

ORDINANCE 25-S-036

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS TO REZONE APPROXIMATELY 36.2 ACRES OF LAND FROM PLANNED DEVELOPMENT DISTRICT (PDD) TO PLANNED DEVELOPMENT DISTRICT (PDD), GENERALLY KNOWN AS 13011 LOWER SEGUIN ROAD, AT THE INTERSECTION OF LOWER SEGUIN ROAD AND RED BUD CANYON, MORE SPECIFICALLY KNOWN AS BEXAR COUNTY PROPERTY IDENTIFICATION NUMBERS 310011, 1436811, 1437570, 1394925 CITY OF SCHERTZ, BEXAR COUNTY, TEXAS.

WHEREAS, an application for a request to rezone approximately 36.2 acres of land from Planned Development District (PDD) to Planned Development District (PDD), known as Bexar County Property Identification Numbers 310011, 1436811, 1437570, 1394925 City of Schertz, Bexar County, Texas., generally known as 13011 Lower Seguin Road, 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 zoning (the “Criteria”); and

WHEREAS, on August 6, 2025, the Planning and Zoning Commission conducted a public hearing and, after considering the Criteria, made a recommendation to City Council to deny the requested zoning; and

WHEREAS, on September 2, 2025, 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.

NOW THEREFORE, BE IT RESOLVED 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 to 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and codes, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters resolved herein.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.

PASSED and ADOPTED, this ____ day of _____ 2025.

CITY OF SCHERTZ, TEXAS

Ralph Gutierrez, Mayor

ATTEST:

Sheree Courney, Deputy City Secretary

Exhibit "A"

Metes & Bounds

Field Notes for a Tract of Land
Containing 36.211 acres (1,577,354.68 square feet)

A 36.211 acre (1,577,354.68 square feet) tract of land in the City of Schertz, Bexar County, Texas, situated in the Julian Diaz Survey Number 66, Abstract Number 187, County Block Number 5059, being all of the remainder of a 138.23 acre tract, designated as "Tract I", as conveyed to JEN TEXAS 32 LLC, by Special Warranty Deed as recorded in Document Number 20220023976, being all of the remainder of an 82.492 acre tract as conveyed to Ashton San Antonio Residential, L.L.C., by General Warranty Deed as recorded in Document Number 20210100466, and being all of Lot 901, Block 15, designated as a Drainage and E.G.T.CATV (Electric, Gas, Telephone and Cable Television) Easement, as shown on subdivision plat of Saddlebrook Ranch Unit 1B, as recorded in Document Numbers 20240127875-20240127878, all of the Official Public Records of Bexar County, Texas, said 36.211 acre (1,577,354.68 square feet) tract being more particularly described as follows:

Beginning at a found 1/2" iron rod, having Texas State Plane Coordinates of N:13,740,857.61, E:2,214,837.65, on the northwesterly right of way line of Lower Seguin Road, a public right of way, being the south corner of an 11.651 acre tract as conveyed to Ya Baby, LLC, by Special Warranty Deed as recorded in Document Number 20250125772, of the Official Public Records of Bexar County, Texas, being an east corner of the remainder of said 138.23 acre tract, and being the east corner of the herein described tract;

Thence, with the northwesterly right of way line of said Lower Seguin Road, being a southeasterly boundary of the remainder of said 138.23 acre tract, the following three (3) courses:

South 59 degrees 21 minutes 11 seconds West, a distance of 339.55 feet to a found 1/2" iron rod, being an angle point in the herein described tract;

South 59 degrees 21 minutes 09 seconds West, a distance of 62.63 feet to a found 1/2" iron rod with an orange plastic cap stamped "MTR ENG", being the most southerly corner of the remainder of said 138.23 acre tract, being an angle point in the herein described tract;

North 28 degrees 43 minutes 27 seconds West, a distance of 15.01 feet to a found 1/2" iron rod with an orange plastic cap stamped "MTR ENG", being the east corner of said Lot 901, Block 15, being on a southwesterly boundary of the remainder of said 138.23 acre tract;

Thence, leaving a southwesterly boundary of the remainder of said 138.23 acre tract, and continuing with the northwesterly right of way line of said Lower Seguin Road, being the southeasterly boundary of said Lot 901, Block 15, South 59 degrees 21 minutes 09 seconds West, a distance of 568.61 feet to a found 1/2" iron rod with an orange plastic cap stamped "MTR ENG", being a south corner of said Lot 901, Block 15, being the east corner of Lot 1, Block 15, as shown on subdivision plat of Saddlebrook Ranch Unit 1A, as recorded in Document Numbers 20240127856-20240127859, of the Official Public Records of Bexar County, Texas, and being a south corner of the herein described tract;

Thence, leaving the northwesterly right of way line of said Lower Seguin Road, with the northeast boundary of said Lot 1, Block 15, being a southwest boundary of said Lot 901, Block 15, North 30 degrees 38 minutes 51 seconds West, a distance of 119.00 feet to a found 1/2" iron rod with an orange plastic cap stamped "MTR ENG", being the north corner of said Lot 1, Block 15, being the most northerly east corner of the remainder of said 82.492 acre tract, and being an interior corner of the herein described tract;

Thence, leaving a southwest boundary of said Lot 901, Block 15, with the northwest and southwest boundary of said Lot 1, Block 15, being a southeast and northeast boundary of the remainder of said 82.492 acre tract, the following two (2) courses:

