



MEETING AGENDA
Schertz Capital Improvement Advisory Committee
AND
Planning & Zoning Commission
February 8, 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, FEBRUARY 8, 2023 at 6:00 p.m.

1. CALL TO ORDER / ROLL CALL THE CAPITAL IMPROVEMENT ADVISORY COMMITTEE MEETING

2. SEAT ALTERNATE TO ACT IF REQUIRED

3. HEARING OF RESIDENTS

This time is set aside for any person who wishes to address the Capital Improvement Advisory Committee. 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 Committee 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.

Residents who choose to watch the meeting via live stream, but who would like to participate in the Hearing of Residents, should email their comments to the Planning Division, at planning@schertz.com by 5:00p.m. on Tuesday, February 7, 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.

4. PUBLIC HEARING:

- A.** Hold a public hearing, consider, and file the semi-annual report evaluating the progress of the City on achieving the capital improvements program and identifying any problems in implementing the plans or administering the capital recovery fees.

5. ADJOURNMENT OF THE CAPITAL IMPROVEMENT ADVISORY COMMITTEE MEETING

1. CALL TO ORDER / ROLL CALL THE REGULAR PLANNING & ZONING COMMISSION MEETING

2. SEAT ALTERNATE TO ACT IF REQUIRED

3. HEARING OF RESIDENTS

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.

Residents who choose to watch the meeting via live stream, but who would like to participate in the Hearing of Residents, should email their comments to the Planning Division, at planning@schertz.com by 5:00p.m. on Tuesday, February 7, 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.

4. CONSENT AGENDA:

- A. Minutes for the January 25, 2023 Regular Meeting.
- B. PLFP20230014 - Consider and act upon a request for approval of a final plat of the Schertz I -35 Warehouse Subdivision, an approximately 6 acre tract of land, located approximately 1, 900 feet west of the intersection of FM 2252 and Interstate 35, City of Schertz, Comal County, Texas.

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. PLZC20220204— Hold a public hearing, consider, and make a recommendation on a request 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.

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, Senior Planner, of the City of Schertz, Texas, do hereby certify that the above agenda was posted on the official bulletin boards on this the 3rd day of February, 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, Senior 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: 02/08/2023

Agenda Item 4 A

TO: Planning and Zoning Commission
PREPARED BY: Kathryn Woodlee, City Engineer
SUBJECT: Hold a public hearing, consider, and file the semi-annual report evaluating the progress of the City on achieving the capital improvements program and identifying any problems in implementing the plans or administering the capital recovery fees.

GENERAL INFORMATION

Section 395.058 (c) (4) of the Texas Local Government Code requires the Capital Improvements Advisory Committee (CIAC) to file semi-annual reports with respect to the progress of the capital improvement plan and report to City Council any perceived inequities in implementing the plan or imposing impact fees. Section 90-158 of the City's Code of Ordinances includes the same requirement.

Active projects and associated expenses that are funded using Impact Fee Funds this period were as follows:

Water

- Corbett Ground Storage Tank
 - Expenses 2nd Half FY22: Professional services - \$124,820.80
 - Status: Project bid. Construction contract award delayed due to delays in grant funding process.
- City-wide Water Master Plan and Impact Fee Update Study
 - Expenses 2nd Half FY22: Professional services - \$33,356.18
 - Status: Water system model being finalized, projected future demands being developed based on future land use assumptions.
- Ware Seguin to Lower Seguin and Graytown to Pheil Loop Lines
 - No expenses in FY22. Design underway.

Sewer

- Woman Hollering Creek Wastewater Project
 - Expenses 2nd Half FY22: \$3,886,885.47
 - Professional services - \$218,712.78
 - Construction - \$3,668,172.69
 - Status: Construction continuing, all borings complete, force main installation complete, gravity main installation ongoing, lift station wet well and storage well construction underway. Supply chain delays impacting electrical components, alternate interim solutions being evaluated.
- City-wide Wastewater Master Plan and Impact Fee Update Study
 - Expenses 2nd Half FY22: Professional services - \$12,938.37
 - Status: Wastewater system model being finalized, projected capacity demands based on future land use assumptions being developed.

Roadway

- All Service Areas: Final invoice for Professional Services for work on amendment to Capital Improvement Plan to account for areas newly annexed to the City. (Full cost of the amendment expended in two separate fiscal years has been spread equally across all four service areas.)
 - Expenses 2nd Half FY22: \$2,353.25
 - Status: Complete

STAFF ANALYSIS AND RECOMMENDATION

Staff recommends the CIAC accept this report and file the semi-annual report with City Council. The semi-annual report will consist of the items presented to the CIAC and draft minutes from this meeting.

Attachments

Impact Fee Financial Report

CITY OF SCHERTZ
CAPITAL RECOVERY IMPACT FEE REPORT
April 1, 2022 TO September 30, 2022

	***** IMPACTS FEES *****		
	Water	Sewer	Total
Beginning Allocated Impact Fee Balance ¹	243,038.30	7,947,267.99	8,190,306.29
Net Change in Allocated Impact Fees	4,105,997.90	(2,398,670.55)	1,707,327.35
Ending Allocated Impact Fee Balance	4,349,036.20	5,548,597.44	# 9,897,633.64
Beginning Unallocated Impact Fee Balance	8,707,384.51	307,655.83	9,015,040.34
Revenues:			
Impact Fees	384,895.76	177,139.48	562,035.24
Transfer In	0.00	0.00	0.00
Interest Earned	686.99	6,405.97	7,092.96
Investments Income	58,891.50	48,494.20	107,385.70
Expenses:			
Professional Services	33,356.18	12,938.37	46,294.55
Auditor/Accounting Services	1,000.00	1,000.00	2,000.00
Investment Mgt Fee - Sewer	0.00	4,121.01	4,121.01
Transferred Out	4,230,818.70	0.00	4,230,818.70
Total Revenue Over/(Under) Expense	(3,820,700.63)	213,980.27	(3,606,720.36)
Ending Unallocated Impact Fee Balance	4,886,683.88	521,636.10	5,408,319.98
Estimated Cost of Unfunded Projects			
Loop Lines	981,076.00		
Capital Impact Fee Study - Water	78,417.12		
Capital Impact Fee Study - Sewer		97,902.49	
Cibolo West Trunk Line		6,000,000.00	
Total Unfunded Project Costs	1,059,493.12	6,097,902.49	7,157,395.61
Unfunded Projects to Ending Unallocated Impact Fee Balance ²	3,827,190.76	(5,576,266.39)	(1,749,075.63)

¹ **Allocated Impact Fee Balances only include Capital Recovery funds and not funds from any other source. It also assumes Capital Recovery Funds are used first when allocated.**

² **Negative Unfunded Projects to Ending Impact Fee Balance to be funded by future revenues or through other sources**

