



**MEETING AGENDA  
SCHERTZ BOARD OF ADJUSTMENT  
October 4, 2023**

**HAL BALDWIN MUNICIPAL COMPLEX COUNCIL CHAMBERS  
1400 SCHERTZ PARKWAY BUILDING #4  
SCHERTZ, TEXAS 78154**

**CITY OF SCHERTZ CORE VALUES**

**Do the right thing**

**Do the best you can**

**Treat others the way you want to be treated**

**Work cooperatively as a team**

**AGENDA**

**WEDNESDAY, OCTOBER 4, 2023 at 6:00 p.m.**

The Board of Adjustment will hold this meeting at 6:00p.m., Wednesday, October 4, 2023 at the Municipal Complex Council Chambers. In lieu of attending the meeting in person, residents will have the opportunity to watch the meeting via live stream on the City's YouTube Channel.

**1. CALL TO ORDER / ROLL CALL**

**2. SEAT ALTERNATE TO ACT IF REQUIRED**

**3. HEARING OF RESIDENTS**

*This time is set aside for any person who wishes to address the Board of Adjustment. Each person should fill out the Speaker's register prior to the meeting. Presentations should be limited to no more than three (3) minutes. Discussion by the Board of any item not on the agenda shall be limited to statements of specific factual information given in response to any inquiry, a recitation of existing policy in response to an inquiry, and/or a proposal to place the item on a future agenda. The presiding officer, during the Hearing of Residents portion of the agenda, will call on those persons who have signed up to speak in the order they have registered.*

**4. CONSENT AGENDA:**

**A.** Minutes for the June 5, 2023, Board of Adjustment Meeting.

**5. PUBLIC HEARING:**

The Board of Adjustment will hold a public hearing related to variance requests within this agenda. The public hearing will be opened to receive a report from staff, the applicant, the adjoining property owners affected by the applicant's request, and any other interested persons. Upon completion, the public hearing will be closed. The Board will discuss and consider the application, and may request additional information from staff or the applicant, if required. After deliberation, the Board will act on the applicant's request.

- A. PLVAR20230216- Conduct a public hearing and consider a request for a variance to Ordinance No. 19-S-20, which established the Planned Development District (PDD) Zoning for the Parklands II development, the variance request is specifically in relation to Dimensional and Development Standards Section 21.5.7, in order to permit a decreased front yard building setback from thirty feet (30') to allow a twenty-five foot (25') front yard setback, located at 5197 Pinder Way, City of Schertz, Guadalupe County, Texas.

6. **ANNOUNCEMENTS:**

A. Announcements by Members

- City and community events attended and to be attended
- Continuing education events attended and to be attended

B. Announcements by City Staff

- City and community events attended and to be attended
- Continuing education events attended and to be attended

7. **ADJOURNMENT OF THE REGULAR MEETING**

**CERTIFICATION**

I, Samuel Haas, Senior Planner, of the City of Schertz, Texas, do hereby certify that the above agenda was posted on the official bulletin boards on this the 29th day of September, 2023 at 9:00 a.m., which is a place readily accessible to the public at all times and that said notice was posted in accordance with chapter 551, Texas Government Code.

**Samuel Haas**  
Samuel Haas, Senior Planner

**I certify that the attached notice and agenda of items to be considered by the Schertz Board of Adjustment was removed from the official bulletin board on \_\_\_\_ day of \_\_\_\_\_, 2023. \_\_\_\_\_ title: \_\_\_\_\_**

*This facility is accessible in accordance with the Americans with Disabilities Act. Handicapped parking spaces are available. If you require special assistance or have a request for sign interpretative services or other services please call 619-1030 at least 24 hours in advance of meeting.*

The Board of Adjustment for the City of Schertz reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Open Meetings Act.

Executive Sessions Authorized: This agenda has been reviewed and approved by the City's legal counsel and presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

**BOARD OF ADJUSTMENT MEETING: 10/04/2023**  
**Agenda Item 4 A**

TO: Board of Adjustment  
PREPARED BY: Tiffany Danhof, Administrative Assistant  
SUBJECT: Minutes for the June 5, 2023, Board of Adjustment Meeting.

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**Attachments**

Draft Minutes for the June 5, 2023 BOA Meeting

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# DRAFT

## BOARD OF ADJUSTMENT MINUTES

June 5, 2023

The Schertz Board of Adjustment convened on June 5, 2023 at 6:00 p.m. at the Municipal Complex, Council Chambers, 1400 Schertz Parkway Building #4, Schertz, Texas.

Present: Richard Dziewit, Chair  
Reginna Agee, Board Member  
Earl Hartzog, Board Member  
Frank McElroy, Board Member  
Ferrando Heyward, Board Member  
Yvonne Griffen, Board Member

Absent: Danielene Salas, Board Member

Staff present: Emily Delgado, Planning Manager  
Ameriz Gamez, Planner  
Daisy Marquez, Planner  
Tiffany Danhof, Administrative Assistant

### 1. CALL TO ORDER / ROLL CALL

Mr. Dziewit called the meeting to order at 6:01 P.M.

### 2. SEAT ALTERNATE TO ACT IF REQUIRED

Mr. Heyward was seated as the alternate.

### 3. HEARING OF RESIDENTS

*Residents who choose to watch the meeting via live stream, but who would like to participate in Hearing of Residents, should email their comments to the Planning Division, at [planning@schertz.com](mailto:planning@schertz.com) by 5:00p.m. on Monday, June 5, 2023, so that the Planning Division may read the public comments into the record under the hearing of residents. In the body of the email please include your name, your address, phone number, agenda item number if applicable or subject of discussion, and your comments.*

*This time is set aside for any person who wishes to address the Board of Adjustment. Each person should fill out the Speaker's register prior to the meeting. Presentations should be limited to no more than three (3) minutes. Discussion by the Board of any item not on the agenda shall be limited to statements of specific factual information given in response to any inquiry, a recitation of existing policy in response to an inquiry, and/or a proposal to place the item on a future agenda. The presiding officer, during the Hearing of Residents portion of the agenda, will call on those persons who have signed up to speak in the order they have registered.*

No one spoke.

### 4. CONSENT AGENDA:

**A. Minutes for the April 24, 2023 Regular Meeting.**

Motioned by Board Member Frank McElroy, seconded by Board Member Earl Hartzog to approve

**Vote:** 5 - 0 Passed

**5. PUBLIC HEARING:**

The Board of Adjustment will hold a public hearing related to variance requests within this agenda. The public hearing will be opened to receive a report from staff, the applicant, the adjoining property owners affected by the applicant's request, and any other interested persons. Upon completion, the public hearing will be closed. The Board will discuss and consider the application, and may request additional information from staff or the applicant, if required. After deliberation, the Board will act on the applicant's request.

- A. PLVAR20230069** -Hold a public hearing, consider and act upon a request for a variance to the Verde Enterprise Business Park Planned Development District (PDD), Ordinance No. 07-S-14A and the 1996 Unified Development Code Ordinance No. 96-S-28 in order to permit an increased maximum wall sign letter/logo size and an increased number of wall signs, located at 17648 Verde Parkway, City of Schertz, Guadalupe County, Texas. property ID:171707

Motioned by Board Member Earl Hartzog, seconded by Board Member Ferrando Heyward to approve

**Vote:** 5 - 0 Passed

**6. ANNOUNCEMENTS:**

**A. Announcements by Members**

- City and community events attended and to be attended
- Continuing education events attended and to be attended

There were no announcements by Members.

**B. Announcements by City Staff**

- City and community events attended and to be attended
- Continuing education events attended and to be attended

There were no announcements by City Staff.

**7. ADJOURNMENT OF THE REGULAR MEETING**

Mr. Dziewit adjourned the regular meeting at 6:19 P.M.

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Chairman, Board of Adjustment

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Recording Secretary, City of Schertz

**BOARD OF ADJUSTMENT MEETING: 10/04/2023**  
**Agenda Item 5 A**

TO: Board of Adjustment  
PREPARED BY: Emily Delgado, Planning Manager  
CASE: PLVAR20230216  
SUBJECT: PLVAR20230216- Conduct a public hearing and consider a request for a variance to Ordinance No. 19-S-20, which established the Planned Development District (PDD) Zoning for the Parklands II development, the variance request is specifically in relation to Dimensional and Development Standards Section 21.5.7, in order to permit a decreased front yard building setback from thirty feet (30') to allow a twenty-five foot (25') front yard setback, located at 5197 Pinder Way, City of Schertz, Guadalupe County, Texas.

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**GENERAL INFORMATION:**

Owner / Applicant: Beazer Homes Texas, L.P. / Calvin New

**REQUEST**

The property owner of 5197 Pinder Way, has requested a variance to Ordinance No. 19-S-20, which established the Planned Development District (PDD) Zoning for the Parklands II development, specifically in relation to the Dimensional and Development Standards Section 21.5.7 within Ordinance No. 19-S-20 which stipulates a front building setback of thirty feet (30').

The requested variance is in order to permit a decreased front yard building setback from thirty feet (30') to allow a twenty-five foot (25') front yard setback. In other words, the requested variance is to allow a five foot decreased front yard setback for this specific lot within the Parklands II Subdivision.

**PUBLIC NOTICE:**

The public hearing notice was published in the "San Antonio Express" on September 18, 2023. There were four (4) notices mailed to surrounding property owners on September 15, 2023. At the time of this staff report, staff has received no responses on the request.

**ITEM SUMMARY:**

The subject property, 5197 Pinder Way is located within the Parklands II Subdivision which is zoned Planned Development District (PDD), specifically via Ordinance No. 19-S-20 also known as the Parklands II Planned Development District. This zoning ordinance has specific requirements for the front building setback lines for Lots 1-18, Block 1, Lots 1-4, Block 11 and Lots 1-8, Block 2. For these specific lots there is a required thirty foot (30') front building setback line. Specifically 5197 Pinder Way, is Parklands II Subdivision Unit 1, Lot 2, Block 1 and per the PDD is required to have a thirty foot (30') front building setback.

