

Graytown Estate Neighborhood Planned Development District (ENPDD)

The Property:

The property is comprised of 204 acres total, which will be rezoned to Planned Development District (PDD), while aiming to follow the regulations established in the Unified Development Code (Section 21.5.13) for the Estate Neighborhood Planned Development District (ENPDD) model. As outlined in the Conceptual Master Development Plan (Exhibit A), the entire acreage will be developed in accordance with the base zoning district of Single-Family Residential/Agricultural District (RA). The property borders on Graytown Rd., Boenig Rd., Scenic Lake Rd., and I-10E. Unless otherwise specified herein, all future development on the property shall be governed by the UDC as amended.

AFFECTED UDC ARTICLES

UDC Section 21.5.7 Dimensional and Development Standards:

Two lot sizes will be introduced and developed in the ENPDD. They are coded as SF80 and SF100. The dimensional standards of these two lot sizes are described in Table 1. A minimum of 50% of the total lots in the Graytown ENPDD shall be SF100 lots.

Table 1- Dimensional Requirements

Code	Classification	Min. Area	Min. Width	Min. Depth	Min. Front Setback	Min. Side Setback	Min. Rear Setback	Min. Parking	Max Height	Max Impervious Cover
SF80	Single Family	10,400	80'	130'	25'	10'	20'	2	35'	50%
SF100	Single Family	13,000	100'	130'	25'	10'	20'	2	35'	50%

UDC Section 21.5.13.F.1 Estate Neighborhood Planned Development District (ENPDD) Development Standards – Residential Density

The maximum gross density established in the Graytown ENPDD shall be 2 dwelling units per acre. The proposed gross density in the Conceptual Master Development Plan (Exhibit A) is 1.47 dwelling units per acre.

UDC Section 21.5.13.F.2.a Estate Neighborhood Planned Development District (ENPDD) Development Standards – Open Space Requirement

A minimum of forty one percent (41%) of the gross total acreage in the application, including developable and undevelopable land, shall be designated as open space for natural habitat, passive recreation, and/or conservation or preservation, including conservation for agricultural and forestry uses. Forty one percent (41%) of the proposed PDD amounts to 84.37 acres. Of the 84.37 acres of open space, 43.58 acres are part of the public park, of which 10.58 acres are outside

of the floodplain and 33 acres are within the floodplain. Graytown will contribute improvements to the open space to allow for both passive and active recreational uses. These improvements will include a playscape/playground, pavilion, parking lot, restrooms, baseball back-stop, and pedestrian pathway (Exhibit B & B1).

Active recreation uses may be permitted, but the area designated for such active recreation uses shall not exceed ten percent (10%) of the total required open space. The design criteria for such open space shall be as follows:

- i. Where possible, priority shall be placed on preserving drainage corridors, creeks, steep slopes, wooded areas, view sheds, and other environmental elements that can be featured within the EN District. Where possible, designated open space shall be contiguous with existing open space uses on adjacent parcels in order to provide large expanses of open space.
- ii. Open space in EN Districts shall be physically connected, whenever possible, to the Schertz Open Space System outlined in the Schertz Parks Master Plan and North and South Schertz Framework Plans. Designated public trail systems which abut an EN District shall be connected through the subdivision.
- iii. Access shall be provided to designated active or passive recreation areas or open space or natural areas from one or more streets in the EN subdivision.
- iv. Access will not be required if the open space is to remain in active agriculture or forestry or if the natural areas contain habitat where public access should be limited.

UDC Section 21.11.15 Subdivision Entry Signs

B. Maximum Height: Subdivision entry signs shall be monument signs and shall have a maximum height of six feet (6'), unless it is incorporated into the masonry perimeter fence on Graytown Rd. that is required by the UDC to be eight feet (8') in height, in which case the subdivision entry signs and the return walls leading to the first intersection within the community shall also have a maximum height of eight feet (8').

D. Maximum Number of Signs: Subdivision entry signs will be located at the three (3) entrances on Graytown Rd. No more than one (1) subdivision entry sign shall be permitted at each subdivision entrance on Graytown Rd., unless such subdivision entry sign is incorporated into a masonry perimeter fence, in which case there may be allowed two (2) subdivision entry signs (one on either side of the subdivision entrance and incorporated into a masonry perimeter fence).

