



**MEETING AGENDA**  
**Planning & Zoning Commission**  
**REGULAR SESSION PLANNING & ZONING COMMISSION**  
**January 11, 2023**

**HAL BALDWIN MUNICIPAL COMPLEX MUNICIPAL COURTROOM**  
**1400 SCHERTZ PARKWAY BUILDING #1**  
**SCHERTZ, TEXAS 78154**

**CITY OF SCHERTZ CORE VALUES**

**Do the right thing**

**Do the best you can**

**Treat others the way you want to be treated**

**Work cooperatively as a team**

**AGENDA**  
**WEDNESDAY, JANUARY 11, 2023 at 6:00 p.m.**

**The Planning and Zoning Commission will hold the regularly scheduled meeting at 6:00p.m., Wednesday, January 11, 2023, at the Municipal Courtroom. In lieu of attending the meeting in person, residents will have the opportunity to watch the meeting via live stream on the City's YouTube Channel.**

**1. CALL TO ORDER**

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

**3. HEARING OF RESIDENTS**

*Residents who choose to watch the meeting via live stream, but who would like to participate in Hearing of Residents, should email their comments to the Planning Division, at [planning@schertz.com](mailto:planning@schertz.com) by 5:00p.m. on Tuesday, January 10, 2023, so that the Planning Division may read the public comments into the record under the hearing of residents. In the body of the email please include your name, your address, phone number, agenda item number if applicable or subject of discussion, and your comments.*

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

**4. CONSENT AGENDA:**

**A. Minutes for the December 14, 2022 Regular Meeting.**

**B. PLFP20220224 - Consider and act upon a request for approval of a final plat of The Parklands Subdivision Unit 2B, an approximately 7 acre tract of land generally located approximately 3,000 feet southeast of the intersection between Eckhardt Road and Parklands Way.**

**5. PUBLIC HEARING:**

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

- A.** PLCPA20220164- A request to amend the Comprehensive Land Use Plan by changing approximately 31 acres of the Future Land Use Map from the Estate Neighborhood land use designation to the Mixed-Use Neighborhood land use designation, generally located east of the intersection of FM 1518 and Woman Hollering Road, also known as 12535 Woman Hollering Road, also known as Bexar County Property Identification Numbers, 1150385 and 310128 Bexar County, Texas. **APPLICANT WITHDRAWN / NO PUBLIC HEARING TO OCCUR / NO ACTION TO OCCUR**
- B.** PLZC20220124– A request to rezone approximately 31 acres of land to Apartment/ Multi-Family Residential (R-4), generally located east of the intersection of FM 1518 and Woman Hollering Road, also known as 12535 Woman Hollering Road, also known as Bexar County Property Identification Numbers, 1150385 and 310128 Bexar County, Texas. **APPLICANT WITHDRAWN / NO PUBLIC HEARING TO OCCUR / NO ACTION TO OCCUR**
- C.** PLUDC20230006 - Hold a public hearing, workshop and discussion and possible action to make a recommendation on amendments to Part III of the Schertz Code of Ordinances, Unified Development Code (UDC) to Article 10, Parking Standards and Single Family Residential Density/Development Standards.

**6. REQUESTS AND ANNOUNCEMENTS:**

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

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

- A.** Current Projects and City Council Status Update

**8. ADJOURNMENT OF THE REGULAR MEETING**

**CERTIFICATION**

I, Samuel Haas, Planner, of the City of Schertz, Texas, do hereby certify that the above agenda was posted on the official bulletin boards on this the 6th day of January, 2023 at 5:00 p.m., which is a place readily accessible to the public at all times and that said notice was posted in accordance with chapter 551, Texas Government Code.

*Samuel Haas*

Samuel Haas, Planner

**I certify that the attached notice and agenda of items to be considered by the Schertz Planning & Zoning Commission was removed from the official bulletin board on \_\_\_\_ day of \_\_\_\_\_, 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 619-1030 at least 24 hours in advance of meeting.*

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

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

**PLANNING AND ZONING COMMISSION MEETING: 01/11/2023**  
**Agenda Item 4 A**

TO: Planning and Zoning Commission  
PREPARED BY: Emily Delgado, Planning Manager  
SUBJECT: Minutes for the December 14, 2022 Regular Meeting.

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**Attachments**

Draft Minutes for the December 14, 2022

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# DRAFT

## PLANNING AND ZONING MINUTES

December 14, 2022

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

Present: Glen Outlaw, Chairman; Gordon Rae, Commissioner; Roderick Hector, Commissioner; Judy Goldick, Commissioner

Absent: Ernie Evans, Vice Chairman; Richard Braud, Commissioner; Tamara Brown, Commissioner; John Carbon, Commissioner; Patrick McMaster, Commissioner

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

### 1. CALL TO ORDER

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

### 2. SEAT ALTERNATE TO ACT IF REQUIRED

No one was seated as the alternate.

### 3. HEARING OF RESIDENTS

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

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

No one spoke.

### 4. CONSENT AGENDA:

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

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

Motioned by Commissioner Gordon Rae to approve the Consent Agenda, seconded by Commissioner Judy Goldick

**Vote:** 4 - 0 Passed

**5. ITEMS FOR INDIVIDUAL CONSIDERATION:**

- A.** PLPP20220199 Consider an act upon a request for approval of a preliminary plat of the Royal Manufacturing Phase II subdivision, an approximately 142 acre tract of land approximately 3,400 feet west of Doerr Lane at the terminus of Tejas Way, Parcel ID: 77739, City of Schertz, Comal County, Texas

Motioned by Commissioner Judy Goldick to approve , seconded by Commissioner Roderick Hector

**Vote:** 4 - 0 Passed

- B.** PLPP20220197 Consider an act upon a request for approval of a preliminary plat of the Royal Manufacturing Phase III Subdivision, an approximately 87 acre tract of land to the south of Tejas Way, approximately 750 feet west of Doerr Lane, also identified as Parcel IDs: 412335, 74404, 74490, 74458, City of Schertz, Comal County, Texas.

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

**Vote:** 4 - 0 Passed

- C.** PLPP20220210 Waiver - Consider and act upon a request for approval of a waiver request in relation to improving roadways adjacent to the proposed Core5 Subdivision, an approximately 165 acre tract of land generally located at the northwest corner of the intersection of Scenic Lake Drive and IH-10, also identified as Parcel IDs: 619013, 619006, 619017, City of Schertz, Bexar County, Texas

Motioned by Commissioner Roderick Hector to approve, seconded by Commissioner Gordon Rae

**Vote:** 4 - 0 Passed

- D.** PLPP20220210 Consider and act upon a request for approval of a preliminary plat of the Core5 Subdivision, an approximately 165 acre tract of land generally located at the northwest corner of the intersection of Scenic Lake Drive and IH-10, also identified as Parcel IDs: 619013, 619006, 619017, City of Schertz, Bexar County, Texas.

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

**Vote:** 4 - 0 Passed

**6. PUBLIC HEARING:**

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

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

Mr. James provided a presentation.

Mr. Outlaw opened the public hearing at 6:53 P.M. the following residents spoke during the public hearing:

- Raymond Bruce Torgerson- 8795 Quail Wood Run

Mr. Outlaw closed the public hearing at 6:54 P.M.

Motioned by Commissioner Gordon Rae to recommend approval to the City Council UDC amendments for Article 5, Section 21.5.11- Specific Use Permit (SUP), and Article 9, Section 21.9.7-Landscaping, seconded by Commissioner Judy Goldick

**Vote:** 4 - 0 Passed

Motioned by Commissioner Gordon Rae to postpone action on a UDC Amendment for Article 10, Section 21.10.4- Schedule of off-street parking Requirements to a future Planning and Zoning Commission meeting, seconded by Commissioner Judy Goldick

**Vote:** 4 - 0 Passed

**7. REQUESTS AND ANNOUNCEMENTS:**

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

There were no requests by Commissioners.

- B.** Announcements by Commissioners

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

There were announcements by Mr. Outlaw.

- C.** Announcements by City Staff.

- City and community events attended and to be attended.

There were announcements by City staff.

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

- A.** Current Projects and City Council Status Update

**9. ADJOURNMENT OF THE REGULAR MEETING**

Chairman Mr. Outlaw adjourned the regular meeting at 7:04 P.M.

