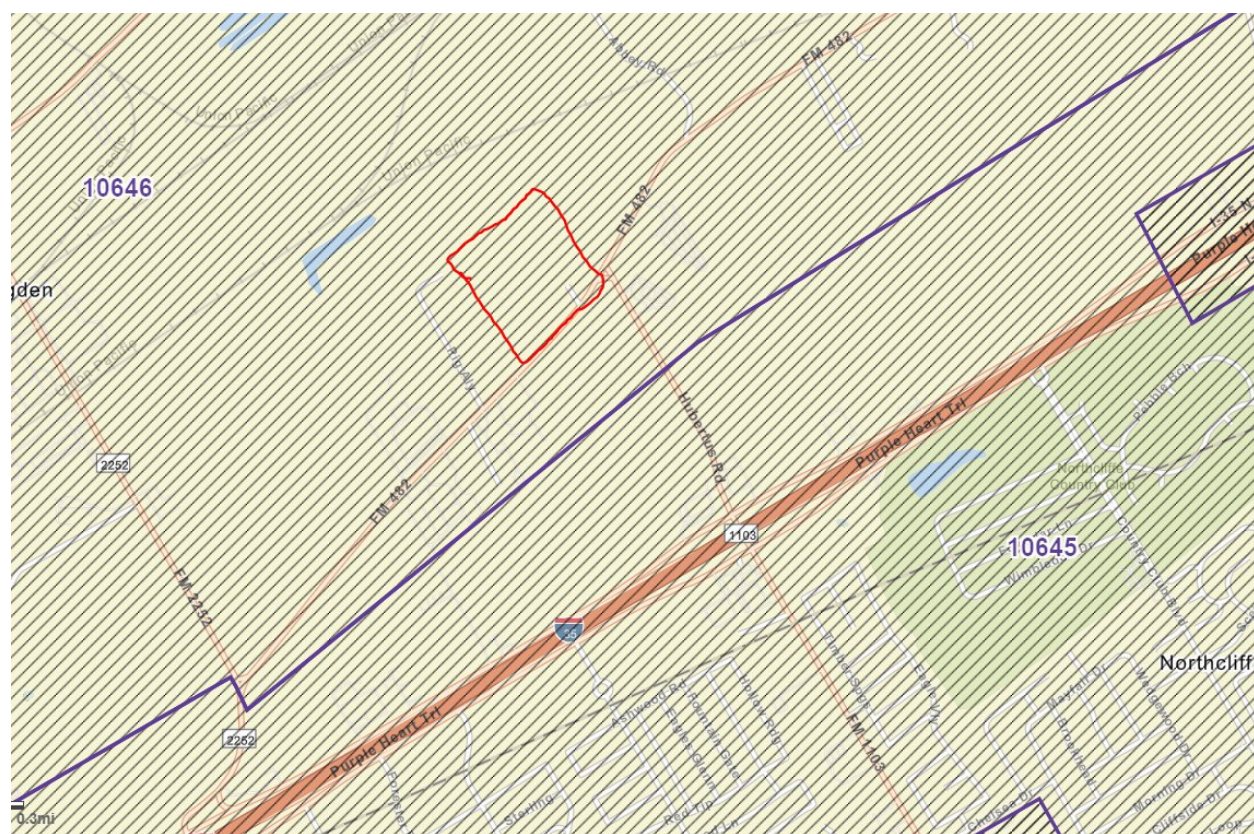


Exhibit D



CITY COUNCIL MEMORANDUM

City Council Meeting: April 4, 2023

Department: Planning & Community Development

Subject: Ordinance 23-S-02 - Consideration and/or action on a request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion of Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe County, Texas. (*Final Reading*) (B. James/ L. Wood/ E. Delgado)

BACKGROUND

Update from the March 7, 2023 City Council Meeting:

At the March 7, 2023 City Council meeting the applicant requested the item be postponed until the April 4, 2023 City Council meeting. City Council unanimously approved to postpone the item to the April 4, 2023 meeting. As of the call of the March 7, 2023 City Council meeting the total percentage of the protested parcel acreage is 26.93%, therefore, the 3/4 vote has been triggered for the City Council.

Update from February 28, 2023 City Council Meeting:

At the February 28th City Council meeting a public hearing was conducted in relation to this item. After the public hearing the City Council voted to approve the proposed zone change to Planned Development District as presented by staff, with the trail to be shown on future plans. The vote was a 4-3 vote with Council Members Heyward, Whittaker, Dahle, and Mayor Gutierrez voting in favor and Council Members Davis, Watson, and Scagliola voting nay.

The applicant is proposing to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD) with a base zoning of Townhome District (TH).

Public Notice:

One hundred seventeen (117) public hearing notices were mailed to the surrounding property owners on January 13, 2023. At the time of this report (March 20, 2023), staff has received the following responses one (1) neutral, one hundred thirty-five (135) opposed, and thirty-three (33) in favor of the proposed zoned change request. Additionally, staff has received a letter of support from the Scenic Hills HOA. A public hearing notice was published in the "San Antonio Express" on February 8, 2023 prior to the City Council public hearing.

If a proposed zoning change is protested in writing and signed by the owners of at least twenty percent (20%) of the area of the lots or land immediately adjoining the area covered by the proposed zoning change or zoning map amendment and extending 200 feet from that area, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths ($\frac{3}{4}$) of all members of the City Council according to LGC, Local Government Code § 211.006(d). At the time of this staff report (March 20, 2023) the total percentage of the protested parcel acreage is 26.93%, therefore, the 3/4 vote has been triggered for the City Council.

Proposed Zoning Concept:

The proposed zoning is to Planned Development District (PDD) with a base zoning of Townhome District (TH). The proposed development will be a gated community with no more than 198 units. These will be spread across fifty-one (51) buildings. Six (6) of the proposed buildings would have three (3) units and the remaining forty-five (45) buildings will have four (4) units. Each unit is proposed to be its own townhome and could be sold separately. Each unit will be between 1,300 square feet and 1,400 square feet. Every unit will feature 3 bedrooms, 2.5 baths, an eat in kitchen, two living rooms, a laundry room, an office/flex room, and a covered patio. Additionally, each unit will have its own garage, covered back patio, and a private yard. The proposed development would be maintained by the HOA and is proposed to have 7.52 acres of green space and amenities.

The PDD Design Standards propose to conform with the Townhome District zoning with modifications to the lot width and depth as shown in the table below.

Classification	Minimum Lot Size			Minimum Yard Setback		
	Area Square Footage	Width Ft.	Depth Ft.	Front Ft.	Side Ft.	Rear Ft.
Townhome District Per the Unified Development Code	2,500	25	100	25	10	20
Townhome (Type A)	3,045	35	87	25	10, 0	20
Townhome (Type B)	2,175	25	87	25	0, 0	20

* Each lot will have a 10-foot side setback if on the end or a zero setback if in the interior, a 25- foot front setback, and a 20-foot rear setback.

Parks and Amenities:

The proposed PDD plans to incorporate 7.52 acres of green space and amenities. This would include a pavilion, playground for the community, a concrete walking path. Additionally, a mail center is proposed with a covered pavilion, and additional parking access. There is also a proposed 0.45 acre fenced-in private dog park, a 1.85 acre private picnic / trail / community garden area, 0.30 acre of miscellaneous green spaces and a 4.01 acre open space / easement.

Fire Suppression and Fire Walls:

Per the proposed PDD Design Standards due to the proposed reduced side yard setbacks, each townhome is proposed to have fire sprinklers, will require all A/C condensers to be in the rear yard, and exterior walls would be at least a minimum of a 1-hour fire rated.

Parking:

Per the proposed PDD Design Standards there are a proposed 654 parking space across the development.

Additional Design Standards Proposed:

Per the proposed PDD Design Standards the developer has proposed to create a twenty foot (20') buffer in the rear of the yards associated with the development that are adjacent to the Fairways at Scenic Hills neighborhood. Additionally, the developer will prohibit the placement of any structures, including but not limited to sheds, in the buffer area. In this proposed twenty-foot (20') buffer, the developer will plant one tree in the middle of said buffer.

GOAL

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

COMMUNITY BENEFIT

It is the City's desire to promote safe, orderly, efficient development and ensure compliance with the City's vision of future growth.

SUMMARY OF RECOMMENDED ACTION

In 2022 the applicant submitted a zone change request to a Planned Development District (PDD) with a base zoning of Apartment/ Multi-Family Residential (R4). That proposal included approximately 220 units to be developed as fourplexes. On September 27, 2022 the City Council was unable to obtain the super majority needed for the approval of that zone change application, which ultimately lead to the application being denied. During the discussion at the September 27, 2022 City Council meeting there were concerns with the proposed density.

Based on the previous City Council feedback the developer has made changes to the proposed PDD to address the concerns presented at the September 27th meeting. Rather than the previously proposed PDD with a base zoning of Apartment/ Multi-Family, the current proposal is for a PDD with a base zoning of Townhome District, which was directly discussed at the City Council meeting. This ultimately reduced the overall density proposed within the development.

The Schertz Sector Plan for Northern Schertz designates the subject property as Single-Family Residential. The Single-Family Residential land use designation encourages the mixture of various residential type development as well as maintaining a walkable neighborhood feel. The proposed rezoning to Planned Development District (PDD), with a base zoning of Townhome District (TH) does conform to the Comprehensive Land Use Plan designation as it would provide a needed mixture of housing type to Schertz. The proposed development would have a maximum of fifty-one (51) buildings consisting of no more than 198 units.

As previously stated, the applicant in September of 2022 proposed to rezone the property to Planned Development District, although that application was ultimately denied as part of that application the applicant was working with the Parks Department in relation to a trail that is shown on the 2017 Schertz Transportation Plan-Trails Network. The previous proposal was to dedicate land within the overhead utility easement to be utilized for a trail that would ultimately be part of the "Great Northern Trail". This proposed trail was shown on the previous concept plan and identified the public walking trail along with private exercise equipment and benches.

The current proposed development no longer accounts for, or proposes the dedication or construction of the walking trail within the overhead electrical easement. Based on the Trails Presentation at the January 10, 2023 City Council meeting, the City Council expressed their desire for trails within the City of Schertz and the importance of requiring trails to be constructed with developments. Based on City Council's desire to have trails and the subject property having an identified trail per the Schertz Transportation Plan-Trails Network, staff feels that the development should be required to dedicate and construct the trail per the plan.

RECOMMENDATION

Staff Recommendation:

Staff recommends approval of the proposed zone change to Planned Development District (PDD) with a condition that per the 2017 Schertz Transportation Plan-Trails Network the proposed project would include the trail on all future exhibits and plans and construct the identified trail on the subject tract.

Planning and Zoning Commission Recommendation:

The Schertz Planning and Zoning Commission met on January 25, 2023 and voted to recommend that City Council approve the proposed zone change with a condition that the proposed project would include the trail on all future exhibits and plans by a 5-2 vote with Chairman Outlaw and Commissioner McMaster with the nay votes.

Attachments

Ordinance No. 23-S-02

Exhibit A- Metes and Bounds

Exhibit B- Zoning Exhibit

Exhibit C- PDD Design Standards

Conceptual Plan

Aerial Exhibit

Public Hearing Notice Map

Public Hearing Notice Responses as of 03.07.2023

Scenic Hills HOA Letter of Support

City Council Presentation Slides

ORDINANCE NO. 23-S-02

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AUTHORIZING THE OFFICIAL ZONING MAP BY REZONING APPROXIMATELY 25 ACRES OF LAND FROM PRE-DEVELOPMENT DISTRICT (PRE) TO PLANNED DEVELOPMENT DISTRICT (PDD), GENERALLY LOCATED APPROXIMATELY 2,200 FEET SOUTHEAST OF THE INTERSECTION OF COUNTRY CLUB BOULEVARD AND IH-35 ACCESS ROAD, ALSO KNOWN AS A PORTION OF COMAL COUNTY PROPERTY IDENTIFICATION 377261 AND GUADALUPE COUNTY PROPERTY IDENTIFICATION 63833, CITY OF SCHERTZ, COMAL AND GUADALUPE COUNTY, TEXAS

WHEREAS, an application to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, and more specifically described in the Exhibit A and Exhibit B attached herein (herein, the “Property”) has been filed with the City; and

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

WHEREAS, on January 25, 2023, the Planning and Zoning Commission conducted a public hearing and, after considering the Criteria, made a recommendation to City Council to approve with conditions the requested rezoning according to the development standards set forth in Exhibit C attached herein (the “Development Standards”); and

WHEREAS, on February 28, 2023, the City Council conducted a public hearing and after considering the Criteria and recommendation by the Planning and Zoning Commission, determined that the requested zoning be approved as provided for herein.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS THAT:

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

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

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

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

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

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

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

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

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

PASSED ON FIRST READING, the 28th day of February 2023.

PASSED, APPROVED and ADOPTED ON SECOND READING, the 7th day of March, 2023.

CITY OF SCHERTZ, TEXAS

Ralph Gutierrez, Mayor

ATTEST:

Sheila Edmondson, City Secretary

(city seal)

EXHIBIT "A" – PROPERTY

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

THE STATE OF TEXAS
COUNTIES OF GUADALUPE AND COMAL

METES AND BOUNDS DESCRIPTION OF A SURVEY OF

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Containing 24.19 acres of land, more or less

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

SINCLAIR LAND SURVEYING, INC.

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

ACREAGE SUMMARY

EXISTING: 24.1784 AC PRE-DEVELOPMENT ZONING
PROPOSED: 24.1784 AC TOWNHOME PDD ZONING

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

Owner/ Developer:

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

Applicant:

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

Engineer:

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

Surveyor:

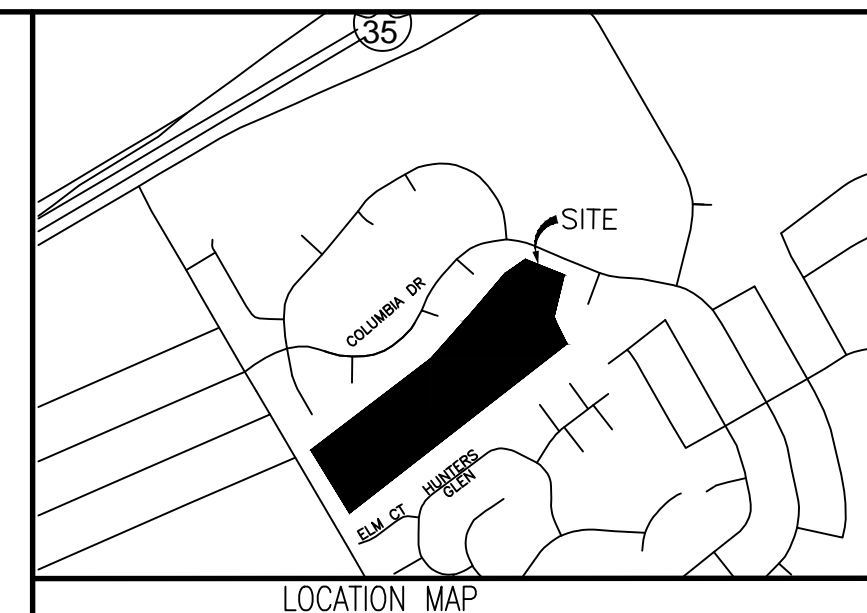
Lemuel T. Sinclair, RPLS / Sinclair Land Surveying, Inc.
3411 Magic DR, San Antonio, TX 78229
(210) 341-4518 TBPLS #10089000



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

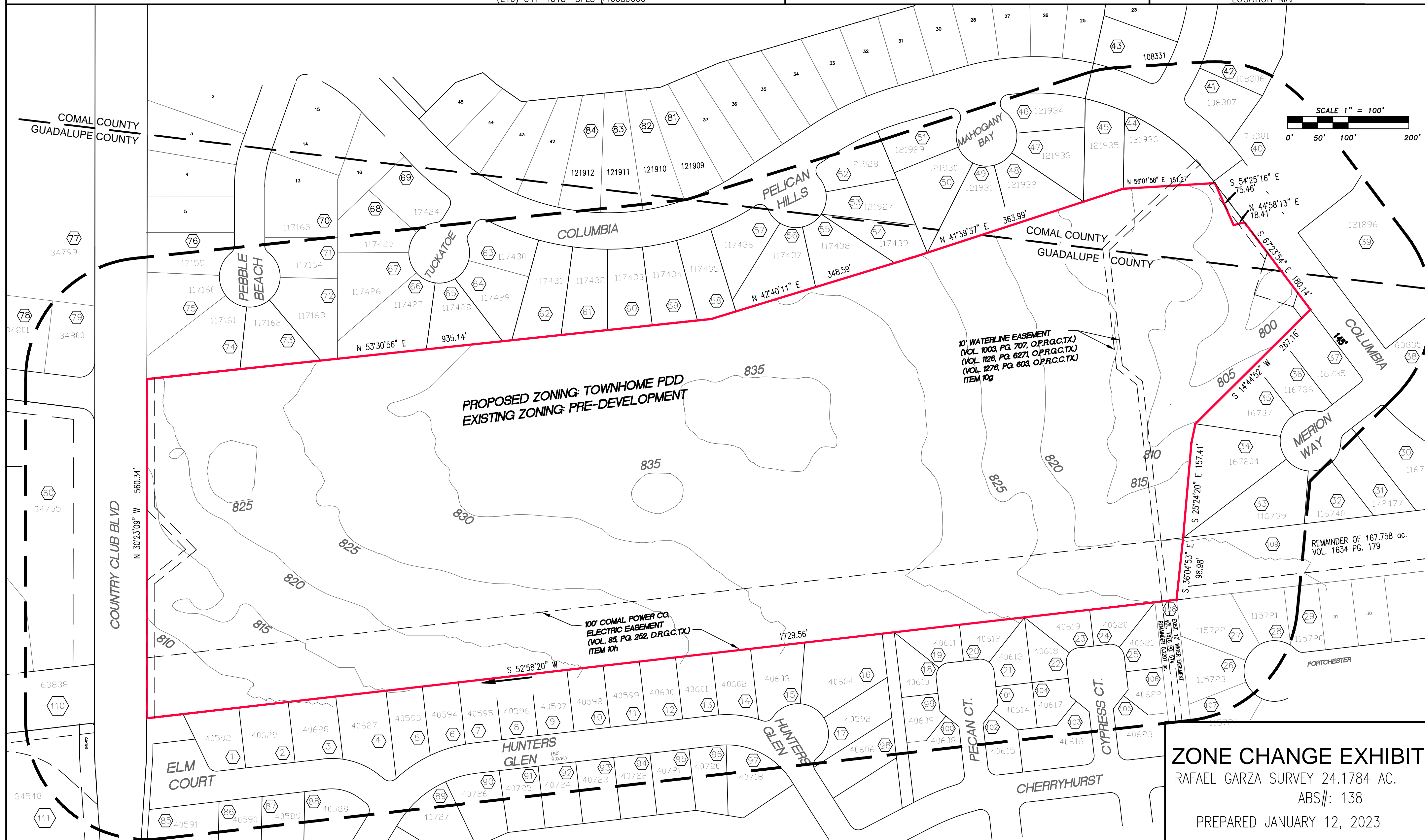
LEGEND

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



LOCATION MAP

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



ZONE CHANGE EXHIBIT

RAFAEL GARZA SURVEY 24.1784 AC.