UDC Section 21.11.18 Development Signs

C. Number of Signs: Community shall be permitted one sign per entry of a residential subdivision not to exceed four (4) total signs. The area and height of the signs shall be in accordance with UDC requirements.

D. Duration: Development signs shall be installed after approval of the final plat for a residential subdivision. Signs are permitted for the community for a duration of ten (10) years from the plat recordation of the first plat of the subdivision.

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:

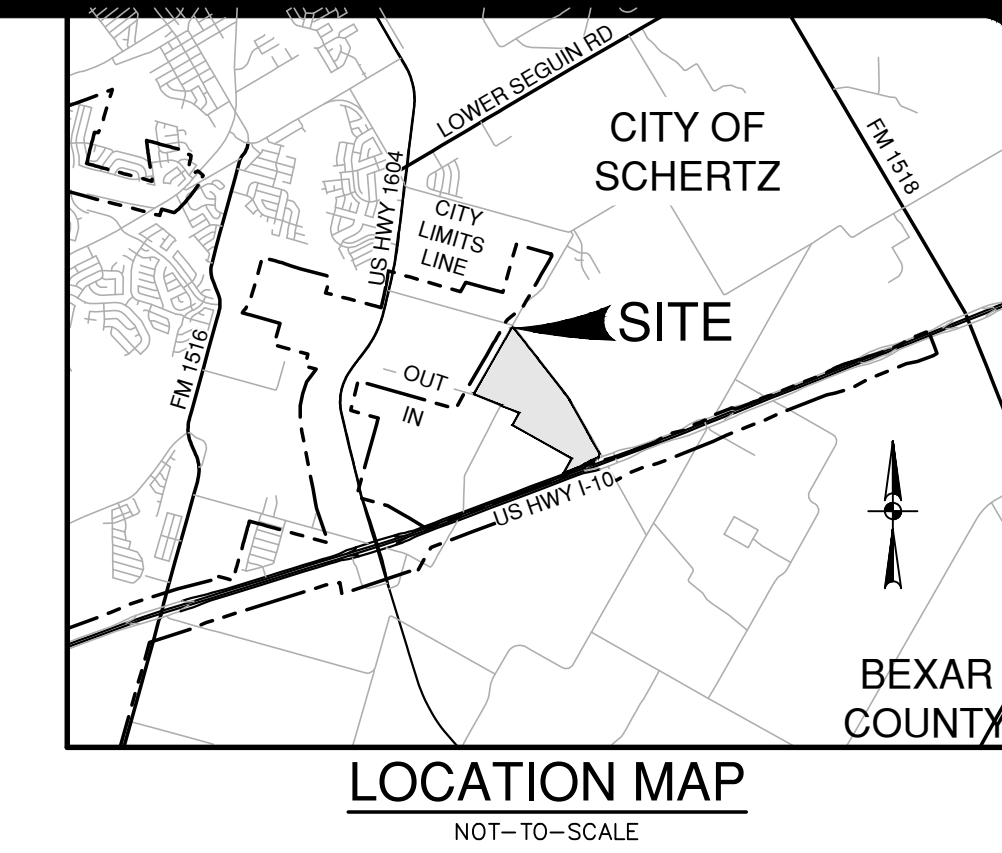
- Exhibit A: Conceptual Master Development Plan
- Exhibit B & B1: Overall Open Space & Park Plan

