

Ord. No. 23-S-01

12.5 Acre Rezone Request from Planned
Development District (PDD) to Planned
Development District (PDD) for Windy Meadows
Subdivision- Unit 4

Emily Delgado
Planning Manager
February 28, 2023

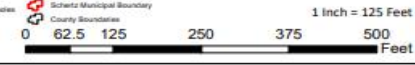


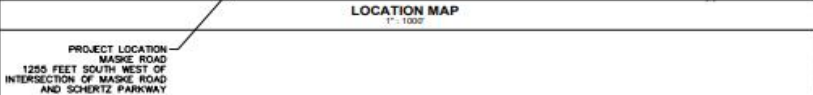
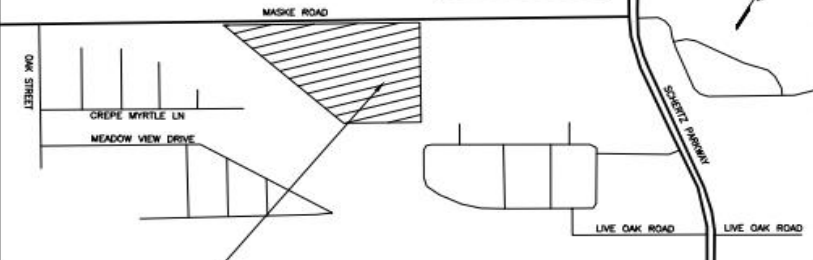
Guadalupe County



WINDY MEADOWS
UNIT 4
(PLPDD20220136)

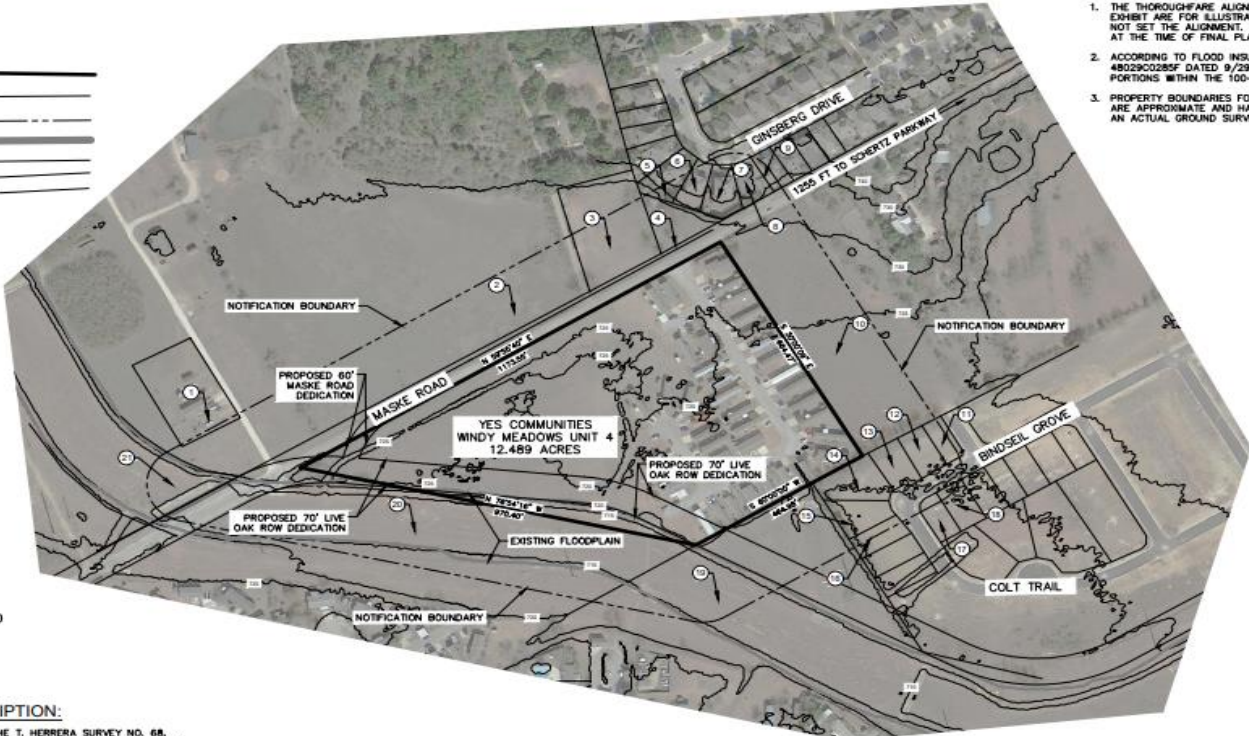
- All other utilities
- All other utilities
- Planned Secondary Arterial
- Commercial Collector B
- 1" - 24"
- Schertz Gravity
- Ingotant
- 200' Buffer
- Schertz Municipal Boundary
- County Boundaries
- Schertz Pressure
- Neighboring Gravity
- Private Pressure
- Highway
- Major Roads
- Minor Roads
- Other Cities
- Freeway
- Principal Arterial
- Planned Principal Arterial
- Residential Collector
- Planned Residential Collector
- Commercial Collector A
- Planned Commercial Collector A
- Commercial Collector B
- Planned Commercial Collector B
- 24" - 36"
- 36" - 48"
- 48" - 60"
- 60" - 72"
- 72" - 84"
- 84" - 96"
- 96" - 108"
- 108" - 120"
- 120" - 144"
- 144" - 180"





