Z-2022-10700109

LOCATION MAP

SCALE: 1" = 2000'

NOTES:

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983
2. SIDEWALKS SHALL BE INSTALLED ACCORDING TO UDC STANDARDS SECTION 35-506(D).
3. ALL BICYCLE FACILITIES WILL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE TEXAS MUTCD AND AASHTO GUIDELINES FOR BICYCLE FACILITIES, INCLUDING CROSSWALK AND SIGNAGE REQUIREMENTS
4. MINIMUM RESIDENTIAL LOT SIZE IS 4,000 SQUARE FEET.
5. PARKS/OPEN SPACE AREAS ARE INTENDED FOR RECREATIONAL OR COMMUNITY USE AND MAY INCLUDE BUT NOT BE LIMITED TO LAWNS, PLANTING AREAS, BIKEWAYS, WALKWAYS, OR WOODED AREAS. SPACE DOES NOT INCLUDE DRIVEWAYS, PARKING LOTS OR OTHER SURFACES FOR MOTOR VEHICULAR TRAFFIC.
6. JOGGING TRAILS OR WALKING TRAILS, OPEN PLAY AREAS, ATHLETIC COURTS, PLAYGROUNDS, AND PARKS SPACES ARE SHOWN ON THE SITE PLAN AND SHALL CONFORM TO THE STANDARDS IN SECTION 35-503 OF THE UDC AND CREDITS ISSUED PER TABLE 503-4
7. ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THE MPCD PLAN SHALL BE REVIEWED FOR COMPLIANCE WITH THE MASTER PLANNED COMMUNITY DISTRICT DESIGN STANDARDS (SECTION 35-345 UNIFIED DEVELOPMENT CODE)
8. BUILDINGS WITHIN THE MPCD WILL CONFORM WITH THE HEIGHT RESTRICTIONS IN SECTION 35-345(f)(1)(k).
9. ALL LOTS WITHIN THE AREAS LABELED AS SINGLE FAMILY TOWNHOME ARE RESTRICTED TO TOWNHOME USE.
10. STREETS WITHIN ANY PROPOSED SUBDIVISION WILL PROVIDE A CONNECTIVITY RATIO OF NO LESS THAN 1.20 AS OUTLINED IN THE UDC SECTION 35-505(e)(1). THE CONNECTIVITY INDEX WILL NOT APPLY TO SUBDIVISIONS WITH LESS THAN 125 SINGLE FAMILY LOTS.
11. SIDEWALKS AND BICYCLE FACILITIES ARE REQUIRED ON ALL ARTERIALS AND COLLECTORS PER UDC TABLE 506-3, NOTE 5
12. INTERNAL STREETS WILL MEET STREET INTERSECTION REQUIREMENTS PER UDC SECTION 35-506(f)(1)
13. INTERNAL STREETS WILL MEET MAXIMUM STREET LENGTH REQUIREMENTS PER UDC SECTION 35-515(b)(3)(B)
14. BLOCK WILL MEET BLOCK LENGTH REQUIREMENTS PER UDC 35-515(b)(3)(A)

LEGEND:

— — —	= CONTOURS
— — —	= 100 YEAR FLOODPLAIN BOUNDARY
O.P.R.	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
R.O.W.	= RIGHT-OF-WAY
℄	= CENTERLINE

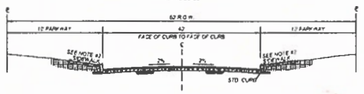
SCALE : 1"=300'

0' 300' 900'

600'

70' R.O.W. STREET SECTION - COLLECTOR

NOT TO SCALE

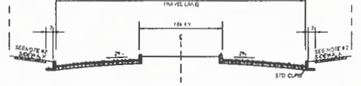


60' R.O.W. STREET SECTION - LOCAL "B"

NOT TO SCALE

50' R.O.W. STREET SECTION - LOCAL "A"

