

**SADDLEBROOK RANCH**

A Planned Development District  
Schertz, Texas

January 2021

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## SADDLEBROOK RANCH

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### I. General

#### A. Introduction

Understanding that there would be circumstances in which a development might not be able to adhere to the strict regulations and design standards set forth in the Schertz Unified Development Code (UDC), the UDC established Article 5, Section 21.5.10, a Planned Development District (**PDD**), as an alternative approach to conventional land development.

The City of Schertz Unified Development Code as amended will govern development of the property, except for the following statements.

Development within the subject property is subject to general development plan review and approval by the City Council. Such general development plan review is to ensure conformance with the guidelines required herein and the goals and objectives of the City of Schertz Comprehensive Plan.

#### B. Purpose and Intent

The purpose of PDD regulations is to encourage and promote more creative, innovative, and imaginative land development than would not be possible under the regulations found in a typical zoning district. The intent is to allow substantial flexibility in planning, design and development standards in exchange for greater land values and amenities, such as enhanced parkland and open space, preservation of natural resources, pedestrian friendly environment, and deviation from the typical traffic patterns. It is this intrinsic flexibility, in the form of relief from the normal zoning ordinances, design standards, land use densities, and subdivision regulations, that allows for the definition of uses, densities and standards that will permit the alternative planning associated with a PDD and this development known as Saddlebrook Ranch ("**Saddlebrook**").

#### C. The Property

The attached metes and bounds (Exhibit "C") place the property within the corporate limits of the City of Schertz upon annexation and Bexar County, Texas. The property is bounded on the north by Raf Burnette Road and on the south by Lower Seguin Road and intersected by the extension of FM 3009. The property contains 217.59 acres of land.

Analysis of the property does not reveal any physical constraints or potential health or safety hazards. Further evaluation of the tract reveals that utilities are available and that the property's demands can be served.

The Overall Recreation and Open Space Master Plan (exhibit "A") are proposed. Such amenities will include both passive and active areas, as well as pathways and hike and bike trails. Multi-purpose walkways will provide links between park areas, open spaces, neighborhood units, a school site, and such amenities as playscapes, sports courts, picnic tables, and natural water features. All of which to promote a safe and pedestrian friendly environment and overall livable community.

<b>Table One – Units and Land Use</b>	
<b>Unit</b>	<b>Land Use</b>
1	SF – 55' Lots & Drainage - Open Space
2	SF – 60' Lots & Drainage - Open Space
3	SF – 70' Lots & Park Area & Drainage - Open Space
4	SF – 60' Lots
5	SF - 70' Lots
6	SF - 55' Lots
7	SF – 60' Lots & Drainage - Open Space
8	SF – 60' Lots & Drainage - Open Space
9	SF – 55' Lots & Garden Home & Park Area
10	SF – 55' Lots & Garden Home & Drainage - Open Space
11	Commercial
12	Lift Station
13	Drainage Easement - Open Space

**Affected UDC Articles**

**II. Zoning Districts (Article 5)**

There are circumstances, due to property constraints or external factors, which do not always support the notion that one size fits all especially in applying zoning subdivision codes as such relates to property development.

As a planned development, the attached PDD Master Plan (Exhibit “B”) as well as this document defines the types of uses for this proposed PDD. The plan delineates land uses that are both commercial and residential in character as well as shows parks, and open space. This document requests that those Articles and Sections affected by the zoning change be amended or modified and granted by ordinance. The following districts would be defined or modified as:

A. Single-Family Residential District per the PDD

Each area, as shown and identified on the PDD Master Plan, is comprised of a single-family residential dwelling on four (4) minimum size lots of 6,875 sf for 55-foot wide lots, 7,080 sf for 60-foot wide lots, 8,260 sf for 70-foot wide lots, and a garden home minimum lot size of 5,000 sf. The SF 55, SF 60, & SF 70 residential district areas will be subject to the same zoning regulations as the Single Family Residential District (R-1) in the Schertz UDC, and the Garden residential district areas will be

subject to the same zoning regulations as the Garden Home District (GH) in the Schertz UDC, unless otherwise stated in the following development standards.

