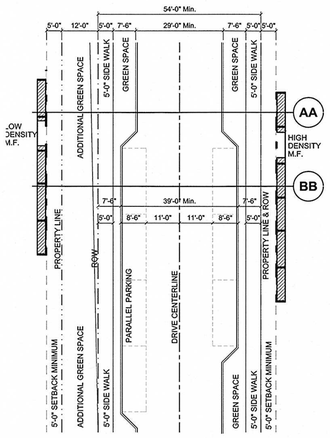
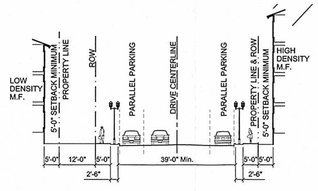


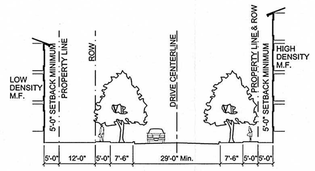
1 Plan: Santos Street Right Of Way

SCALE 1"=20'-0"



AA Section: Street With Parallel Parking

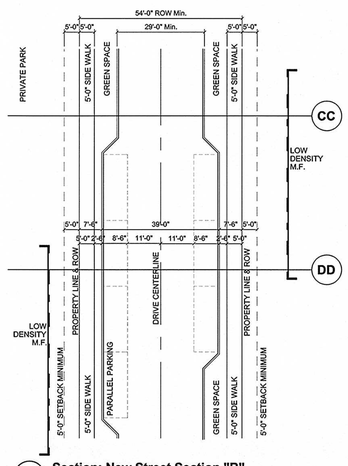
SCALE 1"=20'-0"



BB Section: Street Without Parking

SCALE 1"=20'-0"

Zoning
Entire 37.63 Acre MDP is Classified as "IDZ" - Infill Development
Zone Per City Of San Antonio Ordinance 96609 Case No. Z2002185.



2 Section: New Street Section "B"

SCALE 1"=20'-0"

CC Section: Street Without Parking - Unit I

SCALE 1"=20'-0"

DD Section: Street With Parallel Parking on Both Sides

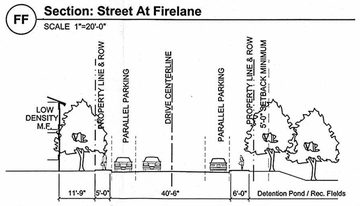
SCALE 1"=20'-0"

EE Section: Street With Parallel Parking One Side

SCALE 1"=20'-0"

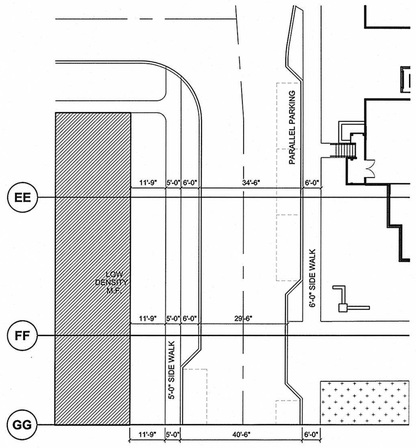
FF Section: Street At Firelane

SCALE 1"=20'-0"



