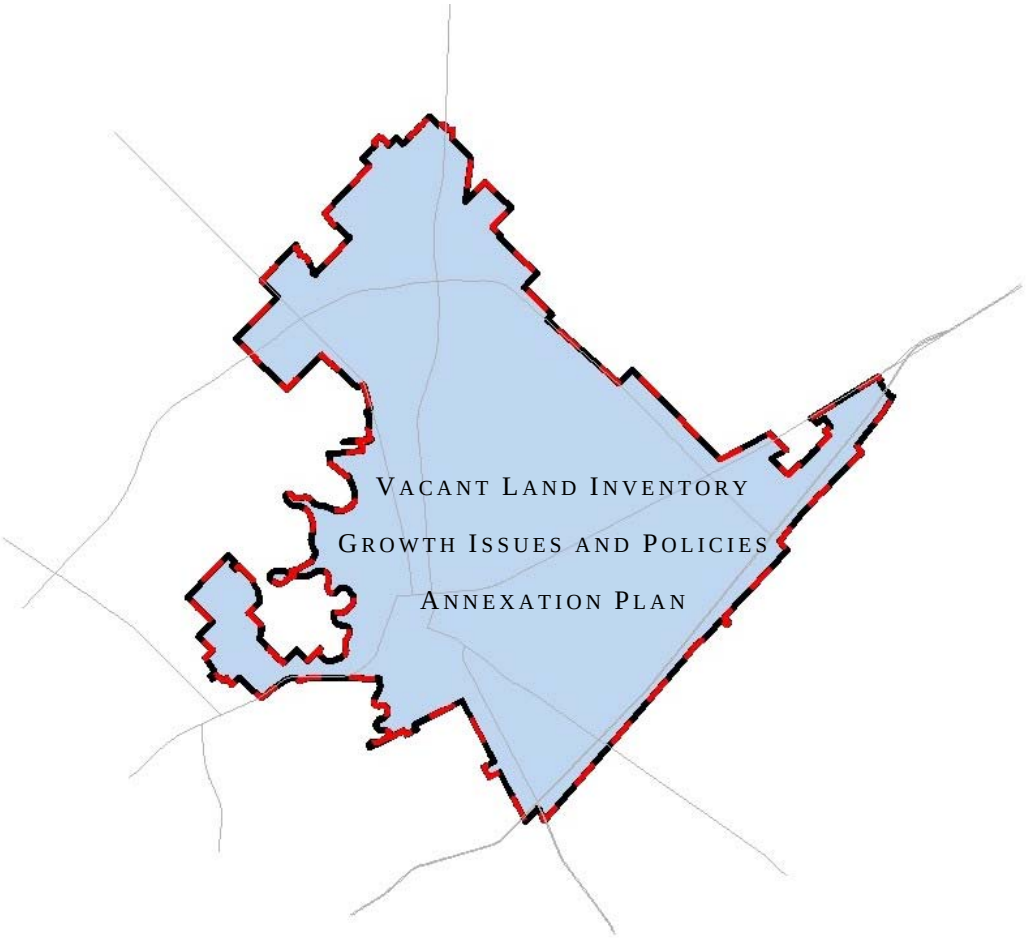
2007 Land Development Study



VACANT LAND INVENTORY

GROWTH ISSUES AND POLICIES

ANNEXATION PLAN

PREPARED BY:

Department of Planning

MARCH 2007

2007 Land Development Study
City of Victoria, Texas
March 2007

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Introduction

The Planning Department was instructed by the City Manager during the 2006-2007 budget process to prepare a study of the City's capacity to accommodate anticipated growth. The study was initiated for several reasons. The City must be prepared for growth. While our population growth has been slow for the last 15 years, the retail sector has expanded significantly. It is anticipated that ongoing economic development efforts will bear fruit in the form of new jobs for Victoria and the region, which will lead to new housing starts and additional development in the retail and service industries. The City must ensure that adequate infrastructure is in place to serve anticipated growth.

Developers have been saying for years that there is very little developable land left in Victoria. Others argue that there are vast areas of vacant land remaining in the City. Both arguments are true to some extent. Based on GIS data, nearly 40% of the land within the City limits is undeveloped. However, much of this land is located within the 100-year floodplain. Other development constraints include railroads, lack of adequate transportation access, and the lack of water or sewer mains (or inadequately sized mains). Topography also plays a role. Some areas, while not located within the floodplain, are extremely flat or shaped like a shallow bowl, and do not have suitable drainage outfalls. Finally, ownership patterns have an impact. Large tracts of land owned by unwilling sellers have resulted in leap-frog development and underutilized infrastructure. Properties that have been divided into small tracts under separate ownership also make it difficult for developers to assemble land for development.

The 2007 Land Development Study begins with an inventory of undeveloped tracts of land located in and around the City of Victoria. The Vacant Land Inventory identifies undeveloped properties, assesses the availability of infrastructure to serve them, and discusses the development potential and/or constraints on the development of those properties. We have also identified infrastructure improvements that are needed to facilitate development in many areas.

The study covers both in-fill properties and vacant land on the perimeter of the City. Both need to be addressed. The City should identify areas where capital improvements and/or incentive policies would encourage in-fill development. Such development results in more manageable growth, the efficient provision of public services, and more efficient use of existing infrastructure. However, we cannot afford to ignore what is happening around the City's corporate limits. A discussion of in-fill and future development around the perimeter of the City is contained in the Section of this Report titled "Growth Issues and Policies".

A sound annexation policy is necessary to prevent the City from being ringed by unregulated, substandard development. Therefore, the final Section of the Study is an Annexation Plan.

Vacant Land Inventory

The Vacant Land Inventory identifies undeveloped properties in and around Victoria, assesses the availability of infrastructure to serve them, and discusses the development potential and/or constraints on the development of those properties. The types of information collected and analyzed for this study included the size of tracts, availability of utilities, 100-year flood plain, other storm water drainage issues and transportation access. The Inventory also identifies infrastructure improvements that are needed to facilitate development in many areas.

Planning Staff utilized the most recent parcel and property ownership data available from the City's GIS System and queried it for undeveloped tracts of land that are 1.5 acres and larger, resulting in the creation of a base map showing all undeveloped properties (vacant tracts are shown in yellow on the maps included within the report). Then the GIS coverages (layers) showing water mains, sanitary sewer mains and the 100-year floodplain were overlaid on the vacant land map.

For the purposes of this study, the Staff divided the City into the following sections:

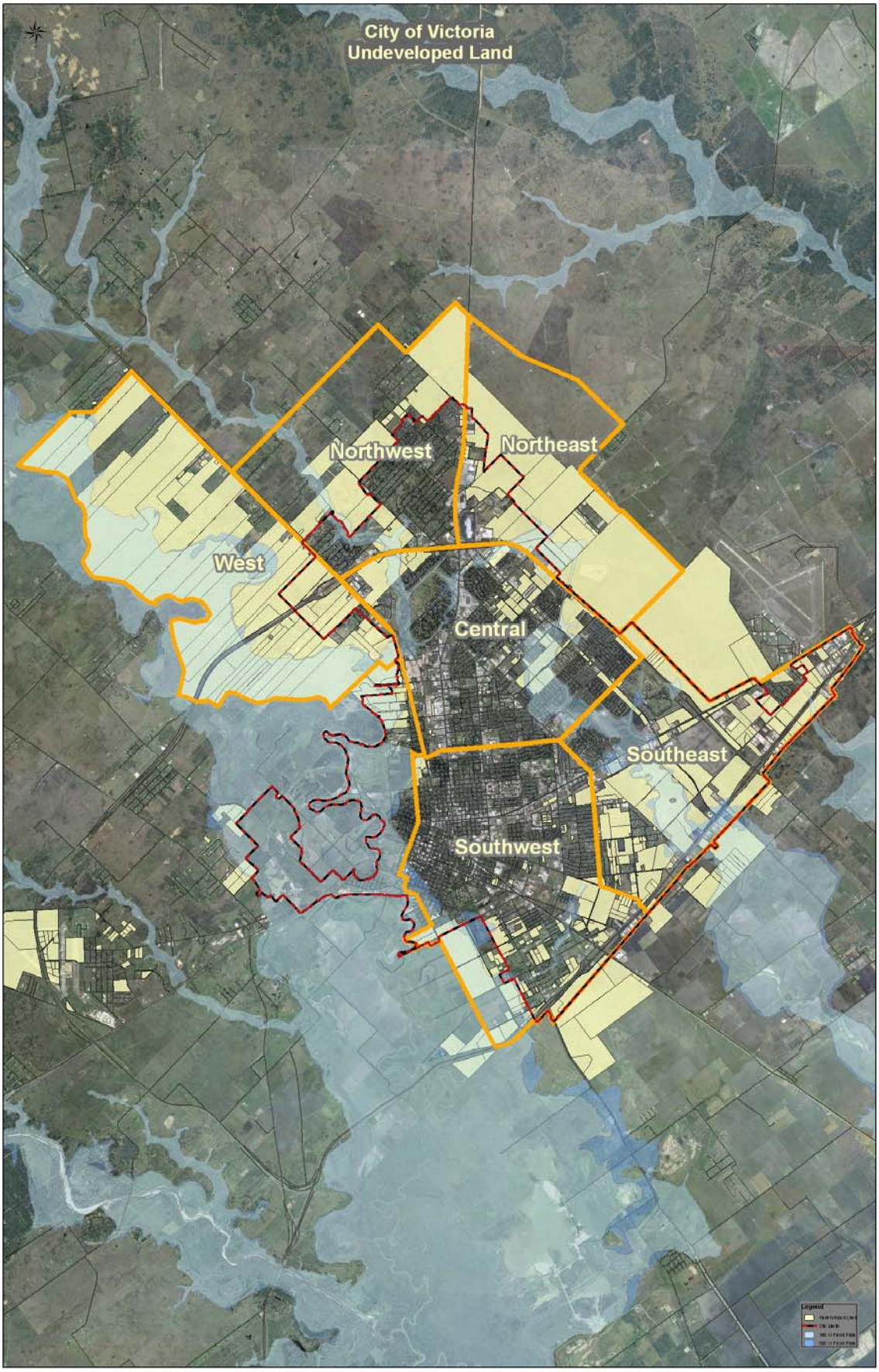
- Northwest Victoria
- Northeast Victoria
- West Victoria
- Central Victoria
- Southwest Victoria
- Southeast Victoria

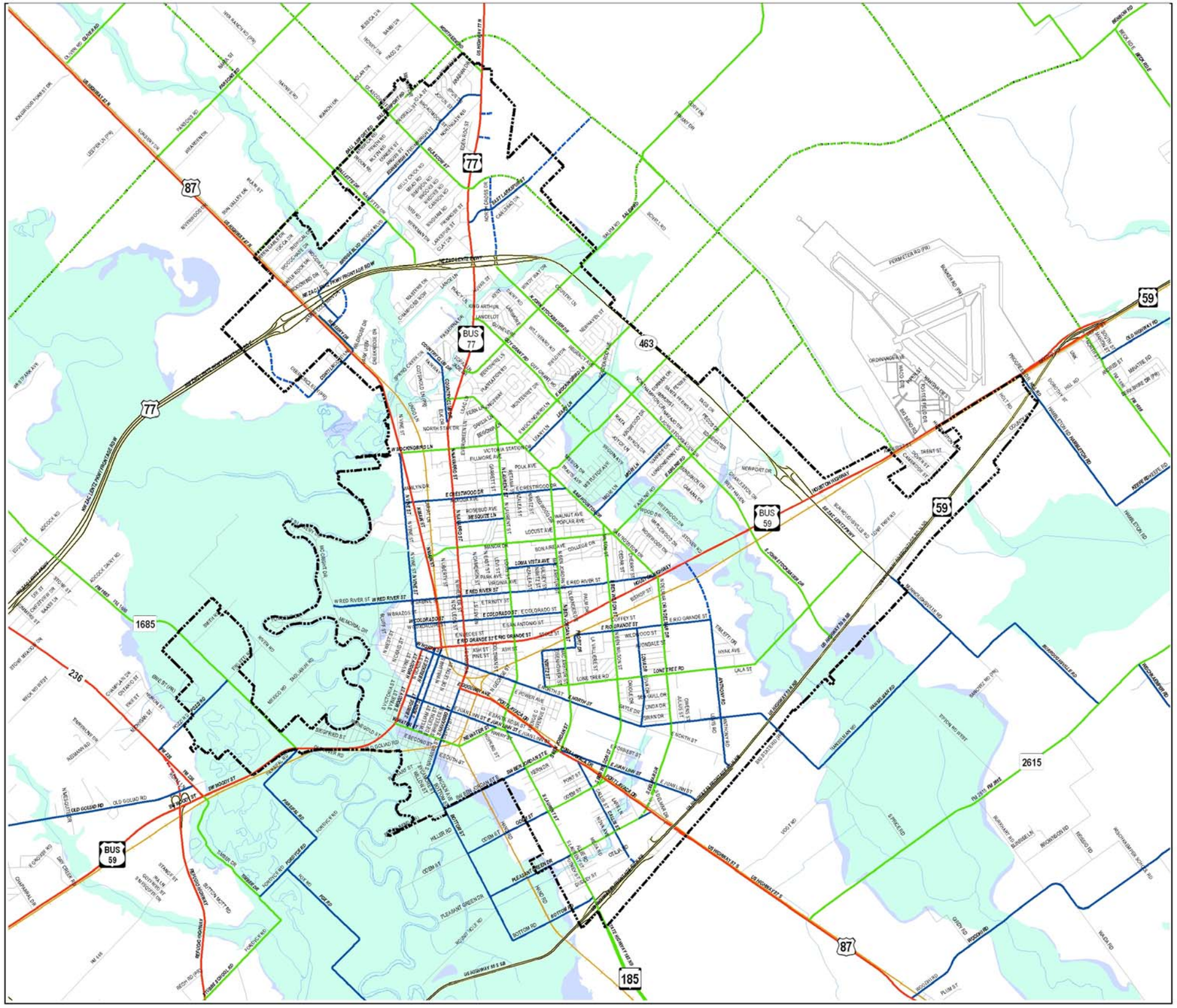
Dividing the City into sections allowed us to zoom into each area for mapping purposes, making it possible to show more detail on the maps while maintaining legibility. Within each section, the Staff assigned numbers to tracts (or groups of tracts in many cases). These numbers are shown on the maps, allowing the reader to cross-reference between the maps and text in each section.

Section by section, Planning Staff analyzed the undeveloped areas and provided comments regarding the suitability of each area for development, and issues that may hinder development. A map of each section was provided to the Public Works and Utilities Departments, who replied with specific information about the availability of utilities (and/or the need for utility extensions) to serve undeveloped tracts.

The Planning Staff analysis for each area will provide general information regarding water and sanitary sewer availability. A more detailed discussion of utilities is provided at the end of each Section.

A map of the entire study area is provided on the following page. Vacant properties are highlighted in yellow. Floodplains are shaded blue. Several Sections of this report refer to future transportation facilities that are depicted on the Thoroughfare Master Plan. A copy of the Thoroughfare Plan is provided as a reference on page 4.


City of Victoria
Undeveloped Land
Northwest
Northeast
West
Central
Southeast
Southwest



Thoroughfare Master Plan

Originally Adopted November 3, 1998
Ordinance No. 98-26

Ammended November 15, 1999
Ordinance No. 99-34

VICTORIA, TEXAS

LEGEND

- Freeway/Expressway (Existing)
- Primary Arterial (Existing)
- Secondary Arterial (Existing)
- Collector Streets (Existing)
- Local Streets (Existing)
- Primary Arterial (Proposed)
- Secondary Arterial (Proposed)
- Collector Street (Proposed)
- Railroad
- Rivers & Streams
- City Limit
- 100 Year Flood Plain
- 500 Year Flood Plain
- Grade Separations (Existing)
- Grade Separations (Proposed)

N W E S

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Miles

THE CITY OF VICTORIA
GEOGRAPHIC INFORMATION SYSTEMS

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CITY OF VICTORIA
PLANNING DEPARTMENT
P.O. BOX 1758
VICTORIA, TEXAS 77902-1758

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Northwest Victoria

Description

For purposes of this study, the Northwest Section of the City is bordered by North Navarro Street (US Hwy 77) to the east, Zac Lentz Parkway (Loop 463) to the south, Main Street (US Hwy 87) to the west, and Parsons Road to the north.

The Northwest Section has good potential for development, residential development in particular. The area is served by US 87, US 77 and Zac Lentz Parkway. Additional north-south access is provided by Northside Road, Glascow Street, Mallette Drive and Nursery Road. East-west access is limited. Portions of the area are served by Ball Airport Road and Briggs Blvd.

