



# CITY OF SAN ANTONIO

January 11, 2005

Mr. Randy Dove

The Sage Group  
6106 Broadway  
San Antonio, TX 78209

Re: Victoria Commons

MDP/ IDZ # IDZ 754-A

Dear Mr. Dove:

The City Staff Development Review Committee has reviewed Victoria Commons Master Development Plan (MDP) / Infill Development Zone (IDZ) / # IDZ 754-A. 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 Department, landscaping Standards (Section 35-511) and Streetscape Planting Standards (35-512). For information about these requirements you can contact Tree Preservation at 207-0278.
- It will be expected that you will plat all of the property depicted in your Master Development Plan (MDP) / Infill Development Zone (IDZ) 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 Department Engineering – Street and Drainage has indicated as part of their conditional approval, the following conditions shall be met:

January 11, 2005

Mr. Dove

P a g e 2

1. A note will be placed on the MDP stating that the nonconforming street intersection issues will be addressed during the platting process with a request for Administrative Exception or a Variance.
  2. It should be understood that this is a general review of a conceptual plan and that all technical requirements of the Unified Development Code for Streets & Drainage shall be complied with.
- Historic Preservation: has indicated as part of their conditional approval, the following conditions shall be met:
    1. An archive/historical background history of the project area be conducted;
    2. monitoring of the construction activities in the area of the Acequia Madre to determine whether or not any portions or features associated with the Acequia are still present.

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 (MDP) / Infill Development Zone (IDZ) / will be invalid.

**All Platting will have to 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) 207-7038.

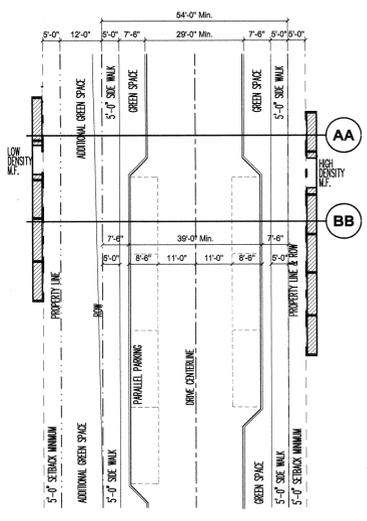
Sincerely,



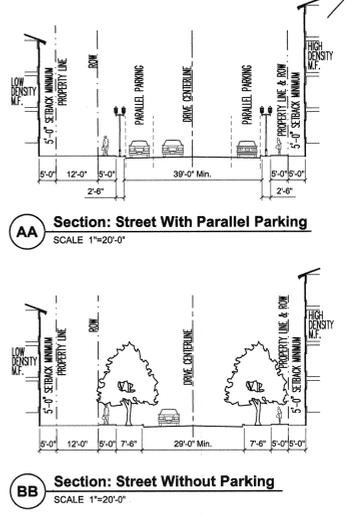
Roderick Sanchez, AICP  
Development Service Assistance Director

RS/MH. Jr.

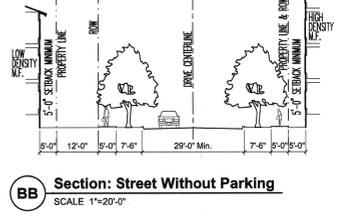
cc: Richard De La Cruz, P.E., Senior Engineer Development Services  
Arturo Villarreal Jr, P.E. Storm Water Engineering  
John McDonald, Senior Planner Parks Department  
Christina De La Cruz, P.E. Bexar County



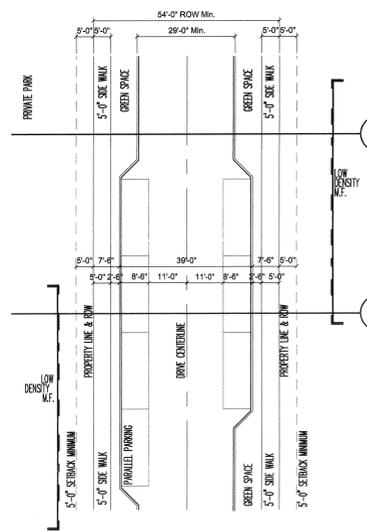
1 Plan: Santos Street Right Of Way  
SCALE 1"=20'-0"