| PROPERTY ID# | OWNERS NAME | PROPERTY ID# | ADDRESS | ADDRESS TYPE | ZONING | SUBDIVISION NAME | RECORDING INFORMATION |
|--------------|--|--------------|--------------------------------------|---------------|--------|--------------------|---|
| 1 | ARMANDO AND KATERINA MEDDELETON MARTINEZ | 111100 | 2415 BETTY JOE LN SCHERTZ TX 78154 | SINGLE FAMILY | R-2 | NULL | DEED V 0975 PG 148, DEED # 04488 |
| 2 | BETTY JOE BOGGESS ESTATE | 64578 | 2550 BETTY JOE SCHERTZ TX 78154 | RURAL | R-2 | NULL | DT V 2086 PG 400, DEED # 0 |
| 3 | JON PENFELD CHALKER | 64593 | MASKE RD SCHERTZ TX 78154 | RURAL | R-2 | NULL | CB V 2018 PG 99221700, DEED # 2018-99221700 |
| 4 | JONAS WOODS HOMEOWNERS ASSOCIATION | 111376 | SCHERTZ TX 78154 | SINGLE FAMILY | GH | JONAS WOODS UNIT 4 | DT V 1527 PG 172, DEED # 0 |
| 5 | RICHOLAS M & BARA M BRUNGARD | 111378 | 2302 HAWTHORNE SCHERTZ TX 78154 | SINGLE FAMILY | GH | JONAS WOODS UNIT 4 | DEED V 2016 PG 1084, DEED # 2016010064 |
| 6 | BRIAN K MOORE DE & MEGELA C CAMPBELL REVOCABLE TRUST | 111377 | 2303 HAWTHORNE PASS SCHERTZ TX 78154 | SINGLE FAMILY | GH | JONAS WOODS UNIT 4 | DEED V 2020 PG 1840, DEED # 2020-033480 |
| 7 | KYLE DAVID & LOBI ANN PEVOTO | 111375 | 500 GINSBERG DRIVE SCHERTZ TX 78154 | SINGLE FAMILY | GH | JONAS WOODS UNIT 4 | DEED V 2017 PG 773, DEED # 2017077231 |
| 8 | JOHN HERINGER | 111374 | 504 GINSBERG DRIVE SCHERTZ TX 78154 | SINGLE FAMILY | GH | JONAS WOODS UNIT 4 | DEED V 2007 PG 236, DEED # 0856 |
| 9 | DARRILL & JOHNSON | 111373 | 508 GINSBERG DRIVE SCHERTZ TX 78154 | SINGLE FAMILY | GH | A | DEED V 2008 PG 495, DEED # 11-010989 |
| 10 | ROSEMARIE ACKERMANH | 64549 | MASKE RD SCHERTZ TX 78154 | RURAL | R-2 | NULL | SWD V 2018 PG 99014719, DEED # 20180614719 |
| 11 | MHF PARTNERSHIP LTD | 170258 | 511 BINDESEL GROVE TX | SINGLE FAMILY | B-7 | BINDESEL FARMS | DEED V 2022 PG 09035119, DEED # 202209035119 |
| 12 | MYRNA ESCOBAR MCCLAIN | 170259 | 511 BINDESEL GROVE TX | SINGLE FAMILY | B-7 | BINDESEL FARMS | DEED V 2022 PG 09038841, DEED # 2022-09038841 |
| 13 | KAVARI C STEEN | 170260 | 507 BINDESEL GROVE TX | SINGLE FAMILY | B-7 | BINDESEL FARMS | DEED V 2020 PG 09008614, DEED # 20200908614 |
| 14 | FRANCISCO J JR & ELIZABETH MENDOZA | 170261 | 503 BINDESEL GROVE TX | SINGLE FAMILY | B-7 | BINDESEL FARMS | DEED V 2020 PG 09013818, DEED # 202009013818 |
| 15 | MICHAEL WILLIAM & BRITTANY ANNE HEPBURN | 170262 | 616 COLT TRAIL TX | SINGLE FAMILY | B-7 | BINDESEL FARMS | DEED V 2020 PG 09025043, DEED # 202009025043 |
| 16 | MICHELLE SIMONE & GERALD ROBERSON | 170263 | 620 COLT TRAIL TX | SINGLE FAMILY | B-7 | BINDESEL FARMS | DEED V 2020 PG 09012818, DEED # 202009012818 |
| 17 | OSCAR JR & CAROLINA A GARZA | 170266 | 508 BINDESEL GROVE TX | SINGLE FAMILY | B-7 | BINDESEL FARMS | DEED V 2022 PG 09000385, DEED # 202209000385 |
| 18 | SHACOB LACOLE & ANDREW CORNEL HUNT | 170265 | 510 BINDESEL GROVE TX | SINGLE FAMILY | B-7 | BINDESEL FARMS | SWD V 2024 PG 17980, DEED # 2024-027980 |
| 19 | YES COMMUNITIES WPC LLC | 47091 | MEADOW VIEW DRIVE SCHERTZ TX | PLAYGROUND | MHP | WINDY MEADOW | SWD V 2024 PG 17980, DEED # 2024-027980 |
| 20 | YES COMMUNITIES WPC LLC | 47419 | MASKE ROAD SCHERTZ TX | CLAL3 | MHP | WINDY MEADOW #3 | SWD V 2024 PG 17980, DEED # 2024-027980 |
| 21 | CITY OF SCHERTZ | 113896 | MASKE ROAD SCHERTZ TX | RURAL | R2 | DRAINAGE ROW | SWD V 2113 PG 241, DEED # 0501027 |