#### B. Commercial District per the PDD

There are approximately 3.427 acres along the Principal Arterial (FM 3009) thoroughfare extension that is considered commercial use. Commercial use areas will be subject to the same land use restrictions as the General Business District (**GB**) as stated in the Schertz UDC 21.5.6 (C) General Business District (GB), unless otherwise stated in the following development standards.

#### C. Dimensional and Developmental Standards (Section 21.5.7)

The applicable dimensional and development standards for the land use districts are shown in Table Two and reflect those changes proposed by this PDD development.

##### 1. Additional Standards

Lots developed under this PDD for residential purposes will comply with the minimum requirements established in Table Two. Such lots designated as residential will have at least the minimum area and width and depth indicated in Table Two of this proposal.

No portion of the main or primary structure on a residential lot may be located any closer to any lot line or to the street right-of-way line than is authorized in Table Two. The front yard setback shall be measured from the property line to the front face of the main or primary building. Eaves and roof line of the main structure may project into any setback line by no more than two (2) feet.

##### 2. Double Frontage Lots

Where residential lots have double frontage, running from one street to another, no access from the rear of the property will be permitted to the street. Only one access point will be permitted from a residential lot, so long as the access is from the front of the lot. All lots with double frontage within that block will have the same restriction and orientation as the lot on either side. Access in this case shall mean, but not limited to any opening or gate for use by vehicles or pedestrians.

Table Two – Dimensional Requirements											
		Min Lot Size			Min. Yard Setback			Min. Off-Street Parking Spaces	Misc. Requirements		
Code	Classification	Area sf	Width ft	Depth ft	Front ft	Side ft	Rear ft	Parking	Max. Ht.	Max. Cover	Keys
SF 55	Single Family	6,875	55	125	30(c)	10	15	2	35	65%(f) 50%(g)	a, c, f, g
SF 60	Single Family	7,080	60	118	25(d)	10	15	2	35	65%(f) 50%(g)	a, d, f, g
SF 70	Single Family	8,260	70	118	25(d)	10	15	2	35	65%(f) 50%(g)	a, d, f, g
Garden	Single Family	5,000	50	100	10	10	10	2	35	75%	a, e
COMM	Commercial	10,000	100	100	25	10	20	(b)	120	80%	b

Key:

- a. Corner lots against a street, not an alley, shall have a minimum fifteen (15) foot side yard building setback adjacent to the street side.
- b. See Article 10 in the Schertz UDC for parking requirements.
- c. Houses on irregular lots, including cul-de-sacs and knuckle sacs, shall have a minimum front yard setback of 25 feet.
- d. Houses on irregular lots, including cul-de-sacs and knuckle sacs, shall have a minimum front yard setback of 20 feet.
- e. Garden homes require rear ingress/egress, a 30 foot ROW and a twenty-four paved alley shall be provided.
- f. One-story homes to have a maximum impervious coverage at 65%.
- g. Two-story homes to have a maximum impervious coverage at 50%.

3. Height Restriction for Lots abutting the Principal Arterial (FM 3009) and Lower Seguin Road.

Only 25% of the Lots that abut the Principal Arterial and Lower Seguin Road may be two-story homes.

### **III. Special Uses (Article 8)**

#### **A. Home Owners Association - Section 21.8.1(C)**

Even though Saddlebrook is not proposed as a gated community, a Homeowners Association (**HOA**) will be established to provide upkeep within the development including the maintenance of common areas, landscape buffers, and maintaining fences, and/or walls, except for fences and/or walls located on individual or private lots, as well as hiking trails and multi-use paths within the development's common areas.

#### **B. Architectural Review Committee**

The Developer will establish an Architectural Review Committee (**ARC**) which will be responsible for reviewing and approving construction plans for all residential construction within the Saddlebrook PDD. The ARC will consist of members appointed by the Developer until all of the property within the Saddlebrook PDD has been transferred to an independent third party purchaser or to the HOA.