CURVE TABLE					LINE TABLE			LINE TABLE		
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
C1	325.06	90°07'59"	S7°08'28"W	460.23	L1	N37°26'03"W	123.61	L29	S60°00'00"W	38.50
C2	14.00	90°00'00"	S7°04'28"W	19.80	L2	N34°04'47"W	144.31	L30	S30°00'00"W	184.11
C3	665.11	22°04'28"	S41°02'14"W	254.67	L3	N29°20'37"W	271.85	L31	S81°46'18"W	108.18
C4	45.01	27°51'10"	S53°46'52"E	21.66	L4	N60°20'23"E	236.02	L32	S58°39'16"W	122.18
C5	75.01	105°41'16"	N46°45'30"W	119.57	L5	N30°24'43"W	15.93	L33	N54°56'26"E	159.91
C6	355.06	90°00'00"	N75°00'00"E	502.13	L6	N23°53'55"W	25.49	L34	N30°28'14"W	131.24
C7	483.09	30°00'00"	S45°00'00"W	250.07	L7	N49°10'12"E	136.40	L35	N54°31'46"E	40.10
C8	100.00	30°05'22"	N66°43'37"E	51.91	L8	S51°40'57"W	92.11	L36	N51°40'59"E	122.03
C9	100.00	51°46'18"	S55°53'09"W	87.32	L9	N37°59'32"W	130.02	L37	N81°46'18"E	95.91
C10	328.09	30°00'00"	N45°00'00"E	169.83	L10	S30°00'00"W	109.17	L38	S30°00'00"W	156.21
C11	100.00	30°00'00"	S45°00'00"W	51.76	L11	N60°00'00"W	82.57	L39	S60°00'00"W	53.23
C12	200.03	90°00'00"	N75°00'00"E	282.89	L12	N22°17'33"E	60.96	L40	S181°14'2"E	51.07
C13	100.00	41°46'18"	N39°06'51"W	71.30	L13	N64°30'55"W	104.30	L41	N52°12'27"E	189.58
C14	645.11	5°02'10"	N31°33'43"W	56.68	L14	S76°49'28"W	166.27	L42	N34°04'48"W	83.16
C15	645.11	59°02'38"	N0°28'41"E	635.76	L15	S45°32'23"W	52.53	L43	S29°16'43"E	50.01
C16	300.05	89°18'43"	N74°39'22"E	421.78	L16	S14°37'50"W	163.81	L44	N37°59'32"W	122.12
C17	300.05	90°07'59"	S7°08'28"W	424.83	L17	S42°34'5"E	109.96	L45	S13°24'29"W	60.42
C18	335.06	5°02'10"	N31°33'43"W	29.44	L18	N22°17'33"E	130.02	L46	N60°41'17"W	202.36
C19	335.06	59°02'38"	N0°28'41"E	330.20	L20	S67°42'27"E	40.01	L47	N39°51'17"W	135.60
C20	200.03	85°24'54"	S56°30'55"W	30.98	L21	S22°17'33"E	130.02	L48	S22°17'33"E	49.45
C21	200.03	22°04'28"	S41°02'14"W	76.59	L22	S67°42'27"E	25.67	L49	S00°00'43"W	57.25
C22	200.03	67°55'32"	N35°74'46"W	223.50	L23	S39°51'17"E	204.01	L50	S30°00'00"W	180.07
C23	200.03	22°04'28"	S41°02'14"W	76.59	L24	S30°00'00"W	96.50	L51	S22°17'33"E	68.01
C24	100.00	16°35'31"	S21°42'14"W	28.86	L25	N9°38'08"W	145.35	L52	N34°04'48"W	83.16
C25	200.03	22°04'28"	S41°02'14"W	76.59	L26	S67°42'27"E	400.07	L53	N60°57'22"E	60.22
C26	100.02	20°08'43"	S40°14'22"W	34.99	L27	N67°42'27"E	842.91	L54	N52°04'28"E	190.17
C27	510.09	22°04'28"	S41°02'14"W	195.31	L28	S30°00'00"W	2303.73			
C28	100.02	74°2'27"	S26°08'47"W	13.44						
C29	200.03	20°50'00"	S50°16'17"E	72.33						
C30	200.03	27°51'10"	N53°46'52"W	96.29						
C31	901.70	56°53'16"	S89°09'29"E	858.96						
C32	719.28	27°40'44"	S73°05'44"E	344.11						

NOTES:

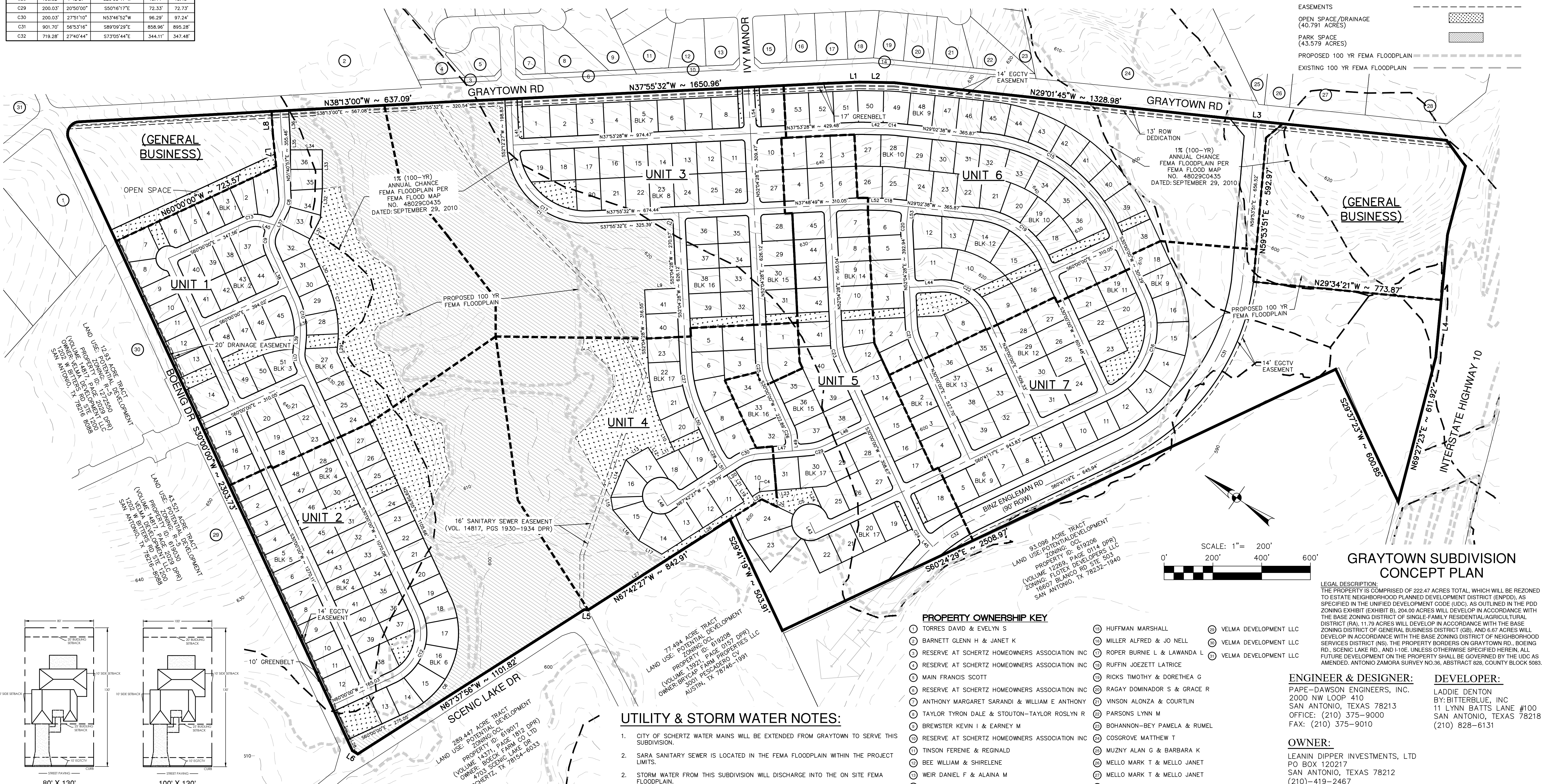
- ALL INTERNAL STREETS WITHIN THE M.D.P. LIMITS ARE LOCAL "A" WITH A 50' R.O.W., 30' PAVEMENT AND 10' PARKWAYS UNLESS OTHERWISE NOTED.
- THIS PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- UTILITY SERVICE PROVIDED BY THE FOLLOWING ENTITIES:
WATER SERVICE: CITY OF SCHERTZ
SEWER SERVICE: CITY OF SCHERTZ/SARA
TELEPHONE SERVICE: AT&T
CABLE TELEVISION: SPECTRUM
ELECTRIC: CVCC
GAS: CENTERPOINT ENERGY
- THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS REQUIRED BY THE PROPOSED ESTATE NEIGHBORHOOD PLANNED DEVELOPMENT DISTRICT (PDD).
- A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN LATEST EDITION OF AASHTO MANUAL.
- 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.
- ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 48029C0435, DATED SEPTEMBER 29, 2010, GRAYTOWN CONTAINS AREAS OF ZONE A FLOODPLAIN, WHICH IS DESIGNATED AS 100-YEAR FLOODPLAIN.
- IF FLOODPLAIN EXISTS ON THE PROPERTY, PROVIDE A NOTE STATING THAT ANY DEVELOPMENT SHALL BE IN ACCORDANCE WITH FLOODPLAIN 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.

