



# CITY OF SAN ANTONIO

June 9, 2003

Mr. Jeff Massey

BGO Architects L.P.  
4245 N. Central Expressway, Suite 300  
Dallas, Texas 75205

Re: Victoria Courts

MDP/IDZ # 754

Dear Mr. Massey:

The City Staff Development Review Committee has reviewed Victoria Courts Master Development Plan (M.D.P.) Infill Development Zone (IDZ) # 754. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Any access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) to include floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Development Services Engineering Division has reviewed the Level-2 Traffic Impact Analysis (TIA) for Victoria Courts. Victoria Courts redevelopment is located on 36.5 acres at the southwest corner of Durango Boulevard and Interstate Highway (IH) 37. The analysis is in compliance with the TIA Ordinance 91700.

Mr. Massey  
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The redevelopment of Victoria Courts will consist of 600 total units. The development will include single - family residential with garage, apartments, townhouses, duplexes and multi - family condos.

The following on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer, on and before the completion of the Victoria Courts Development, at no cost to the City of San Antonio:

- A one way median opening at Labor Street that would allow only westbound left turns, southbound right in and northbound right out. Design of one way median opening shall follow City of San Antonio design standards as per Department of Public Works (Traffic Engineering Division).
- All Roadways shall conform to Table 506-1: Functional Classification System Description. All internal streets and alleys shall follow Uniform Development Code (35-506 Transportation and Street Design).
- The Developer shall provide 35 feet of ROW from the centerline of Labor Street adjacent to this proposed project. This will require property dedication by the developer.
- It is recommended that the proposed private drive connecting Labor Street and Refugio Street be a one – way driveway with angle parking as shown in the Level 2 TIA.
- An approval letter from TxDOT stating that the cul-de-sac on Leigh Street will be allowed on TxDOT ROW. This will be reviewed in the plat process.
- Provide clear sight distance at each project driveway along Labor, Santos, Refugio and Leigh to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements should be selected and located as to not block these clear sight distance areas.

It should be understood that the submitted TIA is a conceptual plan and therefore this document does not represent an approval for the internal street plan. All Local A streets shall follow all regulations for traffic calming and the street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips.

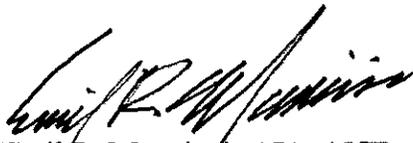
Mr. Massey  
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June 9, 2003

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. will be invalid.

**ALL Platting shall comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.**

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

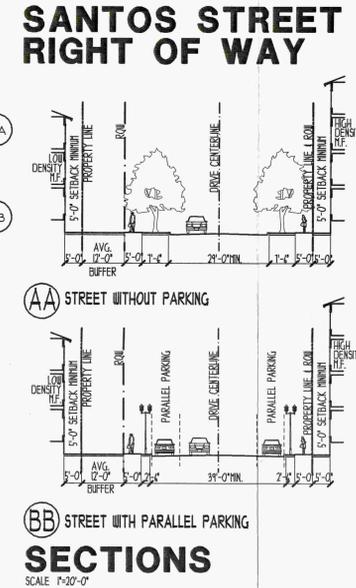
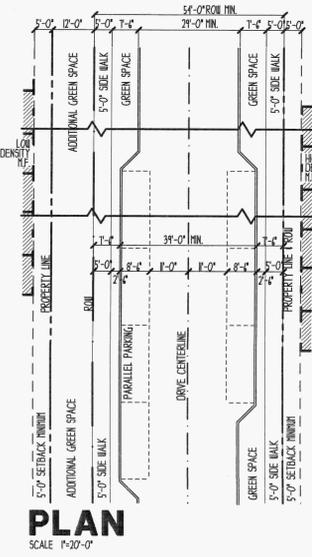
Sincerely,