Construction of residential and community amenities within the Saddlebrook PDD shall first be submitted to the ARC for approval and to verify compliance with the terms, conditions and obligations of the PDD and deed restrictions. The ARC shall review such contemplated construction and shall, if approved, provide verification in a form acceptable to the City by which the ARC verifies that the plan for the contemplated construction complies with the PDD and associated guidelines.

### **IV. Site Design Standards (Article 9)**

This proposed development conforms to the Comprehensive Land Plan for orderly and unified development of streets, utilities, neighborhood design, and public land and facilities.

#### **A. Lots (Section 21.9.3)**

Lot sizes and dimensions will conform to the minimum requirements recognized in Table Two of this PDD. In addition, the following requirements will apply to this PDD:

- On a residential corner lot, orientation of the dwelling will be forward facing and in similar physical orientation with the other houses next-door and on the same street. Side orientation will not be permitted;
- No driveway cuts or garage access will be permitted from a side orientation of a corner lot;
- The width of a residential lot located on a cul-de-sac, knuckle or curve will be no less than thirty-nine (39) feet wide at the property line, and at least fifty (50) feet wide at the building line.

### **V. Signs (Article 11)**

#### **A. Subdivision Entry Signs (Section 21.11.15)**

The provisions of this section shall only apply to entry signs that identify the residential or commercial development associated with this PDD and include the Subdivision Entry Signs, Wayfinding Signs, and Park ID Signs.

1. Subdivision Entry Signs (Section 21.11.15)

Subdivision Entry Signs are two types, being Primary Subdivision Entry Signs and Secondary Entry Signs. Primary Subdivision Entry Signs may be located at both sides of the primary entrance into the subdivision located on FM 3009 which meets up with the connecting road into Rhine Valley. Secondary entrances may have one (1) subdivision entry sign per entrance which shall be a maximum of seventy-five percent (75%) of the size of the primary entrance sign.

2. Maximum Area

i. Project Entry Signs:

Primary Subdivision Entry Signs will allow for a maximum area not to exceed one-hundred and eighty-seven (187) square feet per sign face and may consist of a surface with lettering and logo or a combination of both.

3. Subdivision Entry Feature

An entry feature which is appropriate in scale to the size of the development and incorporating masonry walls, berms and/or decorative fencing, in combination with the Primary Subdivision Entry Signs, may be constructed at the primary subdivision entrance on FM 3009 and the Secondary Entry locations provided the maximum area per entry sign(s) shall not exceed the square footage noted above.

B. Development Signs (Section 21.11.18)

Development Signs are typically wood, durable plastic, or metal and advertise the community, builders, land uses within the community, and communities within the development. The signs may also be used for providing traffic direction to specific internal destinations. Development signs may be categorized into two types, being Wayfinding Signs and Model ID Signs.

Wayfinding signs will give directional cues to drivers to locate the Parks, trailheads, the next door school and builder model homes. The Model ID Signs may be monument signs and are made of wood, masonry, or metal built signs that are located at a builder's Model Home, identifying the builder name and to clearly designate that the home is a Model Home.

1. Maximum Area

Wayfinding Signs: Wayfinding Signs are internal to the community, and shall not exceed thirty-two (32) square feet per sign face. These signs will be double-faced and placed perpendicular to the street

2. Maximum Height

Wayfinding Signs: Wayfinding Signs shall not exceed eight (8) feet in height.

Model ID Signs: The Model ID Signs, will allow for a maximum face height of six (6) feet.

3. Number of Signs

Wayfinding Signs: One Wayfinding Signs is allowed per the number of recorded Units.

Model ID Signs: One Model ID Sign may be installed at each Model Home.

4. Duration

Wayfinding Signs: Wayfinding Signs per Unit may be installed at any time after approval and recordation of the Final Plat for each Unit identified on the Master Development Plan (Exhibit "B").