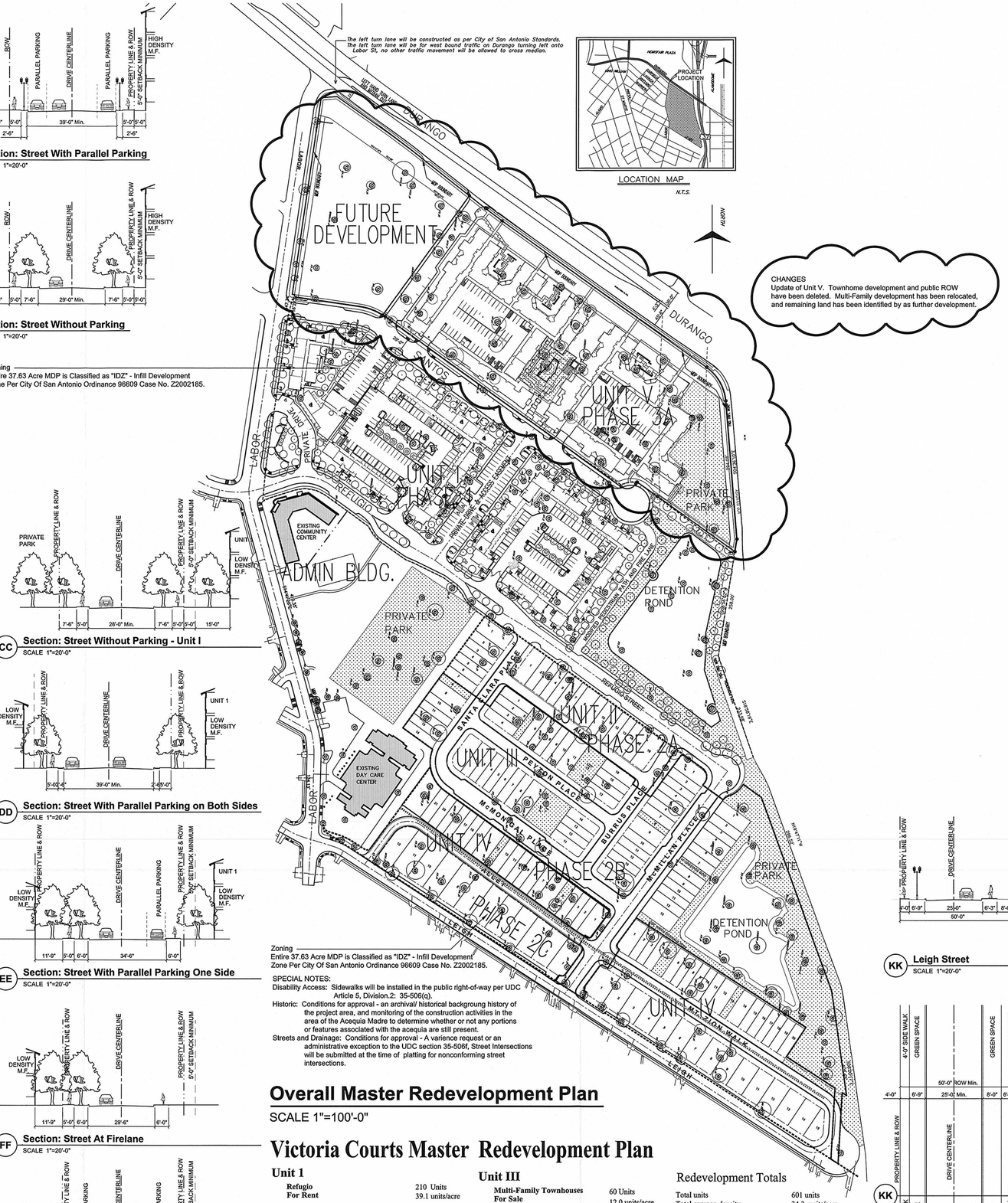
GG Section: Street at Detention Pond

SCALE 1"=20'-0"



3 Plan: Refugio Street Right Of Way

SCALE 1"=20'-0"



Zoning
Entire 37.63 Acre MDP is Classified as "IDZ" - Infill Development
Zone Per City Of San Antonio Ordinance 96609 Case No. Z2002185.

SPECIAL NOTES:
Disability Access: Sidewalks will be installed in the public right-of-way per UDC Article 5, Division.2: 35-506(q).
Historic: Conditions for approval - an archival/ historical backgroung history of the project area, and monitoring of the construction activities in the area of the Acequia Madre to determine whether or not any portions or features associated with the acequia are still present.
Streets and Drainage: Conditions for approval - A varience request or an administrative exception to the UDC section 35-506f, Street Intersections will be submitted at the time of platting for nonconforming street intersections.

