



City of San Antonio
Development Services Department

October 24, 2011

Al Chua, P.E.
Pape-Dawson Engineers, Inc.
555 East Ramsey
San Antonio, Texas 78216

Re: Valley View Subdivision – Major Amendment

MDP # 789-C

Dear Mr. Chua,

The Development Review Committee has evaluated the **Valley View Subdivision** Master Development Plan, or **MDP #789-C**. Enclosed is an accepted and signed copy of the MDP for your files. However, please note the following conditions:

It will be expected that all of the property depicted in the Master Development Plan including but not limited to floodplains, drainage areas, and open space shall be platted. All platting shall comply with the Unified Development Code (UDC), the City's Master Plan, Major Thoroughfare Plan, and all applicable regulations for the City of San Antonio.

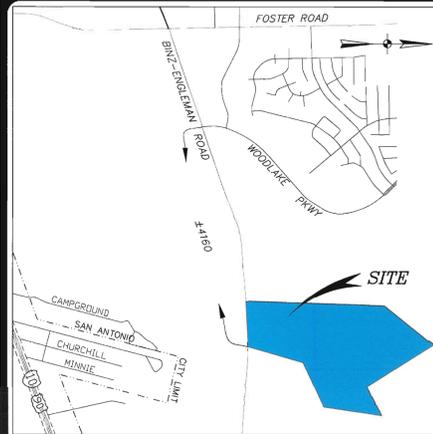
Please note that this action by the committee does not establish any commitment or support for the provision of drainage, utilities services, or zoning of any type now or in the future by the City of San Antonio. In addition, it is suggested to work closely with the school district, so they can plan for the development accordingly.

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 Richard Carrizales, Planner at 207-8050.

Sincerely,

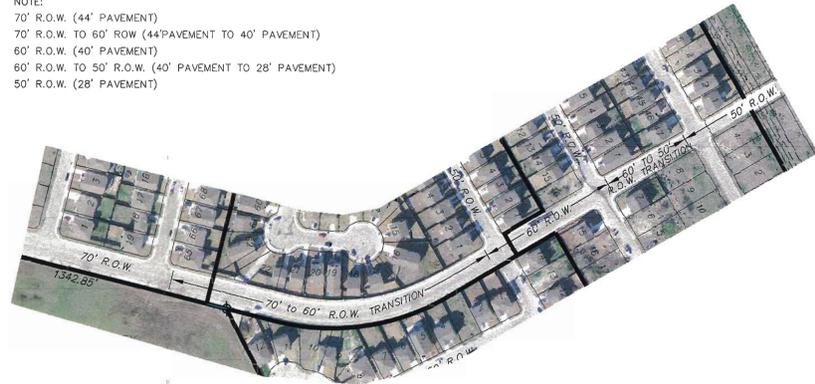
A handwritten signature in blue ink, appearing to read 'J.P. Jacks'.

John P. Jacks
Interim Assistant Director

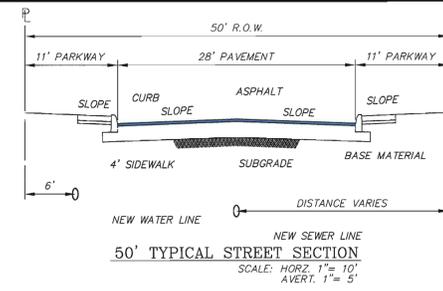


LOCATION MAP
SCALE: 1" = 2000'

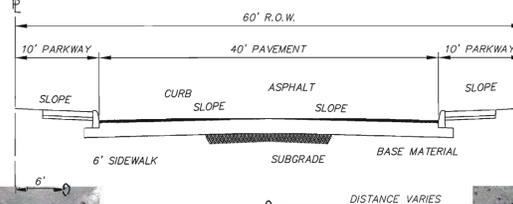
- NOTE:
 70' R.O.W. (44' PAVEMENT)
 70' R.O.W. TO 60' ROW (44' PAVEMENT TO 40' PAVEMENT)
 60' R.O.W. (40' PAVEMENT)
 60' R.O.W. TO 50' R.O.W. (40' PAVEMENT TO 28' PAVEMENT)
 50' R.O.W. (28' PAVEMENT)



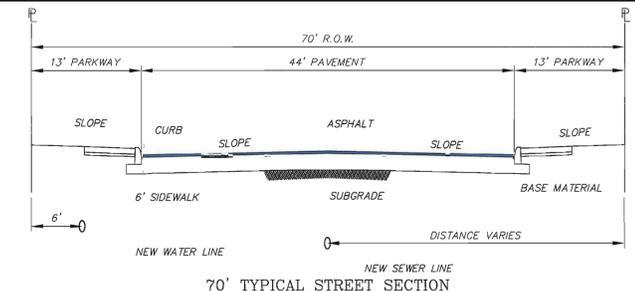
R.O.W. TRANSITION DETAIL
SCALE: 1" = 200'