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Chairman, Planning and Zoning Commission

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Recording Secretary, City of Schertz



**PLANNING AND ZONING COMMISSION MEETING: 01/11/2023**  
**Agenda Item 4 B**

TO: Planning and Zoning Commission  
PREPARED BY: Samuel Haas, Senior Planner  
CASE: PLFP20220224  
SUBJECT: PLFP20220224 - Consider and act upon a request for approval of a final plat of The Parklands Subdivision Unit 2B, an approximately 7 acre tract of land generally located approximately 3,000 feet southeast of the intersection between Eckhardt Road and Parklands Way.

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**GENERAL INFORMATION:**

Owner/Applicant: Parklands Units 1 & 2, LTD.  
Project Engineer: KFW Engineers

**APPLICATION SUBMITTAL DATE:**

Date: 12-28-2022      Application Submittal Type: Final Plat

**ITEM SUMMARY:**

The applicant is proposing to final plat approximately 7 acres of land into 14 buildable single-family residential lots. All 14 of the lots in Unit 2B will be 'SF 50' lots with a minimum size of 6,000 square feet as dictated by the Parklands PDD (Ordinance 13-S-36).

Lot Code	Area (sq. ft.)	Width (ft.)	Depth (ft.)
SF 50	6,000	50	120

The item was previously approved at the November 18, 2020, Planning and Zoning Commission Meeting. Per the Unified Development Code (UDC), approved plats have a two-year expiration date in which the final plat must be recorded. Prior to recordation all public improvements are to be completed. Public improvements were recently completed, but not within this two-year time frame. Since the two-year expiration has occurred, in order to record the final plat it must be re-approved by the Planning and Zoning Commission. Thus, the applicant has resubmitted the previously approved plat. No changes or modifications are proposed with this final plat, it has been resubmitted strictly due to the two-year expiration occurring.

**GENERAL LOCATION AND SITE DESCRIPTION:**

The subject property is currently undeveloped and generally located approximately 3,000 feet southeast of the intersection between Eckhardt Road and Parklands Way.

**ACCESS AND CIRCULATION:**

Unified Development Code (UDC) Article 14 requires that all residential subdivisions have a minimum of two (2) locations accessing existing public streets. This development is designed to have two (2) points of access via Parklands Way along with access to Park Cape which was constructed with Parklands Unit 2A.

**TREE MITIGATION AND PRESERVATION:**

The applicant is responsible for complying with Unified Development Code (UDC) Section 21.9.9 Tree Preservation and Mitigation. The applicant has submitted a tree affidavit indicating the site has no Protected or Heritage trees

**PUBLIC SERVICES:**

The site is serviced by Schertz Water and Sewer, Cibolo Creek Municipal Authority (CCMA), Center Point Energy, Guadalupe Valley Electric Cooperative (GVEC), AT&T, and Spectrum.

**PUBLIC IMPROVEMENTS:**

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

Water and Sewer: The site will be serviced through 8" water lines and 8" sewer lines that will be extended throughout the subdivision and stubbed for future development.

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

Sidewalks, Hike and Bike Trails: Sidewalks will be constructed along both sides of the street throughout the subdivision. A meandering all weather 10' wide hike and bike trail will be constructed along the northern side of the internal collector street (Parklands Way), with a standard 5' sidewalk to be constructed on the south side. All sidewalks will be designed to meet City of Schertz Specifications.

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

Parks: All parkland requirements have been completed, no fees are required. An approximately 9 acre park will be dedicated with Parklands Subdivision Unit 3A, but there is no public parklands being dedicated with the Unit 2B plat. The public parkland amenities include both passive and active areas, as well as pathway and hike and bike trails which will provide links between the city park, open spaces, and neighborhoods.

**STAFF ANALYSIS AND RECOMMENDATION:**

The final plat is consistent with applicable requirements for the property, ordinances and regulations. It has been reviewed with no objections by Planning, Engineering, Public Works, and Fire. Staff recommends approval of the final plat as submitted.

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

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

**COMMISSIONERS CRITERIA FOR CONSIDERATION:**

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

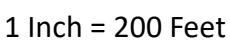
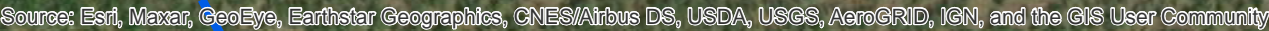
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**Attachments**

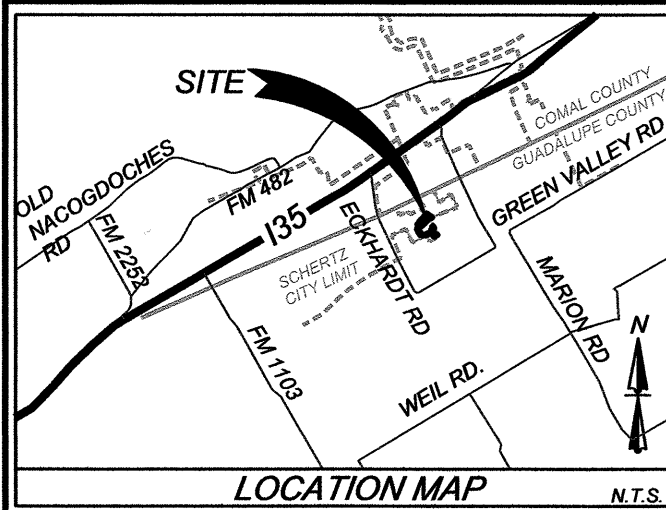
Aerial Exhibit  
Plat Exhibit

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#### GUADALUPE VALLEY ELECTRIC COOPERATIVE (GVEC) NOTES:

- 1) GVEC WILL POSSESS A 5-FOOT WIDE EASEMENT TO THE SERVICE METER LOCATION EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.
- 2) GVEC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.
- 3) ANY EASEMENT DESIGNATED AS A GVEC 20' X 20' UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.
- 4) ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
- 5) ALL ELECTRIC EASEMENTS, FOR BOTH PRIMARY AND SECONDARY ELECTRIC SERVICE, INCLUDE RIGHTS OF INGRESS AND EGRESS ACROSS THE SUBDIVISION FOR THE PURPOSE OF INSTALLING, SERVICING, AND MAINTAINING THE ELECTRICAL FACILITIES.
- 6) ANY REQUEST TO SUBSEQUENTLY RELOCATE ANY PORTION OF THE ELECTRIC FACILITIES INSTALLED SHALL BE SUBJECT TO THE COOPERATIVE'S REASONABLE DISCRETION AND THE REQUESTING PARTY SHALL BEAR ALL COSTS ASSOCIATED WITH SUCH RELOCATION.
- 7) THE COOPERATIVE SHALL ONLY BE REQUIRED TO FILL, GRADE, AND RESTORE GROUND COVER BACK TO ORIGINAL GRADE AS A RESULT OF ANY EXCAVATION BY OR ON BEHALF OF THE COOPERATIVE.

THIS SUBDIVISION PLAT OF THE PARKLANDS SUBDIVISION UNIT 2B SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING
C1	146.13	1820.00	73.11	4°36'01"	N53°01'46"E
C2	117.30	1770.00	58.67	3°47'50"	N48°49'50"E
C3	23.90	15.00	15.35	91°18'22"	N1°16'44"E
C4	23.90	15.00	15.35	91°18'22"	N89°58'23"E
C5	212.91	1770.00	106.58	6°53'31"	N40°52'27"E
C6	20.60	15.00	12.30	78°41'34"	N1°55'06"W
C7	23.21	15.00	14.65	88°39'06"	N79°00'46"E
C8	18.33	1770.00	9.17	0°35'36"	N34°23'25"E
C9	23.56	15.00	15.00	90°00'00"	S10°54'23"E
C10	23.56	15.00	15.00	90°00'00"	S10°54'23"E
C11	820.00	2030.00	415.67	23°08'39"	S46°41'04"W
C12	100.61	1968.33	50.32	2°55'44"	N56°47'34"E
C13	92.31	75.00	53.02	70°31'07"	S65°49'22"E
C14	43.62	175.00	21.92	14°16'48"	N71°46'40"E
C15	10.18	15.00	5.29	38°52'22"	N45°12'06"E
C16	32.14	50.00	16.64	36°49'30"	N44°10'40"E
C17	65.96	50.00	38.77	75°35'12"	S24°16'04"E
C18	10.18	15.00	5.29	38°52'22"	S5°54'39"E
C19	23.57	15.00	15.00	90°00'53"	S70°21'16"E
C20	23.56	15.00	15.00	89°59'07"	S19°38'44"W
C21	39.28	25.00	25.01	90°00'54"	N70°21'17"W
C22	22.03	225.00	11.03	5°36'39"	S67°26'36"W
C23	22.89	15.00	14.15	86°39'43"	S26°55'04"W
C24	22.76	14.77	14.33	88°15'17"	N57°47'06"W
C25	153.85	125.00	88.37	70°31'07"	N65°49'22"W
C26	23.56	15.00	15.00	90°00'00"	N75°33'49"W
C27	23.56	15.00	15.00	90°00'45"	N14°26'11"E
C31	23.56	15.00	15.00	90°00'00"	S79°05'37"W
C32	23.56	15.01	14.99	89°56'54"	N10°54'23"W
C33	730.16	1970.00	369.32	21°14'09"	N44°42'42"E
C34	23.56	15.00	15.00	90°00'00"	N79°05'37"E
C35	23.56	15.00	15.00	90°00'00"	S79°05'37"W
C36	36.10	2030.00	18.05	1°01'08"	N34°36'11"E
C37	146.40	50.00	466.34	167°45'37"	N70°21'17"W
C38	719.04	1940.00	363.69	21°14'09"	N44°42'42"E
C39	528.43	1820.00	266.09	16°38'08"	N42°24'41"E