Emil R. Moncivais AIA, AICP  
Director, Planning Department

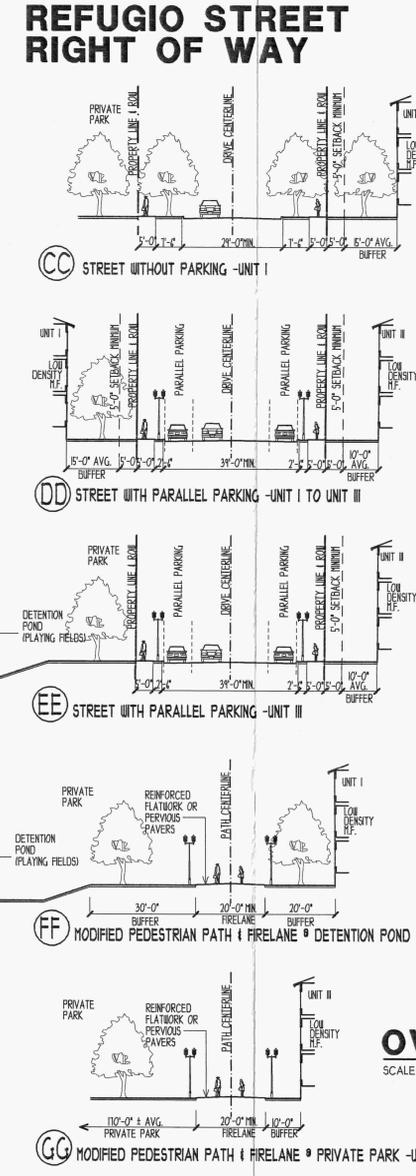
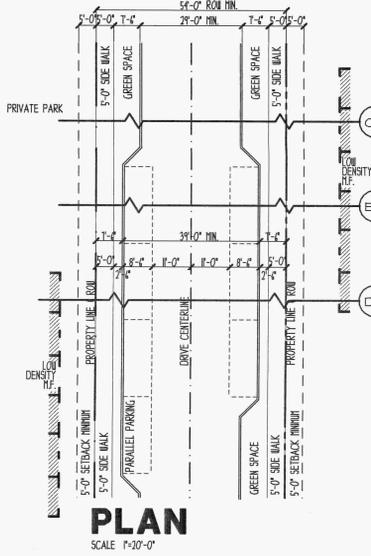
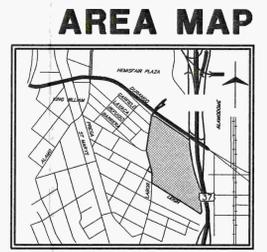
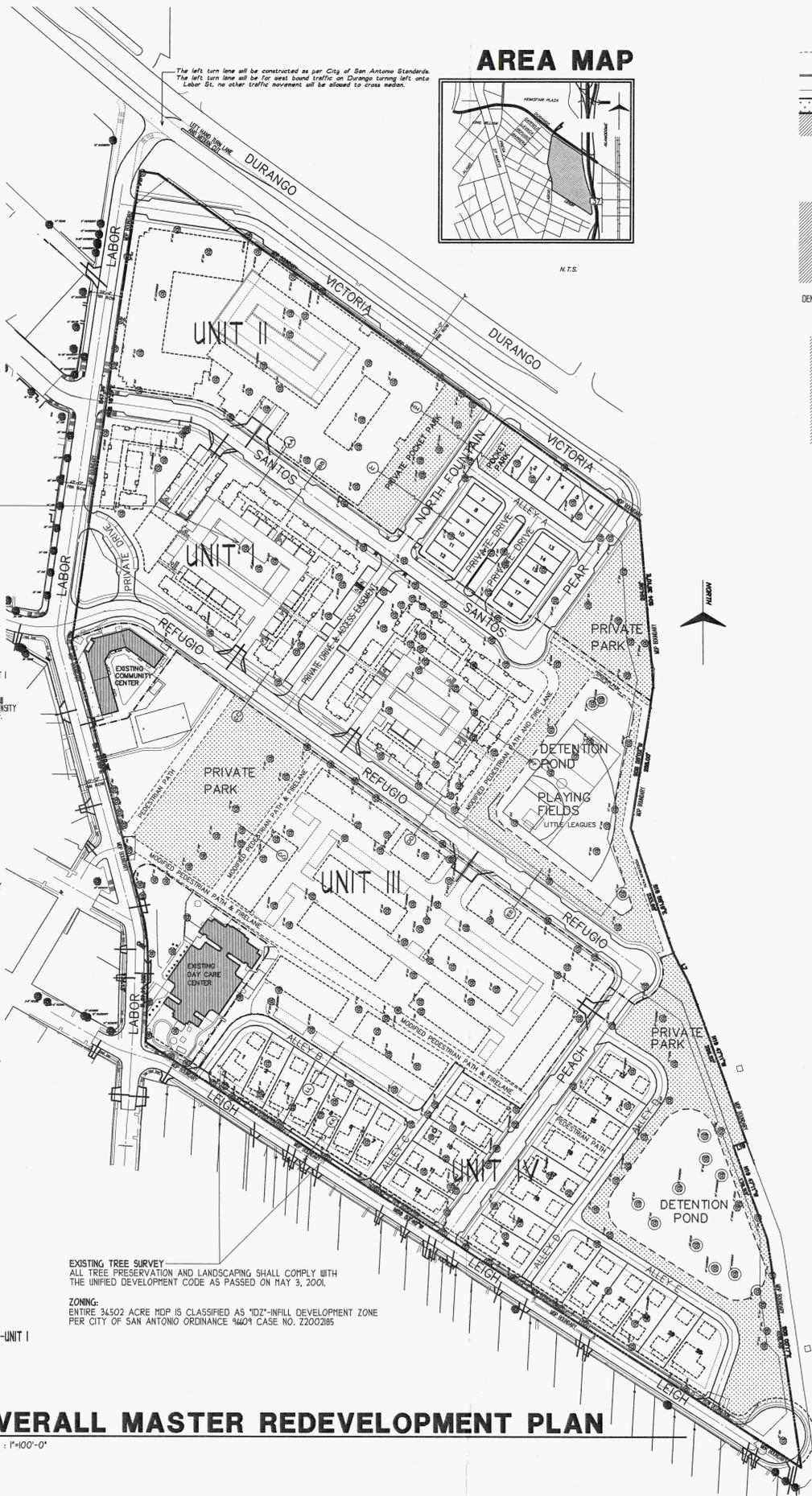
EM/MH. Jr.