ABS#: 138

PREPARED JANUARY 12, 2023



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

200-FT NOTIFICATION AREA PROPERTY INFORMATION								
PROPERTY #	COUNTY	LAND USE	ZONING	SUBDIVISION NAME	OWNER NAME	PROPERTY ADDRESS	PROPERTY ID#	RECORDING INFO
1	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	RIGHTNOUR MARK S & RHONDA L	3601 ELM CT SCHERTZ, TX 78154	40592	VOL. 2020 PG. 99007841
2	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	COOK DENNIS R	3609 ELM CT SCHERTZ, TX 78154	40629	VOL. 2019 PG. 99010004
3	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	WRIGHT WESLEY & MARCHETA	3613 ELM CT SCHERTZ, TX 78154	40628	VOL. 2022 PG. 99013714
4	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	MCGEHEE WILLIAM & LAURETE	3617 ELM CT SCHERTZ, TX 78154	40627	VOL. 2020 PG. 0703
5	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	STAHL DAVID EVERETT & IRIS CAMP MCNEER	3701 HUNTERS GLEN SCHERTZ, TX 78154	40593	VOL. 2021 PG. 99012278
6	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	PAYNE CHRIS R & KATHRYN L	3705 HUNTERS GLEN SCHERTZ, TX 78154	40594	VOL. 1410 PG. 0729
7	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	MILLER KELLY PATRICK & JOHN GARRETT MILLER & CASEY ALAN MILL	3709 HUNTERS GLEN SCHERTZ, TX 78154	40595	VOL. 2019 PG. 99029384
8	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	HANAWAY DAVID C & ELSIE L	3713 HUNTERS GLEN SCHERTZ, TX 78154	40596	VOL. 3017 PG. 0131
9	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	WARNER OTHANN B LIVING TRUST	3717 HUNTERS GLEN SCHERTZ, TX 78154	40597	VOL. 2020 PG. 99019376
10	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	MAURER GEORGE H & PATSY O	3721 HUNTERS GLEN SCHERTZ, TX 78154	40598	VOL. 2054 PG. 0438
11	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	CRAWFORD JEFFERY WILLIAM & PATRICIA LOUISE	3725 HUNTERS GLEN SCHERTZ, TX 78154	40599	VOL. 4271 PG. 0461
12	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	JENKINS CHARLES F & IRENE LIPSETT-JENKINS	3729 HUNTERS GLEN SCHERTZ, TX 78154	40600	VOL. 2020 PG. 99011788
13	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	ZAMZOW SHARILYN J & MELVIN	3733 HUNTERS GLEN SCHERTZ, TX 78154	40601	VOL. 3055 PG. 0890
14	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	WHEATON EDWARD C & BETTY I	3737 HUNTERS GLEN SCHERTZ, TX 78154	40602	VOL. 2935 PG. 0584
15	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	KNIGHT TOMMY WAYNE & JENNIFER SUZANNE	3741 HUNTERS GLEN SCHERTZ, TX 78154	40603	VOL. 2021 PG. 99003877
16	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	GRIFFIN KELLY K	3745 HUNTERS GLEN SCHERTZ, TX 78154	40604	VOL. 2018 PG. 99014066
17	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	LEACH DAVID & ANITA	3749 HUNTERS GLEN SCHERTZ, TX 78154	40605	VOL. 1454 PG. 0533
18	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	TAYLOR SCOTT	3917 PECAN CT SCHERTZ, TX 78154	40610	VOL. 2019 PG. 99018569
19	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	PERRY RICHARD J & SUSAN K	3913 PECAN CT SCHERTZ, TX 78154	40611	VOL. 4176 PG. 0959
20	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	ZAMZOW MARTIN O & BARBARA ZAMZOW BADGETT	3912 PECAN CT SCHERTZ, TX 78154	40612	VOL. 2015 PG. 023288
21	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	SCAPPEROTTI RICHARD & CAROL A	3908 PECAN CT SCHERTZ, TX 78154	40613	VOL. 2019 PG. 99007621
22	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	GALLAHER JOHN J & K P	4017 CYPRESS CT SCHERTZ, TX 78154	40618	VOL. 715 PG. 383
23	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	BERG MARY E	4013 CYPRESS CT SCHERTZ, TX 78154	40619	VOL. 3064 PG. 0355
24	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	LASANTE ROGER	4012 CYPRESS CT SCHERTZ, TX 78154	40620	VOL. 2021 PG. 99021111
25	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	MABIN JOHN QUINLAN & KATHLEEN J	4008 CYPRESS CT SCHERTZ, TX 78154	40621	VOL. 2016 PG. 011444
26	GUADALUPE CO.	RESIDENTIAL	R-6	RIDGE AT SCENIC HILLS	KUBECKA ERIC P & VICTORIA S	6101 PORTCHESTER SCHERTZ, TX 78154	115723	VOL. 2319 PG. 0120
27	GUADALUPE CO.	RESIDENTIAL	R-6	RIDGE AT SCENIC HILLS	RUIZ RUBEN T JR & FABIOLA	6105 PORTCHESTER SCHERTZ, TX 78154	115722	VOL. 2279 PG. 0491
28	GUADALUPE CO.	RESIDENTIAL	R-6	RIDGE AT SCENIC HILLS	CUMMINGS DAVID B	6109 PORTCHESTER SCHERTZ, TX 78154	115721	VOL. 2305 PG. 0459
29	GUADALUPE CO.	RESIDENTIAL	R-6	RIDGE AT SCENIC HILLS	BOISVERT MICHAEL ANDREW & GABRIELLE	6113 PORTCHESTER SCHERTZ, TX 78154	115720	VOL. 2019 PG. 99013617
30	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	HACKMAN MEGAN E & JEFF	6112 MERION WAY SCHERTZ, TX 78108	116742	VOL. 2017 PG. 024104
31	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	NULL	6108 MERION WAY SCHERTZ, TX 78108	172477	NULL
32	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	LACKEY MIRIAM	6104 MERION WAY SCHERTZ, TX 78108	116740	VOL. 2022 PG. 99003275
33	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	LAWRENCE WADE H & RUTH M	6100 MERION WAY SCHERTZ, TX 78108	116739	VOL. 2400 PG. 690
34	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	NULL	6101 MERION WAY SCHERTZ, TX 78108	167204	NULL
35	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	AVELLANAS LLC 6105 MERION PROTECTED SERIES	6105 MERION WAY SCHERTZ, TX 78108	116737	VOL. 2021 PG. 99019579
36	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	ALLOWAY AARON RAY & ALLOWAY JASON MICHAEL & ALLOWAY JOHN ROBERT	6109 MERION WAY SCHERTZ, TX 78108	116736	VOL. 2019 PG. 99024951
37	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	SWIFT M LORAINIE	6113 MERION WAY SCHERTZ, TX 78108	116735	VOL. 2891 PG. 0386
38	GUADALUPE CO.	COMMERCIAL	PRE	FAIRWAYS AT SCENIC HILLS	NOLLEY CARIBBEAN PROPERTIES LLC	COUNTRY CLUB BLVD SCHERTZ, TX 78154	63835	VOL. 2017 PG. 013553
39	GUADALUPE CO.	COMMERCIAL	PRE	FAIRWAYS AT SCENIC HILLS	NOLLEY CARIBBEAN PROPERTIES LLC	S IH 35 SCHERTZ, TX 78154	121896	VOL. 201706029109
40	GUADALUPE CO.	COMMERCIAL	PRE	FAIRWAYS AT SCENIC HILLS	NOLLEY CARIBBEAN PROPERTIES LLC	O S IH 35 SCHERTZ, TX 78154	75381	VOL. 201706029109
41	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	HENFEY PAUL J & JUDITH E	3811 PEBBLE BEACH CIBOLO, TX 78108	108307	VOL. 200306035280
42	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	DAVIS CHRISTOPHER J & BOBBI L	3807 PEBBLE BEACH CIBOLO, TX 78108	108306	VOL. 201906002400
43	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	BRECKENRIDGE PROPERTY FUND 2016 LLC	3808 PEBBLE BEACH CIBOLO, TX 78108	108331	VOL. 202206043303
44	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	FARRA ZOOROB INVESTMENTS LP	3804 COLUMBIA CIBOLO, TX 78108	121936	VOL. 201306051364
45	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	CHANDLER JAMES W JR & CHARLOTTE	3800 COLUMBIA CIBOLO, TX 78108	121935	VOL. 200806011224
46	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	SCHAFIR HIRSHFELD ZOHAR	5708 MAHOGANY BAY CIBOLO, TX 78108	121934	VOL. 62445 PG. 158
47	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	ALVA ALAN	5704 MAHOGANY BAY CIBOLO, TX 78108	121933	VOL. 201906009496
48	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	BERGAMIN ISABEL J	5700 MAHOGANY BAY CIBOLO, TX 78108	121932	VOL. 201806031794
49	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	SOLIS JOE D & MELANIE	5701 MAHOGANY BAY CIBOLO, TX 78108	121931	VOL. 200806000979
50	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	GOODWIN THOMAS K & LORETTA A	5705 MAHOGANY BAY CIBOLO, TX 78108	121930	VOL. 201306024283
51	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	GAGLIO CARMELO	5709 MAHOGANY BAY CIBOLO, TX 78108	121929	VOL. 201006005508
52	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	HOLLINGSWORTH THOMAS	5708 PELICAN HILLS CIBOLO, TX 78108	121928	VOL. 200806035460
53	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	GOODPASTURE JOE R	5704 PELICAN HILLS CIBOLO, TX 78108	121927	VOL. 2296 PG. 0912
54	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	GOODPASTURE JOE R	5704 PELICAN HILLS CIBOLO, TX 78108	117439	VOL. 2296 PG. 0912
55	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	ZULAICA WILLIAM M	5700 PELICAN HILLS CIBOLO, TX 78108	117438	VOL. 2019 PG. 99020577
56	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	NATALIROMAN GERALD L & KRISTEN	5705 PELICAN HILLS CIBOLO, TX 78108	117437	VOL. 3151 PG. 0544
57	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	GALLARDO DAVID JR & MONICA A	5709 PELICAN HILLS CIBOLO, TX 78108	117436	VOL. 4146 PG. 0618
58	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	MAIMIK GUNVIR S	3730 COLUMBIA SCHERTZ, TX 78154	117435	VOL. 2015 PG. 010933
59	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	REYES SONYA E	3726 COLUMBIA SCHERTZ, TX 78154	117434	VOL. 2015 PG. 004496
60	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	WALLACE ROBBIE & ROGER	3722 COLUMBIA SCHERTZ, TX 78154	117433	VOL. 2019 PG. 99017718
61	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	ST CLAIR NORMAN S & BOBBIE H	3718 COLUMBIA SCHERTZ, TX 78154	117432	VOL. 1680 PG. 0507
62	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	R-4 INVESTMENTS LP	3714 COLUMBIA SCHERTZ, TX 78154	117431	VOL. 2020 PG. 99032698
63	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	MOORE MICHAEL D & LETICIA A	3712 TUCKATOE SCHERTZ, TX 78154	117430	VOL. 2020 PG. 99005640
64	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	MILLER KRISTAL	5708 TUCKATOE SCHERTZ, TX 78154	117429	VOL. 2020 PG. 99016776
65	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	BOULER BERNICE	5704 TUCKATOE SCHERTZ, TX 78154	117428	VOL. 2842 PG. 0507
66	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	LERMA DAVID JOSE	5700 TUCKATOE SCHERTZ, TX 78154	117427	VOL. 4150 PG. 0099
67	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	FAKE JONATHAN L & BRANDY	5701 TUCKATOE SCHERTZ, TX 78154	117426	VOL. 2016 PG. 010624
68	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	CARDENAS TRISTAN A & JENNIFER	5705 TUCKATOE SCHERTZ, TX 78154	117425	VOL. 2015 PG. 003834
69	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	HUNDLEY LIVING TRUST	5709 TUCKATOE SCHERTZ, TX 78154	117424	VOL. 2419 PG. 0204
70	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	FOGEL ESTES E	3684 PEBBLE BEACH SCHERTZ, TX 78154	117165	VOL. 2472 PG. 0480
71	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	LAU HOWSON & HYESUK MIN	3678 PEBBLE BEACH SCHERTZ, TX 78154	117164	VOL. 3195 PG. 0529
72	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	MARCHESE EUGENE A JR & MELISSA ANNETTE	3674 PEBBLE BEACH SCHERTZ, TX 78154	117163	VOL. 2164 PG. 0434
73	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	RODRIGUEZ PATRICIA	3672 PEBBLE BEACH SCHERTZ, TX 78154	117162	VOL. 2015 PG. 010459
74	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	NULL	3671 PEBBLE BEACH SCHERTZ, TX 78154	117161	NULL
75	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	SEIDEL TIMOTHY & DENISE	3675 PEBBLE BEACH SCHERTZ, TX 78154	117160	VOL. 2020 PG. 99027706
76	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	MORALES MODESTO & LODIE	3679 PEBBLE BEACH SCHERTZ, TX 78154	117159	VOL. 2818 PG. 0327
77	GUADALUPE CO.	RESIDENTIAL	R-6	NORTHCLIFFE COUNTRY CLUB ESTATES	REYES RAY & ROSE	3522 FOXBRIAR LN CIBOLO, TX 78108	34799	VOL. 2349 PG. 0159
78	GUADALUPE CO.	RESIDENTIAL	R-6	NORTHCLIFFE COUNTRY CLUB ESTATES	HPA BORROWER 2017-1 ML LLC	3517 WIMBLEDON DR SCHERTZ, TX 78154	34801	VOL. 2018 PG. 001135
79	GUADALUPE CO.	RESIDENTIAL	R-6	NORTHCLIFFE COUNTRY CLUB ESTATES	WEINAUG JESSICA & CHAD	3521 WIMBLEDON DR CIBOLO, TX 78108	34800	VOL. 2999 PG. 1016
80	GUADALUPE CO.	COMMERCIAL	PRE	NORTHCLIFFE COUNTRY CLUB ESTATES	NOLLEY CARIBBEAN PROPERTIES LLC	5301 COUNTRY CLUB DR SCHERTZ, TX 78154	34755	VOL. 2017 PG. 013553
81	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	JONES LAMPHEAR LAURIE A	3731 COLUMBIA CIBOLO, TX 78108	121909	VOL. 202106042737
82	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	TOMLIN USA K	3727 COLUMBIA CIBOLO, TX 78108	121910	VOL. 201706035869
83	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	ROMO SANDRA	3721 COLUMBIA CIBOLO, TX 78108	121911	VOL. 202006040410
84	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	CORTINAS ROXANNE M & JAMES D	3717 COLUMBIA CIBOLO, TX 78108	121912	VOL. 202306000599
85	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	MCMASTER PATRICK M & ANN	3604 ELM COURT, SCHERTZ, TX, 78108	40591	VOL. 2019 PG. 99028553
86	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	COURSER HARVEY E & AMELIA	3620 ELM COURT, SCHERTZ, TX, 78108	40590	VOL. 2021 PG. 99011580
87	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	KOSBIE JAMES	3624 ELM COURT, SCHERTZ, TX, 78108	40589	VOL. 2018 PG. 99019646
88	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	SPENCER JUDY G LIVING TRUST	3628 ELM COURT, SCHERTZ, TX, 78108	40588	VOL. 2020 PG. 99005664
89	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	IGEL MARGARET	3712 HUNTER GLEN, SCHERTZ, TX, 78108	40727	VOL. 2019 PG. 99015945
90	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	MALLAMS GERALD ROGER & NORENE LOUISE	3716 HUNTER GLEN, SCHERTZ, TX, 78108	40726	VOL. 2021 PG. 99031637
91	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	IRELAND DAVID G & DONNA L LIVING TRUST	3720 HUNTER GLEN, SCHERTZ, TX, 78108	40725	NULL
92	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	RADCLIFFE ROBERT F & RUTH A	3724 HUNTER GLEN, SCHERTZ, TX, 78108	40724	VOL. 2022 PG. 99011459
93	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	KLING DAVID A	3728 HUNTER GLEN, SCHERTZ, TX, 78108	40723	VOL. 1549 PG. 0360
94	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	MOORE STANLEY ROBERT & MARYLEDA GALLOWAY MOORE	3732 HUNTER GLEN, SCHERTZ, TX, 78108	40722	VOL. 2018 PG. 99021021
95	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	SHOLTIS MARIA	3736 HUNTER GLEN, SCHERTZ, TX, 78108	40721	VOL. 2022 PG. 99011262
96	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	BERG PHILUP	3740 HUNTER GLEN, SCHERTZ, TX, 78108	40720	VOL. 3064 PG. 1016
97	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	CLANCEY SHARON	3744 HUNTER GLEN, SCHERTZ, TX, 78108	40718	VOL. 2021 PG. 99042165
98	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	ENSMINGER GARY	3753 HUNTER GLEN, SCHERTZ, TX, 78108	40606	VOL. 2015 PG. 015199
99	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	WALKER SUSAN B	3921 PECAN CT, SCHERTZ, TX, 78108	40609	VOL. 2021 PG. 99030760
100	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	BEEBE JAMES W & IRENE	3925 PECAN CT, SCHERTZ, TX, 78108	40608	VOL. 1695 PG. 0849
101	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	LARUE VICKI	3904 PECAN CT, SCHERTZ, TX, 78108	40614	VOL. 2021 PG. 99040697
102	GUADALUPE CO.	RESIDENTIAL	R-6					

**The Villas at
Bluebonnet Ridge
A PLANNED DEVELOPMENT DISTRICT
City of Schertz
January 2023**

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Exhibits

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

January 2023

Habi Land, LLC.

Authored by: Eugenio Murillo



The Villas at Bluebonnet Ridge

198 Unit Development on 24.1784 Acres

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

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

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

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

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

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

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

Our current concept plan consists of a gated community with no more than 198 units. These units will be spread across 51 buildings. Six building will have 3 units in them, and the remaining forty-five buildings will have each have 4 units. Each unit will be a townhome and can be sold separately. Each unit will be between 1,300 sf and 1,400 sf. Every unit will feature 3 bedrooms, 2.5 baths, an eat in kitchen, two living rooms, a laundry room, an office/flex room, a covered patio, and a one car garage. All buildings will have its own fire sprinkler system meeting NFPA and local code requirements. Each unit will have its own garage, covered back patio, and private yard. This proposed community, will be managed, and maintained by The Villas at Bluebonnet Ridge "HOA". The community is designed to enhance the overall neighborhood standards by incorporating 7.52 acres of green space and amenities. This includes multiple Private Parks including an open space easement, all of which is outlined in the overall site plan *Exhibit B and Exhibit D*.

Parks & Amenities. The development's interior private park and amenities as shown on 0.59 acres, are designed to house a pavilion for birthday parties & special events, a playground for the community, and a concrete walking path. The mail center is designed with a covered pavilion, and additional parking access will be provided on 0.32 acres. In addition to the previously mentioned improvements, the development will also feature a 0.45 acre fenced in private dog park, a 1.85-acre private Picnic/Trail/Community

Garden area, 0.30 of miscellaneous Green Spaces and a 4.01-acre open space. All the above is shown on *Exhibit B and Exhibit D*

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

Townhome District Zoning. The intent of the development is to conform with the Townhome District zoning district but to modify the lot width and depth as follows. Each lot is comprised of at least 3,045 sf or 2,175 sf with a minimum depth of 87-feet. Each lot will have a width of at least 25 feet or 35 feet. There will be 143 lots with a 25-foot width and 55 lots with a 35 foot width. Each area, as shown and identified on *Exhibit E*.