Capital Recovery Water Projects

Capital Improvements Program	SE Quad Pump Station	SE Quad GST	SE Quad Elevated Tank	SE Quad Distribution Mains	NE Quad Distribution Mains	IH10 Corridor Distribution Mains
Original Cost Estimate	\$ 1,688,289	\$ 1,100,000	\$ 1,250,000	\$ 1,700,000	\$ 1,600,000	\$ 1,000,000
Current Project Designation	Corbett Ground Storage Tank	Corbett Ground Storage Tank- RL2	Corbett Elevated Tank - RL1	Loop Lines - WA1		
Current Cost Estimate		\$ 5,000,000	\$ 5,650,000	\$ 1,806,076		

Capital Recovery Funding/Allocation

2011						
2012						
2013			\$ 12,251.14			
2014			\$ 500.00			
2015			\$ 86,166.10			
2016			\$ 3,050,000.00			
2017						
2018						
2019			\$ 1,375,000.00			
2020						
2021		\$ 512,000.00				
2022		\$ 4,230,818.70				

Capital Recovery Funding Balance	\$ -	\$ 4,742,818.70	\$ 4,523,917.24	\$ -	\$ -	\$ -
Other Funding Sources	\$ -	\$ -	\$ 840,586.46	\$ 825,000.00	\$ -	\$ -
Total Project Funding Sources	\$ -	\$ 4,742,818.70	\$ 5,364,503.70	\$ 825,000.00	\$ -	\$ -

Project Annual Expenses

First Half 2012						
Second Half 2012						
First Half 2013						
Second Half 2013			\$ 12,251.14			
First Half 2014			\$ 6.77			
Second Half 2014			\$ 2,081.13			
First Half 2015			\$ 980.00			
Second Half 2015			\$ 120,233.32			
First Half 2016			\$ 87,843.28			
Second Half 2016			\$ 22,763.75			
First Half 2017			\$ -			
Second Half 2017			\$ 40,403.20			
First Half 2018			\$ 6,248.00			
Second Half 2018			\$ 7,485.13			
First Half 2019			\$ 50,510.63			
Second Half 2019			\$ 1,994,741.24			
First Half 2020			\$ 1,385,858.48			
Second Half 2020			\$ 1,161,122.42			
First Half 2021			\$ 172,980.16			
Second Half 2021		\$ 114,254.48	\$ 91,433.48			
First Half of 2022		\$ 154,707.22	\$ -			
Second Half 2022		\$ 124,820.80	\$ -			
Total Expenses	\$ -	\$ 393,782.50	\$ 5,156,942.13	\$ -	\$ -	\$ -

Allocated Impact Project Fee Balance	\$ -	\$ 4,349,036.20	\$ -	\$ -	\$ -	\$ -
Project Balance	\$ -	\$ 4,349,036.20	\$ 207,561.57	\$ 825,000.00	\$ -	\$ -

Project Status	Future	Future	Ongoing	Future	Future	Future
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Capital Recovery Sewer Projects

Capital Improvements Program	Final South Sewershed Master Plan	Town Creek Phase III	Town Creek Phase IV	Woman Hollering Creek STP PH II	South Schertz Trunk Lines and Lift Station	South Schertz Trunk Lines and Lift Station
Original Cost Estimate	\$ 15,000	\$ 659,126	\$ 1,000,000	\$ 600,000	\$ 9,600,000	
Current Project Designation		Town Creek Phase III - QA3		Crossvines Batch Plant Expansion - QA4	Woman Hollering Trunk Line - QA2/Q01	Cibolo West Truck Line
Current Cost Estimate		\$ 931,740		\$ 487,848	\$ 12,000,000	\$ 6,000,000.0

Capital Recovery Funding/Allocation

2011						
2012						
2013						
2014						
2015						
2016						
2017						
2018				\$ 487,848.00		
2019				\$ -		
2020						
2021					\$ 7,795,000.00	
2022						

Capital Recovery Funding Balance	\$ -	\$ -	\$ -	\$ 487,848.00	\$ 7,795,000.00	\$ -
Other Funding Sources		Bond 2007 \$ 931,739.74			Bond 2013 \$ 3,000,000.00	
Total Project Funding Sources	\$ -	\$ 931,739.74	\$ -	\$ 487,848.00	\$ 10,795,000.00	\$ -

Project Annual Expenses

First Half 2012						
Second Half 2012					\$ 82,262.17	
First Half 2013					\$ 49,861.30	
Second Half 2013		\$ 980.00			\$ 17,032.55	
First Half 2014		\$ 28,743.00			\$ 61,364.70	
Second Half 2014		\$ 46,690.62			\$ 34,775.84	
First Half 2015		\$ 5,858.72			\$ 5,382.50	
Second Half 2015		\$ 815,683.00			\$ 38,315.41	
First Half 2016		\$ 33,784.40			\$ 121,438.32	
Second Half 2016					\$ 83,983.26	
First Half 2017					\$ 6,220.00	
Second Half 2017					\$ 4,048.18	
First Half 2018					\$ 247,870.62	
Second Half 2018				\$ 68,609.20	\$ 212,479.83	
First Half 2019				\$ 225,595.33	\$ 56,860.59	
Second Half 2019				\$ 41,375.48	\$ 225,106.41	
First Half 2020				\$ -	\$ 98,737.52	
Second Half 2020				\$ -	\$ 143,307.30	
First Half 2021				\$ -	\$ -	
Second Half 2021				\$ -	\$ 16,123.52	
First Half 2022				\$ -	\$ 6,615.06	
Second Half 2022				\$ -	\$ 3,886,885.47	
Total Expenses	\$ -	\$ 931,739.74	\$ -	\$ 335,580.01	\$ 5,398,670.55	\$ -

Allocated Impact Project Fee Balance	\$ -	\$ -	\$ -	\$ 152,267.99	\$ 5,396,329.45	\$ -
Project Balance	\$ -	\$ -	\$ -	\$ 152,267.99	\$ 5,396,329.45	\$ -

Project Status	Future	Complete	Future	On Going	On Going	Future
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CITY OF SCHERTZ
ROADWAY IMPACT FEE REPORT
April 1, 2022 TO September 30, 2022

	***** ROADWAY IMPACTS FEES *****				
	Area 1	Area 2	Area 3	Area 4	Total
Beginning Allocated Impact Fee Balance	0.00	0.00	0.00	0.00	0.00
Net Change in Allocated Impact Fees	0.00	0.00	0.00	0.00	0.00
Ending Allocated Impact Fee Balance	0.00	0.00	0.00	0.00	0.00
Beginning Unallocated Impact Fee Balance	621,973.43	317,789.58	1,122,343.96	6,567.35	2,068,674.32
Revenues:					
Impact Fees	178,943.60	242,936.75	52,572.00	0.00	474,452.35
Transfer In	0.00	0.00	0.00	0.00	0.00
Interest Earned	26.40	46.91	22.46	2.60	98.37
Investments Income	5,615.79	3,842.83	8,951.14	71.56	18,481.32
Expenses:					
Development Incentive Fund	0.00	0.00	0.00	0.00	0.00
Professional Services	588.29	588.32	588.32	588.32	2,353.25
Auditor/Accounting Services	0.00	0.00	0.00	0.00	0.00
Transferred Out	0.00	0.00	0.00	0.00	0.00
Total Revenue Over/(Under) Expense	183,997.50	246,238.17	60,957.28	(514.16)	490,678.79
Ending Unallocated Impact Fee Balance	805,970.93	564,027.75	1,183,301.24	6,053.19	2,559,353.11

PLANNING AND ZONING COMMISSION MEETING: 02/08/2023
Agenda Item 4 A

TO: Planning and Zoning Commission
PREPARED BY: Tiffany Danhof, Administrative Assistant
SUBJECT: Minutes for the January 25, 2023 Regular Meeting.