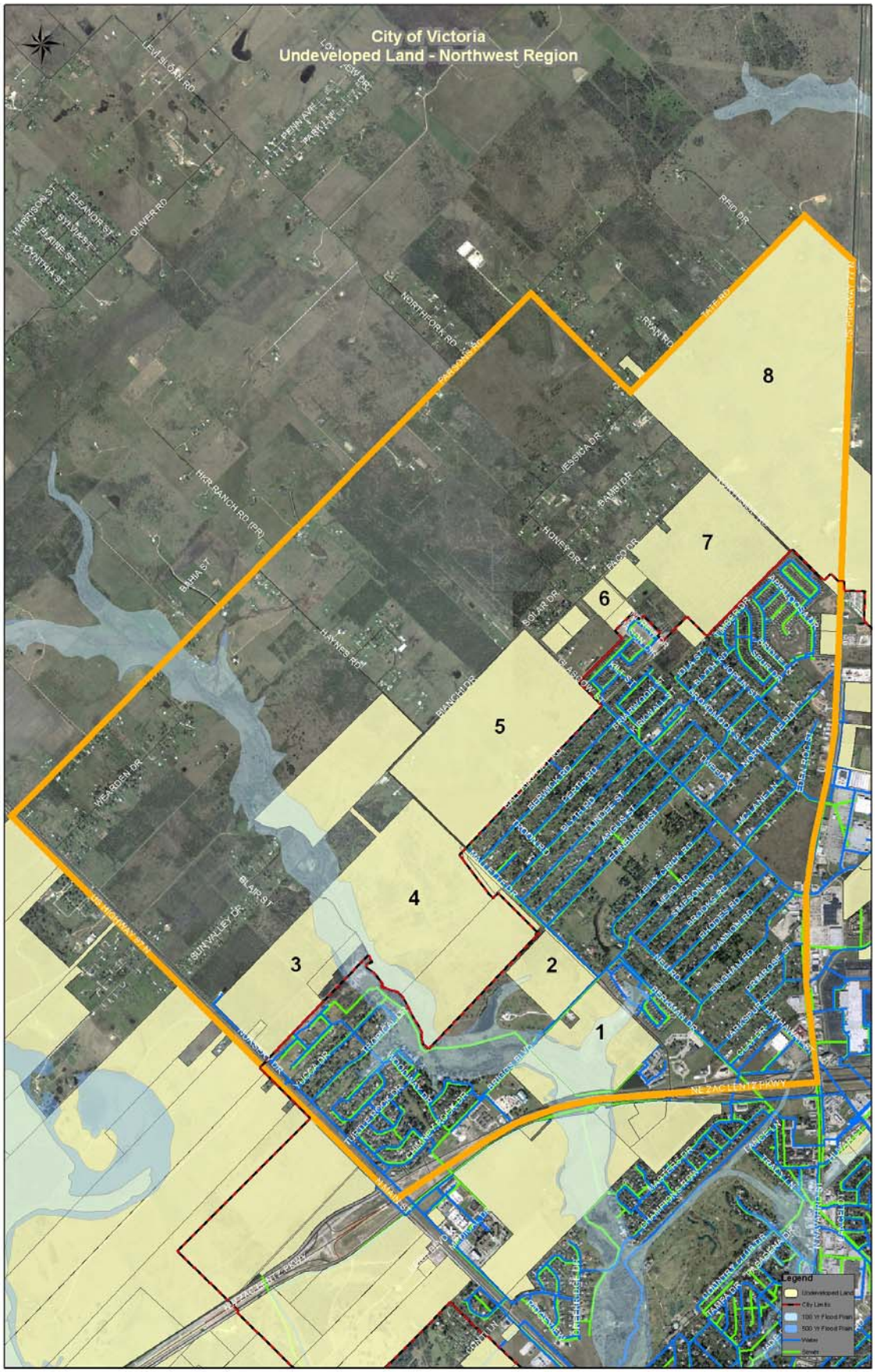
General Discussion

In terms of drainage, the area has both opportunities and constraints. Improvements made during the Northcrest Drainage Project created capacity for some development north of Ball Airport Road. Spring Creek, which crosses the western part of this Northwest Section of town, provides a drainage outfall for much of the undeveloped land, but it also creates some constraints. The creek has a large floodplain area, and will need to be crossed by an extension of Ball Airport Road. Much of the area is served by water and sanitary sewer mains of adequate capacity, but extensions will be necessary to serve some of the vacant tracts.

There are several large, attractive, vacant properties in this area. Some of the tracts have large trees and some topography.

The area between Mallette Drive and US 87 is a prime area for residential development. Water and Sanitary Sewer mains are available in Mallette Drive up to Ball Airport Road; Water and Sewer are available in Briggs Blvd, from Mallette almost to Zac Lentz Parkway; and there is an 18" sanitary sewer main that parallels Spring Creek. The 18' sanitary sewer main is currently extended as far north as Lake Forest Subdivision and is of sufficient size and at sufficient depth to serve as far north as Parsons Road. Finally, a water main exists in Nursery Drive up to the City's new water tower, which would allow the extension of water further north. Spring Creek provides a drainage outfall for the area.

A map of the Northwest Section is provided on the following page. The orange line identifies the boundaries of this Section, and vacant properties are highlighted in yellow. Large parcels and/or groups of parcels are also labeled with "Area Numbers", which correspond to the narrative on the following pages.


City of Victoria
Undeveloped Land - Northwest Region
1
2
3
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8
Legend

Planning Analysis – Northwest Victoria

Area 1 – Area 1 is located north of Loop 463, west of Mallette Drive and south of Briggs Blvd, containing approx. 84 acres. The area drains to Spring Creek. Much of Area 1 is affected by the 100-year floodplain, but there are significant areas that are developable on the east corner, next to the Whittington Apartments (approx. 20 acres), and the corner at Mallette and Briggs (approx. 22 acres). The area has good transportation access from Mallette Drive and Briggs Blvd. Water and sanitary sewer are available; although some minor main extensions may be necessary, depending upon which portions of the tracts are developed.

Area 2 - Area 2 is a 40 (+/-) acre tract located north of Briggs Blvd. and west of Mallette Drive. The area drains to Spring Creek. The northwest portion of Area 2 has some floodplain encroachment, but a majority of the tract is out of the floodplain. The area has good transportation access from Mallette Drive and Briggs Blvd. Water and Sanitary Sewer are available to serve the area. However, the Utilities Master Plan calls for the existing 8" water main in Mallette Drive to be upsized from 8" to 12".

Area 3 – Area 3 is located just north of Lake Forest Subdivision, between Nursery Drive and Spring Creek. It includes the future phases of Lake Forest and parcels immediately northwest of the subdivision. The area has a total acreage of approx. 215. The area drains to Spring Creek. The Spring Creek floodplain is significant. However, considering the size of the tracts in this area, the floodplain should not be a major factor in development.

Area 3 has access from Nursery Drive. Although Nursery Drive is a narrow, 2-lane road, it parallels US 87 and provides access to the highway at railroad crossings. This access can support some additional development in Area 3. However, the extension of Ball Airport Road will be necessary before Area 3 will reach its full development potential. The Thoroughfare Master Plan calls for the extension of Ball Airport Road from Mallette Drive, west to US 87. This extension also provides an important corridor for the extension of utilities.

The Thoroughfare Plan and the Subdivision Ordinance will ensure that right-of-way (ROW) is preserved and dedicated during the subdivision process. However, it is highly unlikely that the entire street will ever be built by developers. In many cases, the cost of constructing a new arterial street is not proportionate to the demands that an individual development places on the thoroughfare system. In other words, a subdivision may need a local or collector street to carry its projected traffic, but the traffic generated by one subdivision is not likely to justify a 4-lane arterial street. The City could face a takings claim if a developer is required to build an arterial, when the amount of traffic to be generated only requires a collector. A developer will be required to dedicate ROW, and may build a small portion of the street if they need it for access, but the majority of the cost to extend Ball Airport Road will likely be on the City. The structures necessary to cross Spring Creek will have a major impact on the cost of extending Ball Airport Road. Regardless, this street extension is a key to the ultimate development of Area 3.

Area 3 is served by an 18" sanitary sewer main that parallels Spring Creek. The main is currently extended as far north as Lake Forest Subdivision, and has the necessary size depth to

be extended north, and have lateral mains installed to the west to access Nursery Road. There is an existing 16" water main in Nursery Drive. The Water Master Plan will require the 16" main to be extended to the north as development occurs.

Area 4 - Area 4 lies between Mallette Drive and Spring Creek and contains approx. 387 acres. The area drains to Spring Creek. The Area has access from Mallette Drive. The transportation situation is similar to that of Area 3. Mallette Drive will provide adequate access for some additional development, but the area will not reach its full development potential without the extension of Ball Airport Road. See the discussion of Area 3 for additional information about the Ball Airport Road extension.

The area is served by a 12" Sanitary Sewer main that is of sufficient depth to be extended to the west toward Spring Creek to serve the majority of the property. There is an 8" water main in Mallette Drive, but the line needs to be upsized to 12" according to the Water Master Plan.

Area 5 – Area 5 is the Ball Airport property, located north of Ball Airport Road and west of Glascow Street. With the improvements made by the Northcrest Drainage Project, this is a prime area for future growth. Utilities are available in Mallette Drive, Ball Airport Road and Glascow Street. The area has good access, and is not encumbered by the floodplain. The acreage is approx. 215.

Area 6 – Area 6 consists of the remaining phases of Highland Hills Subdivision and some immediately adjacent land. This area is located northeast of Glascow Street. A section of Ball Airport Road stubs into the property, and ROW for a future extension of Ball Airport Road has been dedicated through the sections of Highland Hills that have been developed to date. Water and Sanitary sewer have been extended through Highland Hills from Glascow. Staff expects that plans will be submitted for the remainder of Highland Hills in the relatively near future.

Area 7 – Area 7 consists of approx. 150 acres, on the southwest side of Northside Road, adjacent to Bridle Ridge and Saddlebrook Subdivisions. Access is provided by narrow County roads. Development of this property will require the extension of water and sanitary sewer mains. If the improvements that are needed to serve Area 8 (discussed below) were extended, they would also serve Area 7. If Area 7 was to be annexed prior to making the improvements for Area 8, water and sanitary sewer can be extended from Saddlebrook Subdivision, along Northside Road, to serve the tract.

Drainage is also an issue. The property drains toward the open ditches in Northside Road. This property and the surrounding area are very flat, and the roads in the area serve as barriers to storm drainage. Development will likely require stormwater detention and/or significant improvements to the downstream outfall. However, the area is surrounded on two sides by existing development within the city limits, and needs to be considered for annexation if the City is going to continue to grow in this direction.

Area 8 – This area is located on the Northeast side of Northside Road. It is bordered by US 77 to the east and Tate Road to the north. Area 8 includes a proposed rural subdivision of approx.

300 acres, Capstone Estates, which is also known as the "Rampey" Property. This proposed development was discussed by City Council recently. If the Capstone Subdivision comes to fruition, it will be a large, rural subdivision located less than one mile from the city limits. The development will be served by private water wells and septic systems. Planning Commission approved a revised preliminary plat for Capstone Estates on March 15, 2007. A final plat for Phase 1 of Capstone was submitted on March 26, 2007. Construction Plans are currently under review.

Staff has previously provided rough cost estimates for serving the area with water and sanitary sewer. These estimates are provided again under Utilities Information, later in this section of the report. The improvements needed for the Rampey property (Area 8) would also benefit Area 7.

In addition to water and sanitary sewer issues, Area 8 also has considerable drainage problems. Any large development in this area will likely have to install detention facilities. The proposed development on the Rampey Property will provide detention as a means of providing drainage capacity.

It should be noted that the drainage improvements proposed for Capstone Estates would also benefit Area #7. These improvements would include the installation of larger culverts under Northside Road, and new drainage ditches to direct stormwater to a detention facility. The developer is also attempting to acquire a downstream easement that would make it possible to improve the outfall. Not only would these improvements make it possible to develop Capstone, they would improve the drainage situation for existing development and vacant tracts upstream.

Detailed Utilities Information – Northwest Victoria

Area 1

- Sanitary Sewer: 6" Sanitary Sewer main is available at the intersection of Briggs Blvd and Mallette and is of sufficient depth to serve the SW corner. A sanitary sewer line extension may be required west on Briggs Blvd depending on the layout of the lot.
- Water: 12" Water main is available on Briggs Blvd and can serve the SW corner.

  Property south of the ditch crossing on Mallette
  - Sanitary Sewer: 8" Sanitary sewer main is located in an easement adjacent to this property along the backside of the Whittington Apartments.
  - Water: 8" Water line is available in Mallette to service this property.

  Property west of Spring Creek on Briggs Blvd
  - Sanitary Sewer: 18" Sanitary Sewer is available in Spring Creek Drainage way.
  - Water: 12" Water line is available in Briggs Blvd to service this property.

Area 2

- Sanitary Sewer: 18" Sanitary Sewer main is available Mallette and is of sufficient depth to be extended to the west toward Spring Creek to serve the majority of the property.
- Water: 8" Water main exists in Mallette, however, this line needs to be upsized to 12" for the water master plan.

Area 3

- Sanitary Sewer: 18" Sanitary Sewer trunk main exists along the west side of Spring Creek, and can be extended north to serve future properties. Depth is sufficient to extend north and have lateral mains installed to the west to access Nursery Rd.
- Water: 16" Water main exists in Nursery Rd and is required to be extended as a 16" main to the North per the water master plan.

Area 4

- Sanitary Sewer: 12" Sanitary Sewer main is available in Mallette and is of sufficient depth to be extended to the west toward Spring Creek to serve the majority of the property.
- Water: 8" Water main exists; however, this line needs to be upsized to 12" for the water master plan.

Area 5

- Sanitary Sewer: 6" Sanitary Sewer main is available in Ball Airport Road from Mallette to Glascow. 10" main is available in Mallette at Ball Airport intersection.
- Water: 12" main is available in Ball Airport from Mallette to Glascow. 12" main is available in Mallette at Ball Airport intersection.

Area 6

- Sanitary Sewer: 8” mains are available within Highland Hills II and III.
- Water: 8” mains are available within Highland Hills II and III.

Area 7

- Sanitary Sewer: 8” main is available in Saddlebrook Subdivision, and can be extended along Northside Road to serve the property.
- Water: 8” main is available within Saddlebrook Subdivision. 16” main available in N. Navarro Street ROW. A 16” main needs to be extended along Northside Road to serve the property.

Area 8

The following rough cost estimates were prepared when Staff briefed City Council about the proposed Capstone Subdivision in late 2006. City Council considered the possibility of extending utilities to serve the development. It was determined that the cost was prohibitive, and City Council decided not to extend utilities.

(General Note: Approximate cost per linear foot of a 16” water main = $145.00)

- North side Road 16” water main extension by the Developer = $980,000.00
- Navarro 16” water main extension by the City = $1,500,000.00 (Inc. Engineering)
- Sanitary Sewer Lift Station and collection system just north of North side Road = $2,200,000.00 (Inc. Engineering)
- Sanitary Sewer main capacity improvements between King Arthur and Loop 463 = $1,000,000.00 (Inc. Engineering)
- Total Cost: $5,680,000

NOTE: The improvements for Area 8 would also meet the service requirements for Area 7.

Northeast Victoria

Description

For purposes of this study, the Northeast Section of the City is bordered by North Navarro Street (US Hwy 77) to the west, Zac Lentz Parkway (Loop 463) to the south and partially to the east by Salem Road.

The Northeast Section has a great deal of potential for both commercial and residential development. This area surrounds the Victoria Mall and the retail corridors along N. Navarro Street and Loop 463. The area would benefit greatly from improved access, particularly the extension of Glascow Street from Navarro to Salem Road.