The applicant submitted a building permit for 5197 Pinder Way on March 27, 2023. This building permit was submitted with construction plans that indicated a twenty-five (25') foot front building setback line. Additionally, the construction plans indicated the proposed residential porch would extend to the identified twenty-five foot (25') building setback line. The permit was reviewed, and ultimately approved and issued on May 9, 2023, with the proposed residential structure being constructed at a twenty-five foot (25') building setback line.

Per the applicants supporting documentation the forms for the home were set on June 5th, the foundation was poured on June 19th, framing was started on June 21st and completed on July 3rd. On July 5th it was determined by Beazer that the home under construction was built at twenty-five feet (25') rather than the required thirty feet (30') front building setback, which is when the variance process was started. At this time the home is complete and is awaiting final inspections and the outcome of the requested variance.

**SUBJECT PROPERTY GENERAL LOCATION, LAND USE AND ZONING:**

The property is located at 5197 Pinder Way within the Parklands II Subdivision.

Existing Zoning	Land Use
Planned Development District (PDD) - Ordinance No. 19-S-20	Residential / Proposed Model Home

**Adjacent Properties:**

	Zoning	Land Use
<b>North</b>	Planned Development District (Parklands)	Undeveloped to be developed as residential
<b>South</b>	Right Of Way / Planned Development District (PDD) - Ordinance No. 19-S-20	Pinder Way / Undeveloped to be developed as residential
<b>East</b>	Planned Development District (PDD)- Ordinance No. 19-S-20	Undeveloped to be developed as residential
<b>West</b>	Planned Development District (PDD)- Ordinance No. 19-S-20	Undeveloped to be developed as residential

**CRITERIA FOR REVIEW**

According to Unified Development Code (UDC), Article 3, Section 21.3.4.B, in order to make a finding of hardship and grant a variance from the zoning regulations of the UDC, the Board must determine the following:

**1. The requested variance does not violate the intent of the UDC or its amendments;**

In reviewing the UDC all the straight residential zoning districts R-1 through R-A per UDC Table 21.5.7.A all require a twenty-five foot (25') front building setback line. The Parklands II PDD has a base zoning of R-1 which per the UDC has a twenty-five foot (25') front building setback line. The increased thirty foot (30') was an above and beyond design standard established via the Planned Development District (PDD) process for specific lots. This five foot increase was to increase the aesthetics for the residential homes along Pinder Way and Island Run which are fairly straight roadways. These lots were also identified as requiring an additional tree for a total of 4 per lot with a minimum of 2 in the front yard. Out of the 214 lots that are planned within the Parklands II subdivision, only 30 of the lots are required to have the thirty foot (30') front building setback line per the PDD. Allowing 5197 Pinder Way to remain as permit issued and constructed at twenty-five feet (25') will not violate the intent of the UDC.

**2. Special conditions of restricted area, topography or physical features exist that are peculiar to the subject parcel of land and are not applicable to other parcels of land in the same zoning district ;**

There are no special conditions of restricted area, topography or physical features for 5197 Pinder Way that are not applicable to other properties in the same zoning district.

**3. The hardship is the result of the applicant's own actions; or**

The hardship is the result of the applicant's own actions. The applicant submitted a building permit with construction plans with the incorrect front yard building setback identified, and the home proposed to be constructed at the incorrect setback. However, during the Building Permit plan review process, permit issuance and during the inspections of the foundation form the City of Schertz did not identify the error or correct the plans / on site construction to the required thirty foot (30') front yard setback.

**4. The interpretation of the provisions in this UDC or any amendments thereto would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district that comply with the same provisions.**

Although the applicant submitted plans with the incorrect front yard setback identified, ultimately the City of Schertz issued the permit with this error which the applicant utilized to construct the residential home. If the

requested variance is not approved, the applicant will need to demolish / reconstruct the home in order to eliminate the first five feet of the constructed home to meet the thirty foot (30') front yard setback. The requested variance will allow the constructed home to remain as is at the twenty-five foot (25') building setback line. Allowing this variance will not diminish the intent of the Planned Development District design standards as the rest of the specified lots will be constructed at the required thirty foot (30') front building setback line.

**STAFF ANALYSIS AND RECOMMENDATION:**

The City of Schertz Building Inspections Division understands and acknowledges their oversight of this setback error and in an effort to ensure this error does not occur again, there has been additional staff training and internal training documents created on the unique nature of the Parklands II Planned Development District. Additionally, Beazer Homes has acknowledged the error on the submitted building plans and is ensuring that all other residential building permits submitted for the specific lots identified in the PDD will be submitted with the correct thirty foot (30') front building setback line.

Based on the building plans being submitted in error identifying a front building setback of twenty-five feet (25') and the permit being reviewed and issued without this being corrected to the required thirty feet (30'), and the home being fully constructed at the twenty-five feet (25') per the issued building permit, staff recommends approval of the requested variance to allow a decreased front building setback for 5197 Pinder Way.

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**Attachments**

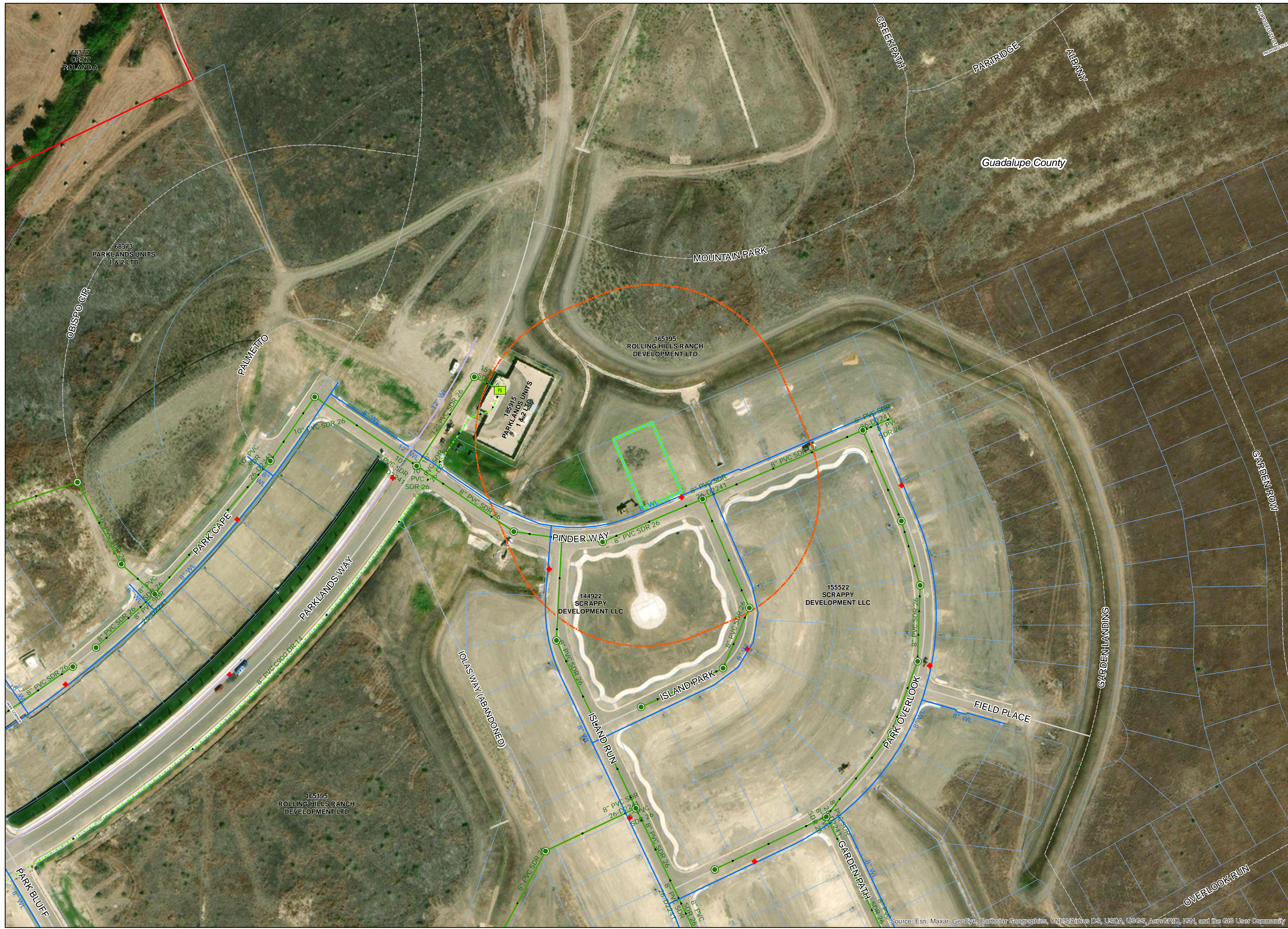
Aerial Exhibit

Public Hearing Notice Map

Supporting Documentation Provided by Applicant

Ordinance No. 19-S-20- Parklands II Planned Development District

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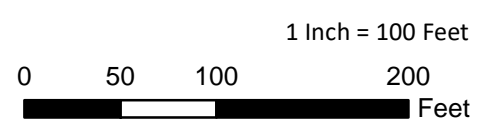