South 59 degrees 21 minutes 09 seconds West, a distance of 148.00 feet to a found 1/2" iron rod with an orange plastic cap stamped "MTR ENG", being the west corner of said Lot 1, Block 15, and being an interior corner of the herein described tract;

South 30 degrees 38 minutes 51 seconds East, a distance of 119.00 feet to a found 1/2" iron rod with an orange plastic cap stamped "MTR ENG", on the northwest right of way line of said Lower Seguin Road, being the south corner of said Lot 1, Block 15, and being the most southerly east corner of both the remainder of said 82.492 acre tract and of the herein described tract;

Thence, with the northwesterly right of way line of said Lower Seguin Road, being a southeasterly boundary of the remainder of said 82.492 acre tract, the following two (2) courses:

South 59 degrees 21 minutes 09 seconds West, a distance of 115.00 feet to a found 1/2" iron rod with an orange plastic cap stamped "MTR ENG", being a point of tangent curvature to the right;

Along the arc of said curve to the right, 36.94 feet, having a radius of 25.00 feet, a central angle of 84 degrees 39 minutes 16 seconds, and a chord bearing and distance of North 78 degrees 19 minutes 13 seconds West, 33.67 feet to a found 1/2" iron rod with an orange plastic cap stamped "MTR ENG", being on the northeast right of way line of Redbud Canyon, a 120-foot right of way, being on the southwest boundary of the remainder of said 82.492 acre tract, and being a point of tangency;

Thence, with the northeast right of way line of Redbud Canyon, being the southwest boundary of the remainder of said 82.492 acre tract, North 35 degrees 59 minutes 35 seconds West, passing a found 1/2" iron rod with an orange plastic cap stamped "MTR ENG", being the west corner of the remainder of said 82.492 acre tract, being a south corner of said Lot 901, Block 15, and continuing said course with the northeast right of way line of said Redbud Canyon, being a southwest boundary of said Lot 901, Block 15, for a total distance of 647.14 feet to a found 1/2" iron rod with an orange plastic cap stamped "MTR ENG", being the south corner of Lot 1, Block 21, as shown on subdivision plat of Saddlebrook Ranch Unit 3, as recorded in Document Number 20240173005-20240173009, of the Official Public Records of Bexar County, Texas, being the most westerly corner of said Lot 901, Block 15, and being a west corner of the herein described tract;

Thence, leaving the northeast right of way line of said Redbud Canyon, with the southeast boundary of said Lot 1, Block 21, being a northwest boundary of said Lot 901, Block 15, North 59 degrees 21 minutes 09 seconds East, a distance of 346.06 feet to a found 1/2" iron rod with an orange plastic cap stamped "MTR ENG", being the east corner of said Lot 1, Block 21, being a south corner of the remainder of said 138.23 acre tract, and being an interior corner of the herein described tract;

Thence, leaving a northwest boundary of said Lot 901, Block 15, with the northeasterly boundary of said Lot 1, Block 21, being a southwesterly boundary of the remainder of said 138.23 acre tract, the following three (3) courses:

North 30 degrees 38 minutes 51 seconds West, a distance of 310.00 feet to a found 1/2" iron rod with an orange plastic cap stamped "MTR ENG", being a westerly corner of the herein described tract;

North 59 degrees 21 minutes 09 seconds East, a distance of 120.00 feet to a found 1/2" iron rod with an orange plastic cap stamped "MTR ENG", being an interior corner of the herein described tract;

North 30 degrees 38 minutes 51 seconds West, a distance of 30.00 feet to a found 1/2" iron rod with an orange plastic cap stamped "MTR ENG", being the east corner of Lot 7, Block 21, as shown on said subdivision plat of Saddlebrook Ranch Unit 3, being the south terminus point of Sorrel River, a 50-foot wide right of way, and being an angle point in the herein described tract;

Thence, with the southeast terminus line and northeast right of way line of said Sorrel River, being a southwesterly boundary of the remainder of said 138.23 acre tract, the following three (3) courses:

North 59 degrees 21 minutes 09 seconds East, a distance of 50.00 feet to a found 1/2" iron rod with an orange plastic cap stamped "MTR ENG", being an interior corner of the herein described tract;

North 30 degrees 38 minutes 51 seconds West, a distance of 375.23 feet to a found 1/2" iron rod with an orange plastic cap stamped "MTR ENG", being a point of tangent curvature to the left;

Along the arc of said curve to the left, 48.88 feet, having a radius of 425.00 feet, a central angle of 06 degrees 35 minutes 23 seconds, and a chord bearing and distance of North 33 degrees 56 minutes 33 seconds West, 48.85 feet to a found 1/2" iron rod with an orange plastic cap stamped "MTR ENG", being a point of non-tangency, being the south corner of Lot 9, Block 26, as shown on said subdivision plat of Saddlebrook Ranch Unit 3, and being a westerly corner of both the remainder of said 138.23 acre tract and of the herein described tract;

Thence, with the southeasterly boundary of said Block 26, being a northwesterly boundary of the remainder of said 138.23 acre tract, the following four (4) courses:

North 59 degrees 21 minutes 09 seconds East, a distance of 233.77 feet to a found 1/2" iron rod with an orange plastic cap stamped "MTR ENG", being an angle point in the herein described tract;

South 30 degrees 30 minutes 40 seconds East, a distance of 27.55 feet to a found 1/2" iron rod with an orange plastic cap stamped "MTR ENG", being an interior corner of the herein described tract;

North 59 degrees 30 minutes 13 seconds East, a distance of 67.00 feet to a found 1/2" iron rod with an orange plastic cap stamped "MTR ENG", being an interior corner of the herein described tract;