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

be permitted from a residential lot, so long as the access is from the front of the lot. All lots with double frontage within that block will have the same restriction and orientation as the lot on either side.

Table 21.5.7.A DIMENSIONAL REQUIREMENTS RESIDENTIAL ZONING DISTRICTS											
		Minimum Lot Size and Dimensions			Minimum Yard Setback (Ft)				Miscellaneous Lot Requirements		
Code	Zoning District	Area Sq. Ft.	Width Ft.	Depth Ft.	Front Ft.	Side Ft.	Rear Ft.	Minimum Off-Street Parking Spaces	Max Height Ft.	Max Imperv Cover	Key
TH Per UDC	Townhome District	2500	25	100	25	10	20	2	35	75%	h,j,k,l,m
TH (Type A)	Townhome District	3,045	35	87	25	10, 0	20	2	35	75%	h,j,k,l,m
TH (Type B)	Townhome District	2,175	25	87	25	0, 0	20	2	35	75%	h,j,k,l,m
Key:											
h.	Corner lot shall have minimum 15-foot yard setback from street right-of-way.										
j.	Site Plan approval required.										
k.	Swimming pools count toward the maximum impervious cover limitations, unless the swimming pool is equipped with a water overflow device appropriate for such pool, and only if it drains into any pervious surface, in which case the water surface shall be excluded.										
l.	No variances may be permitted to exceed the maximum impervious cover limitations										
m.	Refer to Article 14, section 21.14.3 for additional design requirements										

Homeowners Association & Maintenance. This development will be gated, and a Homeowners Association (HOA) will be established. The entire development both inside and outside of the gates to include irrigation will be maintained by the HOA's maintenance crew. This is to include the maintenance of common areas, all front yards, side yards, and back yards. This is also to include landscape buffers as defined in Sec. 21.9.7 Landscaping, and maintaining fences, and/or walls. The HOA's maintenance crew will have access to all back yards via side gates and interior gates between units. The HOA will have 102 master keyed locks to allow for access to maintain the interior unit's backyard of each building. An 8-foot masonry wall will be installed along the boundary with The Northcliffe neighborhood. The landscape buffer abutting The Fairways at Scenic Hills will all be maintained by the HOA in its entirety unless agreed upon otherwise with The Fairways at Scenic Hills Homeowners Association. Crushed granite walking trails, concrete pathways, neighborhood amenities, and multi-use paths within the development's common areas will all be maintained by "The Villas at Bluebonnet Ridge HOA" as well.

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

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

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

Fire Suppression and Fire Walls. Due to the reduced side yard setbacks, each townhome within the Villas at Bluebonnet Ridge will have fire sprinklers, will require all A/C condensers to be in the rear yard, and exterior walls will be at least a minimum of a 1-hour fire rated.

Parking. According to UDC Section 21.10.4, each 3-bedroom unit within this development is required to have 2.5 off street parking spaces. Plus, additional guest parking at a ratio of 5% of the required spaces. The intent of the development is to conform to the UDC requirements but to modify the section to allow for garage parking to be counted as part of the required spaces. As noted, and shown in Exhibit E, each 3-bedroom unit has two driveway parking spaces in addition to one garage parking space for a total of 3 spaces per unit. In addition to the 594 off street parking spaces allocated across the development, there are an additional 16 parking spaces split between the

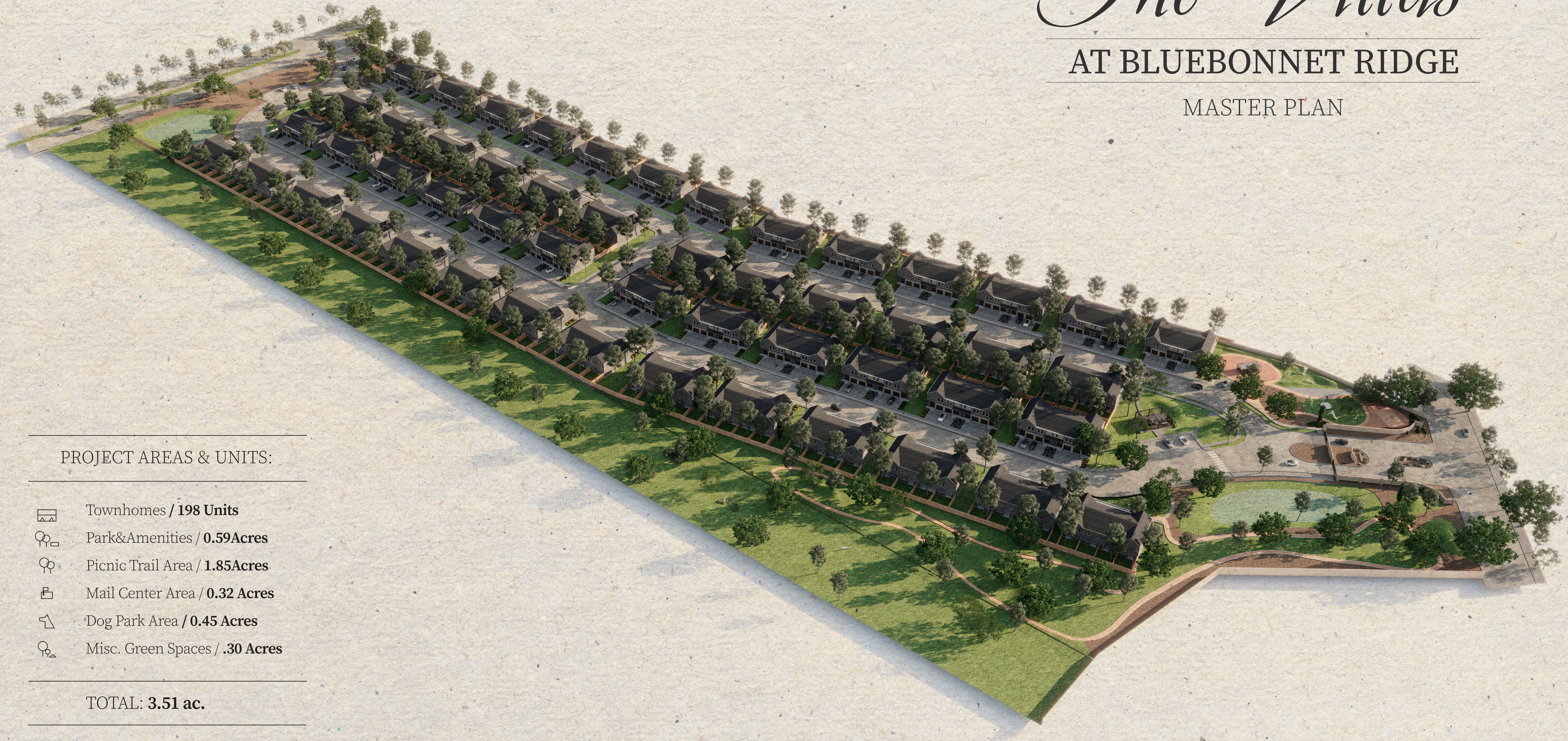
interior parks and mail station and an additional 44 spaces available on street to use as overflow and guest parking. Total parking spaces available are 654.

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

The Villas

AT BLUEBONNET RIDGE

MASTER PLAN



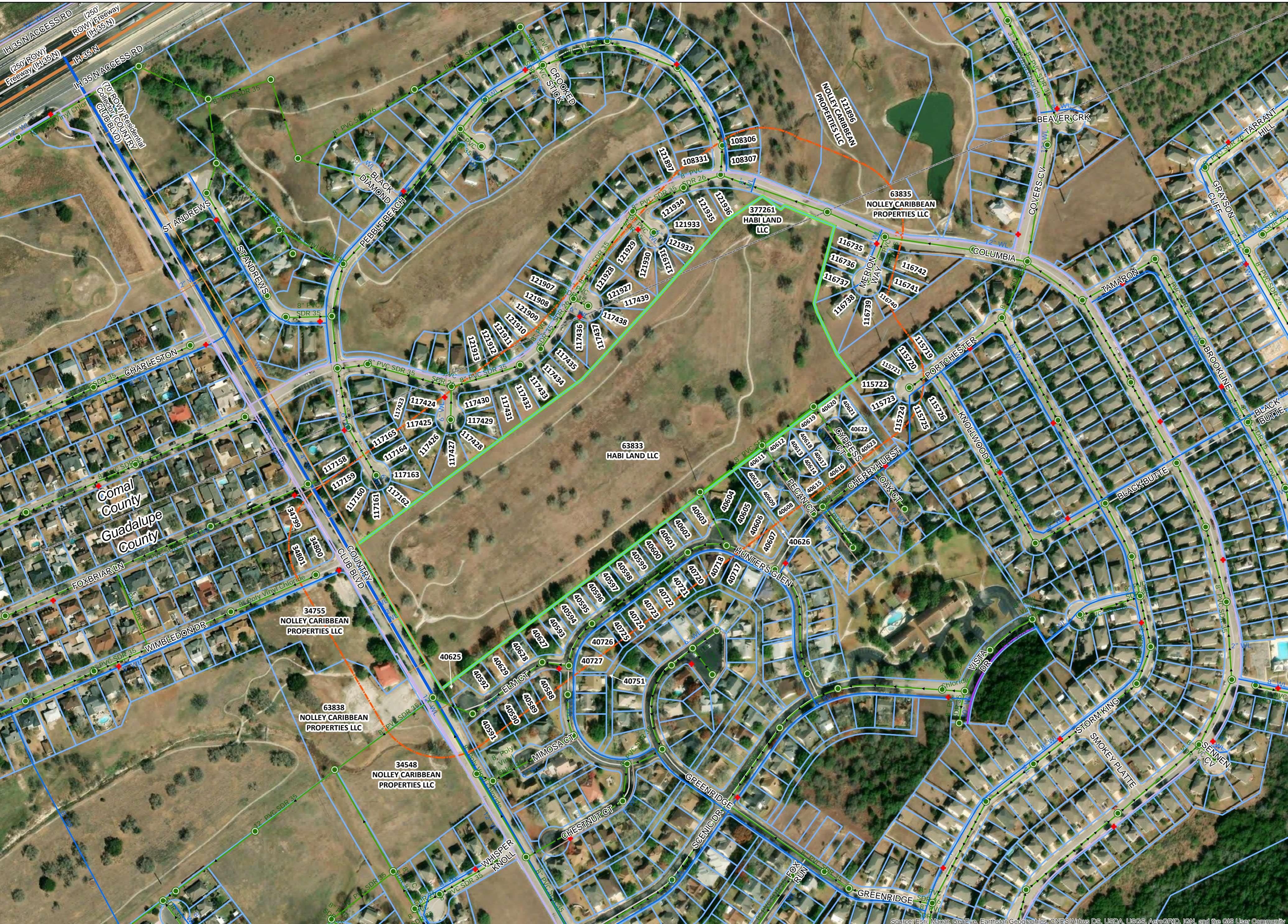
PROJECT AREAS & UNITS:

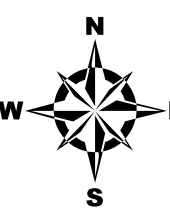
-  Townhomes / **198 Units**
-  Park & Amenities / **0.59 Acres**
-  Picnic Trail Area / **1.85 Acres**
-  Mail Center Area / **0.32 Acres**
-  Dog Park Area / **0.45 Acres**
-  Misc. Green Spaces / **.30 Acres**

TOTAL: **3.51 ac.**

-  Detention Ponds / **0.66 Acres**
-  Open Space Eastment / **4.01 Acres**

ALL RENDERINGS & ILLUSTRATIONS SHOWN ARE FOR ILLUSTRATION PURPOSE ONLY.





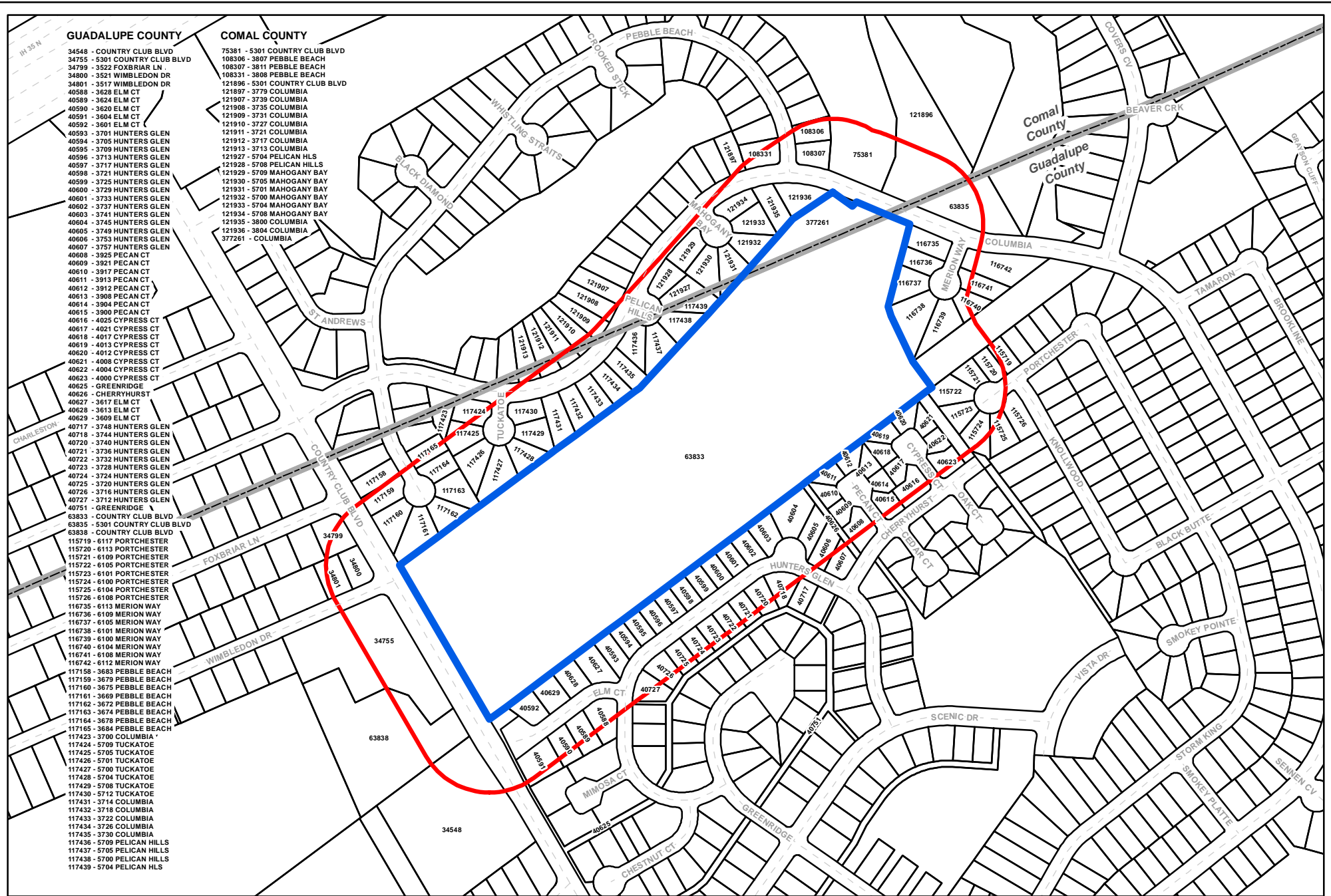
THE VILLAS AT
BLUEBONNET RIDGE
(PLPDD20220186)

<all other values>	<all other values>	Planned Secondary Arterial	Commercial Collector B	1"	8"	20"	Schertz Gravity	Hydrant	200' Buffer
Highways	Freeway	Secondary Rural Arterial	Planned Commercial Collector B	2"	10"	24"	Schertz Pressure	Manholes	Schertz Municipal Boundary
Major Roads	Principal Arterial	Planned Secondary Rural Arterial	Commercial Collector A	3"	12"	30"	Neighboring Gravity	County Boundaries	
Minor Roads	Planned Principal Arterial	Residential Collector	Planned Commercial Collector A	4"	16"	36"	Private Pressure		
Other Cities	Secondary Arterial	Planned Residential Collector		6"	18"				

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

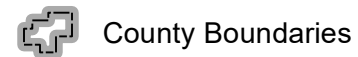
1 Inch = 200 Feet

0 100 200 400 600 800 Feet



City of Schertz

The Villas at Bluebonnet Ridge (PLPDD20220186)





COMMUNITY
SERVICE
OPPORTUNITY

PLANNING & COMMUNITY
DEVELOPMENT

NOTICE OF PUBLIC HEARING

January 13, 2023

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, January 25, 2023, at 6:00 p.m. located at the Schertz Civic Center, 1400 Schertz Parkway, Building #5, Schertz, Texas to consider and make recommendation on the following item:

PLPDD20220186 – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe County, Texas.

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

Sincerely,

Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220186**

COMMENTS: _____

NAME: Vernon L. Smith SIGNATURE Vernon L. Smith
(PLEASE PRINT)

STREET ADDRESS: 3513 Whisper Knoll

DATE: 3-6-2023

January 13, 2023

NOTICE OF PUBLIC HEARING


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Sincerely,


Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220186

COMMENTS:

NAME:

KELLY MILLER
(PLEASE PRINT)

SIGNATURE



STREET ADDRESS:

3714 COLUMBIA DR.

DATE:

2/25/23

January 13, 2023

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Sincerely,



Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220186

COMMENTS: _____

NAME: Julie Martin
(PLEASE PRINT)

SIGNATURE [Signature]

STREET ADDRESS: 5708 Mahogany Bay Schertz TX 78108

DATE: 2/25/23

January 13, 2023

NOTICE OF PUBLIC HEARING

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Sincerely,



Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220186

COMMENTS: _____

NAME: Kim DuChene SIGNATURE: Kim DuChene
(PLEASE PRINT)

STREET ADDRESS: 6101 Portchester

DATE: 2-25-2023



COMMUNITY
SERVICE
OPPORTUNITY

PLANNING & COMMUNITY
DEVELOPMENT

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,

Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220186**

COMMENTS: _____

NAME: Chris Davis
(PLEASE PRINT)

SIGNATURE [Signature]

STREET ADDRESS: 3807 Pebble Beach Schertz, TX 78108

DATE: 3-7-23

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,

Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220186**

COMMENTS: _____

NAME: GEORGE MAURER SIGNATURE [Signature]
(PLEASE PRINT)

STREET ADDRESS: 3721 HUNTERS GLN SCHERTZ, TX 78148

DATE: 3/6/23

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,




Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220186

COMMENTS: NO TOWNHOMES - NO BUILDINGS

NAME: Steven Simmers SIGNATURE: 
(PLEASE PRINT)

STREET ADDRESS: 3713 Columbia Dr. TX 78108

DATE: 02/04/2023 Schertz

NOTICE OF PUBLIC HEARING

January 13, 2023

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PLPDD20220166 - A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe County, Texas.

