



**MEETING AGENDA**  
**Planning & Zoning Commission**  
**REGULAR SESSION PLANNING & ZONING COMMISSION**  
**March 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, MARCH 8, 2023 at 6:00 p.m.**

**The Planning and Zoning Commission will hold the regularly scheduled meeting at 6:00p.m., Wednesday, March 8, 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, March 7th 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 February 8, 2023, Regular Meeting.**

**5. ITEMS FOR INDIVIDUAL CONSIDERATION:**

- A. PLPP20230030 - Consider and act upon a request for approval of a preliminary plat of the Ackermann Unit 1 subdivision, approximately 45 acres of land generally located approximately 1,000 feet to the northwest of the Eckhardt Road and Green Valley Road intersection, Parcel ID 63998, City of Schertz, Guadalupe County, Texas.
- B. PLFP20230036 - Consider an act upon a request for approval of a replat of the Verde Enterprise Business Park Unit 10B subdivision, an approximately 6 acre tract of land approximately 650 feet east of the Schertz Parkway & Verde Parkway intersection, Parcel ID:171707, City of Schertz, Guadalupe 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, Planner, of the City of Schertz, Texas, do hereby certify that the above agenda was posted on the official bulletin boards on this the 2nd day of March 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: 03/08/2023**  
**Agenda Item 4 A**

TO: Planning and Zoning Commission  
PREPARED BY: Tiffany Danhof, Administrative Assistant  
SUBJECT: Minutes for the February 8, 2023, Regular Meeting.

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**Attachments**

Draft Minutes for the February 8, 2023 Regular Meeting

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# DRAFT

## PLANNING AND ZONING MINUTES

February 8, 2023

The Schertz Planning and Zoning Commission convened on February 8, 2023 at 6:00 p.m. at the Municipal Complex, Municipal Courtroom, 1400 Schertz Parkway Building #1, Schertz, Texas.

Present: Glen Outlaw, Chairman; Ernie Evans, Vice Chairman; Richard Braud, Commissioner; Gordon Rae, Commissioner; Roderick Hector, Commissioner; Judy Goldick, Commissioner; Tamara Brown, Commissioner

Absent: John Carbon, Commissioner; Patrick McMaster, Commissioner

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

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

Chairman Mr. Outlaw called the meeting to order at 6:14 P.M.

### 2. SEAT ALTERNATE TO ACT IF REQUIRED

No one was seated.

### 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](mailto: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.*

- Janice Hughes 170 Clear Oak, Universal City, TX
- Edward Chevalier 12505 Will Cloudsley

### 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.

Motioned by Commissioner Richard Braud to approve the Consent Agenda, seconded by Commissioner Tamara Brown

**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.** 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.

Mrs. Delgado and the applicant provided a presentation.

Mr. Outlaw opened the public hearing at 6:32 P.M.

- Sharita Johnson 12501 Will Cloudsley
- Janice Hughes 170 Clear Oak, Universal City, TX
- Edward Chevalier 12505 Will Cloudsley
- Adivene Chevalier 12505 Will Cloudsley

Mr. Outlaw closed the public hearing at 6:38 P.M.

Motioned by Commissioner Richard Braud to recommend approval to City Council, seconded by Commissioner Gordon Rae

**Vote:** 5 - 2 Passed

NAY: Chairman Glen Outlaw  
Commissioner Roderick Hector

**6. 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 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 7:10 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: 03/08/2023**  
**Agenda Item 5 A**

**TO:** Planning and Zoning Commission  
**PREPARED BY:** Samuel Haas, Senior Planner  
**CASE:** PLPP20230030  
**SUBJECT:** PLPP20230030 - Consider and act upon a request for approval of a preliminary plat of the Ackermann Unit 1 subdivision, approximately 45 acres of land generally located approximately 1,000 feet to the northwest of the Eckhardt Road and Green Valley Road intersection, Parcel ID 63998, City of Schertz, Guadalupe County, Texas.

**GENERAL INFORMATION:**

Owner: Mustang Oaks LLC  
 Engineer/Applicant: KFW Engineers, Kristin Heggy

**APPLICATION SUBMITTAL DATE:**

<b>Date:</b>	<b>Application Submittal Type:</b>
02/21/2023	Preliminary Plat

**ITEM SUMMARY:**

The applicant is proposing to preliminary plat approximately 43 acres of land establishing 100 buildable lots. The site is currently zoned Single Family Residential (R-2) with a portion of the property that is being platted as an open lot, zoned General Business (GB). The proposed development will adhere to the design requirements as dictated by the Unified Development Code.

Single Family Residential R-2 Dimensional Standards						
Area (Sq. Ft.)	Width	Depth	Front Setback	Rear Setback	Side Setback	Imp. Coverage
8,400	70'	120'	25'	10'	20'	50%

**GENERAL LOCATION AND SITE DESCRIPTION:**

The property is undeveloped and generally located approximately 1,000 feet to the northwest of the Eckhardt Road and Green Valley Road intersection.

**ACCESS AND CIRCULATION:**

The proposed Ackermann Unit 1 will have two points of access. One will be from Eckhardt Rd. that will enter the subdivision on the proposed Wide Acre Ln. The other will be from White Elm connecting to the Cypress Point Unit 4 Subdivision. The subdivision will also have a stub out at the proposed Green Acres to access any future development to the adjacent property west of Ackermann Unit 1.

**TREE MITIGATION AND PRESERVATION:**

The applicant will be responsible for complying with Unified Development Code (UDC), Section 21.9.9 Tree Preservation and Mitigation.

**PUBLIC SERVICES:**

The proposed Ackermann Unit 1 subdivision will be serviced by City of Schertz for water, Cibolo Creek Municipal Authority (CCMA) for sewer, Guadalupe Valley Electric Coop (GVEC), and AT&T.

**PUBLIC IMPROVEMENTS:**

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

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

Sewer: The unit will be provided sewer service by City of Schertz through an 8inch line. It will be treated by CCMA.

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

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

**STAFF ANALYSIS AND RECOMMENDATION:**

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

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

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

**COMMISSIONERS CRITERIA FOR CONSIDERATION:**

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

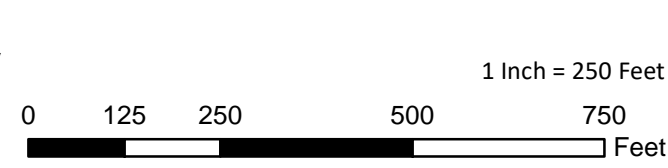
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**Attachments**

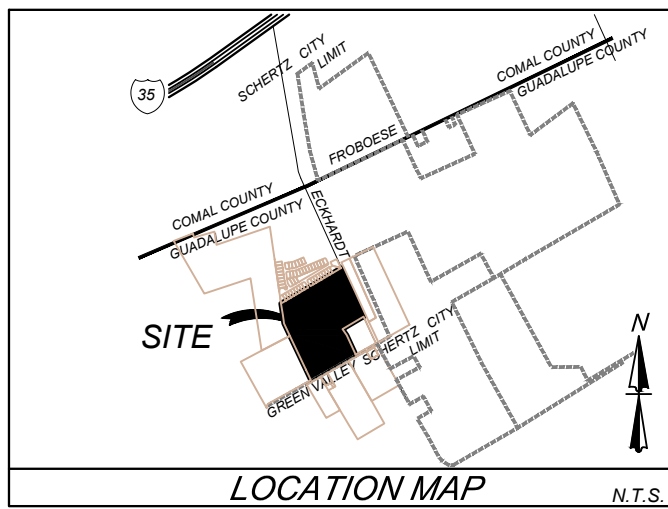
Aerial Exhibit  
Plat Exhibit

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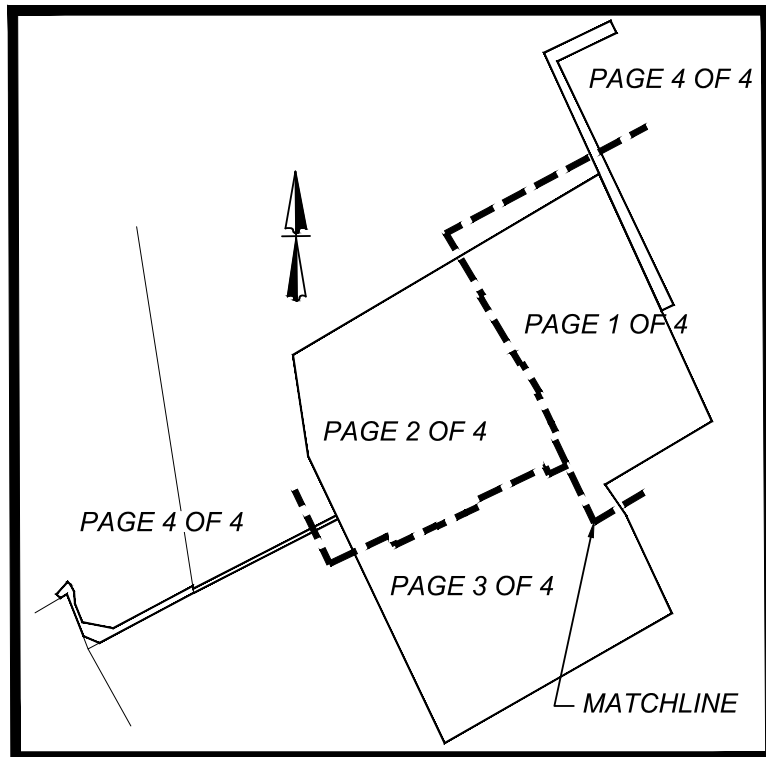






