



MEETING AGENDA
Planning & Zoning Commission
REGULAR SESSION PLANNING & ZONING COMMISSION
April 26, 2023

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

CITY OF SCHERTZ CORE VALUES

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

AGENDA
WEDNESDAY, APRIL 26, 2023 at 6:00 p.m.

The Planning and Zoning Commission will hold the regularly scheduled meeting at 6:00p.m., Wednesday, April 26, 2023, at the City Council Chambers. In lieu of attending the meeting in person, residents will have the opportunity to watch the meeting via live stream on the City's YouTube Channel.

1. CALL TO ORDER

2. SEAT ALTERNATE TO ACT IF REQUIRED

3. HEARING OF RESIDENTS

Residents who choose to watch the meeting via live stream, but who would like to participate in Hearing of Residents, should email their comments to the Planning Division, at planning@schertz.com by 5:00p.m. on Tuesday, April 25, 2023, so that the Planning Division may read the public comments into the record under the hearing of residents. In the body of the email please include your name, your address, phone number, agenda item number if applicable or subject of discussion, and your comments.

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

4. CONSENT AGENDA:

A. Minutes for the April 12, 2023 Regular Meeting.

B. PLFP20230082 - Consider an act upon a request for approval of a final plat of Lot 8 Block 1 of the Royal Manufacturing Phase II subdivision, an approximately 32 acre tract of land approximately 3,400 feet west of Doerr Lane at the terminus of Tejas Way, Parcel ID: 77739, City of Schertz, Comal County, Texas

- C. PLFP20230075 - Consider and act upon a request for approval of a final plat of the Parklands Unit 3A Subdivision, an approximately 20 acre tract of land located approximately 3,700 feet southeast of the intersection of Eckhardt Road and Parklands Way, City of Schertz, Guadalupe County, Texas.

5. **ITEMS FOR INDIVIDUAL CONSIDERATION:**

- A. PLPP20230074 - Consider and act upon a request for approval of a preliminary plat of the Saddlebrook Ranch Unit 6 subdivision, approximately 22 acres of land generally located approximately 2,000 feet to the north-east of the Lower Seguin Road and St. Vincent Way intersection, Parcel ID 1367371, 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 21st day of April, 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: 04/26/2023
Agenda Item 4 A

TO: Planning and Zoning Commission
PREPARED BY: Emily Delgado, Planning Manager
SUBJECT: Minutes for the April 12, 2023 Regular Meeting.

Attachments

PZ Minutes 4.12.23

DRAFT

PLANNING AND ZONING MINUTES

April 12, 2023

The Schertz Planning and Zoning Commission convened on April 12, 2023 at 6:00 p.m. at the Municipal Complex, Courtroom, 1400 Schertz Parkway Building #1, Schertz, Texas.

Present: Glen Outlaw, Chairman; Ernie Evans, Vice Chairman; Richard Braud, Commissioner; Tamara Brown, Commissioner; John Carbon, Commissioner

Absent: Gordon Rae, Commissioner; Roderick Hector, Commissioner; Judy Goldick, Commissioner; Patrick McMaster, Commissioner

Staff present: Steve Williams, City Manager; Brian James, Deputy City Manager; Emily Delgado, Planning Manager; Samuel Haas, Senior Planner; Ameriz Gamez, Planner; Daisy Marquez, 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. Carbon was seated as the alternate.

3. HEARING OF RESIDENTS

Residents who choose to watch the meeting via live stream, but who would like to participate in Hearing of Residents, should email their comments to the Planning Division, at planning@schertz.com by 5:00p.m. on Tuesday, April 11, 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.

- Steve Barry: 12139 Remilly Way
- Joshua Barry: 12370 Erstein Valley
- Ed Paquette: 9858 Mulhouse Dr
- Marissa Nolan: 9823 Mulhouse Dr
- Amanda Jones: 9859 Mulhouse Dr
- Jennifer Pray: 12698 Saverne Way
- Charles Killen: 1212 Eli Whitney
- Sylvia Salas-Brown: 9778 Mulhouse Dr

4. CONSENT AGENDA:

- A.** Minutes for the March 22, 2023, Regular Meeting.

Motioned by Commissioner Tamara Brown to approve, seconded by Commissioner Richard Braud

Vote: 5 - 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.** PLZC20220213 - Hold a public hearing, consider, and make a recommendation on a request to rezone approximately 1 acre of land from Single-Family Residential District (R-1) to Neighborhood Services District (NS), located approximately 600 feet south of the intersection of FM 3009 and Live Oak Road, also known as Guadalupe County Property Identification Number 67544, City of Schertz, Guadalupe County, Texas.

Mr. Haas and the applicant provided a presentation.

Mr. Outlaw opened the public hearing at 6:31 P.M.

- Gail Killen : 1212 Eli Whitney

Mr. Outlaw closed the public hearing at 6:35 P.M.

Motioned by Commissioner Richard Braud to recommend approval of PLZC20220213 to the City Council, seconded by Commissioner John Carbon

Vote: 5 - 0 Passed

- B.** PLZC20220161 - Hold a public hearing, consider, and make a recommendation on a request to rezone approximately 15 acres of land from Pre-Development District (PRE) to Apartment/Multi-Family Residential District (R-4), located approximately 1,800 feet east of the intersection of FM 1518 and Ray Corbett Drive, also known as Bexar County Property Identification Number 309863, City of Schertz, Bexar County, Texas.

Mr. Haas and the applicant provided a presentation.

Mr. Outlaw opened the public hearing at 6:57 P.M.

- Barbara Holden: 9829 Mulhouse Dr
- Joshua Barry: 12370 Erstein Valley
- Sylvia Salas-Brown: 9778 Mulhouse Dr
- Lawrence Wilson: 12346 Erstein Valley
- Yessica Marks: 12233 Forbach Dr
- Mike Pacheco: 10397 Obernai Path
- Danielle Smith 10321 Luneville Ln
- Karin Barry: 12139 Remilly Way
- Ed Paquette: 9858 Mulhouse Dr
- Robert Marks: 12233 Forbach Dr
- Richard Johnston: 10303,307,311,315 Hillbrook
- JC Herrera: 12020 Schaffer Rd
- Ryan Frank: 10330 Luneville Ln
- Dana Bynum: 10249 Metz Valley
- Tom Salkowski: 10411 Hillbrook Rd

- Robert Burke: 12548 Rothau Dr
- Gabriele Parizo-Louden: 9858 Mulhouse Dr.
- Marissa Nolan: 9823 Mulhouse Dr
- Steve Barry: 12139 Remilly Way
- Tom Salkowski: 10411 Hillbrook Rd
- Jennifer Pray: 12698 Saverne Way
- Sofia Davis: 10139 Obernai Path
- Sal Reeves: 126987 Remilly Way

Mr. Outlaw closed the public hearing at 7:52 P.M.

Motioned by Commissioner John Carbon to recommend denial of PLZC20220161 to the City Council, seconded by Commissioner Tamara Brown

Vote: 5 - 0 Passed

6. ITEMS FOR INDIVIDUAL CONSIDERATION:

- A.** PLPP20230064 Waiver - Consider and act upon a request for a waiver in relation to sanitary sewer frontage extension requirements for the proposed Saddlebrook Ranch Unit 1B subdivision, approximately 23 acres of land generally located approximately 2,000 feet to the west of the Cibolo Creek along Lower Seguin Road, Parcel ID 310011, City of Schertz, Bexar County, Texas.

Mr. Haas provided a presentation.

Motioned by Commissioner Tamara Brown to approve, seconded by Commissioner Richard Braud

Vote: 5 - 0 Passed

- B.** PLPP20230064 - Consider and act upon a request for approval of a preliminary plat of the Saddlebrook Ranch Unit 1B subdivision, approximately 23 acres of land generally located approximately 2,000 feet to the west of the Cibolo Creek along Lower Seguin Road, Parcel ID 310011, City of Schertz, Bexar County, Texas.

Mr. Haas provided a presentation.

Motioned by Commissioner Tamara Brown to approve, seconded by Commissioner John Carbon

Vote: 4 - 1 Passed

NAY: Vice Chairman Ernie Evans

- C.** PLPP20230060 Waiver - Consider and act upon a request for a waiver in relation to on-site sewer facilities for the preliminary plat for the Hope Acre subdivision, approximately 1 acre of land located at 6040 Pfeil Road, otherwise generally located approximately 2,300 feet to the north-east of the Pfeil Road and IH-10 access road intersection, Parcel ID 619261, City of Schertz, Bexar County, Texas.

The applicant withdrew.

- D.** PLPP20230060 - Consider and act upon a request for approval of a preliminary plat of the Hope Acre subdivision, approximately 1 acre of land located at 6040 Pfeil Road, otherwise generally located approximately 2,300 feet to the north-east of the Pfeil Road and IH-10 access road intersection, Parcel ID 619261, City of Schertz, Bexar County, Texas.

The applicant withdrew.

7. REQUESTS AND ANNOUNCEMENTS:

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

There were requests by the Chairman 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 announcements by Chairman Mr. Outlaw.

- C.** Announcements by City Staff.

- City and community events attended and to be attended.

There were announcements by City staff.

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

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

9. ADJOURNMENT OF THE REGULAR MEETING

Chairman Mr. Outlaw adjourned the regular meeting at 9:02 P.M.

Chairman, Planning and Zoning Commission

Recording Secretary, City of Schertz

PLANNING AND ZONING COMMISSION MEETING: 04/26/2023
Agenda Item 4 B

TO: Planning and Zoning Commission
PREPARED BY: Samuel Haas, Senior Planner
CASE: PLFP20230082
SUBJECT: PLFP20230082 - Consider an act upon a request for approval of a final plat of Lot 8 Block 1 of the Royal Manufacturing Phase II subdivision, an approximately 32 acre tract of land approximately 3,400 feet west of Doerr Lane at the terminus of Tejas Way, Parcel ID: 77739, City of Schertz, Comal County, Texas

GENERAL INFORMATION:

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

APPLICATION SUBMITTAL DATE:

Date:	Application Submittal Type:
04/XX/2023	Final Plat

ITEM SUMMARY:

The applicant is proposing to final plat approximately 32 acres of land establishing one (1) industrial lot. The site is currently zoned Manufacturing District - Light (M-1) and will adhere to the design requirements as dictated by the Unified Development Code.

Manufacturing - Light (M-1) Dimensional Design Standards							
Area sq ft.	Width	Depth	Front Setback	Rear Setback	Side Setback	Max Height	Imp. Coverage
10,000	100	100	25	0	0	120	80%

GENERAL LOCATION AND SITE DESCRIPTION:

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

ACCESS AND CIRCULATION:

This site sits between the Missouri Pacific Railroad to the north and the Union Pacific Railroad to the south. As a result, the site will have one point of access by extending the existing Tejas Way road section into the site creating a cul-de-sec.

Secondary access to right of way off Doerr Lane shall be accomplished with an easement through Lot 3 Block 1 of the Doerr Lane Industrial Subdivision. Another access point will be off Tejas Way through a proposed access easement by separate instrument.

TREE MITIGATION AND PRESERVATION:

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

PUBLIC SERVICES:

The site is serviced by City of Selma water, with a water CCN transfer underway transferring water service to Schertz. The site is also serviced by Schertz sewer, Cibolo Creek Municipal Authority (CCMA), CPS Energy, AT&T, Spectrum, and Center Point Energy.

PUBLIC IMPROVEMENTS:

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

Water: The site will be serviced by City of Schertz once the CCN transfer is complete through an existing 12" water line that begins at the southeast corner of the property and is proposed to be looped through Tejas Way.

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

Drainage: The applicant is responsible for all drainage associated with the subject property, and for compliance with the Stormwater regulations. A drainage report 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: The proposed subdivision will require an extension of Tejas Way into a cul-de-sac. All streets will be developed to City of Schertz specifications. Construction plans for all public improvements have been submitted for review and approved by the Public Works and Engineering Departments. All improvements are to be completes prior to the recordation of the final plat.

STAFF ANALYSIS AND RECOMMENDATION:

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

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

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

COMMISSIONERS CRITERIA FOR CONSIDERATION:

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

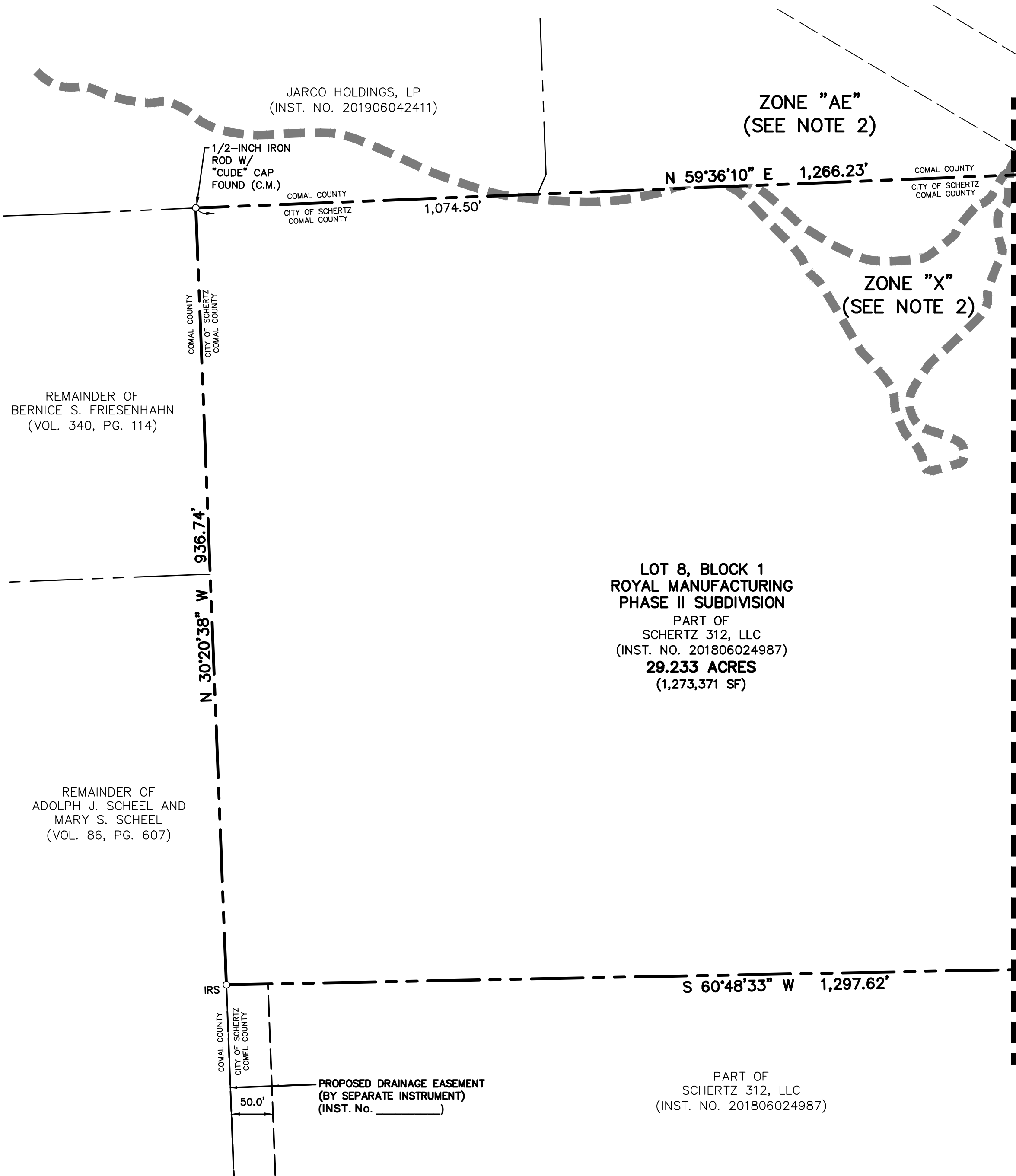
Attachments

Aerial Exhibit

Plat Exhibit



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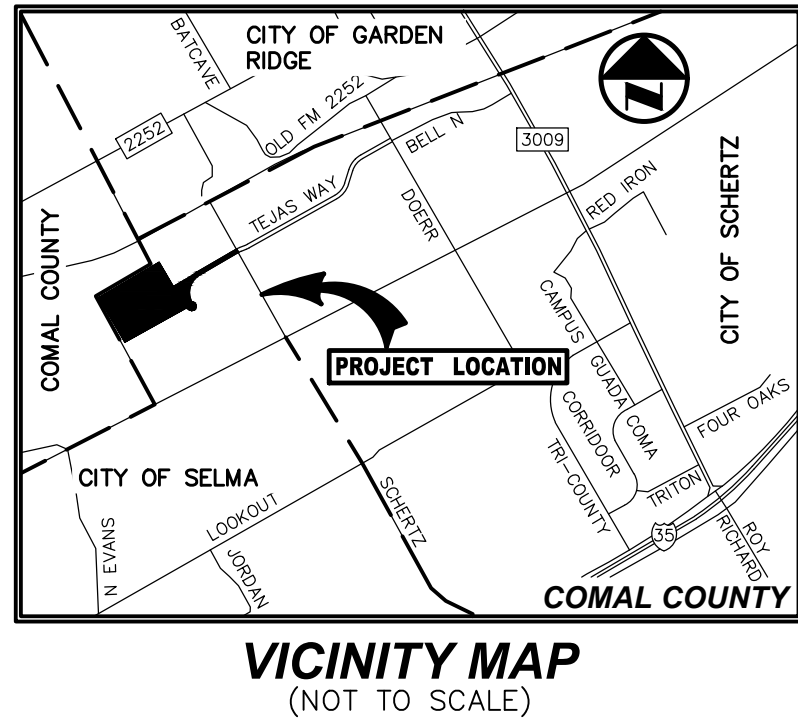
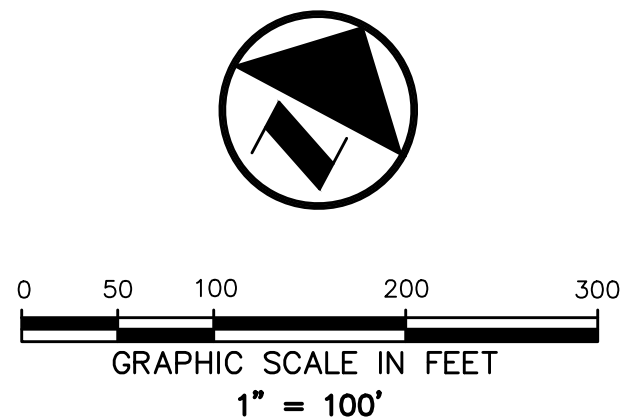
LOT 8, BLOCK 1
ROYAL MANUFACTURING
PHASE II SUBDIVISION
PART OF
SCHERTZ 312, LLC
(INST. NO. 201806024987)
29.233 ACRES
(1,273,371 SF)

