



City of Helotes
Development Services
Department
P.O. Box 507
12951 Bandera Road
Helotes, TX 78023
Phone (210) 695.8877
Fax (210) 695.2123

ZONING AMENDMENT APPLICATION

CHAPTER 98,

Amendments, Rezoning, and Variances

NAME OF APPLICANT:
CSW Shaenfield, LP

MAILING ADDRESS:
1703 W 5th Street, Suite 850, Austin, Texas 78703

EMAIL ADDRESS:
jon.switzer@jll.com

PHONE #: 512-368-7091

STATUS OF APPLICANT: OWNER: AGENT: (IF AGENT, ATTACH LETTER OF AUTHORIZATION.)

PROPERTY DESCRIPTION

PHYSICAL ADDRESS:
11395 Shaenfield Road

LEGAL DESCRIPTION:
See Attached Field Notes

CURRENT ZONING: Outside City Limits PROPOSED ZONING: C-3 CC

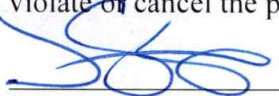
DEED RESTRICTIONS PROHIBITING PROPOSED ZONING: N/A

EXISTING USE: Vacant PROPOSED USE: Shopping Center, Self-Storage

LAND AREA: 6.714 Acres DOES OWNER OWN ADJACENT PROPERTIES? YES No

PURPOSE OF REQUEST:
See attached Letter of Intent

I hereby certify that I have read and examined this application and know the information I have provided to be true and correct. All provision of laws and ordinances governing this application will be complied with, whether specified herein or not. The granting of this zoning amendment or change does not presume to give authority to violate or cancel the provisions of any other local law regulating the use of the property.


Applicant's Signature

11/14/24
Date

Property Identification #: 236169

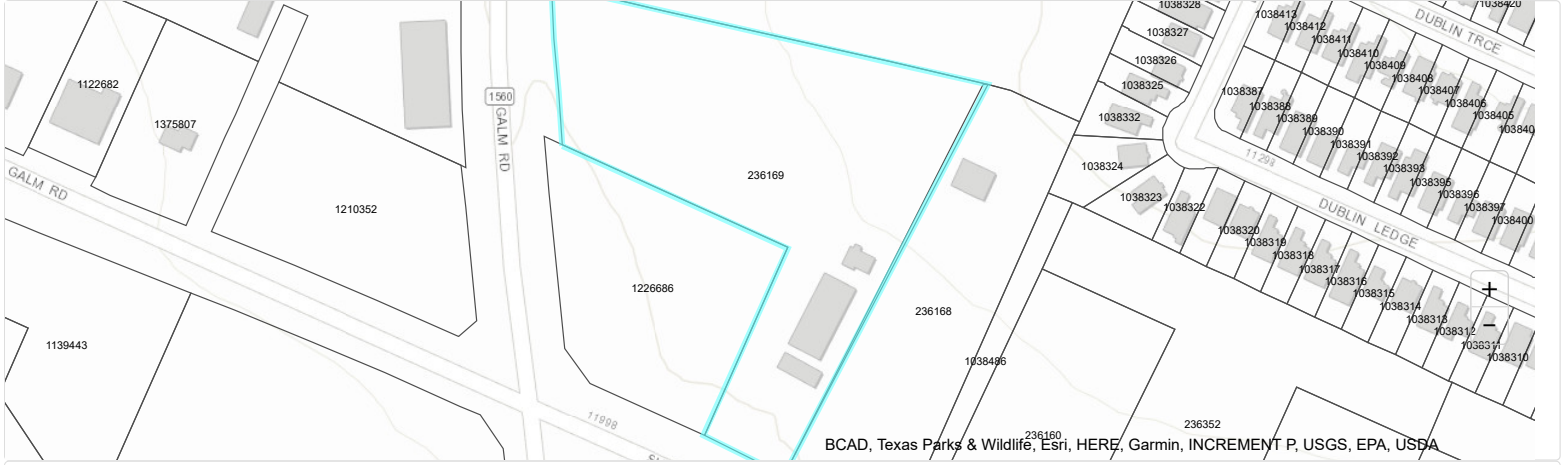
Property Information: 2025

Owner Identification #: 3502206

Geo ID: 04450-000-0161
Situs Address: 11395 SHAENFIELD RD SAN ANTONIO, TX 78254
Property Type: Real
State Code: A1

Legal Description: CB 4450 P-16A ABS 467
Abstract: A04450
Neighborhood: NBHD code51200
Appraised Value: N/A
Jurisdictions: 09, CAD, 56, 10, 06, 08, 77, 11

Name: CSW SHAENFIELD LP
Exemptions:
DBA: HILL COUNTRY NURSERY & LANDSCAPE



BCAD, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USBA

Bexar CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Bexar County Appraisal District expressly disclaims any and all liability in connection herewith.