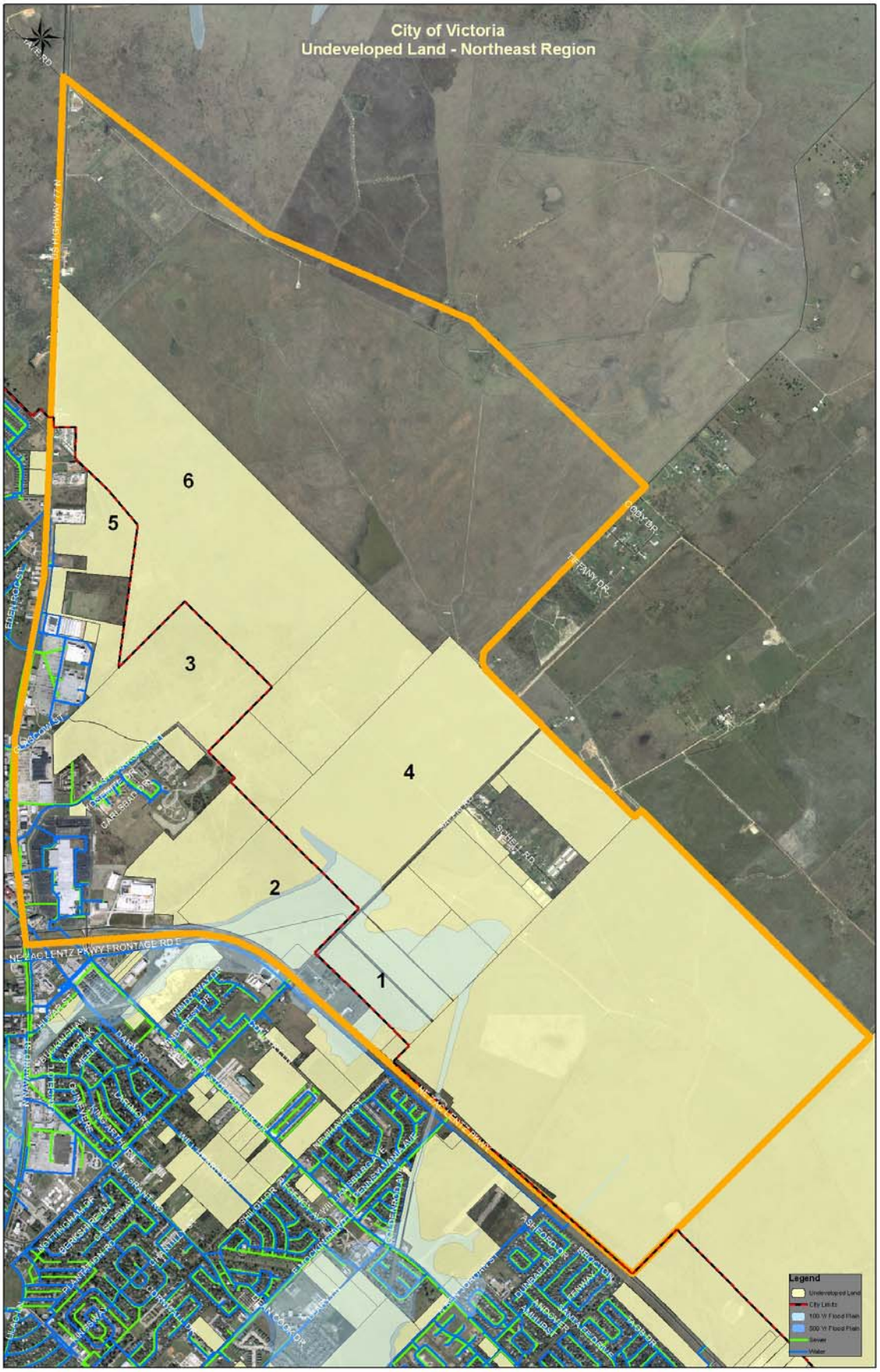
General Discussion

The Northeast Section is served by N. Navarro Street (US 77), Zac Lentz Parkway (Loop 463), East Larkspur Street and Salem Road. The frontage areas along North Navarro, East Larkspur and Zac Lentz are prime areas for commercial development. Most of the vacant parcels with frontage along these corridors have utilities available within the ROW and some access to drainage facilities. The areas that have frontage along East Larkspur could be developed as commercial or residential.

Additional transportation access will be needed in order for this area to reach its full development potential. Much of the vacant property in the Northeast Section does not have frontage along an existing roadway or access to utilities. The extension of Glascow Street is a very important capital improvement for this area. Glascow would be extended from behind Wal-Mart to the east. It would intersect East Larkspur at the road that connects Larkspur to Tracy Park. It would follow the park road and continue southeast to intersect Salem Road. Long-term, the Thoroughfare Master Plan calls for an extension of Ball Airport Road that would serve as an outer loop from US 77, across to the Houston Hwy.

In terms of drainage, the area has constraints due to lack of topography and an adequate drainage outfall. The frontage areas along Navarro north of Glascow to Northside road have the ability to utilize the North Outfall but may have to provide on-site detention. Some of the frontage along East Larkspur can utilize the North Outfall but may also have to incorporate some type of on-site detention. The remainder of the area is greatly restricted by topography and the lack of a drainage facility/outfall to direct water towards the North Outfall and/or the Whispering Creek Outfall. The main theme is on-site detention. Most of this area will have to utilize on-site detention then direct water to some type of outfall. A significant portion of the area near the Salem/Zac Lentz intersection is within the 100-year floodplain of Whispering Creek.

A map of the Northeast Section is provided on the following page. The orange line identifies the boundaries of this Section, and vacant properties are highlighted in yellow. Large parcels and/or groups of parcels are also labeled with “Area Numbers”, which correspond to the narrative on the following pages.


City of Victoria
Undeveloped Land - Northeast Region
6
5
3
4
2
1
Legend

Planning Analysis – Northeast Victoria

Area 1 – Area 1 is located just south of Salem Road and adjacent to Zac Lentz Parkway. This is also the location of Renken's Nursery and Jung Tile. A 12" sanitary sewer main and a 16" water main exist within the east side of Zac Lentz ROW and extend southward to the northern property line of Jung Tile. These mains could be extended past Jung Tile to serve some of the vacant property south of Jung Tile. These mains could also be extended northeast along Salem Road to serve some of the vacant areas behind Renken's Nursery and the area northwest of Salem. While utilities are available to serve this area, much of the area is located within the 100-year flood-plain of Whispering Creek.

The southeast portion of Area 1 (one very large tract) would be served with utilities by extending water and sewer mains under Loop 463. Casings have already been extended across the Loop for both water and sanitary sewer at the Mockingbird intersections. Mains need to be extended through those casings. Casing also exists for water only at Ben Jordan.

These sections of Salem Road and Zac Lentz Parkway are open ditch facilities that utilize whispering Creek for drainage. However, any large scale development would have to utilize on-site detention similar to what was constructed for the Home Depot Site.

Another issue with this area is access. Both Salem Road (FM 1315) and Zac Lentz Parkway (LP 463) are state facilities and would require driveway permits from TxDOT. Currently LP 463 is being expanded to a 4-lane divided facility which will improve access to areas south of Jung Tile. The intersection of Salem and LP 463 will remain as an at-grade intersection during this phase of construction. An overpass is planned for this intersection, but is not scheduled for construction until December of 2009.

Area 2 - Area 2 is located to the east and northeast of Home Depot. It extends back to Tracy Park, and is bounded by the City limits to the northeast and Salem Road to the southeast. The area contains approx. 330 acres. Sufficient utilities are available within the ROW of Zac Lentz, Salem Road and in nearby Parkstone Subdivision. Most of the utility main extensions would require over-sizing in accordance with the Utilities Master Plan.

A portion of this area is contained within the 100-year floodplain of Whispering Creek. Whispering Creek could serve as a drainage outfall for this area. However, on-site detention or an area detention pond such as the one developed to drain Tracy Park, would be needed for development in this area.

The portion of this area that fronts on Zac Lentz Parkway has significant constraints in terms of access. Due to the curve in the road and the off-ramp from LP 463, driveway access will be very limited, if not prohibited. Access to this area from Zac Lentz will not likely be permitted by TxDOT until a frontage road is constructed. As mentioned above for Area 1, the construction of an overpass at Salem Road is scheduled begin in December of 2009. The construction of the overpass will incorporate a frontage road from Salem to the frontage road in front of Home Depot which will provide access to this Area.

Area 3 – Area 3 is located behind Lowe's. The area extends to the northeast along East Larkspur Street (across from Hearthstone and Copperfield Village), out to the City Limits. This area has access to both a 12" sanitary sewer main and water main within the ROW of East Larkspur. A large drainage easement runs along the south side of Larkspur that directs storm water to the North Outfall.

Like Area 2, this area would benefit significantly from the extension of Glascow Street. Larkspur could also be extended to the northeast, as shown on the Thoroughfare Master Plan, to provide access to the remainder of this area. Area 3 has the potential for commercial development as well as single-family or multi-family development.

Area 4 – This area is bordered by Salem Road to the South and City Limits to the southwest. Development in this area would require the extension of utility mains that are located within the intersection of Salem Road and LP 463. The utility master plan requires the extension of a 16" water main which would be adequate to serve this area. The 12" sanitary sewer main that exists in the Salem & LP 463 intersection could be extended out Salem to serve a portion of this area. To provide sanitary sewer to the entire area would require the placement of a lift station. Currently the only drainage for this area is the open-ditch system along Salem Road.

Area 5 – Area 5 is located on the east side of US 77, north of Sam's Club, containing approx. 360 acres. The frontage of this area has very good potential for development. However, there are some restrictions regarding street access. Access is available, but only at specific locations due to the large concrete ditch and drainage easement along the east side of US 77. When the City acquired the drainage easement, the agreement stated that four crossings would be permitted to provide access across the channel. Two of the crossings have been constructed to date. One provides access to TSC and the Northside Driving Range. The other is adjacent to Dale's Fun Center. These two access points are identified on the Thoroughfare Master Plan as stubs for future collector streets. The agreement will allow two more points of access across the ditch. However, with the adoption of the new State Access Standards, TxDOT will have final approval on any additional driveways or access points along North Navarro.

A 16" water main is available along the east side of Navarro and could be utilized to serve all of area 5. Sanitary sewer is along the west side of Navarro and would require boring under Navarro and the drainage ditch to serve this area.

Area 6 - This area is located on the east side of US 77, north of the RV Park of Victoria, and extends out to the east and south. The frontage area along North Navarro has potential for development, but is hindered by utilities. A 16" water main is available, but it is located at the southern property line of the RV Park of Victoria. In accordance with the utilities master plan, the 16" main would be required if the line was extended north. Sanitary Sewer is also available at the southern property line of the RV Park of Victoria, but there is not sufficient grade for it to be extended north. A sanitary sewer lift station would be required to serve this area. The extension of water and sewer north along this section of Navarro was discussed under the Northwest Section – Areas 7 & 8.

The frontage of Area 6 could utilize the existing drainage along North Navarro. However, detention and/or drainage facilities would need to be constructed to fully develop this area.

As noted above, the Thoroughfare Master Plan shows a proposed extension of Ball Airport Road across Area 6. It is unlikely that much of Area 6 will be developed until that extension occurs.

Detailed Utilities Information – Northeast Victoria

Area 1

- Sanitary Sewer: A 12" sanitary sewer main extension is required to serve the property southeast of Jung Tile. The line currently stops at the leading property line of Jung Tile. A 12" sanitary sewer main extension is required to serve the property north of the Renken's Nursery on Salem Road. The line currently stops at the intersection of Salem and Zac Lentz Parkway.
- Water: A 16" water main extension is required to serve the property southeast of Jung Tile. The line currently stops at the leading property line of Jung Tile. A 16" water main extension is required to serve the property north of the Renken's Nursery on Salem Road. The line currently stops at the intersection of Salem and Zac Lentz Parkway. These line sizes are required by the water distribution master plan.

Area 2

- Sanitary Sewer: 18" Sanitary Sewer main is available along Zac Lentz Parkway to Whispering Creek. The depth of this main can facilitate further development to the northeast in this tract. An 8" main is available at the corner of Zac Lentz and Salem Rd. An 8" sanitary sewer main is available in the Parkstone Subdivision.
- Water: 16" water main is located along Zac Lentz Parkway from the Mall to Salem Rd. A 16" is required to be extended to serve the property along Salem Road to the northeast. A 12" water line is required to be extended along the current City Limits line from Salem Road to the extension of Larkspur going to Tracy Park and tied to the 12" line in Larkspur. These line sizes are required by the water distribution master plan.

Area 3

- Sanitary Sewer: 12" Sanitary Sewer trunk main exists in Larkspur.
- Water: 12" Water main exists in Larkspur.

Area 4

- Sanitary Sewer: Sanitary sewer is not currently available. A 12" sewer main extension is required on Salem Rd. However the depth of the main will not serve much of this property. A lift station will be required to serve this property.
- Water: Water service is not currently available. A 16" water main extension is required on Salem Rd. These line sizes are required by the water distribution master plan. A 16" water main extension is required to loop Salem Road to Navarro per the water master plan.

Area 5

- Sanitary Sewer: 12" Sanitary Sewer trunk main exists in N. Navarro, however the sewer line is on the east side of the road and must be bored under Navarro to obtain service. The sewer line will have to be extended across the drainage ditch easement.
- Water: 16" Water main exists in N. Navarro on the east side of the road. The water line will have to be extended across the drainage ditch easement to access this tract.

Area 6

- Sanitary Sewer: Sanitary Sewer service is not available. An 8" sanitary sewer line ends at the RV Park of Victoria, just south of this tract on Navarro. The line is also very shallow and cannot be extended further to the north. There is not enough capacity in the 8" line to develop the extent of this tract. Future development would require a centrally located sewer lift station and increased capacity downstream (into the City) to receive the additional flow.
- Water: 16" Water main exists in N. Navarro on the east side of the road. The 16" water line stops at the RV Park of Victoria on the east side of N. Navarro. The 16" main would have to be installed northward along N. Navarro and additional line to the east to serve the entire property.

West Victoria

Description

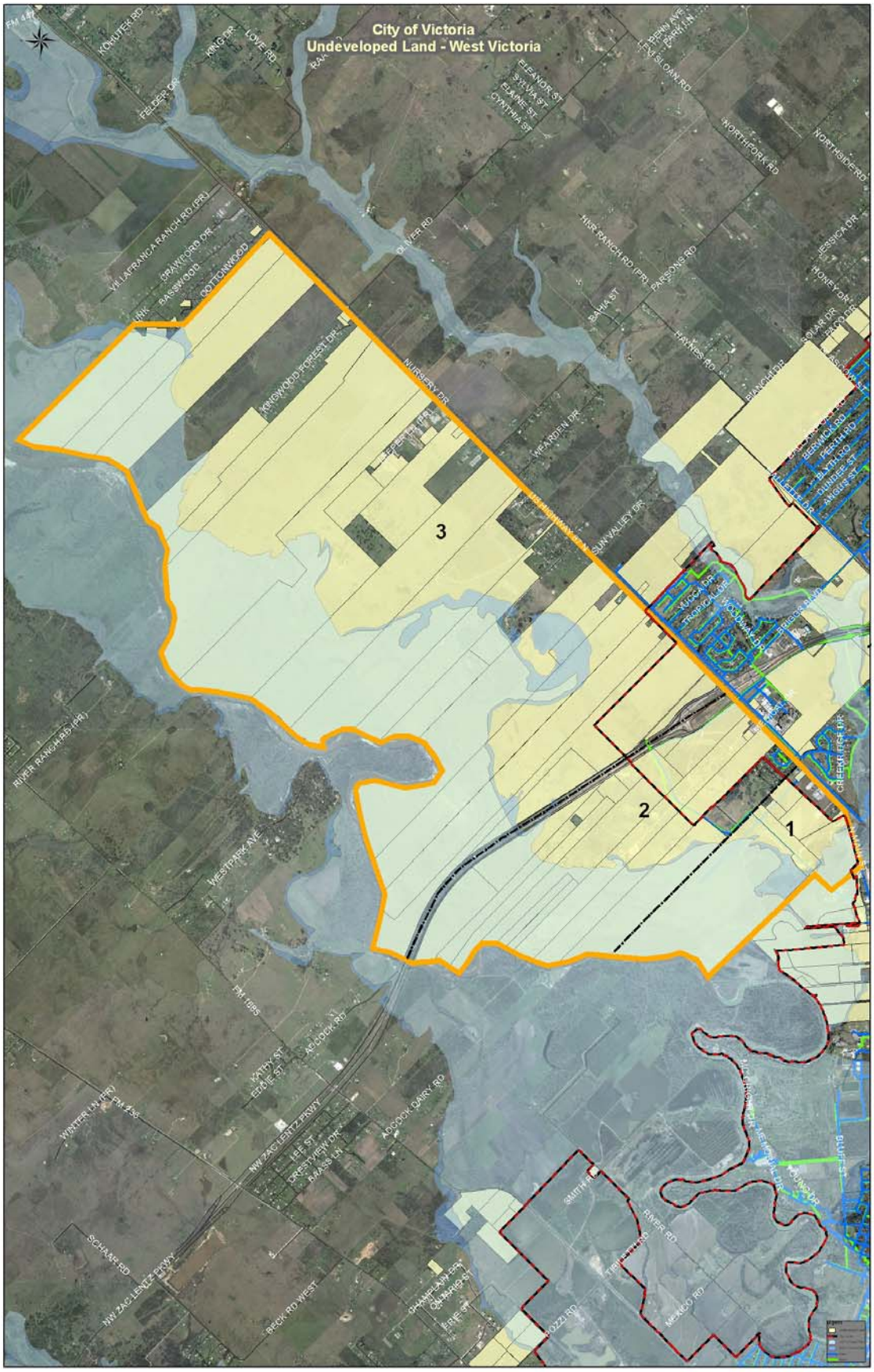
For the purposes of this Study, discussion on the West Victoria Section will focus on properties west of US 87 and north of Mockingbird Lane. The west boundary is the edge of the 100-year floodplain of the Guadalupe River.