AREA TABLE		
LOT	SF	ACRES
LOT 8	1,273,371	29.233
ROW DEDICATION	120,005	2.755
GROSS AREA	1,393,376	31.988

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- (C.M.) CONTROLLING MONUMENT
- IRS 1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET
- INTERNAL LOT CORNERS

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




NOTES

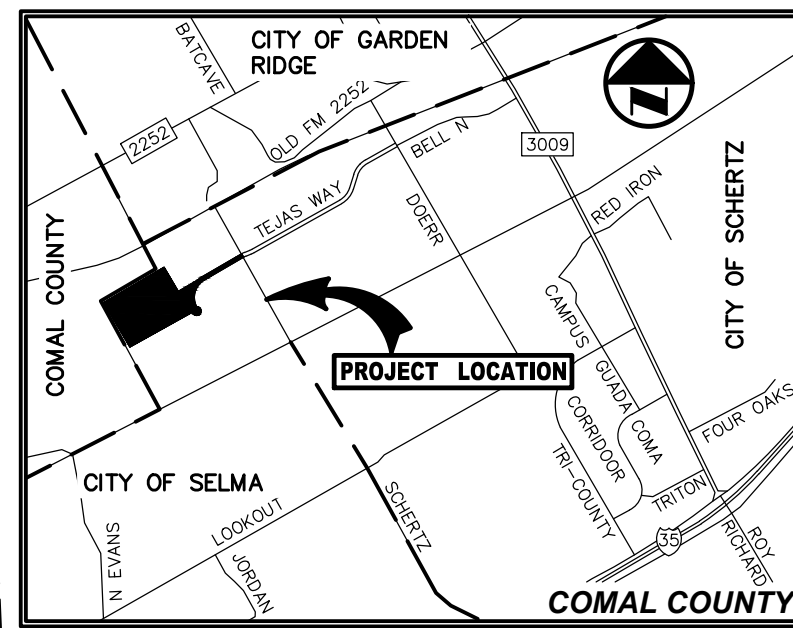
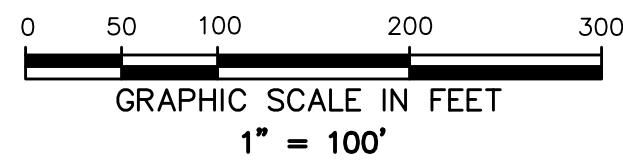
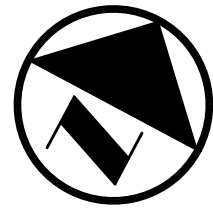
- Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), South Central Zone 4204, based on observations made on July 26, 2021 with a combined scale factor of 1.00014.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map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

LOT 8, BLOCK 1	ACREAGE
	29.233
- Development shall be in accordance with floodplain ordinance in effect at the time of construction application.

SHEET 1 OF 3
FINAL PLAT
**LOT 8, BLOCK 1
& TEJAS WAY
ROYAL
MANUFACTURING
PHASE II SUBDIVISION**
BEING 31.988 ACRES OF LAND LOCATED IN THE
VINCENTE MICHELI SURVEY, ABSTRACT NO. 383,
CITY OF SCHERTZ, COMAL COUNTY, TEXAS AND
BEING PART OF THAT TRACT OF LAND DESCRIBED TO
SCHERTZ 312, LLC IN INST. NO. 201806024987,
OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS

 Pacheco Koch a Westwood company		4060 BRYANT IRVIN ROAD FORT WORTH, TX 76109 817.412.7155	
DRAWN BY TRM	CHECKED BY DCP	SCALE 1"=100'	JOB NUMBER 3160-21.411

FINAL PLAT- LOT 8, BLOCK 1 & TEJAS WAY, ROYAL MANUFACTURING PHASE II SUBDIVISION



VICINITY MAP
(NOT TO SCALE)

NOTES

- Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), South Central Zone 4204, based on observations made on July 26, 2021 with a combined scale factor of 1.00014.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Comal County, Texas and Incorporated Areas, Map No. 48091C0485F, Community-Panel No. 485463 0485 F, Revised Date: September 2, 2009. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:

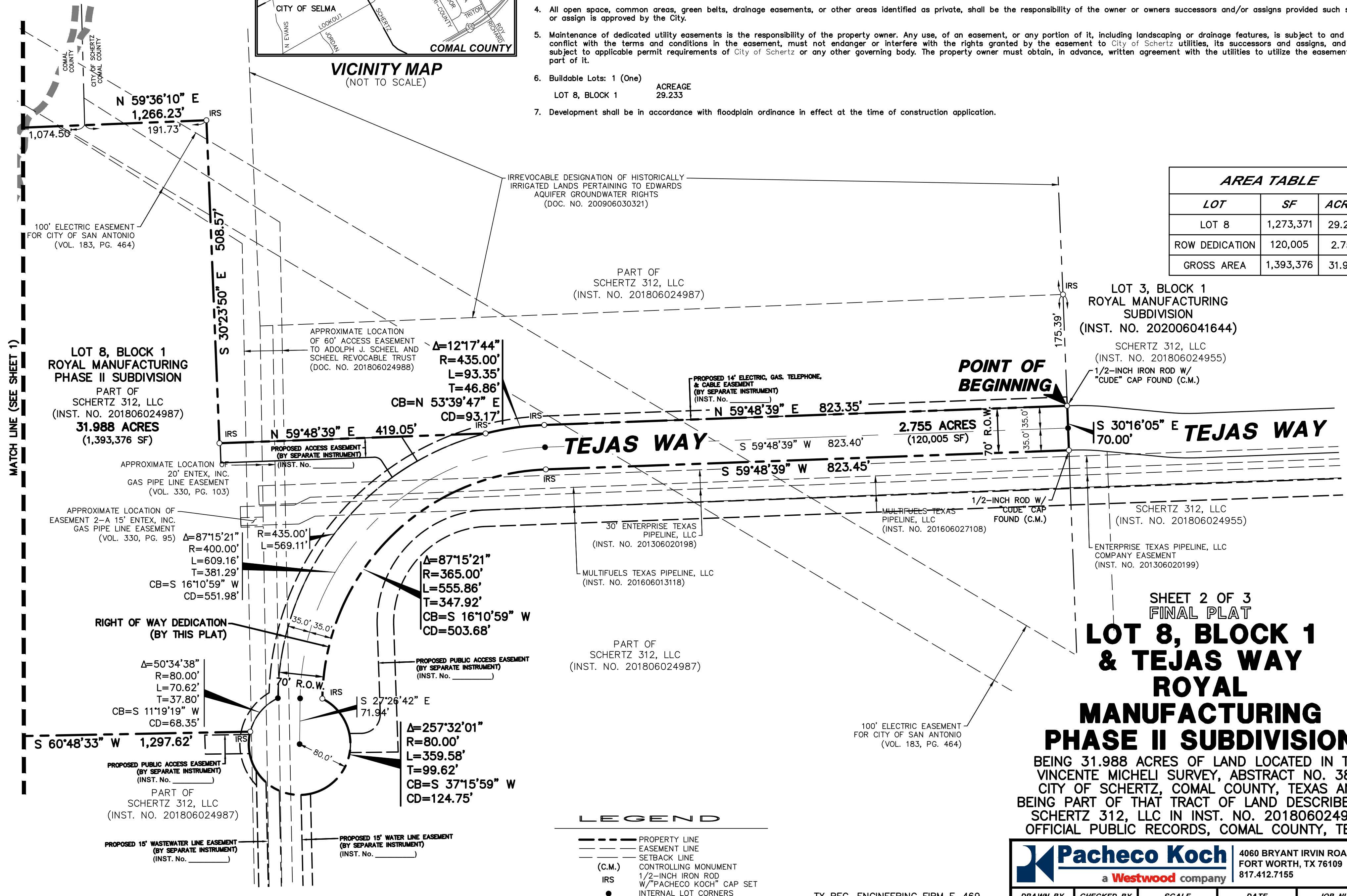
Zone "X" Shaded — Other Areas: Areas of 0.2% chance annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

Zone "X" — Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.

Zone "AE" — Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood: Base flood elevations determined.
- Notice: Selling a portion of this addition by metes & bounds is a violation of city ordinance and state law and is subject to fines and withholdings of utilities and permits.
- All open space, common areas, green belts, drainage easements, or other areas identified as private, shall be the responsibility of the owner or owners successors and/or assigns provided such successor or assign is approved by the City.
- Maintenance of dedicated utility easements is the responsibility of the property owner. Any use, of an easement, or any portion of it, including landscaping or drainage features, is subject to and shall not conflict with the terms and conditions in the easement, must not endanger or interfere with the rights granted by the easement to City of Schertz utilities, its successors and assigns, and shall be subject to applicable permit requirements of City of Schertz or any other governing body. The property owner must obtain, in advance, written agreement with the utilities to utilize the easement, or any part of it.
- Buildable Lots: 1 (One) ACREAGE 29.233
LOT 8, BLOCK 1
- Development shall be in accordance with floodplain ordinance in effect at the time of construction application.

AREA TABLE

LOT	SF	ACRES
LOT 8	1,273,371	29.233
ROW DEDICATION	120,005	2.755
GROSS AREA	1,393,376	31.988



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- (C.M.) CONTROLLING MONUMENT
- IRS 1/2-INCH IRON ROD
- W/"PACHECO KOCH" CAP SET
- INTERNAL LOT CORNERS

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

Pacheco Koch a Westwood company		4060 BRYANT IRVIN ROAD FORT WORTH, TX 76109 817.412.7155	
DRAWN BY TRM	CHECKED BY DCP	SCALE 1"=100'	DATE NOV 2022
		JOB NUMBER 3160-21.411	

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OWNER CERTIFICATE & DEDICATION STATEMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

WITNESS, my hand at _____, Texas, this the ____ day of _____, 20____.

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

BEN F. SPENCER

STATE OF TEXAS ~
COUNTY OF COMAL ~

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Ben F. Spencer known to me to be the person whose name is subscribed to the foregoing , instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ____ day of _____, 20____.

Notary Public in and for The State of Texas

My Commission expires: _____

CIBOLO CREEK MUNICIPAL AUTHORITY:

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

By: _____
Agent for Cibolo Creek Municipal Authority

CITY ENGINEER CERTIFICATION

I, the undersigned, City Engineer of the City of Schertz, Texas, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the county as to which this approval is required.

By: _____
City Engineer

PLANNING AND ZONING CERTIFICATION

This plat of Lot 8, Block 1 , Royal MANUFACTURING PHASE II Subdivision has been submitted to and considered by the Planning & Zoning Commission of the City of Schertz, and hereby approved by such commission.

By: _____
Chairman

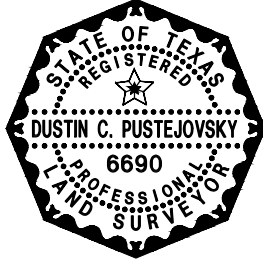
By: _____
Secretary

AREA TABLE		
LOT	SF	ACRES
LOT 8	1,273,371	29.233
ROW DEDICATION	120,005	2.755
GROSS AREA	1,393,376	31.988

SURVEYOR'S CERTIFICATE

STATE OF TEXAS ~
COUNTY OF TARRANT ~

I, Dustin C. Pustejovsky, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey on the ground made by me or under my direction and supervision.



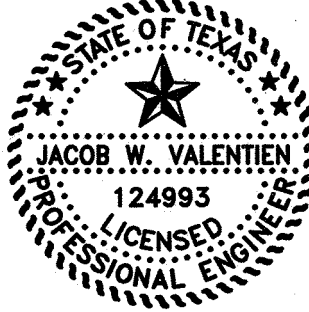
Dustin C. Pustejovsky
Dustin C. Pustejovsky
Registered Professional Land Surveyor No. 6690
dustin.pustejovsky@westwoodps.com
www.westwoodps.com

ENGINEERS CERTIFICATE

STATE OF TEXAS ~

COUNTY OF TRAVIS ~

I, Jacob W. Valentien, a Registered Professional Engineer in the State of Texas, hereby certify that proper Engineering consideration has been given this plat.



Jacob W. Valentien
Jacob W. Valentien
Professional Engineering No. 124993
jacob.valentien@westwoodps.com
www.westwoodps.com

NOTES

- Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), South Central Zone 4204, based on observations made on July 26, 2021 with a combined scale factor of 1.00014.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Comal County, Texas and Incorporated Areas, Map No. 48091C0485F, Community-Panel No. 485463 0485 F, Revised Date: September 2, 2009. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:

Zone "X" Shaded -

Other Areas: Areas of 0.2% chance annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

Zone "X" -

Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.

Zone "AE" -

Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood: Base flood elevations determined.
- Notice: Selling a portion of this addition by metes & bounds is a violation of city ordinance and state law and is subject to fines and withholdings of utilities and permits.
- All open space, common areas, green belts, drainage easements, or other areas identified as private, shall be the responsibility of the owner or owners successors and/or assigns provided such successor or assign is approved by the City.
- Maintenance of dedicated utility easements is the responsibility of the property owner. Any use, of an easement, or any portion of it, including landscaping or drainage features, is subject to and shall not conflict with the terms and conditions in the easement, must not endanger or interfere with the rights granted by the easement to City of Schertz utilities, its successors and assigns, and shall be subject to applicable permit requirements of City of Schertz or any other governing body. The property owner must obtain, in advance, written agreement with the utilities to utilize the easement, or any part of it.
- Buildable Lots: 1 (One)

LOT 8, BLOCK 1

ACREAGE
29.233
- Development shall be in accordance with floodplain ordinance in effect at the time of construction application.

SURVEYOR:
PACHECO KOCH, A WESTWOOD COMPANY
4060 BRYANT IRVIN ROAD
FORT WORTH, TEXAS 76109
CONTACT: DUSTIN C. PUSTEJOVSKY, RPLS
817-412-7155
Dustin.pustejovsky@westwoodps.com


CIVIL ENGINEER:
PACHECO KOCH, A WESTWOOD COMPANY
8701 N. MOPAC EXPY, SUITE 320
AUSTIN, TEXAS 78759
CONTACT: JACOB W. VALENTIEN, PE
512-485-0831
Jacob.valentien@westwoodps.com

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

LOTS 8, BLOCK 1
ROYAL MANUFACTURING
PHASE II SUBDIVISION
REF. CASE NO. PR-PLPP20220199
REF. CASE NO. FP

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

SHEET 3 OF 3
FINAL PLAT
**LOT 8, BLOCK 1
& TEJAS WAY
ROYAL
MANUFACTURING
PHASE II SUBDIVISION**
BEING 31.988 ACRES OF LAND LOCATED IN THE
VINCENTE MICHELI SURVEY, ABSTRACT NO. 383,
CITY OF SCHERTZ, COMAL COUNTY, TEXAS AND
BEING PART OF THAT TRACT OF LAND DESCRIBED TO
SCHERTZ 312, LLC IN INST. NO. 201806024987,
OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS

 Pacheco Koch a Westwood company		4060 BRYANT IRVIN ROAD FORT WORTH, TX 76109 817.412.7155	
DRAWN BY TRM	CHECKED BY DCP	SCALE N/A	JOB NUMBER 3160-21.411

FINAL PLAT- LOT 8, BLOCK 1 & TEJAS WAY, ROYAL MANUFACTURING PHASE II SUBDIVISION

PLANNING AND ZONING COMMISSION MEETING: 04/26/2023
Agenda Item 4 C

TO: Planning and Zoning Commission
PREPARED BY: Ameriz Gamez, Planner
CASE: PLFP20230075
SUBJECT: PLFP20230075 - Consider and act upon a request for approval of a final plat of the Parklands Unit 3A Subdivision, an approximately 20 acre tract of land located approximately 3,700 feet southeast of the intersection of Eckhardt Road and Parklands Way, City of Schertz, Guadalupe County, Texas.

GENERAL INFORMATION:

Owner: Rolling Hills Ranch Development, LTD
Owner: Parklands Unit 1 & 2 LTD
Applicant: Kristin Heggy

APPLICATION SUBMITTAL DATE:

Date:	Application Submittal Type:
04/11/2023	Final Plat

ITEM SUMMARY:

The applicant is requesting to final plat approximately 20 acres of land in order to establish 36 single-family residential lots. The property was zoned Planned Development District (PDD) in September 2013, specifically as the Parklands Subdivision, Ord. No. 13-S-36. This unit will be composed of only one lot size, 60' x 120'. The Parklands Unit 3A will be providing an 8.83 acre public park.

GENERAL LOCATION AND SITE DESCRIPTION:

The subject property is located 3,700 feet southeast of the intersection of Eckhardt Road and Parklands Way.

ACCESS AND CIRCULATION:

The proposed Parklands Subdivision Unit 3A will have three points of access. The first point of access will be to Park Bluff which will then connect to Parklands Way. The second point of access will be to Big John Lane. The last point of access will be utilizing Arrow Mound which will extend through Parklands II Unit 1 and connect to Parklands Way.

TREE MITIGATION AND PRESERVATION:

The applicant will be responsible for complying with the Unifies Development Code (UDC), Section 21.9.9 Tree Preservation and Mitigation. They have submitted a signed tree affidavit indicating that the subject property has no Protected or Heritage class trees onsite. Therefore, the applicant will have no mitigation fees to be paid for this subject property.

PUBLIC SERVICES:

The subdivision will be serviced by the City of Schertz for water and sewer, as well as AT&T, Spectrum, GVEC, and Center Point Energy.

PUBLIC IMPROVEMENTS:

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

Water: The property will be serviced by the City of Schertz through a 8inch water line and will be stubbed for future development.

Sewer: The property will be serviced by the City of Schertz through a 8inch sewer line and will be stubbed for future development.

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

Sidewalks: The subdivision will be constructing sidewalks through the unit as well as along Big John Lane and will be required to meet the City of Schertz specification.

Road Improvements: The Parklands Unit 3A abuts Big John Lane, which under the Master Thoroughfare Plan is classified as a Residential Collector, (70' ROW). The Parklands Unit 3A is dedicating 35' of right-of-way along their portion abutting Big John Lane and will be constructing their half of the roadway, which will include curb, gutter, and sidewalk or hike, bike trail.