LOCATION MAP

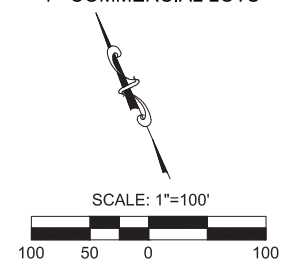


PLAT NO. XX--XXXXXXXX

**PLAT ESTABLISHING
SHAENFIELD COMMERCIAL
AT FM 1560**

BEING A TOTAL OF 6.714 ACRE TRACT OF LAND SITUATED IN THE M.M. MUSQUIZ SURVEY NO. 80, ABSTRACT 467, SECTION 5, COUNTY BLOCK 4450, BEAR COUNTY, TEXAS, BEING A PORTION OF THE TRACT DESCRIBED AS 2.432 ACRES (TRACT 1) AND A PORTION OF THE TRACT DESCRIBED AS 4.45 ACRES (TRACT 2) IN A WARRANTY DEED WITH VENDOR'S LIEN TO DAE, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN VOLUME 11619, PAGE 1051, DEED RECORDS OF BEAR COUNTY, TEXAS.

4 - COMMERCIAL LOTS



Moy Tarin Ramirez Engineers, LLC
 ENGINEERING F-5297/SURVEYING F-10131500
 12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
 SAN ANTONIO, TEXAS 78249 FAX: (210) 698-0085

DATE OF PREPARATION: AUGUST 2024

STATE OF TEXAS
 COUNTY OF BEAR

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 AUTHORIZED AGENT:
 JON SWITZER
 CENTRAL SOUTHWEST TEXAS (CSW) DEVELOPMENT, LLC
 1703 W 5TH ST SUITE 850
 AUSTIN, TEXAS 78703
 (512) 731-2672

STATE OF TEXAS
 COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JON SWITZER 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,
 BEAR COUNTY, TEXAS

MY COMMISSION EXPIRES: _____

THIS PLAT OF SHAENFIELD COMMERCIAL AT FM 1560 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF HELOTES, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

DATED THIS _____ DAY OF _____ 20__

MAYOR _____

SECRETARY _____

PLANNING AND ZONING CHAIRMAN _____

THE CITY ENGINEER OF THE CITY OF HELOTES HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED

DATED THIS _____ DAY OF _____ 20__

CITY ENGINEER _____

FLOODPLAIN VERIFICATION:
 NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 4809022150, DATED SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

DRAINAGE NOTES:
 1. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT

2. NO STRUCTURES, 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 HELOTES AND BEAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTORS ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

TXDOT NOTES:
 1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

2. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TXDOT.

3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL", THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF (1) ACCESS POINT ON FM 1560, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 215'.

SAWS DEDICATION NOTE:
 THE OWNER INDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

SIDEWALK NOTE:
 IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE OF THE CITY OF HELOTES, SIDEWALK IMPROVEMENTS SHALL BE COMPLETED PRIOR TO RECORDATION OF APPROVED FINAL PLAT. SIDEWALKS AS PART OF THIS PLAT WILL BE BUILT AT THE TIME OF BUILDING PERMIT AND WITHIN THE MAXIMUM ALLOTTED TIME EXTENSION OF (3) YEARS.

SURVEYOR'S NOTES:
 1. ALL PROPERTY CORNERS ARE FOUND 1/2" IRON PINS UNLESS OTHERWISE NOTED.

2. THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY THE NORTH AMERICAN DATUM OF 1983.

3. VERTICAL DATUM NAVD 88.

4. CONTOURS SHOWN HEREON WERE OBTAINED FROM THE ALTA SURVEY PREPARED BY JPH LAND SURVEYING INC. ON AUGUST 8, 2022 AND REVISED ON SEPTEMBER 6, 2022.

CURVE TABLE					
CURVE NO.	DELTA	ARC LENGTH	RADIUS	CHORD BEARING	CHORD DIST.
C1	4°17'55"	214.32'	2856.80'	S01°31'48"E	214.27'

CPS NOTE:
 1. THE CITY OF HELOTES AS A PART OF ITS ELECTRIC AND GAS SYSTEMS- CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS)- 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", "WATER EASEMENT", "SANITARY SEWER 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 AND SAWS 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 GRANTORS' 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 WATER, SEWER, 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.

