

# **PLANNED DEVELOPMENT DISTRICT**

## **ANDERSON PARK**

Approved October 13, 2021

## ORDINANCE NO. 273

AN ORDINANCE OF THE CITY OF UHLAND, TEXAS ADOPTING AND APPROVING AND CREATING A PLANNED DEVELOPMENT DISTRICT FOR APPROXIMATELY 77.86 ACRES OF LAND SITUATED IN THE THOMAS B. WESTBROOK SURVEY, ABSTRACT NUMBER 468, HAYS COUNTY, TEXAS LOCATED WITHIN THE CITY LIMITS; ESTABLISHING LAND USE AND DEVELOPMENT STANDARDS, TO INCLUDE ZONING, FOR THE CONSTRUCTION AND OPERATION OF A RESIDENTIAL SUBDIVISION; AND PROVIDING FOR: RULES, STANDARDS, PROCEDURES, AND SEVERABILITY.

- WHEREAS, Walton Texas, LP, a Texas limited partnership, acting in its capacity as a property owner and as agent, operator and manager for and on behalf of the various other tenant-in-common owners (together, "Owner") owns a total of 77.86 acres of land, more or less, located in City of Uhlend, Hays County, Texas, and more particularly described by the metes and bounds description and the survey which are collectively attached as **Exhibit "A"** to **Attachment "A"** (the "Property"). The Property is located wholly within the City's corporate limits; and
- WHEREAS, Owner is planning for the future development of 77.86 acres of the Property as a residential use development containing approximately 430 residential lots, open space and parks (the "Development"), which will benefit and serve the present and future citizens of the City as generally delineated in the Master Plan attached as **Exhibit "B"** to **Attachment "A"**, and
- WHEREAS, a Planned Development accommodates large or complex developments under unified control planned as a single continuous development providing greater design flexibility in return for desirable features not normally required under conventional development standards to create a superior development to that which would occur using conventional regulations; and
- WHEREAS, the City of Uhlend ("City") seeks to protect the health, safety, and welfare of those living in, working in, and visiting the City; and
- WHEREAS, Owner has submitted an application to the City to zone the Property to Planned Development District ("PDD"), designating it as the "Anderson Park PDD"; and
- WHEREAS, the Planning and Zoning Commission held a public hearing and discussions and invited public comment on the proposed Anderson Park PDD at a public hearing held on the 15th day of September at 6 o'clock p.m.; and

WHEREAS, the City Council held a public hearing and discussions and invited public comment on the proposed Anderson Park PDD at a public hearing held on the 13th day of October at 6 o'clock p.m.; and

WHEREAS, pursuant to Chapter 211 of the Texas Local Government Code, the City has broad zoning authority; and

WHEREAS, the City finds that the land use and development standards established in the proposed Anderson Park PDD are consistent to promote the public health, safety, and general welfare of those living in, working in, and visiting the City.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Umland:

#### **ARTICLE I. FINDINGS OF FACT AND SHORT TITLE**

The foregoing Recitals are hereby adopted as findings of facts and are incorporated fully herein. This Ordinance shall be commonly cited as the "Anderson Park Planned Development".

#### **ARTICLE II. ENACTMENT**

- A.** The official zoning map of the City of Umland is hereby amended to reflect the zoning designation established in **Attachment "A"**,
- B. Development Plan.** This Ordinance, together with **Attachment "A"** and the exhibits thereto constitutes the land use standards and development plan for the Anderson Park PDD upon the Property, as reflected in **Attachment "A"**, covered by this Ordinance. All land use and development of the Anderson Park PDD on the Property must conform to the limitations and conditions set forth in this Ordinance, **Attachment "A"** and the exhibits thereto. Enactment of this Ordinance shall constitute the City's approval of the land use standards and development plan.
- C. Planned Development (PD) Master Plan.** The PD Master Plan detailed in **Exhibit "B"** of **Attachment "A"**, is hereby approved. Approval of the PD Master Plan shall not constitute a waiver or approval of any plat requirements.
- D. Applicable Regulations.** Except as specifically provided by this Ordinance, the Anderson Park PDD is subject to all provisions of the City's Ordinances. To the extent any provisions of this Ordinance conflicts with any provisions of City Ordinances or any related regulations, the provisions of this Ordinance shall control.
- E. Variances.** The approval of this Ordinance and **Exhibits A-E of Attachment "A"** constitutes the approval of the development standards and shall be deemed to be the functional equivalent of



the approval of variances, exceptions, and alternative standards from conflicting provisions of City Ordinances. When considering a request for variances, exceptions, or alternative standards in the Anderson Park PDD that were not addressed by the development standards contained herein, the City shall consider this Ordinance, the PD Master Plan, and the City's, then existing, Ordinances collectively.

**F. Resolution of Conflicts.** The documents governing the PDD should be read in harmony to the fullest extent possible. If a conflict arises between the charts included in the exhibits and the illustrations contained in the exhibits, the charts shall control. If a conflict arises between the terms of this Ordinance and the exhibits, the terms of this Ordinance shall control.

**G. Attachments and Exhibits.** The following Attachment and exhibits thereto are incorporated into this Ordinance in their entirety, as though set forth fully in the text of this Ordinance:

***Attachment "A"*** – Anderson Park Planned Development District

Exhibit "A"	Description of the Property
Exhibit "B"	PD Master Plan
Exhibit "C"	Open Space Framework Plan
Exhibit "D"	Fencing Plan
Exhibit "E"	Single Family Architectural Design Standards

**ARTICLE III. SEVERABILITY**

Should any of the clauses, sentences, paragraphs, sections or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

**ARTICLE IV. PROPERTY RECORDS**

The City Secretary is hereby directed to record a Notice of this Ordinance in the real property records of the County (so as to bind the City, the Owner and all future owners of the Property), and to provide regulatory certainty during the Term of this Ordinance.