STAFF ANALYSIS AND RECOMMENDATION:

The final plat is consistent with the applicable requirements set forth in the PDD, ordinances, and regulations. The final plat has been reviewed with no objections by the Fire, Engineering, Planning, and Public Works Departments. Therefore, staff is recommending approval of the Parklands Unit 3A Final Plat.

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

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

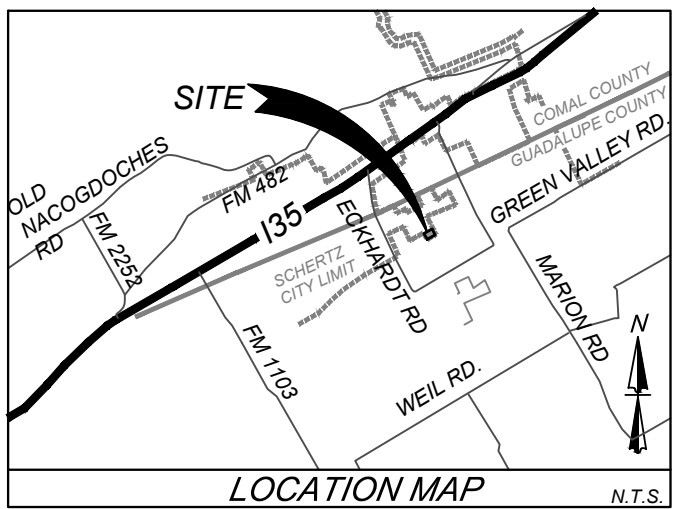
COMMISSIONERS CRITERIA FOR CONSIDERATION:

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

Attachments

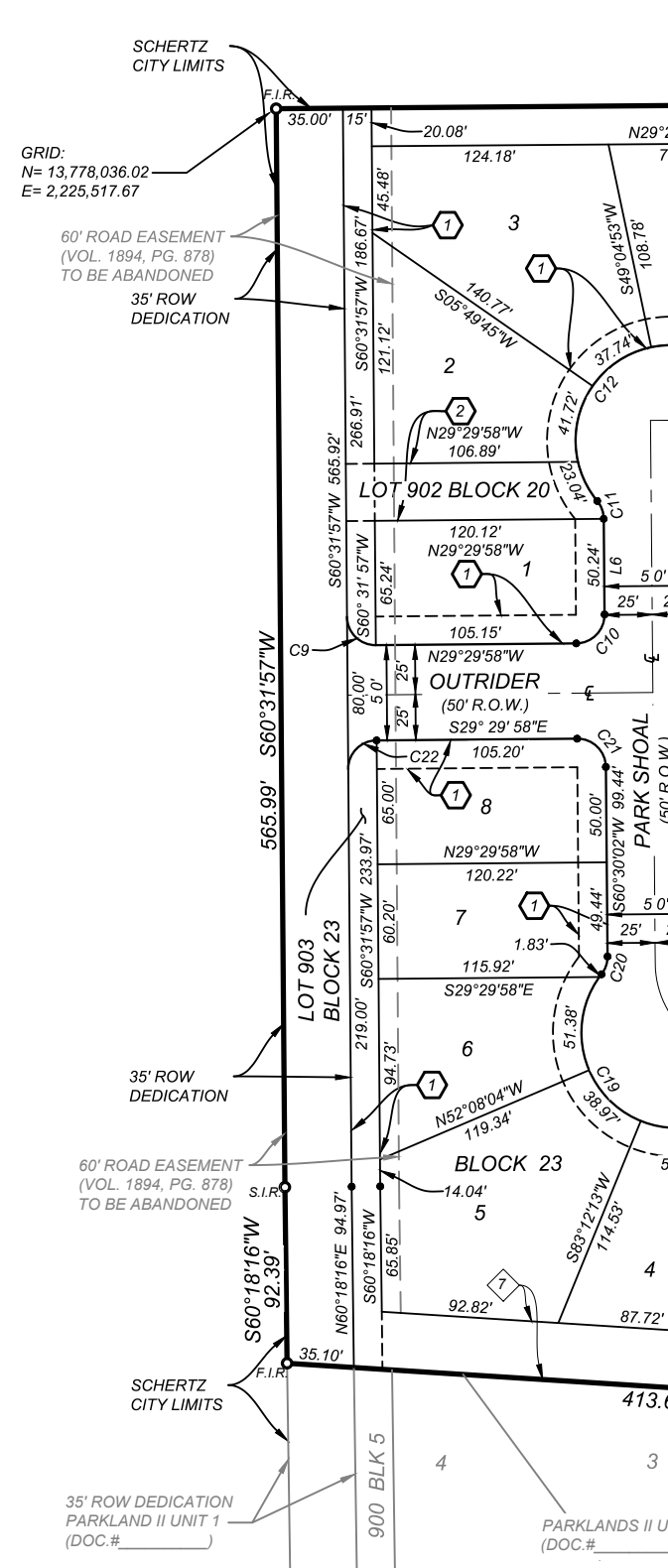
Aerial
Plat Exhibit





SEE PAGE 2 OF 2 FOR
LINE AND CURVE TABLES

12.43 ACRE TRACT
DOC. # 202099010205 OPR



STATE OF TEXAS
COUNTY OF BEXAR

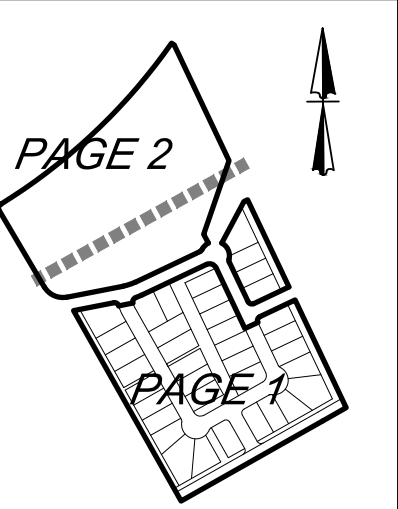
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN
THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING
CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

BURT P. WELLMAN
LICENSED PROFESSIONAL ENGINEER NO. 100256
KFW SURVEYING, LLC
162 WEST MILL STREET
NEW BRAUNFELS, TX 78130
PHONE: 830-220-6042
FAX: 210-979-8441

STATE OF TEXAS
COUNTY OF BEXAR

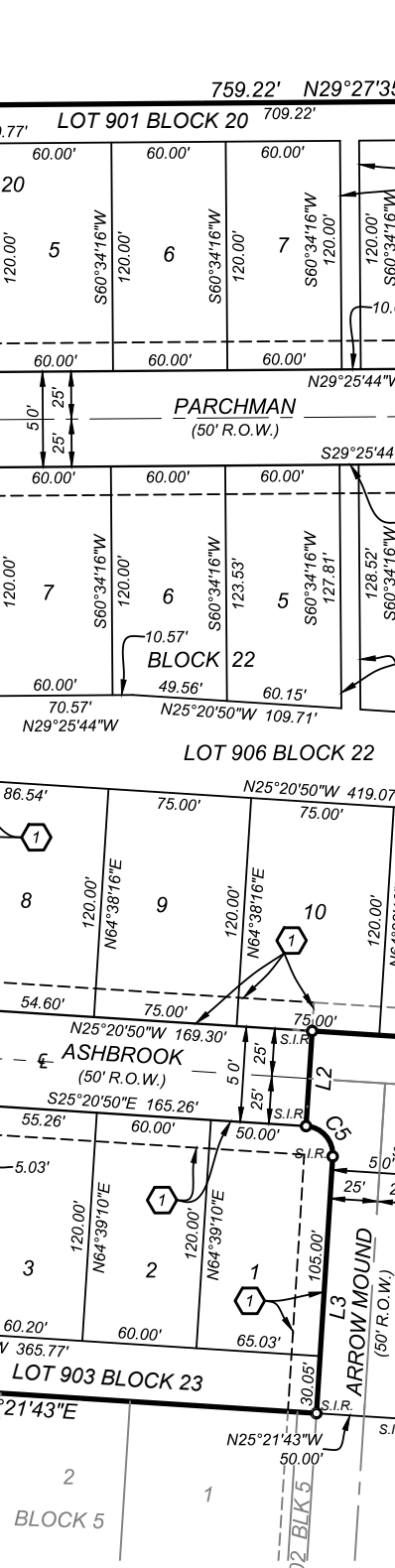
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE
MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF
PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL
SURVEY MADE ON THE GROUND.

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
FIRM LICENSE NO 10122300



PAGE INDEX
NOT TO SCALE

12.43 ACRE TRACT
DOC. # 202099010205 OPR



STATE OF TEXAS
COUNTY OF BEXAR

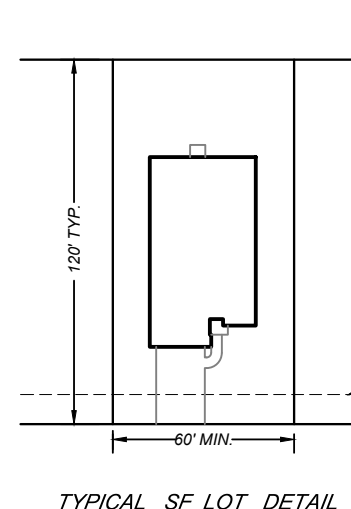
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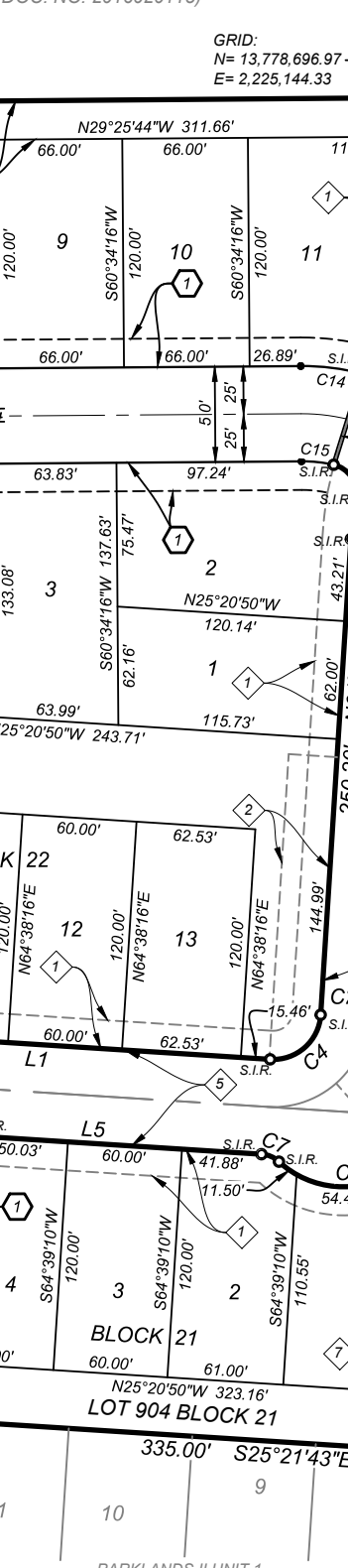
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FAX: 210-979-0499
FIRM LICENSE NO 10122300



TYPICAL SF LOT DETAIL
SF 60 NOT TO SCALE

REMAINING PORTION OF
OF 49.57 ACRE TRACT
(DOC. NO. 2016020115)



STATE OF TEXAS
COUNTY OF BEXAR

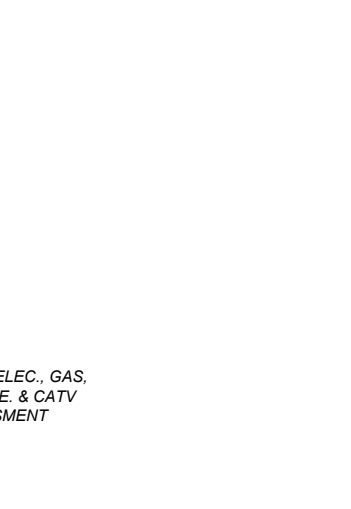
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STATE OF TEXAS
COUNTY OF BEXAR

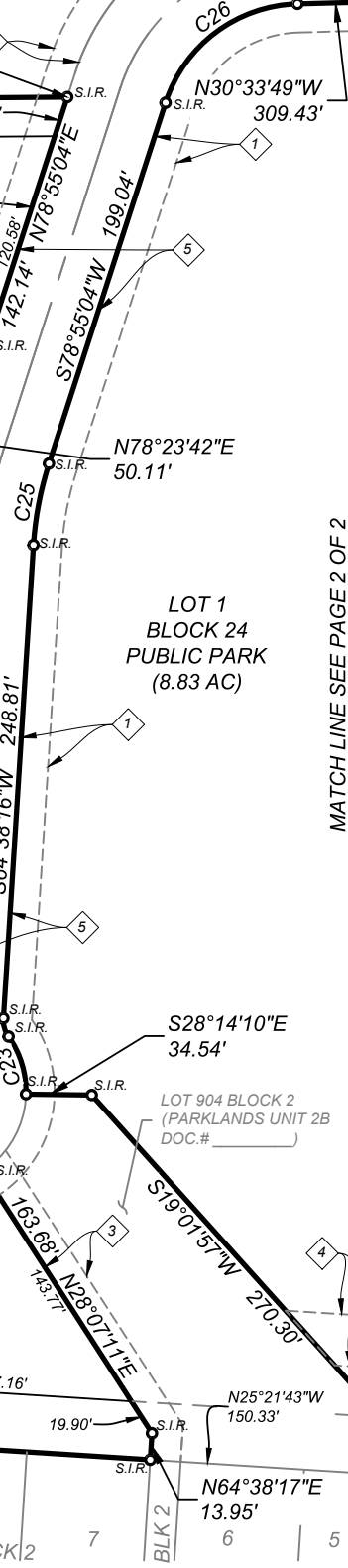
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SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-0499
FIRM LICENSE NO 10122300



TYPICAL SF LOT DETAIL
SF 60 NOT TO SCALE

REMAINING PORTION OF
OF 194.56 ACRE TRACT
(VOL. 2260, PG. 355 O.P.R.)



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.

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COUNTY OF BEXAR

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PHONE: 210-979-8444
FAX: 210-979-0499
FIRM LICENSE NO 10122300

STATE OF TEXAS
COUNTY OF GUADALUPE

I, (WE) THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED
HEREIN AS THE PARKLANDS UNIT 3A 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: PARKLANDS UNITS 1 & 2, LTD.
11 LYNN BATTS LANE, SUITE 100
SAN ANTONIO, TX 78218

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

STATE OF TEXAS
COUNTY OF GUADALUPE

THIS THE _____ DAY OF _____

STATE OF TEXAS
COUNTY OF GUADALUPE

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 GUADALUPE COUNTY TEXAS

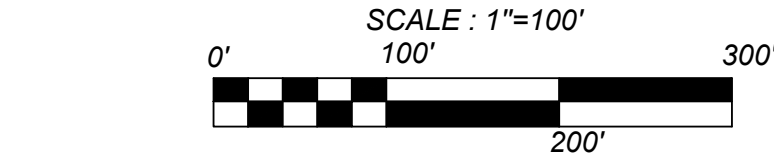
STATE OF TEXAS
COUNTY OF GUADALUPE

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 GUADALUPE COUNTY TEXAS

- KEY NOTES**
- 1 15' PUBLIC UTILITY EASEMENT
 - 2 30' DRAINAGE EASEMENT
 - 3 VARIABLE WIDTH DRAINAGE EASEMENT
 - 4 15' WIDE UTILITY EASEMENT. (DOC. #)
 - 5 26' WIDE DRAINAGE EASEMENT (DOC. #)
 - 6 16' SEWER EASEMENT (THE PARKLANDS UNIT 2B DOC. #)
 - 7 VARIABLE WIDTH DRAINAGE EASEMENT (DOC. #)
 - 8 THE PARKLANDS SUBDIVISION UNIT 2B (DOC. #)
 - 9 VARIABLE WIDTH UTILITY EASEMENT (DOC. #)
 - 10 30' ROAD EASEMENT (VOL. 1077 PG. 65 O.P.R.) TO BE ABANDONED
- 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
 - ESMT = EASEMENT
 - O.P.R. = OFFICIAL PUBLIC RECORDS
 - G.E.T.V.E. = GAS, ELECTRIC, TELEPHONE, CABLE T.V., EASEMENT
 - CL = CENTER LINE



- 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 PARKLANDS UNIT 3A SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.

- 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 ORDINANCES AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND 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. LOT 902, BLOCK 20; LOT 903, BLOCK 23; LOT 904, BLOCK 21; ARE DESIGNATED AS OPEN SPACE AND SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSORS AND/OR ASSIGNS.
 5. LOT 901, BLOCK 20; LOT 906, BLOCK 22; ARE DESIGNATED AS DRAINAGE EASEMENTS.
 6. LOT 1, BLOCK 24 BEING 8.83 ACRES OF PUBLIC PARKLAND TO BE DEDICATED TO THE CITY OF SCHERTZ BY SPECIAL WARRANTY DEED AS DEFINED IN THE AMENDED AND RESTATED PARKLAND IMPROVEMENT AGREEMENT (DOC# 202399002819).
 7. TWO POINTS OF ACCESS SHALL BE MAINTAINED AT ALL TIMES.
 8. THIS PLAT CONSISTS OF 36 BUILDABLE SF 60 LOTS.
 9. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 90 & 95 OF 480, COMMUNITY PANEL NO. 48187C0090F & 48187C0095F, DATED NOVEMBER 2, 2017, THE SUBJECT PROPERTY IS NOT WITHIN THE 100-YR FLOODPLAIN.
 10. ALL LOTS ARE TO BE UTILITY SERVICED FROM THE FRONT OF THE LOTS ADJACENT TO THE STREET.

- CENTERPOINT ENERGY NOTES:
1. CENTERPOINT ENERGY SHALL HAVE THE RIGHT TO REMOVE FROM ESTABLISHED PUBLIC UTILITY EASEMENTS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER, OR MAY INTERFERE WITH THE EFFICIENCY OF GAS DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH CENTERPOINT ENERGY.

