

**The Villas at  
Bluebonnet Ridge  
A PLANNED DEVELOPMENT DISTRICT  
City of Schertz  
January 2023**

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**Exhibits**

- A. Meets and Bounds Description**
- B. The Villas at Bluebonnet Ridge**
- C. Zoning Exhibit**
- D. Amenities, Parks, Entry, Mail Station**
- E. Parking Exhibit Per Unit**

**January 2023**

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**Habi Land, LLC.**

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# The Villas at Bluebonnet Ridge

## 198 Unit Development on 24.1784 Acres

**Planned Development District.** Understanding there may be circumstances in which a development might not be able to adhere to the strict regulations and design standards set forth in the Schertz Unified Development Code (UDC), the UDC established Article 5, and Section 21.5.10, a Planned Development District (PDD), as an alternative approach to conventional land development.

The City of Schertz Unified Development Code as amended will govern development of the property, except for the following statements.

**PDD Purpose and Intent.** The purpose of PDD regulations is to encourage and promote more creative, innovative, and imaginative land development than would be possible under the regulations found in a typical zoning district. The intent is to allow substantial flexibility in planning, design, and development standards in exchange for greater land values and amenities. Enhanced parkland and open space, preservation of natural resources, pedestrian friendly environment, and deviation from the typical traffic patterns are all a result of this allowed flexibility. It is this intrinsic flexibility, in the form of relief from the normal zoning ordinances, design standards, land use densities, and subdivision regulations, that allows for the definition of uses, densities and standards that will permit the alternative planning associated with a PDD and this development known as The Villas at Bluebonnet Ridge.

**The Property.** The location of the subject property is directly west of the Scenic Hills Neighborhood and directly east of The Fairways at Scenic Hills. The current condition of the property creates a unique opportunity for development. The approximately 24.1784-acre site was previously known as part of the Northcliffe Golf Club.

The property is bound by Country Club Boulevard to the south, Columbia Drive to the North, and existing single-family neighborhoods to the east and west.

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Analysis of the property via phase 1 ESA reports, geotechnical reports, and bore samples do not reveal any physical constraints, potential health, or safety hazards. Further evaluation of the tract by the Developer's engineers has confirmed utilities are available and the property's demands can be served.

The Villas at Bluebonnet Ridge (*Exhibit B*) is proposed. Such amenities will include both passive and active areas, as well as concrete pathways and crushed granite walking trails. Multi-purposed walkways and sidewalks will provide links between park areas, open spaces, resident units, and amenities. Amenities provided and shown on *Exhibit D* will include playscapes, picnic tables, and a neighborhood pavilion. All of which, promote a safe and pedestrian friendly environment and overall livable community. Also, Exhibit D will depict the entry gate and landscaping features.

Our current concept plan consists of a gated community with no more than 198 units. These units will be spread across 51 buildings. Six building will have 3 units in them, and the remaining forty-five buildings will have each have 4 units. Each unit will be a townhome and can be sold separately. Each unit will be between 1,300 sf and 1,400 sf. Every unit will feature 3 bedrooms, 2.5 baths, an eat in kitchen, two living rooms, a laundry room, an office/flex room, a covered patio, and a one car garage. All buildings will have its own fire sprinkler system meeting NFPA and local code requirements. Each unit will have its own garage, covered back patio, and private yard. This proposed community, will be managed, and maintained by The Villas at Bluebonnet Ridge "HOA". The community is designed to enhance the overall neighborhood standards by incorporating 7.52 acres of green space and amenities. This includes multiple Private Parks including an open space easement, all of which is outlined in the overall site plan *Exhibit B and Exhibit D*.

**Parks & Amenities.** The development's interior private park and amenities as shown on 0.59 acres, are designed to house a pavilion for birthday parties & special events, a playground for the community, and a concrete walking path. The mail center is designed with a covered pavilion, and additional parking access will be provided on 0.32 acres. In addition to the previously mentioned improvements, the development will also feature a 0.45 acre fenced in private dog park, a 1.85-acre private Picnic/Trail/Community

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Garden area, 0.30 of miscellaneous Green Spaces and a 4.01-acre open space. All the above is shown on *Exhibit B and Exhibit D*

**Zoning District.** There are circumstances, due to property constraints or external factors, which do not always support the notion that one size fits all especially in applying zoning subdivision codes as such relates to property development. As a planned development, the attached “The Villas at Bluebonnet Ridge” (*Exhibit B*) as well as this document define the types of uses for this proposed PDD. The plan delineates land use that allows for three and four-unit buildings as well as delineating parks, amenities, and open space. Specifically, UDC Sec. 21.9.7.G would ordinarily require the Developer to install a twenty-foot (20’) landscape buffer adjacent to the property line of the residential use or residentially zoned property. In this case, that would be the Fairways at Scenic Hills neighborhood. The Developer maintains installing this twenty-foot (20’) buffer outside the property boundaries would essentially create an alley between Fairways at Scenic Hills neighborhood and the proposed development. Given the length of the alley, the Developer maintains this could create an area for potential loitering as well as littering. The Developer would propose to create the twenty-foot (20’) buffer in the rear of the yards associated with the development that are adjacent to the Fairways at Scenic Hills neighborhood. The Developer will prohibit the placement of any structures, including but not limited to sheds, in the buffer area through the HOA restrictions. The Developer shall plant one tree in the middle of the twenty-foot (20’) buffer in each yard. The Developer believes in doing both, they have met the spirit of UDC Sec. 21.9.7.G.