cc: Richard De La Cruz, P.E. Senior Engineer Development Services  
John McDonald, Senior Planner Parks Department  
Arturo Villarreal Jr., P.E. Storm Water Engineering



EXISTING TREE SURVEY  
ALL TREE PRESERVATION AND LANDSCAPING SHALL COMPLY WITH THE UNIFIED DEVELOPMENT CODE AS PASSED ON MAY 3, 2001.

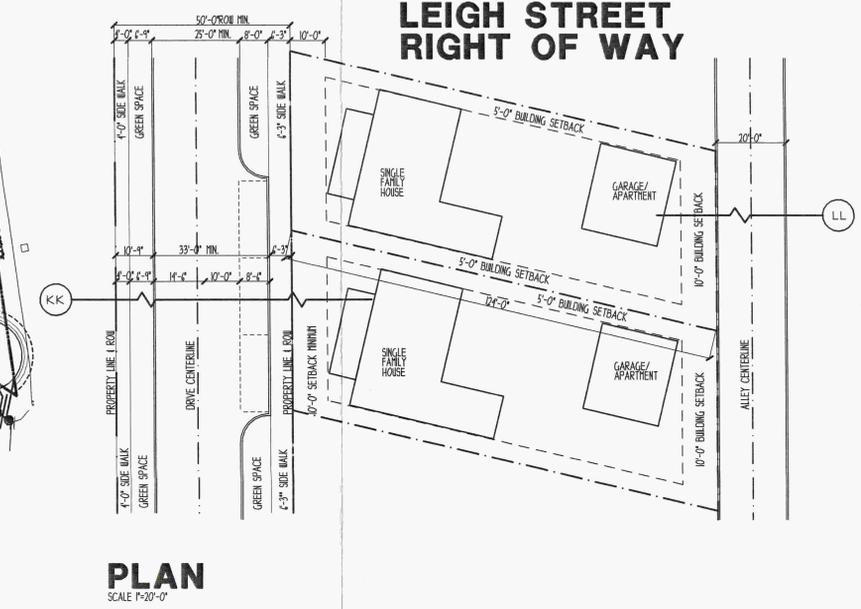
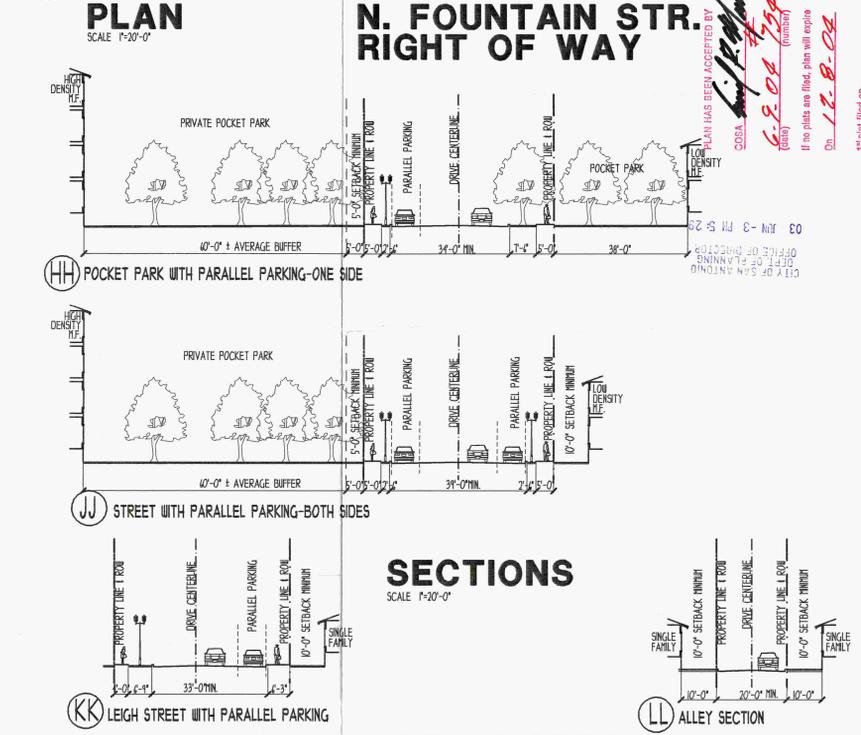
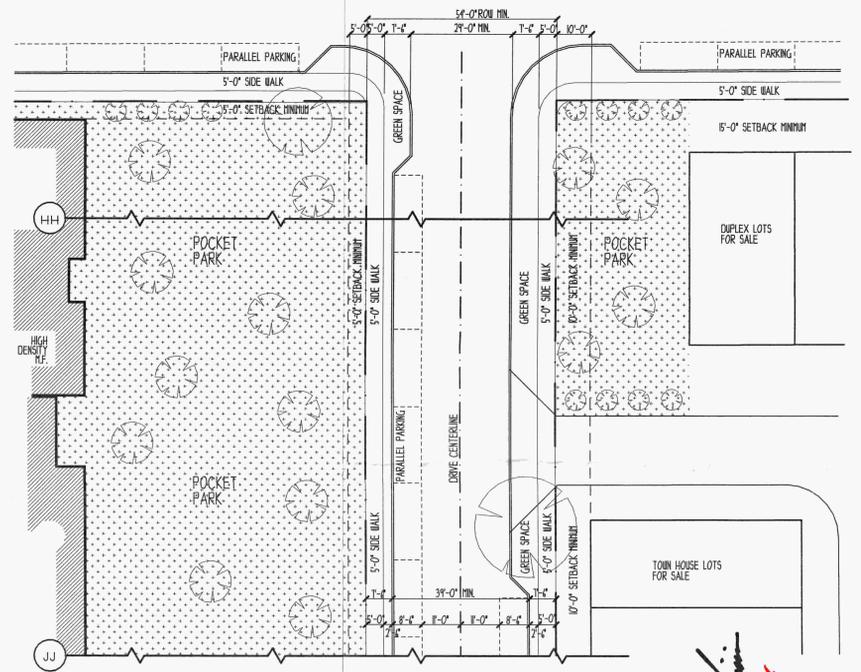
ZONING:  
ENTIRE 34502 ACRE MDP IS CLASSIFIED AS "D2"-INFILL DEVELOPMENT ZONE PER CITY OF SAN ANTONIO ORDINANCE 14609 CASE NO. Z200285