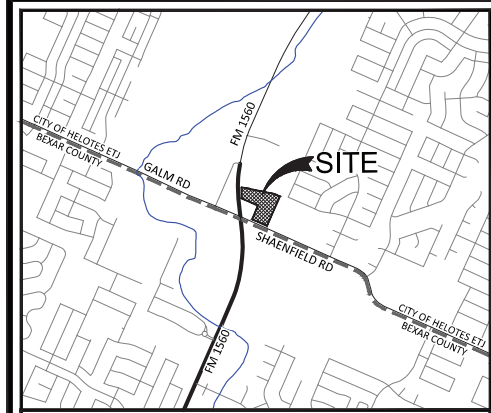
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

IMPACT FEE NOTE:
 WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

WASTEWATER EDU NOTE:
 THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

SETBACK NOTE:
 SETBACKS IMPOSED ON THIS PLAT ARE IN ACCORDANCE WITH "B-3" ZONING REQUIREMENTS.



**LOCATION MAP
NOT TO SCALE**

- LEGEND**
- ⊕ FOUND 1/2" IRON PIN
 - ⊙ SET 1/2" IRON PIN WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG"
 - ESMT EASEMENT
 - R.O.W. RIGHT OF WAY
 - O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEAR COUNTY TEXAS
 - E.G.T.V. ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT
 - ETJ EXTRA TERRITORIAL JURISDICTION
 - VOL. VOLUME
 - PG. PAGE
 - N.C.B. NEW COUNTY BLOCK
 - C.B. COUNTY BLOCK
 - N.T.S. NOT TO SCALE
 - - - - - EXISTING CONTOURS
 - +—+—+— CENTERLINE
 - — — — — PROPERTY BOUNDARY
 - - - - - PROPOSED EASEMENT
 - - - - - EXISTING EASEMENT
 - ▬▬▬▬▬ CITY OF HELOTES ETJ LIMITS

EXISTING EASEMENTS

- ① 14' E.G.T.V. EASEMENT (VOLUME 9684, PAGE 97, O.P.R.B.C.T.)
- ② 20' BUILDING SETBACK (VOLUME 9684, PAGE 97, O.P.R.B.C.T.)
- ③ 3' FENCE EASEMENT (VOLUME 9566, PAGE 1, O.P.R.B.C.T.)
- ④ 19' E.G.T.V. EASEMENT (VOLUME 9566, PAGE 1, O.P.R.B.C.T.)

PROPOSED EASEMENTS

- ① 14' E.G.T.V. EASEMENT
- ② 10' BUILDING SETBACK
- ③ 30' UTILITY, DRAINAGE, & INGRESS/EGRESS EASEMENT
- ④ 20' WATER EASEMENT

STATE OF TEXAS
 COUNTY OF BEAR

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:

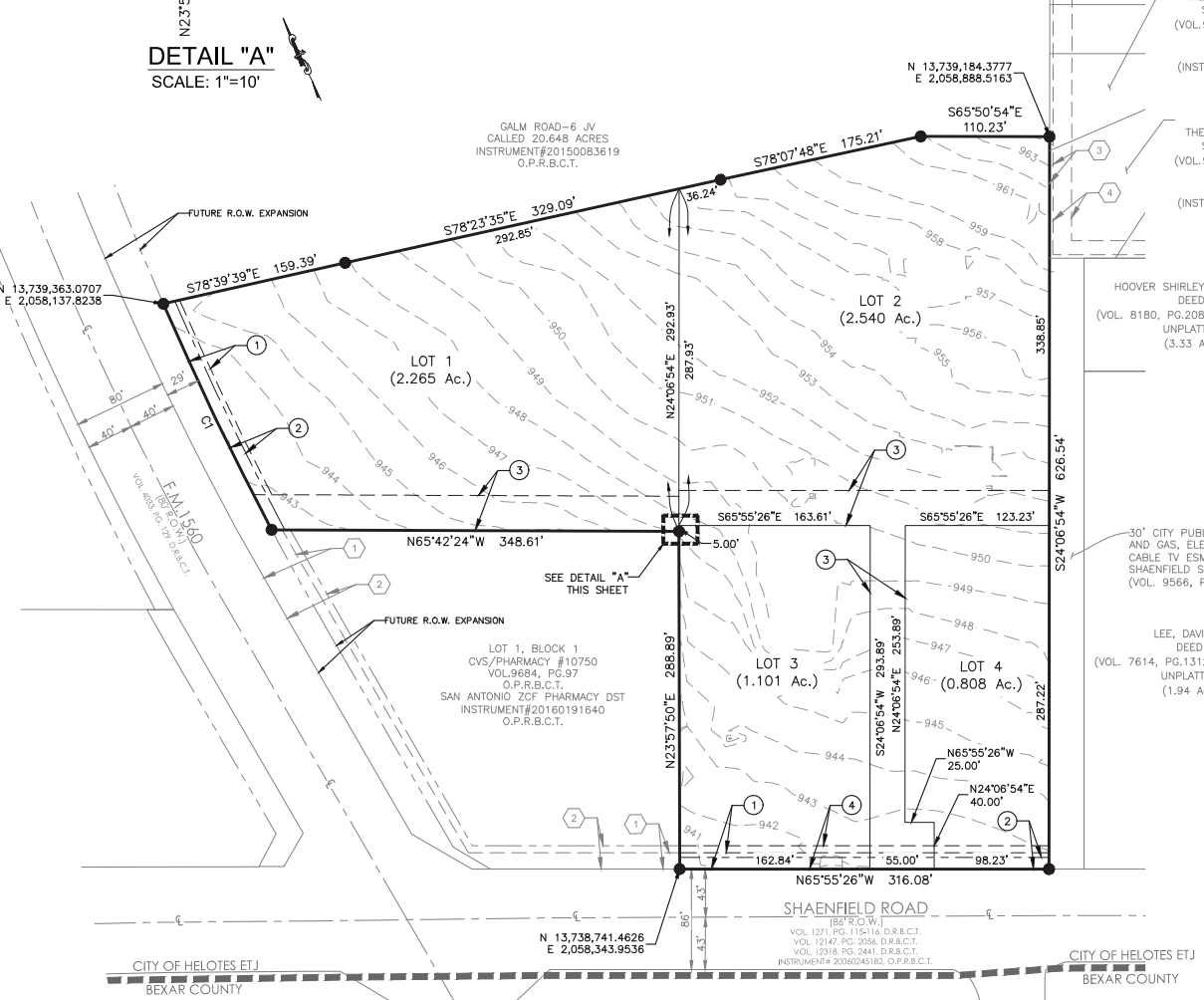
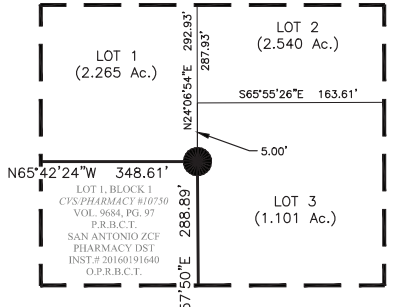
MOY TARIN RAMIREZ ENGINEERS, LLC

STEPHANIE L. JAMES, R.P.L.S.
 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 BEAR

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 SAN ANTONIO PLANNING 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
 PHONE: (210) 698-5051



LOT 46, BLOCK 7
 THE HILLS OF SHAENFIELD
 SUBDIVISION, UNIT 3
 (VOL. 9566, PG.1, O.P.R.B.C.T.)
 MONICA GONZALEZ
 (INSTRUMENT# 20150206109,
 O.P.R.B.C.T.)

LOT 45, BLOCK 7
 THE HILLS OF SHAENFIELD
 SUBDIVISION, UNIT 3
 (VOL. 9566, PG.1, O.P.R.B.C.T.)
 MICHAEL HILLIARD
 (INSTRUMENT# 20200241321,
 O.P.R.B.C.T.)

HOOVER SHIRLEY & GEORGE
 DEED
 (VOL. 8180, PG.2084, O.P.R.B.C.T.)
 UNPLATTED
 (3.33 Ac.)

30' CITY PUBLIC SERVICE R.O.W.
 AND GAS, ELECTRIC, TELEPHONE &
 CABLE TV ESMT, THE HILLS OF
 SHAENFIELD SUBDIVISION UNIT 3
 (VOL. 9566, PG.1, O.P.R.B.C.T.)

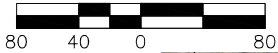
LEE, DAVID N
 DEED
 (VOL. 7614, PG.1312, O.P.R.B.C.T.)
 UNPLATTED
 (1.94 Ac.)

SHAENFIELD ROAD
 (82' R.O.W.)
 VOL. 1271, PG. 115116, O.P.R.B.C.T.
 VOL. 12147, PG. 2056, O.P.R.B.C.T.
 VOL. 12318, PG. 2441, O.P.R.B.C.T.
 INSTRUMENT# 200604389, O.P.R.B.C.T.