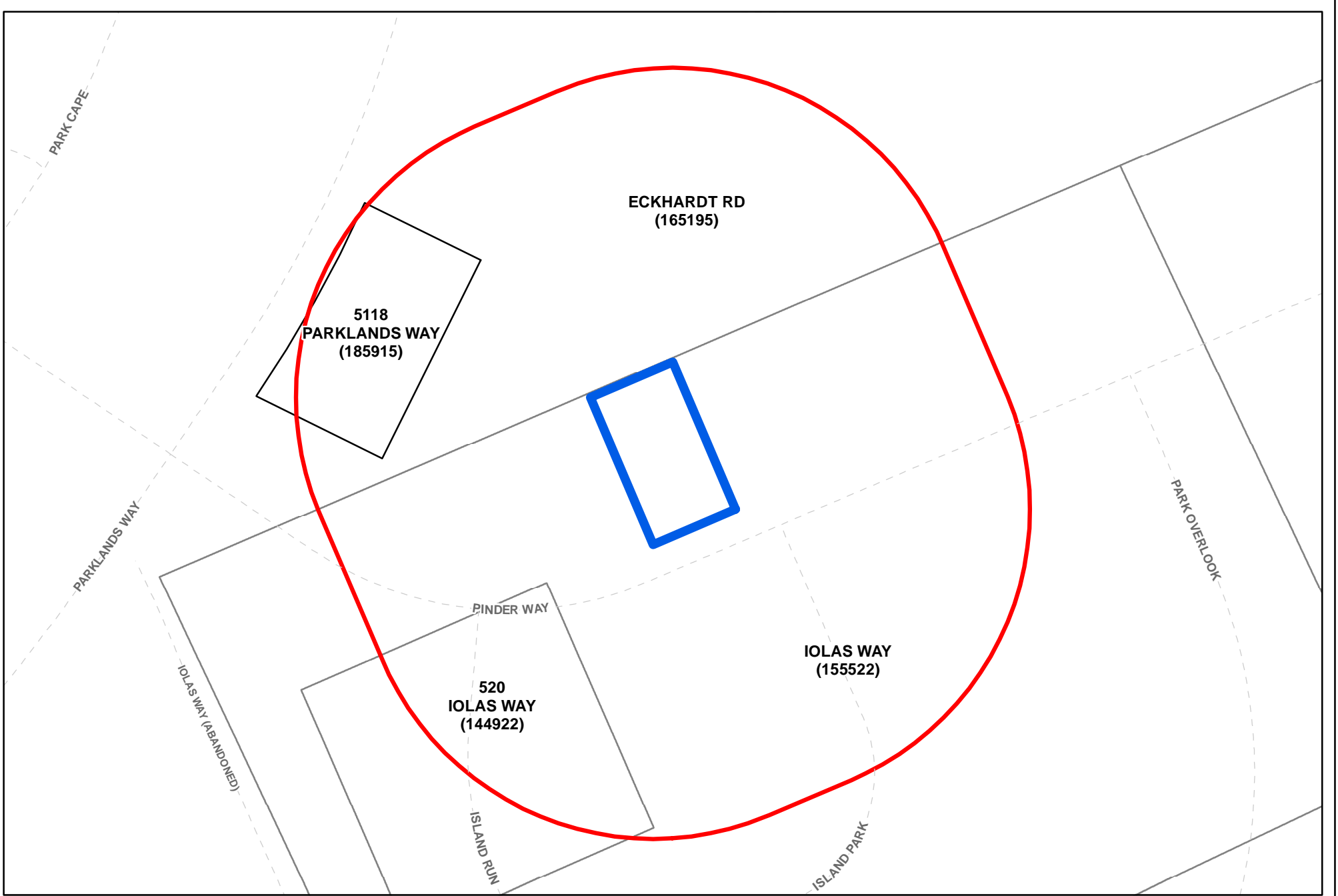
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



5197 PINDER WAY  
(PLVAR20230216)

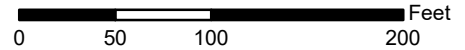
- |                    |                            |                                  |                                |           |                     |                            |                      |
|--------------------|----------------------------|----------------------------------|--------------------------------|-----------|---------------------|----------------------------|----------------------|
| <all other values> | <all other values>         | Planned Secondary Arterial       | Commercial Collector B         | 1" - 8"   | Schertz Gravity     | Hydrant                    | CCMA Treatment Plant |
| Highways           | Freeway                    | Secondary Rural Arterial         | Planned Commercial Collector B | 2" - 10"  | Schertz Pressure    | Water Storage Facility     | Schertz Lift Station |
| Major Roads        | Principal Arterial         | Planned Secondary Rural Arterial | Commercial Collector A         | 3" - 12"  | Neighboring Gravity | Manholes                   | Private Lift Station |
| Minor Roads        | Planned Principal Arterial | Residential Collector            | Planned Commercial Collector A | 16" - 36" | Private Pressure    | Schertz Treatment Plant    | 200' Buffer          |
| Other Cities       | Secondary Arterial         | Planned Residential Collector    | 6" - 18"                       |           |                     | Schertz Municipal Boundary | Schertz ETJ Boundary |
|                    |                            |                                  |                                |           |                     | County Boundaries          |                      |





City of Schertz  
5197 PINDER WAY  
(PLVAR20230216)

 200' Buffer  Project Area



Board of Adjustment may grant variances or modifications of height, yard, area, coverage, parking regulations, accessory building and non-conforming use subject to making a finding of hardship that the variance meets all four of the following criteria. State how your request meets these conditions.

**Description of variance request:**

Beazer Homes is requesting to adjust the setback on Lot 2 Block 1 in Parklands Estates from 30' to 25'.  
\_\_\_\_\_  
\_\_\_\_\_

1. Does the requested variance violate the intent of the Unified Development Code or deprive the applicant of right commonly enjoyed by other properties in the same zoning district that comply with the same provisions?  
 Yes       No

Explain: The change in setback from 30' to 25' does not violate the intent of the UDF as the front setback minimums in the current UDF are 25'.  
\_\_\_\_\_  
\_\_\_\_\_

2. Do special conditions or restricted area, shape, topography, or physical features exist that are irregular to the subject parcel of land and not applicable to other parcels of land in the same zoning districts?    Yes       No

Explain: No, there are not special conditions applicable to this parcel.  
\_\_\_\_\_  
\_\_\_\_\_

3. Is the hardship the result of the applicant's own actions or intended for financial interest?    Yes       No

Explain: Yes, the hardship is the result of the applicant's own actions. No, it was not intended for financial interest as the house that was built on the property would have fit the same with a 30' setback.  
\_\_\_\_\_  
\_\_\_\_\_

4. Would granting this variance be detrimental to the public welfare or injurious to the value of property in the vicinity?  
 Yes       No

Explain: No, the variance would not be detrimental to the public welfare or be injurious to the value of the property because the other lots in the subdivision have a 25' setback.  
\_\_\_\_\_  
\_\_\_\_\_

Preparer's Signature: \_\_\_\_\_


Printed Name: Calvin New

Date prepared: August 31, 2023

THIS DRAWING IS FOR ILLUSTRATION PURPOSES ONLY. IT DOES NOT REPRESENT A BOUNDARY OR PROPERTY SURVEY. THE LICENSED SURVEYOR IS TO VERIFY THAT ALL INFORMATION CONTAINED HEREIN IS ACCURATE PRIOR TO PLACING HOUSE PINS.

**NOTE 1:**  
UTILITIES WILL POSSESS A 5' WIDE SERVICE EASEMENT TO THE DWELLING ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DWELLING AND SERVICE.

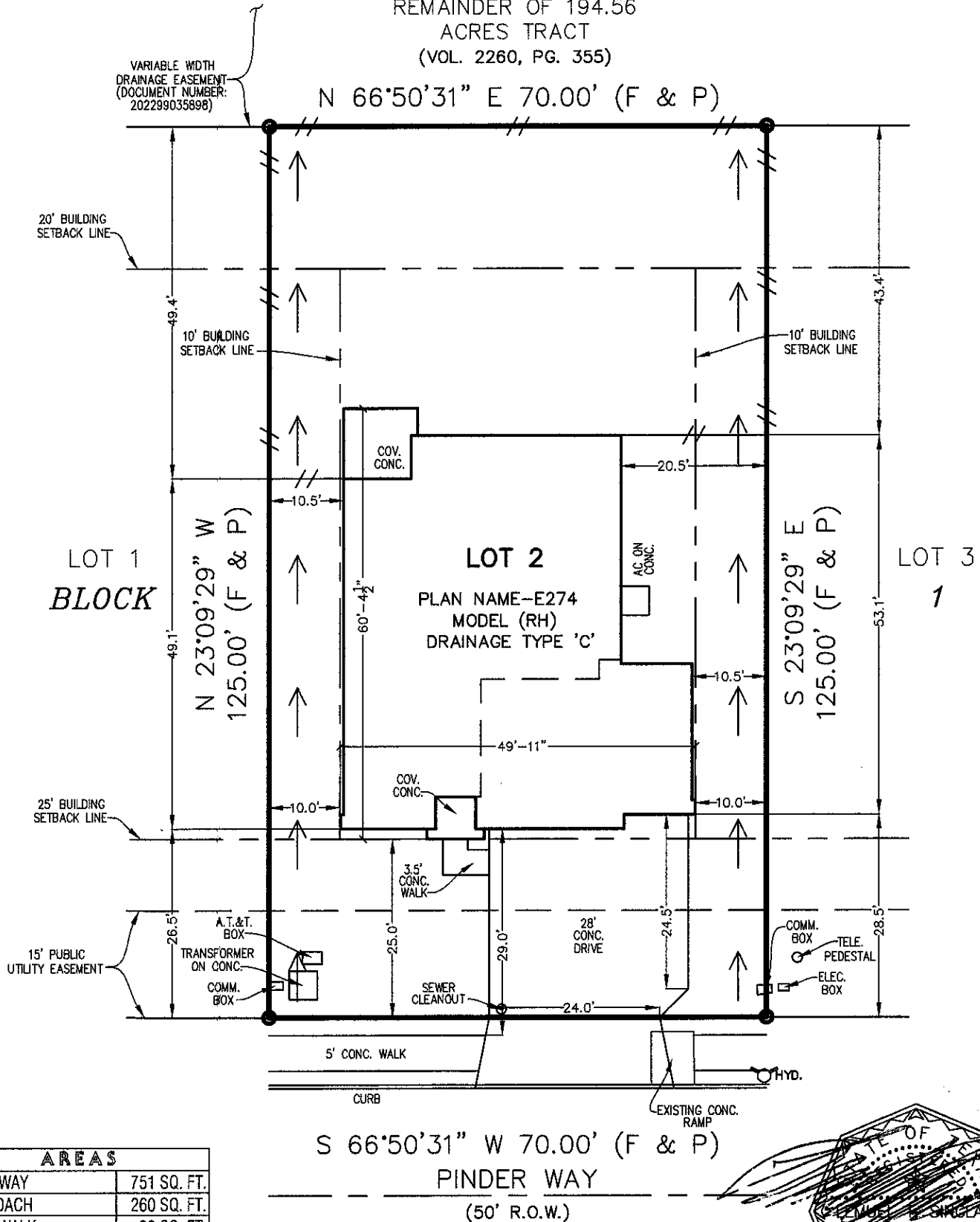
**NOTE 2:**  
DRAINAGE TYPE AND DRAINAGE ARROWS ARE BASED ON PARKLAND II UNIT 1 GRADING PLAN

