

**Schertz Station**

Planned Development District  
Schertz, Texas

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## **I. Planned Development District (“PDD”)**

The City of Schertz (“City”) has adopted zoning and site design requirements for specific zoning classifications and uses, as set forth in the Schertz Unified Development Code (“UDC”). Recognizing that not all development may be able to adhere to the strict regulations and design standards set forth in a particular zoning classification, the City created the Planned Development District (“PDD”) as an alternative approach to conventional land development.

PDD zoning encourages and promotes creative and innovative project design that would otherwise not be possible under the regulations of typical Schertz zoning districts. In exchange for allowing flexibility under the PDD, the City is granted more control and certainty over what is actually constructed on a site. Through the PDD, permitted uses and design standards can be better defined.

The PDD Plan (attached) and this written document define the use and project design for the Schertz Station PDD. This document outlines the specific UDC articles and sections that are to be amended or modified pursuant to the City ordinance specific to this PDD. Development within the Property is subject to general development plan review and approval by the City, as required by the UDC.

## **II. The Project**

### **a. The Property**

The PDD project area includes approximately 74.58 acres (the “Property”) at the intersection of IH-35 and Cibolo Valley within the City of Schertz municipal boundaries. The Property is further described in the attached Exhibit “A”.

### **b. The Project**

Master planned projects allow for cohesive, thoughtful development that is an active and a desirable place for Schertz residents to live, work, and visit. The Schertz Station project will include a mixture of residential and commercial uses, as well as public improvements and infrastructure. Master Planning a project allows for integrated and cohesive uses, improvements, and aesthetics.

For purposes of the PDD, the Project is divided into four (4) different areas. The intent of the division is to adopt specific standards applicable to each area, and to provide the City with assurance of where each use will be located. These areas are not intended to be phases; development of different areas of the Project may occur simultaneously or in a different order than numbered.

The four (4) areas are as follows and further shown on the PDD Plan:

**- AREA I – Commercial/Retail**

Area I includes frontage along IH-35 and Cibolo Valley (near the IH-35 intersection). This Area will be developed with commercial uses, including retail, service, and/or office uses.

**- AREA II – Commercial/Retail**

Area II is located at the center of the Property between the commercial highway frontage of Area I and the residential within Area III. This Area will be developed with commercial uses, including retail, service, and/or office uses.

**- AREA III – Multi-Family**

Area III is south of Areas I and II, and planned for multi-family development.

**- AREA IV – Commercial/Retail**

Area IV is located at the corner of Cibolo Valley and Old Weiderstein Road. This Area is intended for additional commercial development.

In addition to commercial and residential development, the Project is also anticipated to include the extension of Ripps Kruesler public right-of-way. The standards for this roadway are further described in this PDD.

Each Area of the Project and the public improvements will be developed in accordance with the standards set forth in this PDD and on the attached PPD Plan. If this document and the PDD Plan are silent, then UDC standards shall control. This document and the PDD Plan shall control in the event of a conflict with the UDC.

**c.**

### III. Area I

Area I of the Project will comply with UDC standards unless stated otherwise below. The following UDC Sections are amended as set forth herein:

**A. Zoning Districts (UDC Article 5)**

**UDC Section 21.5.7 -- Dimensional and Developmental Standards**

Unless excepted from herein, Area I shall comply with the City’s “GB” General Business District standards. The following Table I.A shall replace UDC Table 21.5.7.B as it applies to the Project:

Table I.A – Dimensional Requirements									
		Minimum Lot Size			Minimum, Yard Setback (ft)			Misc. Lot Requirements	
Code	Classification	Area sf.	Width ft.	Depth ft.	Front ft.	Side ft.	Rear ft.	Max. Ht.	Max. Cover
GB	General Business	10,000	100	100	20*	0	0	120	85%

\*The front setback shall increase to 50’ if fronting on the IH-35 frontage road in accordance with UDC 21.14.3

Development within the GB area shall comply with the following:

- a. UDC Parking standards unless otherwise noted for Area I in this PDD.
- b. Use standards outlined for Area I in this PDD.
- c. No variances may be permitted to exceed the maximum impervious cover limitations.
- d. Design requirements of UDC Article 14, Section 21.14.3 unless noted otherwise within this PDD.