**ARTICLE V. PUBLICATION**

The City Secretary is hereby directed to record and publish the attached rules, regulations and policies in the City's Ordinances as authorized by Chapter 52 of the Texas Local Government Code.

**ARTICLE VI. PROPER NOTICE & MEETING**

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

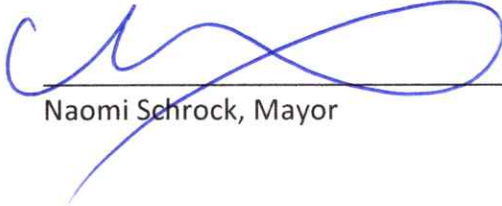
**ARTICLE VII. EFFECTIVE DATE**

This Ordinance shall be effective immediately upon passage by the City Council and publication as required by law.

**PASSED AND APPROVED** this, the 13<sup>th</sup> day of October 2021.

Ayes: 3      Nays: 0      Abstain: 0

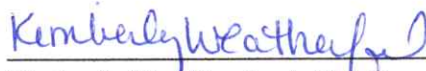
**CITY OF UHLAND, TEXAS**



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Naomi Schrock, Mayor

Attest:



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Kimberly Weatherford, City Secretary





## Attachment "A"

# ANDERSON PARK PLANNED DEVELOPMENT DISTRICT

### SECTION 1. ENACTMENT PROVISIONS

#### 1.1 Popular Name.

This Planned Development District ("PDD") shall be commonly cited as the "Anderson Park PDD".

#### 1.2 Purpose.

This PDD establishes land use and development standards, to include zoning, for the construction and operation of a development featuring residential uses along with parks and open space. One or more agreements between the City and the Owner further define the development standards for the Development, as well as the City's Code of Ordinances as provided in this Ordinance.

#### 1.3 Scope.

This Planned Development District zoning applies to the Property as described in **Exhibit "A"** attached hereto and incorporated herein for all purposes.

### SECTION 2. DEFINITIONS

#### 2.1 General.

Words and phrases used in this PDD shall have the meanings set forth in this section. Terms that are not defined below but are defined elsewhere in the City Code of Ordinances, shall be given the meanings set forth in the Ordinance for which it is defined. Words and phrases not defined in any City Ordinance shall be given their common, ordinary meaning unless the context clearly requires otherwise. When not inconsistent with the context, words used in the present tense shall include the future tense, words in the plural shall include the singular, and words in the masculine gender shall include the female gender; and vice-a-versa. The word "shall" is always mandatory and the word "may" is merely directory. Headings and captions are for reference only.

#### 2.2 Specific.

**Applicable Requirements:** shall mean the applicable federal and state laws, city ordinances, rules and regulations, and the Anderson Park PD Standards stated herein.



**Applicant:** shall mean any owner, developer, person or entity engaging in subdivision or development of any of the Property or applying for any permit, approval, variance or waiver for any of the Property.

**Certified Inspector:** shall mean an independent certified state licensed inspector to inspect the Vertical Building Improvements as to their conformity with applicable city ordinances and building codes and related building plans.

**City:** shall mean the City of Umland, Texas, a Texas Type A, general law city.

**City Administrator:** shall mean the person or entity engaged by City to serve in the capacity of City's chief administrative officer.

**City Code of Ordinances:** shall mean the collective duly adopted ordinances of the City, together with all related administrative rules and technical criteria manuals.

**City Council:** shall mean the governing body of the City.

**City Engineer:** shall mean the person or entity engaged by the City to serve in the capacity of engineer for the City.

**County:** shall mean the applicable County in which the Property is located.

**Development:** shall mean the Anderson Park Planned Development on the Property as generally delineated in the PD Master Plan attached as **Exhibit "B"**.

**Development Standards:** shall mean the land use standards for the Property as described in this PDD. All land use and development of the Property in the Anderson Park PD must conform to the limitations and conditions set forth in this PDD.

**Development Plan:** shall mean this PDD and the exhibits attached hereto.

**Dwelling Unit:** shall mean a single family residential unit providing complete, independent living facilities including permanent provisions for living, sleeping, eating, and cooking.

**Effective Date:** and similar references shall mean the date of the duly passed and approved Ordinance adopting this PDD.

**Final Plat:** shall mean the official map of a subdivision, addition or development, together with any applicable development plan, covenants, restrictions, dedications or easements, to be recorded in the County property records after approval by City.

**Lot:** shall mean any individual parcel of land subdivided within the Development for a specific permitted use.



**Master Plan:** The Master Plan attached hereto as **Exhibit “B”** shows the boundary of the Property, Open Space and street layout. The Master Plan, along with the other exhibits attached hereto, also provides notable drainage detail, building setbacks, and other pertinent development features.

**Open Space:** shall mean and include common areas, park land and any other improved Lot for the use by the general public.

**Owner:** shall mean (i) the Owner named above, and/or (ii) any subsequent owner of a part of the Property that is a successor or assignee of rights from Owner, as applicable; provided, however, that (i) references to any future obligations and/or activities of “Owner” in this Agreement shall be deemed to be references to Owner or its successors and assigns, as applicable, and shall not be deemed to impose upon the current Owner any such future obligations and/or activities in the event of an assignment of rights and obligations hereunder, and (ii) from and after any such assignment “Owner” shall be deemed to refer only to such successor and assignee and shall not be deemed to refer to the Owner identified in the recitals to this Agreement.

**Preliminary Plat:** shall mean a map showing the salient features of a proposed development, submitted for the purpose of preliminary consideration and communication prior to the submission of a Final Plat.

**Property:** shall consist of 77.86 acres of land, more or less, located in Hays County, Texas, and more particularly described in **Exhibit “A”**.

**Residential Community:** Shall mean, collectively, all of the lots developed for residential use located within the Development.

