

Parklands II Planned Development District

Overview:

This property will develop in accordance with the provisions of the City of Schertz Unified Development Code (UDC) as amended. This property will develop in accordance with the base zoning district of Single Family Residential (R1) with the following modifications to the UDC relating to lot dimension requirements, fencing, and landscaping.

The Property:

The property known as Parklands II is comprised of 60.80 acres total and planned for 214 single family residential lots (see Exhibit A). The property is contiguous to the existing Parklands community, which is an approximately 194-acre tract of land zoned Planned Development District (PDD) by Ordinance NO. 13-S-36. Parklands II will be an independent PDD but will function as an addition to the existing Parklands community with adjoining common roadways and common homeowners' association (HOA) and Architectural Review Committee (ARC) and the joint incorporation and augmentation of amenities and open space.

Single Family Residential District per the PDD (Section 21.5.5):

As shown on the attached Master Development Plan (see Exhibit A), Parklands II is comprised of single family detached residential dwellings with minimum standard lot widths of 60', 65' & 70'. The mean dimensions for all lot widths shall not be less than 67 ft and the median dimensions for lot width shall not be less than 65 ft. The lot area shall not be less than a mean of 8,568 sq. ft and a median of 8,088 sq. ft. Each final approved plat for Parklands II must meet these mean and median dimensional requirements.

4.32 acres in Parklands II are open space. 2.67 acres in Parklands have been designated as public park land dedication for Parklands II, which is located contiguous to the Parklands 5-acre park space, to create an overall park area of nearly 8 acres (see Exhibit B & C). Also, Parklands II will contribute additional improvements to the park to allow for a multifaceted park for all ages for the residents of both Parklands I and II, as well as the citizens of the City of Schertz. These additional improvements will include interactive musical instruments, picnic tables/ benches, four pickleball courts, a second playscape/ playground, a baseball diamond, and additional sidewalk (see Exhibit C).

Dimensional & Development Standards (Section 21.5.7):

Table One, as shown below, reflects those residential changes proposed by the PDD development:

TABLE 1		Min. Lot Size			Min. Yard Setback				Misc. Requirements	
Code	Classification	Area sf	Width ft.	Depth ft.	Front ft.	Side ft.	Rear ft.	Parking	Max. Height	Max. Cover
SF 7200	Single Family	7,200	60	120, *	25, 30 (2)	10	20	2	35	65%
SF 8200	Single Family	8,200	65 (1)	120 (1)	25, 30 (2)	10	20	2	35	65%
SF 9000	Single Family	9,000	70 (1)	120 (1)	25, 30 (2)	10	20	2	35	65%

- 1) Irregular lots (i.e., lots along curves in street geometry, knuckle-sac & cul-de-sac lots) may vary in width and length provided that the average of two side lot lines shall not be less than one hundred feet and the width shall not be less than sixty feet.
- 2) A 30-foot front yard setback will be required for certain lots as stipulated in the Landscaping portion of this PDD.

Fencing and Screening (Section 21.9.8):

Fencing on the rear of lots adjacent to 20' buffer open space (known as Lot 900, Block 5; Lot 900, Block 10) will be a 6 ft high wood fence with masonry columns.

Landscaping (Section 21.9.7):

This project will meet the landscaping requirements of UDC Section 21.9.7 for residential single family lots with additional requirements as stipulated below:

- 1) There will be one additional tree planted within the 30' building setback line and outside of any proposed easements on each lot within Lots 1-18, block 1; Lots 1-4, block 11; and Lots 1-8, block 2. The lots stipulated will have a planting ratio of 4 trees per lot with a minimum of 2 trees in the front yard.
- 2) There are planned 20' open space lots oriented along the southern boundary of the entrance road and abutting Lots 8 & 9, block 3. Within these open space lots will be additional trees planted at minimum 50' intervals along the public road ROW.

All trees planted to meet requirements of this section will meet Schertz standards for approved shade trees per UDC Table 21.9.7A.

Pedestrian Improvements:

Within Lot 900, block 2; Lot 900, block 3; Lot 903, block 3 and within the aforementioned open space lots along the southern boundary of the entrance road, an 8' concrete public walkway will be installed that will meander through the landscaping planned within those lots.

Private Park Improvements:

Within Lot 900, block 3, the developer will provide a pocket park concept that will incorporate internal trails, gazebo, park benches and several landscape features all of which will function as a centerpiece to the community's pedestrian access and walkability concepts. These improvements will be incorporated into the development of Unit 1.