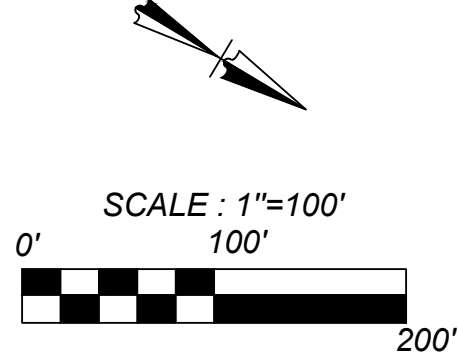


SEE PAGE 2 OF 4 FOR  
LINE AND CURVE TABLES



- KEY NOTES**
- 15' PUBLIC UTILITY EASEMENT
  - VARIABLE WIDTH PUBLIC UTILITY EASEMENT
  - 10' WATER EASEMENT
  - VARIABLE WIDTH WATER EASEMENT
  - VARIABLE WIDTH CLEAR VISION EASEMENT
  - 20' GAS, ELECTRIC, TELEPHONE, TELEVISION EASEMENT (VOL. 8, PGS. 729-730 M.P.R.)
  - 1 FOOT VEHICULAR NON-ACCESS EASEMENT (VOL. 8, PGS. 729-730 M.P.R.)
  - R.O.W. DEDICATION (VOL. 8, PGS. 729-730 M.P.R.)
  - 15' GAS, ELECTRIC, TELEPHONE, TELEVISION EASEMENT (VOL. 8, PGS. 729-730 M.P.R.)
  - 15' PUBLIC UTILITY EASEMENT (VOL. 8, PGS. 739-744 M.P.R.)
  - VARIABLE WIDTH OPEN SPACE AND DRAINAGE EASEMENT (VOL. 8, PGS. 739-744 M.P.R.)
  - OPEN SPACE AND PUBLIC UTILITY EASEMENT (VOL. 8, PGS. 739-744 M.P.R.)
  - 10' R.O.W. DEDICATION TO CITY OF SCHERTZ (VOL. 8, PGS. 739-744 M.P.R.)

- LEGEND**
- F.I.R. = FOUND 1/2" IRON ROD
  - S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
  - R.O.W. = RIGHT-OF-WAY
  - O.P.R. = OFFICIAL PUBLIC RECORDS
  - M.P.R. = MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
  - 8" W = WATER LINE
  - 8" SS = SANITARY SEWER LINE
  - V.W.C.V.E. = VARIABLE WIDTH CLEAR VISION EASEMENT
  - = ZONING BOUNDARY
  - G.V.S.U.D. = GREEN VALLEY SPECIAL UTILITY DISTRICT
  - E 6" W = EXISTING WATER LINE
  - OHU = OVERHEAD UTILITY
  - EP = EDGE OF PAVEMENT



**NOTES:**

- 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.
- 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.
- 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 PROVIDED SUCH SUCCESSOR OR ASSIGN IS APPROVED BY THE CITY.
- TWO POINTS OF ACCESS SHALL BE MAINTAINED AT ALL TIMES.
- THIS PLAT CONSISTS OF 100 BUILDABLE LOTS.
- ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 90 OF 480, COMMUNITY PANEL NO. 48187C0090, DATED NOVEMBER 2, 2017, THE SUBJECT PROPERTY IS NOT WITHIN THE 100-YR FLOODPLAIN.
- LOT 900 BLOCK 12, LOT 900 BLOCK 17, & LOT 900 BLOCK 19 ARE DESIGNATED AS OPEN SPACE AND SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNERS SUCCESSORS AND/OR ASSIGNS.
- LOT 900 BLOCK 14, LOT 900 BLOCK 16 AND LOT 900 BLOCK 19 ARE DESIGNATED AS DRAINAGE EASEMENTS.
- PROPERTY BEING PLATTED IS CURRENTLY ZONED R-2 AND G.B.
- ALL LOTS ARE TO BE UTILITY SERVICED FROM THE FRONT OF THE LOTS ADJACENT TO THE STREET.
- CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS (E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION), WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE PAYMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (ASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.
- THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS PLAT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.

STATE OF TEXAS  
COUNTY OF BEXAR

I, (WE) THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE ACKERMANN UNIT 1 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 \_\_\_\_\_ DAY OF \_\_\_\_\_,

OWNER: MUSTANG OAKS, LLC  
4630 N. LOOP 1604 WEST, SUITE 514  
SAN ANTONIO, TEXAS 78249  
PHONE: 210-367-0445

STATE OF TEXAS  
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_.

NOTARY PUBLIC BEXAR COUNTY 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.

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 ACKERMANN UNIT 1 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:**

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM (NAD) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 0.99984364551.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID 18).

STATE OF TEXAS  
COUNTY OF BEXAR

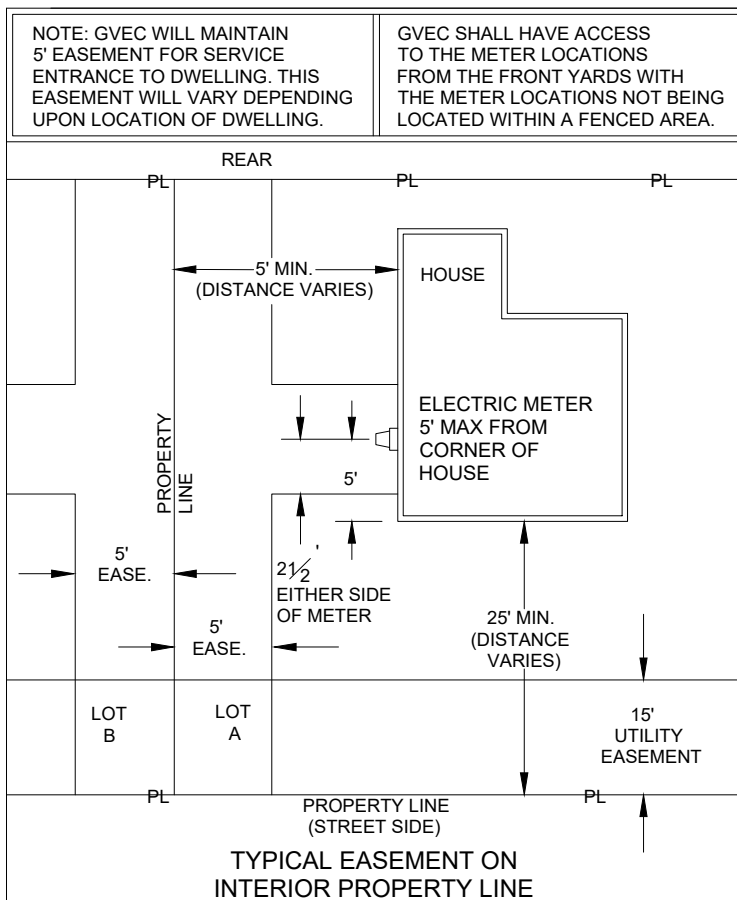
I THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

BURT P. WELLMANN  
LICENSED PROFESSIONAL ENGINEER NO. 100256  
KFW ENGINEERS, LLC  
162 WEST MILL STREET  
NEW BRAUNFELS, TX 78130  
PHONE: 830-220-0642  
FAX: 210-979-8441

STATE OF TEXAS  
COUNTY OF BEXAR

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

TERESA A. SEIDEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
KFW SURVEYING, LLC  
3421 PAESANOS PKWY, SUITE 200  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-0499

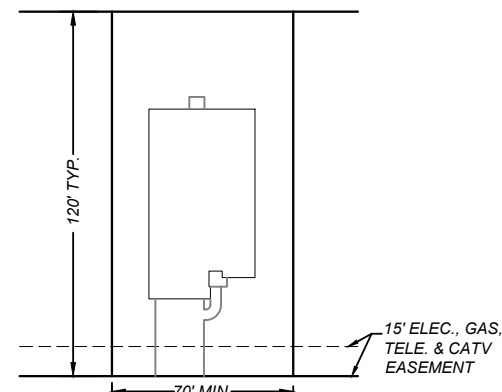


**GVEC NOTES:**

- 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.
- GVEC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.
- 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.
- 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.
- 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.
- ANY REQUEST TO SUBSEQUENTLY RELOCATE ANY PORTION OF THE ELECTRICAL FACILITIES INSTALLED SHALL BE SUBJECT TO THE COOPERATIVE'S REASONABLE DISCRETION AND THE REQUESTING PARTY SHALL BEAR ALL COSTS ASSOCIATED WITH SUCH RELOCATION.
- 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 ACKERMANN UNIT 1 SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.



