

# **Cibolo Farms Planned Development District**

## **Table of Contents:**

- I. Purpose
- II. The Property
- III. Planned Development District
  - a. Intent
  - b. Area I
  - c. Area II
  - d. Base Zoning
  - e. Proposed Deviations
    - i. Dimensional and Development Standards
    - ii. Additional Standards
    - iii. Density
    - iv. Building Setbacks
    - v. Landscaping
    - vi. Parking Requirements
- IV. Additional Miscellaneous Requirements Per JBSA Randolph
- V. Adjustments to Planned Development District

## **Appendix:**

Exhibit A: PDD Exhibit

Exhibit B: Planned Development District Conceptual Plan

Exhibit C: Legal Metes and Bounds for 11.97 acre tract

Exhibit D: Legal Metes and Bounds for 32.28 Acre Tract

## **Purpose:**

The City of Schertz Unified Development Code describes a Planned Development District (PDD) in Article 5, Section 21.5.9, as a contiguous land area of a minimum size, can be planned and developed using a common master zoning plan, and containing one or more uses and appurtenant common areas. More specifically in Section 21.5.10. The Planned Development District is to promote and encourage innovative development that is sensitive to surrounding land uses and to the natural environment and additionally demonstrates community benefit.

## **The Property:**

The proposed PDD consists of a total of approximately 44.27 acres of land. The property is generally located at E FM 1518 N, south of the Kensington Ranch estates off Savannah Drive. The property is currently zoned Single-Family Residential District (R-2). An approximate 11.97 acreage portion, as seen in Exhibit C, of the total 44.27 acres is currently in the JBSA Randolph Accident Potential Zone II (APZ II).

Preliminary evaluation of the Property reveals that water and sanitary sewer are available and that the Property's demands can be served. Electric service is also available. Main access to the development will be from the intersection of Savannah Drive and Irish Creek Road. A secondary gated access point of a proposed 26-feet in width, is proposed off the Orchard Park residential Subdivision Development that is in Universal City limits. A portion of the 44.27 acres is partially within the 100-year floodplain.

The subject property is a total of approximately 44.27 acres which meets the minimum Planned Development District acreage requirement of 5 acres for mixed residential developments as per Section 21.5.10.4 of the Unified Development Code. The intent of this proposed Planned Development District is to allow for a mix of residential only within the 32.28 acres of Area II, as seen in Exhibit D, and prevent development within the 11.97 acres of Area I, that is in the Accident Potential Zone II (APZII). The base zoning district for this Planned Development District is Apartment/Multifamily Residential District (R-4).

## **Planned Development District:**

### ***Intent:***

The Planned Development District will establish two areas. Area I will consist of 11.97 acres within the Accident Potential Zone II (APZ II) for preservation. Area II will consist of the remaining 32.28 acres where the mixed residential development is being proposed. The maximum density will be 6.7 dwelling units per acre based off the total 44.27 acres but will be limited to development only within the 32.28 acre portion that is Area II of this PDD.

### **Area I- APZ II Preservation Area (11.97 acre portion)**

The 11.97 acre portion of the 44.27 acres tract that is within Accident Potential Zone II (APZ II), is within the City of Schertz city limits, and borders the Universal City jurisdiction line, shall be preserved as open space. No development, which includes but is not limited to buildings, is allowed within Area I, except for development of a road, which may include drainage infrastructure, a gated access point, and utilities.

**Area II- Mixed Residential (32.28 acre portion)**

The remaining 32.28 acre portion of the 44.27 acre tract of land that is immediately adjacent to the Kensington Estates Subdivision, is approximately 77.2 feet from the intersection of Savannah Drive and Irish Creek road, shall allow the development of mixed residential and amenities necessary to serve the development. The proposed conceptual site plan, which is for informational purposes only, shows single-family attached and single-family detached units for rent.

The base zoning district for Area II of this PDD will be Apartment/ Multifamily District (R-4) and will generally follow the dimensional requirements and restrictions of the R-4 district with the exception of the UDC Sections listed below.