LAND USE DENSITY TABLE										
UNIT	TOTAL ACREAGE	LAND USE	DRAINAGE/OPEN SPACE (ACREAGE)	RESIDENTIAL ACREAGE	SF80/SF100 DIMENSIONS	NUMBER OF LOTS	DWELLING UNITS PER TOTAL ACRE	EXISTING ZONING	PROPOSED ZONING	APPROXIMATE UNIT SCHEDULE
1	32.31	SINGLE FAMILY RESIDENTIAL	14.12	18.19	80'X130' 100'X130'	51	1.58	GB/M-1	ENPDD	2020
2	29.69	SINGLE FAMILY RESIDENTIAL	14.99	14.70	80'X130' 100'X130'	48	1.62	GB/M-1	ENPDD	2021
3	32.41	SINGLE FAMILY RESIDENTIAL	15.89	16.52	80'X130' 100'X130'	0	1.27	GB/M-1	ENPDD	2020
4	22.01	SINGLE FAMILY RESIDENTIAL	12.78	9.23	80'X130' 100'X130'	0	1.04	GB/M-1	ENPDD	2021
5	22.48	SINGLE FAMILY RESIDENTIAL	3.79	18.69	80'X130' 100'X130'	0	2.00	GB/M-1	ENPDD	2022
6	31.75	SINGLE FAMILY RESIDENTIAL	8.39	23.36	80'X130' 100'X130'	0	1.67	GB/M-1	ENPDD	2023
7	33.36	SINGLE FAMILY RESIDENTIAL	14.41	18.95	80'X130' 100'X130'	0	1.17	GB/M-1	ENPDD	2024
TOTAL	204.00		84.37	119.64	-	300	1.47	-	-	-



LEGEND

- OVERALL BOUNDARY: Solid line
- RIGHT OF WAY: Dashed line
- PHASING LIMITS: Dotted line
- CONTOURS: Dashed line with elevation (e.g., 976)
- EASEMENTS: Dotted pattern
- OPEN SPACE/DRAINAGE (40.791 ACRES): Stippled pattern
- PARK SPACE (43.579 ACRES): Cross-hatched pattern
- PROPOSED 100 YR FEMA FLOODPLAIN: Dashed line with wavy pattern
- EXISTING 100 YR FEMA FLOODPLAIN: Solid line with wavy pattern



DATE	NO.	REVISION

PAPE-DAWSON ENGINEERS
 SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TBPES FIRM REGISTRATION #070 | TBPES FIRM REGISTRATION #108880