TYPICAL SF LOT DETAIL  
NOT TO SCALE

PRELIMINARY SUBDIVISION PLAT ESTABLISHING  
ACKERMANN UNIT 1

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

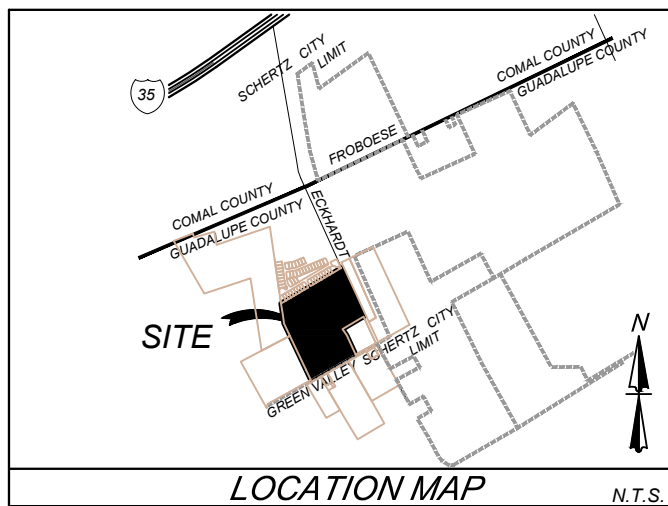
PREPARATION DATE: JANUARY 2023

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DRAWN BY: RW

Date: Mar 01, 2023, 10:14am User ID: nvaiden  
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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CORD BRG
C1	23.56'	15.00'	90°00'00"	21.21'	N19°35'22"E
C2	73.82'	250.00'	16°55'04"	73.55'	N16°57'06"W
C3	35.12'	150.00'	13°24'48"	35.04'	S1°47°10"E
C4	11.12'	15.00'	42°27'32"	10.86'	N16°18'32"W
C5	109.97'	50.00'	126°01'07"	89.11'	N25°28'16"E
C6	11.12'	15.00'	42°27'32"	10.86'	N67°15'03"E
C7	35.12'	150.00'	13°24'48"	35.04'	S52°43'42"W
C8	23.56'	15.00'	90°00'00"	21.21'	N14°26'06"E
C9	23.56'	15.00'	90°00'00"	21.21'	S75°33'54"E
C10	26.18'	150.00'	10°00'00"	26.15'	N64°26'06"E
C11	13.62'	15.00'	52°01'12"	13.16'	N43°25'30"E
C12	143.64'	50.00'	164°35'58"	99.10'	N80°17'08"W
C13	8.53'	15.00'	32°34'45"	8.41'	S14°16'32"E
C14	73.32'	250.00'	16°48'11"	73.05'	S22°09'49"E
C15	24.65'	15.00'	94°08'46"	21.97'	S60°50'06"E
C16	22.94'	200.00'	6°34'20"	22.93'	N68°48'21"E
C17	46.77'	250.00'	10°43'06"	46.70'	S70°52'44"W
C18	58.65'	200.00'	16°48'11"	58.44'	S67°50'11"W
C19	23.56'	15.00'	90°00'00"	21.21'	S14°26'06"W
C20	13.49'	150.00'	5°09'16"	13.49'	N27°59'16"W
C21	23.56'	15.00'	90°00'00"	21.21'	S70°24'38"E
C22	30.50'	150.00'	11°38'55"	30.44'	S70°24'49"W
C23	332.08'	70.00'	271°48'37"	97.42'	S32°08'34"W
C24	27.09'	15.00'	103°27'31"	23.55'	N63°40'53"W
C25	23.56'	15.00'	90°00'00"	21.21'	S19°35'22"W
C26	16.21'	15.00'	61°55'39"	15.43'	S56°22'28"E
C27	371.23'	70.00'	303°51'18"	65.88'	S64°35'22"W
C28	16.21'	15.00'	61°55'39"	15.43'	N5°33'11"E
C29	9.00'	100.00'	5°09'16"	8.99'	N27°59'16"W
C30	23.56'	15.00'	90°00'00"	21.21'	N75°33'54"W
C31	23.56'	15.00'	90°00'00"	21.21'	S14°26'06"W
C32	13.49'	150.00'	5°09'16"	13.49'	S27°59'16"E
C33	23.64'	15.00'	90°17'12"	21.27'	S70°33'14"E
C34	353.29'	70.00'	289°10'12"	81.13'	N28°53'16"E
C35	4.94'	15.00'	18°53'00"	4.92'	N15°58'08"W
C36	9.00'	100.00'	5°09'16"	8.99'	N27°59'16"W
C37	23.56'	15.00'	90°00'00"	21.21'	N75°33'54"W
C38	13.49'	150.00'	5°09'16"	13.49'	S62°00'44"W
C39	23.56'	15.00'	90°00'00"	21.21'	S19°35'22"W
C40	16.21'	15.00'	61°55'39"	15.43'	S56°22'28"E
C41	371.23'	70.00'	303°51'18"	65.88'	S64°35'22"W
C42	16.21'	15.00'	61°55'39"	15.43'	N5°33'11"E
C43	23.56'	15.00'	90°00'00"	21.21'	N70°24'38"W
C44	118.56'	100.00'	67°55'40"	111.73'	S25°28'16"W
C45	17.45'	100.00'	10°00'00"	17.43'	N64°26'06"E
C46	34.91'	25.00'	80°00'00"	32.14'	N70°33'54"W
C47	58.65'	200.00'	16°48'11"	58.44'	S22°09'49"E
C48	23.56'	15.00'	90°00'00"	21.21'	N31°14'17"E
C49	73.32'	250.00'	16°48'11"	73.05'	S67°50'11"W
C50	9.00'	100.00'	5°09'16"	8.99'	S62°00'44"W
C51	26.83'	15.00'	102°29'13"	23.39'	N64°10'02"W
C52	15.47'	200.00'	4°25'52"	15.46'	N10°42'30"W

STATE OF TEXAS  
COUNTY OF BEXAR

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

BURT P. WELLMANN  
LICENSED PROFESSIONAL ENGINEER NO. 100256  
KFW ENGINEERS, LLC  
162 WEST MILL STREET  
NEW BRAUNFELS, TX 78130  
PHONE: 830-220-0642  
FAX: 210-979-8441