Attachments

Draft Minutes for the January 25, 2023 Regular Meeting

DRAFT

PLANNING AND ZONING MINUTES

January 25, 2023

The Schertz Planning and Zoning Commission convened on January 25, 2023 at 6:00 p.m. at the Municipal Complex, Council Chambers, 1400 Schertz Parkway Building #4, Schertz, Texas.

Present: Glen Outlaw, Chairman; Richard Braud, Commissioner; Gordon Rae, Commissioner; Roderick Hector, Commissioner; Tamara Brown, Commissioner; John Carbon, Commissioner; Patrick McMaster, Commissioner

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

City Staff: Steve Williams, City Manager; Brian James, Deputy City Manager; Lesa Wood, Director of Planning & Community Development; Emily Delgado, Planning Manager; Samuel Haas, Senior 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

Mr. McMaster and Mr. Carbon were seated as the alternate.

3. HEARING OF RESIDENTS

Residents who choose to watch the meeting via live stream, but who would like to participate in Hearing of Residents, should email their comments to the Planning Division, at planning@schertz.com by 5:00p.m. on Tuesday, January 24, 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.

- DJ Thompson- 3325 Charleston
- Linda Rasch- 3509 Whisper Knoll
- Robin Streff- 3624 Chestnut Court

4. CONSENT AGENDA:

- A. Minutes for the January 11th Regular Meeting.

- B.** PLFP20230009 - Consider and act upon a request for approval of a final plat of the Schertz Wastewater Lift Station Subdivision, an approximately 3.7 acre tract of land, establishing one commercial lot generally located 3,100 feet south of the intersection of FM 78 and River Road, City of Schertz, Guadalupe County, Texas.

Motioned by Commissioner Gordon Rae to approve the Consent Agenda, seconded by Commissioner Patrick McMaster

Vote: 7 - 0 Passed

5. PUBLIC HEARING:

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

- A.** PLPDD20220136– Hold a public hearing, consider, and make a recommendation on a request to rezone approximately 12.5 acres of land from Planned Development District (PDD) to Planned Development District (PDD), located approximately 1,500 feet southwest of the intersection between Schertz Parkway and Maske Road, City of Schertz, Guadalupe County, Texas, also known as the Windy Meadows Subdivision Unit 4.

Mrs. Delgado provided a presentation.

Mr. Outlaw opened the public hearing at 6:18 P.M.

- Janice Baldwin- 3401 Columbia

Mr. Outlaw closed the public hearing at 6:19 P.M.

Motioned by Commissioner Patrick McMaster to recommend approval to City Council, seconded by Commissioner Tamara Brown

Vote: 7 - 0 Passed

- B.** PLPDD20220186 –Hold a public hearing, consider, and make a recommendation 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 Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe County, Texas.

Mrs. Delgado and the applicant provided a presentation.

Mr. Outlaw opened the public hearing at 6:39 P.M.

- Carol Davis- 3337 Wimbledon Dr
- Bill Nakayama- 3526 Charleston Lane
- Brad Weberg- 3809 Overlook Dr.
- Margret Igel- 3712 Hunters Glen
- Dana Giggy- 3825 Overlook Dr.
- Deborah and David Gunschke- 3812 Pheasant Hills

- Heather Jackson- 3410 Wimbledon Dr.
 - Alan Joanningmeier-6058 Covers Cove
 - Jorge Rodriguez- 3334 Foxbriar Lane
 - Mrs. Wright- 3613 Elm Court
 - Sam Atkins- 3505 Wimbledon Dr.
 - Don Dendy- 3149 Cameron River
 - Hannah Ochoa- 5701 Fairways Dr.
 - Tammy Kennedy- 3712 Pebble Beach
 - Charles Burks- 3737 Pebble Beach
 - Michelle Swisher- 6105 Mule Dear
 - Linda Rousch- 3509 Whisper Knoll
 - Steve Smart- 6086 Cover Cove
 - Phillip Jackson- 3410 Wimbledon Dr.
 - David Prestridge- 3708 Hillside
 - Bill Edmonds- 4909 Chestwood Dr
 - Tim Stief- 3774 Pebble Beach
 - Theresa Smart-6086 Covers Cove
 - Carmen Rodriguez- 5621 Fairway Dr.
 - Greg Sebold- 3841 Green Ridge
 - Steve Gooding- 5717 Fairway Dr.
 - Ruth Radcliffe- 3724 Hunters Glen
 - DJ Thompson- 3325 Charleston Dr.
 - James Hough- 5133 Black Horse
 - Reed Carr- 3509 Columbia Dr.
 - Linda Breland- 3801 Green Ridge
- Mr. Outlaw closed the public hearing at 8:17 P.M.

Motioned by Commissioner John Carbon to recommend approval to City Council with conditions, seconded by Commissioner Gordon Rae

Vote: 5 - 2 Passed

NAY: Chairman Glen Outlaw
Commissioner Patrick McMaster

6. REQUESTS AND ANNOUNCEMENTS:

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

There were requests by Commissioner Mr. Outlaw.

B. Announcements by Commissioners

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

There were no announcements by Commissioners.

C. Announcements by City Staff.

- City and community events attended and to be attended.

There were no announcements by City staff.

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

Chairman Mr. Outlaw adjourned the regular meeting at 9:09 P.M.

Chairman, Planning and Zoning Commission

Recording Secretary, City of Schertz

PLANNING AND ZONING COMMISSION MEETING: 02/08/2023

Agenda Item 4 B

TO: Planning and Zoning Commission
PREPARED BY: Samuel Haas, Senior Planner
CASE: PLFP20230014
SUBJECT: PLFP20230014 - Consider and act upon a request for approval of a final plat of the Schertz I -35 Warehouse Subdivision, an approximately 6 acre tract of land, located approximately 1, 900 feet west of the intersection of FM 2252 and Interstate 35, City of Schertz, Comal County, Texas.

GENERAL INFORMATION:

Owner: Bedstone, LLC.
Applicant: Melanie Norris, INK Civil.