- LEGEND:
- \\ = WOOD FENCE
  - (F) = FIELD BEARING
  - (P) = PLAT BEARING
  - R.O.W. = RIGHT-OF-WAY
  - COV. = COVERED
  - CONC. = CONCRETE
  - AC = AIR CONDITIONER
  - TELE. = TELEPHONE
  - ELEC. = ELECTRIC
  -  = FIRE HYDRANT
  - COMM. = COMMUNICATIONS

NORTH  
SCALE: 1" = 20'

REMAINDER OF 194.56  
ACRES TRACT  
(VOL. 2260, PG. 355)



N 66°50'31" E 70.00' (F & P)



AREAS	
DRIVEWAY	751 SQ. FT.
APPROACH	260 SQ. FT.
LEAD WALK	28 SQ. FT.
PUBLIC WALK	201 SQ. FT.
PATIO	N/A
HVAC PADS	16 SQ. FT.
TOTAL	1,256 SQ. FT.
FRONT SOD	2,669 SQ. FT.
REAR SOD	3,063 SQ. FT.
TOTAL FENCE	194 LN. FT.
SLAB AREA	2,414 SQ. FT.
LOT AREA	8,750 SQ. FT.

SITE PLAN OF  
5197 PINDER WAY  
LOT 2, BLOCK 1  
PARKLANDS II  
UNIT 1  
GUADALUPE COUNTY, TEXAS

DRAWN BY: P.K. REVISD: 4/19/2023  
DATE: 3/30/2023 REVISD: 5/2/2023

SINCLAIR LAND SURVEYING, INC.  
3411 MAGIC DRIVE  
SAN ANTONIO, TEXAS 78229  
210-341-4518  
TBPELS FIRM NO.10089000  
JOB NUMBER: S-202369073

**City of Schertz**  
Building Permit  
Permit PRSF202300856

**Date Issued:** May 09, 2023

**Expires:** November 05, 2023

**Project Address:** 5197 PINDER WAY;

**Subdivision:**

;

**Lot # 2;**

**Block # 1;**

**Owner Information:**

SCRAPPY DEVELOPMENT LLC

**Contractor:**

General Contractor: Beazer Homes

Electrical Contractor: Landmark Electric

Irrigation Contractor: L&G LANDSCAPE ENTERPRISES LLC

Mechanical Contractor: AIRTRON INC

Plumbing Contractor: IES Residential

**Proposed Use: Single Family Residential**

**Description of Work:**

- Building: New Residential Floor Area
- Electrical: New Residential Electrical
- Clearing and Grading: Disturbing Soil (Greater than 1/10th of an Acre)
- Irrigation: Backflow New/Replacement Sprinkler Heads
- Mechanical: New Residential Mechanical
- Plumbing: New Residential Plumbing
- Utility Connections: Water Connection Wastewater Connection 5/8"

**Conditions:**

**Issued By:**  
Inspections Division



Sarah Rodriguez  
Permit Technician  
(210) 619-1752





August 31, 2023

City of Schertz  
1400 Schertz Parkway  
Schertz, Texas 78154

RE: Parklands Estates – Lot Setback Variance Request

To whom it may concern,

Beazer Homes is requesting a variance to the lot setback on 5197 Pinder Way, Lot 2, Block 1 Unit 1 in Parklands Estates. The current front setback on the lot is 30' as set out by Ordinance NO. 19-S-20 changing the zoning of the property to Planned Development District. Beazer submitted the building permit in accordance with the setbacks shown on the recorded plat calling for a 25' front setback without knowledge of the 30' setback.

Timeline of Events:

1. The building permit was approved by the city on May 9, 2023.
2. Forms for foundation set on June 5, 2023
3. Foundation Poured on June 19, 2023
4. Framing started on June 21, 2023
5. Framing completed July 3, 2023
6. Beazer found out about the 30' front setback on July 5, 2023.
7. Started the Variance Request on August 25, 2023, after some back and forth determining with city officials that a Variance Request rather than a full Planned Development District Amendment was the correct course of action.

Parklands Estates has 15 lots in Unit 1 with a 30' front setback. The remaining lots in Units 1 – 4 in Parklands Estates have a 25' setback. The Unified Development Code requires a 25' setback on most typical residential lots. Allowing the variance from 30' front setback to a 25' front setback on this lot will not diminish the community in any way nor is it in conflict with the current Unified Development Code. Beazer's plans to build at a 30' setback on any additional lots in the subdivision that require the 30' front setback.

In light of the information provided, Beazer requests the variance to the lot setback from 30' to 25'.

Very truly yours,

BEAZER HOMES TEXAS, L.P.  
A Delaware limited partnership

By: Beazer Homes Texas Holdings, Inc. Its  
General Partner

By: Calvin New

Name: Calvin New  
Title: Director of Land Acquisition

**ORDINANCE NO. 19-S-20**

**AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AMENDING THE OFFICIAL ZONING MAP BY REZONING APPROXIMATELY 64 ACRES OF LAND FROM PRE-DEVELOPMT DISTRICT, (PRE), PLANNED DEVELOPMENT DISTRICT (PDD), AND DELAYED ANNEXATION (DVL) TO PLANNED DEVELOPMENT DISTRICT (PDD).**

**WHEREAS**, an application to rezone approximately 64 acres of land located approximately 1000 feet west of the intersection of Engel Road and the private street, Big John Lane, and more specifically described in the Exhibit A and Exhibit B attached herein (herein, the “Property”) has been filed with the City; and

**WHEREAS**, the City’s Unified Development Code Section 21.5.4.D. provides for certain criteria to be considered by the Planning and Zoning Commission in making recommendations to City Council and by City Council in considering final action on a requested zone change (the “Criteria”); and

**WHEREAS**, on July 10, 2019, the Planning and Zoning Commission conducted a public hearing and, after considering the Criteria, made a recommendation to City Council to approve the requested rezoning; and

**WHEREAS**, on August 13, 2019 and August 27, 2019 the City Council conducted a public hearing and after considering the Criteria and recommendation by the Planning and Zoning Commission, determined that the requested zoning be approved as provided for herein.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS:  
THAT:**

Section 1. The Property as shown and more particularly described in the attached Exhibit A and Exhibit B, is hereby zoned Planned Development District (PDD).

Section 2. The Official Zoning Map of the City of Schertz, described and referred to in Article 2 of the Unified Development Code, shall be revised to reflect the above amendment.

Section 3. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the Council.

Section 4. All ordinances and codes, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters resolved herein.

Section 5. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 6. If any provision of this Ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City hereby declares that this Ordinance would have been enacted without such invalid provision.


Section 7. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

Section 8. This Ordinance shall be effective upon the date of final adoption hereof and any publication required by law.

Section 9. This Ordinance shall be cumulative of all other ordinances of the City of Schertz, and this Ordinance shall not operate to repeal or affect any other ordinances of the City of Schertz except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, are hereby repealed.

Approved on first reading the 27<sup>th</sup> day of August, 2019.

PASSED, APPROVED AND ADOPTED on final reading the 3rd day of September, 2019.

  
\_\_\_\_\_  
Michael R. Carpenter, Mayor

ATTEST:

  
\_\_\_\_\_  
Brenda Dennis, City Secretary  
(SEAL OF THE CITY)





**FIELD NOTES  
FOR ZONING OF  
A 2.6685 ACRE TRACT**

A **2.6685 acre tract** of land, out of the John Noyes Survey No. 259, Abstract No. 253, Guadalupe County, Texas and being out of a 194.56 acre tract of land conveyed to Rolling Hills Ranch Development, Ltd. of record in Volume 2260 Page 355 of the Official Public Records of Guadalupe County, Texas and being more particularly described by metes and bounds as follows:

**Commencing** at a found  $\frac{1}{2}$ " iron rod, for a southerly southeast corner of a 194.56 acre tract and the southwest corner of a 60.80 acre tract of land as conveyed to Scrappy Development, LLC of record in Document No. 201899009779 of the Official Public Records of Guadalupe County, Texas and the tract described herein;

THENCE: N 25°21'43" W, Along and with the common lines of the 194.56 acre tract and the 60.80 acre tract, a distance of 950.31 feet to a point, for the **POINT OF BEGINNING** and the southeast corner of the tract described herein;

**THENCE:** Over and across the 194.56 acre tract, the following twelve (12) courses:

1. **S 18°50'00" W**, a distance of **271.27 feet** to a point, for an interior corner of the tract described herein,
2. **S 28°14'10" E**, a distance of **33.87 feet** to a point, for an exterior corner of the tract described herein,
3. with a non-tangent curve to the **left** having an arc of **32.27 feet**, a radius of **50.00 feet**, a delta of 36°58'42" and a chord bears **S 43°16'29"W**, a distance of **31.71 feet** to a point, for a point of reverse curvature of the tract described herein,
4. with a curve to the **right** having an arc of **10.43 feet**, a radius of **15.00 feet**, a delta of 39°51'08" and a chord bears **S 44°42'42"W**, a distance of **10.22 feet** to a point, for a point of tangency of the tract described herein,
5. **S 64°38'16" W**, a distance of **152.27 feet** to a point, for a southwest corner of the tract described herein,
6. **N 25°21'44" W**, a distance of **50.00 feet** to a point, for a northwest corner of the tract described herein,
7. **N 64°38'16" E**, a distance of **37.40 feet** to a point, for an interior corner of the tract described herein,
8. **N 18°50'00" E**, a distance of **162.36 feet** to a point, for a point of curvature to the left of the tract described herein,
9. with a curve to the **left** having an arc of **104.09 feet**, a radius of **135.00 feet**, a delta of 44°10'33" and a chord bears **N 03°15'17"W**, a distance of **101.53 feet** to a point, for a point of tangency of the tract described herein,
10. **N 25°20'33" W**, a distance of **340.13 feet** to a point, for a northwest corner of the tract described herein,