STATE OF TEXAS  
COUNTY OF BEXAR

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

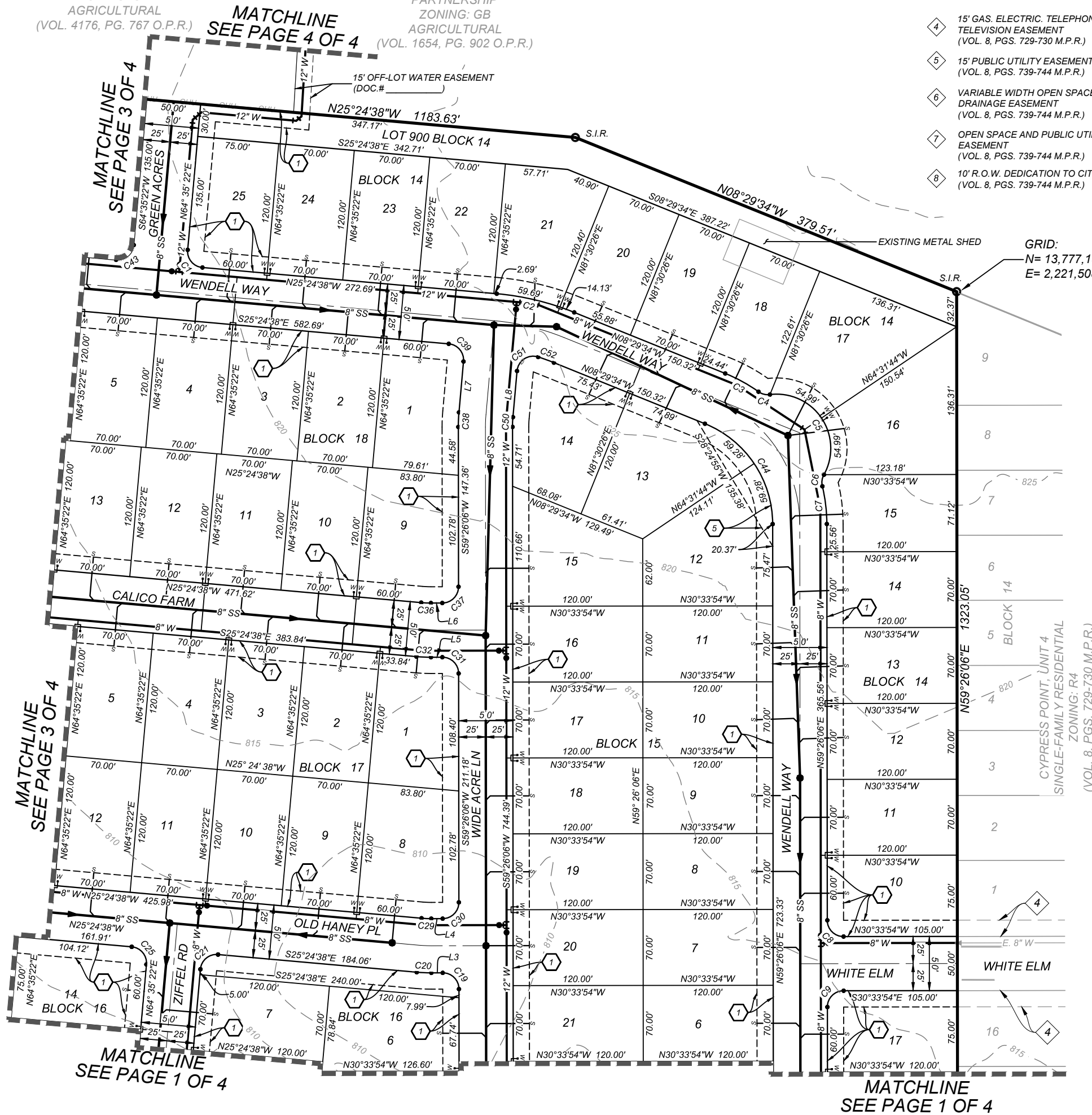
TERESA A. SEIDEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
KFW SURVEYING, LLC  
3421 PAESANOS PKWY, SUITE 200  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-0499

SURVEYOR NOTES:

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM (NAD) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 0.99984364551.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID 18).

22.14 ACRE TRACT  
OWNER: SCHWAB CREDIT TRUST  
ZONING: GB AGRICULTURAL  
(VOL. 4176, PG. 767 O.P.R.)

95.34 ACRE TRACT  
OWNER: RBV2 LIMITED PARTNERSHIP  
ZONING: GB AGRICULTURAL  
(VOL. 1654, PG. 902 O.P.R.)



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 ACKERMANN UNIT 1 SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.

LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- R.O.W. = RIGHT-OF-WAY
- O.P.R. = OFFICIAL PUBLIC RECORDS
- M.P.R. = MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
- 8" W = WATER LINE
- 8" SS = SANITARY SEWER LINE
- V.W.C.V.E. = VARIABLE WIDTH CLEAR VISION EASEMENT
- = ZONING BOUNDARY
- G.V.S.U.D. = GREEN VALLEY SPECIAL UTILITY DISTRICT
- E 6" W = EXISTING WATER LINE
- OHU = OVERHEAD UTILITY
- EP = EDGE OF PAVEMENT



KEY NOTES

- 15' PUBLIC UTILITY EASEMENT
- VARIABLE WIDTH PUBLIC UTILITY EASEMENT
- 10' WATER EASEMENT
- VARIABLE WIDTH WATER EASEMENT
- VARIABLE WIDTH CLEAR VISION EASEMENT
- 20' GAS, ELECTRIC, TELEPHONE, TELEVISION EASEMENT (VOL. 8, PGS. 729-730 M.P.R.)
- 1 FOOT VEHICULAR NON-ACCESS EASEMENT (VOL. 8, PGS. 729-730 M.P.R.)
- R.O.W. DEDICATION (VOL. 8, PGS. 729-730 M.P.R.)
- 15' GAS, ELECTRIC, TELEPHONE, TELEVISION EASEMENT (VOL. 8, PGS. 729-730 M.P.R.)
- 15' PUBLIC UTILITY EASEMENT (VOL. 8, PGS. 739-744 M.P.R.)
- VARIABLE WIDTH OPEN SPACE AND DRAINAGE EASEMENT (VOL. 8, PGS. 739-744 M.P.R.)
- OPEN SPACE AND PUBLIC UTILITY EASEMENT (VOL. 8, PGS. 739-744 M.P.R.)
- 10' R.O.W. DEDICATION TO CITY OF SCHERTZ (VOL. 8, PGS. 739-744 M.P.R.)

NOTES:

- 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.
- 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.
- 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 PROVIDED SUCH SUCCESSOR OR ASSIGN IS APPROVED BY THE CITY.
- TWO POINTS OF ACCESS SHALL BE MAINTAINED AT ALL TIMES.
- THIS PLAT CONSISTS OF 100 BUILDABLE LOTS.
- ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 90 OF 480, COMMUNITY PANEL NO. 48187C0090, DATED NOVEMBER 2, 2017, THE SUBJECT PROPERTY IS NOT WITHIN THE 100-YR FLOODPLAIN.
- LOT 900 BLOCK 12, LOT 900 BLOCK 17, & LOT 900 BLOCK 19 ARE DESIGNATED AS OPEN SPACE AND SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNERS SUCCESSORS AND/OR ASSIGNS.
- LOT 900 BLOCK 14, LOT 900 BLOCK 16 AND LOT 900 BLOCK 19 ARE DESIGNATED AS DRAINAGE EASEMENTS.
- PROPERTY BEING PLATTED IS CURRENTLY ZONED R-2 AND G.B.
- ALL LOTS ARE TO BE UTILITY SERVICED FROM THE FRONT OF THE LOTS ADJACENT TO THE STREET.
- CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS (E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION), WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE PAYMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (ASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.
- THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS PLAT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.

STATE OF TEXAS  
COUNTY OF BEXAR

I, (WE) THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE ACKERMANN UNIT 1 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 \_\_\_\_\_ DAY OF \_\_\_\_\_,

OWNER: MUSTANG OAKS, LLC  
4630 N. LOOP 1604 WEST, SUITE 514  
SAN ANTONIO, TEXAS 78249  
PHONE: 210-367-0445

STATE OF TEXAS  
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

NOTARY PUBLIC BEXAR COUNTY 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.

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

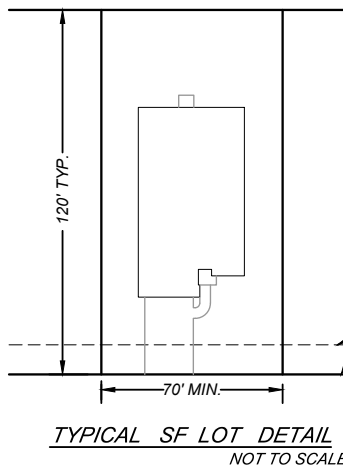
THIS PLAT OF THE ACKERMANN UNIT 1 \_\_\_\_\_ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

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

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

LINE TABLE		
LINE	LENGTH	BEARING
L1	21.21'	S20°31'10"W
L2	21.21'	N69°28'50"W
L3	10.50'	S30°33'54"E
L4	10.50'	N30°33'54"W
L5	10.50'	N30°33'54"W
L6	10.50'	N30°33'54"W
L7	47.13'	S64°35'22"W
L8	42.75'	S64°35'22"W
L9	62.93'	S25°24'38"E
L10	55.24'	N64°35'22"E
L11	19.65'	S33°20'22"W
L12	8.93'	N24°28'50"W
L13	18.63'	N69°28'50"W
L15	38.20'	N65°31'10"E



PRELIMINARY SUBDIVISION PLAT ESTABLISHING  
ACKERMANN UNIT 1

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

BEING A 44.36 ACRE TRACT OF LAND IN THE CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS, SITUATED IN THE CARROL M. GAHAGAN JR. SURVEY NO. 258, ABSTRACT NO. 142, THE EMANUELA DE LOS SANTOS COY SURVEY NO. 93 ABSTRACT NO. 87, AND ALL OF THE 44.332 ACRE TRACT OF LAND AS CONVEYED TO THERESA JEANNE ACHERMAN OF RECORD IN VOLUME 2955, PAGE 1031 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS

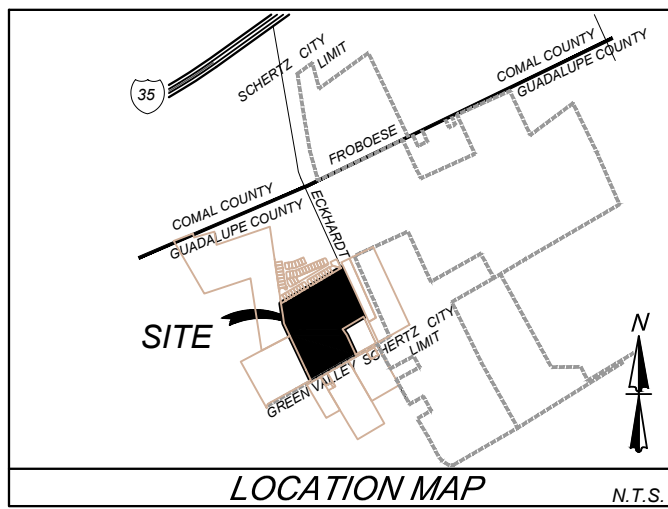
PREPARATION DATE: JANUARY 2023

PAGE 2 OF 4

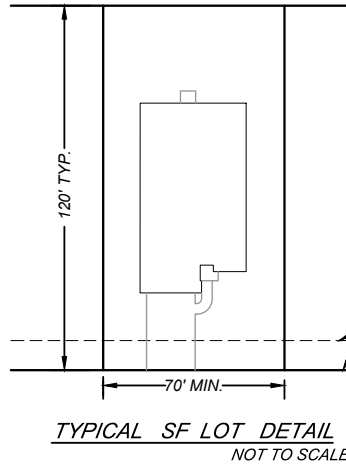
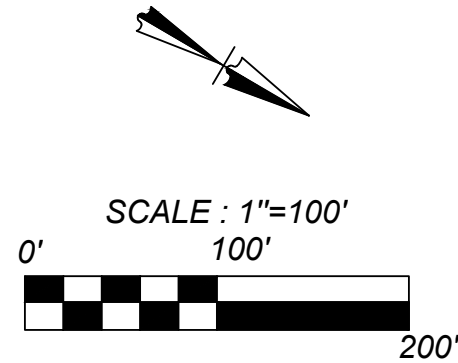
DRAWN BY: RW

Date: Mar 01, 2023, 10:14am User ID: rwaiden  
File: U:\Projects\172\05\01\Design\Civil\PLAT\PL7720501-PRELIM.dwg





SEE PAGE 2 OF 4 FOR  
LINE AND CURVE TABLES



**LEGEND**

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
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- O.P.R. = OFFICIAL PUBLIC RECORDS
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- ZONING BOUNDARY
- G.V.S.U.D. = GREEN VALLEY SPECIAL UTILITY DISTRICT
- E 6" W = EXISTING WATER LINE
- OHU = OVERHEAD UTILITY
- EP = EDGE OF PAVEMENT

## KEY NOTES

- 15' PUBLIC UTILITY EASEMENT
- VARIABLE WIDTH PUBLIC UTILITY EASEMENT
- 10' WATER EASEMENT
- VARIABLE WIDTH WATER EASEMENT
- VARIABLE WIDTH CLEAR VISION EASEMENT
- 20' GAS, ELECTRIC, TELEPHONE, TELEVISION EASEMENT (VOL. 8, PGS. 729-730 M.P.R.)
- 1 FOOT VEHICULAR NON-ACCESS EASEMENT (VOL. 8, PGS. 729-730 M.P.R.)
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- OPEN SPACE AND PUBLIC UTILITY EASEMENT (VOL. 8, PGS. 739-744 M.P.R.)
- 10' R.O.W. DEDICATION TO CITY OF SCHERTZ (VOL. 8, PGS. 739-744 M.P.R.)

## NOTES

- 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.
- 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.
- 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 PROVIDED SUCH SUCCESSOR OR ASSIGN IS APPROVED BY THE CITY.
- TWO POINTS OF ACCESS SHALL BE MAINTAINED AT ALL TIMES.
- THIS PLAT CONSISTS OF 100 BUILDABLE LOTS.
- ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 90 OF 480, COMMUNITY PANEL NO. 48187C0090, DATED NOVEMBER 2, 2017, THE SUBJECT PROPERTY IS NOT WITHIN THE 100-YR FLOODPLAIN.
- LOT 900 BLOCK 12, LOT 900 BLOCK 17, & LOT 900 BLOCK 19 ARE DESIGNATED AS OPEN SPACE AND SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNERS SUCCESSORS AND/OR ASSIGNS.
- LOT 900 BLOCK 14, LOT 900 BLOCK 16 AND LOT 900 BLOCK 19 ARE DESIGNATED AS DRAINAGE EASEMENTS.
- PROPERTY BEING PLATTED IS CURRENTLY ZONED R-2 AND G.B.
- ALL LOTS ARE TO BE UTILITY SERVICED FROM THE FRONT OF THE LOTS ADJACENT TO THE STREET.
- CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS (E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION), WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (ASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.
- THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS PLAT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.

STATE OF TEXAS  
COUNTY OF BEXAR

I, (WE) THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE ACKERMANN UNIT 1 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 \_\_\_\_\_ DAY OF \_\_\_\_\_,

OWNER: MUSTANG OAKS, LLC  
4630 N. LOOP 1604 WEST, SUITE 514  
SAN ANTONIO, TEXAS 78249  
PHONE: 210-367-0445

STATE OF TEXAS  
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_.

NOTARY PUBLIC BEXAR COUNTY 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.

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 ACKERMANN UNIT 1 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

## GVEC NOTES:

- 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.
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- 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.
- 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.
- 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 ACKERMANN UNIT 1 SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.

## SURVEYOR NOTES:

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM (NAD) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 0.99984364551.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID 18).

STATE OF TEXAS  
COUNTY OF BEXAR

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

BURT P. WELLMANN  
LICENSED PROFESSIONAL ENGINEER NO. 100256  
KFW ENGINEERS, LLC  
162 WEST MILL STREET  
NEW BRAUNFELS, TX 78130  
PHONE: 830-220-0642  
FAX: 210-979-8441

STATE OF TEXAS  
COUNTY OF BEXAR

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

TERESA A. SEIDEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
KFW SURVEYING, LLC  
3421 PAESANOS PKWY, SUITE 200  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-0499

5.503 ACRE TRACT  
ZONING: GB  
OWNER: KATHY ADAMS  
AND JASON LUND  
SINGLE FAMILY RESIDENTIAL  
(VOL. 2416, PG. 26 O.P.R.)

MATCHLINE  
SEE PAGE 1 OF 4

MATCHLINE  
SEE PAGE 2 OF 4

MATCHLINE  
SEE PAGE 2 OF 4

PRELIMINARY SUBDIVISION PLAT ESTABLISHING  
ACKERMANN UNIT 1

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

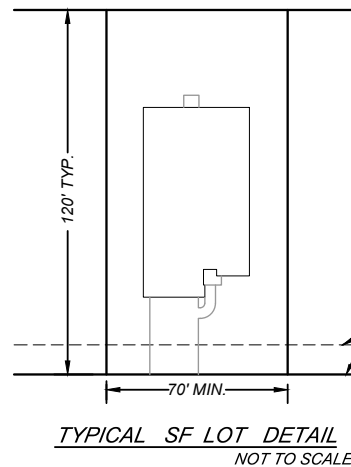
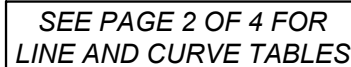
PREPARATION DATE: JANUARY 2023














PAGE 3 OF 4

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Date: Mar 01, 2023, 10:15am User ID: rwnalden  
File: U:\Projects\172\05\01\Design\Civil\PLAT\1720501-PRELIM.dwg





- ## LEGEND
- |   |   |
|---|---|
|  | F.I.R. = FOUND 1/2" IRON ROD  |
|  | S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED<br>"KFW SURVEYING" |
|  | R.O.W. = RIGHT-OF-WAY   |
|  | O.P.R. = OFFICIAL PUBLIC RECORDS                                    |
|  | M.P.R. = MAP AND PLAT RECORDS OF GUADALUPE<br>COUNTY, TEXAS         |
|  | 8" W = WATER LINE   |
|  | 8" SS = SANITARY SEWER LINE   |
|  | V.W.C.V.E. = VARIABLE WIDTH CLEAR VISION EASEMENT                   |
|  | — — — = ZONING BOUNDARY   |
|  | G.V.S.U.D. = GREEN VALLEY SPECIAL UTILITY DISTRICT                  |
|  | E 6" W = EXISTING WATER LINE  |
|  | OHU = OVERHEAD UTILITY  |
|  | EP = EDGE OF PAVEMENT   |