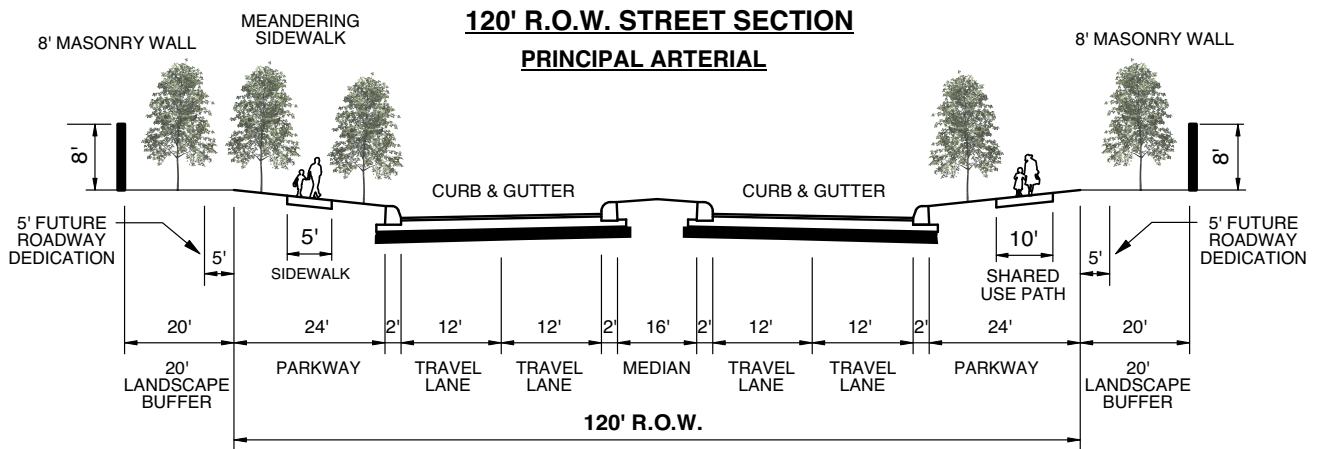
Model ID Signs: The Model ID Signs may be installed at any time after the approval and recordation of the Final Plat of the Unit in which the Model Home resides. The Model ID Signs must be removed when a model home is sold and closes.

**VI. Transportation (Article 14)**

A. Street Improvement Standards (Section 21.14.1)

Street Improvement Standards for the Saddlebrook master development plan are described in Table Three.

<b>Table Three – Street Improvement Standards</b>					
<b>Classification</b>	<b>ROW</b>	<b>Pavement</b>	<b>Drainage Width</b>	<b>Sidewalk Width</b>	<b>Hike/Bike Trail</b>
Principal Arterial – w/ 10' Future Roadway Dedication	120 feet	48 feet (see Section Drawing)	Curb or Curb and Gutter	5 feet one side	10 feet other side
Collector – Local B Residential	60 feet	42 feet	Curb or Curb and Gutter	5 feet both sides	-
Local Street – Local A Residential	50 feet	30 feet	Curb or Curb and Gutter	5 feet both sides	-
Paved Alley	30 feet	24 feet Rear Ingress/Egress	Curb or Curb and Gutter	None	-



Note: Only 25% of the Lots that abut the Principal Arterial and Lower Sequin Road may be two-story homes.