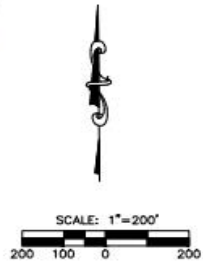
LEGEND:
 SUBJECT TRACT BOUNDARY
 ADJOINING PROPERTY BOUNDARIES
 200 FOOT NOTIFICATION BOUNDARY
 EXISTING FLOODPLAIN
 5 FT AERIAL CONTOURS
 PROPOSED LIVE OAK ROW DEDICATION
 EXISTING ZONING MHP 12.489 AC
 PROPOSED ZONING PDD 12.489 AC



- REZONING NOTES:**
1. THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.
 2. ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 48029C0285F DATED 9/29/2010, THE SITE HAS PORTIONS WITHIN THE 100-YEAR FLOODPLAIN.
 3. PROPERTY BOUNDARIES FOR ADJACENT PROPERTIES ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY AN ACTUAL GROUND SURVEY.

OWNER:
 YES! COMMUNITIES
 ATTN: MIKE ASKINS
 1900 16TH STREET, SUITE 950
 DENVER COLORADO 80202
 720-440-5588

LEGAL DESCRIPTION:
 BEING A 12.489 ACRE TRACT OUT OF THE T. HERRERA SURVEY NO. 68, ABSTRACT NO. 153, CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS AND BEING ALL OF WINDY MEADOW UNIT 4 ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 5, PAGE 3208, GUADALUPE COUNTY PLAT RECORDS.