- 1 15' PUBLIC UTILITY EASEMENT
- 2 VARIABLE WIDTH PUBLIC UTILITY EASEMENT
- 3 10' WATER EASEMENT
- 4 VARIABLE WIDTH WATER EASEMENT
- 5 VARIABLE WIDTH CLEAR VISION EASEMENT
- 6 20' GAS, ELECTRIC, TELEPHONE, TELEVISION EASEMENT (VOL. 8, PGS. 729-730 M.P.R.)
- 7 1 FOOT VEHICULAR NON-PAVEMENT EASEMENT (VOL. 8, PGS. 729-730 M.P.R.)
- 8 R.O.W. DEDICATION (VOL. 8, PGS. 729-730 M.P.R.)
- 9 15' GAS, ELECTRIC, TELEPHONE, TELEVISION EASEMENT (VOL. 8, PGS. 729-730 M.P.R.)
- 10 15' PUBLIC UTILITY EASEMENT (VOL. 8, PGS. 739-744 M.P.R.)
- 11 VARIABLE WIDTH OPEN SPACE AND DRAINAGE EASEMENT (VOL. 8, PGS. 739-744 M.P.R.)
- 12 OPEN SPACE AND PUBLIC UTILITY EASEMENT (VOL. 8, PGS. 739-744 M.P.R.)
- 13 10' R.O.W. DEDICATION TO CITY OF SCHERTZ (VOL. 8, PGS. 739-744 M.P.R.)

## 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 PROVIDED SUCH SUCCESSOR OR ASSIGN IS APPROVED BY THE CITY.
4. TWO POINTS OF ACCESS SHALL BE MAINTAINED AT ALL TIMES.
5. THIS PLAT CONSISTS OF 100 BUILDABLE LOTS.
6. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 90 OF 480, COMMUNITY PANEL NO. 48187C0090, DATED NOVEMBER 2, 2017, THE SUBJECT PROPERTY IS NOT WITHIN THE 100-YR FLOODPLAIN.
7. LOT 900 BLOCK 12, LOT 900 BLOCK 17, & LOT 900 BLOCK 19 ARE DESIGNATED AS OPEN SPACE AND SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNERS SUCCESSORS AND/OR ASSIGNS.
8. LOT 900 BLOCK 14, LOT 900 BLOCK 16 AND LOT 900 BLOCK 19 ARE DESIGNATED AS DRAINAGE EASEMENTS.
9. PROPERTY BEING PLATTED IS CURRENTLY ZONED R-2 AND G.B..
10. ALL LOTS ARE TO BE UTILITY SERVICED FROM THE FRONT OF THE LOTS ADJACENT TO THE STREET.
11. CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS (E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION), WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (ASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.
12. THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS PLAT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.

STATE OF TEXAS  
COUNTY OF BEXAR

I, (WE) THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE ACKERMANN UNIT 1 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 \_\_\_\_\_ DAY OF \_\_\_\_\_

OWNER: MUSTANG OAKS, LLC  
4630 N. LOOP 1604 WEST, SUITE 514  
SAN ANTONIO, TEXAS 78249  
PHONE: 210-367-0445

STATE OF TEXAS  
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

NOTARY PUBLIC                      BEXAR COUNTY 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.

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 ACKERMANN UNIT 1 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

**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 ELECTRICAL 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 ACKERMANN UNIT 1 SUBMITTED TO AND  
APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR  
EASEMENTS.

AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.

**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 0.99984364551.
4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID 18).

STATE OF TEXAS  
COUNTY OF BEXAR

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

**BURT P. WELLMANN**  
**LICENSED PROFESSIONAL ENGINEER NO. 100256**  
**KFW ENGINEERS, LLC**  
**162 WEST MILL STREET**  
**NEW BRAUNFELS, TX 78130**  
**PHONE: 830-220-0642**  
**FAX: 210-979-8441**

STATE OF TEXAS  
COUNTY OF BEXAR

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

TERESA A. SEIDEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
KFW SURVEYING, LLC  
3421 PAESANOS PKWY, SUITE 200  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-0499

MATCHLINE  
SEE PAGE 1 OF 4

MATCHLINE  
SEE PAGE 2 OF 4

PRELIMINARY SUBDIVISION PLAT ESTABLISHING  
ACKERMANN UNIT 1

BEING A 44.36 ACRE TRACT OF LAND IN THE CITY OF SCHERTZ,  
GUADALUPE COUNTY, TEXAS, SITUATED IN THE CARROL M.  
GAHAGAN JR. SURVEY NO. 258, ABSTRACT NO. 142, THE EMANUELA  
DE LOS SANTOS COY SURVEY NO. 93 ABSTRACT NO. 87, AND ALL  
OF THE 44.332 ACRE TRACT OF LAND AS CONVEYED TO THERESA  
JEANNE ACHERMAN OF RECORD IN VOLUME 2955, PAGE 1031 OF  
THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS

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

PREPARATION DATE: JANUARY 2023

PAGE 4 OF 4

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Date: Mar 01, 2023, 10:15am User ID: rwalden  
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**PLANNING AND ZONING COMMISSION MEETING: 03/08/2023**  
**Agenda Item 5 B**

TO: Planning and Zoning Commission  
PREPARED BY: Samuel Haas, Senior Planner  
CASE: PLFP20230036  
SUBJECT: PLFP20230036 - Consider an act upon a request for approval of a replat of the Verde Enterprise Business Park Unit 10B subdivision, an approximately 6 acre tract of land approximately 650 feet east of the Schertz Parkway & Verde Parkway intersection, Parcel ID:171707, City of Schertz, Guadalupe County, Texas

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**GENERAL INFORMATION:**

Owner: Agarita Schertz Partners, JAC JR Investments LLC & CCD Enterprise Acquisitions LLC  
Applicant: KCI Technologies/Livier Corona

**APPLICATION SUBMITTAL DATE:**

Date:	Application Submittal Type:
2/28/23	Replat

**ITEM SUMMARY:**

The applicant is proposing to replat approximately 6 acres of land establishing 2 lots; Lot 7 being 2.5 acres and Lot 8 being 3.478 acres. The site is currently platted as Lot 6 Block 12 and is zoned Planned Development District (PDD) as part of the Verde Enterprise Business Park and will adhere to the design requirements as dictated by the Unified Development Code & their specific PDD.

**GENERAL LOCATION AND SITE DESCRIPTION:**

The site is located within the Verde Enterprise Business Park Unit 10B subdivision, approximately 650 feet east of the Schertz Parkway & Verde Parkway intersection and approximately 750 feet north of IH-35.

**ACCESS AND CIRCULATION:**

The site will have two points of access. Both lots will have frontage along Verde Parkway and each lot will have a proposed shared 25-foot access easement.

**TREE MITIGATION AND PRESERVATION:**

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

**PUBLIC SERVICES:**

The site is serviced by the City of Schertz for water and sewer, Cibolo Creek Municipal Authority (CCMA), CPS Energy, & AT&T.

**PUBLIC IMPROVEMENTS:**

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

Water: The site will be serviced by City of Schertz for water through a 12" inch line.

Sewer: The site will be serviced by City of Schertz for sewer through an 8" inch line. Treatment will be serviced by CCMA.

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

Sidewalks: The Verde Enterprise Business Park Planned Development District (PDD) was approved with the 1996 Unified Development Code which does not require developers to construct sidewalks.

Road Improvements: No roadway improvements are required for this replat.

**STAFF ANALYSIS AND RECOMMENDATION:**

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

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 replat. In considering final action on a replat, the Commission should consider the criteria within UDC, Section 21.12.8 D.