General Discussion

There are a number of large tracts of land between US 87 and the Guadalupe River floodplain (both north and south of Loop 463) that have excellent potential for development. Drainage is generally not a major issue in this area. The area is well served by water and sanitary sewer. Most of the properties in this area have frontage along US 87, which is a state facility, so points of access will be limited by TxDOT.

Several recent developments have occurred along the frontage of US 87, and the remainder of the frontage is prime for commercial development. Development on the rear portions of these properties will be limited because of the lack of street access. The Thoroughfare Plan identifies Conti Lane as a collector street, and there is a proposed collector that would extend from the end of Conti Lane, north to Loop 463. The widening of Conti Lane and extension of the proposed collector street would open up a significant amount of desirable property for development.

A map of the West Section is provided on the following page. The orange line identifies the boundaries of this Section, and vacant properties are highlighted in yellow. Large parcels and/or groups of parcels are also labeled with "Area Numbers", which correspond to the narrative on the following pages.


City of Victoria
Undeveloped Land - West Victoria
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Planning Analysis – West Victoria

Area 1 – Area 1 lies just north of Spring Creek, along the west side of US 87. Recent developments in this area include Northside Ag & Ranch and Mid-town Church of Christ. This section, which has Conti Lane as its northern boundary and Spring Creek to the south, has access to both water and sanitary sewer and an area of developable land that extends from US 87 to the west approximately 3700' before being encroached by the 100-year flood plain of the Guadalupe River. In addition to water and sanitary sewer mains along the frontage of Main Street, large water and sanitary sewer mains (24" water and 30" sewer) are located along the flood-plain of the Guadalupe River. These lines, which run parallel to US 87 from Spring Creek north to Zac Lentz Parkway, are available to serve the rear portions of this area.

Development is this area can also be enhanced by improving Conti Lane, which is shown on the Thoroughfare Master Plan as a Collector Roadway.

Area 2 – This area is north of Conti Lane and south of Zac Lentz Parkway. A portion of the frontage along Main Street consists of Mesa Verde Subdivision and some more recent developments, such as Frost Insurance Company and O'Sullivan Radiology (currently under construction). As with the section just discussed, a 30" sanitary sewer main and a 24" water main run along the west portion of this area, parallel to Main Street.

The Thoroughfare Master Plan calls for a collector road to extend north from Conti Lane to Zac Lentz Parkway. The proposed collector follows the corridor of the large water and sewer mains mentioned above. Once this street is developed, the combination of utilities and access will provide great development potential. In this area, the depth of the property between Main Street and the 100-year flood plain is approximately 6800'.

Ownership patterns are an issue in this area. The tracts are typically narrow and very deep. Some tracts are 700' in width and over a 1 mile in depth, reaching all the way from US 87 to the river.

Area 3 – Area 3 is the portion on the west side of US 87, north of Zac Lentz Parkway to approximately Shannon Valley Subdivision. Like Area 2, the tracts north of Zac Lentz are very long and narrow, although some of the properties are wider than those south of Zac Lentz.

Water is available along the frontage of the west side of US 87 from Loop 463 to a point across US 87 from Lake Forest Subdivision. At this point the water main crosses US 87 and extends to the north to the water tower on Nursery Road. The 30" sanitary sewer main and 24" water main that were discussed above were stubbed underneath Zac Lentz Parkway during construction of the Loop, and can provide utilities to a significant portion of the area north of the Parkway. However, the cost of extending these oversized mains is significant.

Currently access to this area can be from US 87 or from the 2-way frontage road of the Parkway. If the Parkway is expanded to a freeway section across the river, then access will be enhanced by creating a one-way frontage road along the Parkway. The majority of the area north of the

Parkway and west of US 87 averages over 4500’ of depth that is located outside the 100-year flood plain of the Guadalupe River.

Detailed Utilities Information – West Victoria

Area 1

- Sanitary Sewer: 8" main is available on the west side of US 87 ROW, from Conti Lane south to serve the parcels along the frontage. A 30" main runs within an easement approx. 2,500 feet west of US 87, parallel to US 87 from Spring Creek to Conti Lane.
- Water: 12" main is available on the west side of US 87 ROW, from Conti Lane south to serve the parcels along the frontage. A 24" main runs within an easement approx. 2,500 feet west of US 87, parallel to US 87 from Spring Creek to Conti Lane.

Area 2

- Sanitary Sewer: 12" main is available on the west side of US 87 ROW from Loop 463 south to Kerh Blvd. (Frost Insurance location). A 30" main runs within an easement approx. 4,000 feet west of US 87, parallel to US 87 from Conti Lane to Loop 463.
- Water: 8" main is available on the west side of US 87 ROW from Loop 463 south to Kerh Blvd. (Frost Insurance location). A 24" main runs within an easement approx. 4,000 feet west of US 87, parallel to US 87 from Conti Lane to Loop 463.

Area 3

- Sanitary Sewer: 30" main is stubbed across Loop 463, approx. 3,000 feet west of US 87. Sewer needs to be extended from this point, along the north side of Loop 463 to US 87, then along the west side of US 87 to the north to serve this area.
- Water: 16" water main is available on the west side of US 87 from Loop 463 to a point across US 87 from Lake Forest Subdivision. At this point the water main crosses US 87 and extends to the north to the water tower on Nursery Road.

Central Victoria

Description

The boundaries of the Central Section are Zac Lentz Parkway (LP 463 / US 77) on the north and east, US 87 (Main Street) on the west side, and Airline Road on the south side.

General Discussion

The Central Section covers a large portion of Victoria. Obviously, a great majority of the land in this Section has been developed. 19 vacant areas have been identified for discussion, with the majority of those areas being located between Sam Houston Drive and LP 463. Several of these areas have very good development potential for general commercial, single-family residential or multi-family residential.

In terms of drainage, the Central Section has access to 4 major stormwater outfalls. Spring Creek runs through the northwest portion; Whispering Creek runs from northeast to southwest across the northeast portion of this area; Lone Tree Creek covers the largest portion of the Central Section and runs north to south from just north of Mockingbird Lane to south of Airline Road; and the West Outfall runs through the southwest corner of this Section. Drainage improvements are currently being constructed along the West Outfall, and construction is scheduled to begin on improvements to Lone Tree Creek in July of 2007.

The focus in the Central Section is in-fill development.

A map of the Central Section is provided on the following page. The orange line identifies the boundaries of this Section, and vacant properties are highlighted in yellow. Large parcels and/or groups of parcels are also labeled with “Area Numbers”, which correspond to the narrative on the following pages.

City of Victoria
Undeveloped Land - Central Region
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Planning Analysis – Central Victoria

Area 1 – Area 1 is bordered to the north by Zac Lentz Parkway; to the west by DeTar North and Nursery Road; and to the south by Springwood, Country Club Village, and Benchmark Subdivisions. This area is ideal for mixed-use development and has good potential.

Water Mains are available in the ROW of Zac Lentz Parkway, Nursery Drive and Wall Street in Benchmark Subdivision. Sanitary Sewer mains exist in Nursery Road, along the east portion of the DeTar North complex, and from the Spring Creek Lift Station. A sanitary sewer main does run along the frontage road of Zac Lentz; however, this is a force main and can not be tapped for services. A minimum of 8" water and sanitary sewer mains would need to be extended into this area for development.

The primary issue with this area is access. The majority of the property fronts on the eastbound frontage road of Zac Lentz Parkway. TxDOT has indicated that only 2 points of access will be granted along this section of Zac Lentz; one west of Spring Creek and one east of Spring Creek. The reasons for these restrictions are the location of entrance and exit ramps from the main lanes of the Parkway, the posted speed along the frontage, and the type of facility. The City's Thoroughfare Plan shows the proposed extension of Medical Drive as a collector street from its current terminus (at DeTar North) to Zac Lentz Parkway. This collector street should be the only point of access to Zac Lentz between DeTar North and Spring Creek. The extension of Medical Drive is critical for this area.

The portion of Area 1 between Spring Creek east to Invitational could either be developed as one large project with one point of access from the frontage road, or have a local street that lines up with Mallette extended into the property.

Area 2 – This area is directly east of Ryan's and is bordered by Huvar Street, Dairy Road and Whispering Creek. Most of the property fronts Huvar and has recently been subdivided into 2 lots. Water and sanitary sewer mains are available in Huvar Street. At the time of this report, a Site Plan has been approved for the portion nearest to Ryan's for a Holiday Inn Express.

Areas 3 & 4 – These two areas front John Stockbauer and Zac Lentz Parkway. A 16" water main exists along the east side of John Stockbauer that could serve both of these areas. A 15" sanitary sewer line exists along the west side of John Stockbauer and a line would have to be bored under John Stockbauer to serve these areas.

Area 3 has potential for commercial development. A large portion of Area 4 lies within the 100-year floodplain of Whispering Creek. The tract is approx. 28 acres in total, and the floodplain encroaches approx. 1/3 of the property. The floodplain severely impairs the development potential of the portion adjacent to Zac Lentz. The south portion of the tract, adjacent to Windcrest Subdivision has potential for residential and/or commercial development.

Area 5 – Area 5 is located south of Salem Road and has frontage along Zac Lentz Parkway and contains approx. 40 acres. The southern property line adjoins the Heritage Manor and Carriage Point Subdivisions. This tract also has access via the unimproved ROW of Country Lane. Both Water and Sanitary sewer are on the north side of Zac Lentz Parkway and would require boring to make it accessible. It may be possible to provide service from the 8" sanitary sewer and water main that exists within Country Lane. However, it stops just south of Ted B. Reed Park. Access to Zac Lentz Parkway will be controlled by TxDOT. The 100-year Flood Plain of Whispering Creek encroaches most of the frontage along the Loop. Drainage is also an issue for this area. The location is appropriate for residential development, with possible commercial on the Loop frontage. However, significant access and drainage improvements are needed. Country Lane will need to be improved and extended, with a possible connection to John Stockbauer or Loop 463, and stormwater detention will be necessary.

Area 6 - Area 6 is located along Country Lane, which is an unimproved ROW. An 8" water and sanitary sewer main exist within the ROW of Country Lane. However, the mains stop at the southern property line of Ted B. Reed Park and would have to be extended to serve this tract. This area currently does not have any access to any storm water drainage facility.

Area 7 – Area 7 is located just south of Parkway Church and has frontage along John Stockbauer and access to the unimproved ROW of Country Lane. The property is owned by Parkway Church. A 16" water main exists within the ROW of John Stockbauer and could be used to serve this property. A 15" sanitary sewer main exists along the west side of John Stockbauer and would require taps to be bored underneath the roadway. There is also access to the 8" water and sanitary sewer main that exists within the ROW of Country Lane. Storm water mains do exist within John Stockbauer; however, the size of the mains would require some type of on-site detention to be used.

Area 8 – Area 8 is located in the southwest corner of John Stockbauer and Salem Road and wraps around Novus Auto Glass Repair. A 15" sanitary sewer main exists within the ROW of John Stockbauer. There are 16" water mains in both Salem and John Stockbauer that could serve this property. The main in John Stockbauer is on the east and would require boring under the roadway. The main in Salem could serve the property but would require the extension of at least an 8" main to fully develop the property. Storm water mains exist within the ROW of John Stockbauer; however, development would require some type of on-site detention.

Areas 9 & 10 – Areas 9 & 10 are located between John Stockbauer and Guy Grant Road and also have access to Salem Road via Will Heard Drive. Several tracts in this area have a combined area of approx. 65 acres. These areas have access to utility mains in John Stockbauer, Will Heard and Guy Grant. In terms of utilities these tracts are well served and could be utilized for any type of development, but they are ideal for residential development.

Drainage is the main obstacle for development of these two areas. Because of topography, this area serves as a large bowl. Another issue is the fact that the area remained vacant as development occurred around it, leaving the area without a suitable drainage outfall. The frontage of Area 10 could utilize storm water mains in John Stockbauer but any development

would require on-site detention. Will Heard Road is a two lane open ditch and does not offer any drainage capacity. An open-ditch drainage structure does run parallel to the southern property line of both tracts, but capacity is limited, and on-site detention would still be necessary. Area 9 could utilize the Lone Tree Creek drainage basin that extends up through Greenway Park and the open-ditch system of Guy Grant; however, drainage structures would need to be constructed to direct water to Guy Grant.

Area 11 – Area 11 is situated between Camelot Manufactured Home Park and Meadowcreek Subdivision. This tract has frontage along John Stockbauer and access to the unimproved ROW of Country Lane. A 16" water main is available along the east side of John Stockbauer and a 15" sanitary sewer main is available along the west side of John Stockbauer. Any taps on the sanitary sewer line would require a bore under John Stockbauer. Drainage is available but would have to be used in combination with on-site detention, similar to what was developed for Camelot Manufactured Home Park.

Area 12 – Area 12 is located along the west side of John Stockbauer and situated between Regency drive and Mockingbird Lane. This area is bordered to the south by Sonic Restaurant. A 15" sanitary sewer main is available along the west side of John Stockbauer and A 16" water main is located along the east side of John Stockbauer. Any taps on the water main would require a bore under the roadway. Storm water drainage is available in the ROW.

Area 13 - Area 13 has frontage on John Stockbauer, Ben Jordan, Mockingbird and Zac Lentz Parkway. The area has a total of approx. 50 acres. Water and sanitary sewer mains are available in the ROW of Mockingbird, Ben Jordan, and John Stockbauer. A portion of the property lies within the 100-year floodplain of Lone Tree Creek. However, the majority is developable. This site has potential for both residential and nonresidential development.

Area 14 – A portion of Area 14 lies between Mockingbird Lane and Leary Lane. The remainder is located southeast of Leary Lane. The portion of the property along Mockingbird has access to water and sewer. The parcels along Leary Lane have access to water, but sewer is not available. Development would require a lift-station and force main to Mockingbird, Dean Cook, or John Stockbauer. The area is completely covered by the 100-year floodplain.

Areas 15 & 16 – These areas are located along Ben Jordan Street, between Sam Houston and John Stockbauer. Utilities are available from mains within the Ben Jordan ROW. The reason these areas remain undeveloped is the Lone Tree Creek 100-year floodplain. The proposed Lone Tree Creek drainage improvements will reduce the amount of area impacted by the 100-year flood-plain, making portions of these parcels available for development. Construction of these drainage improvements is scheduled to begin in the summer of 2007.

Areas 17 & 18 – Areas 17 & 18 are located along the west side of John Stockbauer with Area 17 having frontage on Kingwood Drive and Area 18 having frontage on Miori Lane and Airline. Sanitary sewer is available along the west side of John Stockbauer and water is along the east side of John Stockbauer. Any taps on the water main would require a bore under the roadway. The portion of Area 18 at the John Stockbauer & Airline intersection has access to a 12" water

main in the ROW of Airline. Area 17 could utilize the open-drainage structure that currently runs through Fleetwood Subdivision to Lone Tree Creek. Area 18 could utilize existing storm water main in John Stockbauer. Depending on the type of development, some form of on-site detention might have to be incorporated.

Area 19 – Area 19 is located along the east side of Zac Lentz and extends north from Airline Road to Belltower Subdivision. An 18" sanitary sewer main exists within the ROW of Airline road that could be extended along Zac Lentz to serve this tract. A 16" water main exists within the ROW of Airline Road that could be extended along Zac Lentz to serve this tract. This section of Zac Lentz is an open ditch section with drainage being directed towards Colony Creek. Colony Creek then feeds into the Lone Tree Creek detention area.

Access along Zac Lentz is permitted by TxDOT and driveways will be limited.

