

# Dominion Oaks, Development San Antonio, Texas Commercial Design Guidelines November 21, 2017



I.	Introduction	1
	A. Project Description/Background	2
	B. Purpose of Guidelines	2
	C. Submittal/ Approval Process	2
	D. Submittal Requirements	3
	E. Approvals	4
	F. Variances	4
II.	Site Design and Planning Principles	5
	A. Desirable Design Elements	6
	B. Undesirable Design Elements	6
	C. Buildings	7
	1. Height	
	2. Scale	
	3. Setbacks	
	D. Vehicular Circulation	8
	1. City and County Owned Streets	
	2. Primary Site Entrances	
	3. Internal Drives	
	4. Drop-off Areas	
	5. Service Areas	
	6. Visual Obstruction at Traffic Intersections	
	E. Pedestrian Circulation	9
	1. Pedestrian Circulation in Parking Lots	
	2. Accessibility	
	F. Parking	10
	1. Shared Parking	
	2. Parking Lot Requirements	
	3. Accessibility	
	G. Landscaping Design Guidelines	12
	1. Parking Areas	
	2. Perimeter Parking Lot Landscaping	
	3. General Planting Requirements	
	4. Entry/Intersection Planting	
	5. Unimproved Tract	
	6. Maintenance	
	7. Lighting	

H. Miscellaneous	16
1. Walls	
2. Service/Delivery/Trash/Storage Area Screening	
III. Architectural Criteria	18
A. Building Facades	19
B. Building Materials	19
C. Building Colors	20
D. Building Entrances	20
E. Roof Treatment	21
IV. Site Furnishing Guidelines	22
A. Seating/Benches	23
B. Waste Receptacles	23
C. Outdoor Art/Fountains	23
D. Outdoor Planters & Pots	23
V. Utility, Drainage, and Grading Guidelines	24
A. Locations of Utilities	25
B. Utility Easements	25
C. Drainage Easements	25
D. Detention/Water Quality Ponds	25
E. Grading	25
VI. Utility Service Providers	26
A. Electric Service	27
B. Communications Services	27
C. Gas Service	27
D. Domestic Water Service	27
F. Wastewater Service	27
VII. Signage Design Guidelines	28
A. Signage Design	29
B. Monument Signs	30
C. Directional Signs	30
D. Wall Signs	30
E. Prohibited Signs	31

## **I. INTRODUCTION**

1

**I. INTRODUCITON****A. Project Description/Background**

Dominion Oaks is a master planned mixed-use development comprised of contemporary Spanish style modern design located in San Antonio, Texas, encompassing approximately 12.063 acres for commercial retail, office building, restaurant and storage facility use. A conceptual master plan has been created by ZARCO Commercial Development, LLC., herein after referred to as "Developer", that establishes the long-range intent of the development. As with all conceptual master plans, the master plan for Dominion Oaks is subject to refinement and modification as project development commences.

The overall objective sought for Dominion Oaks Development is to offer a master planned environment which is both cohesive and attractive.

The design guidelines in this document are for the Commercial Land Use, which encompass approximately 12.063 acres in the location indicated on Exhibit I and is anticipated to include retail, office, restaurant, and storage facility uses.

**B. Purpose of Guidelines**

The Commercial Design Guidelines for Dominion Oaks Development were created to direct the visual character of the site. In order to preserve these concepts. There is a need to establish and maintain certain standards as the development evolves.

The design guidelines illustrate the proposed character and provide an overall framework to allow the master plan to develop in an orderly and cohesive manner. The guidelines establish criteria for architectural style and design of commercial areas, landscape concepts and site improvements. It is the intent of the design guidelines to provide flexibility in design while achieving a sense of continuity and visual harmony throughout the Dominion Oaks Development.

**C. Submittal/Approval Process (by POA)**

Any and all improvements to real property are required to be submitted to the Dominion Oaks Property Owners Association, herein after referred to as the "POA"-c/o ZARCO Commercial Development LLC., 118 Regal Drive, Laredo, Texas 78041. Submissions are for review and approval prior to the inception of any construction. Further, it is the applicant's responsibility to ensure compliance with the established design guidelines.

The design guidelines apply to all improvements including construction involving remodeling and/or additions to existing buildings. The POA will review all proposed construction plans for compliance with the established regulations/guidelines contained herein.

Modifications to the design guidelines may be made by the POA to clarify or expand the requirements and to maintain the overall goals established for Dominion Oaks Development.

The plans and specifications submitted for P O A review will not be reviewed for structural integrity, compliance with zoning and building ordinances or any other applicable statutes, ordinances or governmental regulations or compliance with the requirements of any public utility. By approving such plans and specifications the owners or any of their representatives, directors, or employees shall be liable for, but not limited to any soil conditions, drainage, general site work, or construction defect, nor for any injury, damages or loss arising out of the manner or quality of approved construction or modification attributable to such approved plans or specifications, nor for any impairment of view as a result of such approval.

The POA is empowered to take disciplinary action against any owner/builder for a violation of a provision in the design guidelines and regulations. Disciplinary actions may result in fines that may result in a lien against owner/builder property.