## VII. 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.

**SADDLEBROOK RANCH PDD  
SCHERTZ, TEXAS**

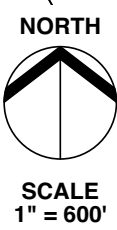
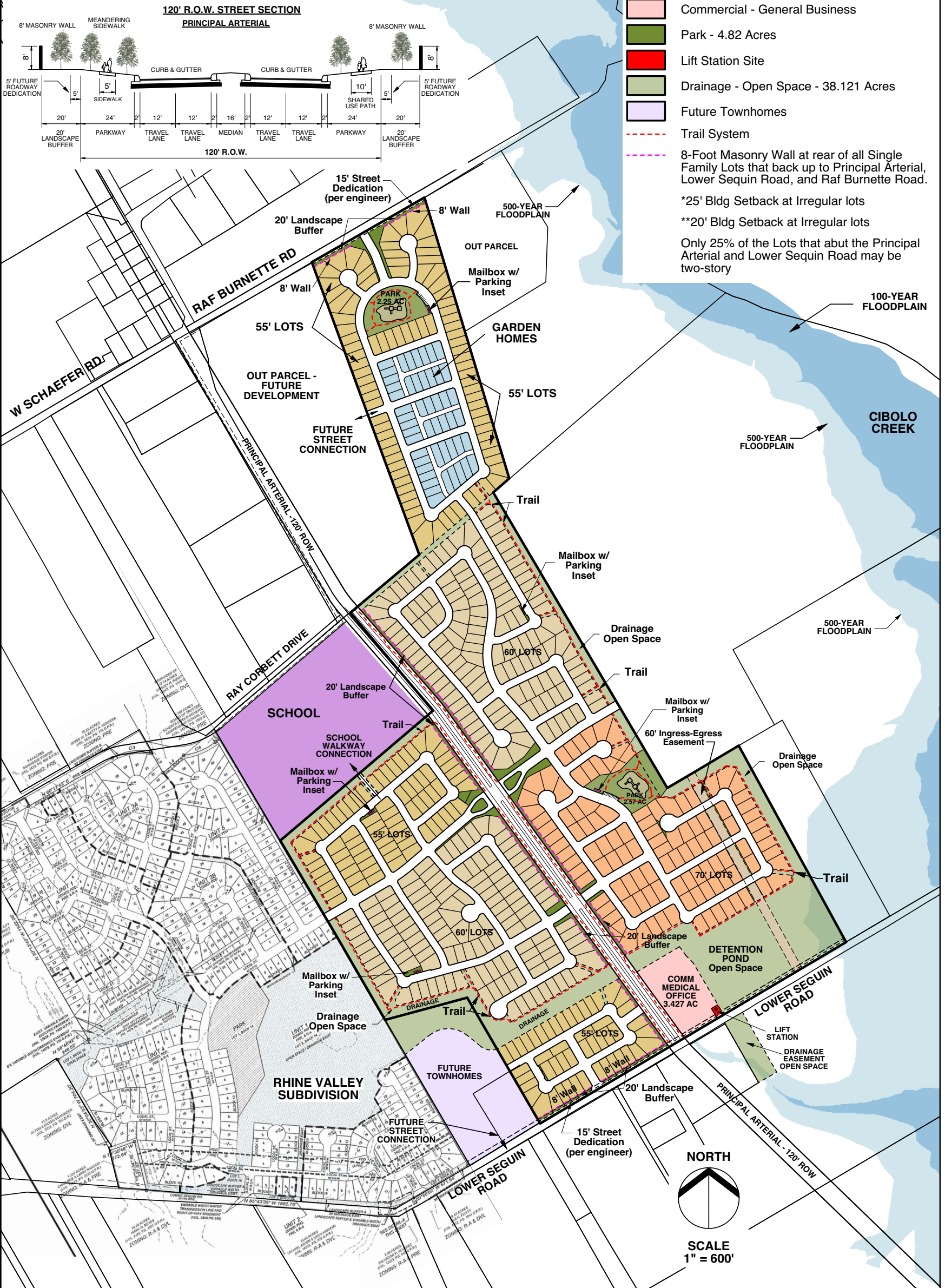
**MASTER PLAN 35  
TOTAL PROJECT AREA 217.59 ± AC**