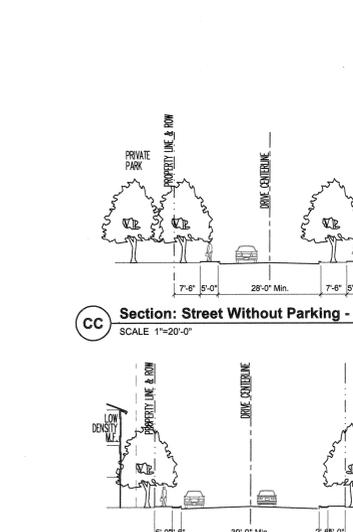
AA Section: Street With Parallel Parking  
SCALE 1"=20'-0"



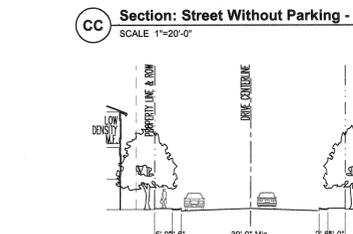
BB Section: Street Without Parking  
SCALE 1"=20'-0"



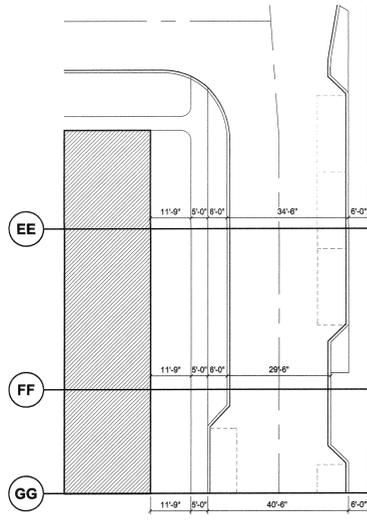
2 Plan: Refugio Street Right Of Way  
SCALE 1"=20'-0"



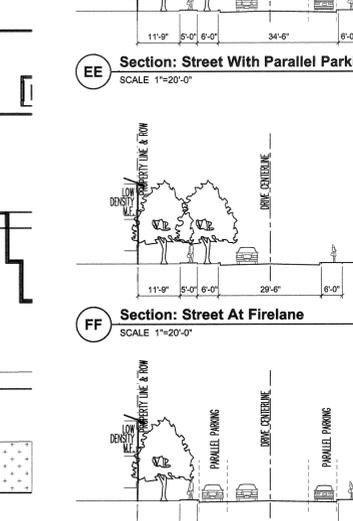
CC Section: Street Without Parking - Unit I  
SCALE 1"=20'-0"



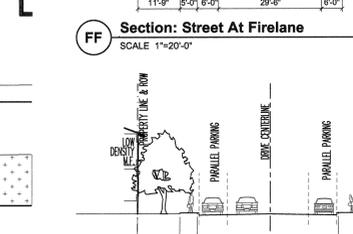
DD Section: Street With Island  
SCALE 1"=20'-0"



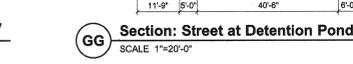
3 Plan: Refugio Street Right Of Way  
SCALE 1"=20'-0"