STATE OF TEXAS  
COUNTY OF GUADALUPE

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

REGISTERED PROFESSIONAL ENGINEER  
BURT P. WELLMANN, P.E.  
KFW ENGINEERS

STATE OF TEXAS  
COUNTY OF GUADALUPE

KNOW ALL MEN BY THESE PRESENTS:

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

TERESA A. SEIDEL  
KFW SURVEYING, LLC  
3421 PAESANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

COUNTY OF GUADALUPE

I, (WE) THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE THE PARKLANDS SUBDIVISION UNIT 2B OF SCHERTZ, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

THIS THE 8 DAY OF December 2022

William W. W. W.

OWNER: ROLLING HILLS RANCH DEVELOPMENT, LTD.  
17 LYNN BATTS LANE, SUITE 100  
LAREDO, TX 78041  
(956) 791-0057

STATE OF TEXAS  
COUNTY OF GUADALUPE

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 8 DAY OF December A.D. 2022

Maria C. Trevino  
NOTARY PUBLIC  
STATE OF TEXAS

OWNER: PARKLANDS UNITS 1 & 2, LTD.  
17 LYNN BATTS LANE, SUITE 100  
SAN ANTONIO, TX 78218  
(210) 628-6131

STATE OF TEXAS  
COUNTY OF GUADALUPE

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

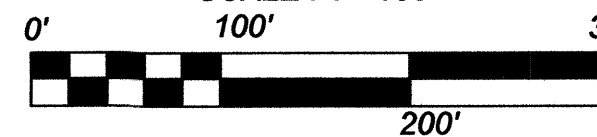
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 8 DAY OF December A.D. 2022

Maria C. Trevino  
NOTARY PUBLIC  
STATE OF TEXAS

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

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY.

SCALE: 1"=100'



#### NOTES:

1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SCHERTZ SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.
2. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
3. ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNERS SUCCESSORS AND / OR ASSIGNS.
4. TWO POINTS OF ACCESS SHALL BE MAINTAINED AT ALL TIMES.
5. THIS PLAT CONSISTS OF 14 BUILDABLE SF 50 LOTS.
6. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 90 OF 480, COMMUNITY PANEL NO. 48187C0090F, DATED NOVEMBER 2, 2007 THE SUBJECT PROPERTY IS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN (ZONE X) AND NOT WITHIN THE 100-YR FLOODPLAIN.
7. LANDSCAPE AND WALL EASEMENTS WILL BE MAINTAINED AND IRRIGATED BY THE HOME OWNERS ASSOCIATION.
8. LOTS 901, BLOCK 12, 903, BLOCK 19, 902, BLOCK 15, AND 904, BLOCK 2 ARE THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSORS AND/OR ASSIGNS.
9. PROPERTY BEING PLATTED IS CURRENTLY ZONED PDD.
10. THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.
11. ALL LOTS ARE TO BE UTILITY SERVICED FROM THE FRONT OF THE LOTS ADJACENT TO THE STREET.
12. WALL MAINTENANCE EASEMENT WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. THE PLACEMENT OF OBSTRUCTIONS, FENCES AND/OR PERMANENT STRUCTURES BY THE LOT OWNER SHALL BE PROHIBITED WITHIN SAID EASEMENT.

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

CITY ENGINEER

SEWER LIFT STATION  
THE PARKLANDS UNIT 2A  
(DOC. # 202199043187 O.P.R.)

THIS PLAT OF THE THE PARKLANDS SUBDIVISION UNIT 2B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

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

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

#### LEGEND

- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- ▲ S.I.R. = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- O.P.R. = OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TX

LINE TABLE		
LINE	LENGTH	BEARING
L1	15.00	N34°05'37"E
L2	11.58	N54°16'17"W
L3	50.00	N59°26'11"E
L4	34.54	N28°14'10"W
L5	13.95	S64°38'17"W
L6	50.00	S64°39'10"W
L7	50.11	S78°23'42"W
L8	50.00	N30°33'49"W
L9	87.78	N66°50'31"E
L10	15.00	S55°54'23"E
L11	60.00	S55°54'23"E
L12	43.74	S55°54'23"E
L13	22.40	N34°05'37"E
L14	22.40	S34°05'37"W
L15	22.40	S34°05'37"W
L16	37.40	N34°05'37"E

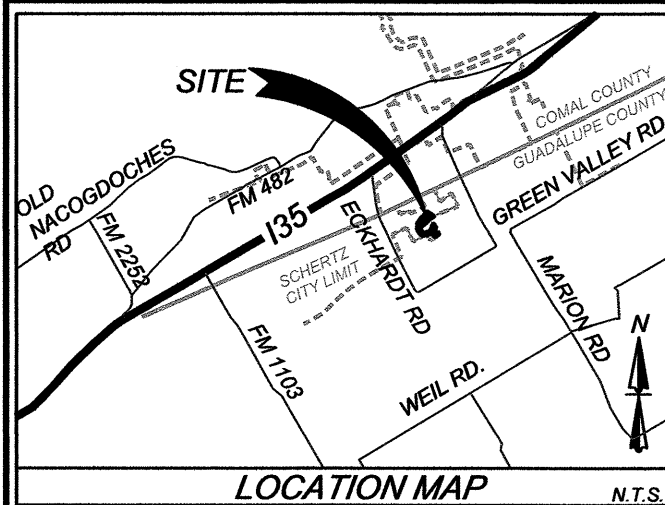
#### SURVEYOR NOTES:

1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM (NAD) OF 1983.
3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00015637894.
4. REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 90 OF 480, COMMUNITY PANEL NO. 48187C0090F, DATED NOVEMBER 2, 2007.
5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID09).

PREPARATION DATE: APRIL 2022

Date: Nov 30, 2022, 8:50am User ID: nscego  
File: U:\Projects\2054201\Design\Civil\PLAT\PL2054201.dwg

PAGE 1 OF 2



#### GUADALUPE VALLEY ELECTRIC COOPERATIVE (GVEC) NOTES:

- 1) GVEC WILL POSSESS A 5-FOOT WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.
- 2) GVEC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.
- 3) ANY EASEMENT DESIGNATED AS A GVEC 20' X 20' UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.
- 4) ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
- 5) ALL ELECTRIC EASEMENTS, FOR BOTH PRIMARY AND SECONDARY ELECTRIC SERVICE, INCLUDE RIGHTS OF INGRESS AND EGRESS ACROSS THE SUBDIVISION FOR THE PURPOSE OF INSTALLING, SERVICING, AND MAINTAINING THE ELECTRICAL FACILITIES.
- 6) ANY REQUEST TO SUBSEQUENTLY RELOCATE ANY PORTION OF THE ELECTRIC FACILITIES INSTALLED SHALL BE SUBJECT TO THE COOPERATIVE'S REASONABLE DISCRETION AND THE REQUESTING PARTY SHALL BEAR ALL COSTS ASSOCIATED WITH SUCH RELOCATION.
- 7) THE COOPERATIVE SHALL ONLY BE REQUIRED TO FILL, GRADE, AND RESTORE GROUND COVER BACK TO ORIGINAL GRADE AS A RESULT OF ANY EXCAVATION BY OR ON BEHALF OF THE COOPERATIVE.

THIS SUBDIVISION PLAT OF THE PARKLANDS SUBDIVISION UNIT 2B SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

*[Signature]*  
AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.