**EXHIBIT "A"  
CONCEPTUAL  
Overall Recreation  
and Open Space Plan**

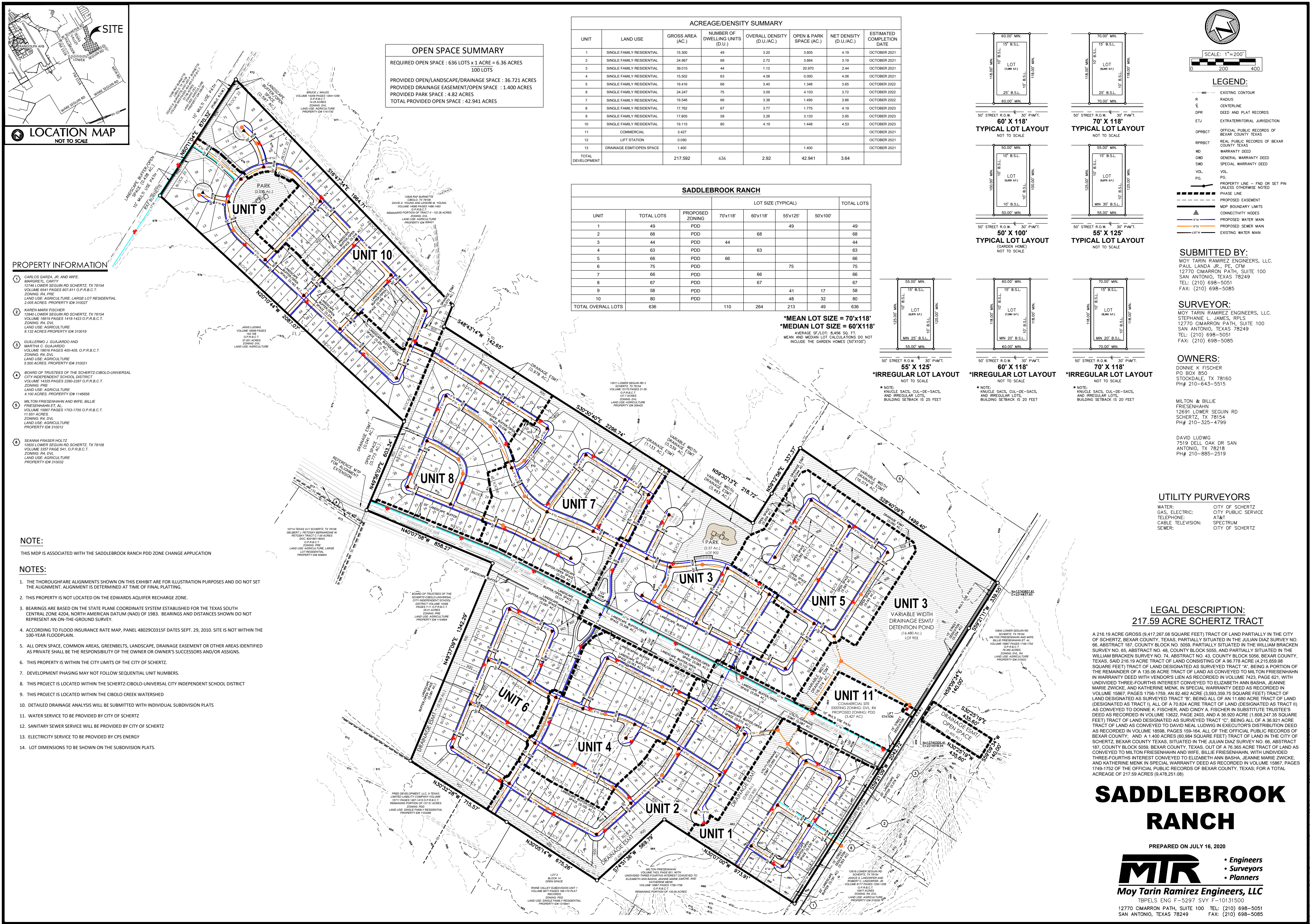
Legend	Lot Count	Typ Size	
	49 Lots	50' X 120'	Alleys One-Way
	213 Lots	55' X 125'	*30' Bldg Setback
	264 Lots	60' X 118'	**See Note
	110 Lots	70' X 118'	**See Note
<b>TOTALS</b>	<b>636 Lots</b>		