**Proposed Deviations**

***UDC Section 21.5.7 – Dimensional and Development Standards***

| Area II: Dimensional Requirements |  |           |                 |          |          |  |                |                                |                         |               |
|-----------------------------------|--|-----------|-----------------|----------|----------|--|----------------|--------------------------------|-------------------------|---------------|
|                                   | Minimum Lot Size and Dimensions  |           | Minimum Setback |          |          |  |                | Miscellaneous Lot Requirements |                         |               |
| PDD Area                          | Width Ft.  | Depth Ft. | Front Ft.       | Side Ft. | Rear Ft. | Minimum Parking Space  | Max Height Ft. | Max Impervious Coverage        | Maximum Density         | Key           |
| <b>Area II (32.28 acres)</b>      | 100  | 100       | 50              | 50       | 50       | 2 spaces per unit plus additional guest parking provided at a ratio of 5% of required spaces | 35             | 50%                            | 6.7 Dwelling Units/Acre | A, B, C, D, E |
| <b>Key:</b>                       |  |           |                 |          |          |  |                |                                |                         |               |
| <b>A</b>                          | 2 spaces per unit plus additional guest parking provided at a ratio of 5% of required spaces , all single family detached and single family attached units will use the multifamily parking requirements   |           |                 |          |          |  |                |                                |                         |               |
| <b>B</b>                          | Site Plan Approval Required  |           |                 |          |          |  |                |                                |                         |               |
| <b>C</b>                          | 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. |           |                 |          |          |  |                |                                |                         |               |
| <b>D</b>                          | No variances may be permitted to exceed the maximum impervious cover limitations   |           |                 |          |          |  |                |                                |                         |               |
| <b>E</b>                          | Refer to <a href="#">Article 14, section 21.14.3</a> for additional design requirements  |           |                 |          |          |  |                |                                |                         |               |

***Additional Standards:***

**For all intents and purposes, Area II development will be classified as a Multifamily use due to the Apartment/ Multi-Family Residential District (R-4) zoning and will follow Multifamily requirements of the City of Schertz Unified Development Code unless stated otherwise below.**

***Density 21.5.7:***

The maximum density requirement was reduced from the maximum 24 units per acre of R-4 base zoning, to a maximum total of 6.7 dwelling units per acre of the total lot to be limited to development only within Area II. Overall, based on the total PDD area being 44.27 acres with a 6.7 dwelling unit per acre maximum density, a total of only 297 maximum units are allowed to be built within Area II of the PDD.

***Building Setbacks 21.5.7:***

The minimum building setback line adjacent to the perimeter of all Area II property lines, shall be increased to fifty feet (50') from the property line.

***Landscaping 21.9.7:***

For all intents and purposes within the landscape ordinance, Area II will be classified as multifamily development.

*21.9.7.D.14- Perimeter Landscaping:*

Along the perimeter of all Area II property lines, as stated in the zoning description for the 32.38 acre portion of the development, Area II development will provide a minimum 20-foot landscape buffer adjacent to the property line of any residential use and residentially zoned property. Additionally, one (1) shade tree shall be planted for each 30 linear feet of landscape buffer. The landscape buffer shall be covered with grass or another solid vegetative cover. The landscape buffer shall also include a masonry wall which shall be eight feet (8') in height.

***Parking requirements 21.10.4- Schedule of Off-Street parking requirements***

All single family detached, and single family attached units will use the multifamily parking requirements of two (2) spaces per unit plus additional guest parking provided at a ratio of 5% of required spaces.

**Additional Miscellaneous Requirements as per Joint Base San Antonio:**

The City of Schertz intends to preserve the harmonious relationship that exists between the local community and JBSA Randolph Military Base. The subject property is also partially within the APZ II. As an effort to maintain the relationship between the City of Schertz and JBSA Randolph, by reducing encroachment around the military airfield, development of Area II is also subject to the following:

- I. Sound/noise attenuation is required for development within the areas located within noise contours of 65 dbl or greater as per the most recent JBSA Randolph Joint Land Use Study (JLUS): Noise Level Reduction (NLR) (outdoor to indoor) is achieved through the incorporation of noise attenuation into the design and construction of a structure. Measures to achieve outdoor to indoor NLR of at least 25 decibels (dB) in DNL 65-69 shall be required in accordance with City of Schertz Code of Ordinances Chapter 18.
- II. All lighting shall comply with Unified Development Code Article 9 Section 21.9.11- Lighting and Glare Standards in addition to complying with the referenced City of San Antonio MLOD lighting standards at:  
[https://library.municode.com/tx/san\\_antonio/codes/unified\\_development\\_code?nodeId=A](https://library.municode.com/tx/san_antonio/codes/unified_development_code?nodeId=A)

RTII IZO\_DIV4OVDI\_S35-339.04MILIOVDI, or most current City of San Antonio MLOD ordinance, related to development within 5-miles of a military installation and compliance with applicable City of Schertz lighting ordinances.

- III. Prior to City of Schertz building permit application submittal, the development shall provide documentation proving coordination and communication with 502 CS Spectrum Manager prior to use of any Spectrum dependent systems (i.e.: two-way radio communications, or any type of wireless technologies) during construction. If applicable, coordination requested by facility user prior to installation/use of any Spectrum dependent commercial or manufacturing equipment.
- IV. Prior to City of Schertz building permit application submittal on any proposed exterior construction plans, construction or alteration projects include vertical elements (equipment: cranes, towers: communication or water), the development shall provide documentation proving coordination and communication with JBSA Randolph as a FAA review may be required to verify no hazard to flight navigation prior to issuance of any construction permits.
- V. To reduce the exposure to aircraft-wildlife strikes within five miles of JBSA Randolph, the FAA Advisory Circular, AC No: 150/5200-33C shall be utilized to reduce hazardous wild life attractant features near airports. With any City of Schertz applications, documentation shall be provided identifying how the FAA Advisory Circular, AC No: 150/5200-33C was implemented.

In an effort to ensure the Planned Development District maintains the relationship between the City of Schertz and JBSA Randolph Air Force Base, these conditions are explicitly included in the Planned Development District and no variances from these conditions shall be allowed.

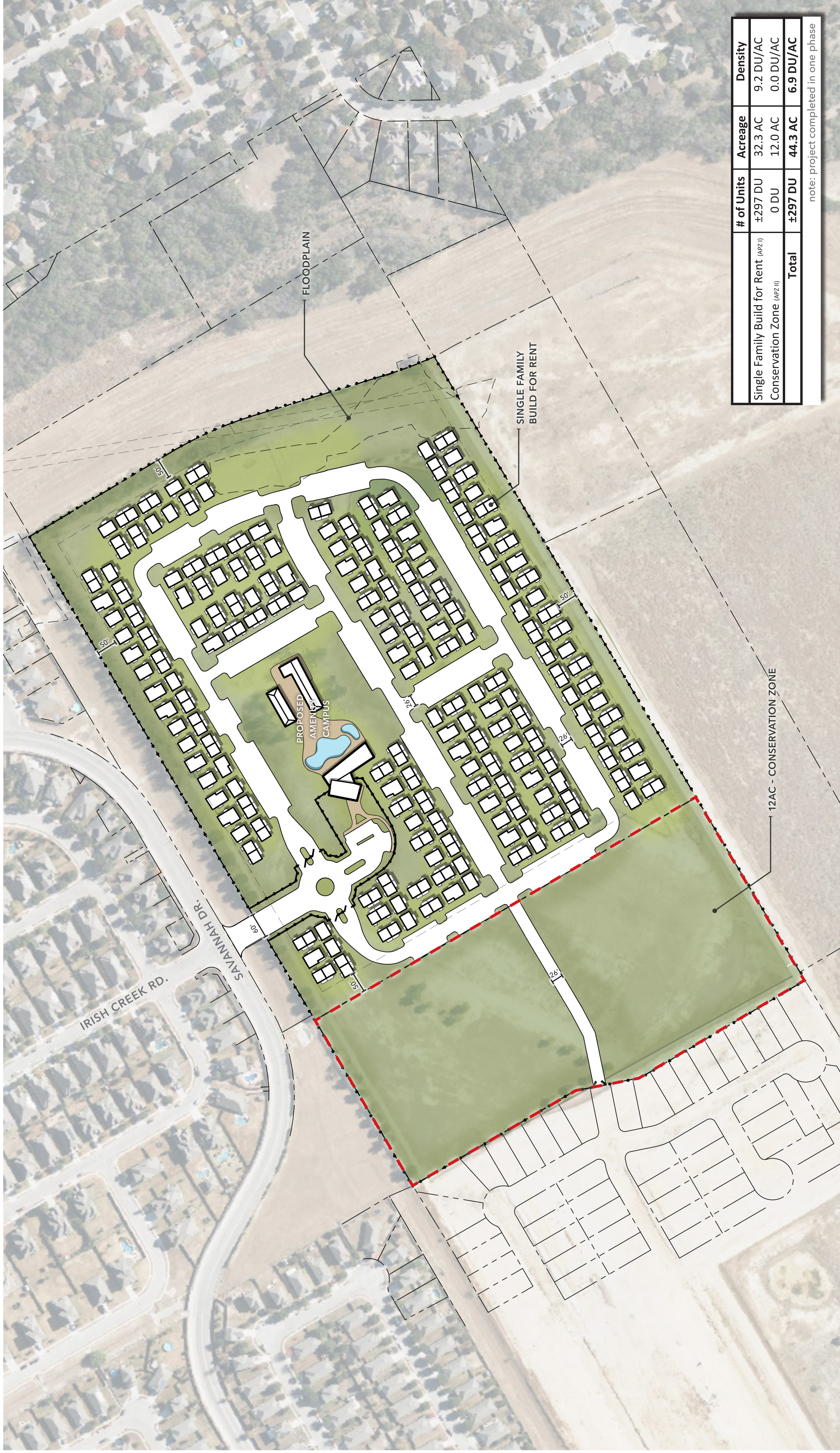
***This Planned Development District shall meet the most recent City of Schertz Unified Development Code requirements unless stated otherwise above.***