**Residential Lot or Residential Site:** Shall mean a lot upon which a residential use is located.

**Residential Structure or Residential Unit:** Shall mean a detached Single Family Dwelling.

**Residential Uses:** Shall mean Single-Family Dwellings and Accessory Uses and Accessory Buildings authorized for Single Family Zoning Districts. Residential uses do not include multiple-family dwellings, duplexes, manufactured homes, or mobile homes.

**Unit:** shall mean each individual space to be occupied for a particular use on a Lot.

**Vertical Building Improvements:** shall mean the construction and reconstruction of a building, structure or any above ground improvement or development, not including roads, drainage facilities or utility facilities, and not including manufactured homes, modular housing or industrialized buildings covered by Chapters 1201 or 1202 of the Texas Occupations Code.

**SECTION 3.  
LAND USE AND ZONING**

- 3.1 Zoning.** The zoning classification of the property is hereby changed to Anderson Park Planned Development District.
- 3.2 Permitted Uses.** The development may contain residential uses in accordance with this Ordinance. Specifically, no more than 430 residential lots shall be located within the Property.
- 3.3 Maximum Densities.**
- a. Residential Uses.** The Development shall not exceed the maximum gross density of 5.47 units per acre of residential use and only one unit per lot.
- 3.4 Restrictive Covenants and Private Homeowners Association.** For the better development and benefit of the Property, Owner shall impose certain covenants, conditions and restrictions applicable to the use and maintenance thereof. Owner shall establish a private Homeowners Association (“HOA”) to enforce such covenants, conditions and restrictions upon any and all residential lots. The HOA shall be responsible for the maintenance of private landscape areas, private community park, water quality ponds, detention ponds, water features, all community signage, community perimeter walls and common open space areas within the Residential Community.
- 3.5 Permitting and Approval Criteria.** All applications for permits required by the City for the use and development of the Property shall be consistent with this Ordinance. All aspects of such approvals which are not specifically covered by this PDD shall be governed by the City Code of Ordinances. This PDD shall not constitute a site development permit or building permit.
- 3.6 Unified Development.** The Property shall be treated as a unified development for the purposes of requirements relating to drainage, structural and non-structural water quality and detention control, impervious cover, utility service, traffic impact analysis, landscaping, open space, green space, and tree replacement and mitigation.
- 3.7 Phased Development.** The Development may be developed in phases, as indicated by Final Plats, over time and the phasing of development may be changed from time to time, including phases being developed concurrently provided that the Final Plat for each phase has been approved by the City Council and recorded with the County.



**SECTION 4.  
DEVELOPMENT STANDARDS**

**4.1 Open Space Requirements.** The Property shall be developed with open space in accordance with **Exhibit “C”** and the following standards:

**a. Community Park**

At the time of recordation of the Final Plat or construction acceptance for the first phase of the Development, Owner shall, in lieu of a parkland fee, dedicate and convey, or cause to be dedicated and conveyed to the City as parkland, the approximately 4.6 acre Community Park (herein so called) as illustrated on the Master Plan in **Exhibit “B”** attached hereto. Owner shall construct, or cause to be constructed, improvements within the Community Park, as generally illustrated on the Open Space Framework Plan included in **Exhibit “C”** attached hereto.

**b. Detention Pond Lot**

At the time of recordation of the Final Plat or construction acceptance for the first phase of the Development, Owner shall construct, or cause to be constructed, improvements, as illustrated on the Open Space Framework Plan included in **Exhibit “C”** attached hereto, on the approximately 3.8 acre Detention Pond Lot as illustrated on the Master Plan in **Exhibit “B”** attached hereto.

**c. Linear Park**

At the time of recordation of the Final Plat or construction acceptance for the first phase of the Development, Owner shall, in lieu of a parkland fee, dedicate and convey, or cause to be dedicated and conveyed to the City as parkland, the approximately 1.3 acre Linear Park (herein so called) as illustrated on the Open Space Framework Plan included in **Exhibit “C”** attached hereto.

**d. Maintenance**

1. The open space improvements within the Community Park, the Detention Pond Lot (save and except the City’s obligations noted in subparagraph 2. below), the Linear Park, water features, all community signage, community perimeter walls and common open space areas within the Residential Community, through a license agreement with the City, shall be maintained by the HOA. The HOA shall enter into a license agreement on the City’s standard license agreement form with reasonable revisions agreed to by Owner and the City. If the City elects to re-construct or expand the improvements agreed to in this document at a future date, any such reconstruction or expansion shall be at the City’s sole cost and future maintenance expense.
  
2. Notwithstanding the forgoing, upon completion of construction of the detention pond and all related facilities (the “Detention Facilities”), the City shall accept the Detention Facilities for maintenance and thereafter shall be responsible for the maintenance and

repair of the Detention Facilities. The HOA will be responsible for mowing and general upkeep of the Detention Pond Lot.

**4.2 Impervious Cover.** The Development shall not exceed an aggregate of 60 percent (60%) in impervious cover.

**4.3 Residential Site Requirements.**

<b>Lot Width</b>	
Minimum for single family lots	40 ft. *
<b>Front Setback</b>	Setbacks are measured from the lot line to the foundation.
Minimum	20 ft.**
Exception: Cul de sac and Knuckle Lots	15 ft.
<b>Side Setback</b>	Setbacks are measured from the lot line to the foundation.
Minimum	5 ft.**
Exception: Minimum for side setback adjacent to a street	10 ft.
<b>Rear Setback</b>	Setbacks are measured from the lot line to the foundation.
Minimum	10 ft.
<b>Building Height (maximum)</b>	35 ft.
<b>Lot Area (minimum)</b>	4,800 sq. ft.***

\* The Minimum Lot Width shall be measured at the Front Setback line.

\*\* Eaves and Front Porches may project into the front and side setbacks.