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.

Attachments Included on Following Pages:

- Exhibit A: Master Development Plan
- Exhibit B: PDD Zoning Exhibit
- Exhibits C1 & C2: Overall Open Space & Park Plan
- Exhibit D: Private Park Improvements
- Exhibit E: Roadway Corridor Exhibit

NOTES:

- ALL INTERNAL STREETS WITHIN THE M.D.P. LIMITS ARE LOCAL "A" WITH A 50' R.O.W., 30' PAVEMENT AND 10' PARKWAYS UNLESS OTHERWISE NOTED.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (N.A.D.) OF 1983.
- 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.
- REFERENCED PROPERTY IS IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 90 & 95 OF 480, COMMUNITY PANEL NO. 48187C0090F & 48187C0095F, DATED NOVEMBER 02, 2007.

ZONING TABLE		
TOTAL ACREAGE	EXISTING ZONING	PROPOSED ZONING
60.8 ACRES	PRE / OCL	PDD
2.67 ACRES	PDD	PDD

NOTE: THE PROPOSED ZONING BOUNDARY ENCOMPASSES THE ENTIRE 60.8 ACRE PROPERTY AND A 2.67 PORTION OF THE PARKLANDS SUBDIVISION

OCL=OUTSIDE CITY LIMITS

THE PARKLANDS II SUBDIVISION PLANNED DEVELOPMENT DISTRICT ZONING EXHIBIT

SCHERTZ, TEXAS
GUADALUPE COUNTY

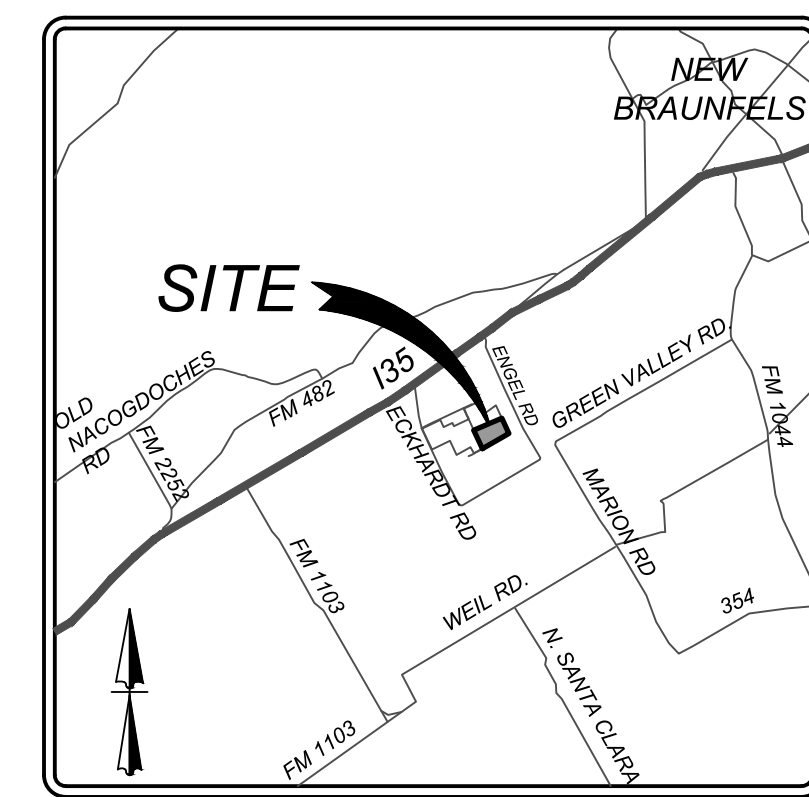
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	207.44'	2083.00'	104.00'	5°43'01"	207.75'	N08°39'14"E
C2	32.27'	60.00'	16.72'	30°58'42"	31.71'	S43°16'29"W
C3	10.47'	15.00'	5.44'	39°51'08"	10.22'	S44°42'47"W
C4	104.09'	135.00'	54.78'	44°10'33"	101.53'	N0°15'17"W

LEGAL DESCRIPTION:

A 60.80 ACRE TRACT OF LAND, BEING ALL OF A 10.0 ACRE TRACT, CALLED TRACT 1, THE REMAINING PORTION OF A 50.800 ACRE TRACT, CALLED TRACT 2 CONVEYED TO NANCY PINDER OF RECORD IN VOLUME 1306 PAGE 477 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS. A 10.01 ACRE TRACT CONVEYED TO THOMAS JORDAN OF RECORD IN VOLUME 3068 PAGE 400 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS. A 3.00 ACRE TRACT CONVEYED TO PATRICK LYNN PINDER OF RECORD IN VOLUME 2338 PAGE 732 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS. A 2.00 ACRE TRACT CONVEYED TO NANCY PINDER OF RECORD IN VOLUME 3062 PAGE 852 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS AND A 1.00 ACRE TRACT CONVEYED TO NANCY PINDER OF RECORD IN VOLUME 2550 PAGE 244 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

A 2.67 ACRE TRACT OF LAND BEING OUT OF A 194.56 ACRE TRACT CONVEYED TO ROLLING HILLS RANCH DEVELOPMENT, LTD. IN VOL. 2260, PG. 355 O.P.R.










PROPOSED ZONING FOR ALL PROPERTY WITHIN THE LIMITS OF THIS MASTER DEVELOPMENT IS PLANNED DEVELOPMENT DISTRICT (PDD).



Bitterblue, Inc.



LEGEND

-  Open Space Buffers & Greenbelts
-  Multi-Purpose Recreational Open Space
-  PARK
-  Bench/Picnic Table
-  Private Recreational Facility with Pool
-  Musical Instruments
-  Pickleball Court
-  Double Playground/ playscape for two age groups (2 to 5 yrs & 5 to 12 yrs)
-  Baseball Diamond

PARKLAND RECREATION CONCEPT PLAN

EXHIBIT C-1



ECKHART ROAD

Bitterblue, Inc.



PARKLAND RECREATION PARK PLAN

EXHIBIT C-2



SCALE: 1"=80'-0"