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 PARKLANDS UNIT 3A 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

FINAL SUBDIVISION PLAT ESTABLISHING
PARKLANDS UNIT 3A

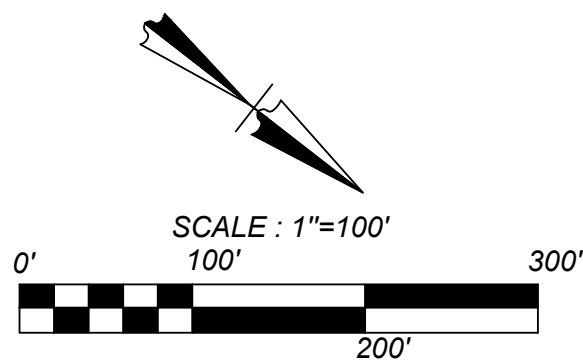
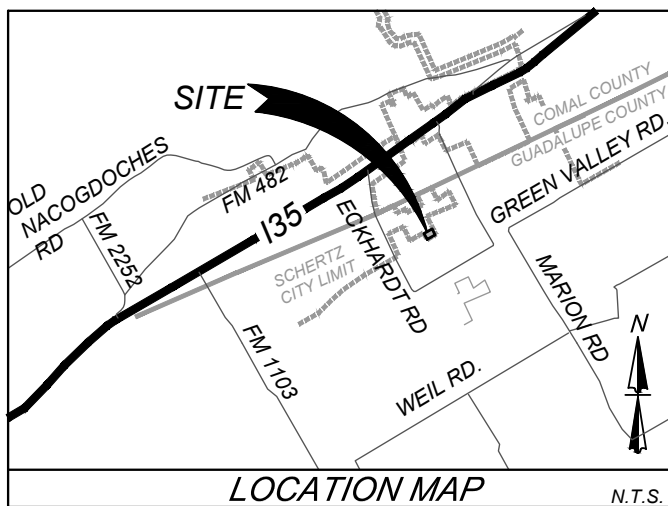
BEING A 19.45 ACRE TRACT OF LAND IN THE CITY OF SCHERTZ, GUADALUPE
COUNTY, TEXAS OUT OF THE JOHN NOYES SURVEY NO. 259, ABSTRACT
NO. 253, AND BEING OUT OF THE REMAINING PORTION OF A 194.56 ACRE
TRACT OF LAND CONVEYED TO ROLLING HILLS RANCH DEVELOPMENT, LTD.
OF RECORD IN VOLUME 2260 PAGE 355 OF THE OFFICIAL PUBLIC RECORDS OF
GUADALUPE COUNTY, TEXAS.

PREPARATION DATE: JANUARY 2023

PAGE 1 OF 2

DRAWN BY: RW

Date: Feb 07, 2023, 3:58pm User ID: rwalden
File: U:\Projects\171123\06\Design\Civil\PLAT\1712306-Final.dwg



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CORD BRG
C1	22.76'	14.77'	88°15'17"	20.57'	S57°47'06"E
C2	22.69'	15.00'	86°39'43"	20.59'	N26°55'04"E
C3	22.03'	225.00'	5°36'39"	22.02'	N67°26'36"E
C4	39.28'	25.00'	90°00'54"	35.36'	S70°21'17"E
C5	23.56'	15.00'	89°59'07"	21.21'	N19°38'44"E
C6	23.57'	15.00'	90°00'53"	21.22'	N70°21'16"W
C7	10.18'	15.00'	38°52'22"	9.98'	N5°54'39"W
C8	65.96'	50.00'	75°35'12"	61.28'	N24°16'04"W
C9	23.57'	15.00'	90°01'54"	21.22'	N15°31'00"E
C10	23.56'	15.00'	90°00'00"	21.21'	N74°29'58"W
C11	10.18'	15.00'	38°52'48"	9.98'	S41°03'39"W
C12	146.46'	50.00'	167°49'49"	99.44'	N74°27'51"W
C13	10.18'	15.00'	38°52'48"	9.98'	N9°59'20"W
C14	32.60'	125.00'	14°56'28"	32.50'	N21°57'30"W
C15	17.04'	75.00'	13°00'57"	17.00'	S22°55'16"E
C16	39.30'	25.00'	90°04'13"	35.38'	S74°27'51"E
C17	37.46'	25.00'	85°50'52"	34.05'	N17°34'36"E
C18	10.04'	15.00'	38°20'16"	9.85'	S44°30'58"E
C19	141.83'	50.00'	162°31'24"	98.84'	S17°34'36"W
C20	10.04'	15.00'	38°20'16"	9.85'	S79°40'10"W
C21	23.56'	15.00'	90°00'00"	21.21'	S15°30'02"W
C22	23.55'	15.00'	89°58'06"	21.21'	S74°29'00"E
C23	32.14'	50.00'	36°49'30"	31.59'	S44°10'40"W
C24	10.18'	15.00'	38°52'22"	9.98'	S45°12'06"W
C25	43.62'	175.00'	14°16'48"	43.50'	S71°46'40"W
C26	92.31'	75.00'	70°31'07"	86.59'	N65°49'22"W
C27	23.27'	15.00'	88°52'19"	21.00'	N13°52'21"E
C28	821.84'	2030.00'	23°11'45"	816.24'	N46°42'38"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	233.30'	S25°20'50"E
L2	50.00'	N64°39'10"E
L3	135.05'	N64°38'17"E
L4	135.03'	S64°38'17"W
L5	151.91'	N25°20'50"W
L6	50.24'	S60°30'02"W

STATE OF TEXAS
COUNTY OF BEXAR

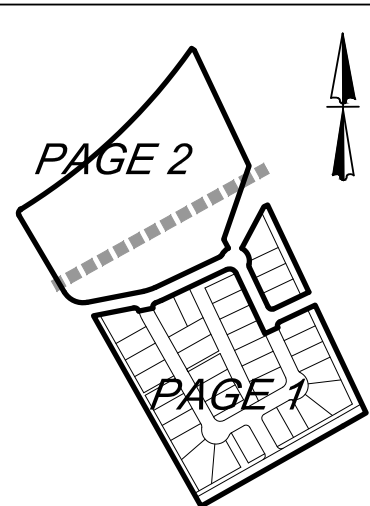
I THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER
IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER
ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

BURT P. WELLMAN
LICENSED PROFESSIONAL ENGINEER NO. 100256
KFW SURVEYING, LLC
162 WEST MILL STREET
NEW BRAUNFELS, TX 78130
PHONE: 830-220-6042
FAX: 210-979-8441

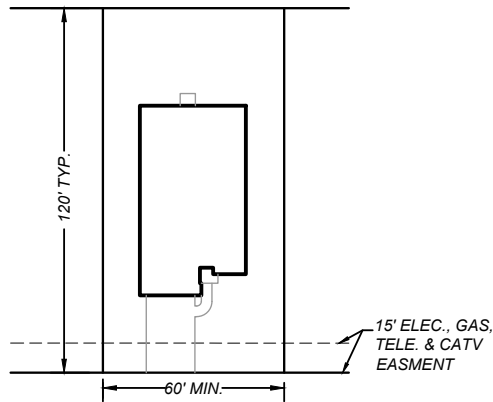
STATE OF TEXAS
COUNTY OF BEXAR

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.

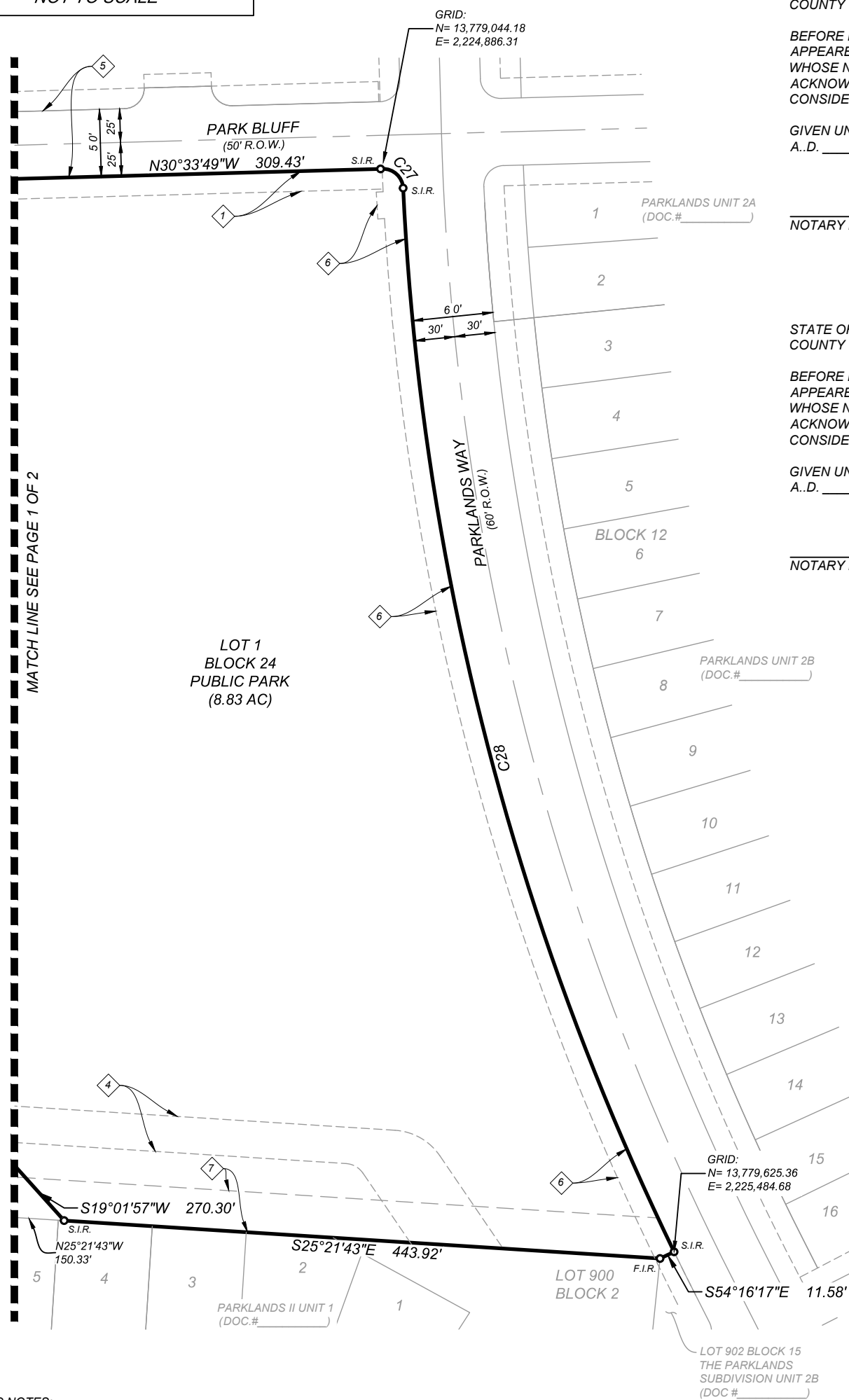
TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
3421 PIESAÑOS PKWY, SUITE 200
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-0499
FIRM LICENSE NO 10122300



PAGE INDEX
NOT TO SCALE



TYPICAL SF LOT DETAIL
SF 60 NOT TO SCALE



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 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 PARKLANDS UNIT 3A SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.

STATE OF TEXAS
COUNTY OF GUADALUPE

I, (WE) THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED
HEREIN AS THE PARKLANDS UNIT 3A 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: PARKLANDS UNITS 1 & 2, LTD.
11 LYNN BATTS LANE, SUITE 100
SAN ANTONIO, TX 78218

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

STATE OF TEXAS
COUNTY OF GUADALUPE

THIS THE _____ DAY OF _____,

STATE OF TEXAS
COUNTY OF GUADALUPE

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 GUADALUPE COUNTY TEXAS

STATE OF TEXAS
COUNTY OF GUADALUPE

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 GUADALUPE COUNTY TEXAS

KEY NOTES

- 15' PUBLIC UTILITY EASEMENT
- 30' DRAINAGE EASEMENT
- VARIABLE WIDTH DRAINAGE EASEMENT
- 15' WIDE UTILITY EASEMENT. (DOC. # _____)
- 26' WIDE DRAINAGE EASEMENT (DOC. # _____)
- 16' SEWER EASEMENT (THE PARKLANDS UNIT 2B DOC. # _____)
- VARIABLE WIDTH DRAINAGE EASEMENT (DOC. # _____)
- THE PARKLANDS SUBDIVISION UNIT 2B (DOC. # _____)
- VARIABLE WIDTH UTILITY EASEMENT (DOC. # _____)
- 30' ROAD EASEMENT (VOL. 1077 PG. 65 O.P.R.) TO BE ABANDONED

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
ESMT = EASEMENT
O.P.R. = OFFICIAL PUBLIC RECORDS
G.E.T.V.E. = GAS, ELECTRIC, TELEPHONE, CABLE T.V., EASEMENT
CL = CENTER LINE

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 ORDINANCES AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND 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.
- LOT 902, BLOCK 20; LOT 903, BLOCK 23; LOT 904, BLOCK 21; ARE DESIGNATED AS OPEN SPACE AND SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSORS AND/OR ASSIGNS.
- LOT 901, BLOCK 20; LOT 906, BLOCK 22; ARE DESIGNATED AS DRAINAGE EASEMENTS.
- LOT 1, BLOCK 24 BEING 8.83 ACRES OF PUBLIC PARKLAND TO BE DEDICATED TO THE CITY OF SCHERTZ BY SPECIAL WARRANTY DEED AS DEFINED IN THE AMENDED AND RESTATED PARKLAND IMPROVEMENT AGREEMENT (DOC# 202399002819)
- TWO POINTS OF ACCESS SHALL BE MAINTAINED AT ALL TIMES.
- THIS PLAT CONSISTS OF 36 BUILDABLE SF 60 LOTS.
- ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 80 & 95 OF 480, COMMUNITY PANEL NO. 48187C0080F & 48187C0085F, DATED NOVEMBER 2, 2017, THE SUBJECT PROPERTY IS NOT WITHIN THE 100-YR FLOODPLAIN.
- ALL LOTS ARE TO BE UTILITY SERVICED FROM THE FRONT OF THE LOTS ADJACENT TO THE STREET.

CENTERPOINT ENERGY NOTES:

- CENTERPOINT ENERGY SHALL HAVE THE RIGHT TO REMOVE FROM ESTABLISHED PUBLIC UTILITY EASEMENTS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER, OR MAY INTERFERE WITH THE EFFICIENCY OF GAS DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH CENTERPOINT ENERGY.

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 PARKLANDS UNIT 3A _____ 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

FINAL SUBDIVISION PLAT ESTABLISHING
PARKLANDS UNIT 3A

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 2 OF 2

DRAWN BY: RW

Date: Feb 07, 2023, 3:58pm User ID: rwalder
File: U:\Projects\17112306\Design\Civil\PLAT\PL1712306-Final.dwg

PLANNING AND ZONING COMMISSION MEETING: 04/26/2023
Agenda Item 5 A

TO: Planning and Zoning Commission
 PREPARED BY: Samuel Haas, Senior Planner
 CASE: PLPP20230074
 SUBJECT: PLPP20230074 - Consider and act upon a request for approval of a preliminary plat of the Saddlebrook Ranch Unit 6 subdivision, approximately 22 acres of land generally located approximately 2,000 feet to the north-east of the Lower Seguin Road and St. Vincent Way intersection, Parcel ID 1367371, City of Schertz, Bexar County, Texas.

GENERAL INFORMATION:

Owner: Ashton San Antonio Residential, LLC
 Applicant: Todd Mills/Moy Tarin Ramirez Engineers, LLC

APPLICATION SUBMITTAL DATE:

Date: 04/11/2023 Application Submittal Type: Preliminary Plat

ITEM SUMMARY:

The applicant is proposing to preliminary plat approximately 22 acres of land establishing 71 buildable lots. The site is currently zoned Planned Development District (PDD). The zoning ordinance number is 21-S-06 and was approved by City Council on March 2, 2021. The proposed development will adhere to the design requirements as dictated by the Unified Development Code and the Saddlebrook Ranch PDD.

Saddlebrook Ranch Single-Family Residential Design Standards							
Code	Area (sq ft)	Width	Depth	Front Setback	Rear Setback	Side Setback	Imp. Coverage
SF 55	6,875	55	125	30	15	10	65% (1 st.) 50% (2 st.)
SF 60	7,080	60	118	25	15	10	65% (1 st.) 50% (2 st.)
SF 70	8,260	70	118	25	15	10	65% (1 st.) 50% (2 st.)

GENERAL LOCATION AND SITE DESCRIPTION:

The property is generally located approximately 2,000 feet to the north-east of the Lower Seguin Road and St. Vincent Way intersection. Abutting the Rhine Valley Unit 5 subdivision to the east.

ACCESS AND CIRCULATION:

The property will have three points of access, the first will be from Pine River Drive, the second will be from Galineer Glen, the last will be from Bluebonnet Point; all points of access will be coming from the proposed Mulhouse Drive that will be constructed with Unit 4 and will connect to the Rhine Valley Unit 5 subdivision with the construction of Saddlebrook Ranch Unit 2. Mulhouse Drive will intersect with Redbud Canyon which connects to multiple other units in the subdivision.

TREE MITIGATION AND PRESERVATION:

The applicant will be responsible for complying with Unified Development Code (UDC), Section 21.9.9 Tree Preservation and Mitigation. At this time the property has no trees.

PUBLIC SERVICES:

The proposed Saddlebrook Ranch Unit 6 subdivision will be serviced by City of Schertz for water and sewer, Cibolo Creek Municipal Authority (CCMA) for sewer, CPS, Spectrum, 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 improvement agreement.

Water: This unit will be serviced by the City of Schertz through an 8inch water line that will stub for future development. A 12inch force main will also be installed along the proposed Redbud Canyon road.

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 Engineering Department 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.