APPLICATION SUBMITTAL DATE:

Date:	Application Submittal Type:
1/24/2023	Final Plat

ITEM SUMMARY:

The applicant is requesting to final plat the approximately 6 acres of land in order to establish one (1) commercial and industrial lot. The property is zoned General Business (GB) and Manufacturing Light (M -1).

GENERAL LOCATION AND SITE DESCRIPTION:

The subject property is located on the IH 35 frontage road approximately 1,900 feet west of the intersection of FM 2252 and Interstate 35. The subject property is located approximately 200' west of the existing IH -35 Self Storage Subdivision and adjacent to the Stone Creek RV Mobile Home Park.

ACCESS AND CIRCULATION:

The proposed Schertz I -35 Warehouse plat will have two access points. An internal thirty foot (30') shared access easement has been provided, in accordance with UDC Sec. 21.10.6, through the lot to provide interconnectivity to adjacent properties and a second point of access. The first access point will be from the frontage road of Interstate 35 and the second will be through a 30' shared access easement being established by this plat to the existing Stone Creek RV Park access road to the west of the subject property.

TREE MITIGATION AND PRESERVATION:

The applicant will be responsible for complying with Unified Development Code (UDC), Section 21.9.9 Tree Preservation and Mitigation. They have submitted a signed tree affidavit indicating that the subject property has Protected and Heritage class trees. Therefore, the applicant will be required to pay mitigation fees for any Protected and Heritage class trees removed prior to the building permit being issued.

PUBLIC SERVICES:

The subject property will be serviced by the City of Schertz for water, Spectrum, and CPS. At the January 12th, 2022 Planning and Zoning Commission Meeting, the Commission voted 7 - 0 to approve a waiver request for on-site sewage facilities. The site will be serviced by an on-site sewage facility and will be required to be reviewed and permitted through Comal County. The proposed plat is laid -out to provide for future connections to a public sanitary sewer system. Once public infrastructure has been extended to the area to provide sanitary sewer service, the subdivision will be required to connect to the sewer system, in accordance with Section 90 -78 of the Code of Ordinances.

PUBLIC IMPROVEMENTS:

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

Water: The property will be serviced by the City of Schertz through an 8-inch water line that runs along the frontage of the property along I -35.

Sewer: At the January 12th, 2022 Planning and Zoning Commission Meeting, the Commission voted 7 - 0 to approve a waiver request for on-site sewage facilities. The site will be serviced by an on-site sewage facility and will be required to reviewed and permitted through Comal County.

Drainage: The applicant is responsible for all drainage associated with the subject property, and for compliance with Stormwater regulations.

A Stormwater Management Plan has been reviewed and approved by the City Engineer.

Sidewalks: A sidewalk will be required to run along the front of the property that abuts I -35. The construction of the sidewalk will need to meet the City of Schertz specifications.

Road Improvements: The property is located along the IH 35 frontage road, which is considered a principal arterial. TXDOT has reviewed the plat and has provided a response that no additional right-of-way dedication is required for the subject property. In addition, TXDOT has limited the proposed plat to a total of one (1) access point, which has been designated on the plat exhibit.

STAFF ANALYSIS AND RECOMMENDATION:

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

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

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

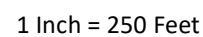
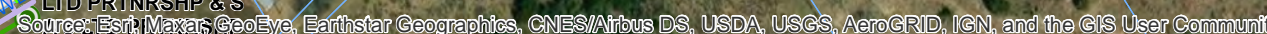
COMMISSIONERS CRITERIA FOR CONSIDERATION:

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

Attachments

Aerial Exhibit

Plat Exhibit



1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TxDOT'S, "ACCESS MANAGEMENT MANUAL". THE PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF 1 (ONE) ACCESS POINT, BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF APPROXIMATELY 266.5 FEET, WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS. THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED WITH CONSIDERATION GIVEN TO TOPOGRAPHY, ESTABLISHED PROPERTY OWNERSHIPS, UNIQUE PHYSICAL LIMITATIONS, AND/OR PHYSICAL DESIGN CONSTRAINTS. THE SELECTED LOCATION SHOULD SERVE AS MANY PROPERTIES AND INTERESTS AS POSSIBLE TO AVOID THE NEED FOR OPERATIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FULL MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO PUBLIC ROADWAYS THAT ARE ON LOCAL THOROUGHFARE PLANS.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TxDOT.
5. ANY TRAFFIC CONTROL MEASURE (LEFT TURN LANE, RIGHT TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

1, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE SCHERTZ JH 35 WAREHOUSE PLAT TO THE CITY OF SCHERTZ, COUNTY OF COMAL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