#### **Adjustments to Planned Development District (PDD)**

Per UDC Section 21.5.10, the City Manager, or his/her designee may permit the applicant to make minor amendments to the PDD, without necessity of amending the ordinance that established the PDD. As the Project design and engineering is refined, it may be necessary to alter building orientation or shift buildings in location.







|                                      | # of Units     | Acreage        | Density          |
|--------------------------------------|----------------|----------------|------------------|
| Single Family Build for Rent (APZ I) | ±297 DU        | 32.3 AC        | 9.2 DU/AC        |
| Conservation Zone (APZ II)           | 0 DU           | 12.0 AC        | 0.0 DU/AC        |
| <b>Total</b>                         | <b>±297 DU</b> | <b>44.3 AC</b> | <b>6.9 DU/AC</b> |

note: project completed in one phase



**Exhibit B: Planned Development District Conceptual Plan**  
 for informational purposes only and the layout shown on  
 this sheet is not to be approved with the PDD approval.

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

# Exhibit C: Legal Metes and Bounds for 11.97 acre tract

3421 Paesanos Pkwy, Ste. 200 San Antonio TX 78231 US  
Main: 877 627 3772  
<https://colliersengineering.com/>



TBPELS Reg. 10194550 • TBPE Reg. F-14909 • TBPG 50617

## ZONING DESCRIPTION FOR UNIVERSAL CITY AIR INSTALLATION COMPATIBLE USE ZONE A 11.97 ACRE TRACT

A **11.97 acre** tract of land, more or less, situated in the city of Schertz, Guadalupe County, Texas, and being a portion of the remainder of that called 66.335 acre tract as described in Volume 2419, Page 211 in the Official Public Records of Guadalupe County (O.P.R.), said 11.97 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a point for the most southerly corner of Lot 46, Block 6 of Kensington Ranch Estates Subdivision, Unit 1 P.U.D. as recorded on October 20, 2006 in Volume 7, Pages 228-230 in the O.P.R., same being the most easterly corner of The Trails at Kensington Ranch Subdivision, Unit 1 P.U.D. as recorded on October 30, 2006 in Volume 7, Pages 239-240 in the O.P.R. and also the most northerly corner of Orchard Park Subdivision, Unit 2 as recorded on June 01, 2021 in Volume 9, Page 481-482 O.P.R. and for the most westerly corner of the tract described herein;