Attachments

Aerial Exhibit
Plat Exhibit
Saddlebrook PDD
Saddlebrook MDP



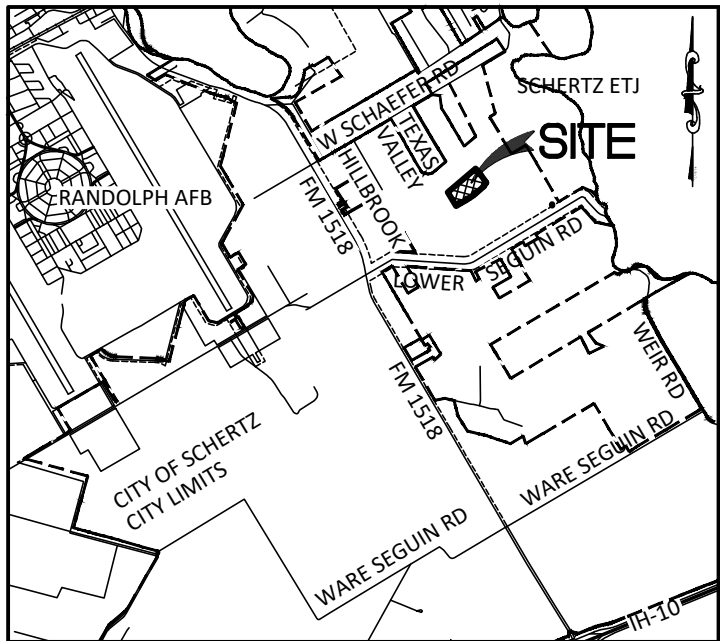
SCHERTZ
COMMUNITY • SERVICE • OPPORTUNITY

**SADDLEBROOK
RANCH U6
(PLPP20230074)**

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

1 Inch = 250 Feet

0 125 250 500 Feet



LOCATION MAP

LEGEND	
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
Ac.	ACRES
E.G.T.CATV	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
R.O.W.	RIGHT OF WAY
R	RADIUS
Q	CENTERLINE
ESM.T.	EASEMENT
●	IRON PIN SET
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
VOL.	VOLUME
PG(S)	PAGE(S)
I.P. FOUND	IRON PIN FOUND
"	REPETITIVE BEARING
DOC	AND/OR DISTANCE DOCUMENT

KEYNOTES

- 10' E.G.T.CATV EASEMENT
- 1' VEHICULAR NON-ACCESS EASEMENT
- 20' SANITARY SEWER AND DRAINAGE EASEMENT
- 20' SANITARY SEWER EASEMENT VOL. PG O.P.R.B.C.T.

NOTES:

- SET 1/2" IRON RODS AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
- THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
- CONTOURS SHOWN ARE FROM SAN ANTONIO RIVER AUTHORITY TNRIS CONTOUR DATA.

CCMA NOTE:

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

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 BY:

MOY TARIN RAMIREZ ENGINEERS, LLC

STEPHANIE L. JAMES
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

STEPHANIE L. JAMES 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 ____

NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO 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 CITY OF SCHERTZ PLANNING & ZONING COMMISSION.

RAYMOND TARIN, JR., P.E.
LICENSED PROFESSIONAL ENGINEER NO. 87060
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

RAYMOND TARIN, JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____

NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

CITY OF SCHERTZ NOTES:

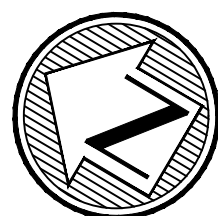
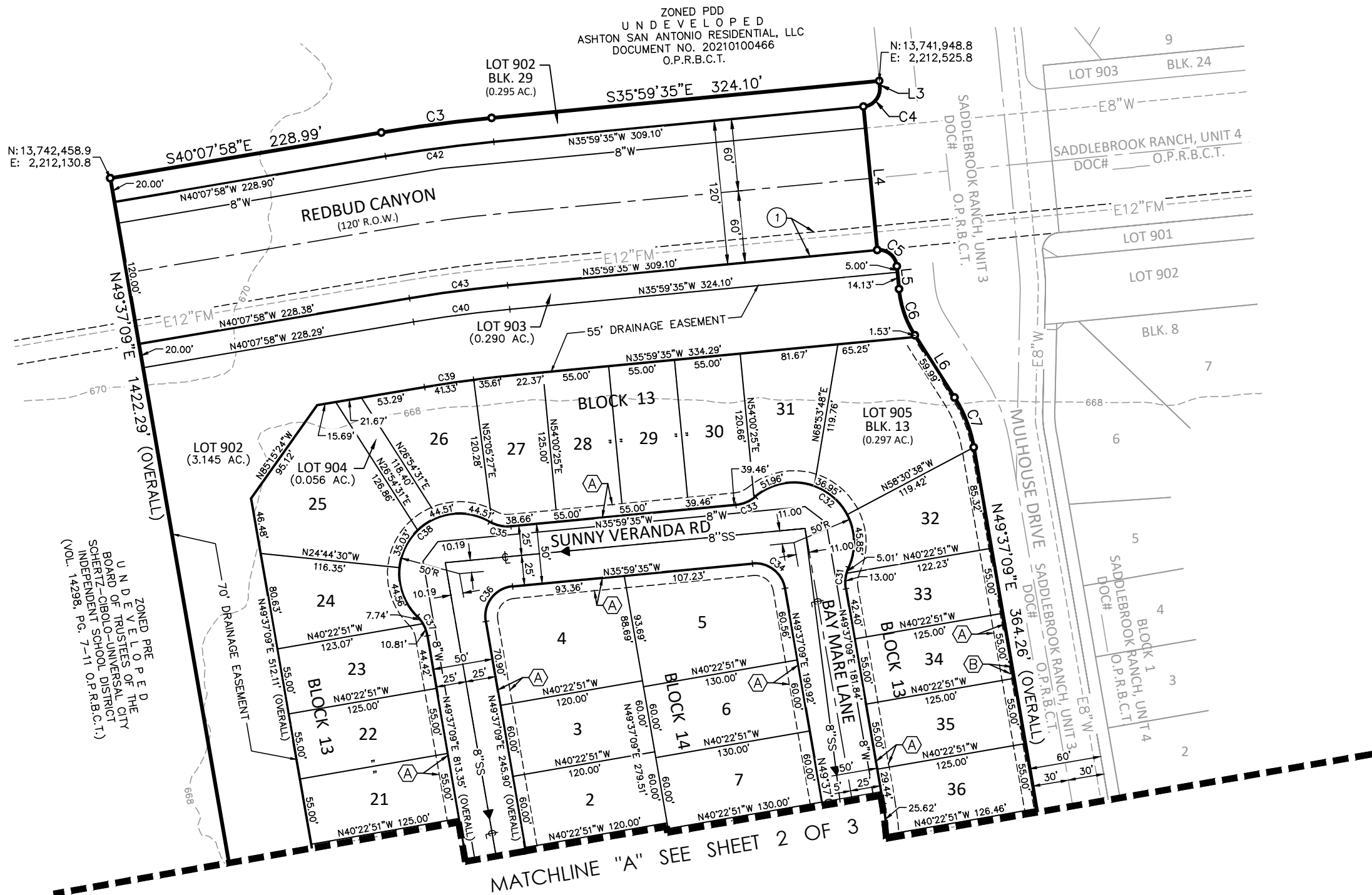
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND PERMITS.
- ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 48029C0315F DATED SEPTEMBER 29, 2010, IS LOCATED IN ZONE "X" AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN.
- ANY DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE FLOOD DAMAGE PREVENTION ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION.
- 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.
- TOTAL NUMBER OF BUILDABLE LOTS: 71
- PROPERTY IS ZONED PDD
- THE THOROUGHFARE ALIGNMENT SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT

CPS ENERGY NOTE:

- 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 AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF GAS, AND/OR 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.

ALL OPEN SPACE, COMMON AREAS, 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 APPROVED BY THE CITY. REFER BELOW FOR A LIST OF ALL 900 LOTS WITH DESIGNATION TYPE PROPOSED IN THIS DEVELOPMENT:

- LOT 901 BLOCK 13 IS DRAINAGE EASEMENT.
- LOT 902 BLOCK 13 IS DRAINAGE EASEMENT.
- LOT 903 BLOCK 13 IS LANDSCAPE LOT, PEDESTRIAN PATHWAY AND E.G.T.CATV EASEMENT.
- LOT 904 BLOCK 13 IS DRAINAGE EASEMENT.
- LOT 905 BLOCK 13 IS DRAINAGE EASEMENT AND OPEN SPACE.
- LOT 902 BLOCK 29 IS LANDSCAPE LOT, PEDESTRIAN PATHWAY AND E.G.T.CATV EASEMENT.



SCALE: 1"=100'

100 50 0 100

MTR
Moy Tarin Ramirez Engineers, LLC
• Engineers
• Surveyors
• Planners

TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
12770 CIMARRON PATH, SUITE 100
TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

71 RESIDENTIAL LOTS

"PRELIMINARY"
SUBDIVISION PLAT ESTABLISHING

SADDLEBROOK RANCH UNIT 6

BEING A 21.470 ACRE TRACT OF LAND IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS, SITUATED IN THE WILLIAM BRACKEN SURVEY NO. 74, ABSTRACT 43, C.B. 5056, BEING A PORTION OF THE 96.778 ACRE TRACT AS CONVEYED TO ASHTON SAN ANTONIO RESIDENTIAL, L.L.C., BY GENERAL WARRANTY DEED AS RECORDED IN DOCUMENT NO. 20210100459, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

DATE OF PREPARATION: MARCH 31, 2023

SHEET 1 OF 3

OWNER / DEVELOPER:
BLAKE HARRINGTON
ASHTON SAN ANTONIO RESIDENTIAL, LLC
17319 SAN PEDRO, STE. 140
SAN ANTONIO, TX 78232

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER:

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

BLAKE HARRINGTON

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 ____

NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

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

BY ____
CITY ENGINEER

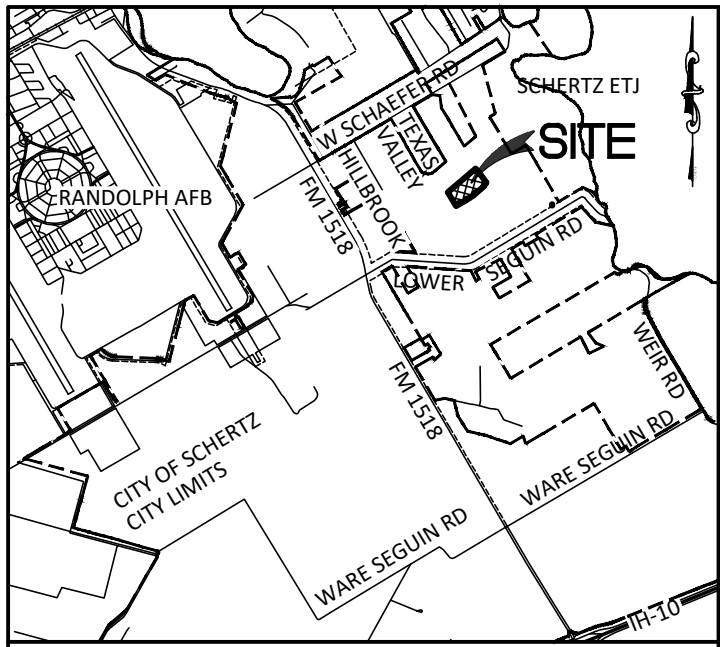
STATE OF TEXAS
COUNTY OF GUADALUPE

THIS PLAT OF SADDLEBROOK RANCH UNIT 6 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ____ DAY OF ____ A.D., ____

BY ____
CHAIRMAN

BY ____
SECRETARY



LOCATION MAP

NOT TO SCALE

LEGEND

---	EXISTING CONTOUR
---	PROPOSED CONTOUR
Ac.	ACRES
E.G.T.CATV	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
R.O.W.	RIGHT OF WAY
R	RADIUS
Q	CENTERLINE
ESM.T.	EASEMENT
●	IRON PIN SET
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
VOL	VOLUME
PG(S)	PAGE(S)
I.P. FOUND	IRON PIN FOUND
"	REPETITIVE BEARING AND/OR DISTANCE
DOC	DOCUMENT

KEYNOTES

- (A) 10' E.G.T.CATV EASEMENT
- (B) 1' VEHICULAR NON-ACCESS EASEMENT
- (C) 20' SANITARY SEWER AND DRAINAGE EASEMENT
- (1) 20' SANITARY SEWER EASEMENT VOL. ____, PG. ____, O.P.R.B.C.T.

NOTES:

- SET 1/2" IRON RODS AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
- THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
- CONTOURS SHOWN ARE FROM SAN ANTONIO RIVER AUTHORITY TNIRIS CONTOUR DATA.

CCMA NOTE:

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

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 BY:

MOY TARIN RAMIREZ ENGINEERS, LLC

STEPHANIE L. JAMES
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

STEPHANIE L. JAMES 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 ____

NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO 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 CITY OF SCHERTZ PLANNING & ZONING COMMISSION.

RAYMOND TARIN, JR., P.E.
LICENSED PROFESSIONAL ENGINEER NO. 87060
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

RAYMOND TARIN, JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____

NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

CITY OF SCHERTZ NOTES:

- 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.
- ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 48029C0315F DATED SEPTEMBER 29, 2010, IS LOCATED IN ZONE "X" AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN.
- ANY DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE FLOOD DAMAGE PREVENTION ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION.
- 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 APPROVED BY THE CITY.
- TOTAL NUMBER OF BUILDABLE LOTS: 71
- PROPERTY IS ZONED PDD
- THE THOROUGHFARE ALIGNMENT SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT

ALL OPEN SPACE, COMMON AREAS, 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 APPROVED BY THE CITY. REFER BELOW FOR A LIST OF ALL 900 LOTS WITH DESIGNATION TYPE PROPOSED IN THIS DEVELOPMENT:

- LOT 901 BLOCK 13 IS DRAINAGE EASEMENT.
- LOT 902 BLOCK 13 IS DRAINAGE EASEMENT.
- LOT 903 BLOCK 13 IS LANDSCAPE LOT, PEDESTRIAN PATHWAY AND E.G.T.CATV EASEMENT.
- LOT 904 BLOCK 13 IS DRAINAGE EASEMENT.
- LOT 905 BLOCK 13 IS DRAINAGE EASEMENT AND OPEN SPACE.
- LOT 902 BLOCK 29 IS LANDSCAPE LOT, PEDESTRIAN PATHWAY AND E.G.T.CATV EASEMENT.

CPS ENERGY NOTE:

- 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 AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF GAS, AND/OR 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.

- 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 OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN(10) FOOT WIDE EASEMENTS.

OWNER/ DEVELOPER:
BLAKE HARRINGTON
ASHTON SAN ANTONIO RESIDENTIAL, LLC
17319 SAN PEDRO, STE. 140
SAN ANTONIO, TX 78232

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER:

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

BLAKE HARRINGTON 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 ____

NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

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

BY ____
CITY ENGINEER

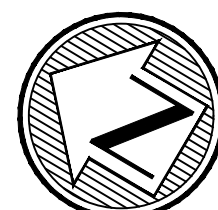
STATE OF TEXAS
COUNTY OF GUADALUPE

THIS PLAT OF SADDLEBROOK RANCH UNIT 6 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION.

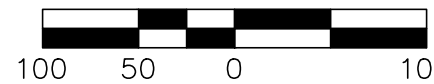
DATED THIS ____ DAY OF ____ A.D.,

BY ____
CHAIRMAN

BY ____
SECRETARY



SCALE: 1"=100'



Moy Tarin Ramirez Engineers, LLC

TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
12770 CIMARRON PATH, SUITE 100
TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

71 RESIDENTIAL LOTS

"PRELIMINARY"
SUBDIVISION PLAT ESTABLISHING

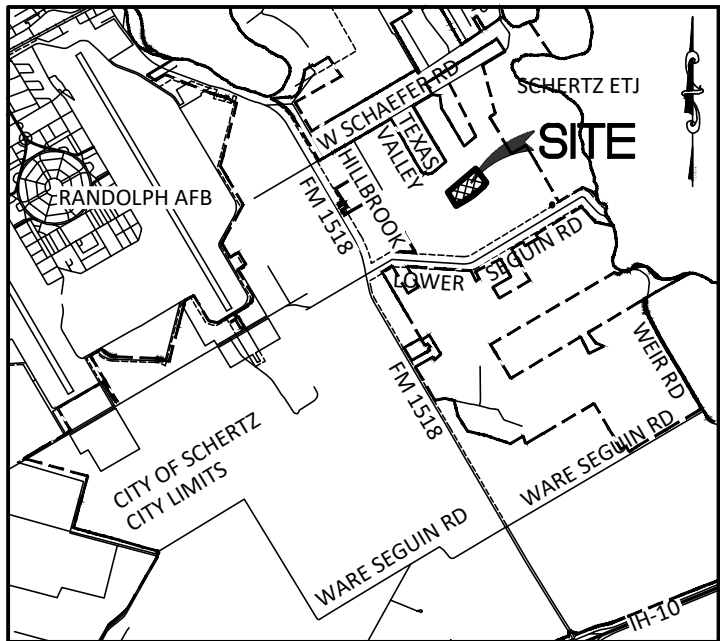
SADDLEBROOK RANCH UNIT 6

BEING A 21,470 ACRE TRACT OF LAND IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS, SITUATED IN THE WILLIAM BRACKEN SURVEY NO. 74, ABSTRACT 43, C.B. 5056, BEING A PORTION OF THE 96.778 ACRE TRACT AS CONVEYED TO ASHTON SAN ANTONIO RESIDENTIAL, L.L.C., BY GENERAL WARRANTY DEED AS RECORDED IN DOCUMENT NO. 20210100459, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

DATE OF PREPARATION: MARCH 31, 2023

SHEET 2 OF 3

NOTE:
SEE SHEET 3 OF 3 FOR
CURVE AND LINE TABLES

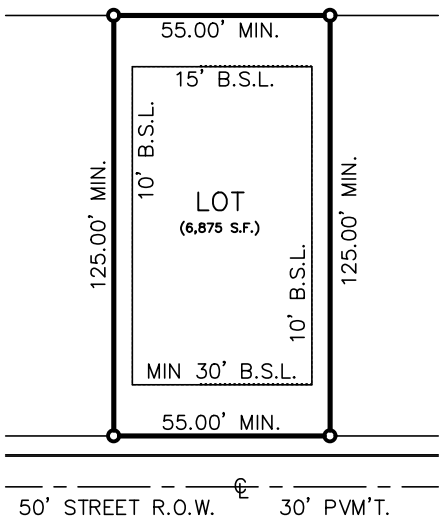


LOCATION MAP

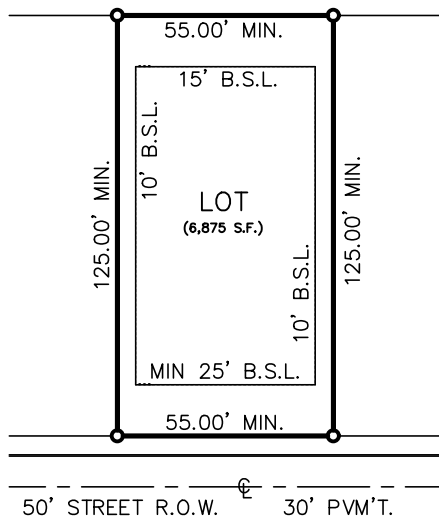
NOT TO SCALE

LEGEND

-- 609 --	EXISTING CONTOUR
609	PROPOSED CONTOUR
Ac.	ACRES
E.G.T.CATV	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
R.O.W.	RIGHT OF WAY
R	RADIUS
CL	CENTERLINE
ESM'T.	EASEMENT
●	IRON PIN SET
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
VOL	VOLUME
PG(S)	PAGE(S)
I.P. FOUND	IRON PIN FOUND
"	REPETITIVE BEARING AND/OR DISTANCE
DOC	DOCUMENT



55' X 125'
TYPICAL LOT LAYOUT
NOT TO SCALE



55' X 125'
*IRREGULAR LOT LAYOUT
NOT TO SCALE

* NOTE:
KNUCLE SACS, CUL-DE-SACS,
AND IRREGULAR LOTS,
BUILDING SETBACK IS 25 FEET

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.00'	S59°27'32"W
L2	69.08'	S59°27'32"W
L3	5.00'	S54°00'25"W
L4	120.00'	S54°00'25"W
L5	19.13'	S54°00'25"W
L6	61.52'	S26°59'41"W
L7	50.00'	S49°37'09"W
L8	5.63'	S49°37'09"W
L9	73.21'	S59°27'32"W
L10	50.00'	S59°27'32"W
L11	57.09'	N40°22'51"W
L12	57.09'	N40°22'51"W
L13	36.95'	S59°27'32"W
L14	36.95'	S59°27'32"W
L15	32.24'	N30°32'28"W
L16	54.81'	S40°22'51"E
L17	54.81'	S40°22'51"E
L18	31.26'	N40°22'51"W
L19	31.26'	N40°22'51"W

CITY OF SCHERTZ NOTES:

1. 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.
2. ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 48029C0315F DATED SEPTEMBER 29, 2010, IS LOCATED IN ZONE "X" AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN.
3. ANY DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE FLOOD DAMAGE PREVENTION ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION.
4. 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.
5. TOTAL NUMBER OF BUILDABLE LOTS: 71
6. PROPERTY IS ZONED PDD

NOTES:

1. SET 1/2" IRON RODS AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
2. THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
3. CONTOURS SHOWN ARE FROM SAN ANTONIO RIVER AUTHORITY TNIRIS CONTOUR DATA.