**Townhome District Zoning.** The intent of the development is to conform with the Townhome District zoning district but to modify the lot width and depth as follows. Each lot is comprised of at least 3,045 sf or 2,175 sf with a minimum depth of 87-feet. Each lot will have a width of at least 25 feet or 35 feet. There will be 143 lots with a 25-foot width and 55 lots with a 35 foot width. Each area, as shown and identified on *Exhibit E*.

Each lot will have a 10-foot side setback if on the end or a zero setback of in the interior, a 25-foot front setback, and a 20-foot rear setback per the table below. Where residential lots have double frontage, running from one street to another, no access from the rear of the property will be permitted to the street. Only one access point will

be permitted from a residential lot, so long as the access is from the front of the lot. All lots with double frontage within that block will have the same restriction and orientation as the lot on either side.

Table 21.5.7.A DIMENSIONAL REQUIREMENTS RESIDENTIAL ZONING DISTRICTS											
		Minimum Lot Size and Dimensions			Minimum Yard Setback (Ft)				Miscellaneous Lot Requirements		
Code	Zoning District	Area Sq. Ft.	Width Ft.	Depth Ft.	Front Ft.	Side Ft.	Rear Ft.	Minimum Off-Street Parking Spaces	Max Height Ft.	Max Imperv Cover	Key
TH Per UDC	Townhome District	2500	25	100	25	10	20	2	35	75%	h,j,k,l,m
TH (Type A)	Townhome District	3,045	35	87	25	10, 0	20	2	35	75%	h,j,k,l,m
TH (Type B)	Townhome District	2,175	25	87	25	0, 0	20	2	35	75%	h,j,k,l,m
Key:											
h.	Corner lot shall have minimum 15-foot yard setback from street right-of-way.										
j.	Site Plan approval required.										
k.	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.										
l.	No variances may be permitted to exceed the maximum impervious cover limitations										
m.	Refer to Article 14, section 21.14.3 for additional design requirements										

**Homeowners Association & Maintenance.** This development will be gated, and a Homeowners Association (HOA) will be established. The entire development both inside and outside of the gates to include irrigation will be maintained by the HOA’s maintenance crew. This is to include the maintenance of common areas, all front yards, side yards, and back yards. This is also to include landscape buffers as defined in Sec. 21.9.7 Landscaping, and maintaining fences, and/or walls. The HOA’s maintenance crew will have access to all back yards via side gates and interior gates between units. The HOA will have 102 master keyed locks to allow for access to maintain the interior unit’s backyard of each building. An 8-foot masonry wall will be installed along the boundary with The Northcliffe neighborhood. The landscape buffer abutting The Fairways at Scenic Hills will all be maintained by the HOA in its entirety unless agreed upon otherwise with The Fairways at Scenic Hills Homeowners Association. Crushed granite walking trails, concrete pathways, neighborhood amenities, and multi-use paths within the development’s common areas will all be maintained by “The Villas at Bluebonnet Ridge HOA” as well.

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**Architectural Review Committee.** The Developer will establish an Architectural Review Committee (ARC) which will be responsible for reviewing and approving construction plans for all residential construction within The Villas at Bluebonnet Ridge. The ARC will consist of members appointed by the Developer until all the property within the Villas at Bluebonnet Ridge has been transferred to an independent third-party purchaser or to the HOA.

Construction of residential and community amenities within the Villas at Bluebonnet Ridge shall first be submitted to the ARC for approval and to verify compliance with the terms, conditions, and obligations of the PDD and deed restrictions. The ARC shall review such contemplated construction and shall, if approved, provide verification in a form acceptable to the City by which the ARC verifies that the plan for the contemplated construction complies with the PDD and associated guidelines.

**Site Design Standards.** This proposed development conforms to the Comprehensive Land Plan for orderly and unified development of streets, utilities, neighborhood design, and public land and facilities. Streets, gates, and lighting will be maintained by the HOA. All public utilities will be maintained by the city with easements to be recorded for access and maintenance as detailed in the utility plan provided to the city.

**Fire Suppression and Fire Walls.** Due to the reduced side yard setbacks, each townhome within the Villas at Bluebonnet Ridge will have fire sprinklers, will require all A/C condensers to be in the rear yard, and exterior walls will be at least a minimum of a 1-hour fire rated.

**Parking.** According to UDC Section 21.10.4, each 3-bedroom unit within this development is required to have 2.5 off street parking spaces. Plus, additional guest parking at a ratio of 5% of the required spaces. The intent of the development is to conform to the UDC requirements but to modify the section to allow for garage parking to be counted as part of the required spaces. As noted, and shown in Exhibit E, each 3-bedroom unit has two driveway parking spaces in addition to one garage parking space for a total of 3 spaces per unit. In addition to the 594 off street parking spaces allocated across the development, there are an additional 16 parking spaces split between the

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interior parks and mail station and an additional 44 spaces available on street to use as overflow and guest parking. Total parking spaces available are 654.

**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.