Overall Master Redevelopment Plan

SCALE 1"=100'-0"

Victoria Courts Master Redevelopment Plan

Unit 1

Refugio For Rent	210 Units 39.1 units/acre

Unit II

Multi-Family Townhouses For Sale	22 Units 26.5 units/acre

Unit III

Multi-Family Townhouses For Sale	60 Units 12.0 units/acre

Unit IV

Multi-Family Townhouses For Sale	38 Units
Single Family For Sale	26 Units 17.6 units/acre

Unit V

Durango Apts. For Rent	245 Units 42.3 units/acre

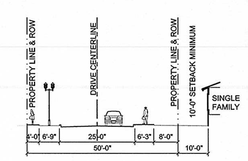
Redevelopment Totals

Total units	601 units
Total average density	34.3 units/acre

ACREAGE (net)

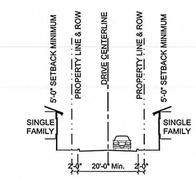
Existing Structures & development	2.66 acres
New Development	17.31 acres
Parks	7.85 acres
TOTAL ACREAGE	28.54 acres (net) 9.09 acres (ROW) 37.63 acres (gross)

NET acreage is exclusive of street ROW.



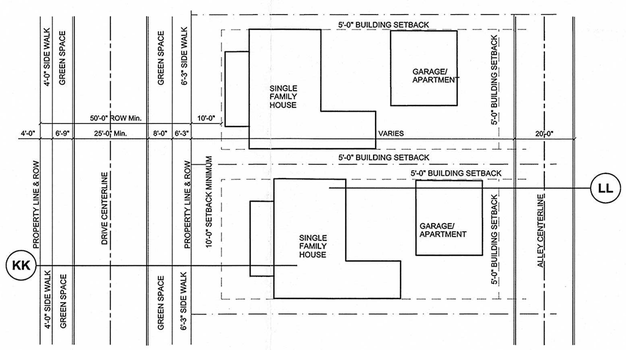
KK Leigh Street

SCALE 1"=20'-0"



LL Alley Section

SCALE 1"=20'-0"



5 Plan: Leigh Street Right Of Way

SCALE 1"=20'-0"

Victoria Commons
Master Development Plan / IDZ

Subdivision Redevelopment Plan
San Antonio, Texas

SAGE GROUP, INC.
LANDSCAPE ARCHITECTURE
MASTER PLANNING
SITE PLANNING
6106 BROADWAY
SAN ANTONIO, TX 78209
TEL 210.493.3747
FAX 210.493.3749

Consultants:

PLAN HAS BEEN ACCEPTED BY
COSA Flower, RC
6/12/08 754-B
(Date) (Number)
Note: this plan will have to comply with Section 35-512, (h) Scope of approval for validation or plan will expire on
6/11/2010
Date

Issue Date	11.18.04
Revisions	
Disability Revision	12.30.04
Streets Revision	01.11.05
Unit Revison	05.12.08
Street Dimension Labels	06.06.08
Project Number:	0427.01
Drawn By	BP
Checked By	RBD
North	
Scale:	AS SHOWN

Sheet Title

MDP / IDZ
#754 B

These Drawings and Specifications are to be an instrument of service and shall remain the property of the Landscape Architect and shall not be to be used on other projects or extensions to this project except by agreement in writing with the Landscape Architect. The Landscape Architect is not responsible for construction means, methods, sequences or procedures, or for safety precautions and programs in connection with the project.

Sheet Number

Sheet L.1 of 1

City of San Antonio

Department of Development Services

June 12, 2008

Mr. Danny Watson

The Sage Group
6106 Broadway
San Antonio, TX 78209

Re: **Victoria Commons Amendment** **MDP/IDZ # 754-B**

Dear Mr. Watson,

The Staff Development Review Committee has reviewed Victoria Commons Master Development Plan **M.D.P./IDZ # 754-B**. Please find enclosed an accepted and signed copy for your files. However, please note the following conditions:

In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements. Any access and R.O.W. issues along state facilities will need to be resolved with the **Texas Department of Transportation (TXDOT).** For information about these requirements you can contact TXDOT at 615-5814.

All platting shall comply with the Unified Development Code (UDC), Master Plan, Major Thoroughfare Plan, and all applicable regulations for the City of San Antonio. It will be expected that all of the property depicted in your Master Development Plan to include floodplains, drainage areas, and open space shall be platted. It is suggested to work closely with the local school district, so they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. The validity for this project shall expire within twenty-four months from the date of acceptance, in accordance with UDC §35-412(h) (1).

Should you need further assistance, please contact Robert Lombrano at (210) 207-5014.

Sincerely,

Fernando J. De León, P.E.
Assistant Director Development Services Department
Land Development Division