CPS ENERGY NOTE:

1. 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 AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF GAS, AND/OR 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.
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5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN(10) FOOT WIDE EASEMENTS.

CCMA NOTE:

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AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

OWNER / DEVELOPER:
BLAKE HARRINGTON
ASHTON SAN ANTONIO RESIDENTIAL, LLC
17319 SAN PEDRO, STE. 140
SAN ANTONIO, TX 78232

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER:

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

BLAKE HARRINGTON

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 ____

NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF GUADALUPE

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

BY ____ CITY ENGINEER

STATE OF TEXAS
COUNTY OF GUADALUPE

THIS PLAT OF ____ SADDLEBROOK RANCH UNIT 6 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION.

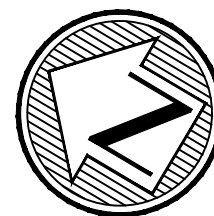
DATED THIS ____ DAY OF ____ A.D., ____

BY ____ CHAIRMAN

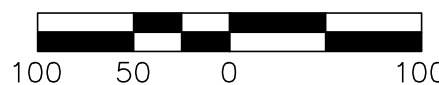
BY ____ SECRETARY

CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	10.00'	90°00'00"	10.00'	15.71'	14.14'	N14°27'32"E
C2	1530.00'	2°28'10"	32.98'	65.95'	65.94'	N58°13'27"E
C3	1280.00'	4°08'23"	46.26'	92.48'	92.46'	N38°03'47"W
C4	15.00'	90°00'00"	15.00'	23.56'	21.21'	S80°59'35"E
C5	15.00'	90°00'00"	15.00'	23.56'	21.21'	N09°00'25"E
C6	87.00'	27°00'44"	20.90'	41.02'	40.64'	S40°30'03"W
C7	113.00'	22°37'28"	22.60'	44.62'	44.33'	N38°18'25"E
C8	10.00'	90°00'00"	10.00'	15.71'	14.14'	S85°22'51"E
C9	10.00'	90°00'00"	10.00'	15.71'	14.14'	N04°37'09"E
C10	970.00'	9°50'23"	83.50'	166.58'	166.38'	N54°32'21"E
C11	10.00'	90°00'00"	10.00'	15.71'	14.14'	S75°32'28"E
C12	10.00'	90°00'00"	10.00'	15.71'	14.14'	N14°27'32"E
C13	10.00'	90°00'00"	10.00'	15.71'	14.14'	S75°32'28"E
C14	50.00'	147°45'52"	173.03'	128.95'	96.07'	S09°32'21"W
C15	30.00'	33°48'07"	9.12'	17.70'	17.44'	N66°31'13"E
C16	25.00'	80°09'37"	21.04'	34.98'	32.19'	S09°32'21"W
C17	10.00'	90°00'00"	10.00'	15.71'	14.14'	N85°22'51"W
C18	175.00'	9°50'23"	15.06'	30.05'	30.02'	N35°27'39"W
C19	225.00'	9°50'23"	19.37'	38.64'	38.59'	N35°27'39"W
C20	10.00'	90°00'00"	10.00'	15.71'	14.14'	S04°37'09"W
C21	10.00'	90°00'00"	10.00'	15.71'	14.14'	N85°22'51"W
C22	175.00'	9°50'23"	15.06'	30.05'	30.02'	N35°27'39"W
C23	10.00'	90°00'00"	10.00'	15.71'	14.14'	S04°37'09"W
C24	225.00'	9°50'23"	19.37'	38.64'	38.59'	N35°27'39"W
C25	10.00'	90°00'00"	10.00'	15.71'	14.14'	S75°32'28"E
C26	10.00'	90°00'00"	10.00'	15.71'	14.14'	S14°27'32"W
C27	225.00'	9°50'23"	19.37'	38.64'	38.59'	S35°27'39"E
C28	175.00'	9°50'23"	15.06'	30.05'	30.02'	S35°27'39"E
C29	225.00'	9°50'23"	19.37'	38.64'	38.59'	N54°32'21"E
C30	175.00'	9°50'23"	15.06'	30.05'	30.02'	N54°32'21"E
C31	30.00'	34°24'19"	9.29'	18.01'	17.75'	S66°49'19"W
C32	50.00'	154°25'23"	220.28'	134.76'	97.52'	N06°48'47"E
C33	30.00'	34°24'19"	9.29'	18.01'	17.75'	S53°11'45"E
C34	25.00'	85°36'45"	23.16'	37.36'	33.98'	N06°48'47"E
C35	30.00'	35°25'17"	9.58'	18.55'	18.25'	S18°16'57"E
C36	25.00'	94°23'15"	26.99'	41.18'	36.68'	N83°11'13"W
C37	30.00'	35°25'17"	9.58'	18.55'	18.25'	N31°54'31"E
C38	50.00'	165°13'50"	385.79'	144.19'	99.17'	N83°11'13"W
C39	1065.00'	2°13'25"	20.67'	41.33'	41.33'	N39°01'15"W
C40	1120.00'	4°08'23"	40.48'	80.92'	80.90'	N38°03'47"W
C41	30.00'	33°48'07"	9.12'	17.70'	17.44'	N47°26'31"W
C42	1260.00'	4°08'23"	45.54'	91.04'	91.02'	N38°03'47"W
C43	1140.00'	4°08'23"	41.20'	82.37'	82.35'	N38°03'47"W



SCALE: 1"=100'



• Engineers
• Surveyors
• Planners

Moy Tarin Ramirez Engineers, LLC

TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
12770 CIMARRON PATH, SUITE 100
TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

71 RESIDENTIAL LOTS

"PRELIMINARY"
SUBDIVISION PLAT ESTABLISHING

SADDLEBROOK RANCH UNIT 6

BEING A 21.470 ACRE TRACT OF LAND IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS, SITUATED IN THE WILLIAM BRACKEN SURVEY NO. 74, ABSTRACT 43, C.B. 5056, BEING A PORTION OF THE 96.778 ACRE TRACT AS CONVEYED TO ASHTON SAN ANTONIO RESIDENTIAL, L.L.C., BY GENERAL WARRANTY DEED AS RECORDED IN DOCUMENT NO. 20210100459, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

DATE OF PREPARATION: MARCH 31, 2023

SHEET 3 OF 3

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 BY:

MOY TARIN RAMIREZ ENGINEERS, LLC

STEPHANIE L. JAMES
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

STEPHANIE L. JAMES 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 ____

NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO 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 CITY OF SCHERTZ PLANNING & ZONING COMMISSION.

RAYMOND TARIN, JR., P.E.
LICENSED PROFESSIONAL ENGINEER NO. 87060
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

RAYMOND TARIN, JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____

NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

ORDINANCE NO. 21-S-06

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AMENDING THE OFFICIAL ZONING MAP BY REZONING APPROXIMATELY 229 ACRES OF LAND TO PLANNED DEVELOPMENT DISTRICT (PDD), GENERALLY LOCATED APPROXIMATELY 6,000 FEET EAST OF THE INTERSECTION BETWEEN FM 1518 AND LOWER SEGUIN ROAD, ALSO KNOWN AS BEXAR COUNTY PROPERTY IDENTIFICATION NUMBERS 309419, 309811, 310011, AND 310013, CITY OF SCHERTZ, BEXAR COUNTY, TEXAS.

WHEREAS, an application to rezone approximately 229 acres of land located approximately 6,000 feet east of the intersection between FM 1518 and Lower Seguin Road, and more specifically described in the Exhibit A and Exhibit B attached herein (herein, the “Property”) has been filed with the City; and

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

WHEREAS, on January 27, 2021, the Planning and Zoning Commission conducted a public hearing and, after considering the Criteria, made a recommendation to City Council to disapprove the requested rezoning according to the development standards set forth in Exhibit C attached herein (the “Development Standards”); and

WHEREAS, on February 23, 2021, the City Council conducted a public hearing and after considering the Criteria and recommendation by the Planning and Zoning Commission, determined that the requested zoning be approved as provided for herein.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS:
THAT:**

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

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

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

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

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

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

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

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

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


Approved on first reading the 23rd day of February, 2021.

PASSED, APPROVED AND ADOPTED on final reading the 2nd day of March, 2021.



Ralph Gutierrez, Mayor

ATTEST:



Brenda Dennis, City Secretary
(SEAL OF THE CITY)





• Engineers
• Surveyors
• Planners

Moy Tarin Ramirez Engineers, LLC

Field Notes for a Tract of Land
Containing 229.478 acre (9,996,064.69 square feet)

A 229.478 acre (9,996,064.69 square feet) tract of land partially in the City of Schertz, Bexar County, Texas, partially situated in the Julian Diaz Survey No. 66, Abstract 187, County Block No. 5059, partially situated in the William Bracken Survey No. 65, Abstract No. 48, County Block 5055, and partially situated in the William Bracken Survey No. 74, Abstract No. 43, County Block 5056, Bexar County, Texas, said 229.478 acre (9,996,064.69 square feet) tract of land being comprised of a portion of a called 135.06 acre tract of land as conveyed to Elizabeth Ann Basha, Jeanne Marie Zwicke, and Katherine Menk in Special Warranty Deed as recorded in Volume 15867, Page 1756, all of a called 11.680 acre tract of land designated as Tract I, and all of a called 70.824 acre tract of land designated as Tract II, as conveyed to Donnie K. Fischer and Cindy A. Fischer in Substitute Trustee's Deed as recorded in Volume 13622, Page 2403, and all of a called 36.921 acre tract of land as conveyed to David Neal Ludwig and Janis Ludwig in Executor's Distribution Deed as recorded in Volume 18598, Page 159, all of the Official Public Records of Bexar County, Texas, said 229.478 acre (9,996,064.69 square feet) tract of land being more particularly described as follows:

Beginning: at a found 5/8" iron pipe on the northwesterly right of way line of Lower Seguin Road, a public right of way, being the southwest corner of said 135.06 acre tract;

Thence, leaving the northwesterly right of way line of Lower Seguin Road, with the southwesterly boundary of said 135.06 acre tract, the following two (2) courses:

North 30 degrees 05 minutes 14 seconds West, a distance of 1803.23 feet to a found iron rod with a yellow plastic cap stamped "BUTZ LAND SURVEYING", being an angle point in the herein described tract;

North 30 degrees 32 minutes 28 seconds West, a distance of 715.57 feet to a found iron rod with a red plastic cap, being the south corner of a called 25.01 acre tract of land as conveyed to Board of Trustees of the Schertz-Cibolo-Universal City Independent School District in Special Warranty Deed as recorded in Volume 14298, Page 7 of the Official Public Records of Bexar County, Texas, said iron rod being the west corner of the herein described tract;

Thence, leaving the southwesterly boundary of said 135.06 acre tract, with the south and east boundary of said 25.01 acre tract, the following two (2) courses:

North 49 degrees 37 minutes 09 seconds East, a distance of 1342.29 feet to a found iron rod with a red plastic cap, being the east corner of said 25.01 acre tract, and being an interior corner in the herein described tract;

North 40 degrees 07 minutes 58 seconds West, a distance of 858.27 feet to a found iron rod with a red plastic cap stamped "CEC 210 641-999", being the north corner of said 25.01 acre tract, said iron rod being the south corner of a called 37.921 acre tract of land as conveyed to Janis Ludwig in Executor's Distribution Deed as recorded in Volume 18598, Page 152 of the Official Public Records of Bexar County, Texas, being an angle point in the herein described tract;

Thence, with the southeasterly boundary, and the east boundary of said 37.921 acre tract, the following two (2) courses:

North 49 degrees 56 minutes 07 seconds East, a distance of 603.34 feet to a found iron rod with a yellow plastic cap stamped "BUTZ LAND SURVEYING", being the east corner of said 37.921 acre tract, and being the south corner of said 36.921 acre tract;

With the west boundary of said 36.921 acre tract, North 20 degrees 10 minutes 44 seconds West, a distance of 2087.07 feet to a found nail in asphalt on the southeasterly right of way line of Raf Burnette Road, a public right of way, being the northeast corner of said 37.921 acre tract, and being the west corner of said 36.921 acre tract, said nail being the most northerly northwest corner of the herein described tract;

Thence, with the southeasterly right of way line of said Raf Burnette Road, and the northerly boundary of said 36.921 acre tract, North 60 degrees 11 minutes 04 seconds East, a distance of 870.32 feet to a found 5/8" iron rod being the northeast corner of said 36.921 acre tract, and being the north corner of the herein described tract;

Thence, leaving the southeasterly right of way line of said Raf Burnette Road, with the east boundary of said 36.921 acre tract, South 16 degrees 47 minutes 34 seconds East, a distance of 1964.71 feet to a found ½" iron rod, being the east corner of said 36.921 acre tract, and being an angle point in the herein described tract;

Thence, with the southeast boundary of said 36.921 acre tract, South 48 degrees 43 minutes 14 seconds West, a distance of 142.65 feet to a found 5/8" iron pipe, being the north corner of said 135.06 acre tract, and being an angle point in the herein described tract;

Thence, with the easterly boundary of said 135.06 acre tract, South 30 degrees 30 minutes 40 seconds East, a distance of 2296.74 feet to a found 5/8" iron pipe on the northerly boundary of said 70.824 acre tract, being an angle point in the herein described tract;

Thence, with the northerly boundary of said 70.824 acre tract, North 59 degrees 30 minutes 13 seconds East, a distance of 218.72 feet to a found iron rod with a destroyed yellow plastic cap, being the north corner of said 70.824 acre tract, and being the west corner of said 11.680 acre tract;

Thence, with the northerly boundary of said 11.680 acre tract, North 59 degrees 12 minutes 56 seconds East, a distance of 337.37 feet to a found ½" iron rod, being the north corner of said 11.680 acre tract, being an angle point in the herein described tract;

Thence, with the easterly boundary of said 11.680 acre tract, South 28 degrees 40 minutes 09 seconds East, a distance of 1499.40 feet to a found ½" iron rod on the northwesterly right of way line of said Lower Seguin Road, being the east corner of said 11.680 acre tract, and being the most easterly corner of the herein described tract;

Thence, with the northwesterly right of way line of said Lower Seguin Road, the following three (3) courses:

With the southerly boundary of said 11.680 acre tract, South 59 degrees 21 minutes 11 seconds West, a distance of 339.55 feet to a found ½" iron rod, being the south corner of said 11.680 acre tract, being the east corner of said 70.824 acre tract, said iron rod being an angle point in the herein described tract;

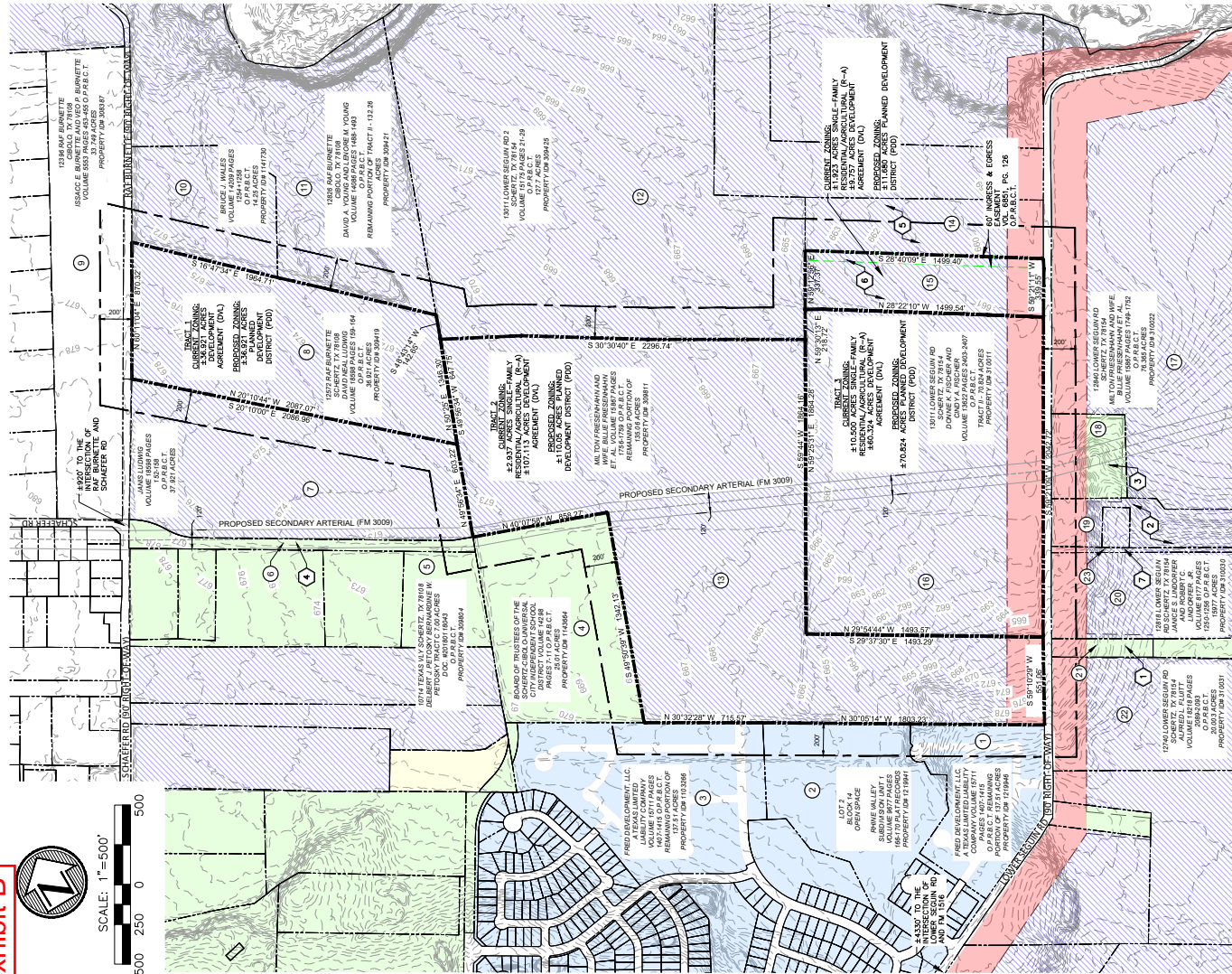
With the southerly boundary of said 70.824 acre tract, South 59 degrees 21 minutes 09 seconds West, a distance of 2042.72 feet to a found 5/8" iron pipe, being the south corner of said 70.824 acre tract, said iron pipe being an angle point of said 135.06 acre tract;

With the southerly boundary of said 135.06 acre tract, South 59 degrees 10 minutes 29 seconds West, a distance of 551.06 feet to the Point of Beginning, containing 229.478 acre (9,996,064.69 square feet) of land.