CIVIL TECH, PLLC.
 ENGINEERS, CONSULTANTS, LAND PLANNERS
 Firm No. 13711 (210) 365-5029
 P.O. BOX 2203 BOERNE, TX. 78006



YES COMMUNITIES
MOBILE HOME PARK
 MASKE ROAD
 SCHERTZ, TEXAS
 ZONING SITE PLAN

PREPARED DATE: JAN 15T 2019
 UPDATED: JAN 12TH 2023

Background

- April 7, 2020, City Council approved Ord. 20-S-01 which rezoned the property from Manufactured Home Park District (MHP) to Planned Development District (PDD). Since the approval of the PDD the subject property has gone through the replat process including installation of public infrastructure and required screening and landscaping per the PDD.
- Ord. 20-S-01 stipulated that a screening fence was to be constructed along Maske Road and that homes would have a minimum setback of ten feet (10') from this perimeter fencing.

Background

- However, during the platting and construction process it was determined that the location of this perimeter fence would need to be shifted ten feet (10') into the subject property away from Maske Road.
- The new location of the fence would provide increased safety for drivers along Maske Road and allow for drainage.
- However, the new location also created site constraints for installation of new manufactured homes that would comply with the 10' setback requirement.

Yes Companies WFC, LLC.

Manufactured Home Park

Letter of Intent

The subject tract consists of 12.489 acres being all of Windy Meadow Unit 4 Subdivision Plat, recorded in Volume 5, Page 320B Guadalupe County, Texas. The tract is located approximately 1300 feet south west of the intersection of Maske Road and Schertz Parkway.

The intent of this PDD Revision is to reduce the setback requirement from each individual home along Maske Road to the privacy fence along the boundary. The Original PDD accounted for a 10-foot minimum clearance between home and fence. However, due to site constraints and improvements found in the field, the fence as proposed would create a safety issue for traffic along Maske Road. Thus, the fence alignment was adjusted in the field and placed further into the developer's property away from Maske Road. The realignment created a conflict with the setback requirement of 10 feet from the fence and the back of the homes.

We are asking for 7.5-foot setback requirement in place of the 10-foot setback. This will allow for a full-size home (76 feet) to be placed along the Maske Road home pads and still fall between the setback requirements, both front and back.

Craig P. Schellbach

Yes Companies WFC, LLC.