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Sincerely,


Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220166

COMMENTS: _____

NAME: Maayan Sabert SIGNATURE: Mu
(PLEASE PRINT)STREET ADDRESS: 3001 Stum Ridge, Schertz 7868DATE: 3/6/23



COMMUNITY
SERVICE
OPPORTUNITY

PLANNING & COMMUNITY
DEVELOPMENT

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,

Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220186

COMMENTS: de value house

NAME: PATRICIA RODRIGUEZ SIGNATURE: [Signature]
(PLEASE PRINT)

STREET ADDRESS: 3672 Pebble Beach

DATE: 3-5-2023

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,

Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220186

COMMENTS: negative in part on some values

NAME: Patricia Rodriguez SIGNATURE: Patricia Rodriguez
(PLEASE PRINT)

STREET ADDRESS: 3672 Pebble Beach

DATE: 2-28-2023

January 13, 2023

NOTICE OF PUBLIC HEARING

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Sincerely,



Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220186

COMMENTS: _____

NAME: _____

DAVID LERMA
(PLEASE PRINT)

SIGNATURE _____



STREET ADDRESS: _____

5700 TUCKATOE

DATE: _____

3-4-23

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,



Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220186

COMMENTS: _____

NAME: Robbie Wallace SIGNATURE: RWallace
(PLEASE PRINT)

STREET ADDRESS: 3722 Columbia Dr

DATE: 3-4-23

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,

Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220186

COMMENTS: _____

NAME: Rose Carpintero - Reyes SIGNATURE: Rose Carpintero - Reyes
(PLEASE PRINT)STREET ADDRESS: 3522 Foxbriar Ln Schertz, Tx 78108DATE: 2-26-2023

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,

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Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220186

COMMENTS: _____

NAME: STACY COLEMAN SIGNATURE 
(PLEASE PRINT)STREET ADDRESS: 6101 MERION WAYDATE: 2/25/23



COMMUNITY
SERVICE
OPPORTUNITY

PLANNING & COMMUNITY
DEVELOPMENT

NOTICE OF PUBLIC HEARING

January 13, 2023

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Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220186

COMMENTS:

NAME: Estes E. Fogel SIGNATURE Estes E. Fogel
(PLEASE PRINT)

STREET ADDRESS: 3684 Pebble Beach 78108

DATE: 2-25-23

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,



Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220186

COMMENTS: _____

NAME: Lodie Morales SIGNATURE: Lodie Morales
(PLEASE PRINT)

STREET ADDRESS: 3679 Public Beach Schertz 78168

DATE: 2/25/23



COMMUNITY
SERVICE
OPPORTUNITY

PLANNING & COMMUNITY
DEVELOPMENT

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,

Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220186

COMMENTS: _____

NAME: _____

Tisha Moore
(PLEASE PRINT)

SIGNATURE _____

Tisha Moore

STREET ADDRESS: _____

5712 Tuckatoo; Schertz, TX 78108

DATE: _____

2/25/23

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,



Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220186

COMMENTS: _____

NAME: AUDREY HECTOR SIGNATURE: Audrey Hector
(PLEASE PRINT)

STREET ADDRESS: 5704 TUCKAHOE SCHERTZ, TX 78108

DATE: 3/4/2023



COMMUNITY
SERVICE
OPPORTUNITY

PLANNING & COMMUNITY
DEVELOPMENT

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,


Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220186**

COMMENTS: _____

NAME: SONYA LOZED-REYES SIGNATURE 
(PLEASE PRINT)

STREET ADDRESS: 3726 COLUMBIA DR.

DATE: 3/4/2023



COMMUNITY
SERVICE
OPPORTUNITY

PLANNING & COMMUNITY
DEVELOPMENT

NOTICE OF PUBLIC HEARING

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Sincerely,

Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220186

COMMENTS: _____

NAME: Megan Hadelman
(PLEASE PRINT)

SIGNATURE

STREET ADDRESS: 6112 Menon Way

DATE: 3-14-23

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,



Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220186

COMMENTS: _____

NAME: Norman St. Clair SIGNATURE Norman St. Clair
(PLEASE PRINT)

STREET ADDRESS: 3718 Columbia Drive, 78108

DATE: 3-4-23

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,



Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220186

COMMENTS: _____

NAME: SANDRA RUMO SIGNATURE Sandra Rumo
(PLEASE PRINT)

STREET ADDRESS: 3721 COLUMBIA DR.

DATE: 3/4/23



COMMUNITY
SERVICE
OPPORTUNITY

PLANNING & COMMUNITY
DEVELOPMENT

NOTICE OF PUBLIC HEARING

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Sincerely,

Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220186

COMMENTS: _____

NAME: David & Beverly Mitchell SIGNATURE David & Beverly Mitchell
(PLEASE PRINT)

STREET ADDRESS: 6104 Portchester

DATE: 3/4/2023

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,



Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220186

COMMENTS: No Way! Not in my Backyard!

NAME: David Cummings SIGNATURE David Cummings
(PLEASE PRINT)

STREET ADDRESS: 6109 Portchester

DATE: 2/26/23



COMMUNITY
SERVICE
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DEVELOPMENT

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,


Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220186**

COMMENTS: No. No. Not ever!

NAME: Ms. H. Hummel SIGNATURE H. Hummel
(PLEASE PRINT)

STREET ADDRESS: 5709 Tuckatoe

DATE: 3/5/23



COMMUNITY
SERVICE
OPPORTUNITY

PLANNING & COMMUNITY
DEVELOPMENT

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,

Samuel Haas
Planner

Reply Form

I am: ☒ in favor of ☒ opposed to ☐ neutral to ☐ the request for PLPDD20220186

COMMENTS: Jessica weinaug

NAME: 3521 Wimbledon SIGNATURE

(PLEASE PRINT)

3/4/2023

STREET ADDRESS: _____

DATE: _____

NOTICE OF PUBLIC HEARING

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Sincerely,



Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220186

COMMENTS: _____

NAME: Victoria Williamson SIGNATURE: Victoria Williamson
(PLEASE PRINT)

STREET ADDRESS: 4113 Porterchester Schertz 78180

DATE: 2/25/23

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,



Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220186

COMMENTS:

NAME: Roxanne M. Cortinas SIGNATURE: Roxanne M. Cortinas
(PLEASE PRINT)

STREET ADDRESS: 3717 Columbia

DATE: 2/25/23

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,



Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220186

COMMENTS: _____

NAME: GERARD L. NATALEZANO SIGNATURE 
(PLEASE PRINT)

STREET ADDRESS: 5705 PELICAN HILLS,

DATE: 2/25/23



COMMUNITY
SERVICE
OPPORTUNITY

PLANNING & COMMUNITY
DEVELOPMENT

NOTICE OF PUBLIC HEARING

January 13, 2023

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, January 25, 2023**, at **6:00 p.m.** located at the Schertz Civic Center, 1400 Schertz Parkway, Building #5, Schertz, Texas to consider and make recommendation on the following item:

PLPDD20220186 – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe County, Texas.

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Sincerely,

Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220186

COMMENTS: _____

NAME: GEORGE KOLTERMANN SIGNATURE George Koltermann
(PLEASE PRINT)

STREET ADDRESS: 3748 HUNTERS GLEN SCHERTZ TX

DATE: 1-21-2023 78108

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,


Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220186

COMMENTS: _____

NAME: Tom Goodwin SIGNATURE 
(PLEASE PRINT)

STREET ADDRESS: 5705 Mahogany Bay, Schertz, TX

DATE: 3-7-23

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,



Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220186

COMMENTS: _____

NAME: Loretta Goodwin SIGNATURE Loretta Goodwin
(PLEASE PRINT)

STREET ADDRESS: 5705 Mahogany Bay

DATE: 3-7-23

Reply Form

I am ☒ in favor of ☐

opposed to ☒

neutral to ☐

the request for PLPDD20220186

COMMENTS: Single Family Homes, No Apartments, No Townhouses

NAME: Cecilia + Melissa Marchese SIGNATURE Cecilia Marchese
(PLEASE PRINT)

STREET ADDRESS: 3674 Pebble Beach, Schertz Texas 78108

DATE: 1-25-2023

1400 Schertz Parkway

Schertz, Texas 78154

210.619.1000

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,



Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220186**

COMMENTS: _____

NAME: Brandy Fake
(PLEASE PRINT)

SIGNATURE



STREET ADDRESS: 5701 Tuckatoo, Schertz Tx 78108

DATE: 3/5/23

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,



Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220186

COMMENTS: _____

NAME: Tristan Cardenas
(PLEASE PRINT)

SIGNATURE



STREET ADDRESS: 5705 Tuckatoe Schertz, TX 78108

DATE: 3/6/2023

Samuel
Planner

Reply Form

I am: ☐ in favor of ☒ opposed to ☐ neutral to ☐ the request for PLPDD20220186

COMMENTS:

NAME: Jennifer Cardenas SIGNATURE 

(PLEASE PRINT)

STREET ADDRESS: 5705 Tuckatoe, Schertz TX 78168

DATE: 3/6/23

1400 Schertz Parkway * Schertz, Texas 78154 * 210.619.1000 * schertz.com

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,



Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220186

COMMENTS: _____

NAME: William M Zulaica

(PLEASE PRINT)

SIGNATURE 

STREET ADDRESS: 5700 Pelican HLS Schertz, TX 78108

DATE: 2-25-23

January 13, 2023

NOTICE OF PUBLIC HEARING


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Sincerely,


Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220186

COMMENTS: _____

NAME: Joe Goodpasture SIGNATURE Joe Goodpasture
(PLEASE PRINT)

STREET ADDRESS: 5704 Pelican Hill

DATE: 2-25-23



COMMUNITY
SERVICE
OPPORTUNITY

PLANNING & COMMUNITY
DEVELOPMENT

NOTICE OF PUBLIC HEARING

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Sincerely,

Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220186

COMMENTS: _____

NAME: William + Loraine Lax SIGNATURE [Signature]
(PLEASE PRINT)

STREET ADDRESS: 6113 Merion Way Schertz, TX

DATE: 2/25/2023

78108

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,



Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220186

COMMENTS: _____

NAME: CURTIS HERMOSILLO
(PLEASE PRINT)

SIGNATURE 

STREET ADDRESS: 3669 Pebble Beach 78108

DATE: 022523

January 13, 2023

NOTICE OF PUBLIC HEARING

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Sincerely,




Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220186

COMMENTS: _____

NAME: Eugene A Marchese Jr SIGNATURE 
(PLEASE PRINT)

STREET ADDRESS: 3674 Pebble Beach 78108

DATE: 2-25-2023



COMMUNITY
SERVICE
OPPORTUNITY

PLANNING & COMMUNITY
DEVELOPMENT

NOTICE OF PUBLIC HEARING

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Sincerely,

Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220186

COMMENTS: _____

NAME: Howson Lau SIGNATURE: [Signature]
(PLEASE PRINT)

STREET ADDRESS: 3678 Pebble Beach

DATE: 2/25/23

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,



Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220186

COMMENTS:

NAME:

(PLEASE PRINT)

JUDY HENFEY

SIGNATURE



STREET ADDRESS:

3811 Pebble Beach, Ciholo, TX 78108

DATE:

2/25/23



COMMUNITY
SERVICE
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PLANNING & COMMUNITY
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NOTICE OF PUBLIC HEARING

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Sincerely,

Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220186

COMMENTS: _____

NAME: JW CHANDLER JR SIGNATURE [Signature]
(PLEASE PRINT)

STREET ADDRESS: 3800 COLUMBIA DR, LOOMIS

DATE: 2/20/23

NOTICE OF PUBLIC HEARING

January 13, 2023

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Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220186

COMMENTS:

NAME: JOE D. SOLIS SIGNATURE 
(PLEASE PRINT)

STREET ADDRESS: 5701 MAHOGANY BAY SCHERTZ TX 78108

DATE: 2/25/23

Samuel Haas

From:
Sent: Monday, January 23, 2023 11:09 AM
To: Samuel Haas
Subject: Rezoning PLPDD20220186

I am opposed to PLPDD20220186.

Gail Johnson
3757 Hunters Glen
Schertz, TX 78108



COMMUNITY
SERVICE
OPPORTUNITY

PLANNING & COMMUNITY
DEVELOPMENT

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,

Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220186**

COMMENTS: LOWER HOME VALUES

NAME: JOHN ALLWAY
(PLEASE PRINT)

SIGNATURE John Allway

STREET ADDRESS: 6109 MERION WAY

DATE: 1/19/23



COMMUNITY
SERVICE
OPPORTUNITY

PLANNING & COMMUNITY
DEVELOPMENT

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,


Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220186**

COMMENTS: Need area developed for recreation uses

NAME: JASON ALLOWAY
(PLEASE PRINT)

SIGNATURE 

STREET ADDRESS: 6109 MERIDIAN WAY

DATE: 1/20/23



COMMUNITY
SERVICE
OPPORTUNITY

PLANNING & COMMUNITY
DEVELOPMENT

NOTICE OF PUBLIC HEARING

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Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220186

COMMENTS: APARTMENTS will devalue OUR INVESTMENT

NAME: Aaron Alloway SIGNATURE: Aaron Alloway
(PLEASE PRINT)

STREET ADDRESS: 6109 MENON WAY

DATE: 1/18/23



COMMUNITY
SERVICE
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NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,

Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220186**

COMMENTS: NEED GOLF COURSE and APARTMENTS

NAME: RAY ALLOWAY
(PLEASE PRINT)

SIGNATURE

STREET ADDRESS: 6109 Meridian Way

DATE: 1/18/23



COMMUNITY
SERVICE
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DEVELOPMENT

NOTICE OF PUBLIC HEARING

January 13, 2023

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Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220186

COMMENTS: _____

NAME: Carmelita Alloway SIGNATURE Carmelita Alloway
(PLEASE PRINT)

STREET ADDRESS: 6109 Merion Way

DATE: 1/18/23

Samuel Haas

From:
Sent: Saturday, January 21, 2023 3:37 PM
To: Samuel Haas
Subject: PLPDD20220186

Mr Samuel Haas
Planner

Dear Mr Haas;
I am opposed to the change in zoning proposed in PLPDD20220186.

I approve of single family homes on the site, same as ALL the developed land surrounding the site.
As proposed, the change in NO WAY benefits the City of Schertz nor the neighbors of the property.

Thank you,
Philip Berg
3740 Hunters Glen
Schertz, TX 78108

21 January 2023

January 13, 2023

NOTICE OF PUBLIC HEARING


Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, January 25, 2023, at 6:00 p.m. located at the Schertz Civic Center, 1400 Schertz Parkway, Building #5, Schertz, Texas to consider and make recommendation on the following item:

PLPDD20220186 – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe County, Texas.

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Sincerely,


Samuel Haas
Planner

Reply Form

I am: ☐ in favor of ☒ opposed to ☐ neutral to ☐ the request for PLPDD20220186COMMENTS: I feel these developers took a big risk buying land not zoned for what they want it for. I feel that they should pay for that bad business investment. Not us.NAME: Ginger Hollingsworth SIGNATURE: Ginger Hollingsworth
(PLEASE PRINT)STREET ADDRESS: 5708 Pelican Hills, Schertz TX 78108DATE: 2/25/23



COMMUNITY
SERVICE
OPPORTUNITY

PLANNING & COMMUNITY
DEVELOPMENT

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,

Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220186**

COMMENTS: It's houses (rentals) in my back yard!

NAME: Kristal Miller SIGNATURE: [Signature]
(PLEASE PRINT)

STREET ADDRESS: 5708 Buckaroo

DATE: 5/12/23

NOTICE OF PUBLIC HEARING

January 13, 2023


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Sincerely,


Samuel Haas
Planner

Reply Form

I am: ☐ in favor of ☒ opposed to ☐ neutral to ☐ the request for PLPDD20220186

COMMENTS:

NAME: Havie Humphreys SIGNATURE: Havie Humphreys
(PLEASE PRINT)STREET ADDRESS: 3731 Columbia Dr., Cibola TX 78DATE: 1/24/23

Reply Form

I am: ☐ in favor of ☒ opposed to ☐ neutral to the request for PLPDD20220186

COMMENTS: not fit to put Townhouses in our Subdiv

NAME: Jondra Aguirre SIGNATURE: Jondra Aguirre
(PLEASE PRINT)

STREET ADDRESS: 5121 Knollwood, Schertz, TX 78108

DATE: 3-6-23

I am: ☐ in favor of ☒ opposed to ☐ neutral to the request for PLPDD20220186

COMMENTS: _____

NAME: FREIDA VIVAS SIGNATURE: Freida Vivas
(PLEASE PRINT)

STREET ADDRESS: 5805 BLACK DIAMOND, SCHERT TX 78108

DATE: 3/6/2023

Reply Form

I am: ☐ in favor of ☒ opposed to ☐ neutral to the request for PLPDD20220186

COMMENTS: _____

NAME: Kathy Robertson SIGNATURE: Kathy Robertson
(PLEASE PRINT)

STREET ADDRESS: 6121 Portchester

DATE: 3/6/23

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,

Samuel Haas
Planner

Reply Form

I am: ☐ in favor of ☒ opposed to ☐ neutral to ☐ the request for PLPDD20220186

COMMENTS:

NAME: James Schoelman SIGNATURE [Signature]
(PLEASE PRINT)STREET ADDRESS: 6104 Covers CoveDATE: 3/6/23

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,



Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220186**

COMMENTS: Do not develop land / NO House or pool

NAME: Ronald Mercado SIGNATURE [Signature]
(PLEASE PRINT)

STREET ADDRESS: 5125 Storm King

DATE: 7 March 2023

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,

Samuel Haas
Planner

Reply Form

I am: ☐ in favor of ☒ opposed to ☐ neutral to the request for PLPDD20220186

COMMENTS:

NAME: JAMES L. DOUGLAS SIGNATURE: [Signature]
(PLEASE PRINT)

STREET ADDRESS: 3414 WIMBLETON DR, Schertz, TX 78108

DATE: 6 MAR 2023



COMMUNITY
SERVICE
OPPORTUNITY

PLANNING & COMMUNITY
DEVELOPMENT

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,

Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220186**

COMMENTS: _____

NAME: William Nakayama
(PLEASE PRINT)

SIGNATURE

STREET ADDRESS: 3526 Charleston Ln

Schertz / C: bold

DATE: 3/6/2023

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,

Samuel Haas
Planner

Reply Form

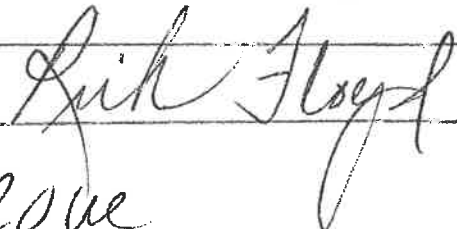
I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220186

COMMENTS:

NAME:

Rick Floyd
(PLEASE PRINT)

SIGNATURE



STREET ADDRESS:

6054 Covers Cove

DATE:

MARCH 4, 2023

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,



Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220186

COMMENTS: Too High Density

NAME: Alan & Kathryn Johanningmeier SIGNATURE 
(PLEASE PRINT)

STREET ADDRESS: 6058 Covers Cove, Schertz, TX 78108

DATE: 3/4/2023

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,



Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220186**

COMMENTS:

NAME: Justin Vogt SIGNATURE: Justin Vogt
(PLEASE PRINT)

STREET ADDRESS: 7024 Oldham Cliff Schertz TX 78108

DATE: 3-5-23

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,



Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220186

COMMENTS: _____

NAME: Nikki Aguilar SIGNATURE: Nikki Aguilar
(PLEASE PRINT)

STREET ADDRESS: 3813 Smokey Pointe

DATE: 3-5-23

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,



Samuel Haas
Planner

Reply Form.