#### **D. Submittal Requirements**

Prior to construction on any site of the Dominion Stone Oaks Development. A Development Plan must be submitted for review and approval by the POA. The Development Plan submission to the POA must include:

- 1) All Site Related Plans for Pad Site development shall be prepared by a Registered Professional Engineer.
- 2) North arrow and scale.
- 3) Existing topography and finished grades with 1-foot contour intervals, plus spot elevations at critical locations around the perimeter.
- 4) Proposed locations of:
  - Buildings and structure.
  - Parking areas, drives, sidewalks, retaining walls.
  - All exterior lighting, compiled in a site plan as described in the Lighting section.
  - Proposed screening of dumpsters, etc.
  - Drainage facilities and patterns.
- 5) Detailed landscape plan designed by a Registered Landscape Architect, which includes existing trees to be preserved and mitigated.
- 6) All landscaping shall be irrigated by a permanent automatic irrigation system.
  - All public street:
  - Drives, existing and proposed.
  - Buildings, existing and proposed.



- Drainage structures, existing and proposed.
  - Location of 100 year floodplain.
- 8) Elevations of proposed buildings and signage.
  - 9) Data including:
    - Indicate total floor area.
    - Number of parking stalls required & number of parking stalls provided.
  - 10) Image boards and samples of all proposed materials and colors.
  - 11) Photographs or details of proposed site furnishings beyond those specified in the design guidelines.
  - 12) Submittal requirements checklist tree mitigation list application, and POA review fees as applicable.
  - 13) Site Plan with Impervious Cover Calculations signed/sealed by a Professional Engineer. (90% Impervious Cover Maximum.
  - 14) Professional Engineer's signed/sealed statement stating that the private onsite drainage system is designed for a minimum 25 years storm event.

#### **E. Approvals**

Once submittals of the required items have been delivered and received by the POA, the POA will have Thirty (30) days to approve any request by owner that requires modifications to the design, or deny the submittal. If the POA fails to act within such thirty (30) day period, the submittal shall be deemed unapproved.

The approval of the POA does not take the place of any and all required submittals to the city, county, or other governmental agency as maybe necessary to receive a site development or building permit.

#### **F. Variances**

Variations from the established here in design guidelines may be taken into considerations for approval by the POA, if the applicant can display undue hardship or if the applicant can present an alternative to the design guidelines, which still meets the overall intent theme and cohesiveness for Dominion Oaks Development.

## **II. SITE DESIGN AND PLANNING PRINCIPLES**



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The design of the commercial areas shall carefully consider building form and scale, as well as visual interest they relate to both motorists and pedestrians.

When planning and designing commercial projects and analyzing the site's constraints, characteristics and influences, the owner/builder should also take into consideration the context of any existing buildings in the area, the location and compatibility of adjacent land uses and the location of major traffic generators. All site plans must be submitted to and approved by the POA prior to any site development.

**A. Desirable Design Elements**

The following elements shall be incorporated into the commercial development

- 1) Consistent and cohesive Architectural elements between buildings.
- 2) Wall articulation.
- 3) Landscape areas with interesting hardscape design.
- 4) Landscaped and screened parking including berm
- 5) Comprehensive, uniformly themed and appealing sign program.
- 6) Clear visibility of entrances and commercial signage.
- 7) Screening of mechanical equipment, dumpsters, and any other equipment, service area, or elements.

**B. Undesirable Design Elements**

The following elements are discouraged in the commercial development:

- 1) Large, blank, inarticulate wall surfaces.
- 2) Highly reflective surfaces or heavily tinted glass fronts.
- 3) Metal siding on primary facades.
- 4) Plastic siding.
- 5) Large, "boxlike" structures.
- 6) Large, out-of-scale signs with colors that do not relate to the over- all building. (branded chain-store signage is acceptable subject to guideline restrictions).
- 7) Visible outdoor storage, loading, equipment and mechanical areas.
- 8) Disjointed parking areas and confusing circulation patterns.
- 9) Large expanses of parking/asphalt without landscaping relief or existing trees to be preserved.
- 10) Service areas near major entries and easily visible from roadway.
- 11) Poorly defined site access points.
- 12) Sparsely landscaped parking lots, entries and right-of-ways.

### C. Buildings

#### Orientation

Building orientation should take advantage of the building-to-site relationship. The orientation and location of building on the site defines open spaces and circulation

- 1) Buildings on sites adjacent to I.H.-10, Stonewall Parkway and Stonewall Hill are encouraged to have an architectural facade facing I.H.-10, as the case may be. No service access, storage, etc. is allowed to face IH-10 or any other street without appropriate screening as approved by the POA.
- 2) Develop sites in a comprehensive and coordinated manner to provide order and compatibility.
- 3) Locate buildings and on-site circulation to minimize pedestrian/vehicle conflicts.

#### Height

The overall appearance of Dominion Oaks Development shall be low and horizontal, with building heights throughout generally low to medium scale. Building heights are expected (and desired) to vary to ensure visual interest.

- 1) Buildings constructed within the Dominion Oaks Development are encouraged not to exceed a building parapet height as approved by the POA, as measured from the finished elevation of the parking area of the particular site on which such building is located; except for architectural features, such as sign parapets, similar decorative facilities, and or tower elements shall be kept to a minimum height so that buildings maintain a human scale. Any request for a variance in these height restrictions are subject to the approval of the POA.

#### Scale

Buildings should appear to be on a "pedestrian" or "human" scale. In general, this means that the size, patterns, textures. Forms and overall three-dimensional composition can be appreciated at the pedestrian level

- 1) Incorporate meaningful techniques such as overhangs, awnings or changes in building material, to break up the perceived building mass.
- 2) Vary the planes of exterior walls in depth and/or direction.

#### Setbacks

Building setback line has been retained along the I.H. 10, Stonewall Parkway and Stone Wall Hill property line as indicated on the civil documents (the "Setback Area").