**UDC Section 21.5.8 – Permitted Use Table**

Structures, land, or premises within Area I shall be used only in accordance with the GB uses permitted in UDC Section 21.5.8. Additionally, “auto repairs & service, major” and “retail cabinet sales” shall be permitted (and required to comply with Table II.A as a GB use). Uses not explicitly permitted herein and requiring a Specific Use Permit shall only be permitted with City Council approval through the Specific Use Permit process included in UDC Section 21.5.11.

## **B. Design Standards (UDC Article 9)**

### **UDC Section 21.9.3 – Lots**

Lot sizes and dimensions will conform to the minimum requirements recognized in “Table I.A – Dimensional Requirements” of this PDD.

### **UDC Section 21.9.5 – Exterior Construction and Design Standards.**

#### **D. Commercial Buildings.**

3. *Glazing.* All buildings must comply with the 2018 International Building Code and the International Energy Conservation Code for glass and glazing.

4. *Articulation and architectural features.*

a. Horizontal articulations or offsets are required on buildings that are equal to or less than 15,000 square feet on any wall greater in length than 30 linear feet, which is adjacent to or facing a public street. Horizontal articulations or offsets are required for buildings that are greater than 15,000 square feet on any wall greater in length than 100 linear feet, which is adjacent to or facing a public street.

(1) The depth of the articulation or offset shall be a minimum of two feet (2'). Articulations or offsets can be of varying depth as long as the minimum two feet (2') is met.

b. Vertical articulations or elevation changes are required on all walls facing a public street and should be designed to screen rooftop equipment.

(1) The height of the articulation or elevation change shall be a minimum of two feet (2'). Articulations or elevation changes can be of varying height as long as the minimum two feet (2') is met.

(2) The length of the new plane created by the articulation or elevation change shall be a minimum of 10% of the total length of the entire wall.

5. *Roof Treatments.* Façade articulations shall provide for vertical and horizontal screening of air conditioning units and all mechanical equipment located on rooftops.

### **UDC Section 21.9.7 – Landscaping**

#### **E. Landscape Installation Required.**

2. A minimum of fifteen percent (15%) of Area I shall be landscaped, which includes trees, shrubs, sod or other ground cover. Floodplain and earthen detention/drainage areas may qualify as landscaped areas if they satisfy the conditions above.

**H. Parking Area Landscaping.**

2. **Perimeter Landscaping.** Screening of parking lots and vehicular use areas from abutting properties and rights-of-way shall not be required.

**C. Parking (UDC Article 10)**

**Size of Parking Spaces (Section 21.10.3)**

- A. Each standard off-street surface parking space shall measure not less than nine (9) feet by eighteen (18) feet (9'x18'), exclusive of access drives and aisles, and shall be of usable shape and condition.
- B. *Wheel stops.* Wheel stops shall not be required.

**Schedule of Off-Street Parking Requirements (Section 21.10.4)**

C. *Mixed uses.* Multiple users are intended to occupy PDD Areas I and II. The total requirements for off street parking shall be the sum of the requirements for the several uses computed separately unless it can be shown that the peak parking demands are offset, for example with retail and residential, or theater and office uses. In such case(s) the City Manager or his/her designee may reduce the parking required for uses within PDD Areas I and II by up to twenty-five percent (25%).

**D. Transportation (UDC Article 14)**

**Additional Design Requirements (UDC Section 21.14.3)**

- C. *Landscape Buffer.* A minimum fifteen foot (15') wide landscape buffer shall be provided adjacent to any public right-of-way. Trees shall be planted at an average density of one (1) tree per twenty linear feet (20') of street frontage. The landscape buffer shall require an irrigation system and shall be maintained by the property owner.
- D. *Off-Street Parking.* Off street parking is permitted adjacent to the landscape buffer along the right-of-way. A waiver may be granted by the Planning and Zoning Commission which would allow a reduction in the minimum required landscape buffer when off-street parking is located entirely along the side or rear of the building or lot.
- E. *Building Setback Line.* A minimum fifty foot (50') front building setback shall be required for lots fronting on the IH-35 frontage road. All other setbacks shall be in accordance with Table I.A.
- G. *Screening.* No screening walls or fencing shall be required adjacent to public right-of-way.