Owners Agent

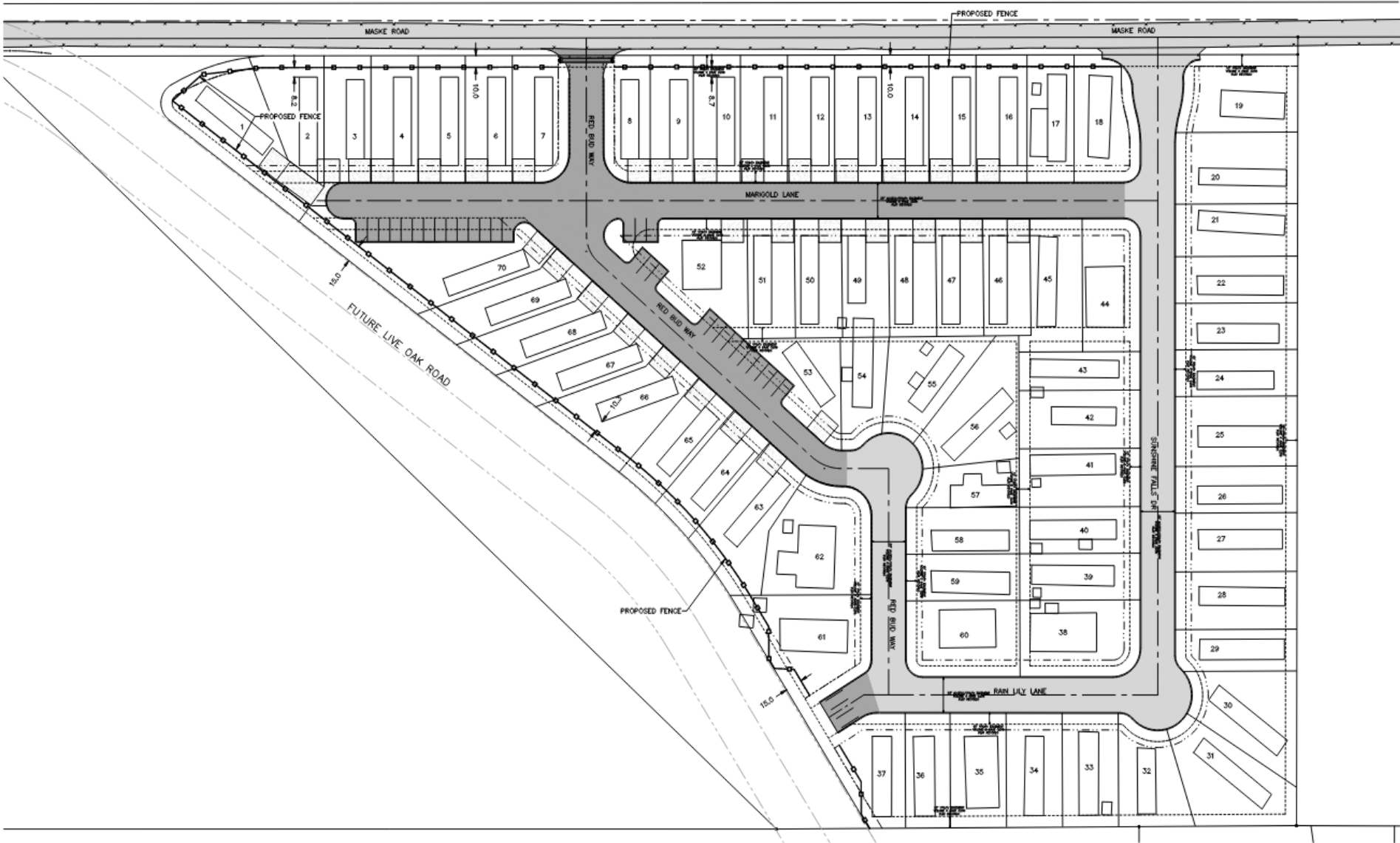
Craig Schellbach, P.E.

Date: January 19, 2023

Proposed PDD Modifications

- The proposed PDD Design Standards state:
 - "Each dwelling unit shall have a minimum setback of seven and a half feet (7.5') from perimeter property fencing."
- The proposed reduction of setback from ten feet (10') to seven and a half feet (7.5') would allow for a full-size manufactured home, which is typically seventy-six feet (76'), to be placed along the Maske Road home pads and still meet the designated front setback
- There are no proposed changes to the land use, other setbacks, or street buffer along the future Live Oak (already installed).
- There are two proposed changes within this PDD modification:
 - Section C of Minimum Site Requirements; which was modified to state, "Each dwelling unit shall have a minimum setback of seven and a half feet (7.5') from perimeter property fencing".
 - Section F (2) Street Screening (Maske Road); which was modified to indicate the screening fence along Mask Road is ten feet (10') offset from the right-of-way.

Windy Meadows Unit 4- Conceptual Plan



Staff Analysis

- The change that was made to the location of the fencing along Maske Road was to improve safety for traffic, which ultimately cause site constraints.
- The proposed zone change would account for the site constraints and will allow for a modification to the PDD Design Standards which will allow for full size (76') manufactured homes to be placed along Maske Road while still complying with the front and proposed setback along Maske.
- The proposed PDD Design Standards modification does not change the intent of the previously approved PDD.

Recommendation

- **Staff Recommendation:**

- The proposed PDD Design Standards and associated zone change have been reviewed by the Planning, Engineering, Public Works, and Fire Department with no objections.
- Staff recommends approval of the proposed zone change (Ord. No. 23-S-01) to Planned Development District (PDD) as presented which would allow a reduced setback of 7.5 feet from the property fencing adjacent to Maske Road.

- **Planning & Zoning Commission Recommendation:**

- The Schertz Planning and Zoning Commission met on January 25, 2023 and voted to recommend that City Council approve the proposed zone change by a unanimous vote.