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**Attachments**

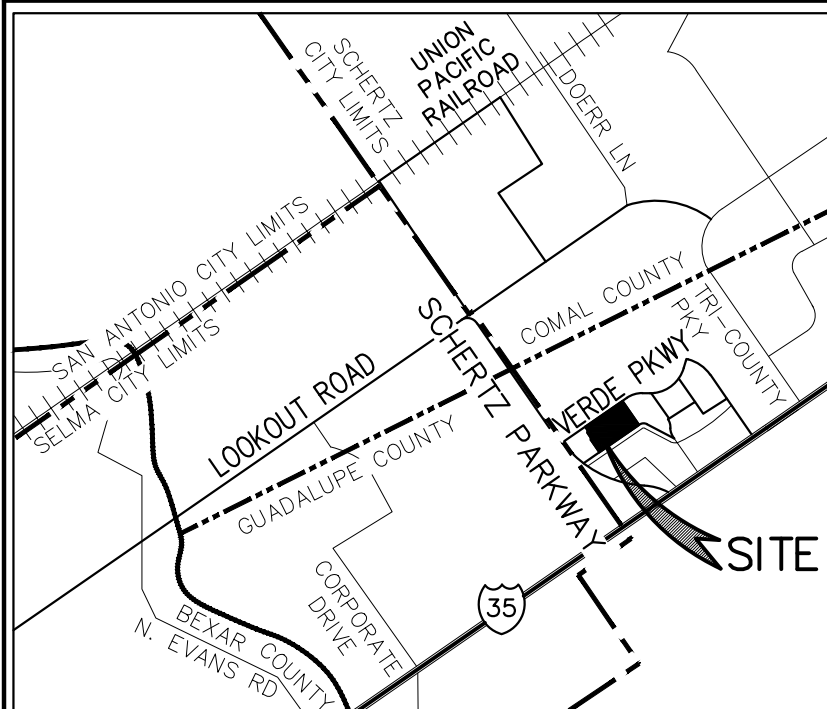
Aerial Exhibit  
Plat Exhibit

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LOCATION MAP  
NOT TO SCALE

STATE OF TEXAS  
COUNTY OF BEXAR

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

COD ENTERPRISE ACQUISITION, LLC A TEXAS LIMITED LIABILITY COMPANY  
774 BROADWAY,  
SUITE 106  
SAN ANTONIO, TX 78209  
(210) 771-0294

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

TITLE: \_\_\_\_\_

PRINT OWNER NAME: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF BEXAR

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

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF BEXAR

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

JAC JR. INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY  
404 SHERATON  
SAN ANTONIO, TX 78209  
(210) 771-0295

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

TITLE: \_\_\_\_\_

PRINT OWNER NAME: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF BEXAR

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

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF BEXAR

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

AGARITA SCHERTZ PARTNERS, A TEXAS GENERAL PARTNERSHIP  
SUITE 5  
SAN ANTONIO, TX 78212  
(210) 391-7406

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

TITLE: \_\_\_\_\_

PRINT OWNER NAME: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF BEXAR

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

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

#### SURVEY NOTES:

- O.R.G.C. DENOTES OFFICIAL RECORDS, GUADALUPE COUNTY, TEXAS.  
P.R.G.C. DENOTES PLAT RECORDS, GUADALUPE COUNTY, TEXAS.  
M.P.R.G.C. DENOTES MAP AND PLAT RECORDS, GUADALUPE COUNTY, TEXAS.  
D.R.G.C. DENOTES DEED RECORDS, GUADALUPE COUNTY, TEXAS.
- INFORMATION SHOWN FOR ADJOINING PROPERTIES OBTAINED FROM THE GUADALUPE COUNTY APPRAISAL DISTRICT WEBSITE.
- BEARING REFERENCE SOURCE IS THE SOUTHEAST RIGHT-OF-WAY LINE OF VERDE PARKWAY BETWEEN THE FIRST AND LAST FOUND MONUMENT, SHOWN AND CALLED N59°38'35"E AS DETERMINED BY GPS OBSERVATION BASED ON NAD 1983 (2011) TEXAS STATE COORDINATE SYSTEM-SOUTH CENTRAL ZONE.

#### GENERAL NOTES:

- 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.
- 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 PROVIDED SUCH SUCCESSOR OR ASSIGN IS APPROVED BY THE CITY.
- THIS SUBDIVISION CREATES A TOTAL OF TWO BUILDABLE LOTS.
- LOT 8 WILL PROVIDE AN ACCESS EASEMENT VIA SEPARATE INSTRUMENT.

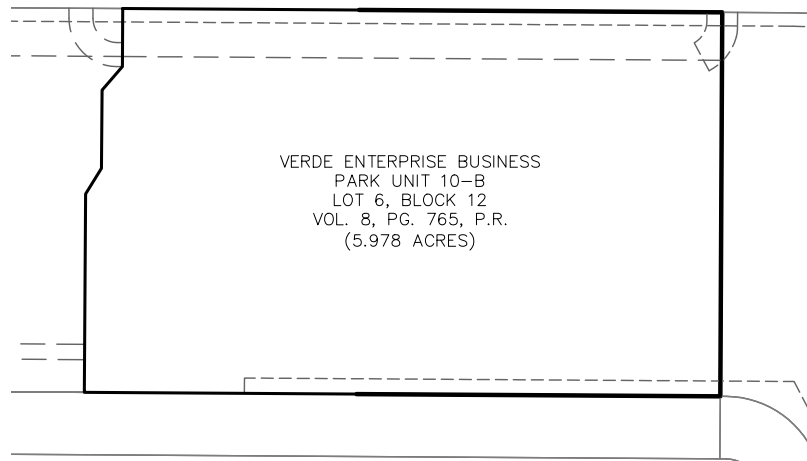
Line Table		
Line	Length	Direction
L1	31.49'	N01°10'50"E
L2	81.41'	N30°21'06"W
L3	32.40'	N10°06'55"E
L4	60.47'	N30°21'06"W
L5	3.74'	N59°38'52"E
L6	16.00'	S30°21'29"E
L7	1.83'	S59°38'52"W

#### CITY PUBLIC SERVICE NOTES:

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

#### FLOODPLAIN NOTES:

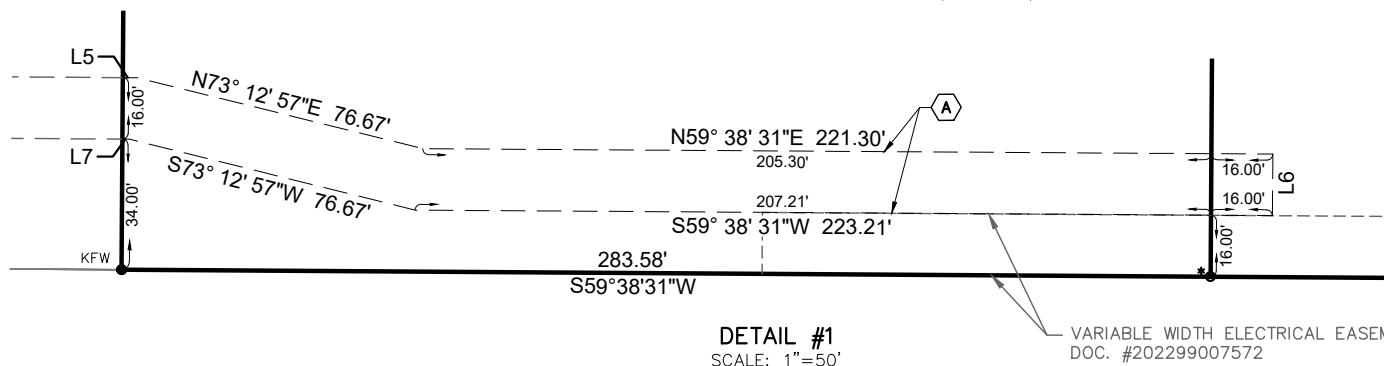
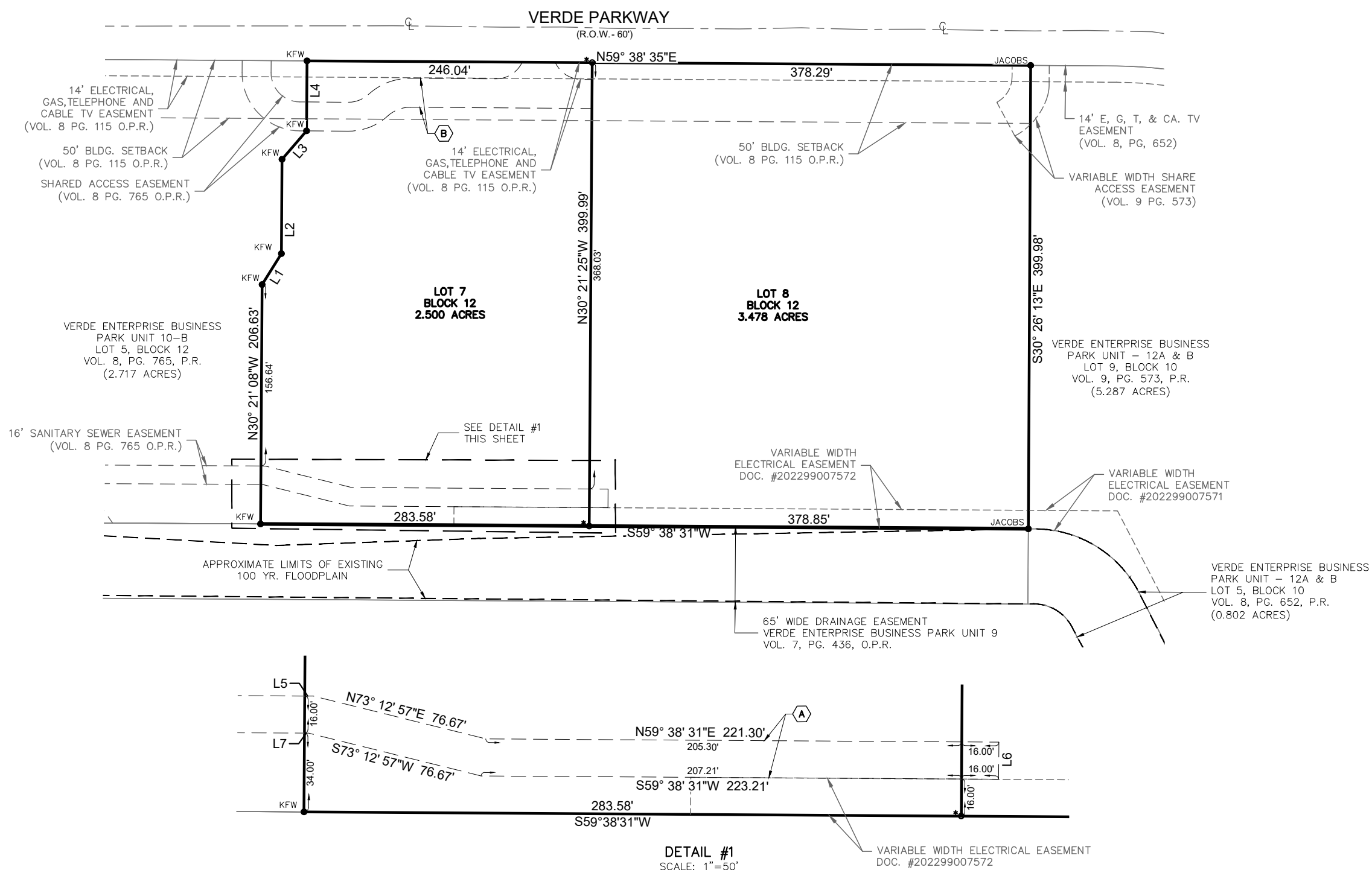
ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 4818702010F, DATED NOVEMBER 2, 2007, IS LOCATED IN ZONE(S) X AND IS/IS NOT WITHIN THE 100-YEAR FLOODPLAIN.