All owners shall be responsible for contributing to the cost of maintaining R.O.W. area on a pro rata basis with all other owners through the POA. Except as otherwise

set forth above, there shall be no improvements in the R.O.W. other than landscaping.

Signage and Landscaping are allowable in the R.O.W., and may be removed or relocated at the governing discretion.

### **D. Vehicular Circulation**

The purpose of the circulation standards is to minimize hazards and conflicts and establish logical circulation patterns. The appropriate integration of vehicular and pedestrian circulation is intended to provide safe and convenient access to all sites while being attractive, efficient and functional.

#### **City and County Owned Streets**

The primary streets in the Dominion Oaks Development will be owned and maintained by either the City of San Antonio or the tenants.

#### **Primary Site Entrances**

Each entrance to a parcel or individual building site from a primary roadway should be designed as a "gateway" to the area it serves. Design elements should be visually interesting and consistent with other streetscape materials used in Dominion Oaks Development.

In analyzing entrance requirements, owners/developers should consider the following key factors:

- 1) Visibility and location of entries.
- 2) Clear orientation during arrival sequence
- 3) Ingress and egress with consideration of possible conflicts with street traffic.
- 4) Pedestrian and vehicular conflicts.
- 5) Relationship to internal circulation.
- 6) Relationship to parking areas.
- 7) Relationship to existing driveways and intersections.
- 8) Cross access to/from adjacent tracts.

In designing entries into commercial tracts, owners/developers must:

- 1) Provide appropriate dimensions and intersection spacing for safe ingress/egress movement.
- 2) Provide at least one entry to parking lots, and also encouraged using shared entries when possible.

### **Internal Drives**

Internal drives should visually lead drivers to building entries, site amenities or focal elements

- 1) Design drives and parking areas to fit the finished contours of the site.
- 2) Align streets and drives to offer views of significant architectural features and site amenities and to direct drivers.

### **Drop off Areas**

Drop-off areas for vehicle passengers may be incorporated into the development plans and should provide safe, convenient access to building entries, such as restaurant valet drop-offs. Drop-off areas must conform to all Americans with Disabilities Act (ADA) and the latest Texas Accessibility Standards (TAS) regulations and standards and should not obstruct traffic flow when vehicles are stopped.

### **Service Areas**

Service vehicle circulation within Dominion Oaks shall be designed to provide safe and efficient delivery routes for all anticipated service and delivery vehicles. The design of individual parcels to accommodate truck access shall meet all regulatory requirements for turning movements without sacrificing other important design objectives. These objectives include:

- 1) Locate service areas away from building entrances.
- 2) Minimize pedestrian and service vehicle conflicts.
- 3) Adjoining uses should share service drives whenever readily achievable.
- 4) Discourage speeding.
- 5) Hide/screen views into service areas.

### **Visual Obstructions at traffic intersections**

Each Owner is responsible for providing adequate sight distance/clear vision at driveway/street intersections in accordance with current American Association of State Highway and Transportation Officials (AASHTO) requirements.

**E. Pedestrian Circulation****Pedestrian Circulation in parking lots**

Walkways that lead pedestrians from parking areas to buildings should be designed to facilitate easy movement and minimize crossing conflicts with vehicles. Pedestrians should feel comfortable about their pathways to buildings and pedestrian ways should be clearly identified.

- 1) Create path which directs pedestrians to connecting sidewalks.
- 2) Pedestrians should not be required to cross service drives to reach major entrances from primary parking lots.

**Accessibility**

Owners and developers are expected to meet or exceed all requirements of ADA and TAS standards, and all amendments thereto in the design and development of individual parcels, sites, buildings, and facilities. To the greatest extent possible, provide equal access in a manner that integrates ADA and TAS accessibility with ordinary accessibility, rather than separately.

**F. Parking**

This section provides layout standards for parking lots.

- 1) At all times there shall be independently maintained on each Lot parking area sufficient to accommodate not fewer than the greater of: (i) the number of spaces required to meet applicable governmental requirements, or (ii) 5 spaces for each 1,000 square feet of building or buildings on such Lot, other than food service establishments, of (i) the number of spaces required to meet applicable governmental requirements, or (ii) minimum of 10 spaces for each 1,000 square feet of building or buildings on such sidewalks
- 2) All parking areas shall conform to or exceed the then current requirements of the City of San Antonio building codes and landscape ordinances, as amended from time to time
- 3) Inventory, vehicles, equipment or other property may not be maintained, stored, or placed outdoors without the express written consent of the POA, except for overnight and weekend or holiday parking of business vehicles, and vehicles kept within the loading area of the Improvements and appropriately screened.
- 4) On-street parking shall NOT be permitted.
- 5) Owners shall be responsible for managing the parking of vehicles by their employees, contractors, and invitees.

- 6) Parking areas should be designed and located so they provide safe and efficient vehicular and pedestrian circulation within a site.
- 7) Break large expanses of pavement with landscape medians and islands, and incorporate existing trees where possible.

**Shared Parking**

Shared parking is required between uses with staggered peak parking demands, to take advantage of this opportunity to reduce total number of parking spaces within each site or parcel: provided that each site has met minimum parking requirements on its own.