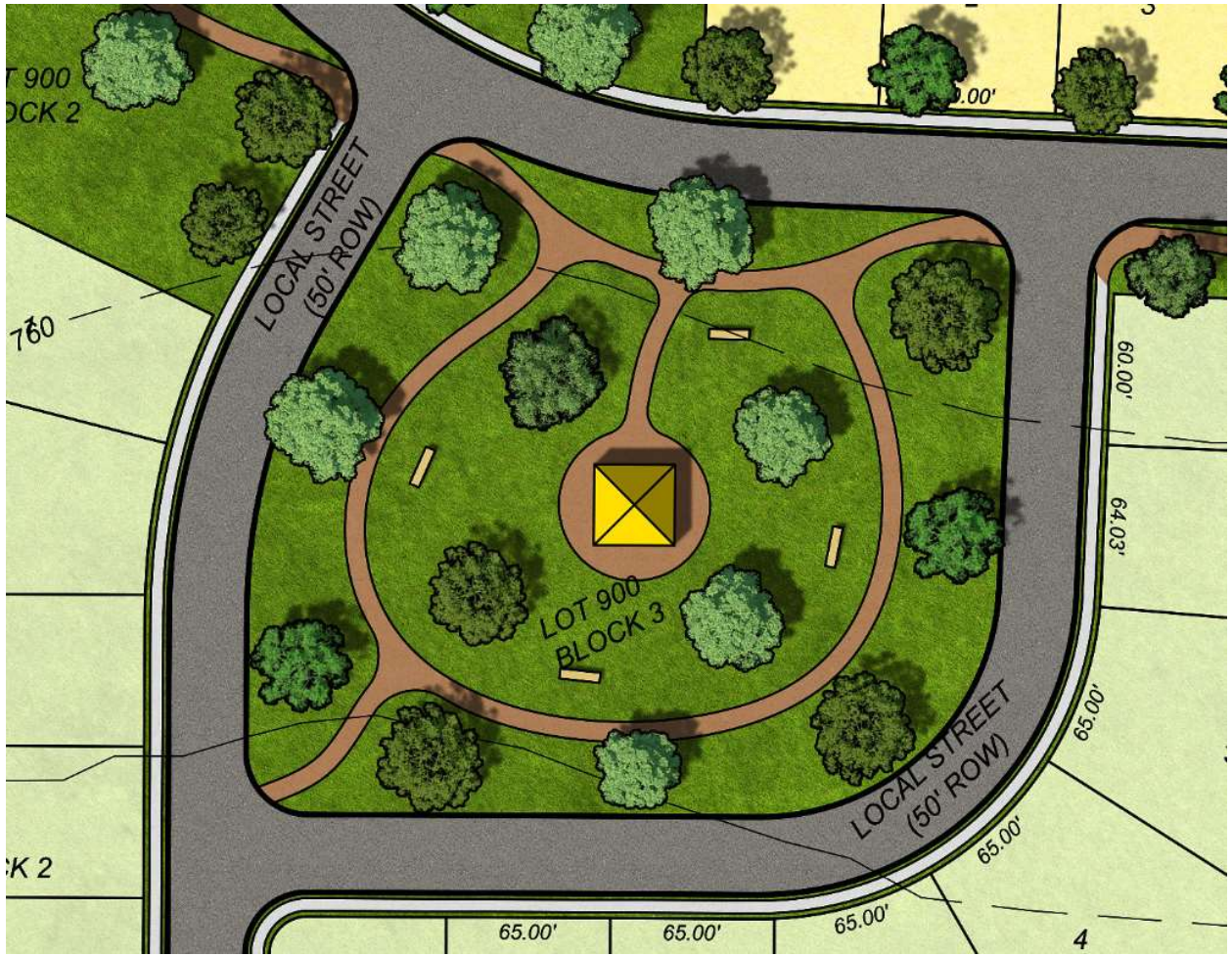


EXHIBIT D

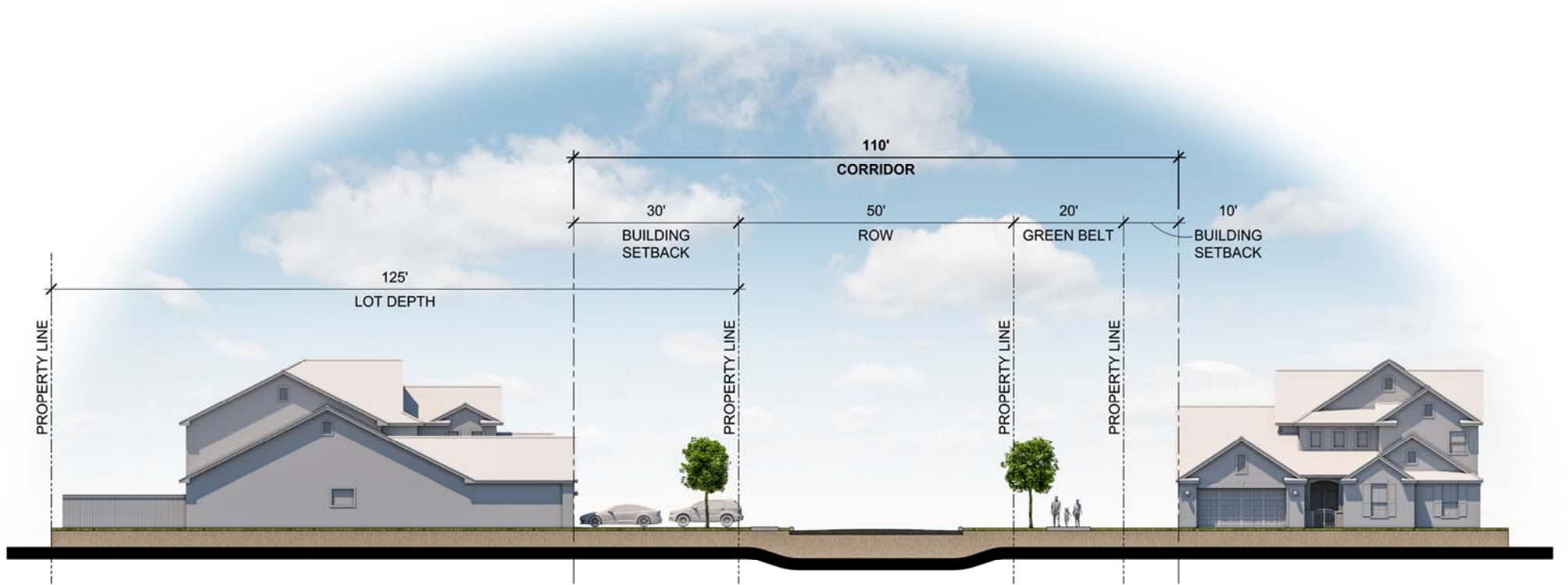


EXHIBIT E