Note: Basis of bearing was established from the State Plane Coordinate System, North American Datum of 1983, Texas South Central Zone. An Exhibit of even date was prepared for this description.



Stephanie L. James
Stephanie L. James, R.L.S.
Registered Professional Land Surveyor
No. 5950
Date: 2019-10-29 Job No. 19037



NOTE:

1. NO PORTION OF THIS PROPERTY IF LOCATED WITHIN THE 100-YEAR (1% CHANCE) FLOODPLAIN AS ACCORDING TO FEMA FIRM PANEL #4818700240F
2. THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.

SURVEYOR

STEPHANIE L. JAMES, RPIS
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CHARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
PH: (210) 698-5051

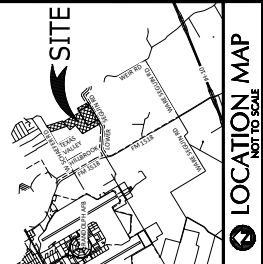
APPLICANT
PAUL LANDA JR., PE, CFM
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
PHE (210) 698-5051

DAVID LUDWIG
7519 DELL OAK DR
SAN ANTONIO, TX
78218

OWNERS INFORMATION

DONNIE K FISCHER
PO BOX 850 STOCKDALE,
TX 78160

**MILTON &
FRIESE**
12591 LOWMEYER
RD SCHERTZ,



LEGEND

- SUBJECT PROPERTY BOUNDARY
PROPERTY BOUNDARY
200' NOTIFICATION LINE
EXISTING CONTOUR
EXISTING EASEMENT
SCHERTZ CITY LIMITS
OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

PROPERTY INFORMATION

- 1 1240 LOWER SECOND STREET, TX 75154
CARLOS GAZDA, JR. AND WIFE,
VOLUME 541 PAGES 501-511
2.056 ACRES
PROPERTY #2 110027
 - 2 1240 LOWER SECOND STREET, TX 75154
CARLOS GAZDA, JR. AND WIFE,
KAREN MARIE FUCHS,
VOLUME 1839 PAGES 1495-1423
8.332 ACRES
PROPERTY #2 100719
 - 3 GUILLERMO J. GUARADO AND
MARITZA C. GUARADO
VOLUME 104 PAGES 100-405
0.4 P.E.C.T.
PROPERTY #2 100201
 - 4 BRANCH OF TRUSTEES OF THE
SCHWARTZ CHARITABLE TRUST, INC.
SCHOOL DISTRICT OF LOS ANGELES
VOLUME 102 PAGES 288-287
0.4 P.E.C.T.
4.169 ACRES
PROPERTY #2 100606
 - 5 4810 VON FERNBERG AND WIFE, RILEE
VOLUME 103 PAGES 100-101
173.1181 ACRES
PROPERTY #2 101012
 - 6 TRACT 2
15311 LOWER SECOND STREET, TX 75154
DORIS SCHWARTZ, TX 75154
AND WIFE, KAREN A. FUCHS,
VOLUME 1032 PAGES 2403-2407
PROPERTY #2 100720
 - 7 TRACT 1 - 11.690 ACRES
PROPERTY #2 100713
12350 LOWER SECOND STREET, TX 75108
VOLUME 1337 PAGE 541
PROPERTY #2 110023

ZONING LEGEND

- DEVELOPMENT AGREEMENT (DELAYED ANNEXATION)
PRE-DEVELOPMENT
PLANNED DEVELOPMENT
R-A SINGLE-FAMILY RESIDENTIAL/AGRICULTURAL
PUBLIC USE

LAND USE TABLE

- | | |
|----|---|
| 1 | BASE RATE LOT |
| 2 | BASE RATE LOT |
| 3 | BASE RATE LOT |
| 4 | UNDEVELOPED LAND |
| 5 | RANGE IMPROVED DRYLAND |
| 6 | BASE RATE LOT |
| 7 | TILLABLE DRY (FARM) |
| 8 | R/1 FAMILY HOMESITE SINGLE & TILLABLE DRY (FARM) |
| 9 | BASE RATE LOT |
| 10 | TILLABLE DRY (FARM) & NON QUALIFYING |
| 11 | FLOOD PLAIN, RANGE IMPROVED DRYLAND & PTD LAND TYPE - ORCHARDS |
| 12 | R/1 FAMILY HOMESITE SINGLE, TILLABLE IRRIGATED & RANGE IMPROVED DRYLAND |
| 13 | TILLABLE DRY (FARM) & RANGE NATIVE PASTURE |
| 14 | TILLABLE DRY (FARM) |
| 15 | TILLABLE DRY (FARM) |
| 16 | TILLABLE DRY (FARM) |
| 17 | TILLABLE DRY (FARM) |
| 18 | RANGE IMPROVED DRYLAND |
| 19 | NON QUALIFYING & RANGE IMPROVED DRYLAND |
| 20 | TILLABLE DRY (FARM) |
| 21 | BASE RATE LOT |
| 22 | RANGE IMPROVED DRYLAND |
| 23 | R/1 FAMILY HOMESITE SINGLE & RANGE IMPROVED DRYLAND |

SADDLEBROOK RANCH ZONING TABLE

CONDITION	ZONING	AREA (AC.)
EXISTING	"R-A" & "DVL"	229.478
PROPOSED	"PDD"	229.478

DRAWING NAME:	ZONING EXHIBIT	
PROJECT NAME:	SADLEBROOK RANCH SUBDIVISION	
PROJECT NO.:	19037	DATE: DECEMBER 21, 2020
		SCALE: 1"=500'

MTR

- Engineers
- Surveyors
- Planners

Moy Tarin Ramirez Engineers, LLC

FIRM TYPE NO. F-5297 & TBPLS NO. 10131500
22770 GUERRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78244

TELL (210) 698-5000
FAX (210) 698-5100

SADDLEBROOK RANCH

A Planned Development District
Schertz, Texas

January 2021

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SADDLEBROOK RANCH

A Planned Development District Schertz, Texas

I. General

A. Introduction

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

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

Development within the subject property is subject to general development plan review and approval by the City Council. Such general development plan review is to ensure conformance with the guidelines required herein and the goals and objectives of the City of Schertz Comprehensive Plan.

B. Purpose and Intent

The purpose of PDD regulations is to encourage and promote more creative, innovative, and imaginative land development than would not be possible under the regulations found in a typical zoning district. The intent is to allow substantial flexibility in planning, design and development standards in exchange for greater land values and amenities, such as enhanced parkland and open space, preservation of natural resources, pedestrian friendly environment, and deviation from the typical traffic patterns. It is this intrinsic flexibility, in the form of relief from the normal zoning ordinances, design standards, land use densities, and subdivision regulations, that allows for the definition of uses, densities and standards that will permit the alternative planning associated with a PDD and this development known as Saddlebrook Ranch ("**Saddlebrook**").

C. The Property

The attached metes and bounds (Exhibit "C") place the property within the corporate limits of the City of Schertz upon annexation and Bexar County, Texas. The property is bounded on the north by Raf Burnette Road and on the south by Lower Seguin Road and intersected by the extension of FM 3009. The property contains 217.59 acres of land.

Analysis of the property does not reveal any physical constraints or potential health or safety hazards. Further evaluation of the tract reveals that utilities are available and that the property's demands can be served.

The Overall Recreation and Open Space Master Plan (exhibit "A") are proposed. Such amenities will include both passive and active areas, as well as pathways and hike and bike trails. Multi-purpose walkways will provide links between park areas, open spaces, neighborhood units, a school site, and such amenities as playscapes, sports courts, picnic tables, and natural water features. All of which to promote a safe and pedestrian friendly environment and overall livable community.

Table One – Units and Land Use	
Unit	Land Use
1	SF – 55' Lots & Drainage - Open Space
2	SF – 60' Lots & Drainage - Open Space
3	SF – 70' Lots & Park Area & Drainage - Open Space
4	SF – 60' Lots
5	SF - 70' Lots
6	SF - 55' Lots
7	SF – 60' Lots & Drainage - Open Space
8	SF – 60' Lots & Drainage - Open Space
9	SF – 55' Lots & Garden Home & Park Area
10	SF – 55' Lots & Garden Home & Drainage - Open Space
11	Commercial
12	Lift Station
13	Drainage Easement - Open Space

Affected UDC Articles

II. Zoning Districts (Article 5)

There are circumstances, due to property constraints or external factors, which do not always support the notion that one size fits all especially in applying zoning subdivision codes as such relates to property development.

As a planned development, the attached PDD Master Plan (Exhibit “B”) as well as this document defines the types of uses for this proposed PDD. The plan delineates land uses that are both commercial and residential in character as well as shows parks, and open space. This document requests that those Articles and Sections affected by the zoning change be amended or modified and granted by ordinance. The following districts would be defined or modified as:

A. Single-Family Residential District per the PDD

Each area, as shown and identified on the PDD Master Plan, is comprised of a single-family residential dwelling on four (4) minimum size lots of 6,875 sf for 55-foot wide lots, 7,080 sf for 60-foot wide lots, 8,260 sf for 70-foot wide lots, and a garden home minimum lot size of 5,000 sf. The SF 55, SF 60, & SF 70 residential district areas will be subject to the same zoning regulations as the Single Family Residential District (R-1) in the Schertz UDC, and the Garden residential district areas will be

subject to the same zoning regulations as the Garden Home District (GH) in the Schertz UDC, unless otherwise stated in the following development standards.

B. Commercial District per the PDD

There are approximately 3.427 acres along the Principal Arterial (FM 3009) thoroughfare extension that is considered commercial use. Commercial use areas will be subject to the same land use restrictions as the General Business District (**GB**) as stated in the Schertz UDC 21.5.6 (C) General Business District (GB), unless otherwise stated in the following development standards.

C. Dimensional and Developmental Standards (Section 21.5.7)

The applicable dimensional and development standards for the land use districts are shown in Table Two and reflect those changes proposed by this PDD development.

1. Additional Standards

Lots developed under this PDD for residential purposes will comply with the minimum requirements established in Table Two. Such lots designated as residential will have at least the minimum area and width and depth indicated in Table Two of this proposal.

No portion of the main or primary structure on a residential lot may be located any closer to any lot line or to the street right-of-way line than is authorized in Table Two. The front yard setback shall be measured from the property line to the front face of the main or primary building. Eaves and roof line of the main structure may project into any setback line by no more than two (2) feet.

2. Double Frontage Lots

Where residential lots have double frontage, running from one street to another, no access from the rear of the property will be permitted to the street. Only one access point will be permitted from a residential lot, so long as the access is from the front of the lot. All lots with double frontage within that block will have the same restriction and orientation as the lot on either side. Access in this case shall mean, but not limited to any opening or gate for use by vehicles or pedestrians.

Table Two – Dimensional Requirements

Code	Classification	Min Lot Size			Min. Yard Setback			Min. Off-Street Parking Spaces	Misc. Requirements		Keys
		Area sf	Width ft	Depth ft	Front ft	Side ft	Rear ft		Max. Ht.	Max. Cover	
SF 55	Single Family	6,875	55	125	30(c)	10	15	2	35	65%(f) 50%(g)	a, c, f, g
SF 60	Single Family	7,080	60	118	25(d)	10	15	2	35	65%(f) 50%(g)	a, d, f, g
SF 70	Single Family	8,260	70	118	25(d)	10	15	2	35	65%(f) 50%(g)	a, d, f, g
Garden	Single Family	5,000	50	100	10	10	10	2	35	75%	a, e
COMM	Commercial	10,000	100	100	25	10	20	(b)	120	80%	b

Key:

- a. Corner lots against a street, not an alley, shall have a minimum fifteen (15) foot side yard building setback adjacent to the street side.
- b. See Article 10 in the Schertz UDC for parking requirements.
- c. Houses on irregular lots, including cul-de-sacs and knuckle sacs, shall have a minimum front yard setback of 25 feet.
- d. Houses on irregular lots, including cul-de-sacs and knuckle sacs, shall have a minimum front yard setback of 20 feet.
- e. Garden homes require rear ingress/egress, a 30 foot ROW and a twenty-four paved alley shall be provided.
- f. One-story homes to have a maximum impervious coverage at 65%.
- g. Two-story homes to have a maximum impervious coverage at 50%.

3. Height Restriction for Lots abutting the Principal Arterial (FM 3009) and Lower Seguin Road.

Only 25% of the Lots that about the Principal Arterial and Lower Seguin Road may be two-story homes.

III. Special Uses (Article 8)

A. Home Owners Association - Section 21.8.1(C)

Even though Saddlebrook is not proposed as a gated community, a Homeowners Association (**HOA**) will be established to provide upkeep within the development including the maintenance of common areas, landscape buffers, and maintaining fences, and/or walls, except for fences and/or walls located on individual or private lots, as well as hiking trails and multi-use paths within the development's common areas.

B. Architectural Review Committee

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

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

IV. Site Design Standards (Article 9)

This proposed development conforms to the Comprehensive Land Plan for orderly and unified development of streets, utilities, neighborhood design, and public land and facilities.

A. Lots (Section 21.9.3)

Lot sizes and dimensions will conform to the minimum requirements recognized in Table Two of this PDD. In addition, the following requirements will apply to this PDD:

- On a residential corner lot, orientation of the dwelling will be forward facing and in similar physical orientation with the other houses next-door and on the same street. Side orientation will not be permitted;
- No driveway cuts or garage access will be permitted from a side orientation of a corner lot;
- The width of a residential lot located on a cul-de-sac, knuckle or curve will be no less than thirty-nine (39) feet wide at the property line, and at least fifty (50) feet wide at the building line.

V. Signs (Article 11)

A. Subdivision Entry Signs (Section 21.11.15)

The provisions of this section shall only apply to entry signs that identify the residential or commercial development associated with this PDD and include the Subdivision Entry Signs, Wayfinding Signs, and Park ID Signs.

1. Subdivision Entry Signs (Section 21.11.15)

Subdivision Entry Signs are two types, being Primary Subdivision Entry Signs and Secondary Entry Signs. Primary Subdivision Entry Signs may be located at both sides of the primary entrance into the subdivision located on FM 3009 which meets up with the connecting road into Rhine Valley. Secondary entrances may have one (1) subdivision entry sign per entrance which shall be a maximum of seventy-five percent (75%) of the size of the primary entrance sign.

2. Maximum Area

- i. Project Entry Signs:

Primary Subdivision Entry Signs will allow for a maximum area not to exceed one-hundred and eighty-seven (187) square feet per sign face and may consist of a surface with lettering and logo or a combination of both.

3. Subdivision Entry Feature

An entry feature which is appropriate in scale to the size of the development and incorporating masonry walls, berms and/or decorative fencing, in combination with the Primary Subdivision Entry Signs, may be constructed at the primary subdivision entrance on FM 3009 and the Secondary Entry locations provided the maximum area per entry sign(s) shall not exceed the square footage noted above.

B. Development Signs (Section 21.11.18)

Development Signs are typically wood, durable plastic, or metal and advertise the community, builders, land uses within the community, and communities within the development. The signs may also be used for providing traffic direction to specific internal destinations. Development signs may be categorized into two types, being Wayfinding Signs and Model ID Signs.

Wayfinding signs will give directional cues to drivers to locate the Parks, trailheads, the next door school and builder model homes. The Model ID Signs may be monument signs and are made of wood, masonry, or metal built signs that are located at a builder's Model Home, identifying the builder name and to clearly designate that the home is a Model Home.

1. Maximum Area

Wayfinding Signs: Wayfinding Signs are internal to the community, and shall not exceed thirty-two (32) square feet per sign face. These signs will be double-faced and placed perpendicular to the street

2. Maximum Height

Wayfinding Signs: Wayfinding Signs shall not exceed eight (8) feet in height.

Model ID Signs: The Model ID Signs, will allow for a maximum face height of six (6) feet.

3. Number of Signs

Wayfinding Signs: One Wayfinding Signs is allowed per the number of recorded Units.

Model ID Signs: One Model ID Sign may be installed at each Model Home.

4. Duration

Wayfinding Signs: Wayfinding Signs per Unit may be installed at any time after approval and recordation of the Final Plat for each Unit identified on the Master Development Plan (Exhibit "B").