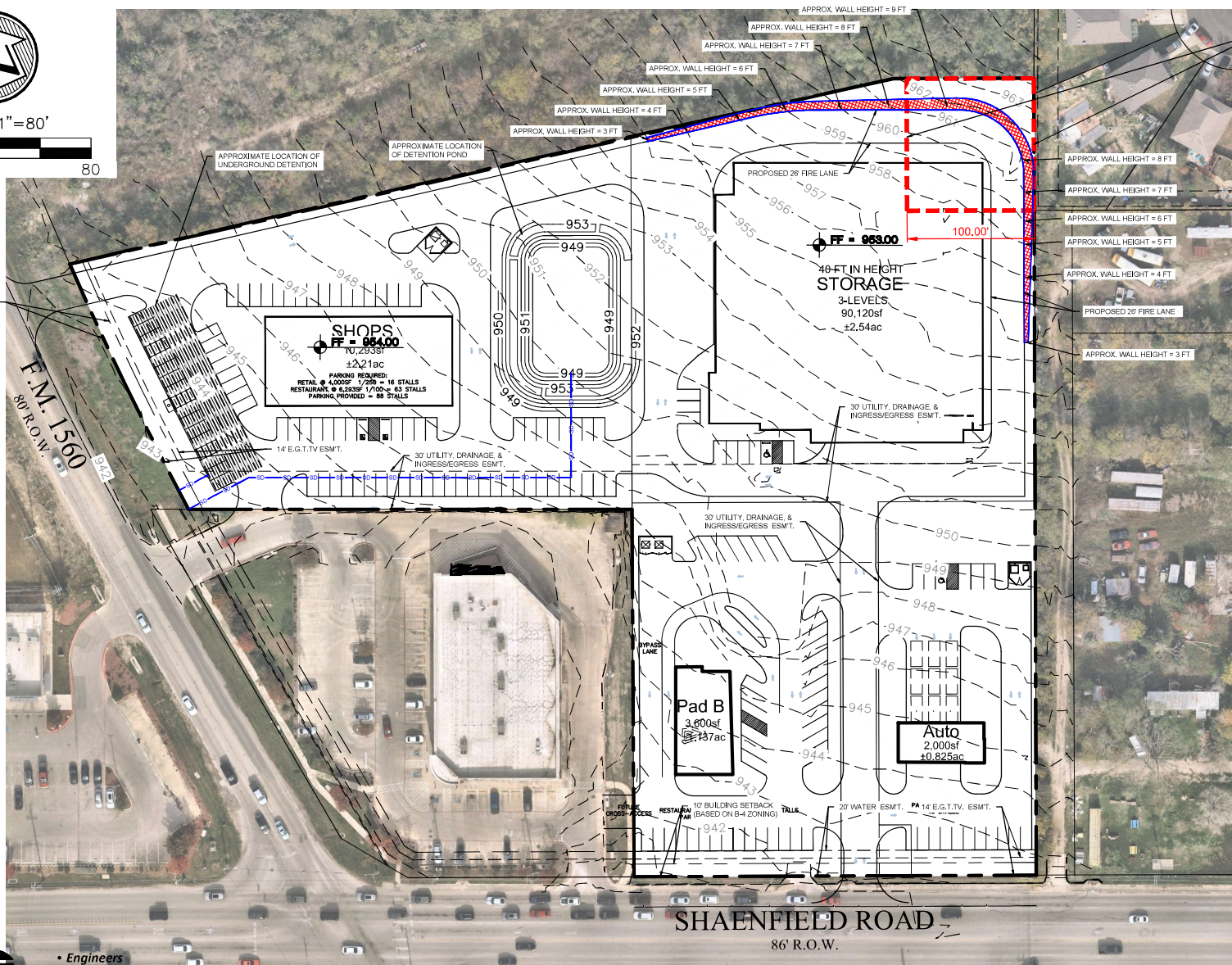
K:\Shaenfield_Rd_Commercial_Site\Drawings\240720_00_PAT.dwg 2024/08/22 4:55pm C:\Users\...



SCALE: 1"=80'



10' BUILDING SETBACK
(BASED ON B-4 ZONING)



100' LANDSCAPE
BUFFER FROM HILLS
OF SHAENFIELD
SUBDIVISION



- Engineers
- Surveyors
- Planners

Moy Tarin Ramirez Engineers, LLC

TBPE F-5297 & TBPLS F-10131500
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

CSW SHAENFIELD, LP
SHAENFIELD COMMERCIAL AT FM 1560

PROJ. #: 24078

NOVEMBER 2024

EXHIBIT 1