**Vehicle Queuing Requirements by Use**

Single-lane drive-in banks	Sufficient to accommodate minimum queue of six (6) vehicles
Drive-in banks with more than one (1) lane	Sufficient to accommodate minimum queue of four (4) vehicles per service
Single-lane drive-through car washes	Sufficient to accommodate minimum queue of twelve (12) vehicles
<b>Automatic or self-serve car with more than one (1) bay</b>	Vehicle storage of sixty (60) feet per bay
Fast-food restaurants with drive-through <b>win-Dow service</b>	Sufficient to accommodate minimum queue of eight (8) vehicles per service
Gasoline service stations with pump islands perpendicular for the pavement edge	Minimum thirty-five (35) feet between pump islands and right-of-way
Dry-cleaning establishments with drive-through <b>window service</b>	Sufficient to accommodate minimum queue of three (3) vehicles

\* Variances to these queuing requirements will be considered on a case by case basis, subject to the approval of the POA.

**Parking Lot Requirements**

All parking areas will use the following standards for vehicle parking through-out Dominion Oaks Development: (All parking lot striping to be painted white)

- 1) Accessible parking spaces and access requirements must conform to (ADA) American Disabilities Act and (TAS) Texas Accessibility Standards.
- 2) Island and medians are required to conform to all applicable City of San Antonio standards.

### **Accessibility**

Accessible parking spaces should be located close to building entrances and in all cases, accessible parking criteria shall meet the minimum standards of the ADA and TAS and any state and local ordinances

### **G. Landscape Design Guidelines**

#### **Parking Areas**

Landscape guidelines are essential for creating the desired character at Dominion Oaks Development. Landscape screening shall be provided between parking lots and private drives where possible. The standards and requirements for the installation of landscaping and screening walls within Dominion Oaks Development are set forth in order to:

- 1) Promote the general welfare of the community.
- 2) Enhance the environment.
- 3) Aide in the enhancement of property values.
- 4) Create on attractive, consistent appearance.
- 5) Complement the visual effect of buildings.
- 6) Provide appropriate buffers between land uses.
- 7) Create on effective means of screening service areas.

#### **Perimeter Parking Lot Landscaping**

Landscaping shall be provided between parking areas, R.O.W. and drives. The minimum landscaping required for this purpose shall be based on the measured linear footage that extends along the length of the property line (excluding driveways) adjacent to the public or private roadway. To determine the minimum quantity of landscaping the following guidelines apply:

- 1) The specific location of trees and shrubs along the perimeter shall be submitted to and approved by the POA. The POA shall not unreasonably withhold approval of the landscaping plans if the plant quantities and general intent of the guidelines are maintained.
- 2) The ground plane shall be seeded, mulched or planted with ground cover.
- 3) Use planting adjacent to buildings and along walkways to soften the experience.
- 4) Accent entrances and architectural elements with ornamental plantings.
- 5) All landscape areas must be fully irrigated.
- 6) Landscaped islands shall be planted with seasonal color and/or groundcover.



- 7) Mature trees should be pruned of branches up to 9 feet high to maintain safe pedestrian passage and traffic views.
- 8) Incorporate landscape beds or planters at key entryways and eating areas.
- 9) Landscape Mulches- shredded hardwood mulch should be the typical mulch used in landscape beds-no colored dyed mulches shall be used River Rock may be used, but shall not exceed 25% of the total landscape area. No decomposed granite is allowed to be used as mulch in planting beds.

### **General Planting Requirements**

- 1) Along all sides of Dominion Oaks Development, there shall be a minimum landscape buffer as required by the City of San Antonio to provide adequate line of sight for monument signs. Landscape plantings within the landscape buffer shall have a maximum height of 3 feet except for shade trees. Shade trees are allowed within the 10' buffer but must be located away from the monument signs as possible.
- 2) The landscape character of the site should reflect the native landscape character of the area. Predominantly native, or drought tolerant plant species are to be utilized. This should include a diversity of shade trees, ornamental trees, shrubs, grasses and perennials.
- 3) At the time of installation all shrubs planted for the purpose of screening shall have a minimum height of 2 1/2 feet measured from the top of the root ball to the top of the plant.
- 4) No more than 50% of shrubs shall be from the same species.
- 5) All landscaping shall be separated from vehicular use areas by some form of barrier such as raised concrete curbing, curb stops or other suitable permanent alternative.
- 6) Landscaping shall not obstruct the view between access drives and parking aisles, nor shall any landscaping, which creates an obstruction of the view, be located in the radius of any curb return.
- 7) No artificial plant material may be used in any form to satisfy the requirements of this section.
- 8) No planting that exceeds 3 feet in height at intersections.

## TYPICAL PAD SITE LIST

### PLANT SCHEDULE

#### SHADE TREES

TEXAS ASH	FRAXINUS TEXENSIS
CEDAR ELM	ULMUS CRASSIFOLIA
LACONIC <del>ELM</del>	ULMUS <del>CRASSIFOLIA</del>
CHINDIAPIN OAK	QUERCUS MUEHLBERGII
MONTEREY OAK	QUERCUS POLYMORPHA
TEXAS RED OAK	QUERCUS TEXANA
SHEMARD OAK	QUERCUS SHUMARDII

#### ORNAMENTAL TREES

MEXICAN BUCKEYE	UNGRACIA SPECIOSA
POSSUMHAW HOLLY	<del>LEX OBOVATA</del>
SAUPE'S HOLLY	<del>LEX TOMITORIA</del>
TEXAS MOUNTAIN LAUREL	SOPHORA SECUNDFLORA
LACEY OAK	QUERCUS GLAUCCOCCS
AMERICAN BIRCH TREE	COTINUS COBOVATUS
WAX MYRTLE	MYRTICA CERIFERA
TEXAS PERSIMMON	ONOSYROS TEXANA
CHASTE TREE	VITEX AGNUS-CASTUS