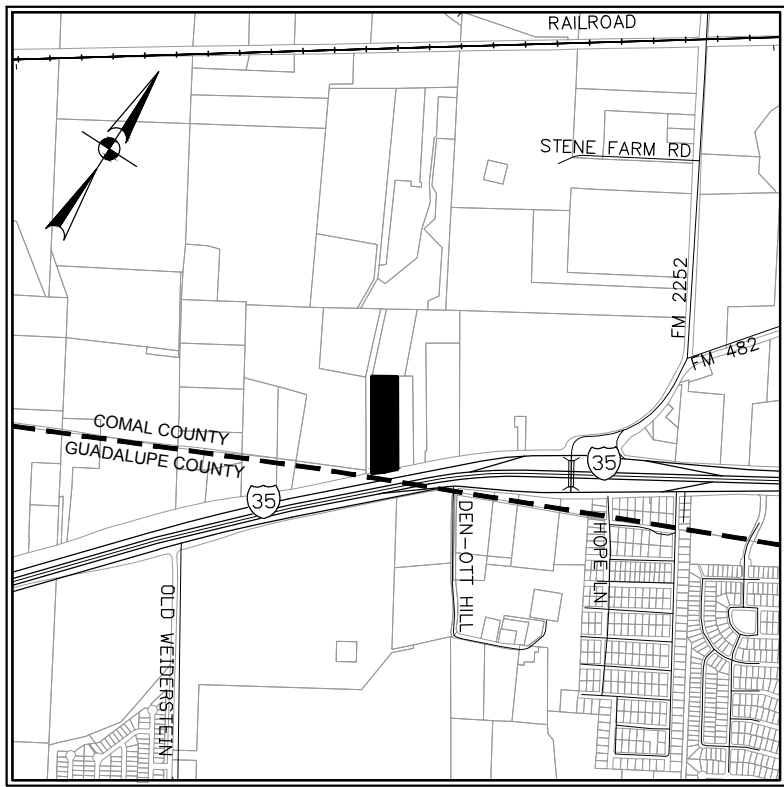
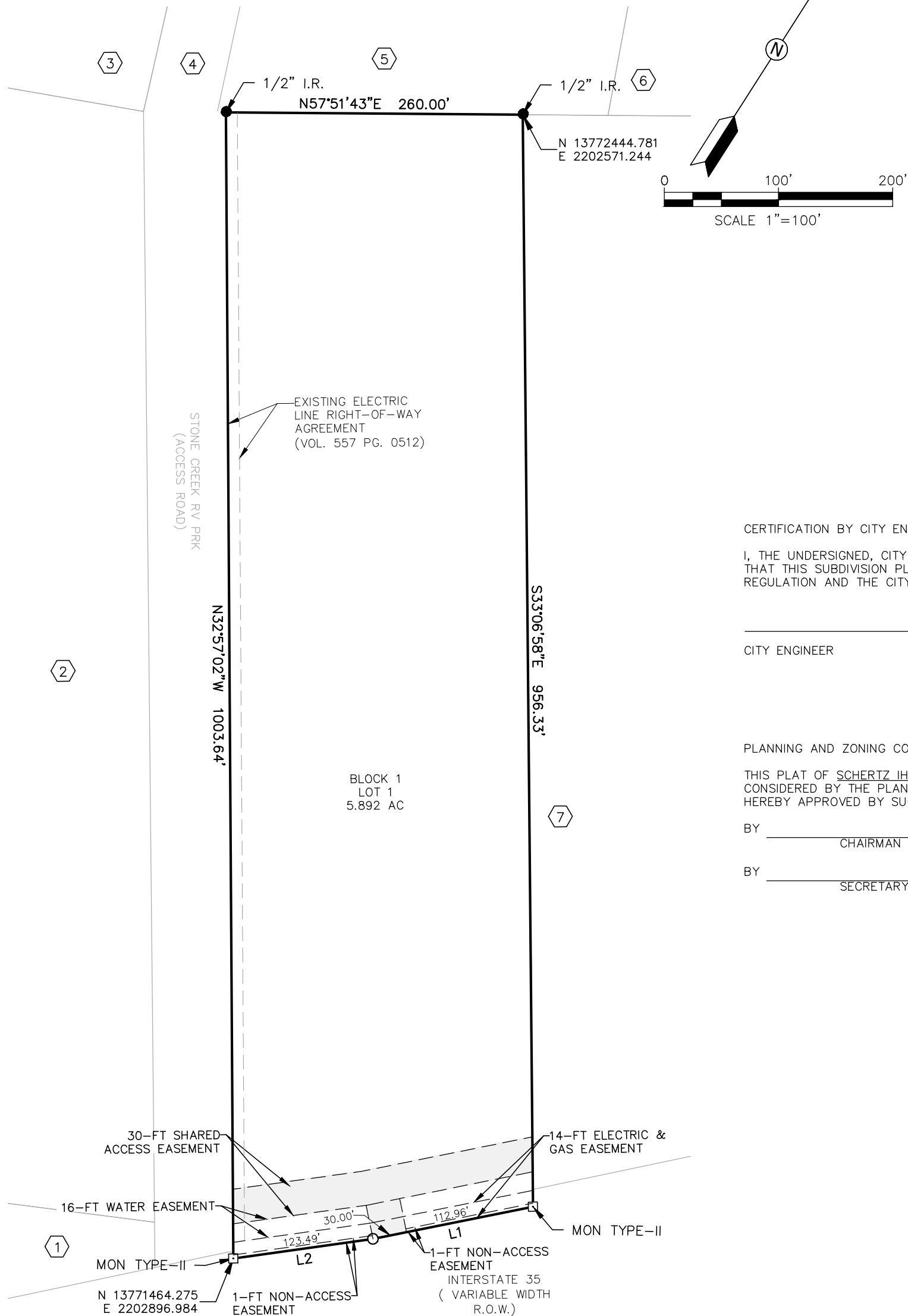
LEGEND:
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY
○ = 1/2" IRON PIN SET WITH CAP STAMPED "DAM #5348 PROP. COR."
● = IRON PIN FOUND
◻ = TXDOT MONUMENT FOUND
◻ = SHARED ACCESS EASEMENT

1. THIS LOT WILL BE PROVIDED WATER BY THE CITY OF SCHERTZ. THIS LOT WILL BE SERVED BY AN ON-SITE SEWAGE FACILITY. ELECTRIC SERVICE WILL BE PROVIDED BY CPS ENERGY.
2. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE IN GRID BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983. DISTANCES SHOWN HEREON ARE SURFACE USING COMBINED SCALE FACTOR OF 1.00015.
3. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND MARKERS WILL BE SET WITH 1/2" IRON PIN WITH PLASTIC CAP STAMPED "DAM #5348 PROP. COR." IMMEDIATELY AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
4. THE ELEVATION OF THE LOWEST FLOOR SHALL BE AT LEAST 10 INCHES ABOVE THE FINISHED GRADE OF THE SURROUNDING GROUND, WHICH SHALL BE SLOPED IN A FASHION SO AS TO DIRECT STORMWATER AWAY FROM THE STRUCTURE. PROPERTIES ADJACENT TO STORMWATER CONVEYANCE STRUCTURES MUST HAVE A FLOOR SLAB ELEVATION OR BOTTOM OF FLOOR JOISTS A MINIMUM OF ONE FOOT ABOVE THE 100-YEAR WATER FLOW ELEVATION IN THE STRUCTURE. DRIVEWAYS SERVING HOUSES ON THE DOWNHILL SIDE OF THE STREET SHALL HAVE A PROPERLY SIZED CROSS SWALE PREVENTING RUNOFF FROM ENTERING THE GARAGE AND SHALL PREVENT WATER FROM LEAVING THE STREET.
5. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND PERMITS.
6. ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL NUMBER 48091C0485F, REVISED SEPTEMBER 02, 2009, THE PROPERTY IS LOCATED IN ZONE X AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN.
7. THIS PLAT ESTABLISHES A TOTAL OF 1 BUILDBABLE LOT.
8. ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF OWNER OR OWNERS SUCCESSORS AND OR/ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGN IS APPROVED BY THE CITY.
9. A WAIVER TO NOT CONNECT TO PUBLIC SANITARY SEWER WAS REVIEWED AND APPROVED BY THE CITY OF SCHERTZ PLANNING AND ZONING COMMISSION ON JANUARY 12, 2022. ANY ON SITE SEWAGE FACILITIES ARE TO BE PERMITTED THROUGH COMAL COUNTY.