**Victoria Courts Master Redevelopment Plan**

<b>Unit I</b>		
Refugio For Rent	210 Units	39.1 units/acre
<b>Unit II</b>		
Victoria Street For Rent	220 Units	59.4 units/acre
Townhouses For Sale	12 Units	(42.8 units/acre)
Stacked Duplexes For Sale	12 Units	(17.1 unit/acre)
<b>Unit III</b>		
Multi-Family Condos For Sale	120 Units	22.55 units/acre
<b>Unit IV</b>		
Single Family For Sale	26 Units	7.76 units/acre
<b>Redevelopment Totals</b>		
Total units	600 units	
Total average density	31.45 units/acre	
<b>ACREAGE (net)</b>		
Existing Structures & development	2.66 acres	
New Development Parks	19.9 acres	6.85 acres
<b>TOTAL ACREAGE</b>	29.41 acres (net)	7.09 acres (ROW)
	36.5 acres (gross)	

NET acreage and density calculations are exclusive of street ROW.



**REVISIONS**

4-3-03 ADD ROW & ACREAGE COMMENTS ADDRESSED

5-23-03 ADDITIONAL COMMENTS ADDRESSED

4-21-03 RESUBMITTAL COMMENTS ADDRESSED

**VICTORIA COURTS MASTER PLAN**

SUBDIVISION REDEVELOPMENT PLAN IN SAN ANTONIO, TEXAS FOR THE SAN ANTONIO HOUSING AUTHORITY

**BO**

BEELER OWENS ARCHITECTS, L.P.  
4245 N. CENTRAL EXPY. SUITE 300 DALLAS, TEXAS 75205 (214) 560-8876

**DATE**  
2-10-03

**PROJECT**  
02108

4-3-03 ADD. ROW & ACREAGE COMMENTS ADDRESSED

5-23-03 ADDITIONAL COMMENTS ADDRESSED

4-21-03 RESUBMITTAL COMMENTS ADDRESSED

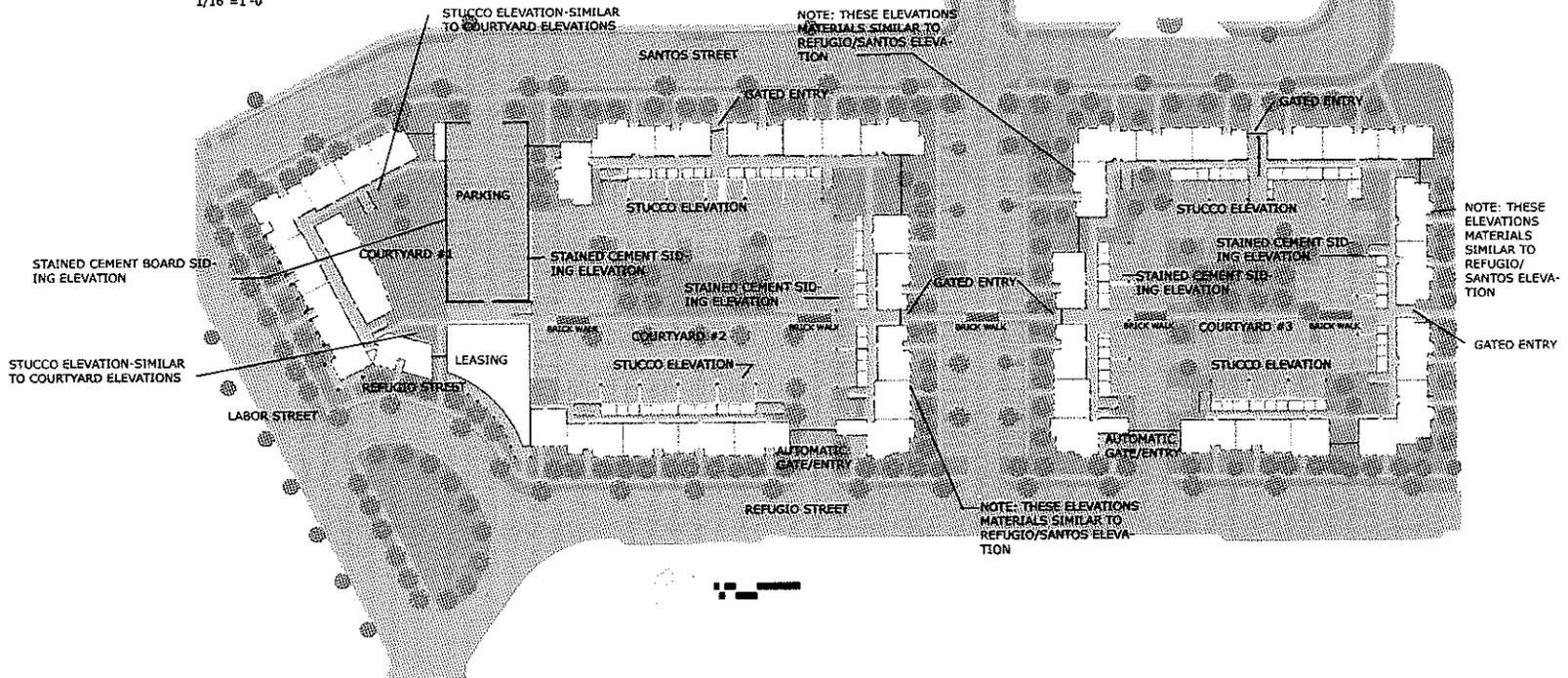
**SHEET NUMBER**  
1.0  
**MASTERPLAN**

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**SANTOS STREET ELEVATION**

1/16"=1'-0"



**REFUGIO STREET ELEVATION**

1/16"=1'-0"



**COURTYARD SECTION / ELEVATION**

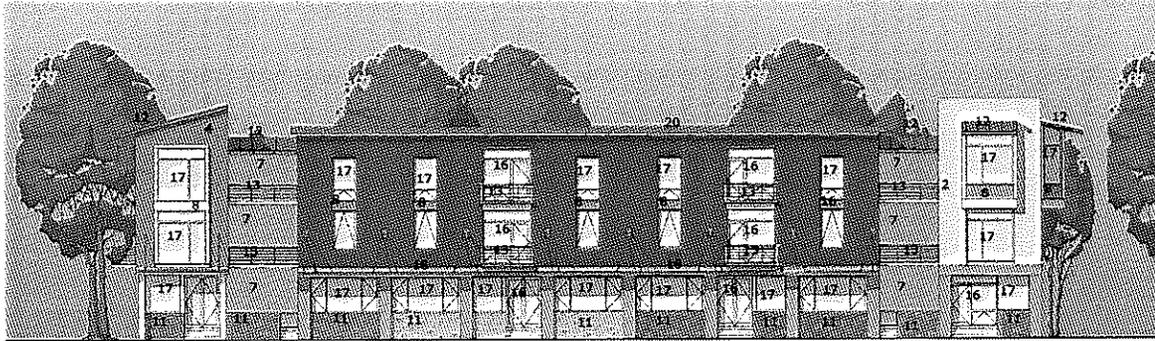
1/16"=1'-0"

