

CARMEL RANCH

A Planned Development District
Schertz, Texas

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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 Fluit Tract ("**Carmel Ranch**").

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 Lower Seguin Road. The property contains 39.59 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. Walkways will provide links between park areas, open spaces, neighborhood units, and such amenities as playscapes. All of which to promote a safe and pedestrian friendly environment and overall livable community.

Table One – Units and Land Use	
Unit	Land Use
1	SF – 55' Lots & Drainage - Open Space
1	SF – 60' Lots & Drainage - Open Space
1	SF – 70' Lots & Drainage - Open Space
1	SF – 60' Lots
1	SF - 70' Lots
1	SF - 55' Lots
1	Park Area – 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 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 three (3) minimum size lots of 6,875 sf for 55-foot wide lots, 7,200 sf for 60-foot wide lots, 8,400 sf for 70-foot wide lots. 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, unless otherwise stated in the following development standards.

B. 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

The maximum number of single-family residential lots allowed within the Carmel Ranch PDD shall not exceed 131.

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.

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	7,200	60	120	25(d)	10	15	2	35	65%(f) 50%(g)	a, d, f, g
SF 70	Single Family	8,400	70	120	25(d)	10	15	2	35	65%(f) 50%(g)	a, d, f, g

Key:

- a. Corner lots against a street, not an alley, shall have a minimum fifteen (15) foot side yard building setback adjacent to the streetside.
- 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. One-story homes to have a maximum impervious coverage at 65%.
- f. Two-story homes to have a maximum impervious coverage at 50%.

2. Height Restriction for Lots abutting Lower Seguin Road.

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

III. Special Uses (Article 8)

A. Home Owners Association - Section 21.8.1(C)

Even though Carmel Ranch 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 Carmel Ranch PDD. The ARC will consist of members appointed by the Developer until all of the property within the Carmel Ranch PDD has been transferred to an independent third party purchaser or to the HOA.

Construction of residential and community amenities within the Carmel Ranch 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:

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 Lower Seguin Rd. 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 Lower Seguin Rd 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)

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

A. Sidewalks Trails (Section 21.14.6)

A meandering variable width shared-use pathway, minimum ten (10) feet wide, will be located within the 50-foot landscape buffer along the south side of Lower Seguin Road. Trails shall have a minimum width of five (5) feet and shall gently meander when possible.

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.