North 30 degrees 30 minutes 40 seconds West, a distance of 80.00 feet to a found 1" pipe, being a south corner of a 155.849 acre tract, as conveyed to Ya Baby, LLC, by Special Warranty Deed as recorded in Document Number 20250126261, of the Official Public Records of Bexar County, Texas, being on the northeast boundary of Lot 901, Block 26, as shown on said subdivision plat of Saddlebrook Ranch Unit 3, and being a west corner of the remainder of said 138.23 acre tract and of the herein described tract;

Thence, leaving the northeast boundary of said Lot 901, Block 26, with the southeasterly boundary of said 155.849 acre tract, being a northwesterly boundary of the remainder of said 138.23 acre tract, the following two (2) courses:

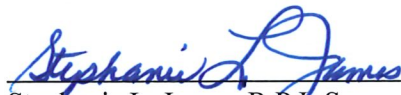
North 59 degrees 30 minutes 13 seconds East, a distance of 218.72 feet to a found 1/2" iron rod with a yellow plastic cap, being an angle point in the herein described tract;

North 59 degrees 12 minutes 56 seconds East, a distance of 337.37 feet to a found 1/2" iron rod, being the west corner of said 11.651 acre tract, and being a north corner of both the remainder of said 138.23 acre tract and of the herein described tract;

Thence, leaving the southeast boundary of said 155.849 acre tract, with the southwest boundary of said 11.651 acre tract, being a northeast boundary of the remainder of said 138.23 acre tract, South 28 degrees 40 minutes 09 seconds East, a distance of 1,499.40 feet to the **Point of Beginning**, containing 36.211 acres (1,577,354.68 square feet) of land.

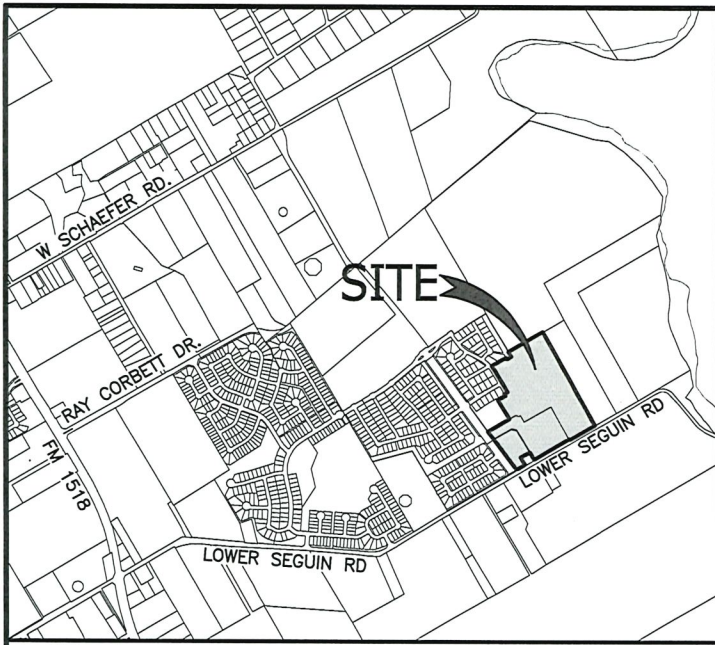
Note: Basis of bearings and coordinates cited were established from the State Plane Coordinate System, North American Datum of 1983, Texas South Central Zone. An Exhibit of even date was prepared for this description.




Stephanie L. James, R.P.L.S.
Registered Professional Land Surveyor
No. 5950
Date: 2025-08-07 Job No. 21165
ZDI

CURVE TABLE					
CURVE NO.	DELTA	ARC LENGTH	RADIUS	CHORD BEARING	CHORD DIST.
C1	84°39'16"	36.94'	25.00'	N78°19'13"W	33.67'
C2	6°35'23"	48.88'	425.00'	N33°56'33"W	48.85'

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S59°21'09"W	62.63'
L2	N28°43'27"W	15.01'
L3	N30°38'51"W	119.00'
L4	S59°21'09"W	148.00'
L5	S30°38'51"E	119.00'
L6	S59°21'09"W	115.00'
L7	N59°21'09"E	120.00'
L8	N30°38'51"W	30.00'
L9	N59°21'09"E	50.00'
L10	S30°30'40"E	27.55'
L11	N59°30'13"E	67.00'
L12	N30°30'40"W	80.00'



SCALE: 1"=200'



LEGEND:

E.G.T.CA.TV ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION

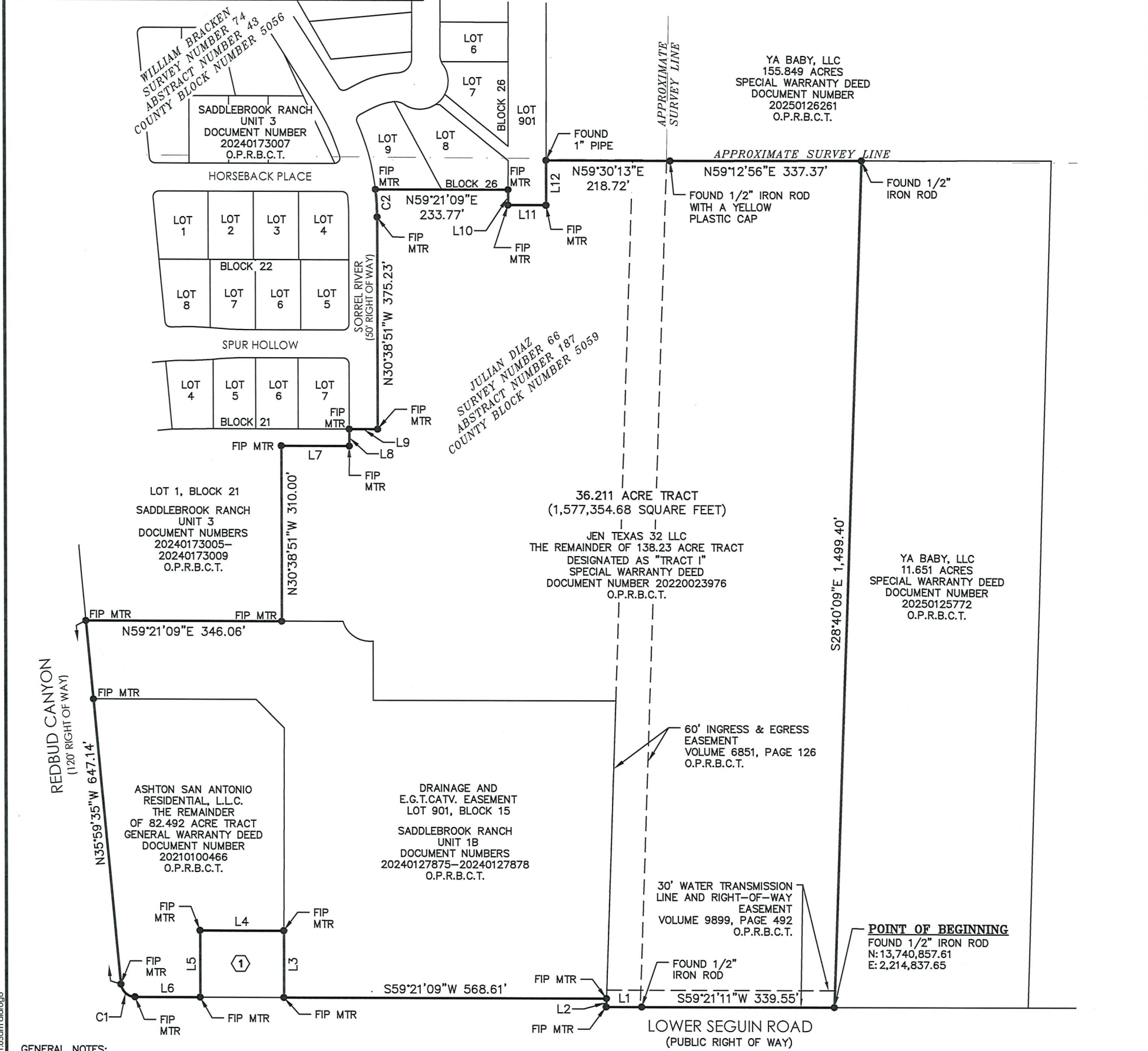
FIP MTR ● FOUND 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG"

O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

KEY NOTES:

① LOT 1, BLOCK 15 SADDLEBROOK RANCH UNIT 1A DOCUMENT NUMBERS 20240127856-20240127859 O.P.R.B.C.T.

VICINITY MAP NOT TO SCALE



GENERAL NOTES:

- 1) BASIS OF BEARINGS AND COORDINATES CITED WERE ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
- 2) ONLY THOSE COPIES WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL AND AN ORIGINAL SIGNATURE OF THE SURVEYOR WILL BE CONSIDERED A "VALID" COPY. MOY TARIN RAMIREZ ENGINEERS, LLC., WILL NOT BE RESPONSIBLE FOR THE CONTENT OF ANYTHING OTHER THAN A VALID COPY OF THIS SURVEY.
- 3) A FIELD NOTE DESCRIPTION OF EVEN DATE WAS PREPARED FOR THIS EXHIBIT.



- Engineers
- Surveyors
- Planners

Moy Tarin Ramirez Engineers, LLC

TBPELS ENGINEERING F-5297/SURVEYING NO. 10131500
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085



Stephanie L. James

EXHIBIT OF

A 36.211 ACRE (1,577,354.68 SQUARE FEET) TRACT OF LAND IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS, SITUATED IN THE JULIAN DIAZ SURVEY NUMBER 66, ABSTRACT NUMBER 187, COUNTY BLOCK NUMBER 5059, BEING ALL OF THE REMAINDER OF A 138.23 ACRE TRACT, DESIGNATED AS "TRACT I", AS CONVEYED TO JEN TEXAS 32 LLC, BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20220023976, BEING ALL OF THE REMAINDER OF AN 82.492 ACRE TRACT AS CONVEYED TO ASHTON SAN ANTONIO RESIDENTIAL, L.L.C., BY GENERAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20210100466, AND BEING ALL OF LOT 901, BLOCK 15, DESIGNATED AS A DRAINAGE AND E.G.T.CATV (ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION) EASEMENT, AS SHOWN ON SUBDIVISION PLAT OF SADDLEBROOK RANCH UNIT 1B, AS RECORDED IN DOCUMENT NUMBERS 20240127875-20240127878, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