*FILE*

**VICTORIA COURTS - REFUGIO STREET**

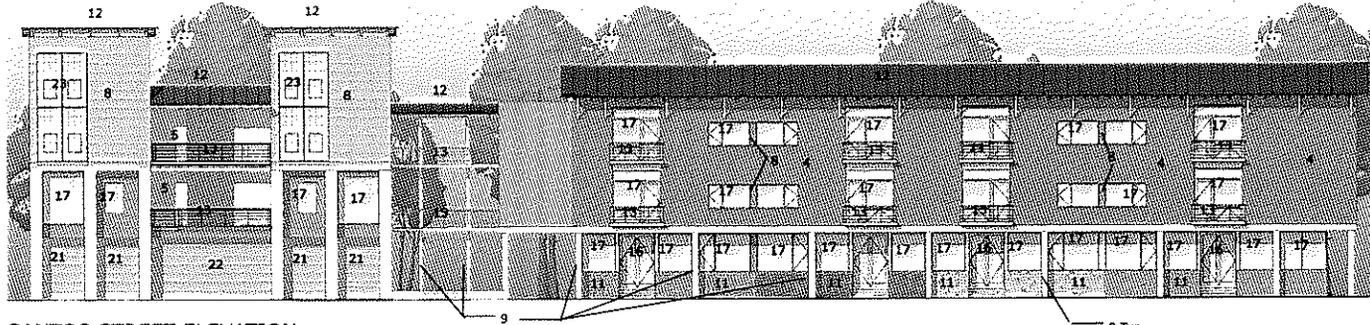
SAHA + CARLETON RESIDENTIAL PROPERTIES

LAKE | FLATO + BGO ARCHITECTS



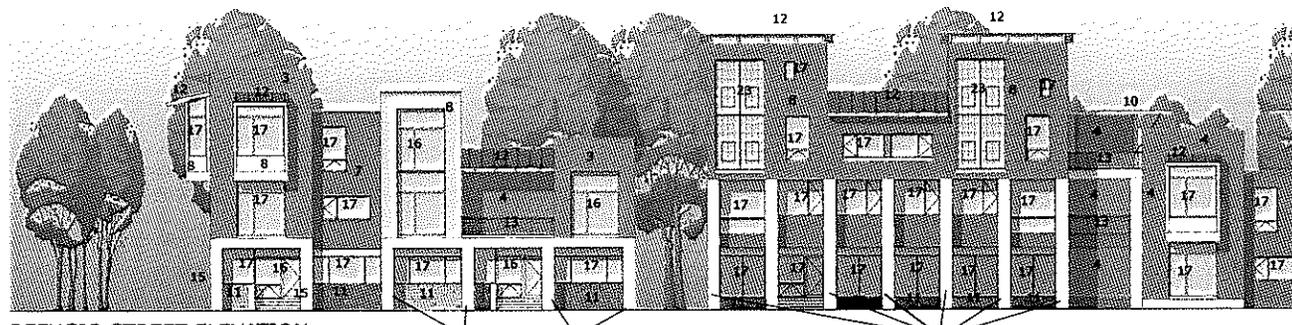
LABOR STREET ELEVATION

1/8"=1'-0"



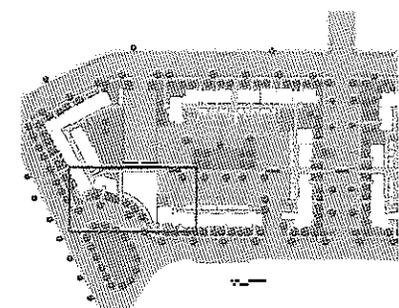
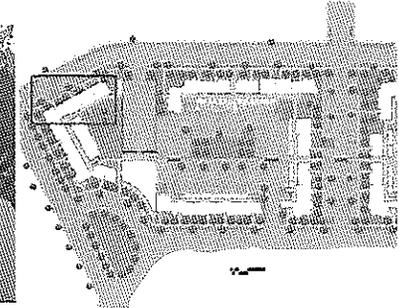
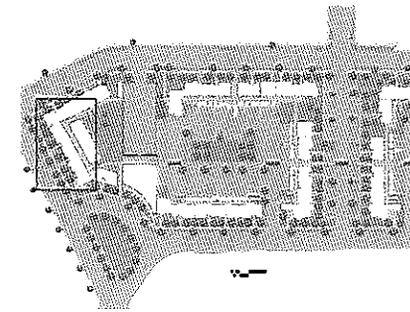
SANTOS STREET ELEVATION

1/8"=1'-0"



REFUGIO STREET ELEVATION

1/8"=1'-0"