\*\*\* Up to 10% of all single family lots shown on the Master Plan (**Exhibit “B”**) may be less than 4,800 square feet but must maintain minimum width and setbacks.

**4.4 Underground Utility Service.** Except where approved in writing by the City Administrator, all utilities shall adhere to the following:

- a. All dry utilities to include electrical, telephone and cable television distribution and service lines shall be underground, other than overhead lines that are three phase or larger which are required to be brought to the development for service availability.



- b. All utilities and the improvements thereof shall be the responsibility of Owner.

#### 4.5 Fencing Plan.

- a. **Perimeter Boundary Wall.** Enhanced concrete panel fencing along High Road shall be constructed as illustrated on **Exhibit "D"** (Fencing Plan). Enhanced concrete panel fencing shall be a minimum of six feet (6') in height. Masonry columns shall be constructed at certain corners along the length of the enhanced concrete panel fencing as illustrated in **Exhibit "D"**. The style and design of the enhanced concrete panel fencing shall be approved by the City in the landscape construction plans for the Development.
- b. **Residential Boundary Fencing.** Fencing may be located along the residential property lines and shall not encroach into public right of ways or extend past the front elevation of residential dwelling units into the front street yard. Wood fencing, or tubular steel in certain view areas, is permitted along the property lines of all remaining residential lots. Such fencing shall be at least four feet (4') in height but no greater than 8 feet (8').

- 4.6 **Pedestrian Circulation.** A six-foot (6') wide sidewalk shall be constructed along all non-residential roadways and within all open spaces constructed within the Development that are dedicated to the City. All residential roadways shall be constructed with a four-foot (4') wide sidewalk at the time of residential home construction prior to final home construction inspection. All sidewalks shall be made of concrete. Sidewalks shall be free of any encroachment, including mailboxes, road signs, light poles, landscaping or any other vertical obstruction that would reduce the clear width of the sidewalk to less than 4 feet (4'). ADA approved ramps shall be placed at intersection corners to provide unimpeded pedestrian access in all directions. Sidewalks constructed in the course of this Development that connect to existing sidewalks shall be constructed to align the location and width at the point of connection in such a way as to provide a seamless and unobstructed transition.

- 4.7 **Curbs and Gutters.** All roadways constructed within the Development shall be constructed with a standard curb and gutter or mountable curb. Mountable curbs shall only be used to permit driveway access.

- 4.8 **Roadways.** All roadways within the development shall be constructed with a minimum of fifty feet (50') Right-of-Ways and a minimum of thirty feet (30') of pavement between face of curb to allow for on-street parking.

- 4.9 **Parking Requirements.** All residential lots shall include a concrete driveway to provide a minimum for two (2) off-street parking spaces.

- 4.10 **Lighting.** Streetlights shall be provided at all internal intersections and along residential roadways, spaced as required by the electric utility provider. No fixture or light source shall

be turned up so as to disperse light into the night sky. All fixtures shall utilize Light-Emitting Diode (LED) lighting. Solar fixtures may be used.

**4.11 Landscaping Requirements.** All landscaping shall enhance the natural aesthetic beauty of the City area through diverse use of both native and non-invasive adapted species of plants. A minimum of eighty percent (80%) of the required landscaping shall be native plants and the remaining twenty percent (20%) may be non-invasive adapted plants. Invasive species, as defined by the Ladybird Johnson Wildflower Center, are prohibited. All landscaping materials shall be drought tolerant and native type materials. Native plants shall be defined as plants identified by the Ladybird Johnson Wildflower Center. Under no circumstance shall any non-invasive existing tree in excess of eighteen-inch (18") DBH in diameter be removed or demolished from the site without prior specific approval of the City.

**a. Tree Protection, Mitigation and Preservation.** A tree survey, protection, mitigation and preservation plan for all healthy non-invasive trees with an eight-inch (8") DBH in diameter shall be created and submitted to the City prior to the start of site development work. Prior to the start of site work all protection and preservation of all existing trees to remain on site shall be completed to prevent any disturbance within each tree's critical root zone. Replacement trees for all existing non-invasive trees shall be planted prior to completion of the Development.

**b. Residential Lots.** At a minimum the following shall be installed on each residential lot:

1. One (1) – two-inch (2") caliper shade trees outside of the easements along the right-of-way located in the front yard.
2. One (1) – two-inch (2") caliper shade tree outside of the easements located in the rear yard.
3. Five (5) – one (1) gallon shrubs and three (3) – five (5) gallon shrubs and other drought tolerant natural landscaping for front, sides, and rear yards.

**c. Common Space Planting Criteria.**

1. All plantings shall remain a minimum distance from roadways and driveways so that driver sight distance is not impeded. The City has the right to review and comment to any common space planting design or layout.
2. Planting within utility easements are allowed with the HOA responsible for any and all repairs to plantings should work be performed on the utility lines within the easements.
3. Planting should be at least five feet (5') from fire hydrants.

**d. Shade Trees** shall be defined as the following:

Bald Cypress  
Burr Oak  
Cedar Elm  
Chinquapin Oak  
Chinese (Lacebark) Elm  
Chinese Pistache  
Live Oak  
Monterey Oak  
Pecan  
Shumard Oak  
Texas Ash  
Texas Red Oak

**e. Evergreen Ornamental Trees** shall be defined as the following:

Wax Myrtle  
Yaupon Holly  
Mountain Laurel  
Little Gem Magnolia  
Eastern Red Cedar  
Cherry Laurel

**SECTION 5.  
SINGLE-FAMILY DESIGN STANDARDS**

- 5.1 Minimum Square Footage Requirements.** The living area of the primary residential structure, exclusive of porches and garages, located on any lot shall have a minimum square footage of 1,000 square feet of living space.
- 5.2 Single Family Architectural Design Standards.** Additional building and architectural standards are set forth on **Exhibit "E"** attached hereto.