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220186

COMMENTS:

NAME: Miguel A. Rosado SIGNATURE: Miguel A. Rosado
(PLEASE PRINT)

STREET ADDRESS: 6077 Coves Cove

DATE: 03/05/2023

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,

Samuel Haas
Planner

Reply Form.

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220186

COMMENTS: _____

NAME: Sandra Piron SIGNATURE [Signature]
(PLEASE PRINT)

STREET ADDRESS: 6021 corners Cove, Schertz,

DATE: 03/05/2023

TX 78108



COMMUNITY
SERVICE
OPPORTUNITY

PLANNING & COMMUNITY
DEVELOPMENT

NOTICE OF PUBLIC HEARING

January 13, 2023

Dear Property Owner,

March 7, 2023 ^{AMB}

The Schertz Planning and Zoning Commission will conduct a public hearing on ~~Wednesday, January 25, 2023~~ at **6:00 p.m.** located at the Schertz Civic Center, 1400 Schertz Parkway, Building #5, Schertz, Texas to consider and make recommendation on the following item:

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Sincerely,


Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220186**

COMMENTS: _____

NAME: Anne Buckley

(PLEASE PRINT)

SIGNATURE Ale Bung

STREET ADDRESS: 5701 Fairways Drive, Schertz 78108

DATE: March 6, 2023

NOTICE OF PUBLIC HEARING

January 13, 2023


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Sincerely,


Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220186

COMMENTS: _____

NAME: Armando G. Cruz SIGNATURE 
(PLEASE PRINT)

STREET ADDRESS: 6070 Covers Cove

DATE: 4 MAR 2023

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,

Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220186**

COMMENTS: _____

NAME: Nicole Peters

(PLEASE PRINT)

SIGNATURE Nicole PetersSTREET ADDRESS: 5105 Guinway Dr. 78108DATE: 3-6-23



COMMUNITY
SERVICE
OPPORTUNITY

PLANNING & COMMUNITY
DEVELOPMENT

NOTICE OF PUBLIC HEARING

January 13, 2023

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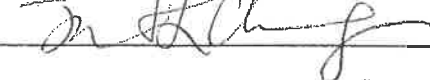
Sincerely,


Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220186**

COMMENTS: _____

NAME: Janet L. Chang SIGNATURE: 
(PLEASE PRINT)

STREET ADDRESS: 3338 Wimbledon, Schertz, Tx 78108

DATE: 3/6/23

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,

Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220186**

COMMENTS: _____

NAME: Michelle Swisher SIGNATURE: Michelle Swisher
(PLEASE PRINT)

STREET ADDRESS: 6105 Mule Deer, Schertz, Tx 78108

DATE: 3-6-23



COMMUNITY
SERVICE
OPPORTUNITY

PLANNING & COMMUNITY
DEVELOPMENT

NOTICE OF PUBLIC HEARING

January 13, 2023

Dear Property Owner,

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PLPDD20220186 – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe County, Texas.

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Sincerely,

Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220186**

COMMENTS:

NAME:

Mike Sills
(PLEASE PRINT)

SIGNATURE

M Sills

STREET ADDRESS:

6108 Covers Cove, Schertz,
TX 78108

DATE:

3/7/2023



COMMUNITY
SERVICE
OPPORTUNITY

PLANNING & COMMUNITY
DEVELOPMENT

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,


Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220186**

COMMENTS: _____

NAME: Waynette Delan SIGNATURE Waynette Delan
(PLEASE PRINT)

STREET ADDRESS: 3401 Columbia, Cibola, TX. 78108

DATE: 2/6/2023



COMMUNITY
SERVICE
OPPORTUNITY

PLANNING & COMMUNITY
DEVELOPMENT

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,

Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220186**

COMMENTS:

NAME: Steve Gooding
(PLEASE PRINT)

SIGNATURE

STREET ADDRESS:

DATE:



COMMUNITY
SERVICE
OPPORTUNITY

PLANNING & COMMUNITY
DEVELOPMENT

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,

Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220186

COMMENTS: _____

NAME: Kenny Rogers

(PLEASE PRINT)

SIGNATURE [Signature]

STREET ADDRESS: 5116 Eagle Valley st

DATE: 6 Mar 23



COMMUNITY
SERVICE
OPPORTUNITY

PLANNING & COMMUNITY
DEVELOPMENT

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,

Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220186

COMMENTS: _____

NAME: MARY BURKS SIGNATURE Mary S Burks
(PLEASE PRINT)

STREET ADDRESS: 3737 Pebble Beach

DATE: 6 Mar 2023



COMMUNITY
SERVICE
OPPORTUNITY

PLANNING & COMMUNITY
DEVELOPMENT

NOTICE OF PUBLIC HEARING

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Sincerely,

Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220186**

COMMENTS:

NAME: ROBERT WEAR SIGNATURE R L Wear
(PLEASE PRINT)

STREET ADDRESS: 3800 PEBBLE BEACH

DATE: 3/1/2023



COMMUNITY
SERVICE
OPPORTUNITY

PLANNING & COMMUNITY
DEVELOPMENT

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,

Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220186**

COMMENTS: _____

NAME: Darren Kial SIGNATURE [Signature]
(PLEASE PRINT)

STREET ADDRESS: 3437 Columbia Dr. Schertz TX 78105

DATE: 3/6/23



COMMUNITY
SERVICE
OPPORTUNITY

PLANNING & COMMUNITY
DEVELOPMENT

NOTICE OF PUBLIC HEARING

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Sincerely,

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Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220186**

COMMENTS: _____

NAME: Sally + Pedro Macias SIGNATURE Sally K. Macias
(PLEASE PRINT)

STREET ADDRESS: 3777 Pebble Beach

DATE: 3/1/2023



COMMUNITY
SERVICE
OPPORTUNITY

PLANNING & COMMUNITY
DEVELOPMENT

NOTICE OF PUBLIC HEARING

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Sincerely,

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Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220186**

COMMENTS:

NAME:

Robert C. Lee
(PLEASE PRINT)

SIGNATURE

Davene Lee

Davene Lee

STREET ADDRESS:

5812 ST. Andrews

DATE:

3-6-2023

davene@saty,rr.com

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,

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Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220186**

COMMENTS:

NAME:

Janis Servin

(PLEASE PRINT)

SIGNATURE

[Signature]

STREET ADDRESS:

3445 Meadowhead Dr Schertz

DATE:

3/6/23

78109



COMMUNITY
SERVICE
OPPORTUNITY

PLANNING & COMMUNITY
DEVELOPMENT

NOTICE OF PUBLIC HEARING

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Sincerely,

Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220186**

COMMENTS:

NAME: Javier Rodriguez SIGNATURE: [Signature]
(PLEASE PRINT) Carmen Rodriguez
STREET ADDRESS: 5621 Fairways Dr.
DATE: 03/06/2023



COMMUNITY
SERVICE
OPPORTUNITY

PLANNING & COMMUNITY
DEVELOPMENT

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,

Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220186**

COMMENTS: _____

NAME: John + DJ Thompson SIGNATURE [Signature]
(PLEASE PRINT)

STREET ADDRESS: 3325 Charleston Lane Cibola, TX 78108

DATE: 6 March 2023



COMMUNITY
SERVICE
OPPORTUNITY

PLANNING & COMMUNITY
DEVELOPMENT

NOTICE OF PUBLIC HEARING

January 13, 2023

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Planner

Reply Form

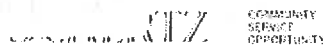
I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220186**

COMMENTS: _____

NAME: Maureen Maus SIGNATURE Maureen Maus
(PLEASE PRINT)

STREET ADDRESS: 3434 Wimbledon Dr.

DATE: 3/6/23



PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,

Samuel Maas
Planner

Reply Form

I am in support of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220186**

COMMENTS

NAME **KRISTIE DENDY** SIGNATURE *Kristie Dendy*
(PLEASE PRINT)

STREET ADDRESS **3149 CAMERON RIVER**

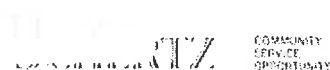
DATE **3/6/23**

Reply Form

☒ neutral to ☐ the request for **PLPDD20220186**

SIGNATURE *WR*

10 VALLEY ST. SCHERTZ



PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,

Samuel Haas
Planner

Reply form

I am in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220186**

COMMENTS

NAME **DONALD D. DENDY**
(PLEASE PRINT)

SIGNATURE

STREET ADDRESS **3149 CAMERON RIVER**

DATE **3/6/2023**



COMMUNITY
SERVICE
OPPORTUNITY

PLANNING & COMMUNITY
DEVELOPMENT

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,

Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220186**

COMMENTS: _____

NAME: Janie Thomas SIGNATURE Janie Thomas
(PLEASE PRINT)

STREET ADDRESS: 3402 Charleston Lane

DATE: 3/6/2023

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,



Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220186**

I do not live within 200ft of the propose area, but I am in the subdivision. I oppose the rezoning
COMMENTS: of this property.

NAME: Michelle Saunders
(PLEASE PRINT)

SIGNATURE Michelle Saunders

STREET ADDRESS: 3438 Foxbriar LN, Schertz, TX 78108

DATE: 1-23-2023

NOTICE OF PUBLIC HEARING

January 13, 2023


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Sincerely,


Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220186**

COMMENTS: I oppose to any and all rezoning of the golf course for multi-home building. Improve it for the current residents to use instead.

NAME: Tammy Kennedy
(PLEASE PRINT)

SIGNATURE Tammy Kennedy

STREET ADDRESS: 3712 Pebble Beach, Schertz, TX 78108

DATE: January 22, 2023

NOTICE OF PUBLIC HEARING

January 13, 2023


Dear Property Owner,

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Sincerely,


Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220186

COMMENTS: I support the integrity of keeping this as a single family neighborhood

NAME: D. DRAKE SIGNATURE: [Signature]
(PLEASE PRINT)

STREET ADDRESS: 5621 CRESWOOD DR

DATE: 01/24/2023

NOTICE OF PUBLIC HEARING

January 13, 2023

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, January 25, 2023**, at **6:00 p.m.** located at the Schertz Civic Center, 1400 Schertz Parkway, Building #5, Schertz, Texas to consider and make recommendation on the following item:

PLPDD20220186 – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe County, Texas.

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

Sincerely,

Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220186**

COMMENTS: _____

NAME: Ruth LAWRENCE

(PLEASE PRINT)

SIGNATURE Ruth LawrenceSTREET ADDRESS: 6100 Menon Way, SchertzDATE: 1-25-23

NOTICE OF PUBLIC HEARING

January 12, 2023


Dear Property Owner:

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, January 25, 2023, at 6:00 p.m. located at the Schertz Civic Center, 1400 Schertz Parkway, Building #5, Schertz, Texas to consider and make recommendation on the following item:

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Sincerely,


Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220186COMMENTS: *Townhomes will decrease property values. It will increase crime. There isn't enough parking in Developer's plan.*NAME: Linda Rasch
(PLEASE PRINT)SIGNATURE: Linda RaschSTREET ADDRESS: 3509 Whisper Knoll Schertz, TX 78108DATE: 1/21/23
zone it for single family homes only like the rest of the neighborhood.

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,

Samuel Haas
Planner

Text

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220186

Strongly opposed to rezone. Rezone significantly increases basic
COMMENTS: infrastructure necessities without adequate ability to meet

NAME: David A. Hermann
(PLEASE PRINT)

SIGNATURE

STREET ADDRESS: 6037 Scenic Links, Schertz, TX

DATE: 2/26/2023

James M. Hough
5133 Black Horse
Schertz, TX 78108

January 24, 2023

Good evening,

My name is James M. Hough (H-O-U-G-H...I pronounce my last name as H-U-F-F, like R-O-U-G-H). I live at 5133 Black Horse, Schertz, TX 78108. I am a retired Vietnam War veteran with 30 years of Military Service: 26 years as a USAF Chaplain, LtCol (Ret) and 4 years as a USN Personnelman, Second Class, E-5. My telephone number is

There are two reasons I am addressing the Schertz City Council tonight:

- 1) To pray for each member of the Schertz City Council and
- 2) To express my view about the proposed change of the Zoning for the Northcliffe Area.

First, let us pray,

"Dear Lord, we gather tonight to conduct the business of the Schertz City Council. It is our prayer that each City Council member: The Mayor, and each City Council member be richly blessed and their families. May they conduct the business and service of the City of Schertz with integrity by doing the right thing and always representing the people of Schertz, TX for the greatest good. In Your Holy Name we pray. Amen."

Second, I would like to express my view of the proposed change for the Zoning area of Northcliffe. I have reflected on this proposal and strongly feel that this is not in the best interest of many people because:

- 1) The neighborhoods that are adjacent to this area need the Park facing their homes so that they can conveniently walk and enjoy its beautiful surroundings.

This is the major reason why our neighbors bought their home in the Fairway Ridge and Northcliffe neighborhoods. The closest park is farther away and does not directly connect with these homes as this current Park does.

- 2) I was disappointed that I did not receive a survey to express my view. I do not believe many of our neighbors were contacted either. However, we understand that we do not have to be notified since we are not within 200 feet of the area. QUESTION: Is there somewhere our residents can go to see all the details of this proposal?
- 3) A proposed housing area would become problematic if the project managers and builders do not live there. They would become like hired shepherds that would abandon the flock after the building was completed. We in our neighborhoods would never get to meet and know them as our neighbors.
- 4) Currently, our neighbors are hardworking and faithful tax payers citizens of Schertz, TX. We enjoy our neighbors and socializing with them. We have had neighbors that have rented homes here and we found them to be wonderful people. (We got to know them. They too enjoyed using the Park while living here.) We would like to keep this Park so that we all can enjoy it.

If the recommended Zoning has to be changed, **then** we recommend that it be changed to **A Single Family Residence** in keeping with the surrounding area. I feel that it is in **the best interest** of the City of Schertz, TX and citizens of Schertz and surrounding communities to allow **this Park and this Zoning** to remain **as is** for the best interest of all to enjoy.

Thank you,

James M. Hough

Samuel Haas

From: ~
Sent: Tuesday, January 24, 2023 9:36 AM
To: Samuel Haas
Subject: Northcliffe Rezoning Opposition

Mr. Haas,

My name is Heather Jackson. I live at 3410 Wimbledon Drive here in Schertz, TX. I am writing to you to let it be known that I strongly oppose the proposed rezoning of the 25 acres in the Northcliffe subdivision. I will be in attendance at the meeting Jan. 25th. Thank you for your time.

Sincerely,

Heather Jackson
3410 Wimbledon Dr.
Schertz, TX 78108



COMMUNITY
SERVICE
OPPORTUNITY

PLANNING & COMMUNITY
DEVELOPMENT

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,

Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220186

COMMENTS: _____

NAME: Norma I Santiago

(PLEASE PRINT)

SIGNATURE Norma I Santiago

STREET ADDRESS: 5613 Fairways Dr.

DATE: 03/04/2023

Samuel Haas

From:
Sent: Tuesday, January 24, 2023 5:00 PM
To: Samuel Haas
Subject: Northcliffe Rezoning

Hello Mr. Haas,

I live off of the Northcliffe Golf Course, and wanted to be sure to let you know that although I don't live within the 200ft radius of the proposed area to be rezoned, I do strongly oppose the rezoning. It just doesn't make sense to plop multifamily housing in the middle of all single home neighborhoods. Schertz may have a need for this type of housing, but this is not the place for it. Thank you for your consideration.

Phil Jackson

3410 Winkler

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,

Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220186

COMMENTS: _____

NAME: Joshua Torres
(PLEASE PRINT)

SIGNATURE Joshua Torres

STREET ADDRESS: 6112 Covers CV Schertz, TX 78108

DATE: 03/06/2023

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,



Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220186**

COMMENTS: This is being done to generate more tax revenue at the expense of the community.
There are better options to develop property that would not destroy home values.

NAME: Travis Chrest
(PLEASE PRINT)

SIGNATURE Travis Chrest

STREET ADDRESS: 3755 Columbia Dr Cibolo TX 78108

DATE: 3/6/2023

Samuel Haas

From: Carol Allen <carol_and_dj@yahoo.com>
Sent: Monday, March 6, 2023 9:59 PM
To: Samuel Haas
Subject: Public Hearing Notice Form

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

January 13, 2023

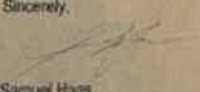
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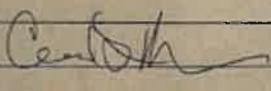
Sincerely,


Samuel Haas
Planner

Reply Form

I am: ☒ in favor of ☐ opposed to ☐ neutral to ☐ the request for **PLPDD20220186**

COMMENTS: _____

NAME: CAROL DAVIS SIGNATURE: 
(PLEASE PRINT)

STREET ADDRESS: 3337 Wimbleda Dr

DATE: 3-6-2023

1400 Schertz Parkway • Schertz, Texas 78154 • 210.619.1000 • www.schertz.com

Sent from my iPhone

SCHERTZ |

COMMUNITY
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PLANNING & COMMUNITY
DEVELOPMENT

NOTICE OF PUBLIC HEARING

January 13, 2023


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Sincerely,


Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220186

COMMENTS: We prefer that the land be used as a plot for solar energy and park

NAME: Thomas Hernandez
(PLEASE PRINT)

SIGNATURE 

STREET ADDRESS: 5105 BLACK HORSE

DATE: 2/28/23

1400 Schertz Parkway

★

Schertz, Texas 78154

★

210.619.1000

★

schertz.com

NOTICE OF PUBLIC HEARING

January 13, 2023

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, January 25, 2023, at 6:00 p.m. located at the Schertz Civic Center, 1400 Schertz Parkway, Building #5, Schertz, Texas to consider and make recommendation on the following item:

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Sincerely,

Samuel Haas
Planner

Reply Form.

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220186

COMMENTS: _____

NAME: Phillip Schoenher SIGNATURE: 
(PLEASE PRINT)STREET ADDRESS: 3312 Sherwin Dr Schertz, TXDATE: 3/4/23

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,



Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220186

COMMENTS: _____

NAME: _____

(PLEASE PRINT)

SIGNATURE _____

STREET ADDRESS: _____

DATE: _____

Samuel Haas

From: patricknbsurf <patricknbsurf@gmail.com>
Sent: Monday, March 6, 2023 10:31 PM
To: Samuel Haas
Subject: Northcliffe development

1 of 1

SCHERTZ

COMMUNITY
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PLANNING & COMMUN
DEVELOPMENT

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,

Samuel Haas
Planner

Gregory Byrne

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220186

COMMENTS: _____

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,



Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220186**

COMMENTS: Do not develop land / NO Houses or apartments

NAME: Ronald Mercado SIGNATURE: [Handwritten Signature]
(PLEASE PRINT)

STREET ADDRESS: 5125 Storm King

DATE: 7 March 2023

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,



Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220186**

COMMENTS: _____

NAME: **Jennifer Hackworth**
(PLEASE PRINT)

SIGNATURE



STREET ADDRESS: **5144 Knollwood**

DATE: **3/6/2023**

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,


Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220186

COMMENTS: _____

NAME: Bobby Yates

(PLEASE PRINT)

SIGNATURE STREET ADDRESS: 3401 WimbledonDATE: 3/07/2023



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OPPORTUNITY

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DEVELOPMENT

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,

Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220186**

COMMENTS: _____

NAME: William Davis SIGNATURE William R. Davis
(PLEASE PRINT)

STREET ADDRESS: 3334 Charleston Ln Schertz TX 78108

DATE: 3/7/2023

Samuel Haas

From: Alberta Miller <amiller2@sbcglobal.net>
Sent: Tuesday, March 7, 2023 4:41 PM
To: Samuel Haas
Subject: Northcliffe/PLPDD20220186

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

January 12, 2023

NOTICE OF PUBLIC HEARING


Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, January 25, 2023, at 8:00 a.m., located at the Schertz Civic Center, 1402 Schertz Parkway, Building 45, Schertz, Texas to consider and make recommendation on the following item:

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Sincerely,


Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220186**

COMMENTS:

NAME Alberta Miller SIGNATURE Alberta Miller
(PLEASE PRINT)

STREET ADDRESS 3514 Foxbriar Ln Cibola, TX 78108

DATE 3-7-2023

1402 Schertz Parkway • Schertz, Texas 78154 • 210.618.1000 • schertz.com

Sent from my iPhone



COMMUNITY
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NOTICE OF PUBLIC HEARING

January 13, 2023

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, January 25, 2023, at 6:00 p.m. located at the Schertz Civic Center, 1400 Schertz Parkway, Building #5, Schertz, Texas to consider and make recommendation on the following item:

PLPDD20220186 – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe County, Texas.