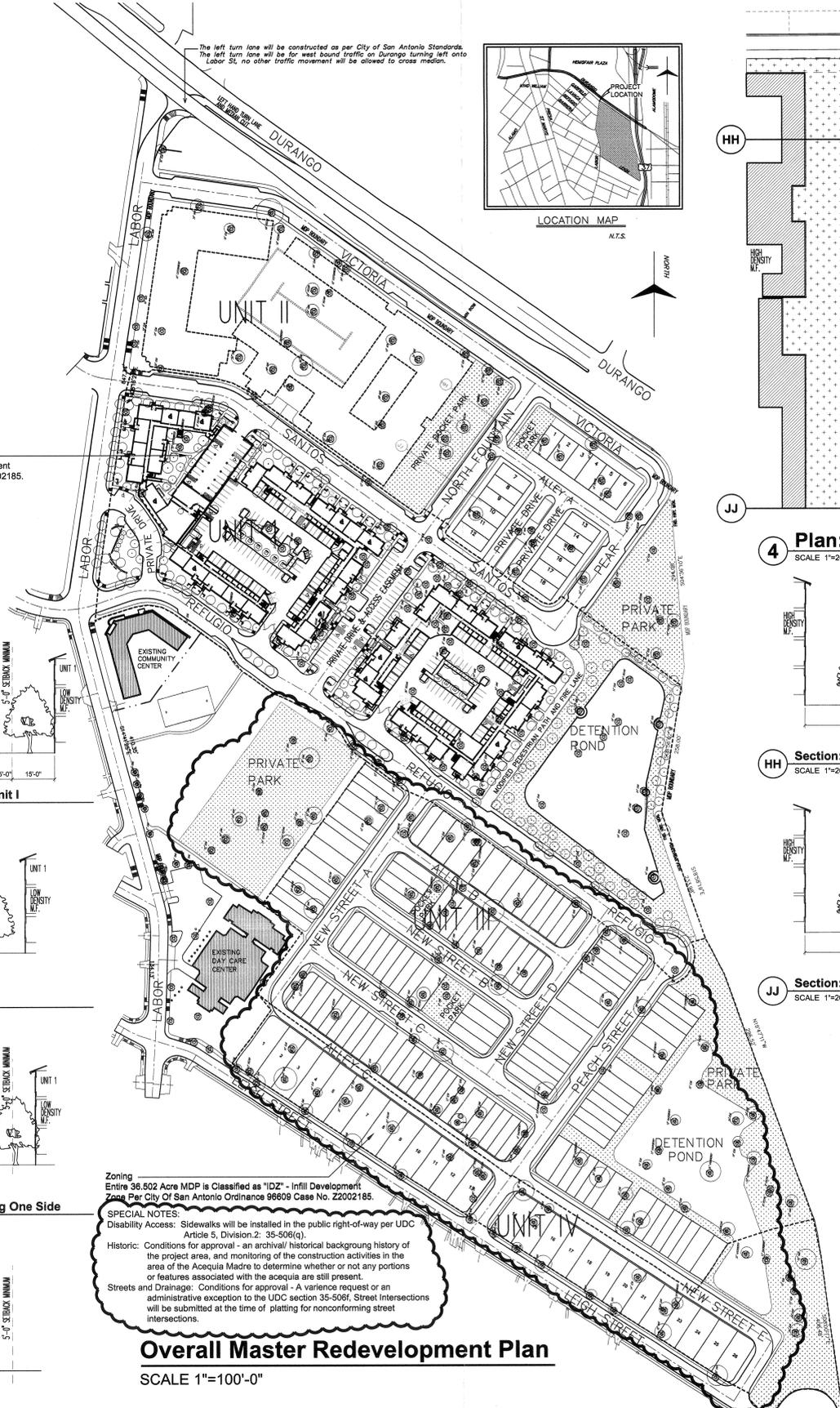
EE Section: Street With Parallel Parking One Side  
SCALE 1"=20'-0"



FF Section: Street At Firelane  
SCALE 1"=20'-0"



GG Section: Street at Detention Pond  
SCALE 1"=20'-0"