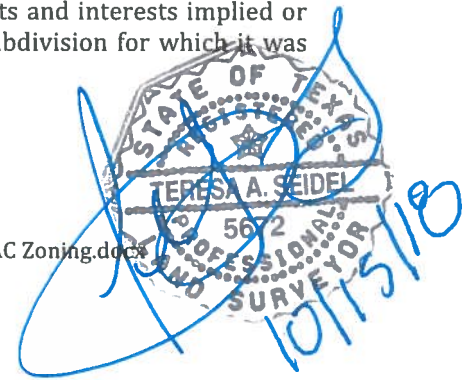
11. with a non-tangent curve to the **left** having an arc of **207.84 feet**, a radius of **2083.00 feet**, a delta of **05°43'01"** and a chord bears **N 38°35'14"E**, a distance of **207.75 feet** to a point, for a northerly corner of the tract described herein, and

12. **S 54°16'16" E**, a distance of **6.76 feet** to a found  $\frac{1}{2}$ " iron rod, for an interior corner of the 194.56 acre tract, the northwest corner of the 60.80 acre tract and the northeast corner of the tract described herein;

**THENCE: S 25°21'43" E**, along and with the common lines of the 194.56 acre tract and the 60.80 acre tract, a distance of **442.57 feet** to a point, for the **POINT OF BEGINNING** and containing **2.6685 acres** or 116,238 square feet more or less, in Guadalupe County, Texas. Said tract being described in accordance with a survey prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.

"This document was prepared under 22TAC663.21, does reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

Job No.: 17-132  
Prepared by: KFW Surveying  
Date: October 15, 2018  
File: S:\Draw 2017\17-132 Pinder Tract (Parklands II)\DOCS\FN 2.6684AC Zoning.docx





**FIELD NOTES  
FOR  
A 60.80 ACRE TRACT**

A **60.80 acre tract** of land, being all of a 10.0 acre tract, called Tract 1, the remaining portion of a 50.800 acre tract, called Tract 2 conveyed to Nancy Pinder of Record in Volume 1306 Page 477 of the Official Public Records of Guadalupe County, Texas, a 10.01 acre tract conveyed to Thomas Jordan of record in Volume 3068 Page 400 of the Official Public Records of Guadalupe County, Texas, a 3.00 acre tract conveyed to Patrick Lynn Pinder of record in Volume 2338 Page 732 of the Official Public Records of Guadalupe County, Texas, a 2.00 acre tract conveyed to Nancy Pinder of record in Volume 3062 Page 852 of the Official Public Records of Guadalupe County, Texas and a 1.00 acre tract conveyed to Nancy Pinder of Record in Volume 2550 Page 244 of the Official Public Records of Guadalupe County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a found  $\frac{1}{2}$ " iron rod, for a southerly southeast corner of a 194.56 acre tract conveyed to Rolling Hills Ranch Development LTD. of record in Volume 2260 Page 335 of the Official Public Records of Guadalupe County, Texas and the southwest corner of the remaining portion of the 50.800 acre tract and tract described herein;

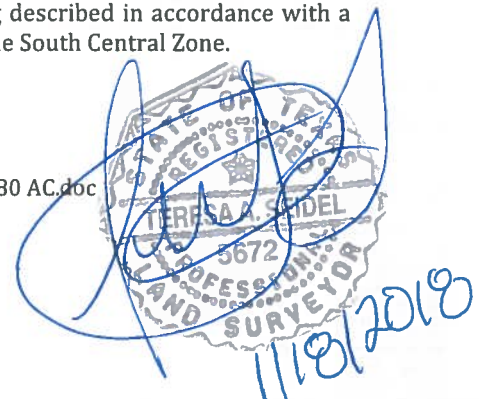
**THENCE:** Along and with the common lines of the 194.56 acre tract, the remaining portion of the 50.800 acre tract and the 10.01 acre tract, the following two (2) courses:

1. **N 25°21'43" W**, a distance of **1392.89 feet** to a found  $\frac{1}{2}$ " iron rod, for an interior corner of the 194.56 acre tract, the northeast corner of the 10.01 acre tract and the tract described herein, and
2. **N 66°50'31" E**, a distance of **2092.08 feet** to a found  $\frac{1}{2}$ " iron rod in a southwest line of a 80.00 acre tract as conveyed to Roland K. and Suzanne L. Schott of record in Volume 2944 Page 640 of the Official Public Records of Guadalupe County, Texas, for an easterly southeast corner of the 194.56 acre tract, the northeast corner of the remaining portion of the 50.800 acre tract and the tract described herein;

**THENCE:** **S 24°36'55" E**, along and with a southwest line of the 80.00 acre tract, the northeast line of the remaining portion of the 50.800 acre tract and the 10.0 acre tract, at a distance of 487.85 feet passing a found  $\frac{1}{2}$ " iron rod for the northeast corner of the 10.0 acre tract and an easterly exterior corner of the remaining portion of the 50.80 acre tract and continuing for a total distance of **1150.18 feet** to a found  $\frac{1}{2}$ " iron rod in the northwest line of a 40.00 acre tract conveyed to Weston Ranch Foundation of record in Volume 2338 Page 451 of the Official Public Records of Guadalupe County, Texas as described in Volume 589 Page 776 of the Official Public Records of Guadalupe County, Texas, for the southeast corner of the 80.00 acre tract, the southeast corner of the 10.0 acre tract and the tract described herein;

**THENCE:** **S 60°09'56" W**, along and with the northwest line of the 40.00 acre tract and a 167.89 acre tract conveyed to Weston Ranch Foundation of record in Volume 2338 Page 451 of the Official Publics Records of Guadalupe County, Texas and the southeast line of the 10.0 acre tract, the remaining portion of the 50.800 acre tract, the 1.00 acre tract, the 2.00 acre tract and the 3.00 acre tract, at a distance of 852.65 feet to a found  $\frac{1}{2}$ " iron rod (bent) for the southeast corner of the 1.00 acre tract and continuing for a total distance of **2081.88 feet** to the **POINT OF BEGINNING** and containing 60.80 acres more or less, in Guadalupe County, Texas. Said tract being described in accordance with a survey prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.

Job No.: 17-132  
Prepared by: KFW Surveying  
Date: January 12, 2018  
File: S:\Draw 2017\17-132 6670 Pinder Tract\DOCS\ Field Notes 60.80 AC.doc





## **Parklands II Planned Development District**

### **Overview:**

This property will develop in accordance with the provisions of the City of Schertz Unified Development Code (UDC) as amended. This property will develop in accordance with the base zoning district of Single Family Residential (R1) with the following modifications to the UDC relating to lot dimension requirements, fencing, and landscaping.

### **The Property:**

The property known as Parklands II is comprised of 60.80 acres total and planned for 214 single family residential lots (see Exhibit A). The property is contiguous to the existing Parklands community, which is an approximately 194-acre tract of land zoned Planned Development District (PDD) by Ordinance NO. 13-S-36. Parklands II will be an independent PDD but will function as an addition to the existing Parklands community with adjoining common roadways and common homeowners' association (HOA) and Architectural Review Committee (ARC) and the joint incorporation and augmentation of amenities and open space.

### **Single Family Residential District per the PDD (Section 21.5.5):**

As shown on the attached Master Development Plan (see Exhibit A), Parklands II is comprised of single family detached residential dwellings with minimum standard lot widths of 60', 65' & 70'. The mean dimensions for all lot widths shall not be less than 67 ft and the median dimensions for lot width shall not be less than 65 ft. The lot area shall not be less than a mean of 8,568 sq. ft and a median of 8,088 sq. ft. Each final approved plat for Parklands II must meet these mean and median dimensional requirements.

4.32 acres in Parklands II are open space. 2.67 acres in Parklands have been designated as public park land dedication for Parklands II, which is located contiguous to the Parklands 5-acre park space, to create an overall park area of nearly 8 acres (see Exhibit B & C). Also, Parklands II will contribute additional improvements to the park to allow for a multifaceted park for all ages for the residents of both Parklands I and II, as well as the citizens of the City of Schertz. These additional improvements will include interactive musical instruments, picnic tables/ benches, four pickleball courts, a second playscape/ playground, a baseball diamond, and additional sidewalk (see Exhibit C).

### **Dimensional & Development Standards (Section 21.5.7):**

Table One, as shown below, reflects those residential changes proposed by the PDD development:

<b>TABLE 1</b>		Min. Lot Size			Min. Yard Setback				Misc. Requirements	
Code	Classification	Area sf	Width ft.	Depth ft.	Front ft.	Side ft.	Rear ft.	Parking	Max. Height	Max. Cover
SF 7200	Single Family	7,200	60	120, *	25, 30 (2)	10	20	2	35	65%
SF 8200	Single Family	8,200	65 (1)	120 (1)	25, 30 (2)	10	20	2	35	65%
SF 9000	Single Family	9,000	70 (1)	120 (1)	25, 30 (2)	10	20	2	35	65%

- 1) Irregular lots (i.e., lots along curves in street geometry, knuckle-sac & cul-de-sac lots) may vary in width and length provided that the average of two side lot lines shall not be less than one hundred feet and the width shall not be less than sixty feet.
- 2) A 30-foot front yard setback will be required for certain lots as stipulated in the Landscaping portion of this PDD.

### **Fencing and Screening (Section 21.9.8):**

Fencing on the rear of lots adjacent to 20' buffer open space (known as Lot 900, Block 5; Lot 900, Block 10) will be a 6 ft high wood fence with masonry columns.

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

This project will meet the landscaping requirements of UDC Section 21.9.7 for residential single family lots with additional requirements as stipulated below:

- 1) There will be one additional tree planted within the 30' building setback line and outside of any proposed easements on each lot within Lots 1-18, block 1; Lots 1-4, block 11; and Lots 1-8, block 2. The lots stipulated will have a planting ratio of 4 trees per lot with a minimum of 2 trees in the front yard.
- 2) There are planned 20' open space lots oriented along the southern boundary of the entrance road and abutting Lots 8 & 9, block 3. Within these open space lots will be additional trees planted at minimum 50' intervals along the public road ROW.