**THENCE: N 59°25'39" E**, along and with the common boundary line of said 66.335 acre tract and said Kensington Ranch Estates Subdivision, a distance of **464.08 feet** to the most northerly corner of the tract described herein and also for a 33.28 acre tract (to be described by separate instrument);

**THENCE: S 30°19'20" E**, over and across said 66.335 acre tract and also along and with the Universal City Air Installation Compatible Use Zone boundary and being a common line of a 33.28 acre tract (to be described by separate instrument) a distance of **1064.45 feet** to a point in the most southerly line of said 66.335 acre tract for the most easterly common corner of the tract described herein and said 33.28 acre tract;

**THENCE: S 59°17'04" W**, along and with the common line of said 66.335 acre tract and a called 19.198 acres, less and except 6.167 acres, as conveyed and recorded on January 29, 2010 to Clarence A. Wehman & Hazel R. Wehman in Volume 2835, Page 962 O.P.R., a distance of **513.56 feet** to the most easterly corner of said Orchard Park Subdivision, Unit 2 and for the most southerly corner of the tract described herein;

THENCE: along and with the easterly line of said Orchard Park Subdivision, Unit 2 the following three (3) courses:

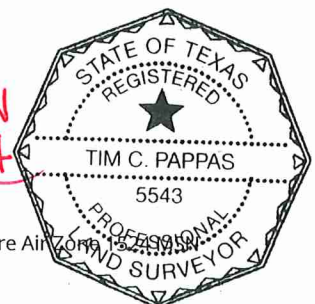
1. **N 30°37'23" W**, a distance of **460.59 feet**;
2. **N 11°20'42" W**, a distance of **161.70 feet**;
3. **N 30°24'35" W**, a distance of **452.46 feet** to the **POINT OF BEGINNING** and containing 11.97 acres of land more or less.

NOTE: This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey performed by Colliers Engineering and Design, 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.

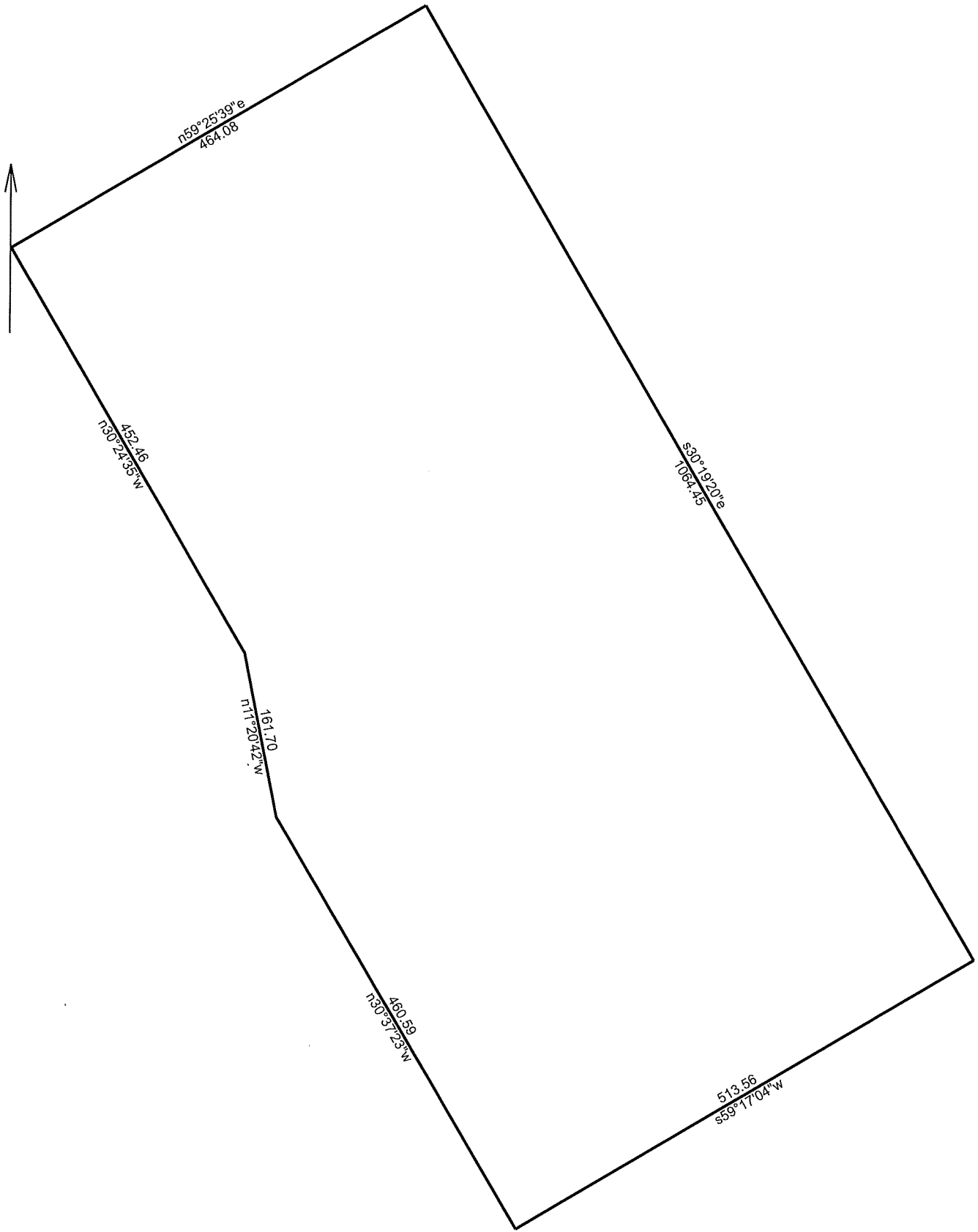
Bearings and distances shown herein are from the documents referenced in this description.