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

ADJOINING PROPERTY INFORMATION		
PROPERTY #	SUBDIVISION NAME	RECORDING INFORMATION
1	N/A	VOL. 2021 PG. 99014392
2	N/A	DOC. 20210602227
3	DOUG CAMPBELL SUBDIVISION	DOC. 202106061322
4	STONE CREEK RV PARK	N/A
5	N/A	DOC. 201406010219
6	N/A	DOC. 201406042727
7	N/A	VOL. 356 PG. 729

Line Table		
Line #	Length	Direction
L1	142.960	S46° 00' 53.51"W
L2	123.495	S49° 28' 47.26"W



LOCATION MAP

BY _____
SECRETARY

FINAL PLAT ESTABLISHING

SCHERTZ IH 35
WAREHOUSE

SURVEY OF A 5.892 ACRE TRACT OF LAND
SITUATED IN THE CITY OF SCHERTZ, COMAL
COUNTY, TEXAS, OUT OF THE MARTIN &
WALKER SURVEY 113, ABSTRACT 414,
BEING THE SAME TRACT OF LAND CALLED
5.851 ACRES AND DESCRIBED IN DEED
RECORDED IN DOCUMENT 200906018773 OF
THE OFFICIAL PUBLIC RECORDS OF COMAL
COUNTY, TEXAS.

PLANNING AND ZONING COMMISSION MEETING: 02/08/2023
Agenda Item 5 A

TO: Planning and Zoning Commission
PREPARED BY: Emily Delgado, Planning Manager
CASE: PLZC20220204
SUBJECT: PLZC20220204— Hold a public hearing, consider, and make a recommendation on a request 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.

GENERAL INFORMATION:

Owner / Applicant: Bowline Ventures, LLC

APPLICATION SUBMITTAL DATE:

Date
 November 28, 2022

Application Type
 Zone Change Request

PUBLIC NOTICE:

Fourteen (14) public hearing notices were mailed to surrounding property owners on January 27, 2023 with a public hearing notice to be published in the "San Antonio Express" prior to the City Council public hearing. Additionally, on January 27, 2023 Public Hearing notice signs were placed on the property. At the time of this staff report, staff has received zero (0) responses to the public hearing notices.

ITEM SUMMARY:

The applicant is proposing to rezone approximately 87 acres of land to General Business District II (GB-2). The subject property currently has two zoning designations, approximately 31.6 acres is currently zoned General Business District (GB). The remaining approximately 54.9 acres to the rear of the property is currently zoned Single-Family Residential / Agricultural District (RA). The subject property is currently undeveloped.

LAND USES AND ZONING:

	Zoning	Land Use
Existing	General Business District (GB) Single-Family Residential / Agricultural District (RA)	Undeveloped
Proposed	General Business District II (GB-2)	Commercial

Adjacent Properties:

	Zoning	Land Use
North	Single-Family Residential / Agricultural District (RA)	Residential / Agricultural / Undeveloped
South	Right of Way	IH 10 Access Road
East	Single-Family Residential / Agricultural District (RA) and General Business District (GB)	Undeveloped
West	Single-Family Residential / Agricultural District (RA) and General Business District (GB)	Undeveloped

PROPOSED ZONING:

The proposed zoning is for approximately 87 acres of land from General Business District (GB) and Single-Family Residential / Agricultural District (RA) to General Business District II (GB-2). Per the letter of intent submitted with the application the applicant desires to develop the property for commercial purposes to include such uses as trailer sales and repair, transport refrigeration, and other associated sales.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Comprehensive Land Use Plan (CLUP), through the Future Land Use Plan and Schertz Sector Plan, designates this subject property as Commercial Campus. The objective of the Commercial Campus land use designation is intended to accommodate the development of lower intensity commercial and office uses that utilize a variety of mostly office, flex-office, light industrial, and creating a campus like environment.

- Comprehensive Plan Goals and Objectives: The proposed zone change to General Business II District (GB-2) is in conformance with the Comprehensive Land Use designation of Commercial Campus. The General Business District II (GB-2) zoning designation would allow for the desired office, flex office, light industrial or office / warehouse.
- Impact of Infrastructure: The proposed zoning request should have minimal impact on existing infrastructure. If the zone change were approved, the property would be required to go through the development process including platting, commercial site plan, and building permits. During this development process any infrastructure improvements would be determined and required.
- Impact of Public Facilities/Services: The proposed zoning request should have a minimal impact on existing public services.
- Compatibility with Existing and Potential Adjacent Land Uses: The subject property is currently surrounded by undeveloped land, IH 10 right of way, and residential / agricultural. The proposed General Business District II (GB-2) would be compatible with other commercial business that currently exist along IH 10 frontage, including businesses to the east of the subject property.

STAFF ANALYSIS AND RECOMMENDATION:

The subject property currently has two zoning designations, the rear of the property being Single Family Residential / Agricultural (R-A) and the front of the property along IH 10 being General Business District (GB). The proposed zone change would allow for one consistent zoning designation for the entire property.

In addition to having split zoning, the rear of the property is also within Accident Potential Zone II or APZ II for Joint Base San Antonio (JBSA) Randolph. Per UDC Article 5 Section 21.5.9.A in relation to properties within the AICUZ or APZ's in order to submit an application for a zone change a written acknowledgment from Randolph Air Force Base is required to be obtained prior to submitting the zone change application. The applicant has submitted a letter from JBSA Installation Encroachment Management from Randolph which indicated that JBSA does not object with the proposed request. The letter did indicate that proposed development within APZ II is limited to a maximum Floor Area Ratio of 0.28. Since JBSA Randolph does not object to the proposed zone change and development of the site, the applicant was able to submit for the zone change application.

The proposed General Business District II (GB-2) is compatible with the Comprehensive Land Use designation of Commercial Campus as it would allow for the desired commercial, office, and light industrial uses that are desired per the plan.

Based on the compatibility with the Comprehensive Land Use Plan, the compatibility with existing businesses in the area, and that JBSA Randolph does not object to the proposed zone change, staff is recommending approval of the request to rezone the approximately 87 acres to General Business District II (GB-2).

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

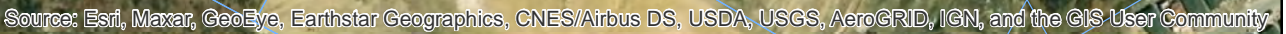
* While the Commission can impose conditions; conditions should only be imposed to meet requirements of the UDC.