DATE: AUGUST 07, 2025

JOB NO. 21165

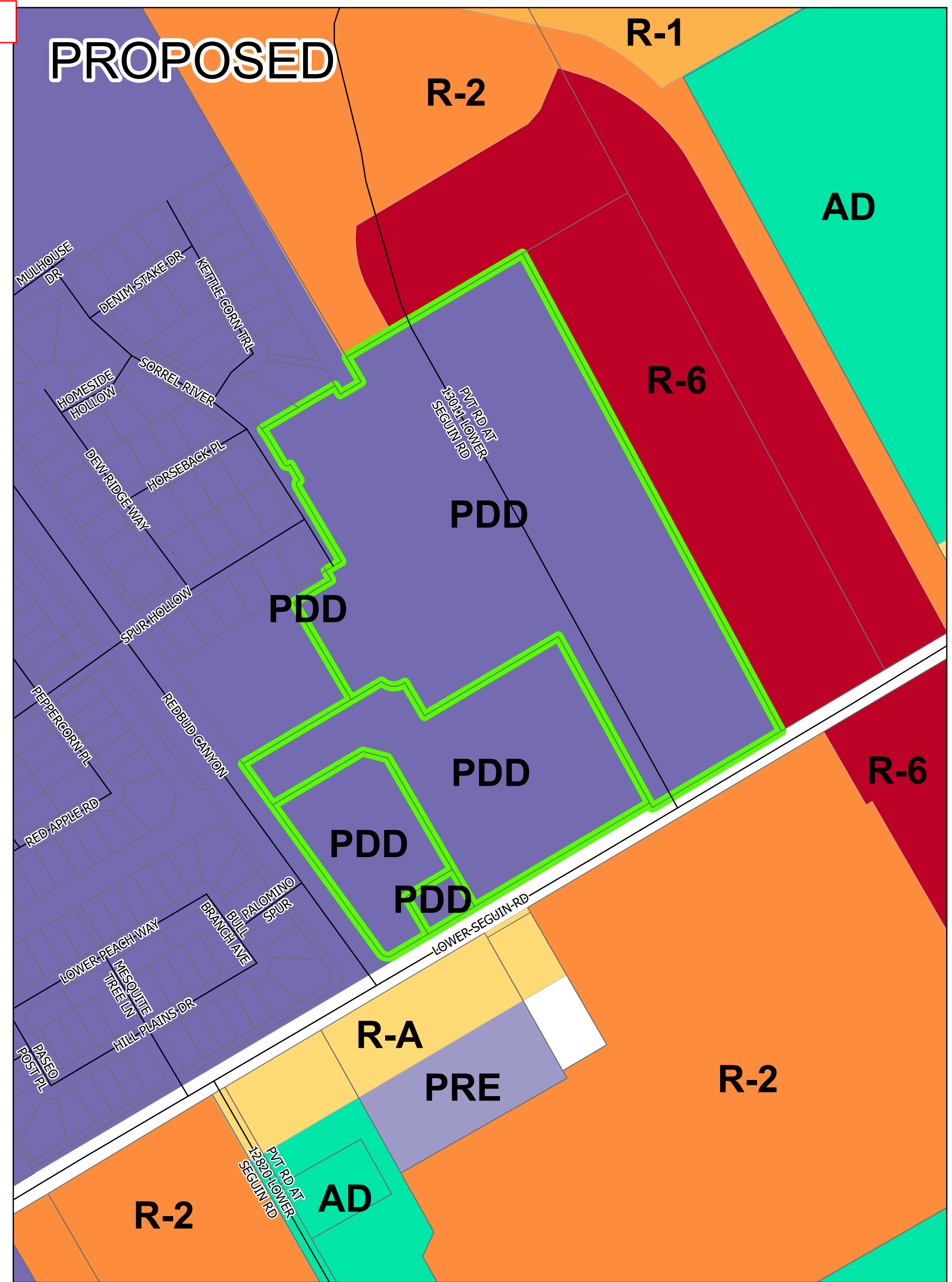
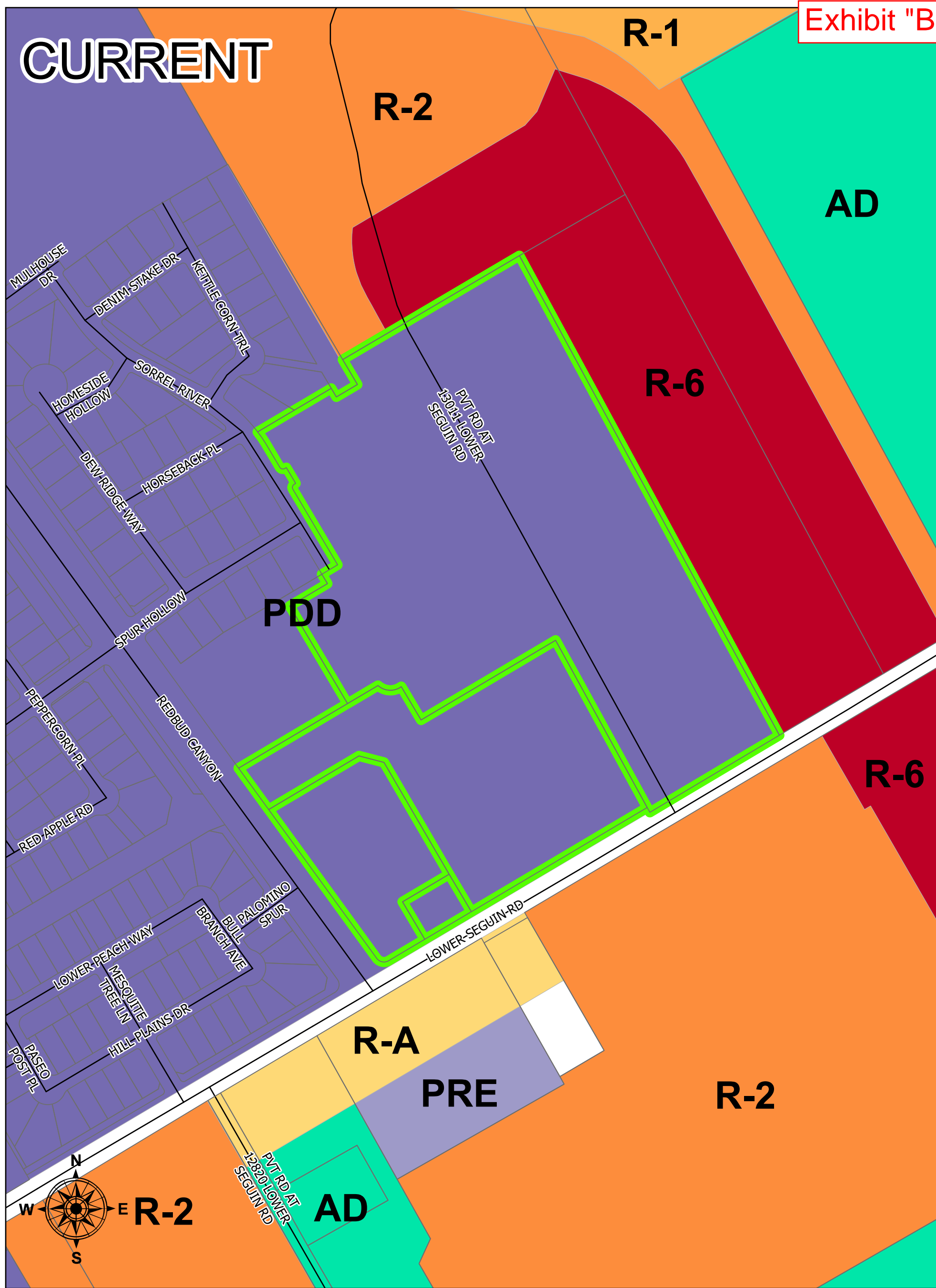
Exhibit "B"