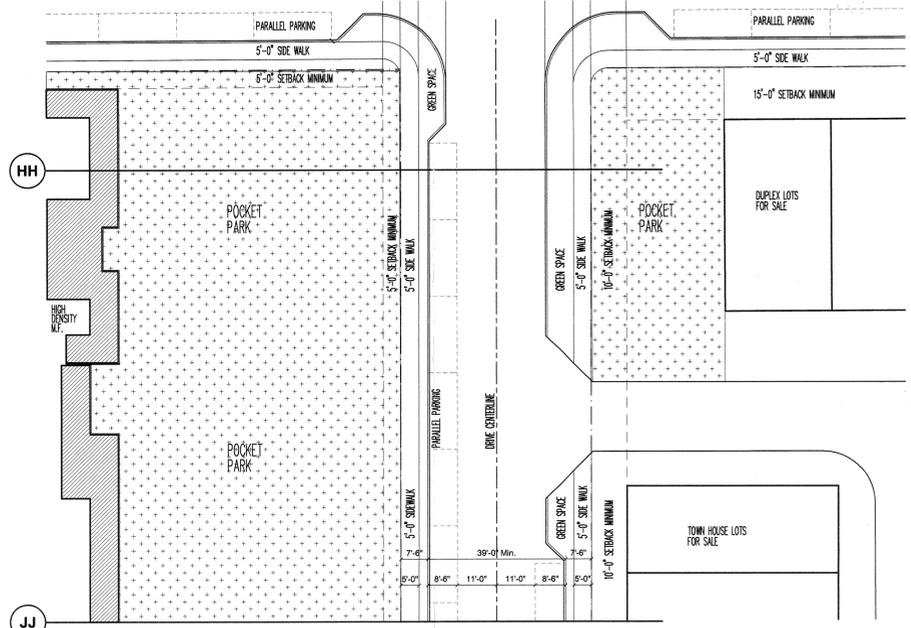
Zoning  
Entire 36.502 Acre MDP is Classified as "IDZ" - Infill Development  
Zone Per City of San Antonio Ordinance 98609 Case No. Z2002185.

SPECIAL NOTES:  
Disability Access: Sidewalks will be installed in the public right-of-way per UDC Article 5, Division 2: 35-506(g).  
Historic: Conditions for approval - an archival/historical background history of the project area, and monitoring of the construction activities in the area of the Acequia Madre to determine whether or not any portions or features associated with the acequia are still present.  
Streets and Drainage: Conditions for approval - A variance request or an administrative exception to the UDC section 35-506f, Street Intersections will be submitted at the time of platting for nonconforming street intersections.

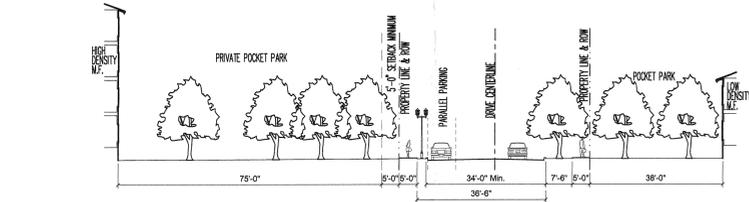
**Overall Master Redevelopment Plan**  
SCALE 1"=100'-0"

**Victoria Courts Master Redevelopment Plan**

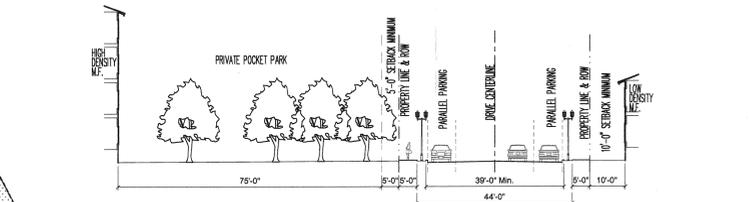
Unit I	Unit II	Unit III	Unit IV	Redevelopment Totals
Refugio For Rent	Victoria Street For Rent	Multi-Family Townhouses For Sale	Single Family For Sale	
210 Units 39.1 units/acre	220 Units 59.4 units/acre	120 Units 11.65 units/acre	26 Units 6.87 units/acre	Total units: 600 units Total average density: 31.45 units/acre
Townhouses For Sale	Stacked Duplexes For Sale			ACREAGE (net) Existing Structures & development: 2.66 acres New Development: 16.15 acres Parks: 7.85 acres
12 Units 42.8 units/acre	12 Units 17.1 units/acre			TOTAL ACREAGE: 26.66 acres (net) 9.84 acres (ROW) 36.5 acres (gross)
				NET acreage and density calculations are exclusive of street ROW.



