

1518 Apartments

Planned Development District
Schertz, Texas

**1518 Apartments
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Table of Contents

I.	Planned Development District	Page 3
II.	Project/PDD Summary	Page 3
	a. The Property	Page 3
	b. The Project	Page 3
III.	PDD Standards	Page 4
	A. Zoning Districts	Page 5
	B. Design Standards	Page 5
	C. Parking	Page 5
	D. Signs	Page 6
	E. Adjustments to the PDD Plan	Page 7
	Exhibit A. Property Location	Page 8
	Exhibit B. PDD Plan	Page 9

1518 Apartments Planned Development District

As population in the Schertz area continues to grow, the demand for housing in the Schertz community continues to rise. It is critical to have alternative housing options to traditional single-family development for existing and future City residents. The 1518 Apartments will provide much needed housing in the Schertz community. The project location is further described in the attached Exhibit “A”.

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 as Exhibit “B”) and this written document define the use and project design for the 1518 Apartments 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. 1518 Apartments

a. The Property

The PDD project area includes approximately 14.69 acres (the “Property”) located on FM 1518 within the City of Schertz municipal boundaries. The Property is further described in the attached Exhibit “A”.

b. The Project

The Project will consist of approximately 300 units (20.4 units per acre), as further shown on the PDD Plan in Exhibit “B”. The development includes eight (8), three (3) story buildings varying in the number of units, as well as amenities to serve the apartment community. There will be one (1), two (2), three (3), and four (4) bedroom units, creating housing opportunities for a wide variety of individuals at varying stages of life.

The natural landscape is an amenity to the Project. The site has been designed thoughtfully to preserve existing trees on the Property. The Project also includes outdoor open/recreational space for the tenants to enjoy, as well as a resort-style pool. The community will include a club house with a fitness center, business center, children’s activity room, laundry facilities, and other common areas for the community to use. A multi-use path designed in accordance with City and TxDOT standards will be constructed on FM 1518, pending coordination and approval from TxDOT, and there will be significant landscaping throughout the Property.

III. PDD Standards

The Project will be developed in accordance with the standards set forth in this PDD and on the attached PDD Plan. If this document and the PDD Plan are silent, then UDC standards shall control. In the event of a conflict between the PDD and the UDC, the PDD and PDD Plan shall control.

- A. Zoning Districts (UDC Article 5)** – Unless excepted from herein, the Project shall comply with the City’s “R-4” Apartment/Multi-Family Residential District standards. The following Table shall replace Table 21.5.7.A as it applies to the Project:

Table One – Dimensional Requirements

		Minimum Lot Size			Minimum, Yard Setback			Minimum 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
R-4	Apartment/Multi-Family	10,000	100	100	25	10	20	(see parking standards in the PDD)	45	75%

The following standards are applicable to the PDD:

- A. The Project will be developed in one (1) phase.
- B. Project unit count is approximately 300 (20.4 units per acre), however this unit count may increase by up to 10% for a maximum of 22.4 units per acre.
- C. Minimum of 1.6 parking spaces per unit.
- D. Site Plan approval required.
- E. 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.
- F. No variances may be permitted to exceed the maximum impervious cover limitations.
- G. The Project shall comply with the standards of UDC 21.14.3, except for:
 - The front building setback shall be a minimum of 25 feet
 - The Project does not include any head-on parking facing public right-of-way and therefore a land berm wall or vegetative hedge barrier is not required. The Project will provide a minimum 20-foot-wide landscape buffer adjacent to FM 1518, as well as the side and rear Property lines. Plantings within the buffer will comply with UDC Section 21.9.3 standards (1 tree per 20 feet).
- H. The PDD includes buildings fronting on FM 1518, and therefore no masonry screening wall is required.

B. Design Standards (UDC Article 9)

1) Lot (Section 21.9.3)

The lot size and dimensions will conform to the minimum requirements recognized in “Table One – Dimensional Requirements” of this PDD.

2) Fence (Section 21.9.8)

The PDD will include a six-foot (6’) metal fence around the perimeter of the entire Property.

C. Parking (UDC Article 10)

1) Size of Parking Spaces (Section 21.10.3)

- A. Each standard off-street surface parking space shall measure not less than ten (10) feet by eighteen (18) feet (10’x18’), exclusive of access drives and aisles, and shall be of usable shape and condition.
- B. *Wheel stops.* Wheel stops shall be required where a parking space is adjacent to a sidewalk/pedestrian area. They are not required adjacent to landscaped areas.

2) 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:

Table Two – Schedule of Off-Street Parking Requirements	
<i>Use Type</i>	<i>Parking Requirement</i>
Multi-Family	1.6 parking spaces per unit (minimum)

D. Signs (UDC Article 11)

1) Monument Signs (Section 21.11.11)

- A. *General.* Unless otherwise specifically provided, the regulations set forth in this section shall be applicable to all monument signs that are allowed under this Article.
- B. *Maximum Height.* The maximum height of a monument sign shall be six feet (6’).
- C. *Maximum Area.* The maximum area of a monument sign shall not exceed fifty (50) square feet.
- D. *Number of Signs.* The maximum number of monument signs shall be limited to two (2) per lot per street frontage.
- E. *Minimum Setback.* The minimum setback of all monument signs shall be fifteen feet (15’) from any property line.
- F. *Material Requirements.* All monument sign bases shall be constructed of masonry material consisting of brick, stone or split face concrete block. The monument sign structure must be constructed or covered with the same masonry material as the principal building or shall be constructed of brick, stone or split face concrete block. Sculpted aluminum sign panels will be allowed. All sign text and graphic elements shall be limited to a minimum of six inches (6”) from the outer limits of the sign structure.
- G. *Illumination.* Monument signs shall only be illuminated utilizing internal lighting for sculpted aluminum panels or a ground lighting source where the light itself

and supporting sign structure are not visible from public right-of-way.

H. *Driveway Entrances*. Freestanding non-residential street address signs at driveway entrances are limited to one (1) monument sign per driveway entrance not to exceed twelve (12) square feet in area, and three feet in height.

2) Subdivision Entry Signs (UDC Section 21.11.15)

For clarity, this UDC Section 21.11.15 shall not apply to the Project. Signage for the Project will conform to the monument signage requirements in this PDD.

E. 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, there it may be necessary to alter building orientation or shift buildings in location. The list of minor amendments included in Section 21.5.10 is further defined to allow buildings to shift in location up to twenty feet (20'). Building sizes can increase or decrease up to fifteen percent (15%) of what is shown on the PDD Plan, provided that the setbacks shown on the PDD Plan and the requirements of Table One – Dimensional Standards are satisfied.