NOT TO SCALE

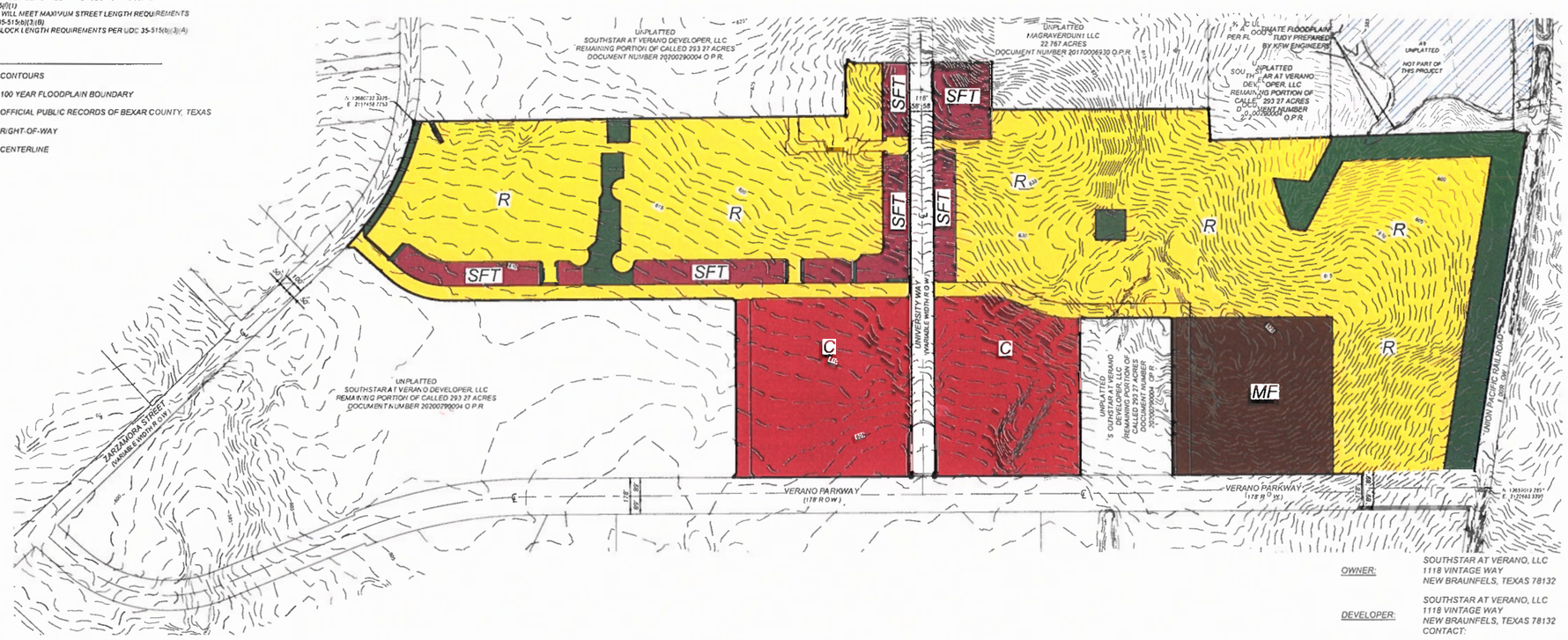


TYPICAL STREET SECTION - ZARARMORA ST (ENHANCED SECONDARY ARTERIAL)

NOT TO SCALE

From: "FBZD" Form Based Zoning District

To: "MPCD" Master Planned Community Development



ZONING LEGEND

COMMERCIAL	OPEN SPACE
SINGLE-FAMILY RESIDENTIAL	100 YEAR FLOODPLAIN
SINGLE-FAMILY TOWNHOME	
MULTI-FAMILY	

LAND USE /DENSITY TABLE					
LABEL	ACREAGE	LAND USE	ZONING	TOTAL UNITS	DENSITY (UNITS/ACRE)
R	104.15	RESIDENTIAL	MPCD	593 MAX	5.7 UNITS/ACRE
C	29.07	COMMERCIAL	MPCD		
	2.00	OPEN SPACE -COMMERCIAL	MPCD		
O	12.86	OPEN SPACE -RESIDENTIAL	MPCD		
MF	13.94	MULTIFAMILY/RESIDENTIAL	MPCD	348 MAX	25 UNITS/ACRE
SFT	12.53	SINGLE FAMILY TOWNHOME	MPCD	185 MAX	14.8 UNITS/ACRE
TOTAL	174.55		TOTAL UNITS	1126	

TRUNK SPACE CALCULATIONS:
REQUIRED OPEN SPACE
335 RESIDENTIAL LOTS (2 AC) + 209 MIXED USE (5 AC)
45.72 AC + 5.81 AC = 51.53 AC

OPEN SPACE PROVIDED: 14.81 AC

TYPICAL RESIDENTIAL LOT OPEN SPACE CALCULATIONS: 800 SF. LOT - 1,100 SF. CONTAINED = 2700 S.F. OF OPEN SPACE THEREFORE, 5331 LOTS WILL BE DEDICATED TOWARDS TOTAL OF 1,650 SF OR 36.76 AC

TOTAL OPEN SPACE PROVIDED = 2.58 AC + 14.81 AC = 96.39 %

THE CURRENT LAND USE FOR THIS SITE IS AGRICULTURAL
THE PROPOSED LAND USE FOR ALL PHASES IN THIS MPCD IS SINGLE-FAMILY, MULTI-FAMILY, COMMERCIAL

I, Southstar at Verano Investment, LLC the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City adopted Codes at the time of plan submittal for building permits."

