

DEVELOPMENT STANDARDS

PLANNED DEVELOPMENT DISTRICT FOR GARDEN RIDGE COMMERCIAL

TABLE OF CONTENTS

I. General

A. Introduction

II. Zoning Districts (Article 5)

A. Permitted Land Uses (Section 21.5.8)

III. Site Design Standards (Article 9)

A. Landscaping (Section 21.9.7)

IV. Amendments to the Planned Development District

V. Appendices and Attachments

A. Conceptual Site Plan of PDD

GARDEN RIDGE COMMERCIAL

I. General

A. Introduction

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 districts of General Business (GB) District and Manufacturing Light (M-1) District, with the following modifications to the UDC relating to permitted land uses and landscaping:

II. Zoning Districts (Article 5)

A. Permitted Land Uses (Section 21.5.8)

Permitted Use Table. In addition to the permitted uses listed in UDC Table 21.5.8. Permitted Uses as amended, the Office-Warehouse/Distribution Center and Storage/Wholesale Warehouse land uses shall be permitted in areas with a base zoning of General Business (GB) District.

III. Site Design Standards (Article 9)

A. Landscaping (Section 21.9.7)

1. The City's ordinances and standards applicable to the uses on the commercial and industrial lots of the PDD will apply with the following amendments/variances to the sub-sections of the UDC as amended:

Section 21.9.7(E)(2) – Landscape Installation Required. All properties shall provide trees at a ratio of nine (9) trees at 4 inch caliper size per acre (43,560 square feet) of gross lot area.

Section 21.9.7(H)(1)(c) – Parking Area Landscaping – Interior Landscaping. Interior Areas of parking lots shall contain planting islands located so as to best relieve the expanse of paving. Planter islands must be located no further apart than every twelve (12) parking spaces and at the terminus of all rows of parking. Such island shall be a minimum of 200 square feet or ten feet (10') by

twenty feet (20') in size. Each planter island shall contain a minimum of one shade tree at 4 caliper inch size and five shrubs at 3 gallon size.

Section 21.9.7(H)(2) – Parking Area Landscaping – Perimeter Landscaping. All parking lots and vehicular use areas shall be screened from all abutting properties with a wall, fence, hedge, berm or other durable landscape barrier. All parking lots and vehicular use areas shall be screened from all abutting public rights-of-way with a wall, berm or combination of hedge and berm. Any living barrier shall be established in a minimum five foot (5') planting strip. Plants and materials used in living barriers shall be at least thirty inches (30") high at the time of planting and shall be of a type and species that will attain a minimum height of three feet (3') one (1) year after planting. Any landscape barrier not containing live plants or trees shall be a minimum of three feet (3') high at time of installation. Perimeter landscaping shall be designed to screen off-street parking lots and other vehicular use areas from public rights-of-way and adjacent residential properties.

Section 21.9.7(H)(2)(a) – Parking Area Landscaping – Perimeter Landscaping. Whenever an off-street parking or vehicular use area abuts a public right-of-way, except a public alley, a perimeter landscape area of at least fifteen feet (15') in depth shall be maintained between the abutting right-of-way and the off-street parking or vehicular area. These perimeter landscape areas shall contain at least one (1) shade tree at 4 caliper inch size for each fifty linear feet (50'), or fraction thereof, of perimeter area.

Section 21.14.3(C) – Additional Design Requirements – Landscape Buffer. A minimum twenty foot (20') wide landscape buffer shall be provided adjacent to any public right-of-way classified as a Principal Arterial or Secondary Arterial in accordance with Sec. 21.14.1. Trees shall be planted at an average density of one (1) tree per forty linear feet (40') of street frontage at 4 inch caliper size, except for public schools. The landscape buffer shall require an irrigation system and shall be maintained by the property owner. The

landscape buffer and trees shall be installed prior to the issuance of any building permits on the subject property

IV. Amendments to the Planned Development District

Any significant changes from the established standards for the approved PDD, or changes that alter the concept of the PDD will cause the plan to be resubmitted for approval by the Planning and 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. Adjustments to site design elements including but not limited to, parking, building location, stormwater detention, landscaping, will be considered a minor change.

V. Appendices and Attachments

- A. Conceptual Site Plan attached as **Appendix A**