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APPENDIX

Exhibit "A" - Planned Development District Master Plan

Exhibit "B" - Metes and Bounds

Homestead

A Planned Development District Schertz, Texas

I. General

A. Introduction

This is an amendment creating a Townhome/Multi-family District within the Homestead Planned Development District.

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 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 (Ordinance 11-S-15) 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.

The PDD was originally created under Ordinance No. 14-S-29, approved on June 10, 2014, created the Nor-Tex Farms PDD.

The Amended and Restated PDD was approved under Ordinance No. 17-S-02, approved on January 14, 2017, amended and restated the Nor-Tex Farms PDD, renaming it Homestead and amended Signs (Article 11).

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 “**Homestead**”.

An example of this alternative planning concept is the Townhome/ Multi-Family District found in Units 7B, 13 and 18. The PDD Master Development Plan, which is shown as exhibit “A”.

This amendment to the PDD creates a new land use that introduces an alternative to traditional detached single-family units, providing a low maintenance lifestyle option, allowing Homestead to serve a broader market segment at a different price point.

C. The Property

The attached metes and bounds (Exhibit “B”) of the three (3) parcels place all properties within the corporate limits of the City of Schertz, and Guadalupe County. The entire Townhome/ Multi- Family District is comprised of 18.62 acres, 211 Dwelling Units (DU) and an overall density of 11.33 DU/Ac.

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 Development Plan (Exhibit “A”) 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 public spaces, 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:

D. Townhome/Multi-Family Residential District per the PDD

Townhome/Multi-Family Residential Districts are specific to the Homestead project. This new District shall not exceed the maximum density limits of 12 DU/AC outlined in the existing Townhome District (TH) as stated in the Schertz UDC. This District meets all existing UDC requirements related to parking.

Under this amendment, Unit 7B will consist of 4.12 acres with approximately 39 dwelling units (9.5 DU/Ac.). Unit 18 is 4.47 acres with approximately 52 dwelling units (11.6 DU/Ac.). Unit 13 is 10.03 acres with approximately 120 Units (12.0 DU/Ac.).

Building Setbacks for the Townhome/ Multi-Family Units that front Schwab Road (Unit 7B & 18) will have a minimum front setback of twenty-five (25) feet.

Table One- Units & Land Use	
Unit	Land Use
7B	TOWNHOME /MULTI-FAMILY
13	TOWNHOME/MULTI-FAMILY
18	TOWNHOME /MULTI-FAMILY

E. 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.

Townhome/MF units will be constructed in a series of attached 2-plex, 3-plex, 4-plex, 5-plex and 6-plex building configurations.

All buildings in Units 7B, 13 and 18 will have automatic fire sprinkler systems. Additionally, each Unit shall have no fewer than one (1) approved Secondary Fire Access Road.

Table Two – Dimensional Requirements

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. Height	Max. Cover	Keys
TH/MF	Townhome/Multi-Family	10,000	100	100	25	10	10	2	35	N/A	a.
a. Maximum density not to exceed 12 units per gross acre.											

III. Special Uses (Article 8)

A. Home Owners Association (Section 21.8.1c)

A Homeowners Association (HOA) has been 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 hike and bike trails and multi-use paths within the development's common areas.

B. Architectural Review Committee

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

Construction of residential and community amenities within the Homestead 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.

B. General Landscaping (Section 21.9.7)

Trees planted along the secondary arterial street (Schwab Road), defined as an eighty-six foot (86) foot right-of-way shall conform to requirements in Section 21.14.3 of the UDC.

Trees planted along the residential collector street located within the City of Cibolo and adjacent to Unit 13 (Sundown Parkway), as defined as having a seventy (70) foot right-of-way, shall be a minimum of two and a half (2.5") inch caliper as defined by the American Standard for Nursery Stock. This roadway provides a twenty (20) foot wide minimum landscape buffer along and adjacent to Unit 13. Said landscape buffer shall be duly recorded as a lot, owned and maintained by the Homeowners Association. The internal landscape buffer will provide trees an average of one (1) tree per twenty-five (25) linear feet of street frontage along the internal collector. Trees may be planted in clusters of three (3) or more trees on the internal collector provided that the clusters(s) are spaced no more than seventy-five (75) feet on center (o.c.) measured from the center of the cluster. The HOA will irrigate and maintain said trees located in the common area.

Property outside the Homestead PDD boundary and adjacent to Unit 7B & 13 is zoned General Business (GB). Screening between Unit 7B & Unit 13 and the adjacent out parcel is provided by landscaped buffers. These landscape buffers include natural grades up to 3:1, up to five feet (5) high, and provide fifteen feet (15') of horizontal buffer. Due to the topographic conditions some of the 3:1 grades extend outside of the 15' horizontal buffer within units 7B & 13 and provide additional vertical buffering between the Units 7B & 13 and the out parcel. Landscape requirements will adhere to the current UDC.

C. Fencing and Screening (Section 21.9.8)

Fencing will be provided along the entire perimeter of Units 7B, Unit 13, and Unit 18. Fencing along the perimeter shall consist of a six (6) foot wood fence with masonry columns. The fence shall be maintained by the Homestead Homeowners Association and will be composed of one inch by four inch (1"x 4"), six feet (6') tall, vertical cedar planks without gaps between planks, with a top rail. The smooth side of any wood fence shall face out, with framing facing the interior of the lot. The wood fence may be sealed or stained. No wood fencing shall be painted.

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 Primary Subdivision Entry Signs, Secondary Subdivision Entry Signs, Wayfinding Signs, Recreation Center Signs and the Deerhorn Park ID Sign.

Subdivision Entry Signs may be categorized into two types, being Primary Subdivision Entry Signs and Secondary Subdivision Entry Signs. Both entry signs are a combination of masonry and metal in building material with insets and letters incorporated into them. The Project Entry Sign will be located at the primary entrance into the subdivision located on I-35 access road.

1. Maximum Height

Project Entry Signs:

Secondary Subdivision Entry Signs will be located on both sides of a secondary development entrance in the local road right-of-way and/or open spaces between Unit 8 and Unit 7B and 18. These two signs will be single-faced with a height of two feet, six inches (2' 6"). The signs will be attached to an entry monument.

2. Maximum Area

Project Entry Signs:

Secondary Subdivision Entry Signs will be located on both sides of a secondary development entrance in the local road right-of-way and/or open spaces between Unit 8 and Unit 7B and 18 will allow for a maximum sign area not to exceed twenty-five (25) square feet per sign and may consist of lettering or logo, or a combination of both.

3. Maximum Number of Signs

Project Entry Signs:

Two Secondary Subdivision Entry Signs will be located on both sides of a secondary development entrance in the local road right-of-way and/or

open spaces between Unit 8 and Unit 7B and 18.

4. Placement of Sign

Project Entry Signs:

Secondary Subdivision Entry Signs will be located on both sides of a secondary development entrance in the local road right-of-way and/or open spaces between Unit 8 and Unit 7B and 18.

VI. 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.