

**YES COMMUNITIES  
MANUFACTURED HOME PARK**

**PLANNED DEVELOPMENT DISTRICT  
CITY OF SCHERTZ, GUADALUPE COUNTY TEXAS**

Prepared by



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Firm Number 13711**

For:

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- General

Yes Communities Manufactured Home Park is a proposed 12.825 acre single family residential type of development designed for the placement of homes that are transported to the site by means of attached axles or trailers. The site is located off of Maske Road approximately 1,500 feet west of Schertz Parkway within the City of Schertz, Guadalupe County, Texas. The property is partly developed with a manufactured home park, private streets, water, sewer, and electric lines serving the property consisting of approximately 12.85 acres. The owners wish to continue developing the remaining portion of the property; however the city's master thoroughfare plan has the extension of Live Oak running through the subject tract as well as the site needing a second access point. This road dedication, floodplain and city's new changes to the development articles regarding manufactured homes will not allow for the continuation of the existing tract size, spacing or layout of the development as platted.

This development has been previously platted as one lot, Unit 4 Windy Meadows, and has an approved master plan. There is currently one lot as platted with multiple "Spaces" for manufactured homes. This development will not be creating or dividing out the ownership of the property, just provide lease spaces that will house the manufactured homes.

The Planned Development District (PDD) as described in the following documents will outline how the development can utilize the existing infrastructure while upholding a greater design standard for the manufactured home park.

- Purpose

Provide for adequate space and site diversification for residential purposes that accommodate the design criteria of manufactured homes as used for single family residences. This PDD will allow for adequate vehicular and pedestrian circulation, promote housing densities compatible with existing and future public support facilities, promote the best desirable land use for this property as well as promote stability of this development.

- Development Standards

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 Manufactured Home Parks District (MHP) with the following modifications.

## **AFFECTED UDC ARTICLES**

### **1. Manufactured Homes and RV Parks (Article 6)**

#### **C. Minimum Site Requirements:**

##### **(1) Setbacks:**

- (a) Each dwelling unit shall have a minimum setback of twenty feet (20') from all other dwelling units. Any structure attached to the home shall be considered a part of the home and must maintain the minimum separation distance.
- (b) Each dwelling unit shall have a minimum setback of fifteen feet (15') from access easements.
- (c) Each dwelling unit shall have a minimum setback of ten feet (10') from public Right-Of-Way and perimeter property fencing.

##### **(2) Storage Facilities:**

- (a) A maximum one hundred twenty (120) square foot accessory building may be provided for each dwelling unit to be utilized solely for storage of personal items belonging to the owner or tenant of the space. All accessory structures shall have a minimum setback of fifteen feet (15') from all other dwelling units.

#### **D. Access, Traffic Circulation and Parking:**

- (1) Private roads will be constructed from a standard pavement section consisting of compacted subgrade, base, and a surface treatment or engineered section. The pavement section will have a minimum pavement width of thirty (30) feet.
- (2) Common area parking will be provided at thirty two (32) additional parking spaces located within the development separate from the parking pad located at each residence. The additional parking spaces will have a dimension of twenty (20) feet perpendicular to the curb and ten (10) feet parallel to the curb line. See the Site Plan for location.
- (3) Onsite parking will be provided with a private parking pad to serve each house. Parking pads will consist of concrete or asphalt pavement and have twenty (20) foot by twenty (20) foot dimensions.
- (4) Sidewalks will be constructed adjacent to public ROW's and to a width and specification as it pertains to the City of Schertz's Public Works Design Criteria as part of the new road section.

#### **E. Recreation Area:**

- (1) Individuals within this development shall have access to other YES Communities common areas within Units 1-3 of the Windy Meadows development. This is to include the amenity center, private park pavilion basketball court, swimming pool, and picnic and BBQ areas.

#### **F. Screening and Buffering**

- (1) Street Buffer (Future Live Oak)

- (a) A five foot (5') street buffer for the future Live Oak alignment shall be placed along the proposed alignment of Live Oak as shown on the associated site plan. The buffer shall include a masonry fence that shall be no less than six feet (6') and no greater than eight feet (8') in height. The product known as "Fencecrete" will be an acceptable masonry material for this fence or approved equal. The fence shall terminate at the property boundaries or sooner if sight visibility becomes an issue at future or current intersections.
- (b) The landscaping within the street buffer shall consist of eight (8) planters spaced no less than eighty feet (80') and no more than one hundred feet (100') apart. Each planter shall include a total of twelve and a half caliper inches (12.5") of trees planted, with the minimum tree size being two and a half caliper inches (2.5") and the maximum number of trees being five (5). Each planter shall also include twenty (20) shrubs, with the minimum shrub size being five (5) gallons.

(2) Street Screening (Maske Road)

- (a) An upgraded screening fence shall be installed along Maske Road that as shown on the site plan. The fence shall consist of treated lumber including a top rail with concrete or masonry columns placed at maximum intervals of forty (40) feet or a fence of complete masonry similar to the Live Oak screening fence. The height of the fence shall be no less than six (6) feet and no greater than eight (8) feet. The fence shall terminate at the property boundaries or sooner if sight visibility becomes an issue at future or current intersections.

**2. Amendments to the Planned Development District (PDD)**

Any significant future changes from the established Dimensional Requirements for the approved PDD, or changes that alter the concept of the PDD and/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.