Job No.: 23013255A  
Prepared by: Colliers Engineering & Design  
Date: January 5, 2024  
File: S:\Draw 2023 CED\23013255A - Cibolo Farm\DOCS\ 23013255A CIBOLO FARMS 11.97 Acre Air Installation Compatible Use Zone.dwg

5 JAN 2024



# Exhibit C: Legal Metes and Bounds for 11.97 acre tract



1/5/2024

Scale: 1 inch= 136 feet

File: 11.97ac.ndp

Tract 1: 11.9685 Acres, Closure: s12.2440e 0.01 ft. (1/492067), Perimeter=3117 ft.

- 01 n59.2539e 464.08
- 02 s30.1920e 1064.45
- 03 s59.1704w 513.56
- 04 n30.3723w 460.59
- 05 n11.2042w 161.70
- 06 n30.2435w 452.46

# Exhibit D: Legal Metes and Bounds for 32.28 acre tract

3421 Paesanos Pkwy, Ste. 200 San Antonio TX 78231 US  
Main: 877 627 3772  
<https://colliersengineering.com/>



TBPELS Reg. 10194550 • TBPE Reg. F-14909 • TBPG 50617

## ZONING DESCRIPTION FOR UNIVERSAL CITY AIR INSTALLATION COMPATIBLE USE ZONE A 32.28 ACRE TRACT

A **32.28 acre** tract of land, more or less, situated in the city of Schertz, Guadalupe County, Texas, and being a portion of the remainder of that called 66.335 acre tract as described in Volume 2419, Page 211 in the Official Public Records of Guadalupe County (O.P.R.), said 32.28 acres tract being more particularly described by metes and bounds as follows:

**COMMENCING** at the most southerly corner of Lot 46, Block 6 of Kensington Ranch Estates Subdivision, Unit 1 P.U.D. as recorded on October 20, 2006 in Volume 7, Pages 228-230 in the O.P.R., same being the most easterly corner of The Trails at Kensington Ranch Subdivision, Unit 1 P.U.D. as recorded on October 30, 2006 in Volume 7, Pages 239-240 in the O.P.R. and also the most northerly corner of Orchard Park Subdivision, Unit 2 as recorded on June 01, 2021 in Volume 9, Page 481-482 O.P.R. for the most westerly corner of a 11.97 acre tract (to be described by separate instrument);