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Sincerely,

Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220186**

COMMENTS: _____

NAME: BRANDON TIDMORE
(PLEASE PRINT)

SIGNATURE

STREET ADDRESS: 3796 PEOPLE BEACH

DATE: 03/07/23



COMMUNITY
SERVICE
OPPORTUNITY

PLANNING & COMMUNITY
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January 13, 2023

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Sincerely,

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Planner

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I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220186**

COMMENTS: _____

NAME: Debi'e Henry Martinez SIGNATURE [Signature]
(PLEASE PRINT)

STREET ADDRESS: 3788 Pebble Beach, Schertz 78108

DATE: 3/7/23



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COMMENTS:

NAME:

(PLEASE PRINT)

SIGNATURE

STREET ADDRESS:

DATE:

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COMMENTS: _____

NAME: ARABELLA DALTON SIGNATURE: Arabella Dalton
(PLEASE PRINT)STREET ADDRESS: 3783 PEBBLE BEACHDATE: 1.13.23



COMMUNITY
SERVICE
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COMMENTS: _____

NAME: SYLVIA BEASON
(PLEASE PRINT)

SIGNATURE

Sylvia Beason

STREET ADDRESS: 5709 Whistling Straits

DATE: 3/7/2023

NOTICE OF PUBLIC HEARING

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COMMENTS: _____

NAME: Ann Thew
(PLEASE PRINT)

SIGNATURE

Ann Thew

STREET ADDRESS: 5708 Crooked stick, schertz

DATE: 3/7/23



COMMUNITY
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Sincerely,

Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220186**

COMMENTS: _____

NAME: RICHARD LEON SIGNATURE Richard Leon
(PLEASE PRINT)

STREET ADDRESS: 3761 PEBBLE BEACH

DATE: 2/7/2023

NOTICE OF PUBLIC HEARING

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Reply Form

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COMMENTS: _____

NAME: Chris Paragon SIGNATURE [Signature]
(PLEASE PRINT)

STREET ADDRESS: 5701 Crooked Stick

DATE: 3/7/23

NOTICE OF PUBLIC HEARING

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I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220186**

COMMENTS: _____

NAME: Carlos Alvarez SIGNATURE Carlos Alvarez
(PLEASE PRINT)STREET ADDRESS: 5704 Crooked StickDATE: 3-7-2023

NOTICE OF PUBLIC HEARING

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COMMENTS: _____

NAME: Sheena McGhee SIGNATURE Sheena McGhee
(PLEASE PRINT)

STREET ADDRESS: 3729 Pebble Beach

DATE: 3/7/23



COMMUNITY
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COMMENTS: _____

NAME: RENE CYRIEL
(PLEASE PRINT)

SIGNATURE Rene A. Cyriel

STREET ADDRESS: 3725 Public Beach

DATE: 3-7-23

NOTICE OF PUBLIC HEARING

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Reply Form

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COMMENTS: _____

NAME: Becky Lowell SIGNATURE Becky Lowell
(PLEASE PRINT)

STREET ADDRESS: 5145 Columbia Dr. Cubo TX 78108

DATE: 3-7-23



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COMMENTS: _____

NAME: BRUCE HUNTER

(PLEASE PRINT)

SIGNATURE Bruce T. Hunter

STREET ADDRESS: 3753 Pebble Beach, Schertz, TX

DATE: 3/7/23

NOTICE OF PUBLIC HEARING

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COMMENTS: _____

NAME: _____

(PLEASE PRINT)

SIGNATURE _____

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Reply Form

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COMMENTS: _____

NAME: Andy Cawthon SIGNATURE [Signature]
(PLEASE PRINT)

STREET ADDRESS: 3741 Pebblebeach

DATE: 3.7.23

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COMMENTS: _____

NAME: David Vollbrecht

(PLEASE PRINT)

SIGNATURE David VollbrechtSTREET ADDRESS: 3780 Pebble Beach, Schertz, TX 78108DATE: 3/7/23

NOTICE OF PUBLIC HEARING

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COMMENTS: _____

NAME: MAR LANDEZ

(PLEASE PRINT)

SIGNATURE Mar Landez

STREET ADDRESS: 5800 BLACK DIAMOND

DATE: 3/7/23



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COMMENTS:

NAME: JANIS Ricks SIGNATURE Janis Ricks
(PLEASE PRINT)

STREET ADDRESS: 3775 Pebble Beach

DATE: 3/7/23



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COMMENTS: _____

NAME: JAMES M. CERDA
(PLEASE PRINT)

SIGNATURE

James M. Cerda

STREET ADDRESS: 3795 PEBBLE BEACH

DATE: 3-7-2023



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Sincerely,

Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220186**

COMMENTS: _____

NAME: Sheryl Finys SIGNATURE Sheryl Finis
(PLEASE PRINT)

STREET ADDRESS: 3791 Pebble House

DATE: 3-7-23

NOTICE OF PUBLIC HEARING

January 13, 2023

Dear Property Owner,

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Sincerely,

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Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220186**

COMMENTS:

NAME: ROBERT GALVAN SIGNATURE GALVAN R. Haas
(PLEASE PRINT)STREET ADDRESS: 3517 CHARLESTON LN Cibola TX 78108DATE: 3/7/2023



COMMUNITY
SERVICE
OPPORTUNITY

PLANNING & COMMUNITY
DEVELOPMENT

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,

Samuel Haas
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220186**

COMMENTS: _____

NAME: Angel M. Santiago-Colon SIGNATURE: [Signature]
(PLEASE PRINT)

STREET ADDRESS: 5613 Fairways Dr. Schertz, Tx 78108

DATE: 1-17-23



COMMUNITY
SERVICE
OPPORTUNITY

PLANNING & COMMUNITY
DEVELOPMENT

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,

Samuel Haas
Planner

Reply Form

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COMMENTS:

NAME:

(PLEASE PRINT)

SIGNATURE

STREET ADDRESS:

DATE:

NOTICE OF PUBLIC HEARING

January 13, 2023

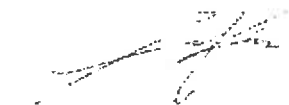
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Sincerely,

Samuel Haas
Planner

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for PLPDD20220186

COMMENTS:

NO WALKING TRAIL

NAME:

ANITA LEACH

SIGNATURE

Anita Leach

(PLEASE PRINT)

STREET ADDRESS:

3749 HUNTERS GLEN SCHERTZ-

DATE:

26 Feb, 23

Emily Delgado

From: Gregory Sebold
Sent: Tuesday, February 28, 2023 11:26 AM
To: Emily Delgado
Subject: PLPDD20220186
Attachments: completed public hearing notices.pdf

Hello Miss Emily,

I apologize for not sending these before now. I would also like to apologize for whatever extra workload this has caused you. Just so that you are aware, the support of this project is conditional on it being adopted in its original form. If the city tries to impose the Great Northern Walking Trail through this sector versus one of the other two options, every letter of support from the Scenic Hills Community Association will become a letter of opposition. Thank you for your assistance in this matter.

Kindest regards, respectfully submitted,

Gregory Sebold, president SHCA

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,

Samuel Haas
Planner

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for PLPDD20220186COMMENTS: I have spoken to Doug Young and he addressed my concerns so I'm changing my reply "Vote."NAME: Mary E "Betsy" Berg SIGNATURE [Signature]
(PLEASE PRINT)STREET ADDRESS: 4013 Cypress Court, Schertz, TX 78108DATE: 24 JAN 2023

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,

Samuel Haas
Planner

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for **PLPDD20220186**

COMMENTS:

NAME: JAMES L. KOSBIE SIGNATURE James L. Kosbie
(PLEASE PRINT)

STREET ADDRESS:

3624 ELM COURT, SCHERTZ TXDATE: 1-19-2023

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,



Samuel Haas
Planner

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for **PLPDD20220186**

COMMENTS: _____

NAME: Shirley R. Olinick SIGNATURE Shirley R. Olinick
(PLEASE PRINT)

STREET ADDRESS: 3817 Hunters Glen, Schertz

DATE: 01/25/2023

NOTICE OF PUBLIC HEARING

January 13, 2023


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Sincerely,


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Planner

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for PLPDD20220186

COMMENTS: No Walking Trail

NAME: Rebecca Redcliffe

(PLEASE PRINT)

SIGNATURE Rebecca Redcliffe

STREET ADDRESS: 3124 Hunters Glen Schertz, TX

DATE: 2-26-23

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,



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Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for **PLPDD20220186**

COMMENTS: _____

NAME: OTHANN WARNER SIGNATURE Othann B Warner
(PLEASE PRINT)

STREET ADDRESS: 3717 Hunters Glen Schertz, TX

DATE: 1-24-23

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,



Samuel Haas
Planner

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for **PLPDD20220186**

COMMENTS: _____

NAME: SUSAN WALKER SIGNATURE Susan Walker
(PLEASE PRINT)

STREET ADDRESS: 3921 Pecan Ct.

DATE: 1/24/23

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,



Samuel Haas
Planner

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for **PLPDD20220186**

COMMENTS: Thank you!

NAME: Laurie Jenks Hale SIGNATURE Laurie Jenks Hale
(PLEASE PRINT)

STREET ADDRESS: 3900 Pecan Ct. Schertz, TX 78108

DATE: 01/24/2023

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,

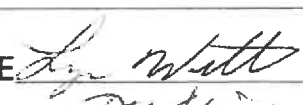


Samuel Haas
Planner

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for **PLPDD20220186**

COMMENTS: _____

NAME: LYNN WHITE ^{JUDYJANE} _{WITTE} SIGNATURE 
(PLEASE PRINT) Judyjane Witte

STREET ADDRESS: 4025 CYPRESS CT

DATE: 1-24-2023

NOTICE OF PUBLIC HEARING

January 13, 2023

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Samuel Haas
Planner

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for **PLPDD20220186**COMMENTS: I feel very safe here especially with the encinas as fuelNAME: Sharon L Clancy SIGNATURE: Sharon L Clancy
(PLEASE PRINT)STREET ADDRESS: 3744 Hunters GlenDATE: 2/26/23

I will Not feel with
walking trail. Please do
not add in the walking
trail!

Reply Form

I am: in favor of ☒

opposed to ☐

neutral to ☐

the request for PLPDD20220186

COMMENTS: _____

NAME: Ann McMaster
(PLEASE PRINT)

SIGNATURE

Ann McMaster

STREET ADDRESS: 3604 Elm Ct Schertz

DATE: 1/24/23

1400 Schertz Parkway

Schertz, Texas 78154

210.619.1000

schertz.com

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,



Samuel Haas
Planner

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for **PLPDD20220186**

COMMENTS: NO Walking Trail

NAME: DAVID A. KLING SIGNATURE: David A. Kling
(PLEASE PRINT)

STREET ADDRESS: 3728 HUNTERS GLEN

DATE: 26 FEB 23

NOTICE OF PUBLIC HEARING

January 13, 2023

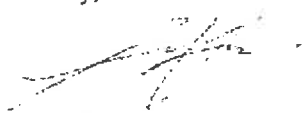
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Samuel Haas
Planner

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for **PLPDD20220186**

COMMENTS: NO IMPROVEMENTS

NAME: Judy G. Spencer

(PLEASE PRINT)

SIGNATURE Judy G. Spencer

STREET ADDRESS: 3620 Elm Ct Schertz 78108

DATE: 2/26/23



COMMUNITY
SERVICE
OPPORTUNITY

PLANNING & COMMUNITY
DEVELOPMENT

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,

Samuel Haas
Planner

Reply Form

I am: ☒ in favor of ☐ opposed to ☐ neutral ☐ the request for PLPDD20220186

COMMENTS: NO WALKING TRAIL

NAME: Laurie Jenks Hale SIGNATURE: Laurie Jenks Hale
(PLEASE PRINT)

STREET ADDRESS: 3900 Pecan Court Schertz, TX 78108

DATE: 26 Feb 2023

reply form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for PLPDD20220186

COMMENTS: _____

NAME: Terry Spicer SIGNATURE Terry Spicer
(PLEASE PRINT)

STREET ADDRESS: 4021 Cypress Court Schertz Tx 78108

DATE: 1/24/23

1400 Schertz Parkway



Schertz, Texas 78154



210.619.1000



schertz.com

I am: ☒ in favor of ☐ opposed to ☐ neutral to ☐ the request for PLPDD20220186

COMMENTS: _____

NAME: Amelia Courser SIGNATURE Amelia Courser
(PLEASE PRINT)

STREET ADDRESS: 3620 Elm Ct.

DATE: Jan. 24, 2023

NOTICE OF PUBLIC HEARING

January 13, 2023

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Planner

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for PLPDD20220186COMMENTS: Without WALKING TRAILNAME: Jess McNeer-Stark SIGNATURE: Jess McNeer-Stark
(PLEASE PRINT)STREET ADDRESS: 3701 Hunter GlenDATE: 2/26/23

Reply Form

I am: ☒ in favor of ☐ opposed to ☐ neutral to ☐ the request for PLPDD20220186

COMMENTS:

NAME: Judy Spencer SIGNATURE Judy Spencer
(PLEASE PRINT)

STREET ADDRESS: 3628 Elm Ct, Schertz 78108

DATE: 1/23/23

1400 Schertz Parkway Schertz, Texas 78154 210.619.1000



COMMUNITY
SERVICE
OPPORTUNITY

PLANNING & COMMUNITY
DEVELOPMENT

NOTICE OF PUBLIC HEARING

January 13, 2023

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, January 25, 2023, at 6:00 p.m. located at the Schertz Civic Center, 1400 Schertz Parkway, Building #5, Schertz, Texas to consider and make recommendation on the following item:

PLPDD20220186 – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe County, Texas.

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Sincerely,

Samuel Haas
Planner

Reply Form:

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for PLPDD20220186

COMMENTS: Without Walking Trail

NAME: Richard Scapperozzi SIGNATURE: R. Scapperozzi
(PLEASE PRINT)

STREET ADDRESS: 3908 Pecan Ct Schertz TX

DATE: 2/27/23

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,



Samuel Haas
Planner

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for **PLPDD20220186**

COMMENTS: _____

NAME: PATRICIA CRAWFORD SIGNATURE Patricia Crawford
(PLEASE PRINT)

STREET ADDRESS: 3725 Hunters Glen, Schertz, TX 78108

DATE: Jan. 24, 2023

NOTICE OF PUBLIC HEARING

January 13, 2023

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, January 25, 2023, at 6:00 p.m. located at the Schertz Civic Center, 1400 Schertz Parkway, Building #5, Schertz, Texas to consider and make recommendation on the following item:

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Sincerely,


Samuel Haas
Planner

Reply Form

I am in favor of ☒ opposed to ☐ neutral to ☐ the request for PLPDD20220186

COMMENTS: _____

NAME: Jeff Crawford
(PLEASE PRINT)SIGNATURE STREET ADDRESS: 3725 Hunters Glen Schertz, TX 78108DATE: 1/24/23

NOTICE OF PUBLIC HEARING

January 13, 2023

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Planner

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for **PLPDD20220186**

COMMENTS:

NAME:

(PLEASE PRINT)

SIGNATURE

STREET ADDRESS:

DATE:

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Sincerely,



Samuel Haas
Planner

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for **PLPDD20220186**

COMMENTS: _____

NAME: Robert F. Radcliffe SIGNATURE: [Handwritten Signature]

(PLEASE PRINT)

Ruth A. Radcliffe

Ruth Radcliffe

STREET ADDRESS: 3724 Hunters Glen, Schertz TX 78108

DATE: 1/24/2023

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,



Samuel Haas
Planner

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for **PLPDD20220186**

COMMENTS: _____

NAME: Wes + Marcheta Wright SIGNATURE: Wes Wright Marcheta Wright
(PLEASE PRINT)

STREET ADDRESS: 3613 Elm Ct Schertz, TX 78108

DATE: 1-24-2023

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,



Samuel Haas
Planner

Reply Form

I am in favor of ☒ opposed to ☐ neutral to ☐ the request for **PLPDD20220186**

COMMENTS: _____

NAME: GEORGE H. MAURER
(PLEASE PRINT)

SIGNATURE



STREET ADDRESS: 3721 HUNTERS GLN SCHERTZ, TX 78108

DATE: 1/24/23

Reply Form

the request for PLPDD20220186

I am: ☒ in favor of

☐ opposed to

☐ neutral to

COMMENTS:

NAME: DONNA IRELAND SIGNATURE Donna Ireland

(PLEASE PRINT)

STREET ADDRESS: 3730 Hunters Glen, Schertz

DATE: 1-19-23

1400 Schertz Parkway

Schertz, Texas 78154

210.619.1000

schertztz.com

Emily Delgado

From: Douglas Young
Sent: Thursday, February 23, 2023 5:29 PM
To: Emily Delgado
Subject: COMMENTS ON PENDING ACTION - PLPDD20220186

As a registered voter in Schertz, I am writing to urge you to approve PLPD20220186 (Villas at Bluebonnet Ridge) as originally submitted without the Great North Walking Trail through the project site. I believe that the walking trail suggested by city staff would jeopardize the security of all residents in SCHA. The reason I object to the inclusion of the walking trail in the submission by Bluebonnet is that it's inclusion will not allow the permanent seclusion of the Scenic Hills Subdivision and therefore prevent the permanent completion of the security for the Scenic Hills Subdivision and it's 210 property owners in the Scenic Hills Community Association with the security they deserve. Thank you for your assistance and consideration in this matter.