**SECTION 6.  
DEDICATIONS AND IMPACT FEES**

- 6.1 Park and Open Space Dedication.** A parkland fee of One Thousand Two Hundred US Dollars and No/100 (\$1,200.00) per residential lot shall be assessed and paid at the time of recordation of the Final Plat. However, as illustrated on **Exhibit "B"**, the PD Master Plan and as provided in Section 4.1, in lieu of the parkland fee, Owner shall dedicate the parkland described in Section 4.1 above to the City.
- a.** All private open space areas within the Property and all drainage facilities including basins, channels, detention, retention and water quality ponds constructed as part of the PDD on the Property shall be maintained by the HOA.



- b. The Owner shall provide a Public Access Easement in a form acceptable to the City in order to allow non-residents of Anderson Park the use and enjoyment of the parks and open space areas within the Project.

**6.2 Roadway Impact Improvements.** A Roadway Impact Fee of One Thousand Two Hundred and Twenty Eight US Dollars and No/100 (\$1,228.00) per residential lot shall be assessed and paid at the time of building permit application. The Roadway Impact Fee shall be credited against any required offsite roadway improvements.

## **SECTION 7. AMENDMENTS**

Due to the fact that the Development comprises a significant land area and its development may occur in phases over a number of years, Owner may make major or minor amendments to the PD Master Plan upon notification to, and approval from, the City. Major amendments shall be those that (a) increase the density of single-family home dwelling lots or units allowed by the Development Standards; (b) seek to allow a use that is not otherwise permitted by the Development Standards; (c) increase the total Development's impervious cover; or (d) reduces the amount of open space. Major amendments to the PD Master Plan shall require approval by City Council. Any amendment which is not classified as a major amendment, including an amendment which alters the relative percentages of the various residential use types without changing the density permitted for a type of residential use, shall be classified as a minor amendment. Minor amendments shall be administratively approved by the City Administrator except that the City Administrator may at the City Administrator's sole discretion seek approval from the City Council. If the City Administrator and Owner dispute the classification of an amendment as major or minor, the issue shall be referred to City Council for final determination.

## **SECTION 8. LIST OF EXHIBITS**

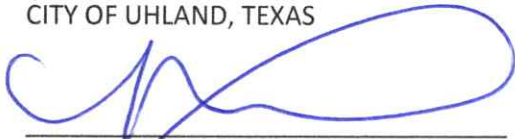
The following list of exhibits, attached hereto, together with this Attachment and addenda, constitute the land use standards and development plan for the Anderson Park Planned Development District.

- Exhibit "A":** Description of The Property
- Exhibit "B":** PD Master Plan
- Exhibit "C":** Open Space Framework Plan
- Exhibit "D":** Fencing Plan
- Exhibit "E":** Single Family Architectural Design Standards



PASSED AND APPROVED ON THIS THE 13<sup>th</sup> DAY OF OCTOBER, 2021.

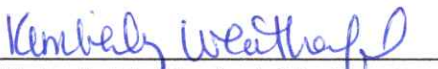
CITY OF UHLAND, TEXAS



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Naomi Schrock, Mayor

Attest:



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Kimberly Weatherford, City Secretary



EXHIBIT "A"

LEGAL DESCRIPTION

FIELD NOTES FOR A 77.86 ACRE TRACT OF LAND IN THE THOMAS B. WESTBROOK SURVEY, ABSTRACT NO. 468, HAYS COUNTY, TEXAS, BEING OUT OF A CALLED 82.236 ACRE TRACT OF LAND AS CONVEYED UNTO WALTON TEXAS, LP IN DOCUMENT NUMBER 17005079, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAID 77.86 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** for **POINT OF REFERENCE** at a 1/2-inch iron rod found on the westerly right-of-way line of State Highway No. 21 (variable width R.O.W.) at the most easterly corner of said 83.236 acre tract, being the most southerly corner of a called 6.0000 acre tract of land as conveyed unto John Alan Anderson in Volume 3391, Page 582 of the Official Public Records of Hays County, Texas; **THENCE**, N 53° 41' 45" W, coincident with the common line of the 83.236 acre tract and said 6.0000 acre tract, a distance of 302.15 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an easterly corner and **POINT OF BEGINNING** of the herein described tract;

**THENCE**, S 36° 18' 15" W, over and across the 82.236 acre tract, a distance of 590.23 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set on the common line of the 82.236 acre tract and a called 5.0998 acre tract of land as conveyed unto Stripes, LLC in Volume 5196, Page 882 of the Official Public Records of Hays County, Texas, for another easterly corner of the herein described tract;

**THENCE**, N 46° 35' 58" W, coincident with the common line of the 82.236 acre tract and said 5.0998 acre tract, a distance of 158.25 feet to a calculated point at the common corner of the 82.236 acre tract and the 5.0998 acre tract, for a re-entrant corner of the herein described tract, from which a 1/2-inch rod with a cap stamped "RPLS 4532" found bears N 49° 37' 43" W, a distance of 0.66 feet;

**THENCE**, S 34° 30' 18" W, continuing coincident with said common line, a distance of 474.02 feet to a calculated point on the northerly right-of-way line of County Road 127 aka/High Road (variable width R.O.W.) at the common corner of the 82.236 acre tract and the 5.0998 acre tract for the westerly south corner of the herein described tract, from which a 1/2-inch rod with a cap stamped "KOLODZIE" found, bears N 88° 07' 47" W, a distance of 0.15 feet;

**THENCE**, N 46° 34' 10" W, coincident with the common line of the 82.236 acre tract and said northerly right-of-way line, a distance of 2,234.43 feet to an 80d nail found at the common corner of the 82.236 acre tract and a called 221.858 acre tract of land as conveyed unto the Hays Consolidated Independent School District in Volume 3365, Page 790 of the Official Public Records of Hays County Texas, for the west corner of the herein described tract;