THENCE, N 59°25'39" E, along and with the common boundary line of said 66.335 acre tract and said Kensington Ranch Estates Subdivision, a distance of 464.08 feet to the most westerly common corner of said 11.97 acre tract (to be described by separate instrument) and the **POINT OF BEGINNING** of the tract described herein;

**THENCE: N 59°25'39" E**, along and with the common boundary line of said 66.335 acre tract and said Kensington Ranch Estates Subdivision, passing at a distance of 232.87 feet, the most southerly corner of The Replat of Kensington Ranch Estates Subdivision, Unit 1 P.U.D. as recorded on April 7, 2015 in Volume 8, Page 324-325 in the O.P.R., continuing along and with said line for a total distance of **1354.24 feet** to the common corner of said replat and Tract 2 as conveyed to the City of Schertz, Texas and recorded in Volume 4070, Page 776 in the O.P.R. and Parcel 3 as conveyed to the City of Schertz, Texas and recorded in Volume 2720, Page 537 in the O.P.R. and also for the most northerly corner of the tract described herein and for the beginning of a non-tangent curve;

THENCE: along and with the westerly line of said Parcel 3 the following six (6) courses:

1. **S 30°56'51" E**, a distance of **18.59 feet**;
2. **S 28°05'07" E**, a distance of **20.02 feet**;
3. **S 30°56'51" E**, a distance of **356.03 feet** to the beginning of a non-tangent curve;

# Exhibit D: Legal Metes and Bounds for 32.28 acre tract

Project No. 23-023  
August 8, 2023  
Page 2 | 2



4. With said non-tangent curve to the **right** having an arc of **216.89 feet**, a radius of **900.81 feet**, a delta of **13°47'44"**, and a chord bears **S 24°05'58" E**, a chord distance of **216.37 feet**;
5. **S 17°06'49" E**, a distance of **334.60 feet** to the beginning of a non-tangent curve;
6. With said non-tangent curve to the **left** having an arc of **128.40 feet**, a radius of **1105.00 feet**, a delta of **06°39'28"**, and a chord bears **S 20°28'23" E**, a chord distance of **128.33 feet** to a point in the southerly line of said 66.335 acre tract and for the common corner of said Parcel 3 and Parcel 2 as conveyed to the City of Schertz, Texas and recorded in Volume 2708, Page 718 in the O.P.R. and a called 19.198 acres, less and except 6.167 acres, as conveyed and recorded on January 29, 2010 to Clarence A. Wehman & Hazel R. Wehman in Volume 2835, Page 962 O.P.R. and for the most easterly corner of the tract described herein;

**THENCE: S 59°17'04" W**, along and with the common line of said 66.335 acre tract and said 19.198 acre tract, less and except 6.167 acres, a distance of **1235.70 feet** to the most easterly common corner of the tract described herein and said 11.97 acre tract (to be described by separate instrument);

**THENCE: N 30°19'20" W**, over and across said 66.335 acre tract and also along and with the Universal City Air Installation Compatible Use Zone boundary and being a common line of said 11.97 acre tract (to be described by separate instrument) a distance of **1064.45 feet** to the **POINT OF BEGINNING** and containing 32.28 acres of land more or less.