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

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY.

#### LEGEND

- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- ▲ S.I.R. = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- O.P.R. = OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TX

#### KEY NOTES

- 1) 15' PUBLIC UTILITY EASEMENT
- 2) VARIABLE WIDTH DRAINAGE EASEMENT
- 3) 16' SEWER EASEMENT
- 4) 15' WIDE UTILITY EASEMENT (DOC. #202199043187)
- 5) 40' WIDE DRAINAGE EASEMENT (DOC. #202199039404)
- 6) 20' WIDE SEWER EASEMENT (DOC. #202199039402)
- 7) 15' WIDE UTILITY EASEMENT (DOC. #202199039977)
- 8) VARIABLE WIDTH UTILITY EASEMENT (DOC. #202199038451)
- 9) 15' WIDE UTILITY EASEMENT (DOC. #202299035108, 202299035109, 202299035110, 202299035111, 202299035112, 202299035113)
- 10) 60' WIDE INGRESS/EGRESS PUBLIC UTILITY WATER & SANITARY SEWER EASEMENT (DOC. #202199039405)
- 11) 26' WIDE DRAINAGE EASEMENT (DOC. #202299035897)
- 12) VARIABLE WIDTH DRAINAGE EASEMENT (DOC. #202299035898)

SEE PAGE 1 OF 2 FOR NOTES

SEE PAGE 1 OF 2 FOR CURVE & LINE TABLES

REMAINDER OF 194.56 ACRE TRACT  
(VOL. 2260 PG. 355 O.P.R.)  
OWNER: ROLLING HILLS RANCH  
DEVELOPMENT, LTD

OWNER: KEITH & SUZANNE SCHOTT  
ZONING: DVL PROPERTY ID# 68383 1300  
ENGEL RD NEW BRAUNFELS, TX 78132  
VOLUME 2944, PAGE 640

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

CITY ENGINEER

THIS PLAT OF THE THE PARKLANDS SUBDIVISION UNIT 2B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

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

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

#### SURVEYOR NOTES:

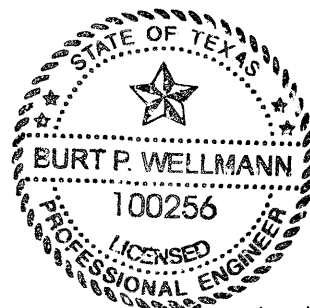
1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM (NAD) OF 1983.
3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00015637894.
4. REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 90 OF 480, COMMUNITY PANEL NO. 48187C0090F, DATED NOVEMBER 7, 2007.
5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID09).

**KFW**  
ENGINEERS + SURVEYING  
162 W Mill St, New Braunfels, TX 78130  
Phone #: (830) 220-5042 • Fax #: (830) 627-9097  
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

#### FINAL SUBDIVISION PLAT ESTABLISHING THE PARKLANDS SUBDIVISION UNIT 2B

A 7.095 ACRE TRACT OF LAND COMPOSED OF A 4.935 ACRE TRACT OF LAND AND A 2.160 ACRE TRACT OF LAND, BOTH OUT OF THE JOHN NOYES SURVEY NO. 259, ABSTRACT NO. 253, GUADALUPE COUNTY, TEXAS, BEING OUT OF A 194.56 ACRE TRACT OF LAND CONVEYED TO ROLLING HILLS RANCH DEVELOPMENT, LTD. OF RECORD IN VOLUME 2260 PAGE 355 AND A 57.55 ACRE TRACT OF LAND CONVEYED TO PARKLANDS UNIT 1 & 2, LTD. OF RECORD IN DOCUMENT NO. 2016020115, BOTH OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

PAGE 2 OF 2



STATE OF TEXAS  
COUNTY OF GUADALUPE

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

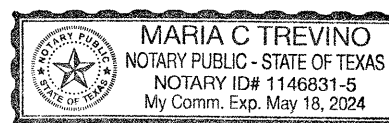
*[Signature]*  
REGISTERED PROFESSIONAL ENGINEER  
Burt P. Wellmann, P.E.  
KFW ENGINEERS

STATE OF TEXAS  
COUNTY OF GUADALUPE

KNOW ALL MEN BY THESE PRESENTS:

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

TERESA A. SEIDEL  
R.P.L.S. NO. 5672  
KFW SURVEYING, LLC  
3421 PASANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441



COUNTY OF GUADALUPE

I, (WE) THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE THE PARKLANDS SUBDIVISION UNIT 2B OF SCHERTZ, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

THIS THE 8 DAY OF December 2022

*[Signature]*  
OWNER: ROLLING HILLS RANCH DEVELOPMENT, LTD.  
1616 CALLE DEL NORTE #48  
LAREDO, TX 78041  
(956) 791-0057

STATE OF TEXAS  
COUNTY OF GUADALUPE

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 8 DAY OF December A.D. 2022

*[Signature]*  
NOTARY PUBLIC  
GUADALUPE COUNTY TEXAS  
State of

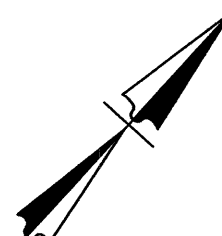
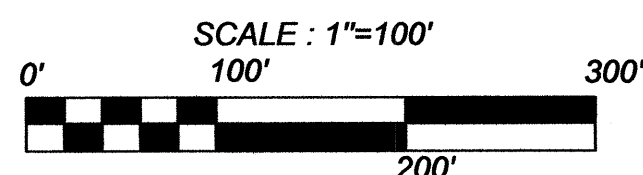
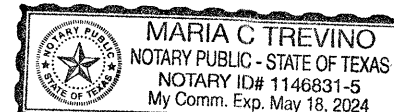
*[Signature]*  
OWNER: PARKLANDS UNITS 1 & 2, LTD.  
11 LYNN BATTIS LANE, SUITE 100  
SAN ANTONIO, TX 78218  
(210) 628-6131

STATE OF TEXAS  
COUNTY OF GUADALUPE

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 8 DAY OF December A.D. 2022

*[Signature]*  
NOTARY PUBLIC  
GUADALUPE COUNTY TEXAS  
State of



PREPARATION DATE: APRIL 2022

Date: Nov 30, 2022, 8:51am User ID: nsego  
File: U:\Projects\2054\201\Design\Civil\PLAT\PL2054201.dwg

**PLANNING AND ZONING COMMISSION MEETING: 01/11/2023**  
**Agenda Item 5 A**

TO: Planning and Zoning Commission  
PREPARED BY: Emily Delgado, Planning Manager  
SUBJECT: PLCPA20220164- A request to amend the Comprehensive Land Use Plan by changing approximately 31 acres of the Future Land Use Map from the Estate Neighborhood land use designation to the Mixed-Use Neighborhood land use designation, generally located east of the intersection of FM 1518 and Woman Hollering Road, also known as 12535 Woman Hollering Road, also known as Bexar County Property Identification Numbers, 1150385 and 310128 Bexar County, Texas.  
**APPLICANT WITHDRAWN / NO PUBLIC HEARING TO OCCUR / NO ACTION TO OCCUR**

---

**BACKGROUND**

At the November 16th Planning and Zoning Commission this item was tabled until the January 11, 2023 meeting. However, on December 30, 2022 the applicant submitted a letter withdrawing this application along with the associated annexation and zoning request. Since the application has been withdrawn there is no action to be taken at the January 11, 2023 Planning and Zoning Commission meeting.

---

**Attachments**

Applicant Withdraw Letter

---





KILLEN, GRIFFIN  
& FARRIMOND  
ATTORNEYS AT LAW

ROB KILLEN  
JAMES B. GRIFFIN  
ASHLEY FARRIMOND

December 30, 2022

Brian James  
Assistant City Manager  
City of Schertz  
1400 Schertz Parkway, Bldg. 2  
Schertz, TX 78154

*via email [bjames@schertz.com](mailto:bjames@schertz.com)*

Re: Withdrawal of City of Schertz Annexation, Plan Amendment, and Zoning Change Requests for Property Located at 12535 Woman Hollering, Bexar County, Texas (PLANX20220123, PLCPA20220164, & PLZC20220124)

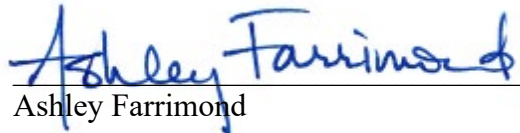
Dear Mr. James,

Please accept this letter as a formal notification of the withdrawal of the annexation petition, comprehensive plan amendment request, and rezoning request for the property located at 12535 Woman Hollering ("Property") within the City of Schertz ("City") Extraterritorial Jurisdiction ("ETJ").