**THENCE**, N 42° 49' 46" E, departing said northerly right-of-way line, coincident with the common line of the 82.236 acre tract and said 221.858 acre tract, a distance of 1,624.93 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the common corner of the 82.236 acre tract and a called 44.837 acre tract of land as conveyed unto the Hays County Independent School District in Volume 3383, Page 632 of the Official Public Records of Hays County, Texas, for the north corner of the herein described tract;

PAGE 1 OF 2

G:\TXC\PROJECTS\DRHORTON\6718-00\_ANDERSON\_TRACT\00 - PRELIMINARY PLAN\06\_SURVEY\04\_FINALS\MB\6718-00 ANDERSON REVISED M&B 20200420.DOCX

EXHIBIT "A"

LEGAL DESCRIPTION

THENCE, S 48° 48' 36" E, coincident with the common line of the 82.236 acre tract and said 44.837 acre tract, a distance of 1,651.69 feet to a 1/2-iron rod found at the common corner of the 82.236 acre tract and a called 6.189 acre tract of land as conveyed unto John Alan Anderson in Volume 915, Page 94 of the Official Public Records of Hays County, Texas for the most northeasterly corner of the herein described tract;

THENCE, S 32° 04' 54" W, coincident with the common line of the 82.236 acre tract and said 6.189 acre tract, a distance of 517.19 feet to a calculated point at the common corner of the 6.189 acre tract and the aforementioned 6.0000 acre tract of land for an angle point of the 82.236 acre tract and the herein described tract, from which a 1/2-inch rod found bears S 82° 07' 53" E, a distance of 0.35 feet;

THENCE, S 31° 57' 36" W, coincident with the common line of the 82.236 acre tract and said 6.0000 acre tract a distance of 191.22 feet to a calculated point at the common corner of the 82.236 acre tract and the 6.0000 acre tract for a re-entrant corner of the herein described tract, from which a 1/2-inch rod found, bears N 65° 01' 20" E, a distance of 0.31 feet;

THENCE, S 53° 41' 45" E, continuing coincident with said common line, a distance of 476.41 feet to the POINT OF BEGINNING and containing 77.86 acres of land, more or less.

I hereby certify that these notes were prepared from a survey made on the ground by employees of BGE, Inc and are true and correct to the best of my knowledge. The Basis of Bearing recited herein is the Texas State Plane Coordinate System, South Central Zone, NAD 83.

*Dion P. Albertson*

Dion P. Albertson RPLS No. 4963  
BGE, Inc.  
7330 San Pedro Ave, Suite 202  
San Antonio TX 78216  
Telephone: 210-581-3600  
TBPLS Licensed Surveying Firm No. 10194490



8/17/2020

Date

Client: DR Horton  
Date: April 21, 2020  
Job No: 7178-00



EXHIBIT "A"

LEGAL DESCRIPTION

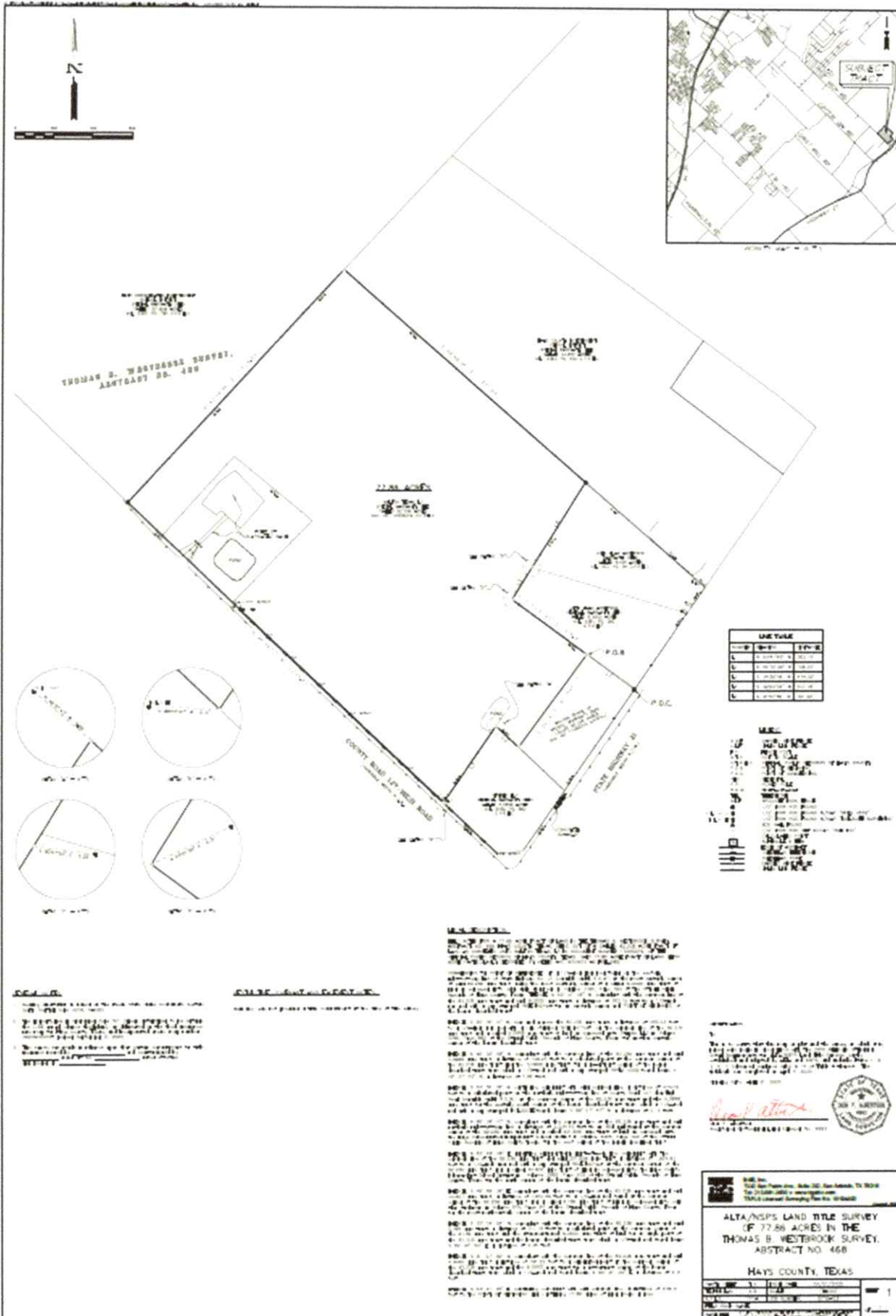




EXHIBIT "B"