Detailed Utilities Information – Central Victoria

Area 1

- Sanitary Sewer: Mesa Verde Lift station is located in Nursery Dr. along Highway 87 North, which can provide service if a main line is extended into the property. A 12" sanitary sewer main is available along the western edge of this property that ties into James Coleman Dr. and Medical Dr. The Spring Creek Lift Station divides the property and a main could be extended from the lift-station into the property. An existing 8" main could be extended from Wall St. in the Benchmark Subdivision to service some of the property. There are no existing gravity sanitary sewer mains running along Loop 463 in front of this property. Also, design of any main line extensions will have to take into consideration the drastic elevation changes since a majority of this area is in the flood plain due to Spring Creek. A minimum of an 8" line will have to be extended into the property to develop the interior portions.
- Water: A 24" water main is available along Loop 463 in front of the property. An 8" water main is available from Wall St. in Benchmark Subdivision. A 12" water main is available in Nursery Dr. along Highway 87 North. A minimum of an 8" line will have to be extended into the property to develop the interior portions.

Area 2

- Sanitary Sewer: An 8" sanitary sewer line exists in Huvar Rd. from Dairy Rd. to N. Navarro. This line will have to be upsized in the future since it serves the Home Depot area on Loop 463. The line is deep enough to serve the property. There is no sanitary sewer main in Dairy Rd along the eastern edge of the property.
- Water: A 12" water main exists along the western end of the property in Huvar and then goes into the City's Water Plant 4. The eastern portion of this property will either have to extend an 8" water main to service along Huvar from the 12" line or access the 16" water main available in Dairy Road running along the eastern most edge of the property.

Area 3

- Sanitary Sewer: An 8" sanitary sewer line exists in John Stockbauer Dr. The sewer line is approximately 6 feet deep. Any development would need to occur close to the John Stockbauer side. Any tap off this line would require a bore underneath John Stockbauer. An 18" sanitary sewer line is available along the north side of Loop 463 and any line extension would have to be bored under Loop 463. Any development along Loop 463 would require a grinder lift-station pumping back to John Stockbauer or a sewer service bored underneath the Loop 463 freeway section.
- Water: A 16" water main exists in John Stockbauer Dr. A 16" water main exists along the north side of Loop 463. Loop 463 must be bored to access this water line.

Area 4

- Sanitary Sewer: A 15" sanitary sewer line exists in John Stockbauer Dr. The sewer line is approximately 6 feet deep. Any development would need to occur close to the John Stockbauer side. Any tap off this line would require a bore underneath John Stockbauer. An 18" sanitary sewer line is available along the north side of Loop 463 and any line extension would have to be bored under Loop 463. Any development along Loop 463 would require a

grinder lift-station pumping back to John Stockbauer or a sewer service bored underneath the Loop 463 freeway section.

- Water: A 16" water main exists in John Stockbauer Dr. A 16" water main exists along the north side of Loop 463. Loop 463 must be bored to access this water line.

Area 5

- Sanitary Sewer: A 12" sanitary sewer line is available along the north side of Loop 463. Loop 463 must be bored to access this water line. There is no sewer line in Country Lane along this property.
- Water: A 16" water main exists along the north side of Loop 463. Loop 463 must be bored to access this water line. There is no water line in Country Lane along this property.

Area 6

- Sanitary Sewer: An 8" sanitary sewer line is available in Country Lane stopping at the northern edge of this property.
- Water: An 8" water main is available in Country Lane stopping at the northern edge of this property.

Area 7

- Sanitary Sewer: An 8" sanitary sewer line is available in Country Lane, but would have to be extended to this property. A 15" sanitary sewer line exists in John Stockbauer Dr. Any tap off this line would require a bore underneath John Stockbauer.
- Water: An 8" water main is available in Country Lane, but would have to be extended to this property. A 16" water main exists in John Stockbauer Dr.

Area 8

- Sanitary Sewer: A 15" sanitary sewer line exists in John Stockbauer Dr.
- Water: A 16" water main is available in John Stockbauer Dr. Any tap off this line would require a bore underneath John Stockbauer. A 16" water main is available in Salem Rd.

Area 9

- Sanitary Sewer: A 10" sanitary sewer line exists in Will Heard Rd. A 30" sanitary sewer line is available in Guy Grant.
- Water: A 6" water main is available in Will Heard Rd. An 8" water line is available in Guy Grant.

Area 10

- Sanitary Sewer: A 15" sanitary sewer line exists in John Stockbauer Dr. A 12" sanitary sewer line is available between this property and the back of Shenandoah Subdivision.
- Water: A16" water main is available in John Stockbauer Dr. Any tap off this line would require a bore underneath John Stockbauer.

Area 11

- Sanitary Sewer: A 15" sanitary sewer line exists in John Stockbauer Dr. Any tap off this line would require a bore underneath John Stockbauer.

- Water: A 16” water main is available in John Stockbauer Dr.

Area 12

- Sanitary Sewer: A 15” sanitary sewer line exists in John Stockbauer Dr.
- Water: A 16” water main is available in John Stockbauer Dr. Any tap off this line would require a bore underneath John Stockbauer.

Area 13

- Sanitary Sewer: An 18” sanitary sewer line exists in Mockingbird Dr. A 12” sanitary sewer exists in an easement that travels from John Stockbauer towards Loop 463 and northwest of Ben Jordan St. A 15” sanitary sewer line exists in John Stockbauer Dr. Any tap off this line would require a bore underneath John Stockbauer.
- Water: A 16” water main is available in Ben Jordan St. A 16” water main is available in Mockingbird Dr. A 16” water main is available in John Stockbauer Dr.

Area 14

- Portion that fronts Mockingbird Dr.
  - Sanitary Sewer: A 30” sanitary sewer line exists in Mockingbird Dr.
  - Water: A 12” water main is available in Mockingbird Dr. A 16” water main is available in John Stockbauer Dr. Any tap off this line would require a bore underneath Mockingbird Dr.

- Portion that fronts Leary Lane.
  - Sanitary Sewer: Sanitary sewer is not available. Grades do not allow extension. Development would require lift-station and force main to Mockingbird, Dean Cook, or John Stockbauer.
  - Water: A 16” water main is available in Leary Lane.

Area 15

- Sanitary Sewer: A 12” sanitary sewer line exists in Ben Jordan St., except in the immediate area around the Lone Tree Creek crossing.
- Water: A 12” water main is available in Ben Jordan St.

Area 16

- Sanitary Sewer: A 12” sanitary sewer line exists in Ben Jordan St., except in the immediate area around the Lone Tree Creek crossing.
- Water: A 12” water main is available in Ben Jordan St.

Area 17

- Sanitary Sewer: A 36” sanitary sewer line exists in John Stockbauer Dr. A 12” sanitary sewer line exists in Airline Rd.

- Water: A 16” water main is available in John Stockbauer Dr. Any tap off this line would require a bore underneath John Stockbauer. A 12” water main is available in Airline Rd. Any tap off this line would require a bore underneath Airline Rd.

Area 18

- Sanitary Sewer: A 36” sanitary sewer line exists in John Stockbauer Dr. A 12” sanitary sewer line exists in Airline Rd.
- Water: A 16” water main is available in John Stockbauer Dr. Any tap off this line would require a bore underneath John Stockbauer. A 12” water main is available in Airline Rd.

Area 19

- Sanitary Sewer: An 18” sanitary sewer line is available in Airline Rd. This main could be extended to the northwest along the south side of Loop 463.
- Water: A 16” water main is available in Airline Rd. This main could be extended to the northwest along the south side of Loop 463.

Southwest Victoria

Description

For the purposes of this study, The Southwest Section is bordered to the north by Airline Road; Vine Street and Bottom Road to the west; US 59 and the City Limits Line to the south; and Delmar Drive and Sam Houston Drive to the East.

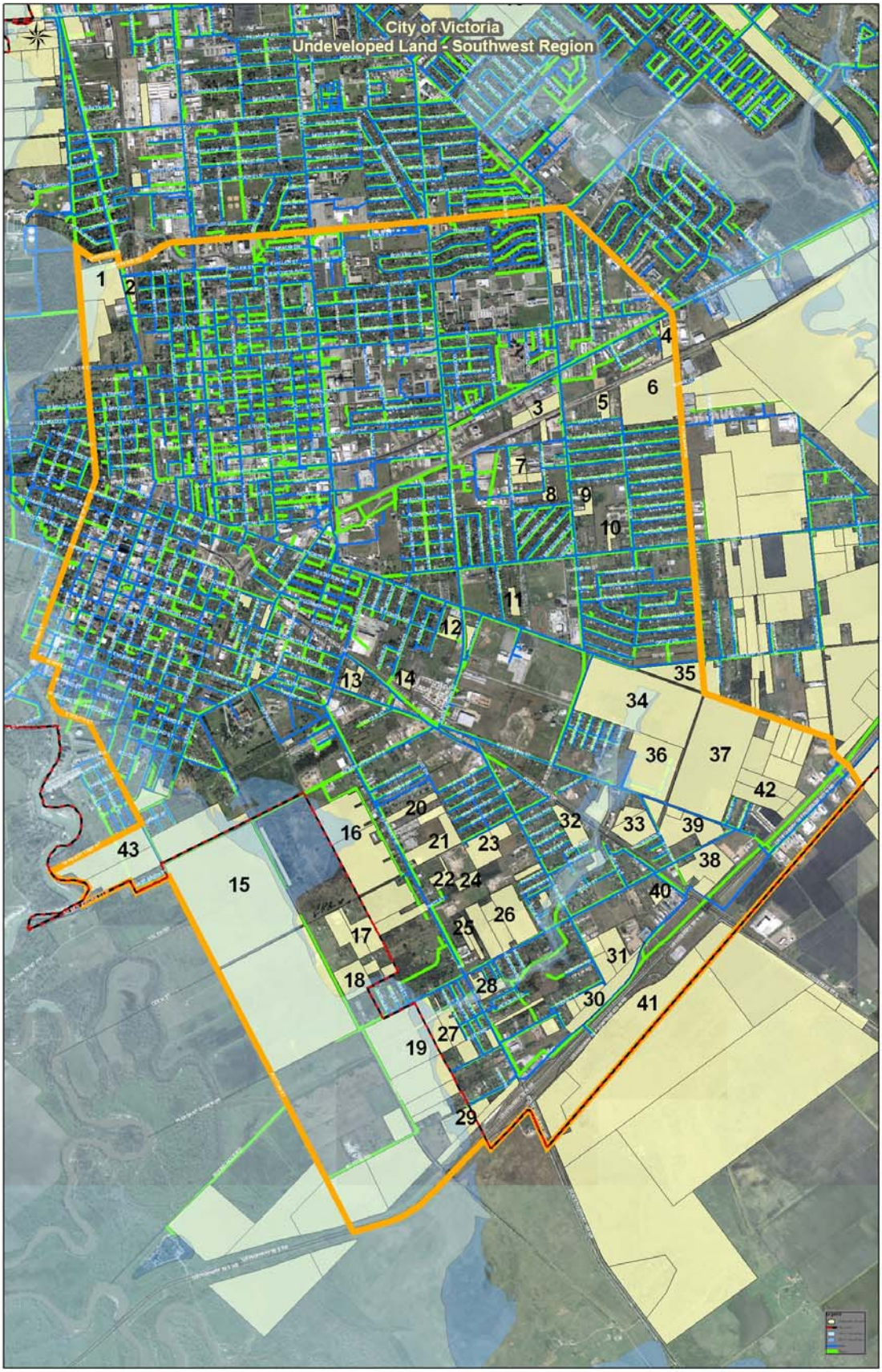
General Discussion

The Southwest Section can be broken into two portions. The portion north of Juan Linn Street is almost completely developed. There are very few vacant parcels. However, there is a significant amount of undeveloped land south of Juan Linn Street.

There are a number of factors that have kept properties in this Section from being developed. The far west (along Vine Street) and southwestern (Bottom Street area) portions are impacted by the Guadalupe River floodplain. Some parcels do not have access to water or sanitary sewer, or are served by inadequately sized mains. Property ownership patterns play a part as well. Vacant properties in some areas have been divided into small tracts that make it difficult to assemble land for development. For example, see the area along the far southeast end of Juan Linn Street. In addition, some of the larger tracts in southern Victoria have been and are still used for agricultural production. While these tracts have access to roads and utilities, the extension of roads and utilities into the large tracts are necessary to see them develop to their potential.

One final factor that has inhibited development in this section is market forces. The City has been growing to the north for decades, and the south parts of town continue to be overlooked for development. It is extremely difficult to change this trend. The City has focused on neighborhood revitalization, and worked to spur new infill through the development of Swan Crossing Subdivision.

A map of the Southwest Section is provided on the following page. The orange line identifies the boundaries of this Section, and vacant properties are highlighted in yellow. Large parcels and/or groups of parcels are also labeled with “Area Numbers”, which correspond to the narrative on the following pages.


City of Victoria
Undeveloped Land - Southwest Region
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Planning Analysis – Southwest Victoria

Areas 1 & 2 – These tracts are located near the intersection of Airline and Main Street (US 87). Water and sanitary sewer mains are available to both tracts of land. To utilize the 12" water main in Main Street, Tract 2 would have to bore underneath Main Street because the main is located on the opposite side of the road. Tract 1 is also bordered to the west by Vine Street. A large portion of Tract 1 is encroached by the 100-year flood plain. The West Outfall cuts across the northern section of Tract 1 from Main Street to Vine Street.

Area 3 – Area 3 is located near the intersection of Houston Highway and Ben Wilson Street. It is bordered to the east by Ben Wilson, to the south by UP Railroad and to the north by Holiday Inn and several other businesses that front along Houston Highway. Both water and sanitary sewer are available in the ROW of Ben Wilson. Some drainage in this area can be directed toward Ben Wilson, while most of the area will be directed towards the railroad ROW.

Area 4 – Located near the intersection of Delmar and Houston Highway, Area 4 is bordered to the east by Delmar, to the south by UP Railroad and to the north by businesses that front along Houston Highway. Water and sanitary sewer mains are available within the ROW of Delmar.

Area 5 – Is located east of Ben Wilson located on Coffey Street. The tract fronts along Coffey and is bordered to the rear by the UP Railroad. Both an 8" water main and sanitary sewer main are located within the ROW of Coffey.

Area 6 – This 33 acre parcel is located at the east end of Coffey Street with frontage along Delmar Drive. The tract is bordered to the north by the UP Railroad. Water mains are located within the ROW of Coffey and Delmar. An 8" sanitary sewer is located in the ROW of Coffey; however, to serve this property a grinder pump will need to be utilized. It may also require the extension or creation of a City Street to develop the property to its full potential.

Area 7 - Area 7 is located along Lavalliere Street and Profit Drive. This area is already being utilized for a mix of light industrial businesses. It is also the location of the VISD Administration Offices. Water and sanitary sewer mains are located within the ROW of both Profit and Lavalliere.

Area 8 – Area 8 is located along Profit Drive. This area is already a mix of light industrial uses and even some manufactured-home residential lots. Both water and sanitary sewer are available within the ROW of Profit Drive.

Area 9 – Area 9 is located along the east side Ben Wilson. The tract has access to Ben Wilson but the majority of the property is located behind existing businesses (Guerra's & Kwik Wash Laundromat). Water and sewer are available within the ROW of Ben Wilson. However, to fully develop this property some type of roadway will have to be established to provide access to the rear. This access could be public of private depending on the type of development. Joint access would also be a plus with the existing businesses that have frontage along Ben Wilson.

Area 10 – Area 10 is located along the north side of Lone Tree Road and is situated between Ben Wilson and Lova Drive. The tract is very similar to the previously discussed Area. The tract has frontage; however, the property is flagged shaped with the majority of the property located to the rear. Water and Sanitary sewer are available within the ROW of Lone Tree.

Area 11 – Area 11 is situated with North Street to the south, Raab Road to the west and Lone Tree Road to the north. This particular tract is actually land-locked. It does not have any frontage along a public ROW. However, in looking at property ownership around this tract, it appears that the owner of this tract also owns a tract with frontage along North Street which abuts Area 11. North Street does have water and sewer mains to serve this tract; however, mains would need to be extended, or the owner of the tract would need to re-plat Area 11 with the other tract that they own to provide access to North Street. Access to North Street would secure road access and access to utilities.

Area 12 – This parcel is located along the west side of Ben Jordan directly south of the Family Dollar store at the intersection of North Street & Ben Jordan. Water and sanitary sewer are available to this tract. One of the hindrances to developing this property is the location of a large pipeline easement that traverses the tract.

Area 13 – Area 13 is located southeast of Brownson Road and has frontage on both Juan Linn and Port Lavaca Hwy (US 87 S). Water and sanitary sewer are available in Juan Linn.