Zoning Exhibit

Exhibit "B"

CURRENT

PROPOSED



SCHERTZ
COMMUNITY * SERVICE * OPPORTUNITY

Last update: July 10th, 2025
City of Schertz, GIS Specialist: Alexa Venezia, avenezia@schertz.com (210) 619-1174

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PROPOSED ZONE CHANGE
BEXAR COUNTY
PARCEL IDs:
310011, 1436811, 1437570, &
1394925

Classification

(PRE) Pre-Development	(R-5) Middle Density District	(GB-2) General Business II
(PDD) Planned Development	(R-6) Single-family Residential	(NS) Neighborhood Services
(PUB) Public Use	(R-7) Single-family Residential	(OP) Office and Professional
(R-A) Single-family Residential/Agricultural	(AD) Agricultural District	(MSMU) Main Street Mixed Use
(R-1) Single-Family Residential	(GH) Garden Home/Single-Family Residential (Zero Lot Line)	(MSMU-ND) Main Street Mixed Use New Development
(R-2) Single-Family Residential	(TH) Townhome	(M-1) Manufacturing (Light)
(R-3) Two-Family Residential	(MHS) Manufactured Home Subdivision	(M-2) Manufacturing (Heavy)
(R-4) Apartment/Multi-Family Residential	(MHP) Manufactured Home Parks	(DVL) Development Agreement (Delayed Annexation)
	(GB) General Business	

0 250 500 1,000 1,500 Feet

Exhibit "C"

Planned Development District Design Standards

Exhibit "C"

SADDLEBROOK RANCH II

A Planned Development District
Schertz, Texas

July. 2025

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SADDLEBROOK RANCH

A Planned Development District
Schertz, Texas

I. General

A. Introduction

Understanding that there would 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, 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.

Development within the subject property is subject to general development plan review and approval by the City Council. Such general development plan review is to ensure conformance with the guidelines required herein and the goals and objectives of the City of Schertz Comprehensive Plan.

B. Purpose and Intent

The purpose of PDD regulations is to encourage and promote more creative, innovative, and imaginative land development than would not 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, such as enhanced parkland and open space, preservation of natural resources, pedestrian friendly environment, and deviation from the typical traffic patterns. 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 Saddlebrook Ranch II ("**Saddlebrook Ranch II**").

C. The Property

The property is located within the corporate limits of the City of Schertz and Bexar County, Texas. The property is bounded on the north by Raf Burnette Road and on the south by Lower Seguin Road and intersected by the extension of Redbud Canyon. The property contains 36.21 acres of land.

Analysis of the property does not reveal any physical constraints or potential health or safety hazards. Further evaluation of the tract reveals that utilities are available and that the property's demands can be served.

The Overall Recreation and Open Space Master Plan (exhibit "A") are proposed. Such amenities will include both passive and active areas, as well as pathways and hike and bike trails. Multi-purpose walkways will provide links between park areas, open spaces, neighborhood units, a school site, and such amenities as playscapes, sports courts, picnic tables, and natural water features. All of which to promote a safe and pedestrian friendly environment and overall livable community.