All trees planted to meet requirements of this section will meet Schertz standards for approved shade trees per UDC Table 21.9.7A.

**Pedestrian Improvements:**

Within Lot 900, block 2; Lot 900, block 3; Lot 903, block 3 and within the aforementioned open space lots along the southern boundary of the entrance road, an 8' concrete public walkway will be installed that will meander through the landscaping planned within those lots.

**Private Park Improvements:**

Within Lot 900, block 3, the developer will provide a pocket park concept that will incorporate internal trails, gazebo, park benches and several landscape features all of which will function as a centerpiece to the community's pedestrian access and walkability concepts. These improvements will be incorporated into the development of Unit 1.

**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.

**Attachments Included on Following Pages:**

- Exhibit A: Master Development Plan
- Exhibit B: PDD Zoning Exhibit
- Exhibits C1 & C2: Overall Open Space & Park Plan
- Exhibit D: Private Park Improvements
- Exhibit E: Roadway Corridor Exhibit

**NOTES:**

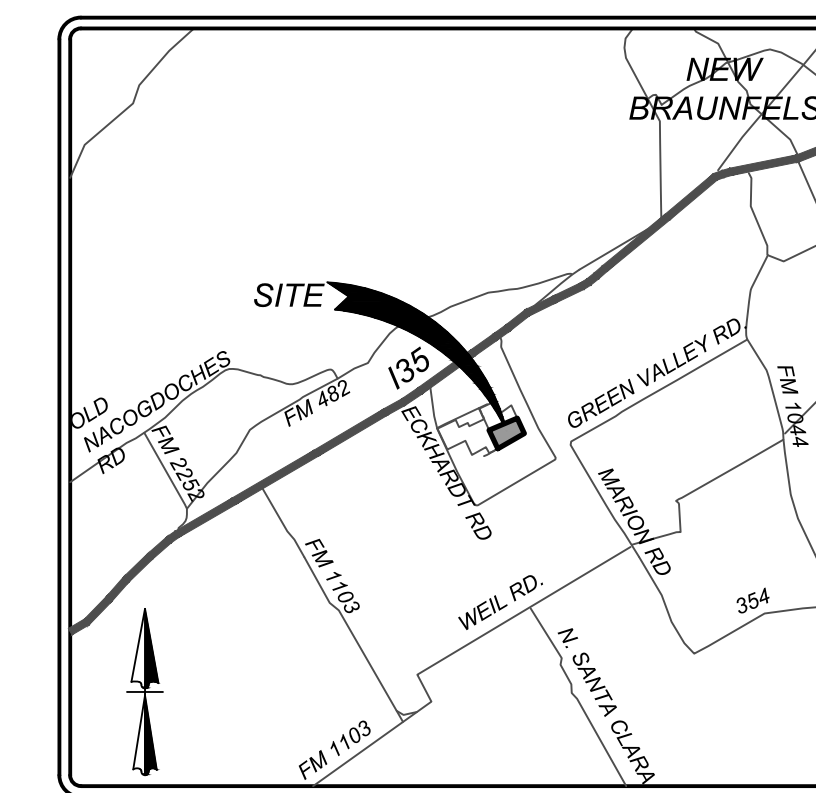
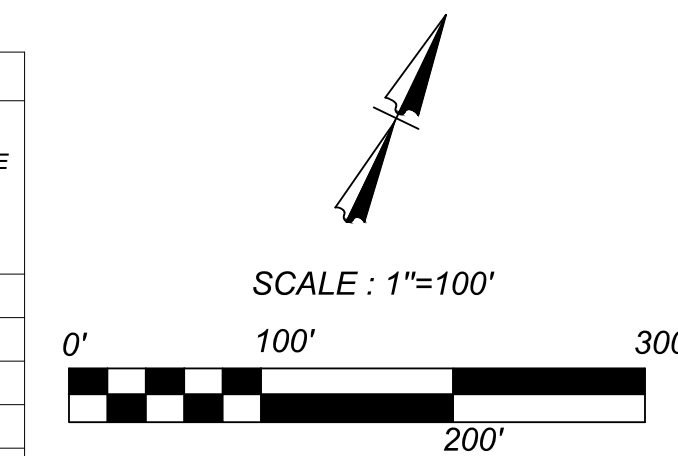
- ALL INTERNAL STREETS WITHIN THE M.D.P. LIMITS ARE LOCAL "A" WITH A 50' R.O.W., 30' PAVEMENT AND 10' PARKWAYS UNLESS OTHERWISE NOTED.
- THIS PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- UTILITY SERVICE PROVIDED BY THE FOLLOWING ENTITIES:  
 WATER SERVICE CITY OF SCHERTZ  
 SEWER SERVICE CITY OF SCHERTZ/CIBOLO CREEK MUNICIPAL AUTHORITY  
 TELEPHONE SERVICE AT&T  
 CABLE TELEVISION TIME WARNER CABLE  
 ELECTRIC GVEC  
 GAS CENTERPOINT ENERGY
- THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS REQUIRED BY THE PROPOSED PLANNED DEVELOPMENT DISTRICT (PDD).
- A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN LATEST EDITION OF AASHTO MANUAL.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (N.A.D.) OF 1983.
- THE THROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.
- REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP-90 & 95 OF 480, COMMUNITY PANEL NO. 48187C0090F & 48187C0095F, DATED NOVEMBER 02, 2007.
- ALL PRIVATE OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENT ETC. ARE THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSORS AND / OR ASSIGNS.

LAND USE DENSITY TABLE												
UNIT	TOTAL ACREAGE	DRAINAGE/ OPEN SPACE	R.O.W. DEDICATION	RESIDENTIAL ACREAGE	SF 7200	SF 8200	SF 9000	TYPICAL LOT DIMENSIONS	DWELLING UNITS	DENSITY (DWELLING UNITS/ACRES)	EXISTING ZONING	APPROXIMATE UNIT SCHEDULE
1	22.28	2.94	0.49	18.85	34	15	23	60' x 120'	72	3.23	OCL	2019
2	9.74	0.32	0.14	9.28	20	5	8	60' x 120'	33	3.39	PRE/OCL	2020
3	12.00	0.44	0.48	11.08	28	14	4	60' x 120'	46	3.83	OCL	2021
4	16.78	0.62	0.57	15.59	40	13	10	60' x 120'	63	3.75	OCL	2022
<b>TOTAL</b>	<b>60.80</b>	<b>4.32</b>	<b>1.68</b>	<b>54.80</b>	<b>122</b>	<b>47</b>	<b>45</b>		<b>214</b>	<b>3.52</b>		

\* PARK REQUIREMENTS = 1 ACRE/100 RESIDENTIAL LOTS  
 PARK REQUIREMENTS = 228 LOTS X 1 ACRE/100 LOTS = 2.28 ACRES  
 OCL = OUTSIDE CITY LIMITS

**UTILITY AND STORM WATER NOTES:**

- CITY OF SCHERTZ WATER MAINS WILL BE EXTENDED FROM THE PARKLANDS DEVELOPMENT TO SERVE THIS SUBDIVISION.
- AS THIS SUBDIVISION IS UPSTREAM OF PARKLANDS, CITY OF SCHERTZ SANITARY SEWER MAINS WILL BE EXTENDED FROM THE PARKLANDS DEVELOPMENT TO SERVE THIS SUBDIVISION.
- STORM WATER FROM THIS SUBDIVISION WILL FLOW THROUGH THE PARKLANDS DEVELOPMENT.



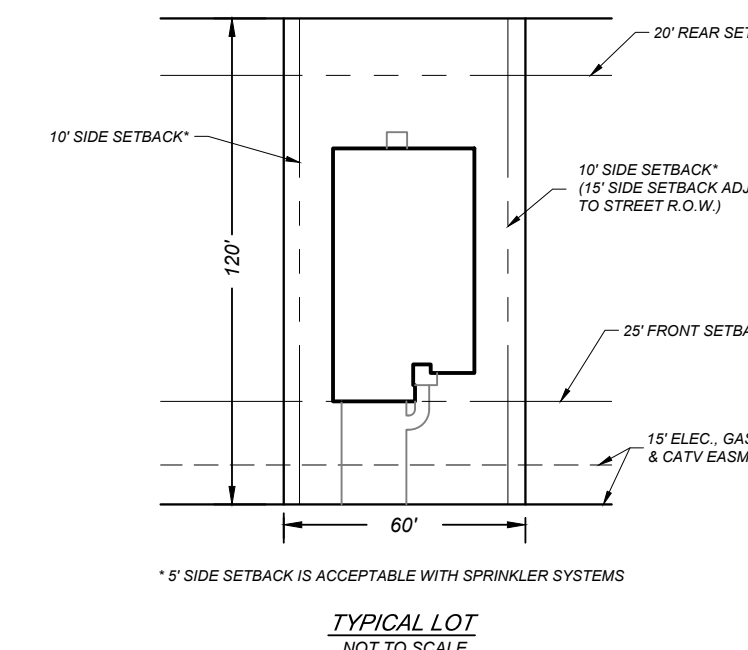
**LOCATION MAP**  
N.T.S.