Annexation is not required for utility service to the Property, and therefore the request to annexation, and associated plan amendment and rezoning request, are all withdrawn.

Best Regards,

KILLEN, GRIFFIN & FARRIMOND, PLLC

  
Ashley Farrimond

**PLANNING AND ZONING COMMISSION MEETING: 01/11/2023**  
**Agenda Item 5 B**

TO: Planning and Zoning Commission  
PREPARED BY: Emily Delgado, Planning Manager  
SUBJECT: PLZC20220124– A request to rezone approximately 31 acres of land to Apartment/ Multi-Family Residential (R-4), generally located east of the intersection of FM 1518 and Woman Hollering Road, also known as 12535 Woman Hollering Road, also known as Bexar County Property Identification Numbers, 1150385 and 310128 Bexar County, Texas. **APPLICANT WITHDRAWN / NO PUBLIC HEARING TO OCCUR / NO ACTION TO OCCUR**

---

**BACKGROUND**

At the November 16th Planning and Zoning Commission this item was tabled until the January 11, 2023 meeting. However, on December 30, 2022 the applicant submitted a letter withdrawing this application along with the associated annexation and Comprehensive Land Use Plan Amendment request. Since the application has been withdrawn there is no action to be taken at the January 11, 2023 Planning and Zoning Commission meeting.

---

**Attachments**

Applicant Withdraw Letter

---





KILLEN, GRIFFIN  
& FARRIMOND  
ATTORNEYS AT LAW

ROB KILLEN  
JAMES B. GRIFFIN  
ASHLEY FARRIMOND

December 30, 2022

Brian James  
Assistant City Manager  
City of Schertz  
1400 Schertz Parkway, Bldg. 2  
Schertz, TX 78154

*via email [bjames@schertz.com](mailto:bjames@schertz.com)*

Re: Withdrawal of City of Schertz Annexation, Plan Amendment, and Zoning Change Requests for Property Located at 12535 Woman Hollering, Bexar County, Texas (PLANX20220123, PLCPA20220164, & PLZC20220124)

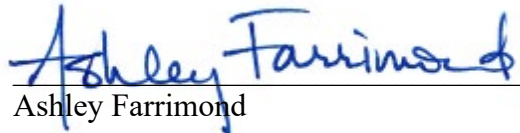
Dear Mr. James,

Please accept this letter as a formal notification of the withdrawal of the annexation petition, comprehensive plan amendment request, and rezoning request for the property located at 12535 Woman Hollering ("Property") within the City of Schertz ("City") Extraterritorial Jurisdiction ("ETJ").

Annexation is not required for utility service to the Property, and therefore the request to annexation, and associated plan amendment and rezoning request, are all withdrawn.

Best Regards,

KILLEN, GRIFFIN & FARRIMOND, PLLC

  
Ashley Farrimond

**PLANNING AND ZONING COMMISSION MEETING: 01/11/2023**  
**Agenda Item 5 C**

TO: Planning and Zoning Commission  
PREPARED BY: Emily Delgado, Planning Manager  
CASE: PLUDC20230006  
SUBJECT: PLUDC20230006 - Hold a public hearing, workshop and discussion and possible action to make a recommendation on amendments to Part III of the Schertz Code of Ordinances, Unified Development Code (UDC) to Article 10, Parking Standards and Single Family Residential Density/Development Standards.

---

**GENERAL INFORMATION:**

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

**PROPOSED AMENDMENTS**

Staff is proposing modifications to the following within UDC Article 10- Parking Standards:

- Proposed reduction of required parking spaces, to be provided at a ratio of 50% of the required rate whenever a building or use is changed or enlarged in floor area, number of dwelling units, seating capacity or otherwise, to create a need for an increase in the minimum number of required parking spaces
- Reduction in parking space size from ten feet (10') by twenty feet (20') to a proposed nine feet (9') by eighteen feet (18')
- Elimination of wheel stops from being required for areas of head in parking adjacent to required landscaping
- Modification to the parking ratio for Multifamily, Duplex, Two-Family, Condominium Or Other Similar Use; proposed as follows: 1.7 spaces per unit
- Reduction in required number of stacking spaces for financial institutions; proposed minimum of three (3) spaces.

Additionally, staff is proposing a discussion and amendments in relation to Single Family Residential Density / Development Standards to include:

- Design Standards to be added to the UDC / Design Manual:
  - Two (2) parking spaces per mailbox kiosk
  - Mailbox Kiosk must be covered
  - Minimum street curve requirement
  - Usable open spaces- 1 acre for the first 100 lots and 1/2 acre for every additional 100 lots
- Lot Size / Density:
  - Straight Zoning
    - R-6: 7,200 square feet; Maximum of 40 acres
    - R-7: 6,600 square feet; Maximum 30 acres
- PDD:
  - Median and Mean Lot size of 7,600 square feet
  - Allow lots smaller than 6,600 square feet (must maintain 10 foot side yard setbacks)
  - Set minimum standard to mix "pods" so smaller lots not concentrated in one area
- Explanation of "Unique Development"

**STAFF ANALYSIS AND RECOMMENDATION:**

Staff recommends approval of the amendments to the Unified Development Code (UDC) as proposed and discussed.

**COMMISSIONERS CRITERIA FOR CONSIDERATION:**

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

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

---

**Attachments**

Draft Article 10 Red Lines

Proposed Single Family Lot Size and Design Proposal

---

## ARTICLE 10. PARKING STANDARDS

### Sec. 21.10.1. Purpose.

The purpose of this Article is to establish the number of required off-street vehicular parking spaces so as to provide for the needs of occupants, customers, visitors or others involved in the use or occupancy of any building or structure, to eliminate the undue use of the surface street system for parking purposes, to require allocation of sufficient off-street/on-site loading facilities by business and industry which ensures that the loading and unloading of vehicles will not interfere with traffic flow or block roadways and/or fire lanes, to promote and protect the public health, safety, comfort, convenience and general welfare, and to grant and define the administrative powers and duties necessary to enforce this Article.

### Sec. 21.10.2. General provisions.

- A. Required off-street parking in residential districts shall be provided on the same site, lot or tract as the main use for which the parking is provided.
- B. Required off-street parking in nonresidential districts may be located on the same site, lot or tract as the main use for which the parking is provided or on a site, lot or tract located within the same zoning district and within 150 feet of the main use.
- C. If specific requirements for off-street parking result in a fraction of a parking space, the next larger whole number of spaces is required.
- D. Whenever a building or use ~~constructed or established after the effective date of this UDC~~ is changed or enlarged in floor area, number of dwelling units, seating capacity or otherwise, to create a need for an increase in the minimum number of required parking spaces, such spaces shall be provided at 50% of the required rate to accommodate the enlargement or change.
- E. All driveways and all required off-street parking spaces shall be on a paved concrete or asphalt surface. All drive approaches shall be of paved concrete.
- F. Parking spaces provided within a public right-of-way shall not be counted as meeting the minimum requirements of this Article.
- G. In the event of the construction of a phased development, the minimum number of parking spaces provided shall apply to each phase as it is developed.
- H. In computing the parking requirements for any building or development with multiple uses, the total parking requirements shall be the sum of the specific parking requirements for each individual use included in the building or development.
- I. *Residential curb cuts.*
  - 1. *Straight driveways.* Curb cuts for residential driveway aprons shall be not less than ten feet (10') in width, and not more than twelve feet (12') in width for a single driveway apron nor more than twenty-four feet (24') in width for a double driveway apron. Curb cuts will be permitted only for driveway aprons providing access to a garage, carport or hardstand. Not more than one curb cut will be permitted for each residential parcel of land except as follows for circular driveways.