#### TALL SHRUBS

GLOSSY <del>ARALIA</del>	<del>ARALIA GRACILOFLORA</del>
FLOWERING SENNA	CASSIA CORYMBOSA
ESPERANZA	TECOMA STANS
FRIBB ROSE JASMINE	JASMINUM FRIBBI
TEXAS SAGE (TEXAS RANGER) VARIETIES	LEUCOPHYLLUM SPP.
ELBOW BUSH	FORESTIERA PUBESCENS
EVERGREEN SUMAC	Rhus VIRGATA
FLAME LEAF SUMAC	RHUS FLAMMULATA
WHALE TONGUE AGAVE	AGAVE DYALIFOLIA
WEEBEE AGAVE	AGAVE WEEBEEI

#### MEDIUM-TO-LOW-SHRUBS

ASARTIA MONTEREYI	SEBERGIA TRIFOLIATA
BUSH AMERICAN BEAUTY	SPIDALEJA <del>CANADA</del>
BUSH BICOLOR IRIS	CALLICARPA AMERICANA
CORALBERRY	DIETES BICOLOR
COTONEASTER	SPYRIDICERROS ORBICULATA
BLACKDALEA	COTONEASTER SPP.
FLAME ACANTHUS	DALEA FRUTESCENS
<del>FLAMEBUSH</del>	AMISANTHUS QUADRIFIDUS WRIGHT
TEXAS LANTANA	HAMELIA PATENS
DWARF TEXAS PALMETTO	LANTANA HORRIDA
ROCK ROSE	SABAL MINOR
SMOKE BOUT SHRUB ROSE	RYTHMIDALASID PETALA
MUTABILIS ROSE	ROSA KNOCK <del>QUILA</del>
UPRIGHT ROSEMARY	ROSA MUTABILIS
TEXAS SAGE	ROSEMARINUS ORIGINALIS
TEXAS SCOTL	LEUCOPHYLLUM FRUTESCENS
TURK'S CAP	DASTYLIDION TEXANUM
PALE LEAF YUCCA	MALVAYRGENUS ARBOREUS
RED YUCCA	YUCCA PAULICIA
TRISTLEAF YUCCA	NEPERALDE PARVIFLORA
	YUCCA RUPICOLA

#### PERENNIALS & GROUND COVERS

BLACKEYED SUSAN	RUDECKIA BIRTA ADULEGIA
RED COLUMBINE	CANADENSIS ADULEGIA
YELLOW COLUMBINE	CHRYSANTHA CORCOPSIS
CORCOPSIS	LANGLOTTA MELAMPODIUM
BLACKFOOT DAISY	LEUCANTHUM CHRYSACTINA
DAMAZITA	MEXICANA ASTER OBLONGIFOL
FALL ASTER	US LANTANA MONTEVIDEENSIS
TRAILING LANTANA	PENSTEMON TENNIS
GULF COAST PENSTEMON	PENSTEMON TRIFLORUS
HILL COUNTRY PENSTEMON	EUPATORIUM GREGGII
GREGG'S NESTFLOWER	PENSTEMON
ROCK PENSTEMON	BACCHARIFOLIUS
PINK SKULLCAP	SCUTELLARIA SEPPENTESCENS
TEXAS SETONY	STACHYS COCCINCA
PERENNIAL WIRECUP	CALLIRHOE INVOLUCRATA
PERIA IS VERBENA	VERBENA SPERMATIFIDA
YARROW	ACHILLEA SP.

#### ORNAMENTAL GRASSES

MEXICAN FEATHERGRASS	STIPA TENUISSIMA
BIGMULLY	<del>MELLENBERGIA LINDREMERI</del>
GERMULLY	MELLENBERGIA RIGENS
GULF COAST MULLY	MELLENBERGIA CAPILLARIS

#### VINES

CROSSVINE	
TRUMPET VINE	SIIGNONIA CAPREOLATA (CAMPSIS)
VIRGINIA CREEPER	RADICANS PARTHENOCCISSUS
	QUINQUEFOLIA

**Entry/Intersection Planting**

Landscaping should be used around entries and major intersections to complement the Signage and architecture and add to the desired gateway feeling ornamental landscaping including flowering trees and shrubs seasonal color and specimen plants are ideal in these areas.

**Maintenance**

All landscaping shall be maintained regularly to retain the neat, orderly appearance desired.

**Lighting**

Exterior lighting should be used to provide illumination for security and safety of entry drives, parking areas, service and loading areas and any pathways and courtyards. Avoid light pollution and glare. All exterior light fixtures as per development specifications in accordance with City of San Antonio ordinances and should be designed and coordinated as a "family" of compatible fixtures which relate to the architectural character of the buildings on each site. Poles, light fixtures, lamps, and methods of installation must adhere to the POA developed standards. All lighting elements must be submitted and approved by the POA.