Douglas Young

3701 Hillside

Schertz, TX

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,



Samuel Haas
Planner

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for PLPDD20220186

COMMENTS: _____

NAME: GARY ENSMINGER SIGNATURE: 
(PLEASE PRINT)

STREET ADDRESS: 3753 HUNTERS GLEN

DATE: 1/24/23

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Sincerely,



Samuel Haas
Planner

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for **PLPDD20220186**

COMMENTS: _____

NAME: Kelly Griffin
(PLEASE PRINT)

SIGNATURE Kelly Griffin

STREET ADDRESS: 3745 HUNTERS GLEN SCHERTZ TX

DATE: 1/25/2023



COMMUNITY
SERVICE
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Sincerely,

Samuel Haas
Planner

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for PLPDD20220186

COMMENTS: _____

NAME: CHARLES J. JENKINS
(PLEASE PRINT)

SIGNATURE

STREET ADDRESS: 3729 Hunters Glen, Schertz, TX 78105

DATE: 1/24/2023

NOTICE OF PUBLIC HEARING

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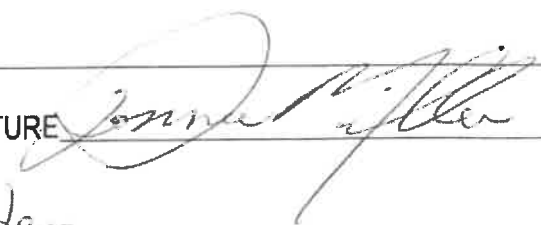
Sincerely,


Samuel Haas
Planner

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for **PLPDD20220186**

COMMENTS:

NAME: Ken & Bonnie Miller SIGNATURE 
(PLEASE PRINT)

STREET ADDRESS: 3709 Hunters GlenDATE: 1/24/23

NOTICE OF PUBLIC HEARING

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Sincerely,



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COMMENTS: _____

NAME: _____

(PLEASE PRINT)

SIGNATURE _____

STREET ADDRESS: _____

DATE: _____



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Sincerely,

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Planner

Reply Form

I am: in favor of ☐ opposed to ☐ neutral to ☒ the request for **PLPDD20220186**

COMMENTS: _____

NAME: _____

(PLEASE PRINT)

SIGNATURE _____

STREET ADDRESS: _____

DATE: _____



January 24, 2023

Devin "Buck" Benson
Spokesman for HABI, LLC
745 E Mulberry Avenue, Suite 550
San Antonio, Texas 78112

SUBJECT: SHCA support for PLPDD2022-0186

Dear Buck:

Per our previous discussions of the pending HABI development (PLPDD2022-0186) in Schertz, TX, I am pleased to inform you that the Scenic Hills Community Association, Inc. Board of Directors and membership hereby asserts our support of this planned development. I am pleasantly encouraged by the willingness of your client (HABI, LLC) to engage in fruitful negotiations regarding this development and its effects on our community. I am proud to say that our community has collectively given our board the authority to grant our approval.

Further, in my discussions with two other HOA presidents (Northcliffe and Fairways of Scenic Hills), I have been verbally advised that this project (PLPDD2022-0186) has garnered their approval as well.

We look forward to this addition to our neighborhood.

Respectfully submitted,

Gregory Sebold
President, SHCA Board of Directors

Ord. No. 23-S-02

25 Acre Zone Change Request from Pre-
Development District (PRE) to Planned
Development District (PDD): The Villas at
Bluebonnet Ridge

Emily Delgado
Planning Manager
March 7, 2023



ACREAGE SUMMARY
 EXISTING: 24.1784 AC PRE-DEVELOPMENT ZONING
 PROPOSED: 24.1784 AC TOWNHOME POD ZONING

NOTE:
 NO 100-YR FLOODPLAIN EXISTS ON THE
 PROPERTY AS DEFINED BY THE COMAL COUNTY,
 TEXAS COMMUNITY PANEL NUMBER
 48167C0009F, AS PREPARED BY THE FEDERAL
 EMERGENCY MANAGEMENT AGENCY, EFFECTIVE
 DATE NOVEMBER 2, 2007

Owner/ Developer:
 H&B Land, LLC
 7551 Callaghan Rd, Suite 103, San Antonio, TX 78229
 (210) 683-5158

Applicant:
 Eugenio Murillo / H&B Land, LLC
 7551 Callaghan Rd, Suite 103, San Antonio, TX 78229
 (210) 683-5158

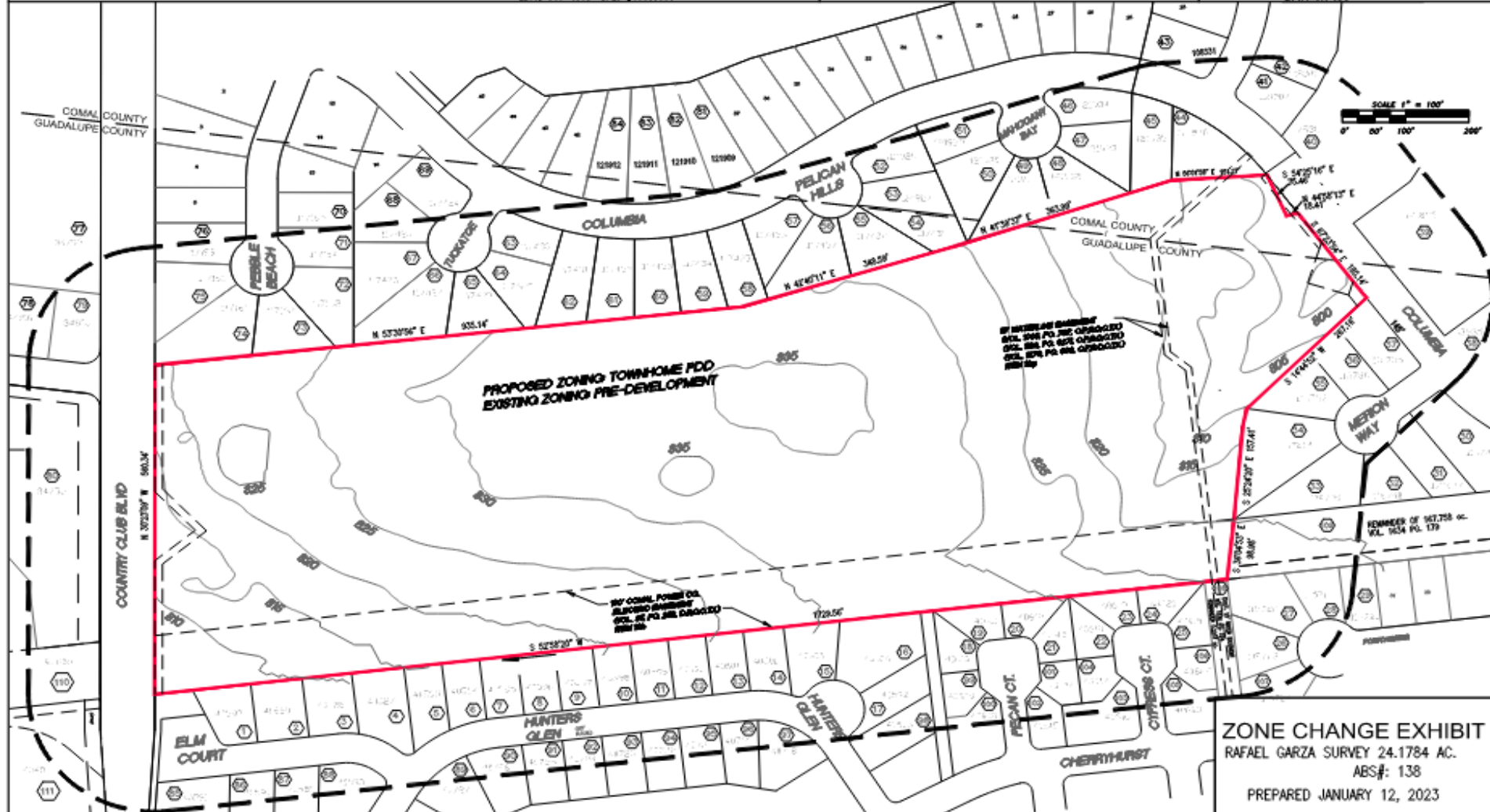
Engineer:
 Alejandro R. Gomez, PE / Gomez-Garcia & Associates, Inc.
 19230 Stone Oak Pkwy, Suite 302, San Antonio, TX 78258
 (210) 639-5195 TEPIS #5362

Surveyor:
 Lemuel T. Sinclair, RPLS / Sinclair Land Surveying, Inc.
 3411 Magic Dr, San Antonio, TX 78229
 (210) 341-4518 TEPIS #10069000

GOMEZ-GARCIA & ASSOCIATES, INC.
 19230 Stone Oak Pkwy, Ste. 302, San Antonio, TX 78258
 (210) 632-9608
 TEPIS FIRM REGISTRATION #5362

LEGEND

- ① PROPERTY INFORMATION. SEE TABLE FOR ADDITIONAL INFORMATION
- INDICATION BOUNDARY
- ZONE CHANGE BOUNDARY
- EXISTING CONTOUR LINES



The Villa's at Bluebonnet Ridge- Proposed PDD

- The proposed rezone from Pre-Development District is to Planned Development District (PDD) with a base zoning of Townhome District (TH).
- The proposed development would consist of the following:
 - Gated Community / HOA Maintained
 - 51 buildings
 - 6 buildings with 3 units
 - 45 buildings with 4 units
 - 198 Units
 - Each unit will be its own townhome that could be sold separately
 - Each unit will be between 1,300 square feet and 1,400 square feet
 - 7.52 acres of green space and amenities

The Villa's at Bluebonnet Ridge- Proposed PDD

Table 21.5.7.A DIMENSIONAL REQUIREMENTS RESIDENTIAL ZONING DISTRICTS											
		Minimum Lot Size and Dimensions			Minimum Yard Setback (Ft)				Miscellaneous Lot Requirements		
Code	Zoning District	Area Sq. Ft.	Width Ft.	Depth Ft.	Front Ft.	Side Ft.	Rear Ft.	Minimum Off-Street Parking Spaces	Max Height Ft.	Max Imperv Cover	Key
TH Per UDC	Townhome District	2500	25	100	25	10	20	2	35	75%	h,j,k,l,m
TH (Type A)	Townhome District	3,045	35	87	25	10, 0	20	2	35	75%	h,j,k,l,m
TH (Type B)	Townhome District	2,175	25	87	25	0, 0	20	2	35	75%	h,j,k,l,m
Key:											
h.	Corner lot shall have minimum 15-foot yard setback from street right-of-way.										
j.	Site Plan approval required.										
k.	Swimming pools count toward the maximum impervious cover limitations, unless the swimming pool is equipped with a water overflow device appropriate for such pool, and only if it drains into any pervious surface, in which case the water surface shall be excluded.										
l.	No variances may be permitted to exceed the maximum impervious cover limitations										
m.	Refer to Article 14, section 21.14.3 for additional design requirements										

- Each lot will have a 10-foot side setback if on the end or a 0' setback of in the interior.
- Proposed: 143 lots with a 25' width and 55 lots with the 35' width

The Villa's at Bluebonnet Ridge- Proposed PDD

- Parks & Amenities:
 - 7.52 acres of green space and amenities
 - Proposed to include: a pavilion, playground for the community, a concrete walking path, a mail center with covered pavilion and additional parking spaces, a 0.45 acre fenced in private dog park, a 1.85-acre private picnic / trail / community garden area. A 0.30 of miscellaneous green spaces, and 4.01 acre of open space / easement.
- Fire Suppression and Fire Walls:
 - The PDD states the following: “Due to the reduced side yard setbacks, each townhome within the Villas at Bluebonnet Ridge will have fire sprinklers, will require all A/C condensers to be in the rear yard, and exterior walls will be at least a minimum of a 1-hour fire rated.”
- Additional Design Standards Proposed:
 - 654 parking spaces proposed across the development
 - 8' masonry wall proposed along boundary with the Northcliffe neighborhood
 - 20' buffer in the rear yards adjacent to the Fairways at Scenic Hills, this 20' buffer will include 1 tree in each yard and no structures, including sheds will be permitted

The Villas

AT BLUEBONNET RIDGE



MASTER PLAN



PROJECT AREAS & UNITS:

-  Townhomes / **198 Units**
-  Park & Amenities / **0.59 Acres**
-  Picnic Trail Area / **1.85 Acres**
-  Mail Center Area / **0.32 Acres**
-  Dog Park Area / **0.45 Acres**
-  Misc. Green Spaces / **.30 Acres**

TOTAL: 3.51 ac.

-  Detention Ponds / **0.66 Acres**
-  Open Space Eastment / **4.01 Acres**

ALL RENDERINGS & ILLUSTRATIONS SHOWN ARE FOR ILLUSTRATION PURPOSE ONLY.

Changes from previous PDD proposal

- In 2022 the applicant submitted a zone change request for a PDD with a base zoning of Multi-family / Apartments (R-4). The original proposal was for 220 units that would be developed as fourplexes.
- On September 27, 2022 the application was denied by the City Council. During that meeting the City Council discussed concerns with the proposed density and discussed if the proposal was not apartments but instead townhomes.
- The new proposal decreases the maximum number of units to 198 and is a townhome product rather than apartments. This change was made based on feedback received at the City Council meeting.

Changes from previous PDD proposal

- On the application from 2022 it was noted that the applicant was working with the Parks Department in relation to a trail that is shown on the 2017 Schertz Transportation Plan- Trails Network. The proposed PDD indicated that the land would be dedication within the overhead utility easement to be utilized for a portion of the “Great Northern Trail”.
- The current proposal no longer accounts for or proposes the dedication or construction of the walking trail within the overhead electrical easement.
- At the January 10, 2023 City Council meeting there was a presentation in relation to trails, where City Council expressed their desire for trails within the City of Schertz and the importance of requiring trails to be constructed with developments.

Staff Analysis

- The Schertz Sector Plan identifies the subject property as Single-Family Residential which encourages a mixture of residential housing types. The proposed PDD with the base zoning of Townhome would provide for a variety of housing types not currently in the area.
- Additionally, the change from apartment to townhome is in line with the discussion that occurred at the previous City Council meetings. The current proposal reduces the overall density from the previously proposed zone change.
- However, based on the City Council discussion on January 10th in relation to the trails, staff feels that the development should be required to dedicate and construct the trail per the 2017 Schertz Transportation Plan- Trails Network.

Recommendation

- **Staff Recommendation:**
 - Staff recommends approval of the proposed zone change (Ord. No. 23-S-02) to Planned Development District (PDD) with a condition that per the 2017 Schertz Transportation Plan – Trails Network the proposed project would include the trail on all future exhibits and plans and construct the identified trail on the subject tract.
- **Planning & Zoning Commission Recommendation:**
 - The Schertz Planning and Zoning Commission met on January 25, 2023 and voted to recommend that City Council approve the proposed zone change with a condition that the proposed project would include the trail on all future exhibits and plans by a 5-2 vote with Chairman Outlaw and Commissioner McMaster with the nay votes.

February 28, 2023 City Council Update

- At the February 28, 2023 City Council meeting a public hearing was conducted for this proposed zone change.
- The City Council voted to approve the proposed zone change to PDD as presented by staff with the proposed trail to be shown. The vote for approval was a 4-3 vote with Council Members Heyward, Whittaker, Dahle, and Mayor Gutierrez voting in favor and Council Members Davis, Watson, and Scagliola voting nay.

CITY COUNCIL MEMORANDUM

City Council Meeting: April 4, 2023
Department: Executive Team
Subject: Monthly Update - FY 2022-23 Approved Expanded Programs (S. Williams/S. Gonzalez)

BACKGROUND

City staff has provided the attached update.

Attachments

April 2023 Expanded Program Update

CITY COUNCIL MEMORANDUM

City Council Meeting: April 4, 2023

Department: City Manager

Subject: FY 2022-23 Expanded Program Budget Update – April 2023

Background

City Staff held a Council Workshop on October 21, 2022. At this workshop staff committed to providing monthly updates to Council on the expanded programs and personnel that were approved as part of the FY 2022-23 budget. If Council desires more information on any item, please reach out to staff and that information will be provided.

Note: Completed programs reflected in green.

Fire

- 3 Firefighters – Complete – Proposed start date 2/13/23 for all 3 positions and on shift 3/11/23.
- Fire Inspector – Interviews to be scheduled
- Public Safety Radios – No update since last month – purchase expected in next month

Engineering

- Engineer Inspector – Complete – Position started December 2022
- Engineer – Interview held and offer extended; awaiting response from candidate
- Water/Sewer Gems software – No update since last month – Software will be purchased in concert with water and wastewater model training to be provided by LAN (master plan consultant); IT is working with vendor on pricing and demo of software

IT

- GIS Specialist – Complete – Position started 1/17/23
- Internet Upgrades – Complete – IT has verified improved bandwidth
- Fiber Upgrades – Complete – Fiber from Hal Baldwin Complex to Library completed; awaiting certification from vendor
- Public Safety Technician – Screening tests have been issued to potential applicants; position will remain open until 4/17/23
- Security Cameras at Public Safety Buildings – PD has approved count and location of cameras; equipment is on order (estimated delivery April/May)
- Hard drive shredder – No update since last month – Identified several options; negotiated a shared location with EMS in Bldg. #6
- Office 365 training – Program presented to team; staff has begun issuing account credentials to departments upon request

Parks

- Recreation Coordinator – Complete – Position started December 2022
- 3 Parks Maintenance Technicians – Complete
- Trail Funding – TxDOT determined the Dietz Creek Trail was not applicable for funding for the current programs available. City staff will submit the project in the MPO funding call in May.

Planning & Community Development

- Plans Examiner – Complete – Position started 10/2022 (from promotion of a Building Inspector). Building Inspector position has been backfilled with a Neighborhood Services Officer
- Permit Tech – Complete – Position started 1/4/23
- Neighborhood Services Officer – Complete – position started December 2022
- Cibolo Creek Clean-Up – Complete - the Cibolo Creek Clean Up occurred on December 16, 2022 and was completed by 44 staff members from several different departments including City Management, P&CD, Fire, EDC, Engineering, Public Works, and Utility Billing. Staff successfully collected and properly disposed of 4 truck beds full of trash. This staff completed clean up focused on the portion of Cibolo Creek from the Cibolo Creek Trail Head along the primitive trail all the way to the bridge near E Aviation Blvd.; Update – a public volunteer clean up was held on 2/25/23; this clean up focus area was on the creek North of the FM 78 bridge adjacent to the City of Schertz Palm Park

Police

- 2 School Resource Officers – Complete – Positions started October and November 2022
- Records Specialist – Complete – Position started November 2022
- Traffic Officer – Complete
- Cellebrite system – Complete
- RMS Replacement – RFP posted on city website and closes 5/23/23
- Replace body armor for SWAT team – No update since last month – Bids in queue and being reviewed for ballistic protection
- Breaching tools and shields – Shields have arrived; breaching tools on back order until the end of April
- Additional job advertisements and hiring incentives – No update to provide at time of report (funding is in HR budget)

Public Works

- 600-gallon Emulsion Tank – Complete – Approved for purchase (22-R-100 on September 13th)
- Skid steer with mulch head – Complete – Approved for purchase (22-R-117 on October 25th)
- Parts Clerk – Complete – Position started 1/17/23
- Building 27 Parking Lot – Parking lot design was finalized with Building 27 Project; site plan has been submitted based on current design; creating PO to move forward with the replat to include a storage area for 27 Commercial Place
- SPAM Funding – Staff is currently working on finalizing scope for identified projects and anticipate work will be completed this FY
- Manager+ Upgrade – No updates since last month (still under review) – Public Works, IT, Purchasing, and Finance are coordinating on a demo of the software to ensure all

required features are available; demos are being scheduled with other vendors to explore software options compatible with more departments needs

- Mobile bypass pump – No updates since last month – Staff is waiting on updated pricing from vendors based on identified specifications
- Noise mitigation tiles for Library – No update since last month – Facilities staff working on finding a vendor to meet project requirements

Library

- 2 10-hour positions to 2 20-hour positions – Complete
- Hotspot Program – Complete – 11 hotspots are in circulation
- Library Materials – Complete – Vox books are currently being cataloged and processed; first delivery of Wonderbooks has arrived and is being processed, remaining Wonderbooks will arrive quarterly through a standing order plan; all purchased books are in circulation and remaining purchases in this FY are on a standing order plan
- PT Programming Specialist – No successful candidates; opened posting again
- Increase cleaning contract for emergency cleanings – No change since last month – discussion with Facilities about emergency cleaning; they are working on procedures

Public Affairs

- Event Attendant – Complete - Position started October 2022

EMS

- 8 Paramedics/EMTS – Completed – Will be fully staffed on 3/27/23
- Mental health canine – No change since last month – have sent a draft policy to HR for review

Purchasing

- eProcurement Software – Demonstrations being scheduled in April to finalize top 2-3 for negotiations

Utility Billing

- Utility bill text messaging service – Complete – First round of texts went out December 2022; staff has successfully started late notice checks and is working with vendor to get bill notifications ready

CITY COUNCIL MEMORANDUM

City Council Meeting: April 4, 2023

Department: Engineering

Subject: Monthly Update - Major Projects In Progress/CIP (B. James/K. Woodlee)

Attachments

Major Projects Update April 4 2023

CITY COUNCIL MEMORANDUM

City Council Meeting: April 4, 2023
Department: City Manager
Subject: Update on Major Projects in Progress

Background

This is the monthly update on large projects that are in progress or in the planning process. This update is being provided so Council will be up to date on the progress of these large projects. If Council desires more information on any project or on projects not on this list, please reach out to staff and that information will be provided.

