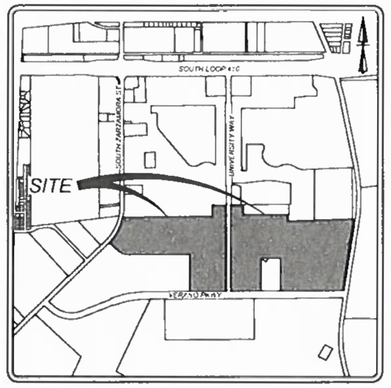
Z-2022-10700109

Rezoning
from "FBZD " Form Based Zoning District
to "MPCD" Master Planned Community Development



LOCATION MAP

SCALE 1" = 2000'

NOTES:

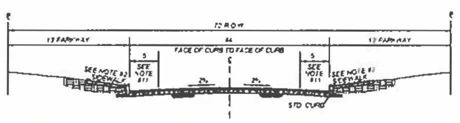
1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
2. SIDEWALKS SHALL BE INSTALLED ACCORDING TO UDC STANDARDS SECTION 35-506(O).
3. ALL BICYCLE FACILITIES WILL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH 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 35-506(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

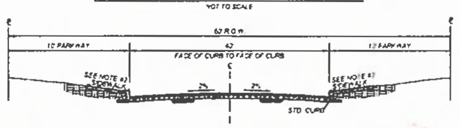
SCALE : 1"=300'

0' 300' 600' 900'



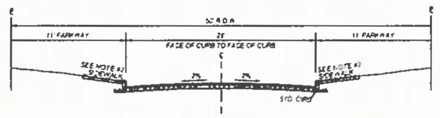
70' R.O.W. STREET SECTION - COLLECTOR

NOT TO SCALE



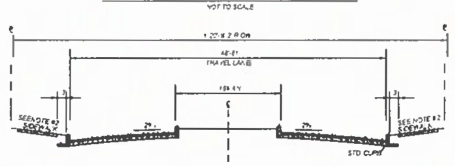
60' R.O.W. STREET SECTION - LOCAL "B"

NOT TO SCALE



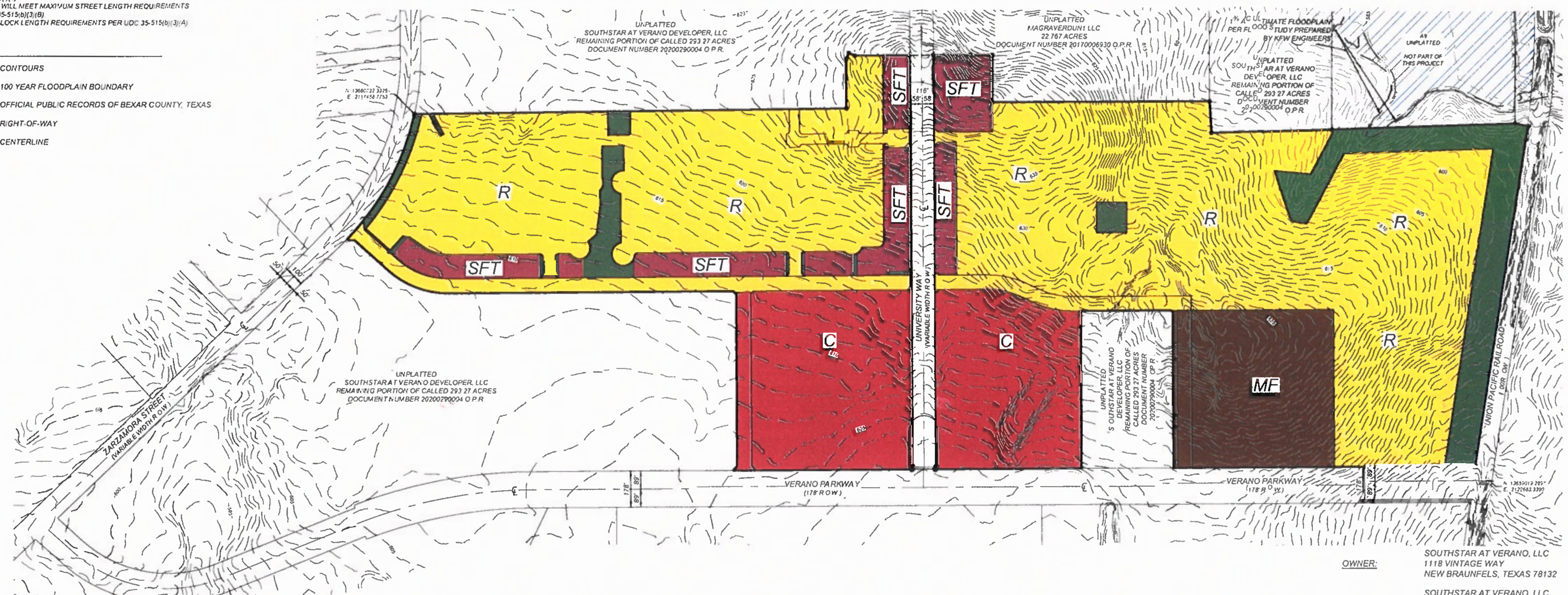
50' R.O.W. STREET SECTION - LOCAL "A"