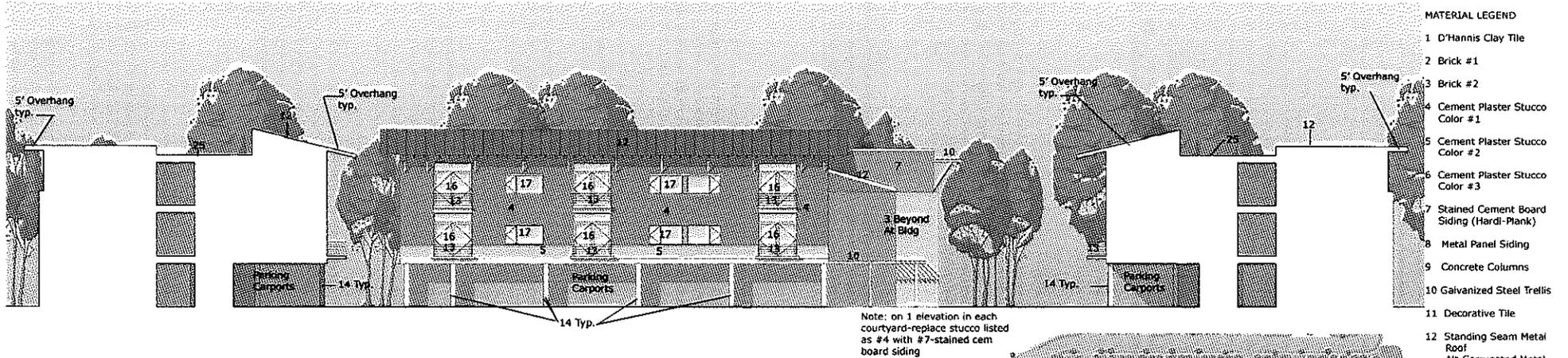
MATERIAL LEGEND

- 1 D'Hannis Clay Tile
- 2 Brick #1
- 3 Brick #2
- 4 Cement Plaster Stucco Color #1
- 5 Cement Plaster Stucco Color #2
- 6 Cement Plaster Stucco Color #3
- 7 Stained Cement Board Siding (Hardi-Plank)
- 8 Metal Panel Siding
- 9 Concrete Columns
- 10 Galvanized Steel Trellis
- 11 Decorative Tile
- 12 Standing Seam Metal Roof Alt-Corrugated Metal Roof
- 13 5' Galvanized Metal Balcony/ Rails with open grate flooring
- 14 Painted Steel Columns
- 15 Stone #1
- 16 Aluminum Storefront
- 17 Aluminum Windows
- 18 Painted Metal Canopy with Galvanized brackets/Connections
- 19 Galvanized Metal Railing
- 20 Metal Overhang/ supports
- 21 Painted Metal Louvers
- 22 Painted Garage Door
- 23 Industrial Sash windows
- 24 Cement Plaster Columns
- 25 Single Ply roofing

VICTORIA COURTS - REFUGIO STREET

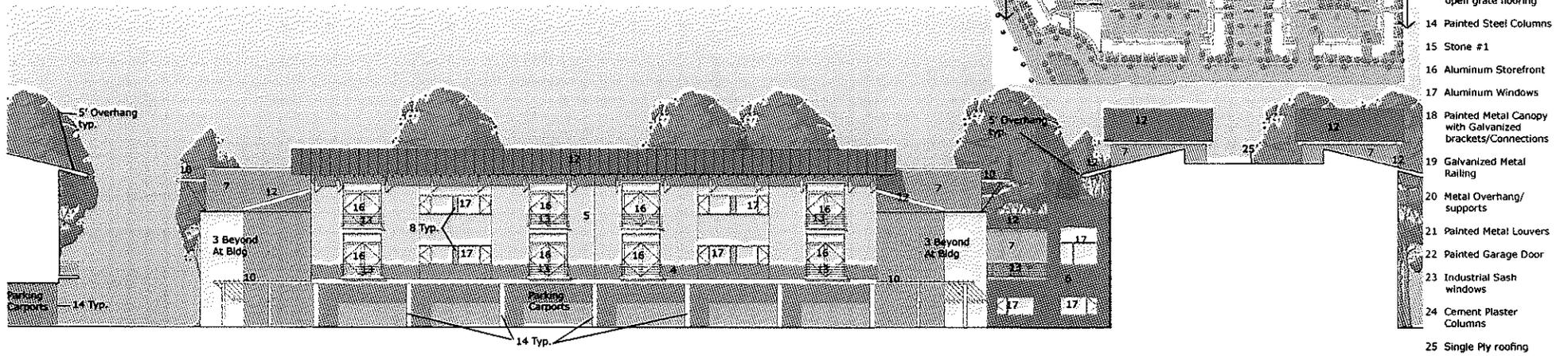
SAHA + CARLETON RESIDENTIAL PROPERTIES

LAKE | FLATO + BGO ARCHITECTS



**COURTYARD #2 ELEVATION/SECTION**

1/8"=1'-0"



**COURTYARD #1 ELEVATION/SECTION**

1/8"=1'-0"





City of San Antonio  
NEW U.D.C.