Facilities Projects:

1. Borgfeld Facility Renovation Project

- Project Status: Scope development phase - Demo of existing drywall, insulation, HVAC system and water heater.
- Projected Completion: Unknown.
- Project Update: No change from last update as this project is on hold. A more preferable option for providing additional office space has been found. If a decision is made to utilize that option, a decision will be made as to what to do with this building.

2. Building 10 Parks Renovation

- Project Status: Design phase
- Projected Completion: Unknown
- Estimated Cost: \$250,000
- Project Update: City Council approved an expanded scope with M&S Engineering at the March 7 meeting. Staff does not yet have an estimate from M&S as to how long the additional design work will take.

3. Kramer House Deck Replacement

- Project Status: Partially complete.
- Previously Projected Completion: Fall 2022
- Estimated Cost: Estimated \$85,000 - \$100,000
- Project Update: Bids are being received for minor repairs, painting of deck boards, and adding steps. Staff has begun receiving quotes from contractors/vendors.

4. Fleet Building Parking Lot

- Project Status: Permit phase
- Consultant: M&S Engineering
- Contractor: To Be Determined
- Project Completion: 2023

- Project Update: Site Plan Certification for project in process. A proposal is under review for professional services relating to the replat of the subdivision, as four lots are currently being used as one purpose.

Drainage Projects:

1. FM 78 South Channel Silt Removal

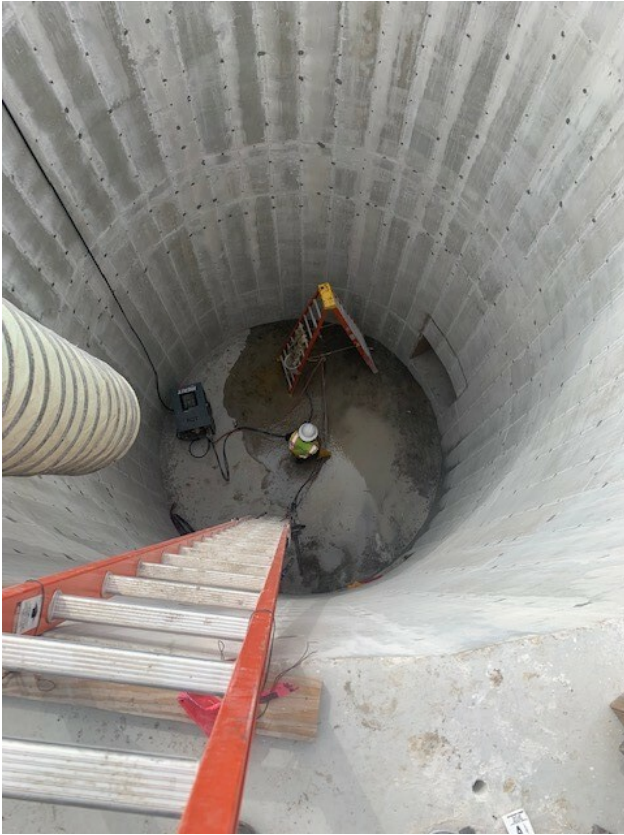
- Project Status: Design
- Design Engineer: Unintech Consulting Engineers, Inc.
- Project Start: September 2022
- Project Cost: \$32,100 (Design) + \$4,600 Drainage Report
- Project Update: The construction documents are completed. This project is expected to move into the bid phase in April.

Water and Wastewater Projects:

1. Woman Hollering Creek Wastewater Interceptor Main and Lift Station

- Project Status: Construction
- Construction Contractor: Thalle Construction Co., Inc.
- Construction Management: AG|CM
- Design Engineer: Cobb, Fendley & Associates, Inc.
- Construction Start: January 2022
- Estimated Cost of Construction (including construction and ancillary contracts): \$12 million
- Project Update: Installation of the 30-inch gravity pipe and manholes is approximately 62 percent complete. The lift station wet well and storage well are under construction and installation of the line connecting the two is being completed.

Woman Hollering Creek Wastewater Project:



view into lift station storage well – 36' deep



30" pipe with spacers to be inserted in casing
below Trainer Hale Road

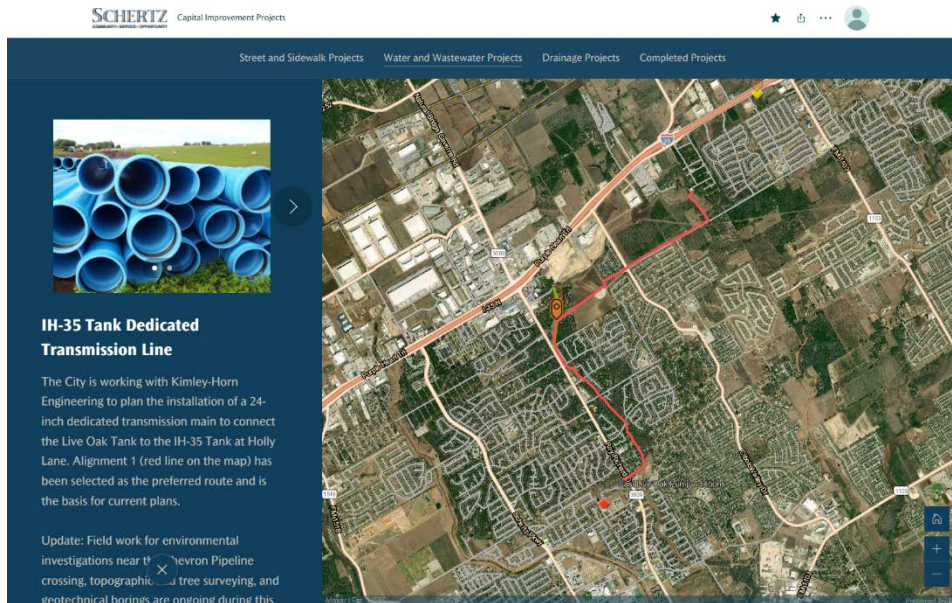
- Issues:

- (No update since last report.) The contractor continues to track delayed delivery of electrical components for the lift station which may impact the completion date of the project. Completion was initially scheduled for February 2023 however, material and equipment delays are causing the date to shift by several months – possibly to July 2023. Staff and the Contractor are investigating the feasibility of possible methods to be able to operate the lift station prior to final installation of complete electrical and control equipment installation.

2. 24" Dedicated Transmission Main Design Phase II

Overall project intent is the construction of a 24" dedicated water transmission main to connect the Live Oak water storage facility to the IH 35 storage tank. Phase 1 (route study) was completed in March 2021. Phase 2 (construction design) is nearing completion.

- Project Status: Design Phase – moving into Easement Acquisition Phase
- Consultant: Kimley-Horn & Associates
- Design Project Start Date: June 1, 2021
- Phase 2 Project Completion Date: Spring 2023
- Project Cost (Phase 2 Design): \$1,508,875.50 (Easement Acquisition): \$900,000



- Project Update: The final route of the Dedicated Transmission Main is provided on the CIP Map. 100% design is ongoing and expected to be under review by the end of April. The IH-35 Tank will require a test shut-down for this project and Public Works will monitor pressures throughout the system during the test shut-down. Easement acquisition has been initiated. Land acquisition agents have begun reaching out to property owners for easement related to temporary (construction) or permanent easements. Three property owners have agreed to the initial offer letters, which is related to the Council agenda item for land acquisition.

3. Riata Lift Station Relocation (Design Phase)

Overall project intent is to relocate the Riata Lift Station ahead of TxDOT's IH-35 NEX Project to remove it from conflict with the proposed improvements. The design phase will identify a new site for the lift station, design the new lift station, and design the abandonment of the existing lift station.

- Project Status: Design Phase
- Consultant: Utility Engineering Group, PLLC (UEG)
- Design Project Start Date: August 2020
- Expected Design Project Completion Date: Summer 2022
- Total Project Cost (Design Phase): \$129,795 (NTE \$143,000)
- Project Update: Council approved the Standard Utility Agreement (SUA) with TxDOT. Site acquisition is planned to be finalized by May. Once acquired and any necessary platting conducted, the project will move to bidding and construction.

4. FM 1518 Utility Relocations

Overall project intent is to relocate the water and sewer utilities to avoid conflicts as part of the TxDOT FM 1518 Project. The current contract is for the design services of the project.

- Project Status: Design Phase
- Consultant: Halff Associates
- Design Project Start Date: June 2021
- Expected Design Project Completion Date: Spring 2023
- Total Project Cost (Design Only): \$548,370 (NTE \$600,000)

- Project Update: Halff is completing the easement acquisition for the 16” water line proposed across Aztec Lane. The joint bid design is pending final review by TxDOT. The latest update from TxDOT is that they are planning for a July 2023 letting date. A Standard Utility Agreement is being completed for reimbursement of a 10” sewer line that is currently located within an easement.

5. Corbett Ground Storage Tank

Overall project intent is the construction of a 3.0 Million Gallon ground storage tank for filling the Corbett Elevated Storage Tank, the East Live Oak Elevated Storage Tank, plus additional storage.

- Project Status: Contract Phase
- Consultant: Unintech Consulting Engineers, Inc. (previously Ford Engineering)
- Construction Start Date: Original date January 7, 2023 (approx.). Project is delayed due to federal regulation uncertainty related to grant funding requirements – see update below.
- Expected Project Completion Date: 550 calendar days after construction begins
- Total Design Cost: Design \$466,265.00
- Total Construction Cost: \$7,028,017.00
- Project Update: Staff continues to await clarification from the Federal Government regarding compliance relating to American and Steel preferences of the Build America, Buy America Act. Staff is also awaiting a response to application for a categorical exemption of the project by the EPA (request was submitted December 23, 2022).

Street Projects:

1. Tri-County Parkway Reconstruction Project

- Project Status: Construction
- Consultant: Halff Associates
- Construction Start: Spring 2022
- Estimated Cost of Construction: \$4,900,000
- Project Update: Final paving on the project was completed last week. The project is almost fully complete. The contractor is completing a few minor items; backfilling; placing sod; and other clean-up and project end items.

2. Main Street Improvements Project

- Project Status: Design
- Consultant: Kimley-Horn Associates
- Project Update: 70% plans have been submitted to Staff for review. Staff is currently reviewing the plans and creating comments. The plan set is large, so it will take a little time to complete the plan review. Staff expects to have the plan review completed around the middle of this month. Utility coordination efforts are on-going. GVEC has provided a draft utility relocation agreement with cost information. Staff is reviewing the agreement and costs and expects to bring the agreement to Council for approval later this month.

3. Schertz Parkway/Lookout Road Signalization

- Project Status: Design
- Consultant: Halff Associates
- Project Status: Final plans are nearly complete. Staff expects to bid the project this month and bring a contract award recommendation to Council early next month.

4. Lookout Road Reconstruction

- Project Status: Design
- Consultant: Halff Associates
- Project Update: 70% plans are expected to be received this month for staff review. The consultant is identifying utility conflicts and contacting utility companies to explain the project and provide guidance on relocation to clear the planned construction. This month, Staff will be working with EDC to start the public outreach effort with the businesses in the industrial park area. As the design progressed, some project scope increase was identified. Some minor widening at the Schertz Parkway and Doerr Lane intersections is desirable to better accommodate turning movements for trucks. It is also desirable to fill in the missing sidewalk gaps in the project area. While this would add some cost to the project, Staff feels there is adequate project budget to cover these costs. These scope increases were presented to the EDC Board last month and the Board agreed with pursuing them. The additional work is being incorporated into the 70% plans.

Parks & Recreation Projects:

1. Wendy Swan Memorial Park Splashpad

- Project Status: Under Construction
- Construction Start Date: September 29, 2022
- Construction Contractor: T.F. Harper & Associates
- Estimated Project Completion: March 2023
- Project Cost: \$297,350.09
- Project Status: Demolition of pool has been completed and new slab has been poured with integrated plumbing for splashpad features. Water play features have been installed and plumbing and electrical work are on-going to connect the controllers to the water play features. The pump equipment foundation was poured, and the equipment enclosure is complete. The splashpad surface paint is completed and the logo will be painted this week. Training for the controllers is pending scheduling.

2. Schertz Soccer Complex Irrigation Water Storage Project

- Project Status: Phase I Under Construction, Phase II pending schedule
- Construction Start Date: October 2022
- Construction Management: City staff
- Construction Contractor: various subcontractors
- Estimated Project Completion: March 2023
- Project Estimated Cost: \$107,036.90
- Project Status: Original single bid received over the summer was rejected due to being significantly higher than engineer's estimate. Project was phased out into various subspecialties and is being managed by city staff to contract individual subcontractors. Phase I included demolition of existing fence and placing of temporary fencing. Phase II was electrical work to bring panel up to code and add capacity for larger pumps and is completed. Phase III is replacing the well pump and piping and bids have been received and the work is being scheduled.

TxDOT Roadway Projects:

- 1. FM 1103 Improvement Project:** The project has been officially under construction since November 2022. Anticipated completion of the project that runs from IH 35 to Rodeo Way in

Cibola is currently fall of 2026. Project updates are available by signing up at this link: [FM 1103 Construction Newsletter](#)

2. **FM 1518 Improvement Project:** TxDOT is finalizing Plans, Specs, and Estimates (PS&E) for the project. The scheduled let date for the project remains July 2023. Acquisition of needed right of way from JBSA appears to be proceeding positively so that full build out can be completed without the need for an interim solution along that stretch of roadway.
3. **IH-35 NEX (I-410 South to FM 1103):** The central segment of the I-35 Northeast Expansion project continues with Alamo NEX Construction handling the design-build project. The central section runs from 410 N to FM 3009. TxDOT has communicated that significant construction activities are underway and are mainly occurring overnight to minimize impact to traffic through the corridor. Current activities visible in Schertz include the occurrence of geotechnical borings the results of which will provide data to be used to design columns for the elevated lanes and other structural elements of the project.

Utility coordination work for the northern segment of the project is also underway. TxDOT consultants have met with Public Works and Engineering Staff to begin establishing relocation needs. The City will be reimbursed for costs of all needed relocations except for any upsizing or improvements above current conditions.

Updates about the project can be obtained by signing up at the following link: [I 35 NEX Project Updates](#)

4. **IH-10 Graytown Road to Guadalupe County Line:** Work for the widening of the main lanes and utility relocations continues. Work on the FM 1518 bridge over IH 10 continues and will involve numerous episodes of the rerouting of traffic including shifting lanes and detours as necessary. Final completion of the bridge including turnarounds and full signalization is expected in summer 2023.

Updates regarding the IH 10 project are available by signing up at the following link: [IH 10 Expansion Information](#)

Note: If links do not work, please contact engineering@schertz.com.

Studies and Plans:

1. **Water and Wastewater Master Plan Update and Impact Fee Study**
 - Project Status: Study
 - Consultant: Lockwood, Andrews, and Newnam, Inc.
 - Project Start Date: December 2019
 - Project Completion Date: TBD 2023
 - Total Project Cost: \$467,280 (NTE \$500,000)
 - Project Update: No significant change from last update. Staff has continued to work with consultant to properly identify likely project needs for immediate, 2030, and 2050 planning periods. The outcome of this effort will result in the Capital Improvement Plans, the costs of which will then be used for calculation of new maximum capital recovery fees for water and wastewater service.
2. **Stormwater Control Inventory and City Operations Assessment**

The work of this project is an action included in the City's Stormwater Management Plan (Plan). The Plan is the blueprint of activities needed to comply with the City's Texas Commission on Environmental Quality (TCEQ) Texas Pollutant Discharge Elimination System (TPDES) General Permit required by virtue of the City's classification as Municipal Separate Storm Sewer System (MS4).

This project specifically consists of development of an inventory of City facility stormwater controls and an assessment of city operations as related to stormwater control and quality.

- Project Status: Study
- Consultant: Utility Engineering Group, PLLC
- Project Start Date: July 2020
- Project Completion Date: Summer 2023
- Total Project Cost: \$35,000
- Project Update: No change from last project update. Consultant and City staff have visited City sites for information collection. Consultant has submitted a final draft from the compiled information and Inventory Assessment is under review by staff.

3. PCI Data Collection Study

- Project Status: Nearly fully complete
- Consultant: Fugro, Inc.
- Project Cost: \$123,200
- Project Update: The revised PAVER data file has been received. Staff is working with IT to get the revised file uploaded so the data can be used. The new PCI data will be used to identify future resurfacing projects and to update the streets CIP.

Planning and Community Development Projects:

1. Comprehensive Land Use Plan Update

With City Council approval on December 6, 2022, a contract has been executed with Freese and Nichols, Inc. for their professional services on the Comprehensive Plan amendment. Staff met with Freese and Nichols on March 27, 2023, for the staff/consultant kick off meeting which included a staff-led study area tour of the City. This was the first step in the Comprehensive Land Use Plan Update and established goals, responsibilities, and processes for the project.

Information Technologies Projects

1. Master Communications Plan Citywide Network Upgrade

It has been discovered that two towers need additional mounts installed for the radio equipment (IH-35 and Nacogdoches). The vendor has provided quotes for the required work and Council authorized the increase in contract amount on March 28. There is also a need for hydro trenching at the Nacogdoches tower. Supply chain issues continue to affect final deployment. Final completion is expected to be mid to late spring 2023.

2. Council Chambers AV Upgrade

Work began December 16th. The new Dias countertop with 11 seats has been installed as of March 27th. The bulk of the wiring modifications have been completed. The remaining work deals with programming the software and setting up the live streams. Council meetings during this time are still being relocated. Minor alterations to the project to accommodate the use of the facility by Court were approved by Council.