Area 14 – Area 14 is located to the northeast of Port Lavaca Hwy (US 87 S). The tract is directly to the rear of Caney Run Apartments. This tract is land-locked. While it appears to run along Port Lavaca Hwy, it actually fronts along the UP Railroad. There are no railroad crossings at this location. Without frontage along a public ROW, this property does not have access to the public street and does not have access to utilities. Vehicle Access and access to utilities will have to be obtained through access easement from Avenue D or the property could be incorporated into Caney Run Apartments. Until some type of access is developed for this tract it cannot be developed.

Areas 15 & 43 – These properties are located near the intersection of SW Ben Jordan with Bottom Road and Hand Road. There are several large tracts in these two areas. There are sufficient utilities within the ROW of Bottom Road to serve these areas. Nearly all of these areas are within the 100-year floodplain of the Guadalupe River. Portions are within the floodway. During periods of heavy rainfall much of this area is inundated with flood waters, which can remain for several days depending on the amount of upstream and/or downstream rainfall and runoff.

Area 16 – Area 16 consists of several large tracts that are bordered to the west by the City Limits and to the east by existing development along S. Laurent (SH 185). The City's parcel maps show several points of access (unimproved street stubs) that possibly could provide access to these tracts. Access can also be obtained from Odem. The area has utility issues. A 36" sanitary sewer extends down from Ben Jordan. Water is not accessible without extending a water main along Ben Jordan from approximately the City's Solid Waste Department then south into Area

16. It may be possible to extend water from S. Laurent into this area using the unimproved street stubs. All of this area would drain to the southwest toward Hand Road.

Areas 17 & 18 - These areas are located just south of Odem Street and to the west of the City Limits (these areas are located outside of the City Limits). Sanitary sewer is available to Area 18 from Hand Road, but water would have to be extended from Pleasant Green Drive. Area 17 does not have access to either water or sewer and would require at least the extension of 8" mains.

Areas 19 & 27 – Areas 19 & 27 are located at the intersection of Hand Road and Pleasant Green. These tracts are south of Pleasant Green with Tract 19 being outside of the City Limits and Tract 27 just inside the City Limits. Sanitary Sewer is available to Tract 19 from Hand Road; however, a water main will have to be extended to serve Tract 19. Tract 27 as access to an 8" sanitary sewer and a 6" water line located in Huisache Road. Almost all of Tract 19 is impacted by the 100-year flood plain of the Guadalupe River. Both of these tracts also have the Jim Branch Outfall traversing them from east to west.

Area 20 – Area 20 is located to the east of S. Laurent (SH -185) and backs up to the Putney-Moore Subdivision. This tract is long and narrow and has access to both water and sanitary sewer within the ROW of S. Laurent. Water runs along the west side of S. Laurent and any water taps would require that services be bored under Laurent. S. Laurent is also a State facility and a driveway permit will have to be issued by TxDOT.

Area 21 – This area is located to the east of S. Laurent (SH 185), north of Odem Street. Sanitary sewer is available in Laurent, Odem and the streets that run through the Putney-Moore Subdivision. With the exception of the sanitary sewer main in Laurent, use of the sanitary sewer located in the other streets may require a short main extension. Water is available in the streets of Putney-Moore Subdivision but may require short main extensions. An 8" main exists along the west side of Laurent; however, taps would require a bore underneath the roadway. Access to S. Laurent is permitted by TxDOT while access to Odem and other city streets will be permitted by the City.

Area 22 – Area 22 is a flagged shape lot that is south of Odem Street between S. Laurent and Callis Street. There are no accessible utilities. Water and sanitary sewer would have to be extended along Odem from either Laurent or from near Callis. Mains could also be available from just Laurent, but would require utility easements across adjoining property owners to reach this property from Laurent.

Area 23 - Area 23 is located south of Odem Street and to the west of Callis Street. The tract is bordered to the northeast by Dudley School. A 6" water main and 6" sanitary sewer main are available within the ROW of Odem. A natural gas pipeline traverses the property.

Area 24 – This property is a land-locked parcel that is located south of Odem, to the west of Callis and to the east of S. Laurent. This particular tract would have to acquire easements from adjacent tracts for access, water and sanitary sewer to be made available.

Area 25 – Area 25 is located just north of Pleasant Green and east of S. Laurent. This property is land-locked. No utility service is currently available. This tract would have to acquire easements from adjacent tracts for access, water and sanitary sewer to be made available.

Area 26 – These parcels are located on the north of Pleasant Green Drive, west of Callis Street and east of S. Laurent (SH 185). Water and sanitary sewer are available within the ROW of Pleasant Green Drive.

Area 27 (discussed with Area 19)

Area 28 – Area 28 is located southeast of the intersection of S. Laurent and Pleasant Green. Sanitary Sewer is available in Allie Road and a 10" sewer line from north to south starting at Pleasant Green. This area is also crossed by the Jim Branch Outfall which runs east to west. Therefore a portion of this area is impacted by the 100-year flood plain. Driveway access may also be an issue. South Laurent (SH-185) is a state facility and would require a driveway permit from TxDOT. Based on the posted speed in this area and the size of the tract, it is possible that only one point of access to S. Laurent will be allowed.

Area 29 – This area is bordered to the south by the ROW of US 59, to the north by Bottom Road, to the east by S. Laurent and to the West by UP Railroad. The City Limits run north to south through this property almost splitting it into equal halves. Both water and sanitary sewer are available with the ROW of Bottom Road. The portion of this property that is just west of the City Limits is impacted by the 100-year flood plain of the Guadalupe River.

The tract has good access from Bottom Road and partial access from the south bound on-ramp of US 59. It has a partial frontage road. Because of the size and location of the tract any access to S. Laurent will be restricted. It has access to two other facilities.

Areas 30 & 31 – Areas 30 & 31 are located along the ROW of US 59 near the intersection of Callis & Dudley. The ROW of Callis actually extends south of Dudley to split these two tracts. A 42" sanitary sewer main is available in the ROW of US 59. There is also an 8" sanitary sewer main in the ROW of Callis St. A 6" water line exists in the ROW of Dudley and a 12" water line exists in the ROW of US 59.

Access is an issue with these tracts. The best option for access would be the extension of a frontage road along US 59 from either US 87 or SH 185. A frontage road would provide the best access and visibility for these tracts. Currently the completion of frontage roads along US 59 is on the out-years of TxDOT's 10-year construction plans. Currently frontage roads are an unfunded project.

Area 32 – Area 32 is on the west side of Port Lavaca Hwy (US 87 S), a block south of Odem Street. The property backs up to Morgan Avenue. Several neighborhood streets also dead-end next to the property. Utilities are within the ROW of Francis, Algie, Price and Morgan Streets. Minor main extensions may be required to serve this tract. The utilities within the streets mentioned above may not extend along the full length of ROW. In most cases the utilities were

extended far enough to serve the last house or lot and not extended the full length of the road. Access to this tract can be provided from Port Lavaca Hwy or one of the streets to the west or south. Port Lavaca Hwy is a State facility and the location & number of driveways will have to be obtained from TxDOT. In most cases because of the type and posted speed of the facility, access will be limited to one driveway.

Area 33 – This area is located between Port Lavaca Hwy and Spiegelhauer Lane. Water and sanitary sewer mains exist within the ROW of Spiegelhauer Lane and Henderson Street. Access would need to be from Spiegelhauer. Railroad ROW lies between this property and Port Lavaca Hwy. This tract is just south of the Jim Branch Outfall, which provides a drainage outfall for the property.

Area 34 – Area 34 is the southeast corner of Ben Wilson and North / Hanselman and is bordered to the southwest by East Side Subdivision. Sanitary Sewer is available in North Street and Ben Wilson. However, the sewer main in Ben Wilson is 36" in size and any taps would require the placement of a manhole. Sanitary sewer is also available in the streets that make up East Side Subdivision. Those streets are: Ekstrum, Willard, Barbara, Marvelle and Lillian. The Jim Branch Outfall runs north to south through this tract dividing #34 from #36. The outfall can be utilized for drainage from this area. This is a large tract of approx. 80 acres.

Area 35 - Area 35 is a triangular shaped property between Hanselman Road, Delmar Drive and the unimproved ROW of North Street. The ROW of North Street is currently utilized as a drainage easement that feeds into the Jim Branch Outfall. This tract of land is directly across Hanselman Road from Swan Crossing Subdivision. Water and sanitary sewer are both available within the ROW of Hanselman Road. The peculiar shape and the Old North Street ROW are two probable reasons why this tract is undeveloped. This tract is also under separate ownership from Areas 34 & 36.

Area 36 – This area is located on the northwest corner of Delmar Drive and Juan Linn Street. The northeast corner of this tract is not served by utilities. A main extension from North Street would be needed to serve this portion of the tract. The southeast portion at the intersection of Delmar and Juan Linn has water and sanitary sewer available within the ROW of Juan Linn. This corner has also been partially developed or was being developed as Mornington Subdivision. Mornington Subdivision is a proposed manufactured home park. Most of the utilities and the road bed have been installed, and a concrete entrance from Delmar has been constructed. The development has essentially been abandoned. Jim Branch Outfall can be utilized to serve all of Area 36.

Area 37 - Area 37 is an 80 acre tract of land on the east side of Delmar Drive, between North Street and Juan Linn Street. Water and sewer are available from North Street and Juan Linn Street. Significant utility extensions would be necessary to serve most of the property. Drainage for this large area could be difficult. All of the bordering roadways have open ditch systems. These systems could be used in addition to some stormwater detention.

Area 38 – Area 38 is located in the northeast corner of US 59 and US 87. The area is also bordered to the northwest by Delmar and to the north by Pleasant Green Drive. This area does have frontage along US 59; however, it will probably require the extension of a frontage from the intersection of US 87. Access is obtainable from Pleasant Green and possibly Delmar. Access to US 87 is restricted because it will require the crossing of the UP Railroad. An at-grade crossing currently exists at Delmar, just before Delmar intersects with US 87. A 36" sanitary sewer main is available in the ROW of US 59. However, any taps would require the placement of a manhole. A 6" sanitary sewer main is available within the ROW of Delmar. There is a 16" water main at US 59 and US 87.

Area 39 – Area 39 is located within the triangle formed by Delmar Drive, Juan Linn Street and Pleasant Green Drive. Water and Sanitary sewer mains are available in both Delmar and Pleasant Green. All roadways are 2-lane strip-paved facilities with open ditches.

Area 40 – Is a flag-shaped lot that is located directly behind the Truck Stop at US 87 & US 59. The tract would be land locked if it was not for a small section that fronts along US 87. There are 6" water and sanitary sewer mains located along the west side of US 87 (Port Lavaca Hwy). With very little frontage along US 87, access to this tract may be an issue.

Area 41 – Area 41 is the area along the southeast side of US 59, between US 87 and SH 185. The property has access to the 2-way frontage road along US 59. An 18" sanitary sewer line and a 12" water line are stubbed into the center of this property's frontage along US 59. Development along the frontage of this area would require the extension of those mains. The utility mains were bored under US 59 about 4 years ago as part of a project to provide utilities in association with the annexation of this portion of the frontage on US 59. All of the roadways that border this tract are State facilities and would require permits from TxDOT.

Area 42 – Area 42 consists of several tracts of land northwest of US 59, between North Street and Juan Linn Street. Utilities are available in North Street and Juan Linn. A sanitary sewer main could also be extended from the large sewer main located in the ROW of US 59. Access could be provided from any one of the City Streets that border this area. Access to US 59 would have to be issued by the TxDOT. Drainage for this large area could be difficult. All of the bordering roadways have open ditch systems. These systems could be used in addition to stormwater detention.

Detailed Utilities Information – Southwest Victoria

Area 1

- Sanitary Sewer: An 18" sanitary sewer traverses across the north side of the property. An 8" sanitary sewer is located in Vine Street.
- Water: A 12" water main is located along the west side of Main St. There are no lines available in Vine St.

Area 2

- Sanitary Sewer: An 8" sanitary sewer line is located on the east side of Main St.
- Water: A 12" water main is located along the west side of Main St. Any taps off this line would require a bore underneath Main St. A 6" water line is available in Hiller St.

Area 3

- Sanitary Sewer: A 36" sanitary sewer line is available in Ben Wilson St.
- Water: A 10" water main is available in Ben Wilson St.

Area 4

- Sanitary Sewer: A 6" sanitary sewer line is available in Delmar Dr. at the northern end of the property.
- Water: A 12" water main is available in Delmar Dr.

Area 5

- Sanitary Sewer: An 8" sanitary sewer line is available in Coffey St.
- Water: An 8" water main is available in Coffey St.

Area 6

- Sanitary Sewer: An 8" sanitary sewer line is available in Coffey St. The property will need a lift station or grinder system to serve the lot.
- Water: A 12" water main is available along the west side of Delmar Dr. An 8" water line is available in Coffey St.

Area 7

- Sanitary Sewer: A 6" sanitary sewer line is available in both Profit Dr and Lavalliere St.
- Water: A 6" water line is available in both Profit Dr and Lavalliere St.

Area 8

- Sanitary Sewer: A 6" sanitary sewer line is available in Profit Dr.
- Water: A 6" water line is available in Profit Dr.

Area 9

- Sanitary Sewer: A 6" and a 36" sanitary sewer line are available in Ben Wilson St.
- Water: A 10" water line is available in Ben Wilson St.

Area 10

- Sanitary Sewer: An 8” sanitary sewer line is available in Lone Tree Rd.
- Water: A 10” water line is available in Lone Tree Rd.

Area 11

- Sanitary Sewer: No sewer available. Will have to extend an 8” sewer main across another lot to North St.
- Water: No water available. Will have to extend an 8” water main across another lot to North St.

Area 12

- Sanitary Sewer: An 8” sanitary sewer traverses along the south side of the property.
- Water: A 16” water line is available along the west side of Ben Jordan St.

Area 13

- Sanitary Sewer: An 8” sanitary sewer is available in Juan Linn St.
- Water: A 12” water line is available in Juan Linn St.

Area 14

- Sanitary Sewer: No sewer available. Will have to extend an 8” sewer main across another lot to Avenue D.
- Water: No water available. Will have to extend an 8” water main across another lot to Avenue D.

Area 15

- Sanitary Sewer: An 18” sanitary sewer line is available in Bottom St at SW Ben Jordan St. A 54” sanitary sewer line is available in Bottom St.
- Water: An 8” water line is available in Bottom St at SW Ben Jordan St. Water mains would have to be extended down Bottom St. in order to serve the remainder of the property.

Area 16

- Sanitary Sewer: A 36” sanitary sewer is available in SW Ben Jordan St.
- Water: No water available. Will have to extend an 8” water main down SW Ben Jordan St. to the property.

Area 17

- Sanitary Sewer: No sewer available. Will have to extend an 8” sewer main.
- Water: No water available. Will have to extend an 8” water main.

Area 18

- Sanitary Sewer: A 36” sanitary sewer is available in Hand Rd.
- Water: No water available. Will have to extend an 8” water main from Pleasant Green.

Area 19

- Sanitary Sewer: A 36” sanitary sewer is available in Hand Rd.
- Water: No water available. Will have to extend an 8” water main from Pleasant Green.

Area 20

- Sanitary Sewer: A 10” sanitary sewer is available in South Laurent St (Hwy 185) on the east side of the road.
- Water: An 8” water main is available on the west side of South Laurent (Hwy 185). Any taps would have to be bored underneath the roadway.

Area 21

- Sanitary Sewer: A 10” sanitary sewer is available in South Laurent St (Hwy 185) on the east side of the road. 6” sanitary sewer mains are available at the ends of Booker, Mumphord, and Odem Streets. However, minor extensions of the sewer lines to reach the properties may be required.
- Water: An 8” water main is available on the west side of South Laurent (Hwy 185). Any taps would have to be bored underneath the roadway. 6” water mains are available at the ends of Booker, Mumphord, and Odem Streets. However, minor extensions of the water lines to reach the properties may be required.

Area 22

- Sanitary Sewer: No sanitary sewer available. Will have to extend a sewer main from either Laurent or Odem Streets. Acquisition of addition easements may be required.
- Water: No water available. Will have to extend a water main from either Laurent or Odem Streets. Acquisition of addition easements may be required.

Area 23

- Sanitary Sewer: A 6” sanitary sewer is available in Odem St.
- Water: 6” water line is available in Odem St.

Area 24

- Sanitary Sewer: No sanitary sewer available. Will have to extend a sewer main from either Laurent or Odem Streets. Acquisition of addition easements may be required.
- Water: No water available. Will have to extend a water main from either Laurent or Odem Streets. Acquisition of addition easements may be required.

Area 25

- Sanitary Sewer: No sanitary sewer available. Will have to extend a sewer main from either Laurent or Pleasant Green Streets. Acquisition of addition easements may be required.
- Water: No water available. Will have to extend a water main from either Laurent or Pleasant Green Streets. Acquisition of addition easements may be required.