Average Lot Size - 8,456 SF - Excluding Garden Lots

- Commercial - General Business
- Park - 4.82 Acres
- Lift Station Site
- Drainage - Open Space - 38.121 Acres
- Future Townhomes
- Trail System
- 8-Foot Masonry Wall at rear of all Single Family Lots that back up to Principal Arterial, Lower Sequin Road, and Raf Burnette Road.
- \*25' Bldg Setback at Irregular lots
- \*\*20' Bldg Setback at Irregular lots
- Only 25% of the Lots that about the Principal Arterial and Lower Sequin Road may be two-story



**EXHIBIT "B"  
CONCEPTUAL**





• Engineers  
• Surveyors  
• Planners

**Moy Tarin Ramirez Engineers, LLC**

Field Notes for a Tract of Land  
Containing 229.478 acre (9,996,064.69 square feet)

A 229.478 acre (9,996,064.69 square feet) tract of land partially in the City of Schertz, Bexar County, Texas, partially situated in the Julian Diaz Survey No. 66, Abstract 187, County Block No. 5059, partially situated in the William Bracken Survey No. 65, Abstract No. 48, County Block 5055, and partially situated in the William Bracken Survey No. 74, Abstract No. 43, County Block 5056, Bexar County, Texas, said 229.478 acre (9,996,064.69 square feet) tract of land being comprised of a portion of a called 135.06 acre tract of land as conveyed to Elizabeth Ann Basha, Jeanne Marie Zwicke, and Katherine Menk in Special Warranty Deed as recorded in Volume 15867, Page 1756, all of a called 11.680 acre tract of land designated as Tract I, and all of a called 70.824 acre tract of land designated as Tract II, as conveyed to Donnie K. Fischer and Cindy A. Fischer in Substitute Trustee's Deed as recorded in Volume 13622, Page 2403, and all of a called 36.921 acre tract of land as conveyed to David Neal Ludwig and Janis Ludwig in Executor's Distribution Deed as recorded in Volume 18598, Page 159, all of the Official Public Records of Bexar County, Texas, said 229.478 acre (9,996,064.69 square feet) tract of land being more particularly described as follows:

**Beginning:** at a found 5/8" iron pipe on the northwesterly right of way line of Lower Seguin Road, a public right of way, being the southwest corner of said 135.06 acre tract;

**Thence,** leaving the northwesterly right of way line of Lower Seguin Road, with the southwesterly boundary of said 135.06 acre tract, the following two (2) courses:

North 30 degrees 05 minutes 14 seconds West, a distance of 1803.23 feet to a found iron rod with a yellow plastic cap stamped "BUTZ LAND SURVEYING", being an angle point in the herein described tract;

North 30 degrees 32 minutes 28 seconds West, a distance of 715.57 feet to a found iron rod with a red plastic cap, being the south corner of a called 25.01 acre tract of land as conveyed to Board of Trustees of the Schertz-Cibolo-Universal City Independent School District in Special Warranty Deed as recorded in Volume 14298, Page 7 of the Official Public Records of Bexar County, Texas, said iron rod being the west corner of the herein described tract;

**Thence,** leaving the southwesterly boundary of said 135.06 acre tract, with the south and east boundary of said 25.01 acre tract, the following two (2) courses:

North 49 degrees 37 minutes 09 seconds East, a distance of 1342.29 feet to a found iron rod with a red plastic cap, being the east corner of said 25.01 acre tract, and being an interior corner in the herein described tract;

North 40 degrees 07 minutes 58 seconds West, a distance of 858.27 feet to a found iron rod with a red plastic cap stamped "CEC 210 641-999", being the north corner of said 25.01 acre tract, said iron rod being the south corner of a called 37.921 acre tract of land as conveyed to Janis Ludwig in Executor's Distribution Deed as recorded in Volume 18598, Page 152 of the Official Public Records of Bexar County, Texas, being an angle point in the herein described tract;