**IV. Area II**

Area II of the Project will comply with UDC standards unless stated otherwise below. The following UDC Sections are amended as set forth herein:

**A. Zoning Districts (UDC Article 5)**

**UDC Section 21.5.7 -- Dimensional and Developmental Standards**

Unless excepted from herein, Area II shall comply with the City’s “GB” General Business District standards. The following Table II.A shall replace UDC Table 21.5.7.B as it applies to the Project:

Table II.A – Dimensional Requirements									
		Minimum Lot Size			Minimum, Yard Setback (ft)			Misc. Lot Requirements	
Code	Classification	Area sf.	Width ft.	Depth ft.	Front ft.	Side ft.	Rear ft.	Max. Ht.	Max. Cover
GB	General Business	10,000	100	100	20	0*	0*	120 ft.	90%

\* 20’ setback where adjacent to a residential use and not separated by a minimum 20’ wide street or drive.

Commercial (GB) development shall comply with the following:

- a. Parking standards outlined for Area II in this PDD.
- b. Use standards outlined for Area II in this PDD.
- c. No variances may be permitted to exceed the maximum impervious cover limitations.
- d. Design requirements of UDC Article 14, Section 21.14.3 unless noted otherwise within this PDD.

**UDC Section 21.5.8 – Permitted Use Table**

Structures, land, or premises within Area II shall be used only in accordance with the GB uses permitted in UDC Section 21.5.8. Additionally, “commercial amusement, outdoor” uses shall be permitted (and required to comply with Table II.A as a GB use). Uses requiring a Specific Use Permit shall only be permitted with City Council approval through the Specific Use Permit process included in UDC Section 21.5.11.

**B. Design Standards (UDC Article 9)**

### **Lots (Section 21.9.3)**

Lots sizes and dimensions will conform to the minimum requirements recognized in “Table II.A – Dimensional Requirements” of this PDD.

### **UDC Section 21.9.5 – Exterior Construction and Design Standards.**

#### **E. Commercial Buildings.**

3. *Glazing.* All buildings must comply with the 2018 International Building Code and the International Energy Conservation Code for glass and glazing.

4. *Articulation and architectural features.*

a. Horizontal articulations or offsets are required on buildings that are equal to or less than 15,000 square feet on any wall greater in length than 30 linear feet, which is adjacent to or facing a public. Horizontal articulations or offsets are required for buildings that are greater than 15,000 square feet on any wall greater in length than 100 linear feet, which is adjacent to or facing a public street.

(1) The depth of the articulation or offset shall be a minimum of two feet (2'). Articulations or offsets can be of varying depth as long as the minimum two feet (2') is met.

b. Vertical articulations or elevation changes are required on all walls facing a public street and should be designed to screen rooftop equipment.

(1) The height of the articulation or elevation change shall be a minimum of two feet (2'). Articulations or elevation changes can be of varying height as long as the minimum two feet (2') is met.

(2) The length of the new plane created by the articulation or elevation change shall be a minimum of 10% of the total length of the entire wall.

5. *Roof Treatments.* Façade articulations shall provide for vertical and horizontal screening of air conditioning units and all mechanical equipment located on rooftops.

### **Landscaping (Section 21.9.7)**

#### **E. Landscape Installation Required.**

2. A minimum of ten percent (10%) shall be landscaped, which includes and shall be comprised of trees, shrubs, sod or other ground cover.

#### **H. Parking Area Landscaping.**

2. **Perimeter Landscaping.** Screening of parking lots and vehicular use areas from abutting properties and rights-of-way shall not be required.

**C. Parking (UDC Article 10)**

**Size of Parking Spaces (Section 21.10.3)**

C. Each standard off-street surface parking space shall measure not less than nine (9) feet by eighteen (18) feet (9’x18’), exclusive of access drives and aisles, and shall be of usable shape and condition.

D. *Wheel stops.* Wheel stops shall not be required.

**Schedule of Off-Street Parking Requirements (Section 21.10.4)**

A. Off-street parking shall be provided in sufficient quantities to provide the following ratio of vehicle spaces for the uses specified in the districts designated:

<b>Table II.B – Schedule of Off-Street Parking Requirements</b>	
<i>Use Type</i>	<i>Parking Requirement</i>
Commercial Uses	As required per use in the UDC, unless reduced per the Mixed Use allowance in Section C below.

C. *Mixed uses.* Multiple users are intended to occupy PDD Areas I and II. The total requirements for off street parking shall be the sum of the requirements for the several uses computed separately unless it can be shown that the peak parking demands are offset, for example with retail and residential, or theater and office uses. In such case the City Manager or his/her designee may reduce the parking required for uses within PDD Area I and Area II, but not more than twenty-five percent (25%).

