



PROJECT NAME:	Schlein Ranch
SITE ADDRESS:	NE Zac Lentz Pkwy, Victoria, TX 77904
APPRAISAL DISTRICT:	R20420027 – JAKE SCHLEIN PROPERTIES LTD (554.24 ac) R20420030 – JAKE SCHLEIN PROPERTIES LTD (92.54 ac) TOTAL: 646.78 ac
JURISDICTION:	Southwestern most parcel located within City Limits of Victoria. Remainder all within City of Victoria ETJ, Victoria County

UTILITIES

WATER: Majority of site not located within a CCN. The Southwestern most parcel is located within:

CCN: 10722 (City of Victoria)

Nearest infrastructure: Fire hydrant line and control valve located on SW portion of NE Zac Lentz Pkwy frontage. Additional coordination will be needed with the City of Victoria to understand if there's capacity in the existing line to serve the property.

WASTEWATER: Majority of site not located within a CCN. The Southwestern most parcel is located within:

CCN: 20297 (City of Victoria)

Nearest infrastructure: Sanitary line and manhole located on SW portion of NE Zac Lentz Pkwy frontage. Additional coordination will be needed with the City of Victoria to understand if there's capacity in the existing line to serve the property.

STORM/DRAINAGE: Detention: Ponds shall be designed to reduce post-development peak rates of discharge to existing pre-development peak rates of discharge for the 2, 10, 25, and 100-year storm events at each point of discharge from the project or development site.

WATER QUALITY: Will not be required.

GAS: According to the Texas Railroad Commission GIS Map, there are two parallel Natural/Other Gas Transmission (Energy Transfer company) lines that run +/-12,000' along northeast and southeast portion of tract.





Based on visual inspection, the associated easement for those lines is approximately 30' wide into the Property. The exact impacts will need to be confirmed via Title Survey.

ELECTRIC:

Electric service is provided by AEP Texas Central Company. Overhead Powerlines running along tract's southwest side on Zac Lentz Pkwy.

ENVIRONMENTAL

AQUIFER:

Tract not within any of the Edwards Aquifer zones.

NWI STREAMS/PONDS:

There are nine (9) ponds and +/- 6,500' of the Placedo Creek stream onsite plus +/- 9,000' of additional streams onsite according to the National Wetlands Inventory (NWI) online viewer. A Jurisdictional Determination would be recommended to confirm the legitimacy of NWI streams shown to be present onsite.

STREAM BUFFERS:

City: No stream buffers required per City of Victoria nor Victoria County.

TREE MITIGATION:

City: Developers are required to provide one tree per 800 square feet of required landscaped area, with each tree having a minimum five-by-five-foot planting area. Credit may be granted for preservation of healthy, existing trees based on caliper size—ranging from one credit for trees 1–6 inches in diameter to four credits for trees greater than 15 inches. Preserved trees must be protected during construction, maintain at least 75% of their root zone undisturbed, and replaced within 90 days if they die, with a minimum 3-inch caliper tree of equivalent species or growth characteristics.

PARKLAND:

City Requirements

- City ordinance requires parkland dedication and/or improvement as part of residential subdivision development. The amount of parkland to be dedicated is determined by a calculation based on the number of dwelling units — the total population equivalent (number of units × persons per unit ÷ 75 = acres of parkland required).
- Developers may be required to provide initial park improvements such as trails, landscaping, and open-space amenities within the dedicated parkland.



- Trail construction within dedicated open space may be credited toward the required parkland dedication, not to exceed 25% of the total parkland requirement.
- Fee-in-lieu provisions and improvement cost contributions may be accepted by the City on a case-by-case basis when land dedication is deemed impractical.
- All residential and multifamily subdivisions are subject to the parkland dedication and improvement provisions under the City's subdivision ordinance.

SITE CHARACTERISTICS

SLOPES:	Site generally drains to the south, topography is very minimal, expansive detention ponds to be expected.
FLOODPLAIN:	There is no floodplain located on site according to FEMA Panel #48209C0410F
SOILS:	There are primarily clay soils with slow infiltration present onsite (hydrologic soil group C)

TRANSPORTATION

EXISTING ACCESS:	<p>Texas 463 Frontage Rd. (TxDOT):</p> <ul style="list-style-type: none">• Frontage: +/-3,200' of frontage along the southern portion of the property• ROW: 350'• Driveways:<ul style="list-style-type: none">○ E Mockingbird Ln underpass with existing traffic signal on frontage.○ N Ben Jordan St○ South Texas Electric Cooperative driveway within site.• Culverts/Hindrances:<ul style="list-style-type: none">○ There is guardrail along Texas 463 Frontage Rd. for the southernmost +/-280' of frontage.○ There is also a culvert along the length of the frontage.
SECONDARY ACCESS:	Depending upon the end user, secondary access may be an issue. If secondary access is needed (more than 30 single family units), the two access points will need to be situated no closer than half of the total diagonal of the area that they serve.

TRAFFIC IMPACT ANALYSIS: Per City of Victoria Unified Development Code (2024)

- 50 or less peak hour trips (PHT) generated – no TIA required
- 50-300 PHT generated – TIA may be required at the discretion of the City Engineer.
- 300 or more PHT or more than 3,000 daily trips generated – TIA is required.

FUTURE THOROUGHFARES: City: The 2025 Metropolitan Transportation Plan does not show any direct impact to the Tract.

TxDOT: There is one project shown on the TxDOT Project Tracker along the Tract's Texas 463 Frontage Rd. Control Section Job # 235001072 is a "seal coat" project.

ZONING

EXISTING ZONING: The City of Victoria does not have any zoning regulations, land use is controlled through the Cities Development Services Departments utilizing development requirements (permits, covenants, and other requirements).

FUTURE LAND USE: City of Victoria does not have a Future Land Use map.

MISCELLANEOUS: Emergency Service District: City of Victoria Fire ESD #4.

ISD: Victoria ISD



OVERVIEW

The site is largely developable according to the information provided herein.



MORE INFORMATION

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