Table One – Units and Land Use	
Unit	Land Use
5	SF - 70' Lots

Affected UDC Articles

II. Zoning Districts (Article 5)

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 PDD Master Plan (Exhibit “A”) as well as this document defines the types of uses for this proposed PDD. The plan delineates land uses that are residential in character as well as shows parks, and open space. This document requests that those Articles and Sections affected by the zoning change be amended or modified and granted by ordinance. The following districts would be defined or modified as:

A. Single-Family Residential District per the PDD

Each area, as shown and identified on the PDD Master Plan, is comprised of a single-family residential dwelling on one (1) minimum size lots of 8,260 sf for 70-foot wide lots. The SF 70 residential district areas will be subject to the same zoning regulations as the Single Family Residential District (R-2) in the Schertz UDC.

B. Dimensional and Developmental Standards (Section 21.5.7)

The applicable dimensional and development standards for the land use districts are shown in Table Two and reflect those changes proposed by this PDD development.

1. Additional Standards

Lots developed under this PDD for residential purposes will comply with the minimum requirements established in Table Two. Such lots designated as residential will have at least the minimum area and width and depth indicated in Table Two of this proposal.

No portion of the main or primary structure on a residential lot may be located any closer to any lot line or to the street right-of-way line than is authorized in Table Two. The front yard setback shall be measured from the property line to the front face of the main or primary building. Eaves and roof line of the main structure may project into any setback line by no more than two (2) feet.

2. Double Frontage Lots

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. Access in this case shall mean, but not limited to any opening or gate for use by vehicles or pedestrians.

Table Two – Dimensional Requirements											
		Min Lot Size			Min. Yard Setback			Min. Off-Street Parking Spaces	Misc. Requirements		
Code	Classification	Area sf	Width ft	Depth ft	Front ft	Side ft	Rear ft	Parking	Max. Ht.	Max. Cover	Keys
SF 70	Single Family	8,260	70	118	25(d)	10	15	2	35	65%(f) 50%(g)	a. b, c, d
<p>Key:</p> <p>a. Corner lots against a street, not an alley, shall have a minimum fifteen (15) foot side yard building setback adjacent to the street side</p> <p>b. Houses on irregular lots, including cul-de-sacs and knuckle sacs, shall have a minimum front yard setback of 20 feet.</p> <p>c. One-story homes to have a maximum impervious coverage at 65%.</p> <p>d. Two-story homes to have a maximum impervious coverage at 50%.</p>											

3. Height Restriction for Lots abutting the Principal Arterial (Redbud Canyon) and Lower Seguin Road.

Only 25% of the Lots that abut the Principal Arterial and Lower Seguin Road may be two-story homes.

III. Special Uses (Article 8)

A. Home Owners Association - Section 21.8.1(C)

Even though Saddlebrook is not proposed as a gated community, a Homeowners Association (HOA) will be established to provide upkeep within the development including the maintenance of common areas, landscape buffers, and maintaining fences, and/or walls, except for fences and/or walls located on individual or private lots, as well as hiking trails and multi-use paths within the development's common areas.

B. 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 Saddlebrook PDD II. The ARC will consist of members appointed by the Developer until all of the property within the Saddlebrook PDD II has been transferred to an independent third party purchaser or to the HOA.

Construction of residential and community amenities within the Saddlebrook PDD II 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.

IV. Site Design Standards (Article 9)

This proposed development conforms to the Comprehensive Land Plan for orderly and unified development of streets, utilities, neighborhood design, and public land and facilities.

A. Lots (Section 21.9.3)

Lot sizes and dimensions will conform to the minimum requirements recognized in Table Two of this PDD. In addition, the following requirements will apply to this PDD:

- On a residential corner lot, orientation of the dwelling will be forward facing and in similar physical orientation with the other houses next-door and on the same street. Side orientation will not be permitted;
- No driveway cuts or garage access will be permitted from a side orientation of a corner lot;
- The width of a residential lot located on a cul-de-sac, knuckle or curve will be no less than thirty-nine (39) feet wide at the property line, and at least fifty (50) feet wide at the building line.

V. Signs (Article 11)

A. Subdivision Entry Signs (Section 21.11.15)

The provisions of this section shall only apply to entry signs that identify the residential development associated with this PDD and include the Subdivision Entry Signs, Wayfinding Signs, and Park ID Signs.

1. Subdivision Entry Signs (Section 21.11.15)

Subdivision Entry Signs are two types, being Primary Subdivision Entry Signs and Secondary Entry Signs. Primary Subdivision Entry Signs may be located at both sides of the primary entrance into the subdivision located on Redbud Canyon which meets up with the connecting road into Rhine Valley. Secondary entrances may have one (1) subdivision entry sign per entrance which shall be a maximum of seventy-five percent (75%) of the size of the primary entrance sign.

2. Maximum Area

i. Project Entry Signs:

Primary Subdivision Entry Signs will allow for a maximum area not to exceed one-hundred and eighty-seven (187) square feet per sign face and may consist of a surface with lettering and logo or a combination of both.

3. Subdivision Entry Feature

An entry feature which is appropriate in scale to the size of the development and incorporating masonry walls, berms and/or decorative fencing, in combination with the Primary Subdivision Entry Signs, may be constructed at the primary subdivision entrance on Redbud Canyon and the Secondary Entry locations provided the maximum area per entry sign(s) shall not exceed the square footage noted above.

B. Development Signs (Section 21.11.18)

Development Signs are typically wood, durable plastic, or metal and advertise the community, builders, land uses within the community, and communities within the development. The signs may also be used for providing traffic direction to specific internal destinations. Development signs may be categorized into two types, being Wayfinding Signs and Model ID Signs.