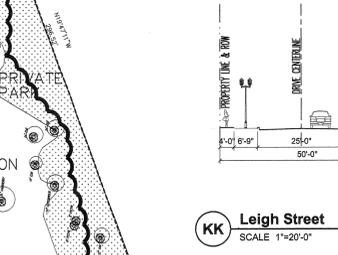
4 Plan: North Fountain Street Right Of Way  
SCALE 1"=20'-0"



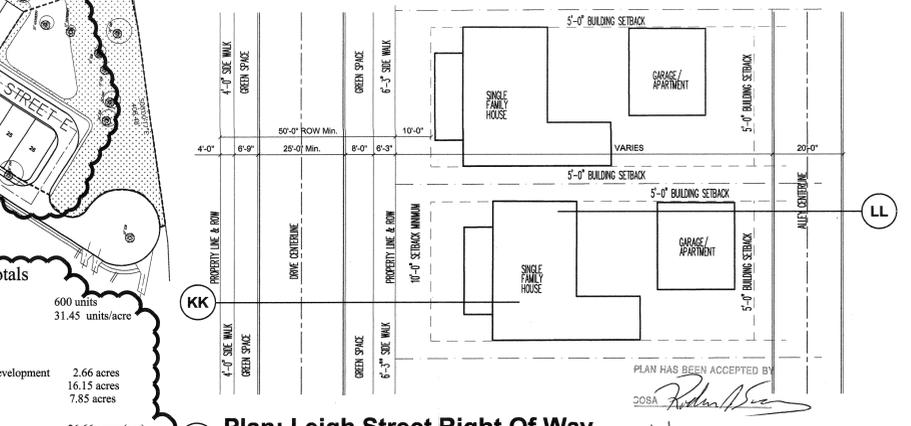
HH Section: Pocket Park With Parallel Parking - One Side  
SCALE 1"=20'-0"



JJ Section: Pocket Park With Parallel Parking - Both Sides  
SCALE 1"=20'-0"



KK Leigh Street  
SCALE 1"=20'-0"



5 Plan: Leigh Street Right Of Way  
SCALE 1"=20'-0"

**Victoria Commons**  
Master Development Plan / IDZ  
Subdivision Redevelopment Plan  
San Antonio, Texas

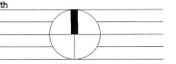
**SAGE GROUP, INC.**  
LANDSCAPE ARCHITECTURE  
MASTER PLANNING  
SITE PLANNING  
6106 BROADWAY  
SAN ANTONIO, TX 78209  
TEL 210.493.3747  
FAX 210.493.3749

Consultants:

Issue Date	11.18.04
Revisions	
Disability Revision	12.30.04
Streets Revision	01.11.05

Project Number: 0427.01

Drawn By: BP  
Checked By: RBD



Scale: AS SHOWN

Sheet Title

MDP / IDZ #754A

These Drawings and Specifications are to be an instrument of service and shall remain the property of the Landscape Architect. They are not to be used on other projects or activities in this project except by agreement in writing with the Landscape Architect. The Landscape Architect is not responsible for construction means, methods, sequences or procedures, or for safety precautions and programs in connection with the project.

Sheet Number

PLAN HAS BEEN ACCEPTED BY  
ZOSA *Rodriguez*  
1/11/05 754-A  
(Date) (Number)

If no plats are filed, plan will expire  
On 7/13/06

1"=20'-0" on

**City of San Antonio**  
**Development Services Department**  
**Master Development Plan**  
**APPLICATION**



Date: 11-18-04

<b>Case Manager:</b> Robert Lombrano , Planner II (Even File number) (210) 207-5014, rlombrano @sanantonio.gov  Ernest Brown, Planner II (Odd file Number) (210) 207-7207, ernestb@sanantonio.gov	<b>File Number:</b>
--	---------------------

**\*\*Will this project be used in conjunction with a Tax Increment Financing Application (TIF):  YES  NO\*\***

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881, (Indicate TIF Project Name on all submissions).