**LEGEND**

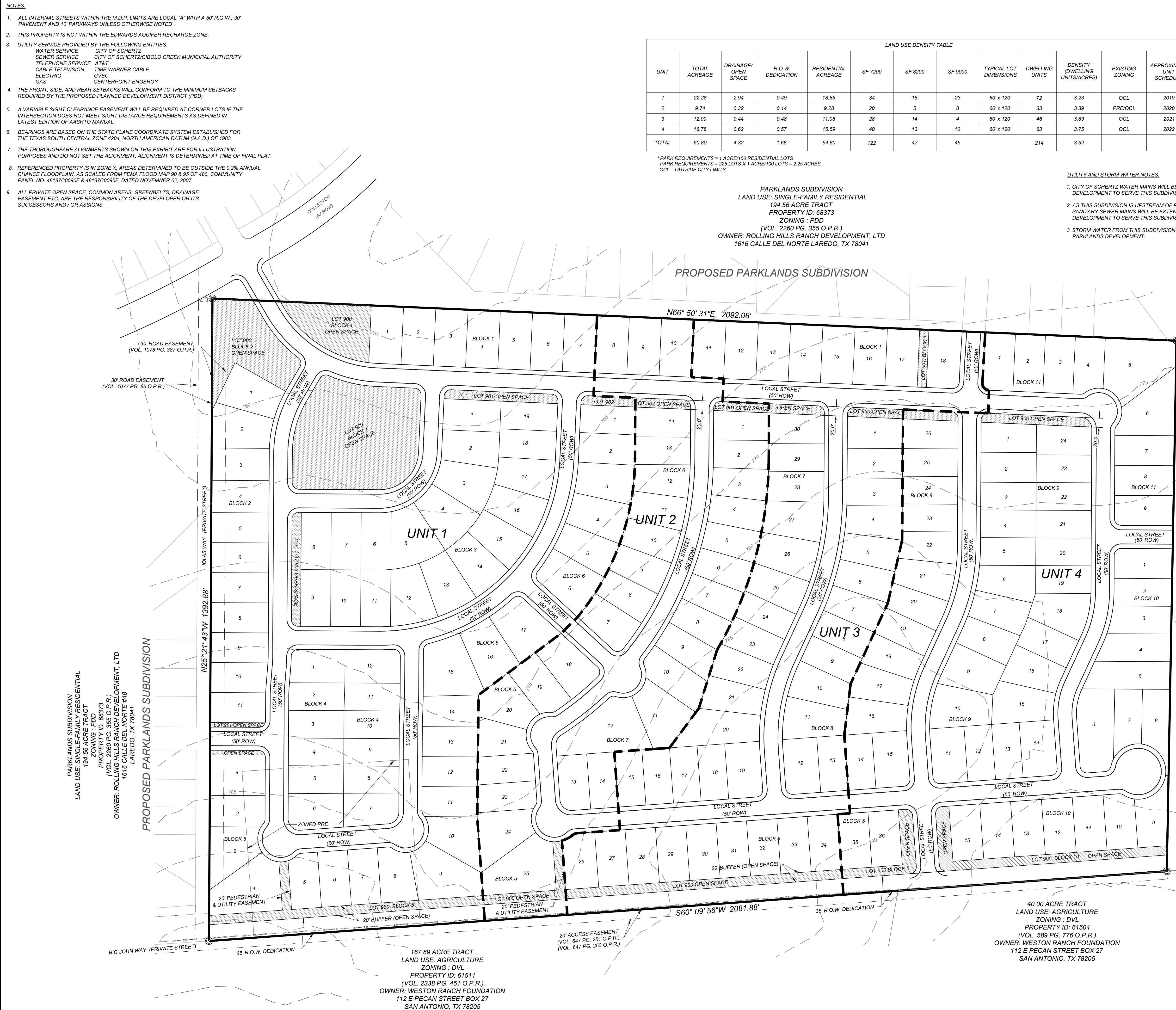
- = BOUNDARY
- = RIGHT-OF-WAY
- = PHASING LIMITS
- = 5' CONTOURS
- = OVERHEAD ELECTRIC TRANSMISSION LINES
- = OPEN SPACE / DRAINAGE EASEMENT

**DEVELOPER/APPLICANT/OWNER:**  
 SCRAPPY DEVELOPMENT, LLC  
 1202 W. BITTERS RD BLDG. 1 SUITE 1200  
 SAN ANTONIO, TX 78216  
 PHONE: (210) 493-2811

**SURVEYOR:**  
 KFW SURVEYING  
 3421 PAESANOS PKWY, SUITE 101  
 SAN ANTONIO, TX 78231  
 PHONE: (210) 979-8444  
 FAX: (210) 979-8441



80.00 ACRE TRACT OF AGRICULTURE LAND ZONING: DVL  
 PROPERTY ID: 66382  
 (VOL. 2944 PG. 640 O.P.R.)  
 OWNER: RONALD K. & SUZANNE L. SCHOTT  
 1300 ENGEL RD  
 NEW BRAUNFELS, TX 78132



**PARKLANDS SUBDIVISION**  
 LAND USE: SINGLE-FAMILY RESIDENTIAL  
 194.56 ACRE TRACT  
 PROPERTY ID: 68373  
 ZONING: PDD  
 (VOL. 2260 PG. 355 O.P.R.)  
 OWNER: ROLLING HILLS RANCH DEVELOPMENT, LTD  
 1616 CALLE DEL NORTE LAREDO, TX 78041

**PROPOSED PARKLANDS SUBDIVISION**

PARKLANDS SUBDIVISION  
 LAND USE: SINGLE-FAMILY RESIDENTIAL  
 194.56 ACRE TRACT  
 ZONING: PDD  
 PROPERTY ID: 68373  
 (VOL. 2260 PG. 355 O.P.R.)  
 OWNER: ROLLING HILLS RANCH DEVELOPMENT, LTD  
 1616 CALLE DEL NORTE #48  
 LAREDO, TX 78041

**PROPOSED PARKLANDS SUBDIVISION**

167.89 ACRE TRACT  
 LAND USE: AGRICULTURE  
 ZONING: DVL  
 PROPERTY ID: 61511  
 (VOL. 2338 PG. 451 O.P.R.)  
 OWNER: WESTON RANCH FOUNDATION  
 112 E PECAN STREET BOX 27  
 SAN ANTONIO, TX 78205

40.00 ACRE TRACT  
 LAND USE: AGRICULTURE  
 ZONING: DVL  
 PROPERTY ID: 61504  
 (VOL. 589 PG. 776 O.P.R.)  
 OWNER: WESTON RANCH FOUNDATION  
 112 E PECAN STREET BOX 27  
 SAN ANTONIO, TX 78205

**THE PARKLANDS II SUBDIVISION  
 MASTER DEVELOPMENT PLAN**

SCHERTZ, TEXAS  
 GUADALUPE COUNTY

**LEGAL DESCRIPTION:**  
 A 60.80 ACRE TRACT OF LAND, BEING ALL OF A 10.0 ACRE TRACT, CALLED TRACT 1, THE REMAINING PORTION OF A 50.800 ACRE TRACT, CALLED TRACT 2 CONVEYED TO NANCY PINDER OF RECORD IN VOLUME 1306 PAGE 477 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, A 10.01 ACRE TRACT CONVEYED TO THOMAS JORDAN OF RECORD IN VOLUME 3068 PAGE 400 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, A 3.00 ACRE TRACT CONVEYED TO PATRICK LYNN PINDER OF RECORD IN VOLUME 2338 PAGE 732 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, A 2.00 ACRE TRACT CONVEYED TO NANCY PINDER OF RECORD IN VOLUME 3062 PAGE 852 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS AND A 1.00 ACRE TRACT CONVEYED TO NANCY PINDER OF RECORD IN VOLUME 2550 PAGE 244 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

PROPOSED ZONING FOR ALL PROPERTY WITHIN THE LIMITS OF THIS MASTER DEVELOPMENT IS PLANNED DEVELOPMENT DISTRICT (PDD).



PREPARED : JUNE 07, 2019

EXHIBIT A

**NOTES:**

- ALL INTERNAL STREETS WITHIN THE M.D.P. LIMITS ARE LOCAL "A" WITH A 50' R.O.W., 30' PAVEMENT AND 10' PARKWAYS UNLESS OTHERWISE NOTED.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (N.A.D.) OF 1983.
- THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.
- REFERENCED PROPERTY IS IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 90 & 95 OF 480, COMMUNITY PANEL NO. 48187C0090F & 48187C0095F, DATED NOVEMBER 02, 2007.

ZONING TABLE		
TOTAL ACREAGE	EXISTING ZONING	PROPOSED ZONING
60.8 ACRES	PRE / OCL	PDD
2.67 ACRES	PDD	PDD

NOTE: THE PROPOSED ZONING BOUNDARY ENCOMPASSES THE ENTIRE 60.8 ACRE PROPERTY AND A 2.67 PORTION OF THE PARKLANDS SUBDIVISION

OCL=OUTSIDE CITY LIMITS

# THE PARKLANDS II SUBDIVISION PLANNED DEVELOPMENT DISTRICT ZONING EXHIBIT

SCHERTZ, TEXAS  
GUADALUPE COUNTY

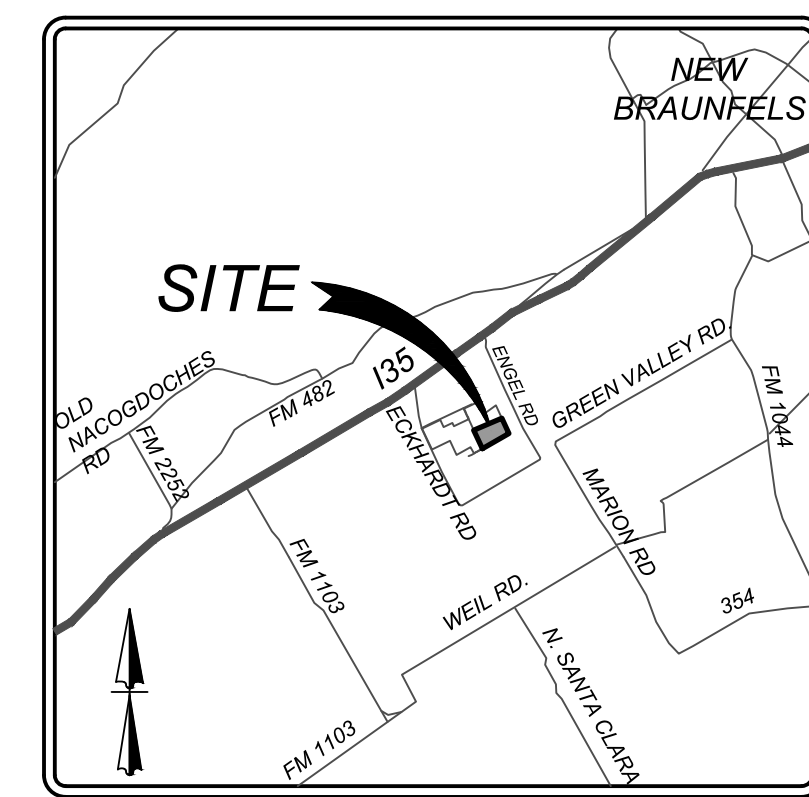
CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING
C1	207.44'	2083.00'	104.00'	5°43'01"	207.75'
C2	32.27'	60.00'	16.72'	30°58'42"	31.71'
C3	10.47'	15.00'	5.44'	39°51'08"	10.22'
C4	104.09'	135.00'	54.78'	44°10'33"	101.53'