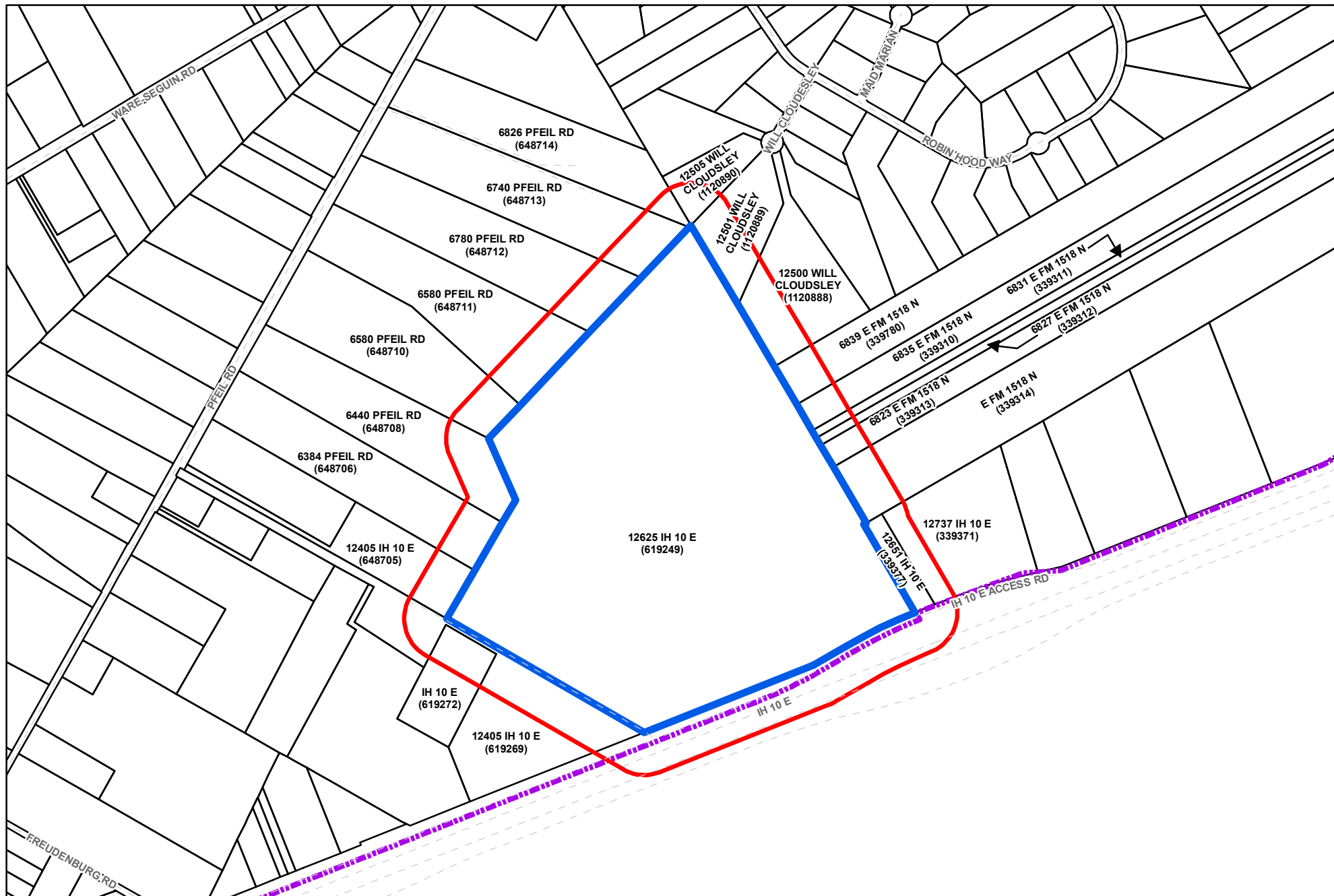
COMMISSIONERS CRITERIA FOR CONSIDERATION:

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

Attachments

Aerial Exhibit
Public Hearing Notice Map
Zoning Exhibit





SCHERTZ
COMMUNITY • SERVICE • OPPORTUNITY

Last Update: January 11, 2023

City of Schertz, GIS Specialist: Bill Gardner, gis@schertz.com (210) 619-1185

"The City of Schertz provides this Geographic Information System product 'as is' without any express or implied warranty of any kind including but not limited to the implied warranties of merchantability and fitness for a particular purpose. In no event shall The City of Schertz be liable for any special, indirect or consequential damages or any damages whatsoever arising out of or in connection with the use of or performance of these materials. Information published in this product could include technical inaccuracies or typographical errors. Periodical changes may be made and information may be added to the information herein. The City of Schertz may make improvements and/or changes in the product(s) described herein at any time."

City of Schertz
12625 IH 10 E
(PLZC20220204)



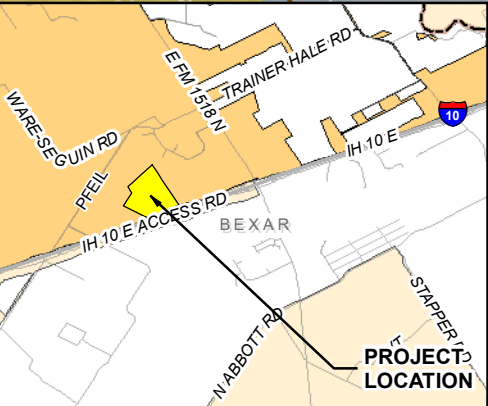
Project Area  200' Buffer



0 350 700 1,400 2,100 Feet

Curve Table					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	6.32'	2899.90'	000°07'30"	S68°18'04"W	6.32'
C2	423.95'	2899.90'	008°22'35"	S64°03'02"W	423.57'

Line Table		
LINE #	LENGTH	DIRECTION
L1	210.71'	S59°52'13"W
L2	960.31'	S68°19'25"W
L3	1226.06'	N60°33'27"W
L4	742.01'	N29°27'35"E
L5	361.88'	N24°37'18"W
L6	248.02'	N43°00'44"E
L7	540.10'	N42°58'19"E
L8	410.35'	N42°54'56"E
L9	388.10'	N43°30'17"E
L10	500.57'	S30°39'53"E
L11	385.75'	S30°36'36"E
L12	981.93'	S30°31'45"E
L13	554.82'	S29°39'59"E



EXISTING ZONE R-A
54.9+/- AC

EXISTING ZONE GB
31.6+/- AC

Request 86.5+/- ac site
zone change to GB-2

Schertz Zoning			
Existing	Acres (±)	Proposed	Acres (±)
R-A (Single-family Residential/Agriculture)	54.9	GB-2 (General Business II)	54.9
GB (General Business)	31.6	GB-2 (General Business II)	31.6
Total	86.5	Total	86.5

Zoning within 200 ft of site	
Zone Code	Description
GB	General Business (Schertz)
R-A	Single-family Residential/Agriculture (Schertz)
UZROW	Unzoned Right of Way (San Antonio)

LEGAL DESCRIPTION:
A 86.74 Acre tract of land situate in the Joseph Peasley Survey No. 318, Abstract No. 584, County Block 5084, Bexar County, Texas, said 86.74 acre tract being the same Thomas J. Hammond Irrevocable Trust UAD 1/31/92 called 86.776 acre tract, recorded in Volume 13114, Page 2230, Official Public Records of Bexar County, Texas (OPR).