Wayfinding signs will give directional cues to drivers to locate the Parks, trailheads, the next door school and builder model homes. The Model ID Signs may be monument signs and are made of wood, masonry, or metal built signs that are located at a builder's Model Home, identifying the builder name and to clearly designate that the home is a Model Home.

1. Maximum Area

Wayfinding Signs: Wayfinding Signs are internal to the community, and shall not exceed thirty-two (32) square feet per sign face. These signs will be double-faced and placed perpendicular to the street

2. Maximum Height

Wayfinding Signs: Wayfinding Signs shall not exceed eight (8) feet in height.

Model ID Signs: The Model ID Signs, will allow for a maximum face height of six (6) feet.

3. Number of Signs

Wayfinding Signs: One Wayfinding Signs is allowed per the number of recorded Units.

Model ID Signs: One Model ID Sign may be installed at each Model Home.

4. Duration

Wayfinding Signs: Wayfinding Signs per Unit may be installed at any time after approval and recordation of the Final Plat for each Unit identified on the Master Development Plan.

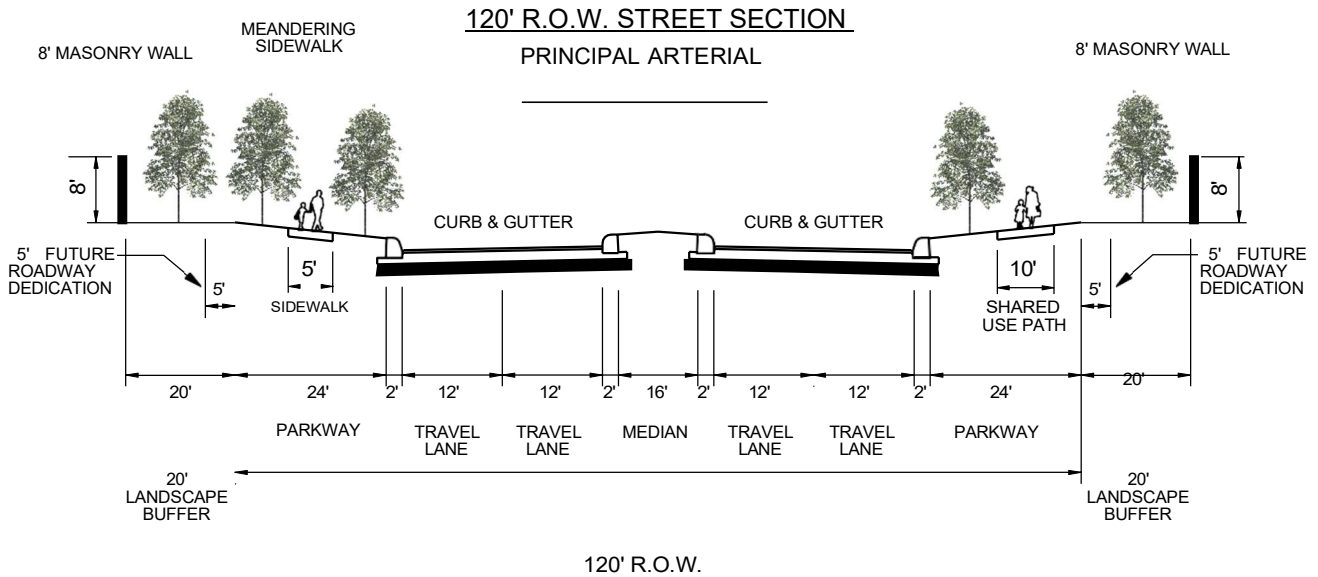
Model ID Signs: The Model ID Signs may be installed at any time after the approval and recordation of the Final Plat of the Unit in which the Model Home resides. The Model ID Signs must be removed when a model home is sold and closes.

VI. Transportation (Article 14)

A. Street Improvement Standards (Section 21.14.1)

Street Improvement Standards for the Saddlebrook master development plan are described in Table Three.

Table Three – Street Improvement Standards					
Classification	ROW	Pavement	Drainage Width	Sidewalk Width	Hike/Bike Trail
Principal Arterial – w/ 10' Future Roadway Dedication	120 feet	48 feet (see Section Drawing)	Curb or Curb and Gutter	5 feet one side	10 feet other side
Collector – Local B Residential	60 feet	42 feet	Curb or Curb and Gutter	5 feet both sides	-
Local Street – Local A Residential	50 feet	30 feet	Curb or Curb and Gutter	5 feet both sides	-
Paved Alley	30 feet	24 feet Rear Ingress/Egress	Curb or Curb and Gutter	None	-




Note: Only 25% of the Lots that abut the Principal Arterial and Lower Sequin Road may be two-story homes.

VII. 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.

SADDLEBROOK RANCH PDD II
SCHERTZ, TEXAS
MASTER PLAN
TOTAL PROJECT AREA 36.21 ± AC

EXHIBIT "A"
CONCEPTUAL
Overall Recreation
and Open Space Plan

Legend	Lot Count	Typ Size	
	86 Lots	70' X 118'	**See Note
TOTALS 86 Lots			
Average Lot Size - 8,456 SF - Excluding Garden Lots			

 Drainage - Open Space - 12.32 Acres

 8-Foot Masonry Wall at rear of all Single Family Lots that back up to Principal Arterial, Lower Sequin Road, and Raf Burnette Road.

*25' Bldg Setback at Irregular lots

**20' Bldg Setback at Irregular lots

Only 25% of the Lots that abut the Principal Arterial and Lower Sequin Road may be two-story