- 1) Provide lighting that is adequate for visibility.
- 2) All building entrances shall be well lit.
- 3) Lighting fixture mounting heights shall not exceed required (maximum pole height of 25'). Height variance may be granted by the POA to accommodate overall light designs, provided the lights comply with spillage requirements. All lighting must comply with existing governmental latest restrictions.
- 4) A complete site plan with all exterior lighting shall be submitted to the POA. And is subject to the POA approval. Site plan shall include all exterior lighting fixtures with labels; a lighting fixture schedule indicating lamp/source type, mounting height, and color temperature; and photometric calculations with points on a grid not to exceed a 10' by 10' spacing within the property line and not to exceed 5'x5' in the area 15' beyond the property line.
- 5) From dusk on, parking Lots will be fully lighted during business hours. Parking areas shall not exceed an average of 5 foot candles maintained.
- 6) Landscape and walkway lighting shall be included on the site plan
- 7) All lighting shall be designed to prevent light pollution and trespass. Lighting shall be designed to meet the latest lighting standards governing the local area.

8) Light fixtures in parking lots must be provided by owner of each site and must be per development specifications as follows:  
Site Lighting and Site Pole information will be provided by Bell and McCoy Lighting and Controls under Job Name (Dominion Retail).

- CT2H FT 250 PSMH F MT BRZ/ CT2H HSS  
Supplier Contact: Bell and McCoy Lighting and Controls

- Parking Lot Lighting Poles  
4SQB5 S11G 20 S BRZ

All exterior lighting shall also meet the requirements of the City of San Antonio. And Emphasize design elements such as fountains, and sculptures.

### **H. Miscellaneous**

#### **Walls**

Unless required for specific screening, security, retaining purposes, or seating, walls should be avoided where possible or held to a 4 (four) foot maximum height unless otherwise approved by the POA.

- 1) The primary function of the mortared retaining walls should be designed and constructed utilizing chopped limestone block or as approved by the POA.
- 2) Minor walls should be a mortared chopped limestone block wall construction method or as approved by the POA.

#### **Service/Delivery/Trash/storage Area Screening**

The visual impacts of service, delivery, trash and outdoor equipment or storage areas should be minimized, particularly relative to views from public road-ways and pedestrian ways. Thoughtful placement and integration into the architecture and site design is a priority for all sites

- 1) Orient service entrances, loading docks, waste disposal areas and other similar uses toward service roads and away from major streets and primary building entrances.
- 2) Locate loading, service, trash and delivery areas so they do not encroach on setbacks.
- 3) Dumpsters shall be located on a concrete pad enclosure on three sides by a solid masonry wall with solid gates across the front. This wall shall be at least 6 feet in height, and at least 2 feet higher than the top of the dumpster.

- 4) Locate parking areas for outdoor equipment, trucks, trailers, service vehicles, etc. away from public parking lots and major pedestrian circulation routes. Unless totally out of view, these areas should be screened architecturally and with landscaping.
- 5) All proposed dumpsters and outdoor storage shall be located within an enclosure providing screening by means of combining the following landscape elements.
- 6) Decorative masonry wall with a non-masonry gate, a minimum of 6 feet in height. The construction materials of the wall shall match material used on the principal building located on the same lot.
- 7) Ground mounted equipment should be screened with landscaping along the perimeter and/or from all public views. Any such enclosures shall re-peat materials and elements on the primary building.
- 8) Provide reinforced concrete dumpster truck pads to prevent asphalt damage.
- 9) Avoid locating service areas where they are visible from adjacent buildings or where they may impact view corridors. In general, such facilities are more appropriate toward rear of site.
- 10) All screening and outdoor storage must comply with applicable governmental regulations and governmental authority.

### **III. ARCHITECTURAL CRITERIA**

### III. Architectural Criteria

The purpose of the Architectural Criteria section is to outline general concepts, elements, relationships and considerations that are intended in the overall design of the development.

#### A. Building Facades

Unless required for specific screening, security, retaining purposes, or seating, walls should be avoided where possible or held to a 4 (four) foot maximum height unless otherwise approved by the POA.

- 1) Exterior walls: Each exterior wall shall be required not less than seventy five percent (75%) masonry (exclusive of doors and windows), inclusive brick veneer (accent only), stucco, masonry, limestone, or such other exterior building materials as may hereafter be in use for construction of first class buildings, in each case of a design and color approved by POA.
- 2) No product regardless of composition which is manufactured to have a wood or non-masonry appearance will be considered masonry, unless otherwise approved by the POA. All design, colors, coursing, and pattern will be subject to approval by the POA and in accordance with the standards set forth.
- 3) Add visual interest by articulating planes and surfaces.
- 4) Its encouraged to use natural stone or approved materials by the POA on the lower portions of at least 3 feet in height to help visually anchor them to the ground and provide interest at the pedestrian level.
- 5) Building facades should be designed to achieve a high level of visual interest when viewed from automobile and pedestrian vantage points.
- 6) Incorporate meaningful techniques, such as awnings or a change in building material, to break up the perceived building mass
- 7) Where awnings are used along contiguous buildings, use a consistent form. material, color, location and mounting arrangement
- 8) Awnings and canopies may be placed at the top of openings, but they should not hide important architectural details and elements
- 9) Incorporate the awnings to provide a uniformly designed building facades

#### B. Building Materials

Visual continuity in major building materials is desired throughout Dominion Oaks Development. In order to establish the desired look for the commercial development, specific criteria have been established:

- 1) Material samples of all proposed buildings must be submitted for review and approved by the POA.