2. *Circular driveways.* Circular driveways are allowed for lots with a minimum of one hundred feet (100') of frontage. Circular driveways shall have a maximum of two sixteen-foot curb cuts with a minimum of thirty feet (30') between each cut.
  - J. Detached accessory, ancillary or storage structures in commercial and manufacturing districts shall not be located in a manner that decreases the minimum number of parking spaces required.
  - K. Areas intended for outdoor displays and general outdoor storage shall not be allowed in designated off-street parking areas or fire lanes and shall not be located in a manner that decreases the minimum number of parking spaces required.
  - L. Parking and storage, including vehicles awaiting repair, employee, customers and vendors, for automobile repairs and service located on Main Street, cannot occur in the public right-of-way.
- (Ord. No. 22-S-19 , § 1(Exh. A), 4-26-2022)

### Sec. 21.10.3. Size of space.

- A. Each standard off-street surface parking space shall measure not less than ~~nine (9)ten~~ feet by ~~eighteen (18)20~~ feet, exclusive of access drives and aisles, and shall be of usable shape and condition.
- B. *Wheel stops.* ~~Wheel stops shall be required for all areas of head-in parking adjacent to a landscaped area required in section 21.9.7. Wheel stops shall be designed so that the overhang of vehicles is contained totally within the parking space.~~ If wheel stops are not provided at locations where vehicles extend over the sidewalk areas, a minimum of five feet (5') of free walking area, exclusive of vehicle over hang, width must be provided.
- C. Each parking space designed for parallel parking shall have a minimum dimension of eight feet by twenty-two feet (8' x 22').
- D. Each standard parking space located in a parking garage shall measure not less than ~~nineteen~~ feet by eighteen feet (~~910~~' x 18'), exclusive of access drives or aisles.
- E. *Handicap accessible parking.*
  1. The number and size of the handicap parking spaces required must follow the Federal Americans with Disabilities Act and Texas Accessibility Standards. The number of handicap parking spaces required is based on the total number of spaces provided. Accessible spaces for cars must have at least a sixty inch (60") wide access aisle located adjacent to the designated parking space. Van parking spaces need to have a wider access aisle of ninety-six inches (96") to accommodate a wheelchair lift and vertical clearance to accommodate van height.

<b>Table 21.10.3</b>	
<b>Minimum Number of Handicap Accessible Parking Spaces</b>	
Total number of parking spaces provided (per lot)	Total minimum number of accessible parking spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9

501 to 1,000	2% of total parking provided in lot
1,001 and over	20 plus 1 for each 100 over 1,000

2. *Location.*

- a. Accessible parking spaces must be located on the shortest accessible route of travel to an accessible facility entrance. Where buildings have multiple accessible entrances with adjacent parking, the accessible parking spaces must be dispersed and located closest to the accessible entrances and at the most level ground close to the accessible entrance.
  - b. An accessible route must always be provided from the accessible parking to the accessible entrance. An accessible route never has curbs or stairs, must be at least three feet (3') wide, and has a firm, stable, slip-resistant surface. The slope along the accessible route should not be greater than 1:12 in the direction of travel.
  - c. Accessible parking spaces may be clustered in one or more lots if equivalent or greater accessibility is provided in terms of distance from the accessible entrance, parking fees, and convenience. Van-accessible parking spaces located in parking garages may be clustered on one floor (to accommodate the ninety-eight inch (98") minimum vertical height requirement).
3. *Signage.* A sign with the international symbol of accessibility must be mounted in accordance with applicable state and federal laws to see marking each disabled parking space. Van accessible spaces must have a sign with "van accessible" on it in addition to the international symbol of accessibility.

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

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

<b>Table 21.10.4 Schedule of Off-Street Parking Requirements</b>	
Use Type	Parking Requirement
Amusement, Commercial (Indoor)	1 space for each 200 square feet of gross floor area
Amusement, Commercial (Outdoor)	1 space per 500 square feet of outdoor site area plus 1 space per each 4 fixed spectator seats
Assisted Care, Living Facility, Care Facility	1 parking space for each 2 beds
Bank, Savings And Loan, Or Other Financial Institution	1 space for each 250 square feet of gross floor area
Bar Or Night Club	1 space for each 50 square feet of gross floor area
Bed And Breakfast	1 space for each guest room plus 1 space per employee
Bowling Alley	5 parking spaces for each lane
Car Wash	1 space for each 200 Square feet of floor area
Day Care Center	1 space per 250 square feet of gross floor area
Fitness Center/Gym	1 space for each 250 square feet of gross floor area
Convenience Store/Gas Station	1 space for each 250 square feet of gross floor area. Spaces provided for fueling at the pump stations shall not be considered parking spaces.
Group Home	4 spaces
Hospital	1 parking space for each bed
Hotel Or Motel	1 space for each sleeping room or suite plus 1 space for every 200 square feet of common area not designated as sleeping rooms

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Lodging Houses And Boarding Houses	1 parking space for each bedroom
Manufacturing, Processing Or Repairing	1 space for each 2 employees or 1 space for each 1,000 square feet of total floor area, whichever is greater
Medical Or Dental Clinic	1 space for each 200 square feet of total floor area
Mini-warehouse/Public Storage	1 space for each 300 square feet of office floor area plus 1 space for each 3,000 square feet of storage area
Mortuary/Funeral Home	1 parking space for each 50 square feet of floor space in service rooms or 1 space for each 3 seats, whichever is less based on maximum design capacity)
Multifamily, Duplex, Two-Family, Condominium Or Other Similar Use	1.57 spaces per <del>1-bedroom unit</del> 2 spaces per 2-bedroom unit 2.5 spaces per 3+ bedroom unit Plus additional guest parking provided at a ratio of 5% of required spaces
Nursery	1 space per 300 square feet of total sales area Wholesale nursery: 1 parking space per employee of the largest work shift, plus 1 space per 10,000 square feet of display area and 1 space per acre of growing areas
Offices	1 space for each 250 square feet of gross floor area
Outdoor Facilities (Outdoor Recreational Fields i.e. Football, Soccer, etc.)	20 spaces per designated field or 1 per 4 person design capacity
Public Use	Parking shall be provided at a ratio approved by City staff based on a parking study provided by the applicant
Residence Halls, Fraternity Buildings And Sorority Buildings	1 space per person capacity of permanent sleeping facilities
Residential Subdivision Mailbox Kiosk	2 spaces—these may be in the right-of-way but not in the traffic lane—an expansion of the road surface is required and the kiosk must be covered to provide shelter for people using the kiosk
Restaurants	1 parking space for each 100 square feet of gross floor area, or 1 space for each 4 seats, whichever is less (based on maximum design capacity)
Retail Sales And Service	1 space for each 250 square feet of gross floor area
School, High School, Vocational, All Other Schools	Parking shall be provided at a ratio approved by City staff based on a parking study provided by the applicant that shall include vehicle stacking requirements
Single Family Attached And Detached Dwelling Units	2 parking spaces per dwelling unit
Theaters, Auditoriums, Churches, Assembly Halls, Sports Arenas, Stadiums, Conference Center, Convention Center, Dance Hall, Exhibition Halls, Or Other Place Of Public Assembly	1 space for each 4 seats or 1 space for every 100 square feet of gross floor area, whichever is less (based on maximum design capacity)
Automobile Sales Or Rental	1 space for each 3,000 square feet of sales area (open and enclosed) devoted to the sale, display or rental of vehicles
Automobile Service, Repair, Garage	1 space for each 200 square feet of total floor area

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Warehouse	1 space for each 1,000 square feet of total floor area
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- B. *New and Unlisted Uses.* When a proposed land use is not classified in this section or a single use which have varying parking needs depending on the function of that specific single use, an applicant may submit a parking ratio based on best/current planning and transportation practices.
1. A best/current parking ratio application should include the following:
    - a. An application shall fully cite the sources used to derive the applicant-submitted parking ratio, possible resources include parking standards material from the Institute of Transportation Engineers (ITE) or the American Planning Association (APA).
    - b. The City Manager or his/her designee shall review the applicant submitted parking ratio to confirm best/current planning practices for a use.
    - c. The City Manager or his/her designee shall approve, modify, or deny the applicant submitted parking ratio.
  2. Parking ratio determination where no application is submitted
    - a. If the applicant does not submit a parking ratio, then the City Manager or his/her designee shall determine the parking ratio based on the best/current planning and transportation practices.
- C. *Mixed uses.* In the event that several users occupy a single structure, or parcels of land, the total requirements for off street parking shall be the sum of the requirements for the several uses computed separately unless it can be shown that the peak parking demands are offset, for example with retail and residential, or theater and office uses. In such case the City Manager or his/her designee may reduce the total requirements accordingly, but not more than twenty-five percent (25%).
- D. *Joint use of facilities.* Required parking facilities of two (2) or more uses, structures, or parcels of land may be satisfied by the same parking facility used jointly, to the extent that it can be shown by the owners or operators that the need for the facilities does not materially overlap and provided that such right of joint use is evidenced by a deed, lease, contract, or similar written instrument establishing the joint use.
- E. *Properties zoned main street mixed-use.* Properties zoned Main Street Mixed-Use shall only be required to provide two (2) on-site parking spaces but must still provide the minimum required number of handicapped spaces on site.