**D. Transportation (UDC Article 14)**

**Additional Design Requirements (UDC Section 21.14.3)**

C. *Landscape Buffer.* A minimum fifteen foot (15') wide landscape buffer shall be provided adjacent to any public right-of-way. Trees shall be planted at an average density of one (1) tree per twenty linear feet (20') of street frontage. The landscape buffer shall require an irrigation system and shall be maintained by the property owner.

D. *Off-Street Parking.* Off street parking is permitted adjacent to the landscape buffer along the right-of-way. A waiver may be granted by the Planning and Zoning Commission

which would allow a reduction in the minimum required landscape buffer when off-street parking is located entirely along the side or rear of the building or lot.

G. *Screening.* No screening walls or fencing shall be required adjacent to public right-of-way.

## V. Area III

Area III of the Project will comply with UDC standards unless stated otherwise below. The following UDC Sections are amended as set forth herein:

### A. Zoning Districts (UDC Article 5)

#### UDC Section 21.5.7 -- Dimensional and Developmental Standards

Unless excepted from herein, Area III shall comply with the City’s “R-4” Multi-Family District standards. The following Table III.A shall replace UDC Table 21.5.7.A as it applies to the Project:

Table III.A – Dimensional Requirements									
Code	Classification	Minimum Lot Size			Minimum, Yard Setback (ft)			Misc. Lot Requirements	
		Area sf.	Width ft.	Depth ft.	Front ft.	Side ft.	Rear ft.	Max. Ht.	Max. Cover
R-4	Apartment/Multi-Family	10,000	100	100	20	10	10	35	80%

Multi-Family (R-4) development shall comply with the following:

- a. Maximum density shall not exceed 12 units per acre.
- b. Parking standards outlined for Area III in this PDD.
- c. Swimming pools count toward the maximum impervious cover limitations, unless the swimming pool is equipped with a water overflow device appropriate for such pool, and only if it drains into any pervious surface, in which case the water surface shall be excluded.
- d. No variances may be permitted to exceed the maximum impervious cover limitations.
- e. Design requirements of UDC Article 14, Section 21.14.3 unless noted otherwise within this PDD.

#### UDC Section 21.5.8 – Permitted Use Table

Structures, land, or premises within Area III shall be used only in accordance with the R-4 uses included in UDC Section 21.5.8.

### B. Design Standards (UDC Article 9)

**Lots (Section 21.9.3)**

Lots sizes and dimensions will conform to the minimum requirements recognized in “Table III.A – Dimensional Requirements” of this PDD.

**Landscaping (Section 21.9.7)**

**E. Landscape Installation Required.**

2. A minimum of twenty percent (20%) of the combined Project area shall be landscaped, which includes and shall be comprised of trees, shrubs, sod or other ground cover.

**H. Parking Area Landscaping.**

2. **Perimeter Landscaping.** Screening of parking lots and vehicular use areas from abutting properties and rights-of-way shall not be required.

**C. Parking (UDC Article 10)**

**Size of Parking Spaces (Section 21.10.3)**

E. Each standard off-street surface parking space shall measure not less than nine (9) feet by eighteen (18) feet (9’x18’), exclusive of access drives and aisles, and shall be of usable shape and condition.

F. *Wheel stops.* Wheel stops shall not be required.

**D. Schedule of Off-Street Parking Requirements (Section 21.10.4)**

B. Off-street parking shall be provided in sufficient quantities to provide the following ratio of vehicle spaces for multi-family use:

<b>Table III.B – Schedule of Off-Street Parking Requirements</b>	
<i>Use Type</i>	<i>Parking Requirement</i>
Multi-Family	1.75 parking spaces per unit (minimum)

**E. Landscaping**

**Additional Design Requirements (UDC Section 21.14.3)**

C. *Landscape Buffer.* A minimum fifteen foot (15') wide landscape buffer shall be provided adjacent to Cibolo Valley. Trees shall be planted at an average density of one (1) tree per twenty linear feet (20') of street frontage. The landscape buffer shall require an irrigation system and shall be maintained by the property owner.

D. *Off-Street Parking.* Off street parking is permitted adjacent to the landscape buffer along the right-of-way.

E. *Building Setback Line.* Only the portion of the lot adjacent to Cibolo Valley Drive shall be treated as a front yard setback; others will be side or rear.