- 2) Materials should be consistent with the existing building developed by Dominion Oaks Development.
- 3) Reserve the use of strongly contrasting materials and colors for accents, such as building entrance, railings, stairs, etc. Avoid an excessive variety of facade materials.
- 4) Avoid highly reflective materials and surfaces, such as polished metal, that generate glare. Particularly at the pedestrian level.
- 5) Materials which may be incorporated and we strongly encourage include: native stone Autumn Blend Chopped, stucco, textured concrete and concrete tile. Corrugated metal, smooth aluminum pre-finished metal, Cor-Ten, and wood, each even as accents. Alternative materials that achieve similar looks and are of high quality and low maintenance may be considered by the POA.
- 6) In most instances, select a single, dominant building material and minimize the number of accent materials.
- 7) Use contrasting but compatible building materials and textures to help unify exterior building elements and to create depth, proportion and scale.

#### **C. Building Color**

The standard color scheme shall be common colors found in the native landscape of the Hill Country area. Colors comprising at least 80% of the solid surface facade of the buildings should be primarily SW 7036 Accessible Beige or similar earth tone colors. The range of tones include: be submitted to the POA for approval.

Accent colors may comprise the remaining 20% of the solid surface facade. Decorative canopies, special elements, and signage can be a more striking color as appropriate.

#### **D. Building Entrances**

- 1) Primary entrances should be easily identifiable and relate to both human scale and the scales of the buildings they serve.
- 2) Main building entrances should be designed to be clearly identifiable from primary driveways and drop-offs and should be visible from parking area
- 3) Secondary entrances (such as for service or fire code compliance) may be more subdued than primary entrances, and need not demonstrate the same characteristics as primary entrances.
- 4) All building entrances must conform to the most current ADA and TAS guidelines and regulations.
- 5) Overhead Doors: All overhead doors, service entrances and installation entrances shall be limited to side or rear entrances where possible. A building located on a corner may be deemed to have two (2) front elevations by the POA in its discretion.

#### **E. Roof Treatment**

- 1) Rooftops should be considered important design elements as viewed from a variety of vantage points at ground level, from other buildings and from adjacent perimeter roadways. A well composed “roofscape” achieves an interesting skyline without becoming overly busy or contrived. Roof forms should serve as natural transitions from ground level to lower masses to the tallest masses and back to the ground.
- 2) Locate all rooftop equipment, including satellite dishes and antennae, completely within penthouses or screened areas.
- 3) It is encouraged for all rooftop equipment, including satellite dishes and antenna, to be fully screened from view and located below the highest vertical element of the building where possible.
- 4) Construct screens of the same materials as building skins or of materials similar in color and texture. The intent being to camouflage such equipment.

## **IV. SITE FURNISHING GUIDELINES**

**IV. Site Furnishing Guidelines**

Site furnishings include, but are not limited to, light poles, benches, waste receptacles, fountains and planters. In general, visual continuity of these elements is desired throughout the commercial areas. All components of outdoor site furnishings should be low maintenance and resistant to vandalism.

**A. Seating/Benches**

Outdoor seating should be constructed of high quality materials that are durable and easy to maintain in order to best withstand elements and vandalism. Seating should match the existing retail benches.

**B. Waste Receptacles**

Waste receptacles shall complement any site furniture. Waste receptacles and ashtrays must be incorporated at building entrances, and appropriate areas to mitigate litter to match existing waste receptacles of existing retail.

**C. Outdoor Art/Fountains**

Incorporating outdoor sculptures, fountains and other appropriate artwork is encouraged in the development. Such elements and features help establish strong visual identities for individual facilities and greatly enhance Dominion Oaks. Incorporating artwork will assist in creating a destination that is visually attractive and differentiated from other developments and must be approved by the POA.

**D. Outdoor Planters & Pots**

Adding commercial grade outdoor planters and pots can be an effective way to add additional landscape interest. They can also be used to help define edges and barriers to provide additional safety in areas adjacent to driveways and parking. Planters and Pots should be constructed of high quality materials that are durable and easy to maintain in order to best withstand weathering and vandalism as approved by the POA.

## **V. UTILITY DRAINAGE AND GRADING GUIDELINES**

### V. Utility, Drainage, and Grading Guidelines

#### A. Locations of Utilities

Visual and sound impacts of utilities, mechanical equipment, data transmission dishes, towers and other services and equipment should be minimized in all development plans. Design and install all permanent utility service lines underground.

- 1) During Construction and maintenance, minimize disruptions to other sites and businesses within the Dominion Oaks Development.
- 2) Overhead distribution power and telephone lines are permitted during construction but shall be removed immediately upon completion of site and building construction.
- 3) Mount data transmission and receiving telecommunication devices at ground level to the rear of structures; and screen them from view from adjacent roadways, pedestrian paths and building sites.
- 4) Screen all electrical transformers, gas meters and other utility cabinets from view.

#### B. Utilities Easements

Utility easements are used for the distribution of electrical, gas, storm sewer, water, sanitary sewer, force main and communication. Utility easements are typically located along the front and/or rear property line, although, selected parcels may contain a side utility easement for the purpose of completing circuits or distribution systems. Structures and significant landscape elements are prohibited from being located in utility easements. Avoid locating signs, special landscape features, etc. in utility easements unless otherwise approved.

#### C. Drainage Easements

In some instances, drainage easements are necessary to accommodate special situations. No structures are permitted to be located in drainage easements and should be located away from such easements.

#### D. Detention/Water Quality Ponds

- 1) Detention/water quality ponds or others is being provided by each Owner/Builder to be approved by the POA.

#### E. Grading

Must be submitted for review and approval by the POA.