Area 26

- Sanitary Sewer: An 8” sanitary sewer is available in Pleasant Green Dr.

- Water: An 8” water line is available in Pleasant Green Dr.

Area 27

- Sanitary Sewer: An 8” sanitary sewer is available in Huisache Dr. An 8” sanitary sewer is available in Dudley St.
- Water: A 6” water line is available in Huisache Dr. A 6” sanitary sewer is available in Dudley St.

Area 28

- Sanitary Sewer: A 6” sanitary sewer is available in Allie Rd. and a 10” sewer line that bisects the property.
- Water: A 6” water line is available in Allie Rd.

Area 29

- Sanitary Sewer: A 6” sanitary sewer is available in Bottom Rd. within the City Limits.
- Water: An 8” water line is available in Bottom Rd. within the City Limits.

Area 30

- Sanitary Sewer: An 8” sanitary sewer is available in Dudley St. A 42” sewer line is available along the north side of US Hwy 59 North. Any taps off of this line would require a manhole.
- Water: A 6” water line is available in Dudley St. A 12” water line is available along the north side of US Hwy 59 North.

Area 31

- Sanitary Sewer: An 8” sanitary sewer is available in Callis St. A 42” sewer line is available along the north side of US Hwy 59 North. Any taps off of this line would require a manhole.
- Water: A 6” water line is available in Callis St. A 12” water line is available along the north side of US Hwy 59 North.

Area 32

- Sanitary Sewer: 6” sanitary sewer mains are available at the ends of Price, Algie, Morgan, and Francis Streets. However, minor extensions of the sewer lines to reach the properties may be required.
- Water: 6” water mains are available at the ends of Price, Algie, Morgan, and Francis Streets. However, minor extensions of the water lines to reach the properties may be required.

Area 33

- Sanitary Sewer: 8” sanitary sewer mains are available in Henderson St. and Spiegelhauer Lane.
- Water: 12” water main is available in Spiegelhauer Lane and a 6” water line is available in Henderson St.

Area 34

- Sanitary Sewer: A 36" sanitary sewer is available in Ben Wilson on the west side of the road. Any taps off of this line would require a manhole. An 18" sanitary sewer is available in a portion of North St. 6" sanitary sewer mains are available at the ends of Ekstrum, Willard, Barbara, Marvelle, and Lillian Streets. However, minor extensions of the sewer lines to reach the properties may be required.
- Water: An 8" water main is available on the west side of South Laurent (Hwy 185). Any taps would have to be bored underneath the roadway. A 12" water line is available in a portion of North St. 6" water mains are available at the ends of Ekstrum, Willard, Barbara, Marvelle, and Lillian Streets. However, minor extensions of the water lines to reach the properties may be required.

Area 35

- Sanitary Sewer: 18" sanitary sewer main is available in Hanselman Rd.
- Water: 12" water main is available in Hanselman Rd.

Area 36

- Sanitary Sewer: No sanitary sewer available in Delmar Dr. An 8" sanitary sewer line is available at Delmar Dr. and North St. Line extensions will be required to serve property.
- Water: No water main available in Delmar Dr. An 8" water line is available at Delmar Dr. and North St. Line extensions will be required to serve property.

Area 37

- Sanitary Sewer: An 8" sanitary sewer line is available in North St
- Water: An 8" water line is available in North St.

Area 38

- Sanitary Sewer: A 36" sanitary sewer line is available along the north side of US Highway 59 North. Any taps would require a manhole. A 6" sewer line is also available off of South Delmar Dr.
- Water: A 16" water line is available in the northwest corner of US Highway 87 South and US Highway 59 North.

Area 39

- Sanitary Sewer: A 12" sewer line is also available off of South Delmar Dr. An 8" sewer line is available in Pleasant Green Dr.
- Water: A 12" water line is available off of South Delmar Dr. An 8" water line is available in Pleasant Green Dr.

Area 40

- Sanitary Sewer: A 6" sewer line is available along the south side of Port Lavaca Dr.
- Water: A 6" water line is available along the south side of Port Lavaca Dr.

Area 41

- Sanitary Sewer: An 18" sewer line is stubbed in front of the property on US Highway 59 North. Any development will require extensions into the property.
- Water: A 12" water line is stubbed in front of the property on US Highway 59 North. Any development will require extensions into the property.

Area 42

- Sanitary Sewer: A 36" sanitary sewer main is available along the north side of US Highway 59 North. Any taps off of this line will require a manhole.
- Water: A 16" water line is available along the south side of US Highway 59 North. All taps would have to be bored underneath US Highway 59 North. An 8" water line is available north east of the lot along the north side of US Highway 59 North and would require an extension along US Highway 59 North.

Area 43

- Sanitary Sewer: An 18" and a 54" sanitary sewer line are available in Bottom St.
- Water: An 8" water line is available in Bottom St.

Southeast Victoria

Description

For the purposes of this study, the Southeast Section is bordered to the north by Airline Road and Houston Hwy, to the southeast by US 59, and to the west by Delmar Drive.

General Discussion

The north portion of the Southeast Section is developed with residential subdivisions, including Tanglewood and Colony Creek. The remainder of the Section, between Houston Hwy and US 59, has a significant amount of undeveloped land. The southwest corner of the Section is interspersed with small residential developments and some commercial uses, but there are some relatively large vacant tracts. The middle portion of the Section (along Lone Tree Creek, both sides of John Stockbauer Drive, and SW of Zac Lentz Parkway) consists of several very large properties that are currently used for agricultural production. The area east of Zac Lentz Parkway is partially developed with a variety of light industrial uses.

The Southeast Section has a great deal of potential for light industry, manufacturing, warehousing and distribution. The area is well served by major transportation corridors; Delmar/Sam Houston, John Stockbauer, Houston Hwy (US 59B), US 59 and Zac Lentz Parkway (LP 463). Portions of the area also have potential access to rail.

Drainage will be a concern with development. The areas between John Stockbauer and Delmar could direct drainage to Lone Tree Creek which runs north to south through the area west of John Stockbauer. The areas northeast of LP 463 really do not have a suitable drainage outfall. There are portions that have access to Mercado Creek, but that is very limited. The properties closer to the tip of the "triangle" (where US 59 and Houston Hwy meet) are the area lacking drainage capacity and drainage structures to move water.

A map of the Southeast Section is provided on the following page. The orange line identifies the boundaries of this Section, and vacant properties are highlighted in yellow. Large parcels and/or groups of parcels are also labeled with "Area Numbers", which correspond to the narrative on the following pages.

City of Victoria
Undeveloped Land - Southeast Region
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Planning Analysis – Southeast Victoria

Areas 1, 2 & 3 – Areas 1, 2 & 3 have frontage on John Stockbauer Drive. Area 1 is at the east corner of John Stockbauer and Airline Road next to First Victoria National Bank. Areas 2 & 3 are located along the southwest side of John Stockbauer southeast of Airline.

Area 1 has access to utilities in both Airline and John Stockbauer. Areas 2 & 3 have access to water and sewer located in John Stockbauer, however, the water main is located along the east side of John Stockbauer and would require a bore under the roadway to serve Areas 2 & 3. All of these areas have access to storm sewer within the ROW of Airline and John Stockbauer. Areas 2 & 3 also have access to Colony Creek which feeds directly into the Lone Tree Creek Detention Basin.

Areas 2 and 3 have potential for commercial development. However, the depth of these parcels will limit the parcels to relatively small-scale retail. The depth is not adequate to support a large grocery store or shopping center. A more creative development option for these tracts might be of a residential nature. A similar strip on the opposite side of John Stockbauer was developed several years ago as Westhaven of Colony Creek. Areas 2 & 3 are significantly deeper than the Westhaven site, and would allow for a residential street with lots on both sides. Being in such close proximity to Colony Creek, if done properly, this area could be very desirable for residential development.

Area 4 – This area has frontage along Houston Hwy (US 59B), bordered to the north by Colony Creek Country Club, and to the east by Zac Lentz Parkway (LP 463). The vacant portion of this area consists of approx. 40 acres surrounding Bingo Palace and the manufactured home sales lot. Sanitary sewer is available along the north side of Houston Hwy. However, water is located along the south side of Houston Hwy and any taps would require a bore under Houston Hwy. This area could be developed as a mix of residential and commercial, with residential being placed adjacent to Colony Creek Country Club.

US 59(B) and LP 463 are both State facilities and will require driveway permits from TxDOT.

Areas 5 & 6 – Areas 5 & 6 are located along the south side of Houston Hwy between Sam Houston / Delmar and John Stockbauer. Both areas back up to the UP Railroad. Area 5 is directly east of the former Ramada Inn, while Area 6 is directly east of Country Wide Homes and just west of the Fortress Self-Storage.

Area 5 has access to both water and sanitary sewer; however, both mains are located along the north side of the Houston Hwy and any taps would require bores under the roadway. Area 6 does have access to sanitary sewer along the south side of the Houston Hwy. Water is located along the north side and any taps would require a bore underneath the roadway.

Both areas are completely within the 100-year flood plain of Lone Tree Creek. The channel of Lone Tree Creek runs from north to south across the northeast corner of Area 6.

Areas 7 & 8 - Areas 7 & 8 are located along the south side of Houston Hwy between John Stockbauer and Zac Lentz Parkway (LP 463). Both tracts are bordered to the rear by UP Railroad.

Area 7 is directly in the southeast corner of Houston Hwy and John Stockbauer, while Area 8 is situated east of Mars Lumber Company and west of Tipton's Drive-in. Water is available along the south side of Houston Hwy. Sanitary Sewer is available along the north side and any taps would require a bore underneath the roadway.

Areas 9 & 18 – Areas 9 & 18 consist of several very large tracts with a total area of over 400 acres. The property lies on the southwest side of John Stockbauer Drive, between the UP railroad and Lone Tree Road. Most of the area is used for agricultural production.

These areas are impacted by 100-year flood plain of Lone Tree Creek, which runs through the center of these tracts. However, the portion fronting on John Stockbauer has over 800' of depth that is out of the floodplain. The frontage along John Stockbauer has great potential for light industrial and/or commercial development. A large portion of Area 9 on the west side of Lone Tree Creek is also out of the floodplain. However, this area has no street access. The Thoroughfare Plan calls for an extension of Anthony Road from Rio Grande Street north to the Houston Hwy. It would intersect Houston Hwy across from Teakwood Drive. The extension of Anthony Road would provide excellent access for Area 9.

Water and sanitary sewer are both available to the section of this property that fronts along Delmar. Water and sanitary sewer are also available in John Stockbauer Drive to serve the north portions of this area. The water is located along the east side of John Stockbauer and may require bores underneath the roadway. Development of the portions along Lone Tree Road will require the extension of a 12" water main per the Water Master Plan.

Area 10 – This area is located between Delmar Drive, Rio Grande Street, Anthony Road and Lone Tree Road. The area does not have direct access to Delmar, but there are some small, undeveloped tracts along Delmar that could be used for access to Delmar. A 12" sanitary sewer line and a 16" water line are available within Anthony Road. There is also a 12" water main along Lone Tree Road. A portion of this area directly behind Fire Station #1 is a proposed location for a new VISD Elementary School. The remainder of the area could be used for a mix of uses, however, it is probably best suited for commercial or light industrial. Both Anthony Road and Lone Tree Road are 2-lane facilities with open-ditch systems that drain toward Lone Tree Creek.

Area 11 – Area 11 is bordered to the east by Anthony Road; to the south by Hanselman Road; and to the north by Lone Tree Road. This area is a mixture of various sized lots under different ownership. Water and Sanitary sewer to serve this area is available in Anthony Road. Water and sanitary sewer are also available within Lone Tree Road; however, the sanitary sewer is not of sufficient depth to be extended into this area.

All of the roadways that border this area are 2-lane facilities with open-ditch systems. This area is a mix uses; mainly agriculture and residential. The area has potential for additional residential and some possible commercial development.

Areas 12, 13 and 14 – These areas are located south of Hanselman road and west of Anthony Road; to the east by Anthony Road; and to the south by North Street. Area 12 has frontage along both Hanselman and North Street. Areas 13 & 14 both have frontage along Anthony Road, while Area 13 also has frontage along Hanselman and Area 14 has frontage along North Street.

A 15" sanitary sewer and a 12" water main are located within the ROW of Hanselman Road. Water and sanitary sewer are not available within the section of Anthony Road between Hanselman and North Streets. Area 14 does not have access to either water or sanitary sewer. Utilities will have to be extended from Hanselman or along North Street to serve Area 14.

Area 15 – Area 15 consists of several properties that form a triangle between US 59, Hanselman Road and Anthony Road. A 36" sanitary sewer is available within the ROW of US 59 and any taps will require the placement of a manhole. A 12" water main is available at the intersection of Hanselman and US 59 and will need to be extended along Hanselman Road per the Water Master Plan. Access to Anthony and Hanselman would be permitted by the City, while access to US 59 would be permitted by TxDOT. The shape of the US 59 ROW in this area shows the intentions of a future grade separation; therefore, it is unclear if this area will be allowed to have direct access to US 59.

Areas 16 & 17 – Areas 16 & 17 are bordered to the south by US 59, to the southwest by Hanselman Road, to the west by Anthony Road, and to the north by Lone Tree Road. Area 16 is directly in the southeast corner of Anthony and Lone Tree, while Area 17 is farther to the south in the northeast corner of Hanselman and US 59.

A 12" sanitary sewer and a 16" water main are located within the ROW of Anthony Road that could be utilized to serve the frontage along Anthony Road. The frontage of Area 17 along Hanselman Road does not have utilities available. However, the Water Master Plan requires the extension of a 12" water main within the ROW of Hanselman Road. A 36" sanitary sewer line is available within the ROW of US 59. Any taps from the 36" main would require the placement of a manhole.

Access to Anthony, Hanselman and Lone Tree would be permitted by the City, while access to US 59 would be permitted by TxDOT. Much like Area 15 it is unclear if access to US 59 would be allowed along this section.

Area 19 – This area is located on the northeast side of John Stockbauer Drive, between Lone Tree Road and Houston Hwy. While it is not highlighted as vacant property, the Lone Tree Business Park is located immediately to the northeast of Area 19. Water and Sanitary Sewer are available within the ROW of John Stockbauer. Water and sanitary sewer are also available within the ROW of Lone Tree Road. This section of John Stockbauer is a 2-lane facility with

open-ditches. Lone Tree Road from John Stockbauer east to LP 463 has been rebuilt as a 4-lane divided facility with curb and gutter.

Along with the Lone Tree Business Park, Area 19 has excellent access, and is prime for light industrial, warehouse/distribution; or other non-residential uses. One draw-back to this area is John Stockbauer Drive. The roadway is currently a 2-lane strip-paved roadway that is in need of reconstruction. The reconstruction of John Stockbauer to a 4-lane facility would greatly enhance development in this area.

Area 20 – Area 20 is bordered to the north by Lone Tree Road and to the south by US 59. Lone Tree Creek traverses this property from north to south and the 100-year flood plain greatly impacts this area.

A 36" Sanitary Sewer main is available within the ROW of US 59 which would require the placement of a manhole for any taps. There is a 16" water main located on the south side of US 59 which would require boring underneath US 59. A 12" water main exists in Lone Tree Road in the far northwest corner of the tract. This 12" water main would be required to be extended along Lone Tree Road in accordance with the Water Master Plan.

Areas 21 & 22 – Areas 21 & 22 are located between US 59, John Stockbauer Drive, Lone Tree Road and LP 463. Area 21 is situated along John Stockbauer Drive, while Area 22 is to the east and fronts on LP 463. Both Areas also front along Lone Tree Road and US 59. These two areas have excellent access and potential for development as general commercial, light-industrial or warehouse/distribution. Utilities exist within the ROW of Lone Tree Road, John Stockbauer and US 59. The use of utilities in this are may require the placement of a manhole for sanitary sewer connections, or for the taps to be bored underneath the roadway. This section of Lone Tree is a 4-lane divided facility; US 59 is a 4-lane divided expressway and LP 463 is a 4-lane expressway. As noted above, this section of John Stockbauer Drive is a 2-lane facility with open-ditches that is in the need of reconstruction.

Area 23 – Area 23 is a long narrow tract between Loop 463 and Burroughsville Road. Water and sanitary sewer are available within the ROW of Burroughsville Road. The area has access to US 59 and Houston Hwy (US 59 B). The tract does have frontage along LP 463, however, direct access may be prohibited because of the design of the facility. Access can be gained on Burroughsville Road. The most prominent land uses in this area are light industrial, mainly companies that are involved in the petroleum or natural gas industries. There have been several new developments just east of this tract along Lone Tree Road. The major draw-back to this tract is it shape and size. The depth of this tract is only about 450' but it is over 3400' in length. The depth of the tract may not lend itself to the same type of uses that have been developing in this area.