**LEGAL DESCRIPTION:**

A 60.80 ACRE TRACT OF LAND, BEING ALL OF A 10.0 ACRE TRACT, CALLED TRACT 1, THE REMAINING PORTION OF A 50.800 ACRE TRACT, CALLED TRACT 2 CONVEYED TO NANCY PINDER OF RECORD IN VOLUME 1306 PAGE 477 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS. A 10.01 ACRE TRACT CONVEYED TO THOMAS JORDAN OF RECORD IN VOLUME 3068 PAGE 400 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS. A 3.00 ACRE TRACT CONVEYED TO PATRICK LYNN PINDER OF RECORD IN VOLUME 2338 PAGE 732 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS. A 2.00 ACRE TRACT CONVEYED TO NANCY PINDER OF RECORD IN VOLUME 3062 PAGE 852 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS AND A 1.00 ACRE TRACT CONVEYED TO NANCY PINDER OF RECORD IN VOLUME 2550 PAGE 244 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

A 2.67 ACRE TRACT OF LAND BEING OUT OF A 194.56 ACRE TRACT CONVEYED TO ROLLING HILLS RANCH DEVELOPMENT, LTD. IN VOL. 2260, PG. 355 O.P.R.

PROPOSED ZONING FOR ALL PROPERTY WITHIN THE LIMITS OF THIS MASTER DEVELOPMENT IS PLANNED DEVELOPMENT DISTRICT (PDD).



# Bitterblue, Inc.



## LEGEND

- Open Space Buffers & Greenbelts
- Multi-Purpose Recreational Open Space
- PARK
- Bench/Picnic Table
- Private Recreational Facility with Pool
- Musical Instruments
- Pickleball Court
- Double Playground/ playscape for two age groups (2 to 5 yrs & 5 to 12 yrs)
- Baseball Diamond

## PARKLAND RECREATION CONCEPT PLAN

EXHIBIT C-1



ECKHART ROAD

# Bitterblue, Inc.



BASKETBALL COURT

SCHOOL

LOCAL STREET  
(50' ROW)

LOCAL STREET  
(50' ROW)

COLLECTOR  
(60' ROW)

IOLAS WAY (PRIVATE STREET)

DRAINAGE ESM/T

- PICNIC TABLE
- PLAYGROUND
- MUSICAL INSTRUMENTS

(2.83 AC.)

PICKLEBALL COURT

BASEBALL FIELD

PARKLANDS II  
LAND DEDICATION

PARK

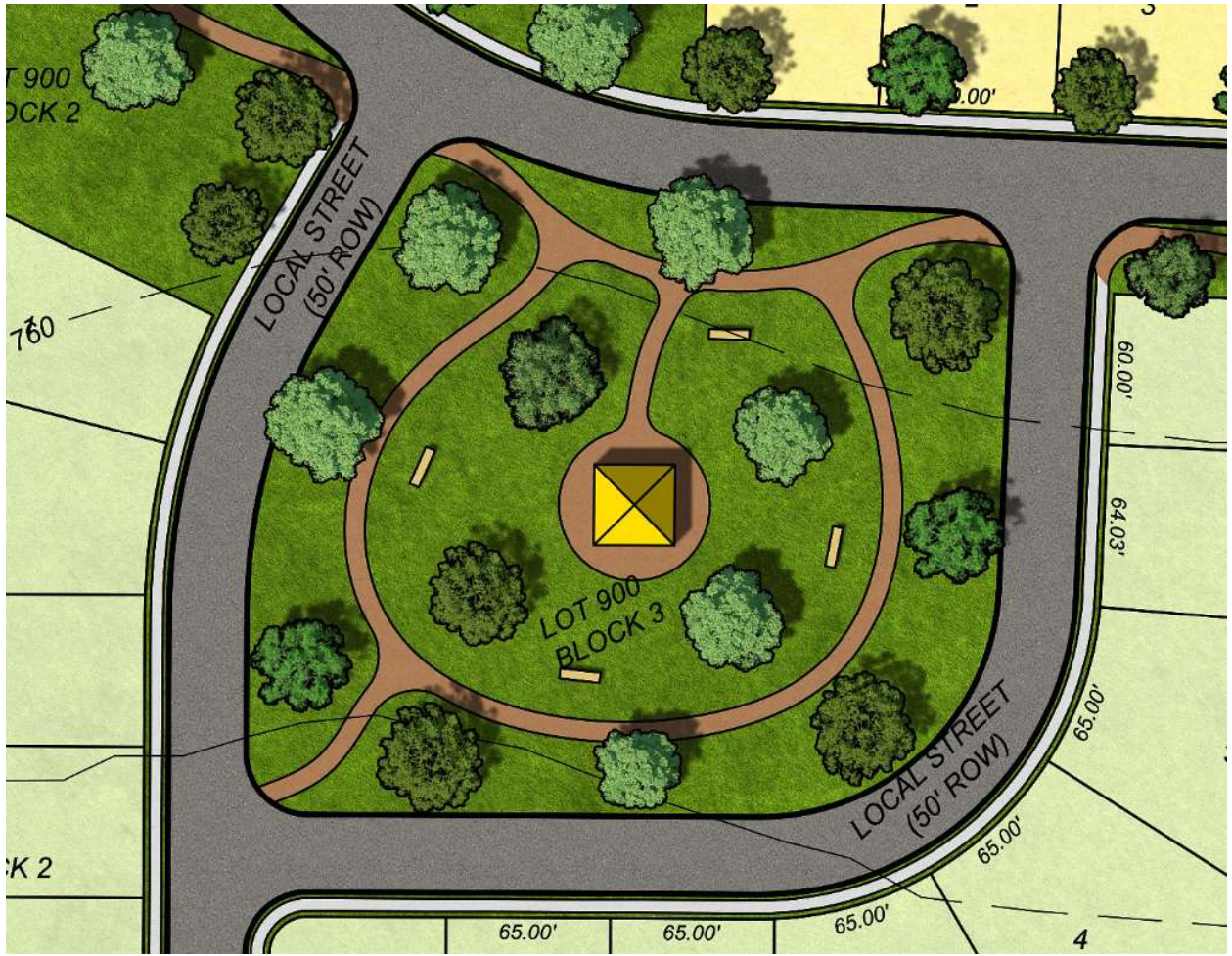
SOCCER FIELD

PARKLAND RECREATION  
PARK PLAN

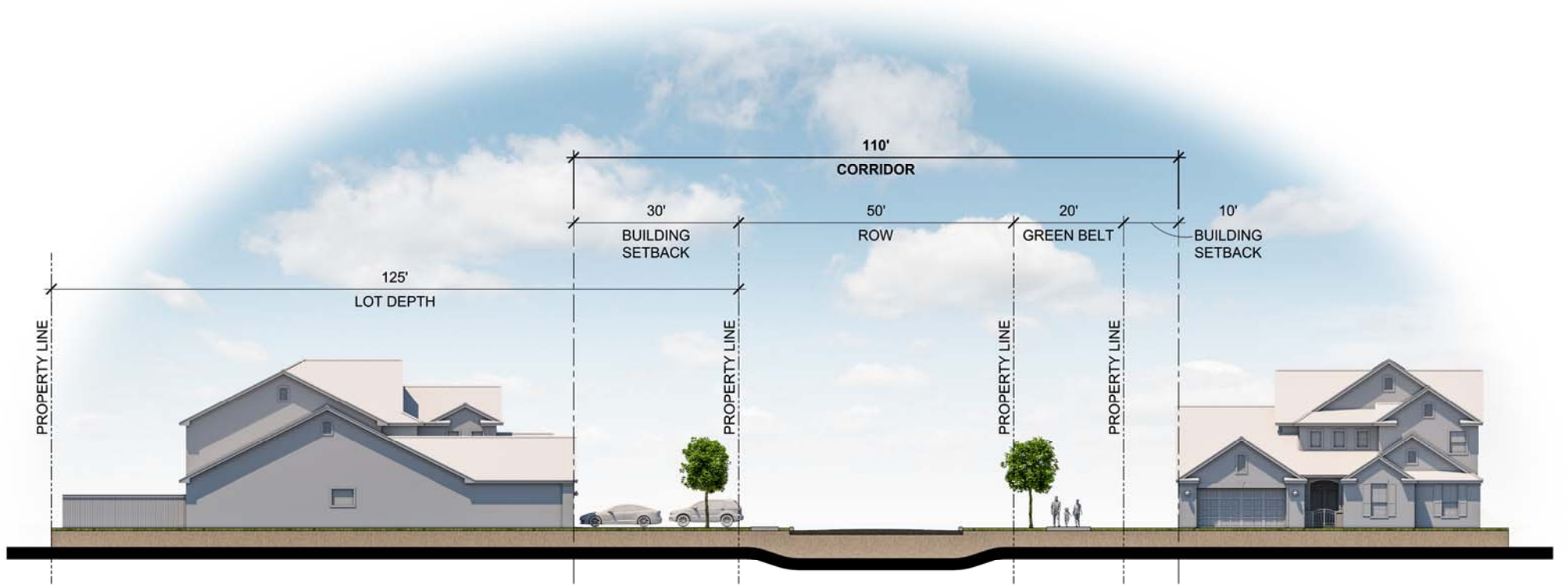
EXHIBIT C-2



SCALE: 1"=80'-0"



**EXHIBIT D**



**EXHIBIT E**