**VI. UTILITY SERVICE**  
**PROVIDERS**



**VI. Utility Service Providers****A. Electric Service**

Electric Service provided by (CPSE) City Public Service Energy:

- 1) The electrical infrastructure is available to each site either by overhead transmission lines or by an underground service tap.
- 2) The electrical routing onsite, as provided by the user, must be installed underground and must comply with CPSE standards.
- 3) Metering, etc. as required by the property user (User) must be coordinated with (CPSE) City Public Service Energy.

**B. Communication Services**

Communication services to include telephone, CATV. Shall be selected by the owner/developer and approved by POA.

**C. Gas Service**

Gas Service is provided by (CPSE) City Public Service Energy:

- 1) Gas service infrastructure is available to each site by underground routing.
- 2) The gas routing onsite, as provided by the user, must be installed underground and must comply with CPSE standards.
- 3) Service taps, metering, etc. required by the user must be coordinated with CPSE.

**D. Domestic Water**

The Domestic water service is provided by (SAWS) San Antonio Water Systems:

- 1) Water Service infrastructure is available to each site.
- 2) Service taps, metering, etc. required by the user must be coordinated with SAWS.
- 3) Water routing on site to the building is provided by the user.

**E. Waste Water (Sanitary Sewer) Service**

The Waste Water (Sanitary Sewer) Service is provided by the City of San Antonio:

- 1) Waste Service infrastructure is available to each site.
- 2) Waste Service routing on site to the building is provided by the user.

## **VII. SIGNAGE DESIGN GUIDELINES**

### VII. Signage Design Guidelines

It is important to consider the experience of a first time user when developing a family of signage. Creating an easily identifiable, unified signage system, facilitates movement to both public and private destinations. Proposed signage should be evaluated on material. Color, shape, scale, size. Location and over-all appropriateness. Developments of all scales within a development should relate to each other through a consistent use of materials, colors and text style, but must be constructed as per these Signage Design Guidelines.

All signs proposed within Dominion Oaks Development must be submitted to and approved by the POA.

All Signage must abide by the City of San Antonio Sign Ordinance unless subject to variance granted by the POA. or as required under the Development Agreement between Developer and the City of San Antonio.

#### A. Signage Design

##### **Color:**

- 1) It is preferred that sign colors complement the colors and theme of the entire development.
- 2) Avoid too many colors, owner/builder shall limit amount of colors used.

##### **Material:**

- 1) Sign material should be compatible with the materials used on the building façade upon which they are associated with or placed upon.
- 2) New materials may be appropriate only if they are designed in a manner consistent with the theme established by the POA.
- 3) Metal signs are permitted but avoid finishes that will create glare.
- 4) Paper and cloth signs are not permitted.

##### **Legibility:**

- 1) Avoid symbols and fonts that are hard to read or too intricate.
- 2) Use symbols and logos in place of words whenever appropriate.

##### **Illumination:**

- 1) Individually illuminated signs, either individual illuminated letters or back lighted are encouraged.
- 2) Exterior letters with exposed neon lighting are not allowed.

### **Location:**

- 1) Fascia signs should not dominate the line of sight in height and should not project above the roofline of the building unless approved by the POA.
- 2) Signs should not obstruct doors or windows.
- 3) Utilize the building's architectural features to delineate where signs should be located.
- 4) Window signs should not cover a majority of the window and should be intended to be viewed from the outside.
- 5) Signs may not be attached to light fixtures, poles, curbs, sidewalks, gutters, streets, utility poles, public buildings, fences, railings, or trees.

### **B. Monument Signs**

Mounted entry identifiers will not be placed along Highway IH-10 or any other street. These signs shall be located within landscape areas along the interior loop road as approved by the POA.

- 1) Freestanding monument signs will be perpendicular to the street.
- 2) Signs will be oriented so that sight lines at intersections are not obstructed.
- 3) Solid architectural bases and sides will be designed. Each sign will incorporate a stone base, which is a minimum of 2 feet high. Sign materials will complement the materials used throughout the development.
- 4) Landscaping will be incorporated at the base of the sign. Irrigation for sign plantings and 10' landscape buffer along drives. The minimum height allowed for letters or logos shall be six 6 inches or as approved by the POA.

### **C. Directional Signs**

When deemed necessary and easy to read motorist and pedestrian directional signs may be placed by owner inside internal drives and parking lot areas. The locations of each of these signs will require the approval of the POA.

### **D. Wall Signs**

- 1) All wall signs should not project from the surface of which they are mounted more than (12) twelve inches.
- 2) Wall signs should be located where the building's architectural features suggest and to be approved by the POA.
- 3) Lettering should not occupy more than 80% of the respective wall surface, of the width of the wall panel where the sign is located.
- 4) In no case shall an attached sign project above the roof line of the building. Signs shall be no closer vertically to the eave of the roofline or overhang further than the predominant letter height. Signs may be

attached to a continuous plane fascia, if the sign does not extend above or below the projection of the fascia.

### **E. Prohibited Signs**

- 1) Signs that obstruct the clear view of pedestrian and/or vehicular traffic or interfere with efficient operations of vehicles.
- 2) Billboards other than those existing on the site.
- 3) Neon or signs with bright lights unless individually approved by the POA.
- 4) Signs excessive in scale, size, height, or use materials not consistent with the overall Dominion Oaks Development theme.
- 5) Off-premise signs including signs or graphics applied to parked vehicles for nearby vendor identification.
- 6) Signs or graphics painted directly on exterior of buildings, fences or walls unless specifically approved by the POA.
- 7) Landscaping that becomes a sign or message.
- 8) Pole mounted signs.
- 9) Projecting signs.
- 10) Temporary signs.