GRAYTOWN SUBDIVISION
 SCHERTZ, TEXAS
 CONCEPT PLAN

PROPERTY OWNERSHIP KEY

- 1 TORRES DAVID & EVELYN S
- 2 BARNETT GLENN H & JANET K
- 3 RESERVE AT SCHERTZ HOMEOWNERS ASSOCIATION INC
- 4 RESERVE AT SCHERTZ HOMEOWNERS ASSOCIATION INC
- 5 MAIN FRANCIS SCOTT
- 6 RESERVE AT SCHERTZ HOMEOWNERS ASSOCIATION INC
- 7 ANTHONY MARGARET SARANDI & WILLIAM E ANTHONY
- 8 TAYLOR TYRON DALE & STOUTON-TAYLOR ROSLYN R
- 9 BREWSTER KEVIN I & EARNEY M
- 10 RESERVE AT SCHERTZ HOMEOWNERS ASSOCIATION INC
- 11 TINSON FERENIE & REGINALD
- 12 BEE WILLIAM & SHIRELENE
- 13 WEIR DANIEL F & ALAINA M
- 14 RESERVE AT SCHERTZ HOMEOWNERS ASSOCIATION INC
- 15 HUFFMAN MARSHALL
- 16 MILLER ALFRED & JO NELL
- 17 ROPER BURNIE L & LAWANDA L
- 18 RUFFIN JOEZEIT LATRICE
- 19 RICKS TIMOTHY & DORETHEA G
- 20 RAGAY DOMINADOR S & GRACE R
- 21 VINSON ALONZA & COURTLYN
- 22 PARSONS LYNN M
- 23 BOHANNON-BEY PAMELA & RUMEL
- 24 COSOROVE MATTHEW T
- 25 MUZYNY ALAN G & BARBARA K
- 26 MELLO MARK T & MELLO JANET
- 27 MELLO MARK T & MELLO JANET
- 28 KGG ENTERPRISES
- 29 VELMA DEVELOPMENT LLC
- 30 VELMA DEVELOPMENT LLC
- 31 VELMA DEVELOPMENT LLC

ENGINEER & DESIGNER:

PAPE-DAWSON ENGINEERS, INC.
 2000 NW LOOP 410
 SAN ANTONIO, TEXAS 78213
 OFFICE: (210) 375-9000
 FAX: (210) 375-9010

DEVELOPER:

LADDIE DENTON
 BY: BITTERBLUE, INC
 11 LYNN BATTS LANE #100
 SAN ANTONIO, TEXAS 78218
 (210) 828-6131

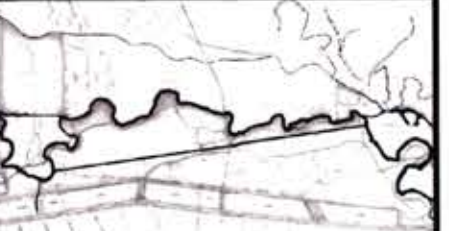
OWNER:

LEANN DIPPER INVESTMENTS, LTD
 PO BOX 120217
 SAN ANTONIO, TEXAS 78212
 (210)-419-2467

PREPARED: AUGUST 19, 2020

PLAT NO.	JOB NO.	DATE	DESIGNER	CHECKED	DRAWN	SHEET
-	11686-00	AUGUST 2020	RD	BL	RD	1 of 1

Date: Aug 27, 2020, 5:19pm, User: ID: bshaharshi, File: P:\16166\100\Design\Exhibits\CMPT168000.dwg
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Graytown Valley Municipal Park

Overall Conceptual Plan

Dixie Watkins III & Associates

Landscape Architecture
Land Planning
Natural & Cultural Resource Management
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(210) 824-7836 FAX 824-0128
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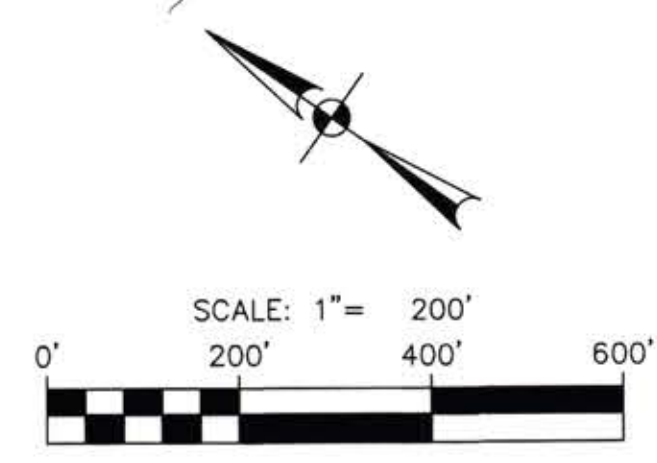
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SHEET

Sheet 2 of 2



***NOTE: All improvements outside of Phase One are for conceptual planning purposes only, and will be the responsibility of the City of Schertz**

Graytown Valley Park, Overall Conceptual Plan



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Graytown Valley Municipal Park

Phase One Improvements

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 Land Planning
 Natural & Cultural Resource Management
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SHEET
 Sheet 1 of 2

Graytown Valley Park, Phase One Improvements

Scale 1" = 50'