(Check One)

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP)<br><input type="checkbox"/> MDP/ P.U.D. Plan (combination)<br><input type="checkbox"/> Master Plan Community District (MPCD)<br><input type="checkbox"/> Traditional Neighborhood Development (TND)<br><input type="checkbox"/> Flexible Development District<br><input type="checkbox"/> Urban Development (UD) <input type="checkbox"/> Rural Development (RD)<br><input type="checkbox"/> Farm and Ranch (FR) <input type="checkbox"/> Mix Light Industrial (MI-1) | <input type="checkbox"/> P.U.D. Plan<br><input type="checkbox"/> Mixed Used District (MXD)<br><input type="checkbox"/> Military Airport Overlay Zone (MAOZ)<br><input type="checkbox"/> Manufactured Home Park Plan (MHPP)<br><input type="checkbox"/> Pedestrian Plan (PP)<br><br><input type="checkbox"/> Other: _____ |
|--|--|

OFFICE OF PLANNING  
 DEPT. OF PLANNING  
 OFFICE OF PROJECTS  
 04 NOV 23 PM 2:01

*Master Plan Submittals: Completeness Review Form and 15 copies (folded) with Development Services, MDP Division Request for Review form (attached) for respective departments or*

Project Name: VICTORIA COMMONS

Owner/Agent: SCOTT APPLEWHITE Phone: (972) 980-9810 ext 125 Fax: (972) 980-1559

Address: 5482 BELT LINE Rd. SUITE 300 DALLAS TX Zip code: 75254

Engineer/Surveyor: POZNECKI-CAMARILLO & ASSOC Phone: 349-3273 Fax: 349-4395

Address: 1603 BARCOCK Rd. SUITE 260 Zip code: 78229

Contact Person Name: FERNANDO CAMARILLO E-mail: fcamarillo@pozcam.com

February 23, 2004

**City of San Antonio**  
Development Services Department  
Master Development Plan Section  
**APPLICATION**  
(Continued)

Existing legal Description:

ATTACHED

Existing zoning: IDZ

Proposed zoning: IDZ

Projected # of Phases: 4

Number of dwelling units (lots) by Phases: PHASE 1 = 210 PHASE 2 = 244  
PHASE 3 = 120 PHASE 4 = 26

Total Number of lots: 600 divided by acreage: 19.9 = Density: 30.1

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

(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

Council District: #1 School District: SAISD Ferguson map grid: 616 F6&F7

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

Name VICTORIA COURTS No. 754

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

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

Name \_\_\_\_\_ No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

04 NOV 23 PM 2:07  
CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR

**City of San Antonio**  
**Development Services Department**  
**Master Development Plan Section**  
**Technical Review**

CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF INSPECTION  
04 NOV 23 PM 2:07

- 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;
- (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);

04 NOV 23 PM 2:07  
OFFICE OF PLANNING  
DEPT. OF CITY MANAGER  
CITY OF SAN ANTONIO

**City of San Antonio**  
**Development Services Department**  
**Master Development Plan Section**  
**Technical Review**

(Continued)

- (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;
- 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.
- 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:
  - (PUD ONLY)
  - (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.

**City of San Antonio**  
**Development Services Department**  
**Master Development Plan Section**  
**Technical Review**

(Continued)

04 NOV 23 PM 2:08  
CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR

- 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)

**Owner or Authorized Representative:**

I certify that the VICTORIA COMMONS Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Print Name: RANDY DOVE Signature:   
Date: 11-12-04 Phone: 210 493-3747 Fax: 210 493-3749  
E-mail: rdove@thesagegroup.cc

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7038