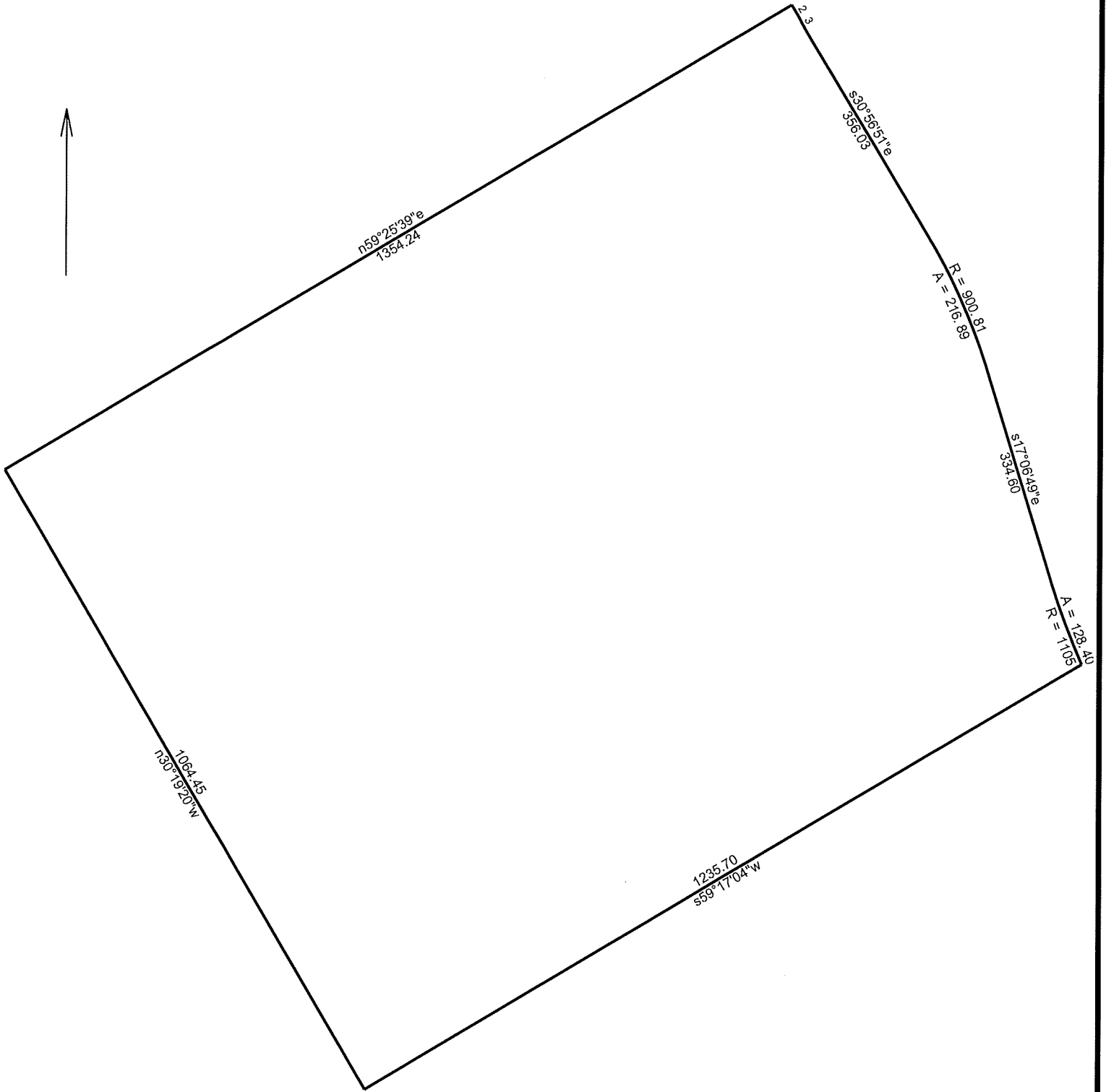
NOTE: This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey performed by Colliers Engineering and Design, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Bearings and distances shown herein are from the documents referenced in this description.

Job No.: 23013255A  
Prepared by: Colliers Engineering & Design  
Date: January 5, 2024  
File: S:\Draw 2023 CED\23013255A - Cibolo Farm\DOCS\ 23013255A CIBOLO FARMS 32.28 Acre Air Zone 1524 MSN



# Exhibit D: Legal Metes and Bounds for 32.28 acre tract



1/5/2024

Scale: 1 inch= 206 feet

File: 32.28ac.ndp

Tract 1: 32.2796 Acres, Closure: s12.2814w 0.01 ft. (1/855152), Perimeter=4729 ft.

01 n59.2539e 1354.24

08 s59.1704w 1235.70

02 s30.5651e 18.59

09 n30.1920w 1064.45

03 s28.0507e 20.02

04 s30.5651e 356.03

05 Rt, r=900.81, arc=216.89, chord=s24.0558e 216.37

06 s17.0649e 334.60

07 Lt, r=1105.00, arc=128.40, chord=s20.2823e 128.33