

**STERLING GROVE**

Planned Development District  
Schertz, Texas

April 2022

**TABLE OF CONTENTS**

**I. General .....3**  
**II. Zoning Districts (Article 5) .....3**  
**III. Special Uses (Article 8).....3**  
**IV. Site Design Standards (Article 9) .....4**  
**V. Subdivision Entry Signs (Section 21.11.15) .....5**  
**VI. Adjustments to the Planned Development District (PDD).....5**

Exhibit “A” – Metes and Bounds.....6

Exhibit "B" – Conceptual Planned Development District Master Plan.....18

Exhibit “C” – Proposed Subdivision Entry Sign.....19

**STERLING GROVE**  
Planned Development District Schertz,  
Texas

**I. General**

The City of Schertz (“City”) Unified Development Code (and as amended) will govern development of the Property, as further described in Exhibit “A”, unless provided otherwise in this PDD.

**Affected UDC Articles**

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

**A. Single-Family Residential District per the PDD**

The uses and street layout shall conform to the attached conceptual master plan as shown in Exhibit “B”. The PDD is comprised of suburban single-family residential lots, 0.5 acre lots and open space/parkland. The 0.5 acre lots will be subject to the Single Family Residential/Agricultural District (RA) standards unless otherwise stated in the following development standards.

**B. Single-Family Residential Dwelling Units per the PDD**

The PDD will allow six hundred seventy-two (672) suburban single-family lots and one hundred sixty (160) 0.5 acre lots. Of the 672 suburban single-family lots, thirty-five percent (35%) will have minimum lot dimensions of 65’ by 110’ (SFR2). The remaining sixty-five percent (65%) of the 672 suburban single-family lots will have minimum lot dimensions of 55’ by 110’ (SFR1).

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

- A.** The Sterling Grove Subdivision will establish a Homeowners Association to provide upkeep within the development including the maintenance of common areas, open space, drainage, landscape buffers, and maintaining exterior masonry fences and/or walls.

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

**A. Lots (Section 21.9.3)**

Lot sizes and dimensions will conform to the minimum requirements recognized in Table One of this PDD.

<b>Table One– Dimensional Requirements</b>										
		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
<b>SFR1</b>	Single Family	6,050	55	110	25*	10	15	2	35	<b>60%</b>
<b>SFR2</b>	Single Family	7,150	65	110	25*	10	15	2	35	<b>60%</b>
<b>0.5 Ac</b>	Single Family	21,780	N/A	N/A	25	10	15	2	35	<b>50%</b>

- \* Buildings constructed on irregular lots, including cul-de-sacs and knuckle sacs, shall have a minimum front yard setback of 20 feet.
  - a. Maximum 672 lots will be comprised of SFR1 and SFR2
  - b. 65% of the 672 lots will SFR1 or larger.
  - c. 35% of the 672 lots will be SFR2 or larger.

**V. Subdivision Entry Signs (Section 21.11.15)**

UDC Section 21.11.15 is replaced with the following: Subdivision Entry Signs shall be monument like, signs located at the primary and secondary entrance(s) into the subdivision. An entry feature that is appropriate in scale to the size of the development and incorporating masonry walls, berms and/or decorative fencing, in combination with or part of the Subdivision Entry Signs, may be constructed at the subdivision entrance(s).

Subdivision Entry Signs may include a maximum sign face/subdivision name identification area not to exceed two hundred (200) square feet per sign face. Each Subdivision Entry Signs may also include a logo in addition to the sign face/subdivision name identification area. The proposed subdivision entry sign will look generally as depicted in Exhibit “C”. There shall be no more than one subdivision entry sign per entrance.

**VI. Adjustments to the Planned Development District (PDD)**

Minor changes which do not change the concept or intent of the development shall be approved or denied administratively. Minor changes include adjustments to the acreage of phases and order of development.