LEGEND

- Site
- 200 Foot Boundary
- Parcels within 200 ft of site
- 5 ft Contours
- 10 ft Contours
- JBSA-Randolph Safety Subzone APZII
- Schertz City Limits
- San Antonio City Limits
- San Antonio ETJ
- Schertz Zoning**
 - General Business
 - General Business II
 - Single-family Residential/Agriculture

12625 E IH 10 (86.5± AC SITE)
ZONE CHANGE REQUEST FROM R-A AND GB TO GB-2
SCHERTZ, BEXAR COUNTY, TEXAS

KFW
ENGINEERS + SURVEYING
3421 PAESANOS PKWY SUITE 200
SAN ANTONIO, TEXAS 78231
PHONE (210) 979-8444
FAX (210) 979-8444

ISSUE DATE
REVISIONS

JOB NO. 941-02-01
DATE: January 2023
DRAWN: KL CHECKED: BC
SHEET NUMBER:
1 OF 1

200 FT BUFFER PROPERTY OWNER INFORMATION

Label	Property ID	Owner	Owner Mailing Address				Zone	Subdivision	Land Use	Recording Information
1	1120890	CHEVALIER EDWARD J	12505 WILL CLOUDSLEY	SCHERTZ	TX	78154	R-A	Schertz Forest	Single-family Residential	Vol. 9589, Page 146-147, D.P.R.
2	1120889	JOHNSON BARNEY & SHARITA	12501 WILL CLOUDSLEY	SCHERTZ	TX	78154	R-A	Schertz Forest	Single-family Residential	Vol. 9589, Page 146-147, D.P.R.
3	1120888	RUDD NAKIA DEWAYNE & ROSE MARY T	12500 WILL CLOUDSLEY	SCHERTZ	TX	78154	R-A	Schertz Forest	Single-family Residential	Vol. 9589, Page 146-147, D.P.R.
4	339780	NAJDS PROPERTY INVESTMENTS INC	13183 INTERSTATE 10 E	SCHERTZ	TX	78154	R-A	GD APPR GEO #30 RUR AC (SC)	Single-family Residential	Unplatted (Doc #20190188301, O.P.R.)
5	339310	1518 LAND INVESTMENTS LP	14185 DALLAS PKWY STE 1150	DALLAS	TX	75254	GB	NBHD code 52500	Undeveloped	Unplatted (Vol. 14133, Page 194, O.P.R.)
6	339311	1518 LAND INVESTMENTS LP	14185 DALLAS PKWY STE 1150	DALLAS	TX	75254	GB	NBHD code 52500	Undeveloped	Unplatted (Vol. 14133, Page 194, O.P.R.)
7	339312	1518 LAND INVESTMENTS LP	14185 DALLAS PKWY STE 1150	DALLAS	TX	75254	GB	NBHD code 52500	Undeveloped	Unplatted (Vol. 14133, Page 194, O.P.R.)
8	339313	1518 LAND INVESTMENTS LP	14185 DALLAS PKWY STE 1150	DALLAS	TX	75254	GB	NBHD code 52500	Undeveloped	Unplatted (Vol. 14133, Page 194, O.P.R.)
9	339314	1518 LAND INVESTMENTS LP	14185 DALLAS PKWY STE 1150	DALLAS	TX	75254	GB	NBHD code 52500	Undeveloped	Unplatted (Vol. 14133, Page 194, O.P.R.)
10	339377	1518 LAND INVESTMENTS LP	14185 DALLAS PKWY STE 1150	DALLAS	TX	75254	GB	GD APPR GEO #30 RUR AC (SC)	Undeveloped	Unplatted (Vol. 14133, Page 194, O.P.R.)
11	339371	IAM PROPERTIES WALLER LLC	1500 HAMILTON RD	BOSSIER CITY	LA	71111	GB		General Business	Unplatted (Doc #20200120669, O.P.R.)
12	619269	RAPPMUND IRENE	12405 INTERSTATE 10 E	SCHERTZ	TX	78154	GB/R-A	WEICHOLD RD N. (JD/EC)	Single-family Residential	Unplatted (Vol. 4253, PG. 78, D.R.)
13	619272	RAPPMUND RANDY L	12405 INTERSTATE 10 E	SCHERTZ	TX	78154	GB/R-A	WEICHOLD RD N. (JD/EC)	General Business/Single-family Residential	Unplatted (Vol. 8775, Page 1425, O.P.R.)
14	648705	BRICE BETTY & BETTY RAE SEWELL	6580 PFEIL RD	SCHERTZ	TX	78154	GB/R-A	Hilltop Ventures	Undeveloped	Vol. 6843, Page 1406, O.P.R.
15	648706	HUGHES JANICE L	170 CLEAR OAK	UNIVERSAL CITY	TX	78148	R-A	Hilltop Ventures	Single-family Residential	Vol. 9505, Page 133-137, D.P.R.
16	648708	ISBERG DOLORES M L/E JO ANN BARGER	1635 ROCKY TOP CT	STAYTON	OR	97383	R-A	Hilltop Ventures	Single-family Residential	Vol. 9505, Page 133-137, D.P.R.
17	648710	BRICE BETTY & BETTY RAE SEWELL	6580 PFEIL RD	SCHERTZ	TX	78154	R-A	Hilltop Ventures	Single-family Residential	Vol. 9505, Page 133-137, D.P.R.
18	648711	BRICE BETTY & BETTY RAE SEWELL	6580 PFEIL RD	SCHERTZ	TX	78154	R-A	Hilltop Ventures	Single-family Residential	Vol. 9505, Page 133-137, D.P.R.
19	648712	BRICE BETTY & BETTY RAE SEWELL	6580 PFEIL RD	SCHERTZ	TX	78154	R-A	Hilltop Ventures	Single-family Residential	Vol. 9505, Page 133-137, D.P.R.
20	648713	HUDSON ALFONSO	775 CRESTWAY RD	SAN ANTONIO	TX	78239	R-A	Hilltop Ventures	Single-family Residential	Vol. 9505, Page 133-137, D.P.R.
21	648714	BURCH DOUGLAS E & BERTHA T	PO BOX 2295	UNIVERSAL CITY	TX	78148	R-A	Hilltop Ventures	Single-family Residential	Vol. 9505, Page 133-137, D.P.R.

PLANNING AND ZONING COMMISSION MEETING: 02/08/2023
Agenda Item 7 A

SUBJECT

Current Projects and City Council Status Update

DEVELOPMENT INFORMATION

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

NEW SITE PLAN APPLICATIONS:

- There were no new site plan applications submitted to between January 21, 2023 and February 3, 2023.

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

- **Ord. 23-S-01:** 12.5 acre zone change to Planned Development District, Windy Meadows Unit 4
 - Recommended for approval at the January 25, 2023 P&Z Meeting (7-0 vote)
 - Scheduled for first reading at the February 28, 2023 CC Meeting
- **Ord. 23-S-02:** 25 acre zone change to Planned Development District, The Villas at Bluebonnet Ridge
 - Recommended for approval with conditions at the January 25, 2023 P&Z Meeting (5-2 vote)
 - Scheduled for first reading at the February 28, 2023 CC Meeting

ADMINISTRATIVELY APPROVED PROJECTS:

- There were no development applications administratively approved between January 21, 2023 and February 3, 2023.
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