G. *Screening.* A six foot (6') tall fence shall be provided where the rear or side yard of any residential lot abuts a Principal or Secondary Arterial. The fence shall be constructed of metal or wrought iron and may include masonry columns.

## VI. AREA IV

Area IV of the Project will comply with UDC standards unless stated otherwise below. The following UDC Sections are amended as set forth herein:

### A. Zoning Districts (UDC Article 5)

#### UDC Section 21.5.7 -- Dimensional and Developmental Standards

Unless excepted from herein, Area IV shall comply with the City's "GB" General Business District standards. The following Table IV shall replace UDC Table 21.5.7.B as it applies to the Project:

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Table IV.A – Dimensional Requirements

Code	Classification	Minimum Lot Size			Minimum, Yard Setback (ft)			Misc. Lot Requirements	
		Area sf.	Width ft.	Depth ft.	Front ft.	Side ft.	Rear ft.	Max. Ht.	Max. Cover
GB	General Business	10,000	100	100	20	0	0	35	85%

Development within the GB area shall comply with the following:

- a. UDC off street Parking space minimum requirements
- b. Use standards outlined for Area IV in this PDD.
- c. No variances may be permitted to exceed the maximum impervious cover limitations.
- d. Design requirements of UDC Article 14, Section 21.14.3 unless noted otherwise within this PDD.

### **UDC Section 21.5.8 – Permitted Use Table**

Structures, land, or premises within Area IV shall be used only in accordance with the GB uses permitted in UDC Section 21.5.8. Uses requiring a Specific Use Permit shall only be permitted with City Council approval through the Specific Use Permit process included in UDC Section 21.5.11.

#### **B. Design Standards (UDC Article 9)**

##### **Lots (Section 21.9.3)**

Lots sizes and dimensions will conform to the minimum requirements recognized in “Table IV.A – Dimensional Requirements” of this PDD.

##### **Landscaping (Section 21.9.7)**

#### **E. Landscape Installation Required.**

2. A minimum of fifteen percent (15%) of the combined Project area shall be landscaped, which includes and shall be comprised of trees, shrubs, sod or other ground cover.

#### **H. Parking Area Landscaping.**

2. **Perimeter Landscaping.** Screening of parking lots and vehicular use areas from abutting properties and rights-of-way shall not be required.

#### **C. Parking (UDC Article 10)**

**Size of Parking Spaces (Section 21.10.3)**

- G. Each standard off-street surface parking space shall measure not less than nine feet (9’) by eighteen (18) feet (9’x18’), exclusive of access drives and aisles, and shall be of usable shape and condition.
- H. *Wheel stops.* Wheel stops shall not be required.

**D. Transportation (UDC Article 14)**

**Additional Design Requirements (UDC Section 21.14.3)**

- C. *Landscape Buffer.* A minimum fifteen foot (15’) wide landscape buffer shall be provided adjacent to any public right-of-way. Trees shall be planted at an average density of one (1) tree per twenty linear feet (20’) of street frontage except for public schools. The landscape buffer shall require an irrigation system and shall be maintained by the property owner.
- D. *Off-Street Parking.* Off street parking is permitted adjacent to the landscape buffer along the right-of-way.
- G. *Screening.* No screening walls or fencing shall be required adjacent to public right-of-way.

**VII. Public Street**

The extension of Ripps Kruesler through the Project is anticipated to be located in the general area shown on the PDD Plan. This location is not definite and may shift pending further study of the Property and the proposed development.

Construction of Ripps Kruesler will meet the following standards and be classified as a collector. These standards will replace any requirements of UDC Table 21.14.1:

<b>Ripps Kruesler</b>				
Classification	ROW	Pavement	Drainage Width	Sidewalk Width Hike/Bike Trail
Collector	70 feet	38 feet	Curb or Curb and Gutter	5 feet both sides (minimum) or  8 foot hike/bike trail on one side

**VIII. PDD Adjustments**

### **Adjustments to Planned Development District (PDD) Plan (UDC Section 21.5.10)**

Per UDC Section 21.5.10, the City Manager or his/her designee may permit an applicant to make minor amendments to the PDD Plan without the necessity of amending the ordinance that established the PDD. As the Project design and engineering is refined, it may be necessary to alter the boundaries between the Areas or the location of public improvements. The list of minor amendments included in Section 21.5.10 is further defined to allow Area boundaries to shift in location up to fifty feet (75') from what is shown on the PDD Plan.