VIDA - MASTER PLANNED COMMUNITY DISTRICT PLAN

LEGAL DESCRIPTION FOR
A 173.94 ACRE TRACT

A 173.94 acre tract of land, situated in the Francisco Rodriguez Survey, Abstract 13, and the Samuel Wilson Survey, No. 51, Abstract 804, City of San Antonio, Bexar County, Texas, being a portion of that called 293.27 acre tract of land as conveyed to Southstar at Verano Developer, LLC in Document No. 20200290004 in the Official Public Records (O.P.R.) of Bexar County, Texas and recorded November 30, 2020, and being a portion of University Way, a variable width right-of-way as dedicated by Volume 9524, Pages 217-219 of the Deed and Plat Records (D.P.R.) of said county, said 173.94 acres being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod with cap stamped "KFW SURVEYING" (grid coordinates: N: 13680132.3315, E: 2111452.7753) found at the northeast corner of said 293.27 acres, being in the southerly right-of-way line of Union Pacific Railroad, being in the north right-of-way line of Jaycee Boulevard (variable width right-of-way), a 174' wide right-of-way as established by plat of Volume 9575, Pages 94-97 of Deed and Plat Records Bexar County, Texas (D.P.R.), for the southeast corner of the tract described herein;

THENCE, along and with the south line of said 293.27 acres, the following five (5) courses:

S 89°37'20" W, a distance of 1,483.74 feet to a SET KFW for the southeast corner of that certain 8.00 acre tract of land granted by KFW Subventure, LP (not recorded);

N 00°22'18" W, a distance of 769.41 feet to a SET KFW;

S 89°37'20" W, a distance of 452.92 feet to a SET KFW;

S 00°22'18" E, a distance of 769.41 feet to a SET KFW for the southeast corner of said 8.00 acres;

S 89°36'37" W, a distance of 317.87 feet to a found PK nail for the northeast corner of the intersection of Jaycee Boulevard/Verano Parkway and University Way, for a southern corner of the tract described herein;

THENCE over and across University Way, S 89°37'20" W, a distance of 178.02 feet to a SET KFW;

THENCE, along and with the south line of that said 293.27 acres, being the north right-of-way line of Verano Parkway, S 89°36'37" W, a distance of 878.12 feet to a point for the southwest corner of the tract described herein;

THENCE over and across said 293.27 acres, the following seven (7) courses;

N 44°32'19" E, a distance of 28.25 feet to a point;

N 00°22'56" W, a distance of 641.29 feet to a point;

N 45°29'40" W, a distance of 21.21 feet to a point;

S 89°37'20" W, a distance of 1,393.73 feet to a point for a non-tangent curve;

With said curve to the right having an arc length of 38.39 feet, a radius of 450.00 feet, a delta angle of 4°53'03" and a chord bearing and distance of N 19°20'06" W, 38.38 feet to a point;

N 48°13'38" W, a distance of 77.58 feet to a point;

S 87°51'11" W, a distance of 23.73 feet to a point for the southeast corner of Lot 1 of the 2.61 acre tract of land as conveyed to Southstar at Verano Developer, LLC in Document No. 20200290004 O.P.R., for the southwest corner of the tract described herein;

THENCE, along and with the east line of said 2.61 acre tract, being the northerly right-of-way line of South Entrance Street, the following two (2) courses:

With said curve to the right having an arc length of 157.38 feet, a radius of 1,256.50 feet, a delta angle of 7°10'51", and a chord bearing and distance of N 29°29'43" E, 157.28 feet to a point for the most corner of the tract described herein;

THENCE over and across said 293.27 acres, the following five (5) courses:

N 63°11'17" E, a distance of 212.53 feet to a point;

N 00°25'00" W, a distance of 247.91 feet to a point;

N 23°21'59" E, a distance of 33.01 feet to a point;

S 66°37'58" E, a distance of 33.71 feet to a point;

N 53°36'45" E, a distance of 258.25 feet to a point, being in the west right-of-way line of University Way;

THENCE, continuing the same course, crossing over University Way, a distance of 118.03 feet to a ½" iron rod found with cap stamped "GAW 5343 PC" for the southeast corner of that called 14.705 acre tract of land as conveyed to Magnaverdun LLC in Volume 18305, Page 1872 O.P.R. and recorded January 12, 2017;

THENCE, continuing over and across said 293.27 acres, the following nine (9) courses:

N 89°37'20" E, a distance of 179.56 feet to a ½" iron rod found with cap stamped "GAW 5343 PC";

N 82°38'01" E, a distance of 109.44 feet to a ½" iron rod found with cap stamped "GAW 5343 PC";