Area 24 – Area 24 is in the far north portion of this Section, on the northeast side of Loop 463 and north of Houston Hwy. The majority of this area is located outside of the City Limits and continues east until it reaches the Victoria Regional Airport. The portions of the frontage along

both highways were recently annexed. This section of Loop 463 is currently being expanded to a 4-lane divided facility which will provide better and safer access to this area.

A 12" sanitary sewer line is located near the intersection of US 59B and LP 463. An 18" sanitary sewer line and a 16" water line were extended across Loop 463 at Airline Road in association with a recent annexation. There is also an 8" water line near Burroughsville Road and US 59. These facilities can serve a portion of this area, but neither sewer main is deep enough to serve the entire tract.

One of the major issues with development along the east side of LP 463 is storm water drainage. There is some potential to use Colony Creek and Mercado Creek for drainage outfalls, but it will have to be done in conjunction with stormwater detention / retention facilities.

Areas 25-28 – These areas are bordered by Houston Hwy and the KCS / Tex-Mex Railroad to the north, Lone Tree Road to the south, Brentwood Subdivision to the east, and Burroughsville Road to the west.

Areas 25 & 26 appear to have frontage on US 59B; however, they actually front along the KCS / Tex-Mex Railroad ROW. This rail line in currently not is use, but it is understood that KCS is planning to reopen the line. KCS is currently reconstructing the rail line near Rosenberg and Wharton. Since these two areas do not have direct access to US 59B, driveway access over the Railroad ROW may be an issue.

The portion shown as Area 27 has frontage on Lone Tree Road and Burroughsville Road. Water and sanitary sewer are both available. Water and sanitary sewer are available to Area 25 through an easement that is located at the northern end of the property. Water is available to Area 26 through an easement that runs along the entire frontage of the property. Sanitary sewer is available through an easement that is located in the southern end of the property.

Area 28 is situated just outside of the City Limits and is bordered to the east by Brentwood Subdivision and to the north by the former VMW site (now Stewart & Stevenson). The Area has frontage on an unimproved portion of Lone Tree Road. The paved portion of Lone Tree Road stops just east of Sparkman Road. Water and sanitary sewer are not available to this area. Utilities may have to be extended from Lone Tree Road to service this tract.

All of these tracts have issues with drainage. All of the roadways in this area are open-ditch. There is a small drainage outfall that traverses the center of all these areas from Hardin Tubular southwest to LP 463. It is possible that this outfall could be utilized for drainage.

Area 29 – Area 29 is situated just east of Brentwood Subdivision and just west of Ybarra Road, which is a private road. Sanitary sewer is not available and would have to be extended up from US 59. Water is available but it is located on the north side of US 59B and would require a bore underneath the roadway. It appears the only access to the tract is through Ybarra Road (private). This tract is similar to Areas 25 & 26 in that it actually fronts on the KCS / Tex-Mex Rail ROW and not on US 59B; therefore, access could be an issue. This tract is also bordered by a portion

of Mercado Creek which extends north under US 59B and is used to drain portions of the larger undeveloped area north of US 59B. This outfall also serves to drain Brentwood Subdivision. There is a significant amount of area that utilizes this outfall and it could pose drainage problems for Area 29. Area 29 is located entirely outside of the City Limits.

Area 30 – Area 30 is partially outside of the City Limits and is bordered by Houston Hwy to the north and an unimproved ROW to the south. As with the tracts discussed above, the property fronts along the KCS / Tex-Mex Railroad. Access to Houston Hwy cannot be obtained until a crossing is permitted by the railroad. Both water and sanitary sewer are located to the rear of the tract within a 40' unimproved ROW. The utilities are in the southeast corner of the tract. Because of the railroad to the front, drainage in the area is an issue. There are no existing drainage facilities. Most of this area drains to the unimproved road ROW. The lack of drainage and access are concerns related to the development of this tract.

Area 31 – Area 31 is located within the City Limits and is very similar to Area 30. This tract is located just east of the new Adopt-A-Pet location and is bordered to the north by US 59B & KCS / Tex-Mex Railroad, and to the south by an unimproved road ROW. Utilities are to the rear of the tract within the unimproved ROW. Just like Area 30, access and drainage are concerns related to the development of this tract.

Areas 32-34 – Areas 32-34 are smaller tracts located north of US 59. All of these tracts have water and sanitary sewer available within the ROW of US 59.

Areas 35 – Area 35 is located along the south side of US 59 and just south of the intersection of US 59 with County Lane. A 10" sanitary sewer main and a 16" water main are available within the ROW of US 59.

Areas 36–37 – Areas 36 and 37 are located along the north side of US 59, west of the TxDOT facility. Area 37 backs up to Brentwood Subdivision. Area 36 has water and sewer available along an unimproved ROW on its northeast property line. There is also a 15" sanitary sewer line and an 8" water line within the ROW of US 59. Area 37 has a 24" sanitary sewer line along the north side of US 59. An 8" water line is available at the northern end of the property. A 16" water main is located along the south side of US 59; however, any taps would be required to bore underneath the highway.

Both of these areas have significant issues with drainage. Drainage can be directed toward the open-ditch system along US 59; however, some type of detention will probably be needed to assist with drainage.

Area 39 – Area 39 is partially developed as an RV campground. However, the rear portion of the tract remains undeveloped. The rear portion possibly has access to Lone Tree Road. Both water and sanitary sewer are available.

Area 40 – Area 40 is also partially developed. A business that remanufactures tires for large construction equipment recently moved to this location from Port Lavaca. Both water and sanitary sewer are available within the ROW of Lone Tree Road.

Area 41 – Area 41 is located in the southwest corner of Loop 463 and US 59. Sanitary sewer is only available at the northern most corner of the property. Water is available along the frontage of US 59.

Area 42 – Area 42 is located along the south side of US 59. A water main is available along the frontage of US 59. Sanitary sewer is located along the north side of US 59 and any taps would require a bore underneath the roadway. This area is located within the 100-year floodplain of Lone Tree Creek.

Area 43 – Area 43 is located along the south side of US 59 near the intersection of Anthony Road. A 16" water main is available along the frontage of US 59. A 36" sanitary sewer main is located along the north side of US 59 and would require the placement of a manhole and a bore underneath the roadway.

Detailed Utilities Information – Southeast Victoria

Area 1

- Sanitary Sewer: A 36" sanitary sewer is available in John Stockbauer Dr. Any tap off this line would require a bore underneath John Stockbauer. An 18" sanitary sewer line is available in Airline Rd.
- Water: A 16" water main exists in John Stockbauer Dr. A 16" water main exists in Airline Rd.

Area 2

- Sanitary Sewer: A 36" sanitary sewer is available in John Stockbauer Dr.
- Water: A 16" water main exists in John Stockbauer Dr. Any tap off this line would require a bore underneath John Stockbauer Dr.

Area 3

- Sanitary Sewer: A 36" sanitary sewer is available in John Stockbauer Dr.
- Water: A 16" water main exists in John Stockbauer Dr. Any tap off this line would require a bore underneath John Stockbauer Dr.

Area 4

- Sanitary Sewer: An 18" sanitary sewer line exists in Houston Highway (Business 59). Any tap off this line would require a bore underneath Houston Highway.
- Water: A 16" water main is available in Houston Highway (Business 59).

Area 5

- Sanitary Sewer: An 8" sanitary sewer line is available along the north side of Houston Highway (Business 59). Any tap off this line would require a bore underneath Houston Highway.
- Water: A 12" water line is available along the north side of Houston Highway (Business 59). Any tap off this line would require a bore underneath Houston Highway.

Area 6

- Sanitary Sewer: An 18" is available along the north side of Houston Highway (Business 59). Any tap off this line would require a bore underneath Houston Highway.
- Water: A 12" water line is available along the north side of Houston Highway (Business 59). Any tap off this line would require a bore underneath Houston Highway.

Area 7

- Sanitary Sewer: An 18" is available along the south side of Houston Highway (Business 59). Any tap off this line would require a bore underneath Houston Highway.
- Water: A 16" water main is available in Houston Highway (Business 59)

Area 8

- Sanitary Sewer: An 18" is available along the south side of Houston Highway (Business 59). Any tap off this line would require a bore underneath Houston Highway.

- Water: A 16” water main is available in Houston Highway (Business 59)

Area 9
- Sanitary Sewer: A 10” sanitary sewer line is available along the south side of this property.
- Water: An 8” water line is available in an easement across this property.

Area 10
- Sanitary Sewer: A 12” sanitary sewer line is available in Anthony Rd.
- Water: A 16” water main is available in Anthony Rd. A 12” water main is available in Lone Tree Rd.

Area 11
- Sanitary Sewer: A 6” sanitary sewer line is available in Lone Tree Rd, but this line is shallow and cannot be extended very far into property. A 12” sanitary sewer line is available in Anthony Rd.
- Water: A 12” water main is available in Lone Tree Rd. 16” water main is available in Anthony Rd.

Area 12
- Sanitary Sewer: A 15” sanitary sewer line exists in Hanselman Rd.
- Water: A 12” water main is available in Hanselman Rd.

Area 13
- Sanitary Sewer: A 15” sanitary sewer line exists in Hanselman Rd. There is no line in Anthony Rd.
- Water: A 12” water main is available in Hanselman Rd. There is no line in Anthony Rd.

Area 14
- Sanitary Sewer: There are no sewer lines immediately available. Must extend line from Hanselman or North St.
- Water: There are no water lines immediately available. Must extend line from Hanselman or North St.

Area 15
- Sanitary Sewer: A 36” sanitary sewer line is available in US Highway 59 North. Any taps require a manhole.
- Water: A 12” water main is available in US Highway 59 North near the Hanselman Rd. intersection. A 12” water main is required to be installed on Hanselman Rd per the Water Master Plan.

Area 16
- Sanitary Sewer: A 12” sanitary sewer line is available in Anthony Rd.
- Water: A 16” water main is available in Anthony Rd.

Area 17

- Sanitary Sewer: There is no sewer line available in Hanselman Rd. A 12" sanitary sewer line is available in Anthony Rd. A 36" sanitary sewer line is available in US Highway 59 North at Hanselman Rd. Any taps require a manhole.
- Water: A 16" water main is available in Anthony Rd. A 12" water main is available in US Highway 59 North near the Hanselman Rd. intersection. A 12" water main is required to be installed on Hanselman Rd per the Water Master Plan.

Area 18

- Sanitary Sewer: A 36" sanitary sewer is available in John Stockbauer Dr.
- Water: A 16" water main exists in John Stockbauer Dr. Any tap off this line would require a bore underneath John Stockbauer Dr. A 12" water main is required to be installed on Lone Tree Rd. per the Water Master Plan.

Area 19

- Sanitary Sewer: A 36" sanitary sewer is available in John Stockbauer Dr. Any tap off this line would require a bore underneath John Stockbauer Dr. and a manhole.
- Water: A 16" water main exists in John Stockbauer Dr. A 12" water main exists in Lone Tree Rd

Area 20

- Sanitary Sewer: A 36" sanitary sewer is available in US Highway 59 North along the north end of this property. Any tap off this line would require a manhole. A 36" sewer main is available at the very southern end of this property.
- Water: A 16" water main exists in US Highway 59 North on the south side of the roadway. Any taps would require a bore and casing underneath US Highway 59 North. A 12" water main is required to be installed on Lone Tree Rd. per the Water Master Plan.

Area 21

- Sanitary Sewer: A 36" sanitary sewer is available in John Stockbauer Dr. Any tap off this line would require a bore underneath John Stockbauer Dr. and a manhole. A 12" sanitary sewer line is available in Lone Tree Rd. Any taps would have to be bored underneath Lone Tree Rd.
- Water: A 16" water main exists in John Stockbauer Dr. A 12" water main exists in Lone Tree Rd.

Area 22

- Sanitary Sewer: A 36" sanitary sewer is available in US Highway 59 Business. Any tap off this line would require a manhole.
- Water: A 12" water main exists in Lone Tree Rd.

Area 23

- Sanitary Sewer: An 8" sanitary sewer is available in Burroughsville Rd.
- Water: An 8" water main exists in Burroughsville Rd.

Area 24

- Sanitary Sewer: A 12" sanitary sewer is available at the corner of Loop 463 and Business 59. This line is not deep enough to serve entire property. An 18" sanitary sewer is available at Airline Rd on the north side of Loop 463. This line is not deep enough to serve entire property.
- Water: An 8" water main exists in Burroughsville Rd. A 16" water line is available at Airline Rd on the north side of Loop 463.

Area 25

- Sanitary Sewer: An 8" sanitary sewer is available in an easement which stops at the northern most end of property.
- Water: An 8" water line is available in an easement which stops at the northern most end of property.

Area 26

- Sanitary Sewer: An 8" sanitary sewer is available in an easement which stops at the southern most end of property.
- Water: An 8" water line is available in an easement which extends along the entire length of this property.

Area 27

- Sanitary Sewer: A 12" sanitary sewer is available in Lone Tree Rd.
- Water: A 12" water line is available in Lone Tree Rd.

Area 28

- Sanitary Sewer: Sanitary sewer is not available.
- Water: Water is not available.

Area 29

- Sanitary Sewer: Sanitary sewer is not available. Sanitary sewer would have to be extended to the property from US Highway 59 North.
- Water: Water is available on the north side of Business 59. Any taps would require to be bored under Business 59.

Area 30

- Sanitary Sewer: An 8" sanitary sewer is available at the rear of the property in an existing 40' ROW.
- Water: An 8" water line is available at the rear of the property in an existing 40' ROW.

Area 31

- Sanitary Sewer: An 8" sanitary sewer is available at the rear of the property in an existing 40' ROW.
- Water: An 8" water line is available at the rear of the property in an existing 40' ROW.

Area 32

- Sanitary Sewer: A 12" sanitary sewer is available in US Highway 59 North.
- Water: An 8" water line is available in US Highway 59 North.

Area 33

- Sanitary Sewer: A 12" sanitary sewer is available in US Highway 59 North.
- Water: An 8" water line is available in US Highway 59 North.

Area 34

- Sanitary Sewer: A 15" sanitary sewer is available in US Highway 59 North.
- Water: An 8" water line is available in US Highway 59 North.

Area 35

- Sanitary Sewer: A 10" sanitary sewer is available in US Highway 59 North.
- Water: A 16" water line is available in US Highway 59 North.

Area 36

- Sanitary Sewer: An 8" sanitary sewer is available in easement along the north end of the property. A 15" sanitary sewer is available in US Highway 59 North.
- Water: An 8" water line is available in easement along the north end of the property. An 8" water line is available in US Highway 59 North.

Area 37

- Sanitary Sewer: A 24" sanitary sewer is available along the north side of US Highway 59 North.
- Water: An 8" water line is available in the north side of US Highway 59 North at the northern most end of the property. A 16" water line is available along the south side of US Highway 59 North. Any taps would have to be bored underneath US Highway 59 North.

Area 38

- Sanitary Sewer: A 24" sanitary sewer is available along the north side of US Highway 59 North. Any taps would require a manhole and a bore underneath US Highway 59 North. There are no sewer lines directly in front of the property; however, there are 8" sanitary sewer lines on either ends of the property that could be extended to the property.
- Water: A 16" water line is available along the south side of US Highway 59 North.

Area 39

- Sanitary Sewer: A 24" sanitary sewer is available along the north side of US Highway 59 North. Any taps would require a manhole.
- Water: An 8" water line is available along the north side of US Highway 59 North.

Area 40

- Sanitary Sewer: A 12" sanitary sewer is available in Lone Tree Rd.
- Water: A 12" water line is available in Lone Tree Rd.

Area 41

- Sanitary Sewer: A 12" sanitary sewer is available at the intersection of US Highway 59 North and Loop 463 on the south side of US Highway 59 North.
- Water: A 16" water line is available along the south side of US Highway 59 North.

Area 42

- Sanitary Sewer: A 36" sanitary sewer is available along the north side of US Highway 59 North. Any taps would require a manhole and be bored underneath US Highway 59 North.
- Water: A 16" water line is available along the south side of US Highway 59 North.

Area 43

- Sanitary Sewer: A 36" sanitary sewer is available along the north side of US Highway 59 North. Any taps would require a manhole and be bored underneath US Highway 59 North.
- Water: A 16" water line is available along the south side of US Highway 59 North.