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
- SINGLE-FAMILY RESIDENTIAL
- SINGLE-FAMILY TOWNHOME
- MULTIFAMILY
- OPEN SPACE
- 100 YEAR FLOODPLAIN

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	MULTI FAMILY 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	

*PARK SPACE CALCULATION
REQUIRED OPEN SPACE:
35% RESIDENTIAL(45.72 AC) & 20% NON-RESIDENTIAL (5.8 AC)
45.72 AC + 5.81 AC = 51.53 AC

OPEN SPACE PROVIDED: 14.87 AC

TYPICAL RESIDENTIAL LOT OPEN SPACE: TYPICAL 4,800 SF LOT WILL CONTAIN 2700 SF OF OPEN SPACE. THEREFORE, 593 LOTS WILL YIELD AN APPROXIMATE TOTAL OF 1,601,100 SF OR 36.76 AC

TOTAL OPEN SPACE PROVIDED = 36.76 AC + 14.87 AC = 51.63 AC

THE CURRENT LAND USE FOR THIS SITE IS AGRICULTURAL.
THE PROPOSED LAND USE FOR ALL PHASES WITHIN 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

ZONING DESCRIPTION FOR
A 179.94 ACRE TRACT

A 179.94 acre tract of land situated in the Fernando Rodriguez Survey, Abstract 15, and the Samuel Wilson Survey No. 51, Abstract 804, City of San Antonio, Bexar County, Texas, being the remainder of that called 293.27 acre tract of land as conveyed to Southstar at Verano Developer, LLC at 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 described in Volume 9[illegible], Pages 217-219 of the Deed and Plat Records (D.P.R.) of said county, said 179.94 acres being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod with cap stamped KFW SURVEYING (hereinafter referred to as a SET KFW) set for the southeast corner of said 293.27 acres, being in the westerly right-of-way line of Union Pacific Railroad, being in the north right-of-way line of Jaguar Boulevard/Verano Parkway, a 178' wide right-of-way as established by plat at Volume 9575, Pages 94-97 in 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°35'32" W, a distance of 1483.74 feet to a SET KFW for the southeast corner of that certain 8.00 acre tract of land previously surveyed by KFW Surveying, not yet recorded;

N 00°23'18" W, a distance of 769.41 feet to a SET KFW;

S 89°35'32" W, a distance of 452.92 feet to a SET KFW;

S 00°23'18" E, a distance of 769.41 feet to a SET KFW for the southwest corner of said 8.00 acres;

S 89°36'32" W, a distance of 717.0[illegible] feet to a found PK nail for the northeast corner of the intersection of Jaguar Boulevard/Verano Parkway and University Way, for a south corner of the tract described herein;