PD MASTER PLAN

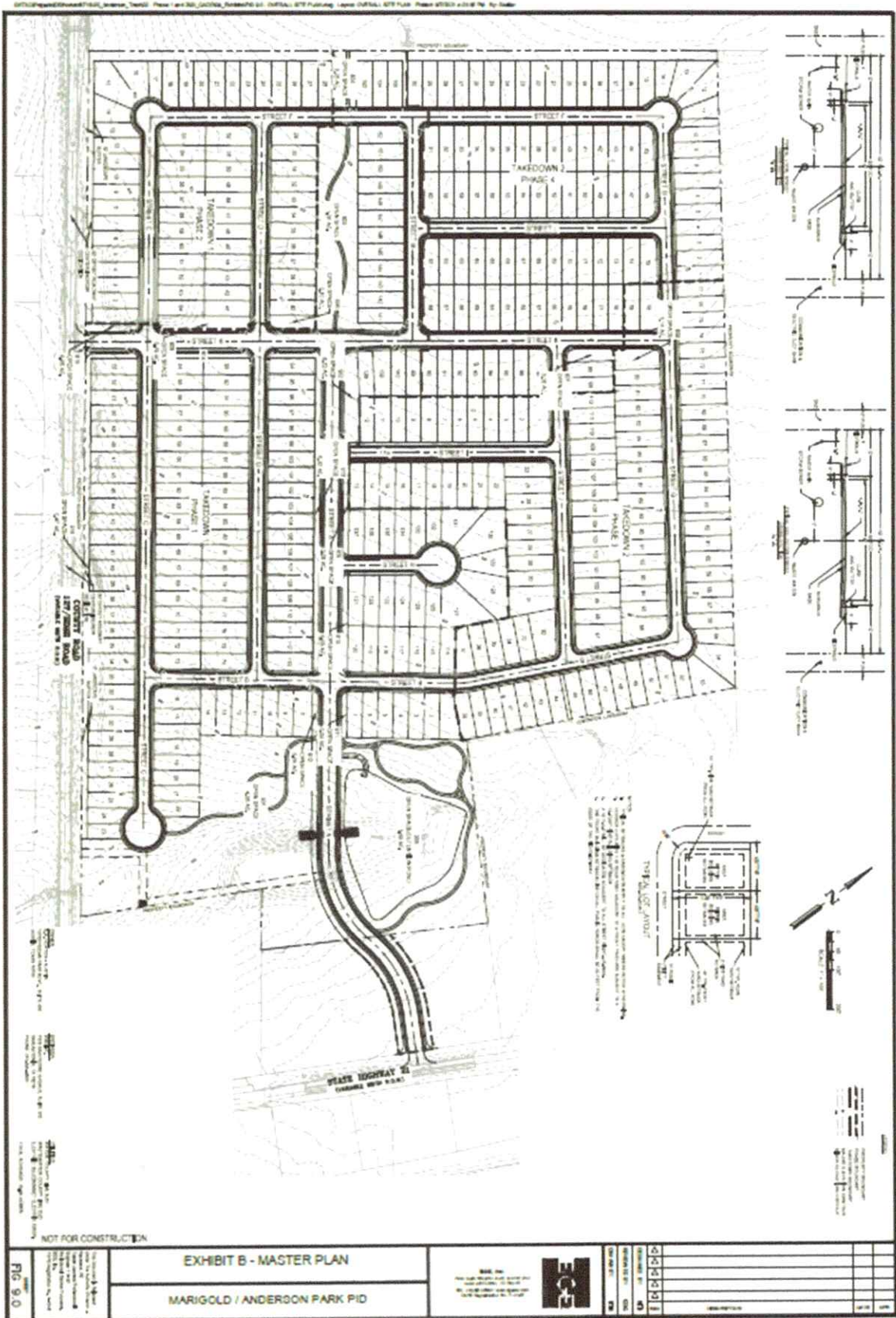




EXHIBIT "C"

OPEN SPACE FRAMEWORK PLAN



EXHIBIT "D"