(Ord. No. 14-S-47 , § 5, 11-18-2014; Ord. No. 16-S-27 , § 7, 8-30-2016; Ord. No. 18-S-03 , § 1(Exh. A), 1-23-2018; Ord. No. 22-S-19 , § 1(Exh. A), 4-26-2022)

#### **Sec. 21.10.5. Striping.**

- A. All parking lots shall be striped in a manner that will clearly delineate parking spaces, fire lanes and pedestrian crosswalks.
- B. Directional arrows shall be provided in all drive lanes and driveways.

#### **Sec. 21.10.6. Shared access and cross lot access easements.**

Notwithstanding any other provisions of this UDC, unless otherwise approved by the City, to reduce the number of curb cuts and access driveways, the dedication of joint-use, private access driveway easements and cross lot access easements shall be required for all commercial development.



#### Sec. 21.10.7. Stacking requirement for drive-through facilities.

- A. A stacking space shall be an area on a site measuring eight feet by twenty feet (8' x 20') with direct forward access to a service window or station of a drive-through facility which does not constitute space for any other circulation driveway, parking space, or maneuvering area.
- B. All stacking spaces shall be located entirely within the lot and shall be outside of any right-of-way, fire lane or similar access.
- C. For financial institutions with drive-through facilities, each teller window or station, human or mechanical, shall be provided with a minimum of ~~three (3)~~ **five** stacking spaces.
- D. For each service window of a drive-through restaurant, a minimum of seven stacking spaces shall be provided.
- E. For kiosks, a minimum of three (3) stacking spaces for each service window shall be provided.

#### Sec. 21.10.8. Off-Street loading/unloading requirements.

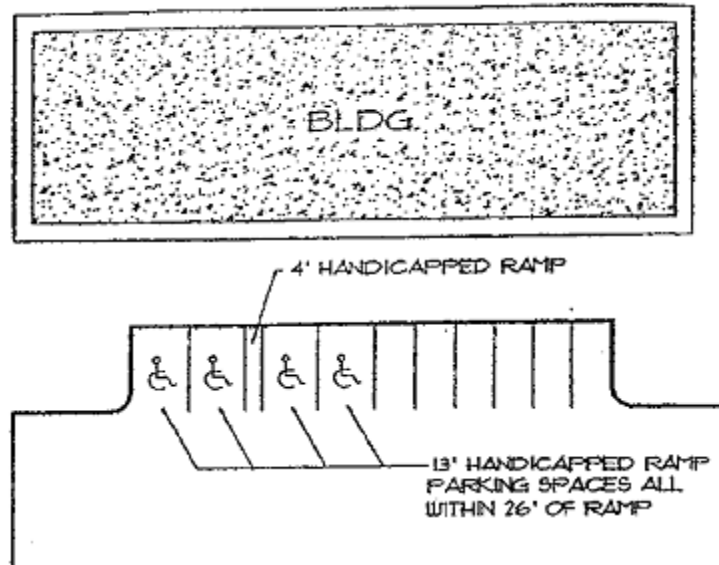
All retail, commercial, industrial and service structures shall provide and maintain off-street facilities for receiving and loading merchandise, supplies and materials within a building or on the lot or tract. All public schools shall provide adequate stacking for vehicles based on a parking study approved by City Staff. Such off-street loading space may be adjacent to a public alley or private service drive or may consist of a truck berth within the structure. Such off-street loading space or truck berth shall consist of a minimum area of ten feet (10') by forty feet (40') and the spaces or berths shall be provided in accordance with the following schedule:

<b>Table 21.10.8 Off-Street Loading Requirements</b>	
Square Feet of Gross Floor Area in Structure	Minimum Required Spaces or Berths
0—5,000	None
5,000—15,000	1
15,000—50,000	2
50,000—100,000	3
100,000—150,000	4
Each Additional 50,000 over 150,000	1

(Ord. No. 16-S-27 , § 8, 8-30-2016)

#### Sec. 21.10.9. Additional regulations and illustrations.

- A. *Handicapped ramps.*

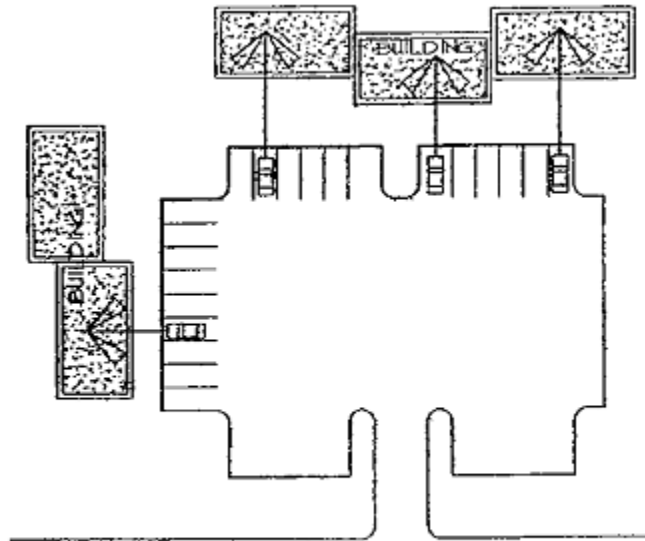


### HANDICAPPED RAMPS: within 26' of Parking Spaces

The location of handicapped parking spaces should be:

1. as close as possible to principal handicapped accessible entrance(s);
2. Dispersed in a multi-building development or shopping center to ensure easy access and to minimize the travel distance for the handicapped.

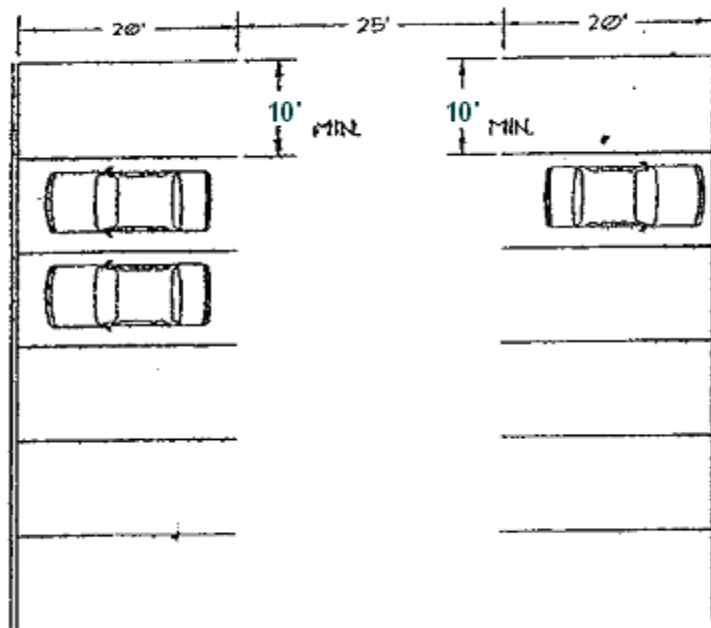
#### B. *Handicapped parking space dispersal.*