THENCE, over and across University Way, S 89°37'32" W, a distance of 11[illegible].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 818.17 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°33'13" E, a distance of 28.25 feet to a point;

N 00°29'56" W, a distance of 841.29 feet to a point;

N 45°29'56" W, a distance of 21.21 feet to a point;

S 89°30'02" W, a distance of 1292.73 feet to a point for the beginning of a curve to the right;

With said curve to the right having an arc length of 32[illegible] feet, a radius of 435.00 feet, a delta angle of 42°19'3[illegible]" and a chord bearing and distance of N 69°20'0[illegible]" W, 314.[illegible] feet to a point;

N 48°1[illegible]' W, a distance of 232.58 feet to a point;

S 87°51'14" W, a distance of 23.73 feet to a point for the beginning of a curve to the left, being in the west line of said 293.27 acres, being in the east right-of-way line of South Zarzamora Street, a variable width right-of-way, for the west corner of the tract described herein;

THENCE, along and with the west line of said 293.27 acres, being the east right-of-way line of South Zarzamora Street with said curve to the left having an arc length of 701.38 feet, a radius of 1256.57 feet, a delta angle of 31°58'51" and a chord bearing and distance of N 23°20'43" E, 692.3[illegible] feet to a point for the west corner of the tract described herein;

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

N 89°11'17" E, a distance of 2121.53 feet to a point;

N 00°25'00" W, a distance of 242.91 feet to a point;

N 23°21'59" E, a distance of 32.01 feet to a point;

S 66°37'58" E, a distance of 32.71 feet to a point;

N 53°36'45" E, a distance of 258.29 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 116.02 feet to a ½" iron rod found with cap stamped DAM 5348 PC for the southwest corner of that called 14.705 acre tract of land as conveyed to Magraverdun1 LLC at Volume 18306, Page 1672, O.P.R. and recorded January 12, 2017;

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

N 89°37'22" E, a distance of 179.55 feet to a ½" iron rod found with cap stamped DAM 5348 PC;

N 89°35'30" E, a distance of 109.44 feet to a ½" iron rod found with cap stamped DAM 5348 PC;

S 00°26'30" E, a distance of 5.25 feet to a ½" iron rod found with cap stamped DAM 5348 PC;

S 00°25'00" E, a distance of 225.97 feet to a ½" iron rod found with cap stamped DAM 5348 PC;

N 89°41'12" E, a distance of 1065.14 feet to a ½" iron rod found with cap stamped DAM 5348 PC for the southeast corner of said 14.705 acres;

S 00°24'[illegible]" E, a distance of 15[illegible].72 feet to a calculated point;

N 89°[illegible]" E, a distance of 600.78 feet to a SET KFW for the southwest corner of that called 24.79 acre tract of land [illegible] by document at Volume 17958, Page 591, O.P.R. and recorded on July 12, 2017;

N 89°0[illegible]' E, a distance of 901.63 feet to a SET KFW for the southeast corner of said 24.79 acres;

S 78°24'44" E, a distance of 61.43 feet to a point in the east line of said 293.27 acres, being in the west 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 a curve to the right;

THENCE, along and with the east line of said 293.27 acres, being the west line of said Union Pacific Railroad, with said curve to the right having an arc length of 664.9 feet, a radius of 3752.84 feet, a delta angle of 01°[illegible] and a chord bearing and distance of S 06°05'45" W, 66.47 feet to a ½" iron rod [illegible];

THENCE, S 08°38'25" W, continuing along and with the east line of said 293.27 acres, being the west line of Union Pacific Railroad, a distance of 1614.43 feet to the POINT OF BEGINNING and containing 179.94 acres of land, more or less, situated 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 MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX H, 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. 391-10-03
DATE: NOVEMBER 2021
DRAWN: CHECKED:

SHEET NUMBER:
MPCD

Date: Feb 22, 2022, 5:07pm User ID: oespinosa
File: N:\391\10\03\Design\Civil\MPCD\MPCD3911003 - South.dwg