#### AREA BEING REPLATTED

SCALE 1" = 200'

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATED AS LOT 6 BLOCK 12 REPLAT OF VERDE ENTERPRISE BUSINESS PARK UNIT - 10-B, RECORDED IN VOLUME 8, PAGE 765, P.R., OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS



STATE OF TEXAS  
COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER  
JESSE F. CANTU

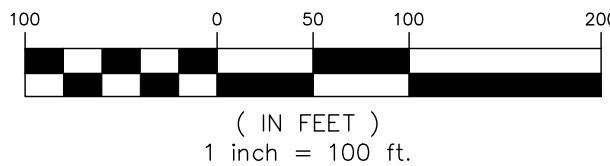
#### LEGEND/ABBREVIATIONS

VOL	VOLUME
PG	PAGE
CATV	CABLE TV
TYP	TYPICAL
ROW	RIGHT OF WAY
TEL	TELEPHONE
SS	SANITARY SEWER
ELEC	CITY PUBLIC SERVICE ELECTRIC
GAS	CITY PUBLIC SERVICE GAS
DPR	DEED AND PLAT RECORDS GUADALUPE COUNTY, TEXAS
D.R.	DEED RECORDS, GUADALUPE COUNTY, TEXAS
R.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, GUADALUPE COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
D.P.R.	DEED AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
NTS	NOT TO SCALE
AC	ACRE(S)
---	SUBDIVISION PLAT BOUNDARY
---	PROPERTY LINE/RIGHT-OF-WAY
---	EXISTING EASEMENT
---	ROAD CENTERLINE
---	1% AC FEMA FLOODPLAIN PER LOMR CASE# 16-06-4291P EFFECTIVE 7/28/2017
•	FOUND 1/2" REBAR WITH CAP AS SHOWN, UNLESS NOTED OTHERWISE
•	SET 1/2" REBAR WITH PLASTIC CAP STAMPED 'KCI'
(A)	PROPOSED EASEMENT

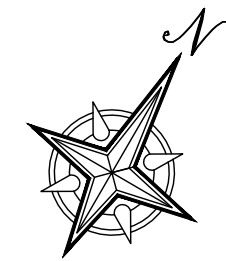
#### KEY NOTES:

- (A) 16' SANITARY SEWER EASEMENT
- (B) 25' SHARE ACCESS EASEMENT

#### GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.



#### KCI TECHNOLOGIES, INC.

11550 IH 10 WEST, SUITE 395  
SAN ANTONIO, TEXAS 78230-1037  
PHONE: (210) 641-9999  
FAX: (210) 641-6440  
REGISTRATION #F-10573 / #101943-65

DATE OF PREPARATION: FEBRUARY 2023

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

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

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

THIS THE \_\_\_\_ DAY OF \_\_\_\_ 20\_\_.

CITY ENGINEER

THIS PLAT OF THE VERDE ENTERPRISE BUSINESS PARK HAS BEEN SUBMITTED AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, AND HEREBY APPROVED BY SUCH COMMISSION.

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

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

STATE OF TEXAS  
COUNTY OF GUADALUPE

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

CLERK, GUADALUPE COUNTY, TEXAS

REPLAT OF  
VERDE ENTERPRISE BUSINESS PARK UNIT 10-B LOT  
6, BLOCK 12  
SUBDIVISION PLAT ESTABLISHING  
VERDE ENTERPRISE BUSINESS PARK UNIT 10-B  
LOTS 7 AND 8.

BEING A 5.978 ACRE TRACT DESCRIBED AS LOT 6, BLOCK 12 OF THE VERDE ENTERPRISE BUSINESS PARK UNIT 10-B SUBDIVISION RECORDED IN VOLUME 8, PAGE 765, ESTABLISHING LOTS 7 AND 8, BLOCK 12, OF THE VERDE ENTERPRISE BUSINESS PARK UNIT 10-B ALL SITUATED IN THE TORIBIO HERRERA SURVEY No. 68, ABSTRACT No. 153 IN GUADALUPE COUNTY, TEXAS.

REGISTERED PROFESSIONAL LAND SURVEYOR  
GARY B. NEILL

STATE OF TEXAS  
COUNTY OF BEXAR

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



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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 February 8th, 2023 and March 2nd, 2023.
  - Windy Meadows Subdivision, Lot 23, Block 2 at 128 Windy Meadows Drive
  - Site Plan for a proposed 8085 square foot Office/Warehouse

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

- Ord. 23-S-01: A request to rezone approximately 12.5 acres of land from Planned Development District (PDD) to Planned Development District (PDD). The subject property is 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.
  - Recommended for approval at the January 25th, 2023 P&Z Meeting (6-0)
  - Approved via first reading at the February 28th, 2023 CC Meeting (6-0)
  - Scheduled for second reading at the March 7th, 2023 CC Meeting
- Ord. 23-S-02: A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD) with a base zoning of Townhome District (TH). The subject property is generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion of Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe County, Texas.
  - Recommended for approval at the January 25th, 2023 P&Z Meeting (5-2)
  - Approved via first reading at the February 28th, 2023 CC Meeting (4-3)
  - Scheduled for second reading at the March 7th, 2023 CC Meeting
- Ord. 23-S-05: Conduct a public hearing, and consideration and/or action on amendments to Part III, Schertz Code of Ordinances, Unified Development Code (UDC), to Article 5 Zoning Districts, subsections 21.5.2, 21.5.5, and 21.5.11, Article 9 Site Design Standards, subsection 21.9.7 and 21.9.10, Article 10 Parking Standards, subsections 21.10.2, 21.10.3, 21.10.4, 21.10.7.C, 21.10.9 and Article 14 Transportation, subsection 21.14.3
  - Recommended for approval at the December 14th, 2022 P&Z Meeting (4-0)
  - Scheduled for first reading at the March 7th, 2023 CC Meeting
- Ord. 23-S-04: Conduct a public hearing and consideration and / or action 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 10 E, City of Schertz, Bexar County, Texas.

- Recommended for approval at the February 8th, 2023 P&Z Meeting (5-2)
- Scheduled for first reading at the March 7th, 2023 CC Meeting

**ADMINISTRATIVELY APPROVED PROJECTS:**

- The following development applications were administratively approved between February 8th, 2023 and March 2nd, 2023.
    - Windy Meadows Subdivision, Lot 23, Block 2 at 128 Windy Meadows Drive
      - Site Plan for a proposed 8085 square foot Office/Warehouse
-