### HANDICAPPED PARKING SPACE DISPERSAL

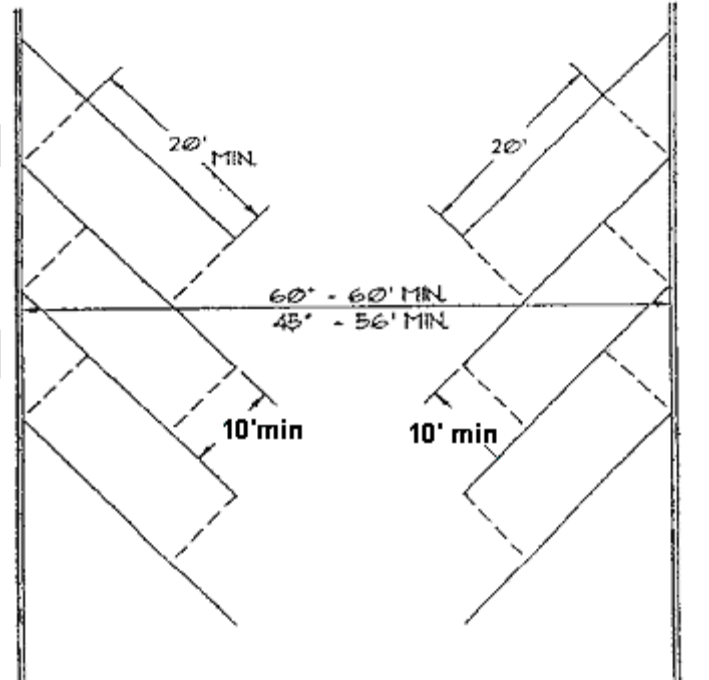
#### C. *90° parking dimensions.*

## 90° PARKING DIMENSIONS.

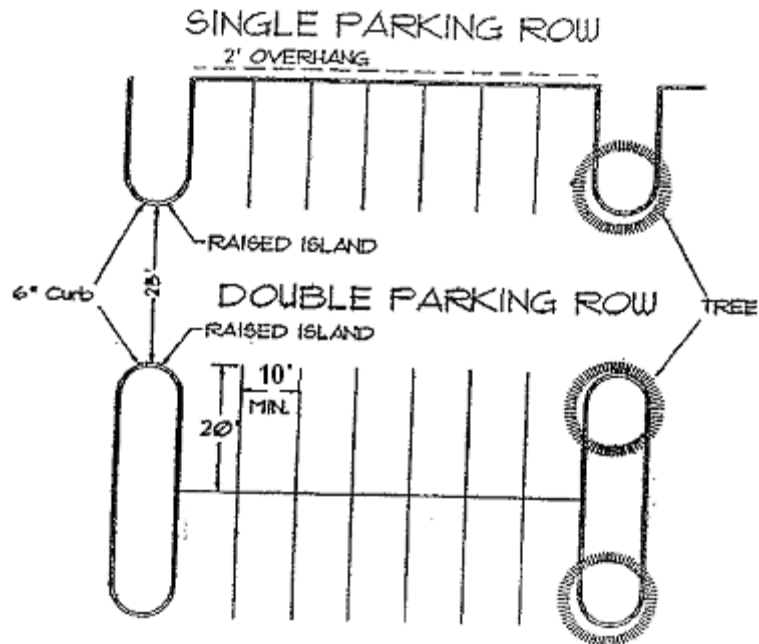


D. Angle parking dimensions.

## ANGLE PARKING DIMENSIONS

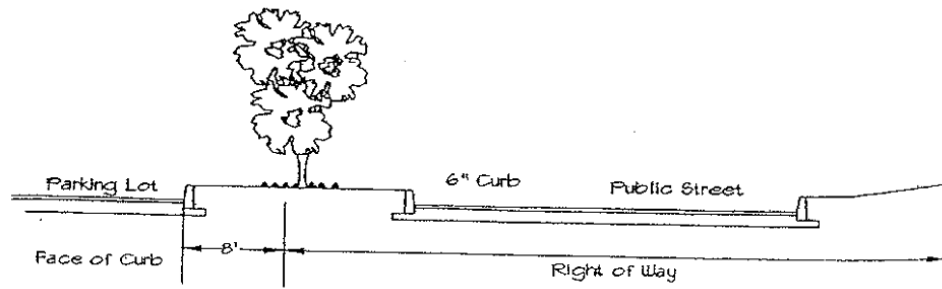


E. Drive aisle dimensions.

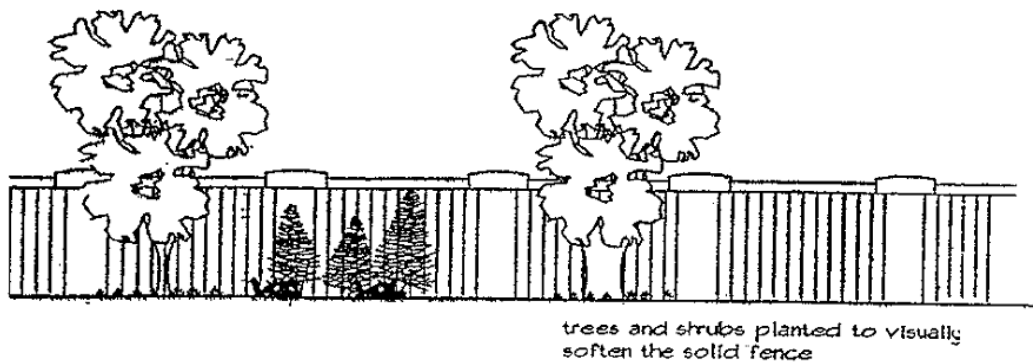


NOTES: Maximum of 20 spaces between islands on peripheral row  
Maximum of 15 spaces between islands on interior row

F. Separation of right-of way and parking areas.



G. Landscaping and fencing.



## Single Family Residential Density/Development Standards

### **Designs Standards Added to UDC/Design Manual**

Two parking spaces per mailbox kiosk

Mailbox kiosk must be covered

Minimum street curve requirement

Usable open spaces - 1 acre for the first 100 lots and ½ acre for every additional 100 lots

### **Lot Size/Density**

#### Straight Zoning

R-6      7,200 sq ft      Max 40 acres

R-7      6,600 sq ft      Max 30 acres

#### PDD

##### *Typical Suburban Development*

Median and Mean lot size of 7,600 sq ft

Allow lots smaller than 6,600 sq ft (no minimum but must maintain 10' side yard setback)

Set minimum standard (bubble diagram or text) to mix "pods" so smaller lots not concentrated in one area

##### *Unique Development*

*Unique developments are those with new and different product types, that significantly advance the City's desire for affordable and diverse housing types, properties with exceptionally significant development challenges, etc. These are not simply a reduction in standards. With these developments the median and mean lot size of 7,600 square feet can be eliminated or decreased. Significantly more detail would be required in the PDD document to ensure the vision described by the developer is achieved. As such these projects will likely move through the zoning process more slowly.*

**PLANNING AND ZONING COMMISSION MEETING: 01/11/2023**  
**Agenda Item 7 A**

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**SUBJECT**

Current Projects and City Council Status Update

**DEVELOPMENT INFORMATION**

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

**NEW SITE PLAN APPLICATIONS:**

- The following new site plan application was submitted to the Planning and Community Development Department between December 10, 2022, and January 6, 2023.
  - Tri-County Development Park Subdivision, Lot 16 Block 1 (7023 FM 3009)
    - Site Plan for a proposed 112,904 square foot Office / Warehouse

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

- Ord. 22-S-42: A request to rezone approximately 31 acres of land from General Business District (GB) to Single-Family Residential District (R-2), the property, a portion of Parcel ID 63998, generally located approximately 1,000 feet to the northwest of the Eckhardt Road and Green Valley Road intersection.
  - Recommended for approval at the October 12th P&Z Meeting (6-0 vote)
  - First Reading at the December 6th City Council Meeting Approved (6-0 vote)
  - Final Reading at the December 13th City Council Meeting Approved (6-0 vote)
- Ord. 22-S-44: A request to rezone approximately 75 acres of land from General Business District (GB) and Manufacturing District- Light (M-1) to Planned Development District (PDD), generally located southeast of the intersection of IH 35 and Cibolo Valley Drive, also known as Guadalupe County Property Identification Numbers 68313, 68314, and 148510, City of Schertz, Guadalupe County, Texas.
  - Recommended for approval at the October 26th P&Z Meeting (5-0 vote)
  - First Reading at the December 6th City Council Meeting Approved (6-0 vote)
  - Final Reading at the December 13th City Council Meeting Approved (6-0 vote)
- Ord. 22-S-45: A request to rezone approximately 0.14 acres of land from Single-Family Residential District (R-2) to Main Street Mixed Use District (MSMU), generally located southeast of the intersection of Randolph Ave and Exchange Ave, also known as 204 Randolph Ave, also known as Guadalupe County Property Identification Number 67555, Guadalupe County, Texas.
  - Recommend for approval at the November 16th P&Z Meeting (6-0 vote)
  - First Reading at the December 6th City Council Meeting Approved (6-0 vote)
  - Final Reading at the December 13th City Council Meeting Approved (6-0 vote)

**● ADMINISTRATIVELY APPROVED PROJECTS:**

- The following development applications were administratively approved between December 10, 2022 and January 6, 2023.
  - Cibolo Valley Baptist Church Subdivision, Lot 1, (5550 FM 1103)
    - Site Plan for a proposed 6,148 square foot pavilion
    - Approval Date: December 14, 2022
  - Cal Stone Subdivision Lot 4, Block 1 (3795 FM 3009)

- Site Plan for a proposed 9,000 square foot medical office
  - Approval Date: December 12, 2022
-