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING

02 MAY -9 PM 3:44

Master Development Plan and P.U.D.  
APPLICATION

<b>Date Submitted:</b>	<b>Project ID Number:</b>
------------------------	---------------------------

Project Name: Victoria Courts Redevelopment Master Plan

Owner/Agent: James Lifshutz Phone: (210)225-6742 Fax: \_\_\_\_\_

Address: 215 W. Travis St., San Antonio, Texas Zip code: 78205

Engineer/Surveyor: Poznecki-Camarillo & Assoc. Phone: (210)349-3273 Fax: (210)349-4395

Address: 1603 Babcock Rd., Ste 260, San Antonio, Texas Zip code: 78229

Existing legal Description (PUD Only): \_\_\_\_\_

Existing zoning: MF 33 Proposed zoning: Mixed

(PUD Only) Linear feet of street \_\_\_\_\_  
 Private     Gated     Attached  
 Public     Un-Gated     Detached

(PUD Only) Number of lots: \_\_\_\_\_ divided by acreage: \_\_\_\_\_ = Density: \_\_\_\_\_

(PUD Only) Total open space: \_\_\_\_\_ divided by total acreage: \_\_\_\_\_ = Open space \_\_\_\_\_ %

(PUD Only) Type of gate(guard/mag card/key/transmitter/etc.): \_\_\_\_\_

(PUD Only) Construction start date: \_\_\_\_\_

(PUD Only) X/Y coordinates at major street entrance: X: \_\_\_\_\_ Y: \_\_\_\_\_

Site is over/within/includes:

Edwards Aquifer Recharge Zone:  Yes     No

San Antonio City Limits?     Yes     No

Projected # of Phases: 3

Council District: 1 School District: SAISD Ferguson map grid: 616 F6, 616 F7, 617 A6, 617 A7

**City of San Antonio**  
**NEW U.D.C.**  
**Master Development Plan and P.U.D.**  
**APPLICATION**  
(Continued)

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?

Name NO No.                     

Is there a corresponding PUD for this site? Name NO No.                     

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name                                      No.                       
Name                                      No.                       
Name                                      No.                     

Contact Person and authorized representative:

Print Name: Irby Hightower Signature: 

Date: April 30, 2002 Phone: (210) 227-2612 Fax: (210) 227-9457

**Master Development Plan and P.U.D.**  
**Technical Review**

- Name of the Master Development Plan or P.U.D. and the subdivision;
- City assigned Plan ID number;
- Name and address of owner of record, developer and engineer;
- The name names of all adjacent property owners as shown on current tax records;
- Certificate of agency or power of attorney if other than owner;
- Signature blocks for the chairperson and secretary (Planning director or assignee);
- (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- Two points identified by Texas Planes Coordinates;
- Basis of bearing used and a north point;
- Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- (MDP ONLY) topographic contour lines no greater than ten (10) feet;

**City of San Antonio**  
**NEW U.D.C.**  
**Master Development Plan and P.U.D.**  
**Technical Review**

(Continued)

- (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- Date of preparation;
- Graphic and written scale and north arrow;
- A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- Total area of property;
- All existing easements or right-of-way with street names impacting the development area, their nature and width;
- The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);
- (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- (PUD ONLY) The location and dimension of all proposed or existing lots.
- The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
- A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.
- The schematic of all existing and proposed streets, as well as proposed access points.
- The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
- (Conservation Subdivisions Only) A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
- A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.

August 17, 2001

**City of San Antonio**  
**NEW U.D.C.**  
**Master Development Plan and P.U.D.**  
**Technical Review**  
(Continued)

- (PUD ONLY) Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:
  - (a) square footage of all buildings and structures
  - (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
  
- A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
  - (a) total number of dwelling units, by development phase.
  - (b) Residential density and units per acre.
  - (c) (PUD Only) Total floor area ratio for each type of use.
  - (d) Total area in passive open space.
  - (e) Total area in active developed recreational open space.
  - (f) Total number of off-street parking and loading spaces.
  
- Traffic Impact Analysis (section 35-502).
  
- (PUD Only) Utilities plan.
  
- (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.
  
- (PUD Only) Lots numbered as approved by the City.
  
- (PUD Only) Layout shall show where lot setbacks as required.
  
- Location and size in acres of school sites, as applicable.
  
- The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.
  
- A stormwater management plan (section 35-B119)

**I certify that the Master Development Plan / PUD Plan application and accompanying maps are complete and that the conditions listed on this application have been met.**

Certifying Representative:

Print Name: 1234 HICKTOWER Signature: [Handwritten Signature] Date: May 1, 2001

If you have any questions please call Michael O. Herrera at 207-7038  
APPLICATION REVISED August 17, 2001