**Thence,** with the southeasterly boundary, and the east boundary of said 37.921 acre tract, the following two (2) courses:

North 49 degrees 56 minutes 07 seconds East, a distance of 603.34 feet to a found iron rod with a yellow plastic cap stamped "BUTZ LAND SURVEYING", being the east corner of said 37.921 acre tract, and being the south corner of said 36.921 acre tract;

With the west boundary of said 36.921 acre tract, North 20 degrees 10 minutes 44 seconds West, a distance of 2087.07 feet to a found nail in asphalt on the southeasterly right of way line of Raf Burnette Road, a public right of way, being the northeast corner of said 37.921 acre tract, and being the west corner of said 36.921 acre tract, said nail being the most northerly northwest corner of the herein described tract;

**Thence,** with the southeasterly right of way line of said Raf Burnette Road, and the northerly boundary of said 36.921 acre tract, North 60 degrees 11 minutes 04 seconds East, a distance of 870.32 feet to a found 5/8" iron rod being the northeast corner of said 36.921 acre tract, and being the north corner of the herein described tract;

**Thence**, leaving the southeasterly right of way line of said Raf Burnette Road, with the east boundary of said 36.921 acre tract, South 16 degrees 47 minutes 34 seconds East, a distance of 1964.71 feet to a found ½” iron rod, being the east corner of said 36.921 acre tract, and being an angle point in the herein described tract;

**Thence**, with the southeast boundary of said 36.921 acre tract, South 48 degrees 43 minutes 14 seconds West, a distance of 142.65 feet to a found 5/8” iron pipe, being the north corner of said 135.06 acre tract, and being an angle point in the herein described tract;

**Thence**, with the easterly boundary of said 135.06 acre tract, South 30 degrees 30 minutes 40 seconds East, a distance of 2296.74 feet to a found 5/8” iron pipe on the northerly boundary of said 70.824 acre tract, being an angle point in the herein described tract;

**Thence**, with the northerly boundary of said 70.824 acre tract, North 59 degrees 30 minutes 13 seconds East, a distance of 218.72 feet to a found iron rod with a destroyed yellow plastic cap, being the north corner of said 70.824 acre tract, and being the west corner of said 11.680 acre tract;

**Thence**, with the northerly boundary of said 11.680 acre tract, North 59 degrees 12 minutes 56 seconds East, a distance of 337.37 feet to a found ½” iron rod, being the north corner of said 11.680 acre tract, being an angle point in the herein described tract;

**Thence**, with the easterly boundary of said 11.680 acre tract, South 28 degrees 40 minutes 09 seconds East, a distance of 1499.40 feet to a found ½” iron rod on the northwesterly right of way line of said Lower Seguin Road, being the east corner of said 11.680 acre tract, and being the most easterly corner of the herein described tract;

**Thence**, with the northwesterly right of way line of said Lower Seguin Road, the following three (3) courses:

With the southerly boundary of said 11.680 acre tract, South 59 degrees 21 minutes 11 seconds West, a distance of 339.55 feet to a found ½” iron rod, being the south corner of said 11.680 acre tract, being the east corner of said 70.824 acre tract, said iron rod being an angle point in the herein described tract;

With the southerly boundary of said 70.824 acre tract, South 59 degrees 21 minutes 09 seconds West, a distance of 2042.72 feet to a found 5/8” iron pipe, being the south corner of said 70.824 acre tract, said iron pipe being an angle point of said 135.06 acre tract;

With the southerly boundary of said 135.06 acre tract, South 59 degrees 10 minutes 29 seconds West, a distance of 551.06 feet to the **Point of Beginning**, containing 229.478 acre (9,996,064.69 square feet) of land.

**Note:** Basis of bearing was established from the State Plane Coordinate System, North American Datum of 1983, Texas South Central Zone. An Exhibit of even date was prepared for this description.



*Stephanie L. James*  
Stephanie L. James, R.P.L.S.  
Registered Professional Land Surveyor  
No. 5950  
Date: 2019-10-29      Job No. 19037