S 00°07'50" E, a distance of 5.25 feet to a ½" iron rod found with cap stamped "GAW 5343 PC";

S 00°25'00" E, a distance of 228.57 feet to a ½" iron rod found with cap stamped "GAW 5343 PC";

N 89°34'12" E, a distance of 1066.14 feet to a ½" iron rod found with cap stamped "GAW 5343 PC" for the southeast corner of said 14.705 acres;

S 00°24'12" E, a distance of 150.72 feet to a calculated point;

N 89°35'48" E, a distance of 866.74 feet to a SET KFW for the southeast corner of the called 247.3 acres tract of land as conveyed to Document or Volume 17918, Page 151, O.P.R. and recorded on July 12, 2017;

S 00°24'12" E, a distance of 901.63 feet to a SET KFW for the southeast corner of said 24.73 acres;

S 74°24'46" W, a distance of 81.42 feet to a point in the east line of said 293.27 acres, being on the north right-of-way line of Union Pacific Railroad, a one-hundred (100) foot right-of-way, for the northeast corner of the tract described herein and for the beginning of an arc to the right;

THENCE, along and with the easterly line of said 293.27 acres, being the west line of said Union Pacific Railroad, with said arc to the right having an arc length of 664.81 feet, a radius of 3756.83 feet, a delta angle of 10°08'39", and a chord bearing and distance of S 08°26'41" W, 663.97 feet to a ½" iron rod;

THENCE, S 03°22'21" W, a distance of 1,291.37 feet to a ½" iron rod found with cap stamped "GAW 5343 PC" for the southeast corner of said 293.27 acres, being the northeast corner of that called 3.55 acre tract of land as conveyed to Document or Volume 18305, Page 1872 O.P.R. and recorded January 12, 2017;

THENCE, S 03°22'21" W, continuing along and with the east line of said 293.27 acres, being the west line of said 3.55 acre tract, a distance of 1,291.37 feet to the POINT OF BEGINNING and containing 173.94 acres of land, more or less, as surveyed by KFW Engineers in the City of San Antonio, Bexar County, Texas. Bearings are based on NAD83 (2011), Texas State Plane South Central Zone.

OWNER:	SOUTHSTAR AT VERANO, LLC 1118 VINTAGE WAY NEW BRAUNFELS, TEXAS 78132
DEVELOPER:	SOUTHSTAR AT VERANO, LLC 1118 VINTAGE WAY NEW BRAUNFELS, TEXAS 78132 CONTACT:
CIVIL ENGINEER:	KFW ENGINEERS 3421 PAESANOS PKWY, SUITE 200 SAN ANTONIO, TX 78231 PHONE: (210) 979-8444 FAX: (210) 979-8441 CONTACT:
UTILITY PROVIDERS:	
CABLE:	SPECTRUM 1900 BLUE CREST SAN ANTONIO, TEXAS 78247 (210) 244-0500
WATER & WASTEWATER	SAN ANTONIO WATER SYSTEM 2800 U.S. HWY 281 NORTH SAN ANTONIO, TEXAS 78212 (210) 233-2009
GAS:	CPS ENERGY 145 NAVARRO SAN ANTONIO, TEXAS 78205 (210) 353-2376
ELECTRIC:	CPS ENERGY 145 NAVARRO SAN ANTONIO, TEXAS 78205 (210) 353-2376

FLOOD PLAIN NOTE:
THE FLOODPLAIN LIMITS ON THIS MASTERPLAN ARE DERIVED FROM PRELIMINARY FLOODPLAIN ESTIMATE AND IS SUBJECT TO CHANGE UPON FINAL ENGINEERING STUDIES. THE ONE-PERCENT-ANNUAL-CHANCE FLOODPLAIN LIMITS AS DEPICTED WITHIN THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH THE REGULATIONS SET FORTH IN SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE

ACKNOWLEDGED BY:

SOUTHSTAR AT VERANO, LLC

KFW ENGINEERS

DATE OF PREPARATION: NOVEMBER 2021

KFW
ENGINEERS + SURVEYING
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone: (210) 979-8444 Fax: (210) 979-8441
TBPE Firm #: 9513 - TBPLS Firm #: 10122300

ISSUE DATE

REVISIONS

VIDA - MASTER PLANNED COMMUNITY DISTRICT
SAN ANTONIO, TEXAS
MPCD 21-11100048

JOB NO. 21-11100-03
DATE: NOVEMBER 2021
DRAWN BY: CHECKED BY:

SHEET NUMBER
MPCD

Date: Feb. 22, 2022, 5:07pm User ID: cesplocsa
File: N:\2021\10\03\Design\Civil\MPCD\MPCD21011003 - South.dwg