FENCING PLAN

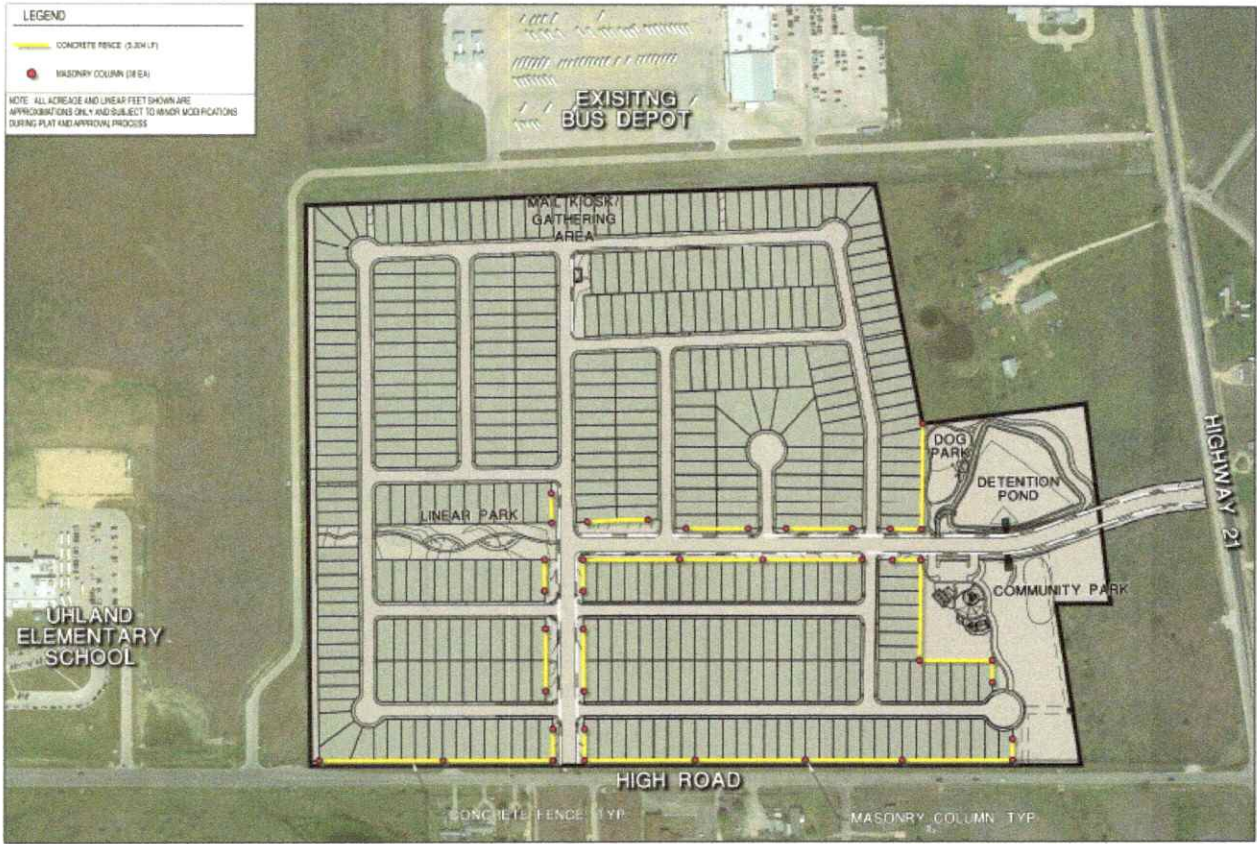



Exhibit D - Fencing Plan

ANDERSON PARK  
UHLAND, TEXAS


 Scale: 1" = 350'  
 Date: September 30, 2021  
NOT SCALE. THIS PLAN IS FOR INFORMATION ONLY AND DOES NOT REPRESENT ANY REGULATORY APPROVAL. THIS PLAN IS SUBJECT TO CHANGE WITHOUT NOTICE. THE USER SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION AND DATA. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.


**SEC Planning, LLC**  
 Land Planning • Landscape Architecture • Community Planning  
 UHLAND, TEXAS  
www.secplanning.com



EXHIBIT "E"

SINGLE FAMILY ARCHITECTURAL DESIGN STANDARDS

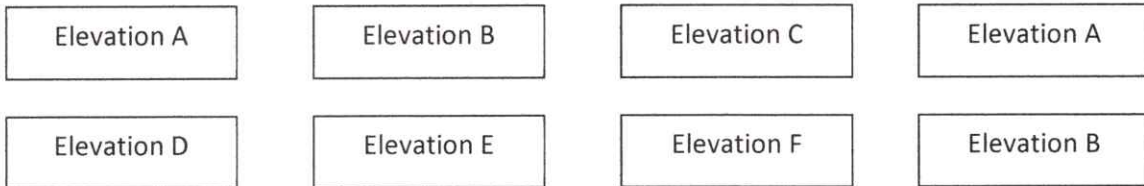
1. Exterior Finishes

- a. **Massing:** The front elevations shall be traditional farmhouse style with the use of gables strongly encouraged.
- b. **Windows:** shall be plentiful and square or rectangular in shape.
- c. **Exterior Materials:** Cementitious siding shall be used throughout home exteriors with varying styles such as horizontal lap, board and batten and shingle. Brick and natural stone may be sparingly used as accents and must conform to the elevational style.
- d. **Roof Materials:** The roofs shall be composite shingle with colors in the gray and black range.
- e. **Front Porches:** 50% of the houses shall contain front porches (four feet (4') depth and at least 50 square feet in area). Front porches of 4' of depth are allowed in front of the front setback line.
- f. **Garage Doors:** 100% of the garage doors shall contain windows and be styled to conform to the specific elevation.
- g. **Front Doors:** 100% of the front doors shall contain windows and shall be style to conform to the specific elevation.
- h. **Exterior Lighting:** The exterior light fixtures shall be "barn style."
- i. **House Numbers:** The house numbers shall contain a contemporary farmhouse style.

2. Elevation Repetition

Additional requirements concerning substantially similar siding paint, brick, stone, or masonry colors or materials constructed in proximity to each other include:

- *Same side of the street: same elevation with similar paint color, brick or stone can be repeated every third lot (Example: Elevation A, Elevation B, Elevation C, and Elevation A).*
- *Across the street: same elevation with similar paint color, brick or stone cannot be on a lot across the street or diagonal from any identical elevation, color, brick or stone (example above: Elevation B.)*





THE STATE OF TEXAS

COUNTY OF HAYS

I hereby certify that this instrument was FILED on the  
date and the time stamped hereon by me and was duly  
RECORDED in the Records of Hays County, Texas.

21060371      **ORDINANCE**

11/01/2021 01:38:33 PM Total Fees: \$114.00

 Elaine H. Cardenas

Elaine H. Cardenas, MBA, PhD, County Clerk  
Hays County, Texas