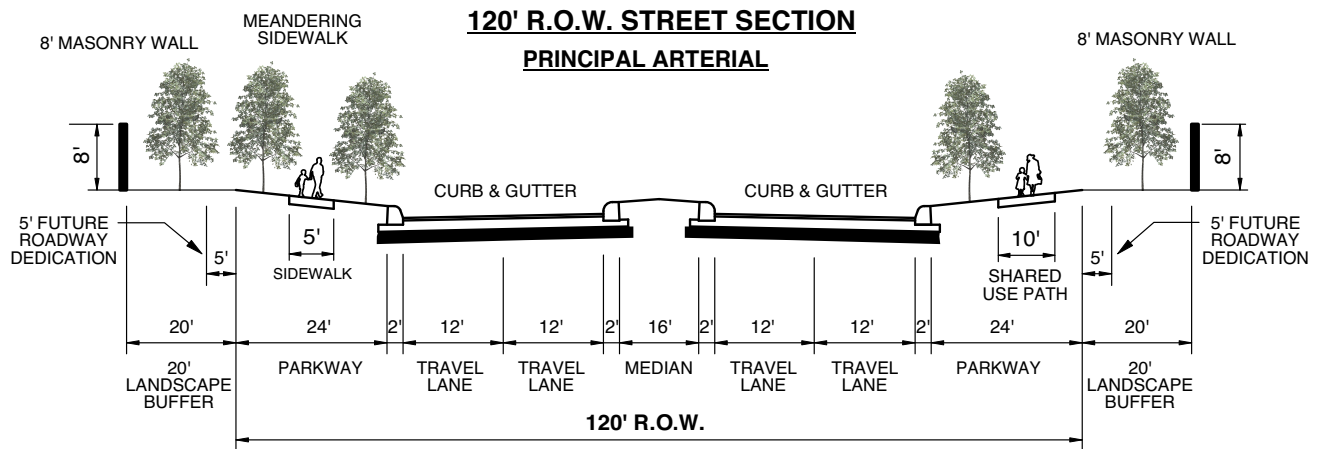
Model ID Signs: The Model ID Signs may be installed at any time after the approval and recordation of the Final Plat of the Unit in which the Model Home resides. The Model ID Signs must be removed when a model home is sold and closes.

VI. Transportation (Article 14)

A. Street Improvement Standards (Section 21.14.1)

Street Improvement Standards for the Saddlebrook master development plan are described in Table Three.

Table Three – Street Improvement Standards					
Classification	ROW	Pavement	Drainage Width	Sidewalk Width	Hike/Bike Trail
Principal Arterial – w/ 10' Future Roadway Dedication	120 feet	48 feet (see Section Drawing)	Curb or Curb and Gutter	5 feet one side	10 feet other side
Collector – Local B Residential	60 feet	42 feet	Curb or Curb and Gutter	5 feet both sides	-
Local Street – Local A Residential	50 feet	30 feet	Curb or Curb and Gutter	5 feet both sides	-
Paved Alley	30 feet	24 feet Rear Ingress/Egress	Curb or Curb and Gutter	None	-



Note: Only 25% of the Lots that abut the Principal Arterial and Lower Sequin Road may be two-story homes.

VII. Amendments to the Planned Development District (PDD)

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

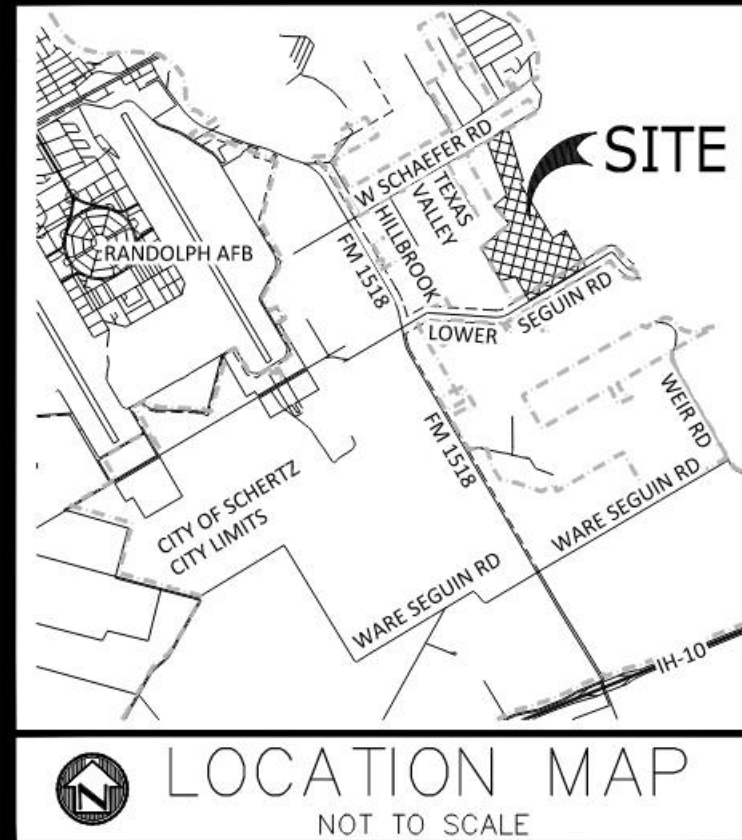
EXHIBIT "A"
CONCEPTUAL
Overall Recreation
and Open Space Plan

Average Lot Size - 8,456 SF - Excluding Garden Lots

- ## 100-YEAR FLOODPLAIN



SCALE
1" = 600'



OPEN SPACE SUMMARY

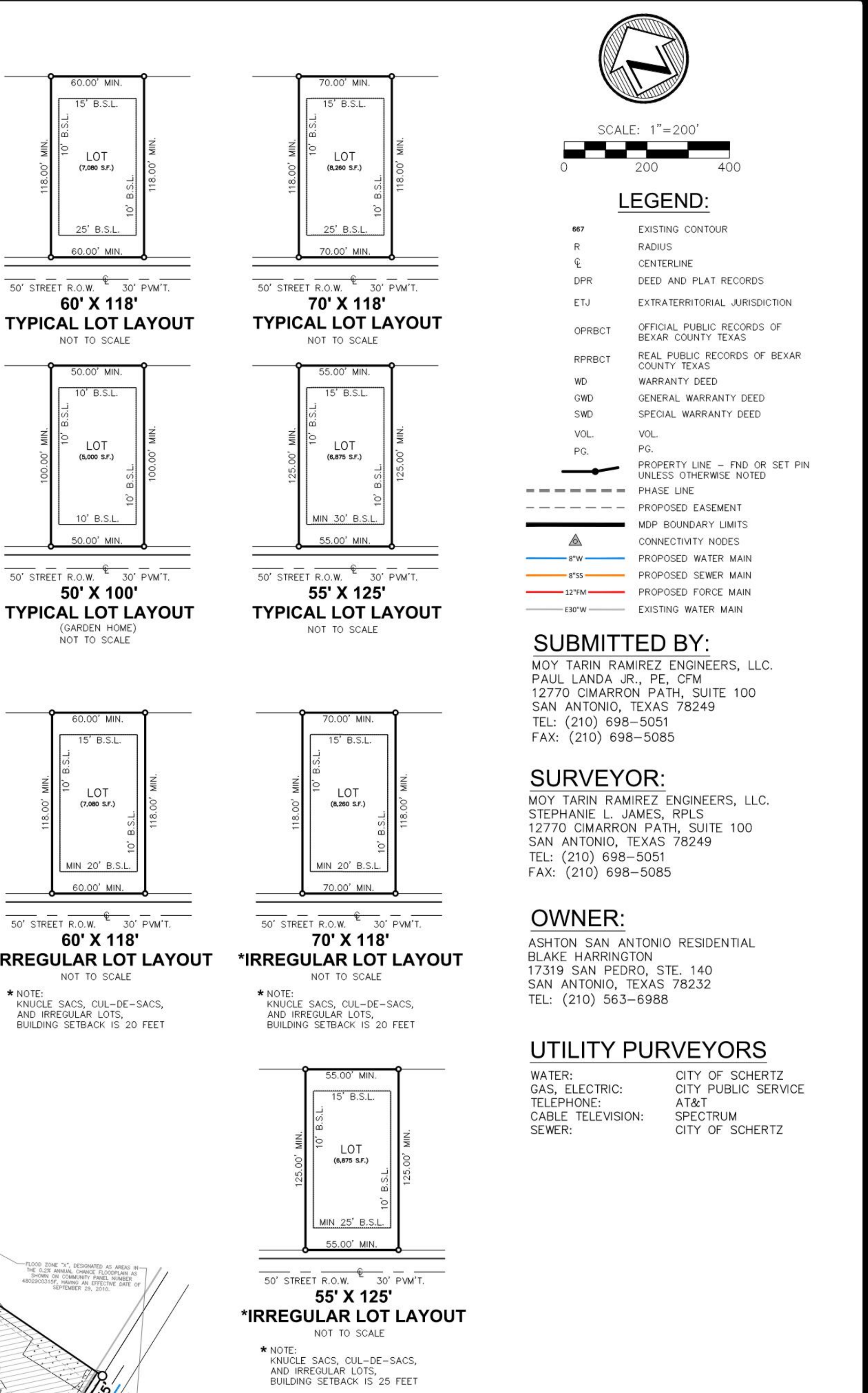
REQUIRED OPEN SPACE : 635 LOTS x 1 ACRE = 6.35 ACRES
100 LOTS
PROVIDED OPEN/LANDSCAPE/DRAINAGE SPACE : 33.854 ACRES
PROVIDED DRAINAGE EASEMENT/OPEN SPACE : 1.400 ACRES
PROVIDED PRIVATE PARK SPACE : 5.226 ACRES
TOTAL PROVIDED OPEN SPACE : 40.480 ACRES

ACREAGE/DENSITY SUMMARY							
UNIT	LAND USE	GROSS AREA (AC.)	NUMBER OF DWELLING UNITS (D.U.)	OVERALL DENSITY (D.U./AC.)	OPEN & PARK SPACE (AC.)	NET DENSITY (D.U./AC.)	ESTIMATED COMPLETION DATE
1A	LIFTSTATION	0.404	0	0.00	0.404		MAY 2023
1B	SINGLE FAMILY RESIDENTIAL	28.079	48	1.71	14.655	3.58	MAY 2023
2	SINGLE FAMILY RESIDENTIAL	24.533	68	2.77	5.167	3.51	MAY 2023
3	SINGLE FAMILY RESIDENTIAL	27.237	52	1.91	4.632	2.30	MAY 2023
4	SINGLE FAMILY RESIDENTIAL	18.478	61	3.30	1.887	3.68	MAY 2023
5	SINGLE FAMILY RESIDENTIAL	16.435	62	3.77	0.367	3.86	MAY 2024
6	SINGLE FAMILY RESIDENTIAL	21.470	71	3.31	3.845	4.03	MAY 2024
7	SINGLE FAMILY RESIDENTIAL	19.624	68	3.47	1.562	3.76	MAY 2024
8	SINGLE FAMILY RESIDENTIAL	19.582	68	3.47	2.217	3.92	MAY 2025
9	SINGLE FAMILY RESIDENTIAL	17.854	58	3.25	3.038	3.91	MAY 2025
10	SINGLE FAMILY RESIDENTIAL	19.158	78	4.07	1.286	4.36	MAY 2025
11	COMMERCIAL	3.336					MAY 2023
1B	DRAINAGE ESMT/OPEN SPACE	1.400			1.400		MAY 2023
TOTAL DEVELOPMENT		217.590	634	2.91	40.480	3.58	

SADDLEBROOK RANCH							
			MINIMUM LOT SIZE (TYPICAL)				TOTAL LOTS
UNIT	TOTAL LOTS	PROPOSED ZONING	70'x118'	60'x118'	55'x125'	50'x100'	
1B	48	PDD			48		48
2	68	PDD		68			68
3	52	PDD	52				52
4	61	PDD		61			61
5	62	PDD	62				62
6	71	PDD			71		71
7	68	PDD		68			68
8	68	PDD		68			68
9	58	PDD			41	17	58
10	78	PDD			46	32	78
TOTAL OVERALL LOTS	634		114	265	206	49	634

*MEAN LOT SIZE = 70'x118'
*MEDIAN LOT SIZE = 60'X118'

MEAN AND MEDIAN LOT CALCULATIONS DO NOT
INCLUDE THE GARDEN HOMES (50'X100')



MDP NOTE:

APPROVAL OF UTILITIES REPRESENTED ON THIS MDP IS APPROVAL OF GENERAL SCHEME OF UTILITIES. APPROVAL DOES NOT CONSTITUTE APPROVAL OF SPECIFIC LAYOUT OR DETAILS FOR CONSTRUCTION. CHANGES MAY BE PROPOSED OR REQUIRED PRIOR TO ISSUANCE OF ANY PERMIT FOR PLATTING OR CONSTRUCTION.

LEGAL DESCRIPTION:
217.59 ACRE SCHERTZ TRACT

[illegible]

SADDLEBROOK RANCH

PREPARED ON JANUARY 12, 2023



Moy Tarin Ramirez Engineers, LLC
TBP#LS ENG E-5297 SVY E-10131500


12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

PROPERTY INFORMATION

- CARLOS GARZA, JR AND
 MARGRET GARF, WIFE
 172440 SECOND SECUND RD SCHERTZ, TX 78154
 VOLUME 0541 PAGES 807-810 O.P.B.E.C.
 ZONING: R4, D4
 LAND USE: AGRICULTURE, LARGE LOT RESIDENTIAL
 PROPERTY ID# 310021
- 2 ANNE MARIE FISCHER
 12840 LOWLAND SECUND RD SCHERTZ, TX 78154
 VOLUME 18819 PAGES 1418-1423 O.P.B.E.C.
 ZONING: R4, D4
 LAND USE: AGRICULTURE
 6,132 ACRES PROPERTY ID# 310109
- GUILLERMO J. GUJARDO AND
 CONCEPCION C. GUJARDO
 VOLUME 16816 PAGES 400-405, O.P.B.E.C.
 ZONING: R4, D4
 LAND USE: AGRICULTURE
 5,500 ACRES PROPERTY ID# 310021
- BOARD OF TRUSTEES OF THE SCHERTZ-CIBOLO
 CITY INDEPENDENT SCHOOL DISTRICT
 VOLUME 2381 PAGES 2280-2287 O.P.B.E.C.
 ZONING: PRE
 4,100 ACRES AGRICULTURE
 4,100 ACRES PROPERTY ID# 114586
- 5 MILTON FRIESENBACH AND WIFE, BILLIE
 FRIESENBACH JR, ET AL
 VOLUME 15867 PAGES 1753-1755 O.P.B.E.C.
 11,651 ACRES
 ZONING: R4, D4
 LAND USE: AGRICULTURE
 PROPERTY ID# 310012
- 6 SEANNA FRASER HOLTZ
 12820 LOWLAND SECUND RD SCHERTZ, TX 78108
 VOLUME 2387 PAGES 541, O.P.B.E.C.
 ZONING: R4, D4
 LAND USE: AGRICULTURE
 PROPERTY ID# 310032

NOTES:

1. THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT TIME OF FINAL PLATTING.
2. THIS PROPERTY IS NOT LOCATED ON THE EDWARDS AQUIFER RECHARGE ZONE.
3. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983. BEARINGS AND DISTANCES SHOWN DO NOT REPRESENT AN ON-THE-GROUND SURVEY.
4. ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 48029C0315F DATES SEPT. 29, 2010. SITE IS NOT WITHIN THE 100-YEAR FLOODPLAIN.
5. ALL OPEN SPACE, COMMON AREAS, GREENBELTS, LANDSCAPE, DRAINAGE EASEMENT OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNER'S SUCCESSORS AND/OR ASSIGNS.
6. THIS PROPERTY IS WITHIN THE CITY LIMITS OF THE CITY OF SCHERTZ.
7. THIS PROJECT IS LOCATED WITHIN THE SCHERTZ-CIBOLO-UNIVERSAL CITY INDEPENDENT SCHOOL DISTRICT
8. THIS PROJECT IS LOCATED WITHIN THE CIBOLO CREEK WATERSHED
9. DETAILED DRAINAGE ANALYSIS WILL BE SUBMITTED WITH INDIVIDUAL SUBDIVISION PLATS
10. LOT DIMENSIONS TO BE SHOWN ON THE SUBDIVISION PLATS.
11. ALL TRACTS SHOWN WITHIN THIS MDP ARE ZONED PDD.

Approved By: 
Samuel Hoas, Planner
Planning & Community Development
02/08/2023 8:58:10 AM

PLANNING AND ZONING COMMISSION MEETING: 04/26/2023
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 application submitted to the Planning and Community Development Department between April 8, 2023 and April 21, 2023.

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

- 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 Number 63833, City of Schertz, Comal County and Guadalupe County, Texas.
 - Recommended for approval at the January 25, 2023 P&Z Meeting (5-2)
 - Approved via first reading at the February 28, 2023 CC Meeting (4-3)
 - At the request of the applicant, Ord. 23-S-02 was tabled at the March 7th, 2023 CC Meeting
 - At the request of the applicant, Ord. 23-S-02 was tabled at the April 4th, 2023 CC Meeting
 - Scheduled for final reading at the April 25th, 2023 CC Meeting
- Ord. 23-S-09 – Conduct a public hearing and consideration and/or action on a request to rezone approximately 15 acres of land from Pre-Development District (PRE) to Apartment/Multi-Family Residential District (R-4), located approximately 1,800 feet east of the intersection of FM 1518 and Ray Corbett Drive, also known as Bexar County Property Identification Number 309863, City of Schertz, Bexar County, Texas.
 - Recommended for denial at the April 12, 2023 P&Z Meeting (5-0)
 - Scheduled for first reading at the May 9, 2023 CC Meeting
- Ord. 23-S-10 – Conduct a public hearing and consideration and/or action on a request to rezone approximately 1 acre of land from Single-Family Residential District (R-1) to Neighborhood Services District (NS), located approximately 600 feet south of the intersection of FM 3009 and Live Oak Road, also known as Guadalupe County Property Identification Number 67544, City of Schertz, Guadalupe County, Texas.
 - Recommended for approval at the April 12, 2023 P&Z Meeting (5-0)
 - Scheduled for first reading at the May 9, 2023 CC Meeting

ADMINISTRATIVELY APPROVED PROJECTS:

- There were no development applications administratively approved between April 8th and April 21, 2023.
-