50' TYPICAL STREET SECTION
SCALE: HORZ. 1" = 10', VERT. 1" = 3'



60' TYPICAL STREET SECTION
SCALE: HORZ. 1" = 10'



70' TYPICAL STREET SECTION
SCALE: HORZ. 1" = 10', VERT. 1" = 3'

NOTES:

- THE BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
- WATER SERVICE TO BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
- SANITARY SEWER SERVICE TO BE PROVIDED BY THE SAN ANTONIO RIVER AUTHORITY.
- GAS AND ELECTRIC SERVICES TO BE PROVIDED BY CITY PUBLIC SERVICE.
- TELEPHONE SERVICE TO BE PROVIDED BY SOUTHWESTERN BELL TELEPHONE COMPANY.
- CABLE T.V. TO BE PROVIDED BY TIME WARNER CABLE.
- ALL STREETS AND DRAINS WITHIN THE DEVELOPMENT WILL BE DEDICATED TO THE PUBLIC.
- ALL STREETS ARE LOCAL TYPE "A" EXCEPT APPROXIMATELY 1,500 FEET OF COLLECTOR STREET BEGINNING AT BINZ-ENGELMAN ROAD.
- THE DEVELOPER WILL PAY A FEE IN LIEU OF DEDICATING THE REQUIRED PARKS OR OPEN SPACE TO MEET THE REQUIREMENTS OF SECTION 35-503 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE (2001).
- THIS DEVELOPMENT WILL INCLUDE SIDEWALKS ALONG THE STREET RIGHT-OF-WAYS.
- THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORMWATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.
- THIS DEVELOPMENT WILL COMPLY WITH SAN ANTONIO UDC SECTION 35-504 STORMWATER MANAGEMENT (F) STORMWATER DETENTION BY PROVIDING ON SITE DETENTION COORDINATED WITH JUDSON ISD ON THE ADJACENT MIDDLE SCHOOL SITE AND BY PROVIDING ADDITIONAL VOLUME BY EXCAVATING BEHIND MARTINEZ CREEK DAM NO. 1.
- ALL ACREAGE SUBJECT TO CHANGE WITHOUT NOTICE.
- THE LOCAL TYPE "A" STREETS ARE SHOWN FOR INFORMATION PURPOSES ONLY AND ARE SUBJECT TO CHANGE AT THE TIME OF PLATTING.
- LOT LAYOUT IS FOR INFORMATIONAL PURPOSES ONLY, UNIT LAYOUTS WILL BE FINALIZED WITH PLAT SUBMITTAL.
- THERE IS NO ALTERNATIVE PEDESTRIAN CIRCULATION SYSTEM PROPOSED. SIDEWALKS WILL BE INSTALLED WITH THE TYPICAL STREET SECTION INDICATED.
- SECTION 35-506 (E) CONNECTIVITY, (2) PROJECTION STREETS OF THE UNIFIED DEVELOPMENT CODE REQUIRES CONNECTIVITY TO ADJOINING AREAS NOT SUBDIVIDED. AT THE TIME OF PLATTING UNIT-6, WE WILL EITHER PROVIDE CONNECTIVITY TO ADJOINING AREAS NOT SUBDIVIDED OR REQUEST A VARIANCE TO SECTION 35-506.
- LAND USES -

DRAINAGE = 47.395 ACRES
 OPEN SPACE = 1,754 ACRES
 EXXON PIPELINE EASEMENT = 2,238 ACRES
 KOCH PIPELINE EASEMENT = 1,361 ACRES
 TOTAL SINGLE FAMILY RESIDENTIAL = 102,422 ACRES
 TOTAL AREA = 155,170 ACRES

UNIT	NUMBER OF LOTS	LOT DIMENSIONS
UNIT 1	98 LOTS	86 - (40' X 110')
UNIT 2	51 LOTS	12 - (50' X 110')
UNIT 3	110 LOTS	(40' X 110')
UNIT 4	76 LOTS	51 - (40' X 110')
UNIT 5A	73 LOTS	25 - (50' X 110')
UNIT 6	118 LOTS	(40' X 110')
UNIT 7A	24 LOTS	(40' X 110')
UNIT 7B	47 LOTS	(40' X 110')
UNIT 7C	32 LOTS	(40' X 110')
TOTAL NO. OF LOTS	629 (468 LOTS 40'X110' & 161 LOTS 50'X110')	
DENSITY	4.05 LOTS/ACRE	

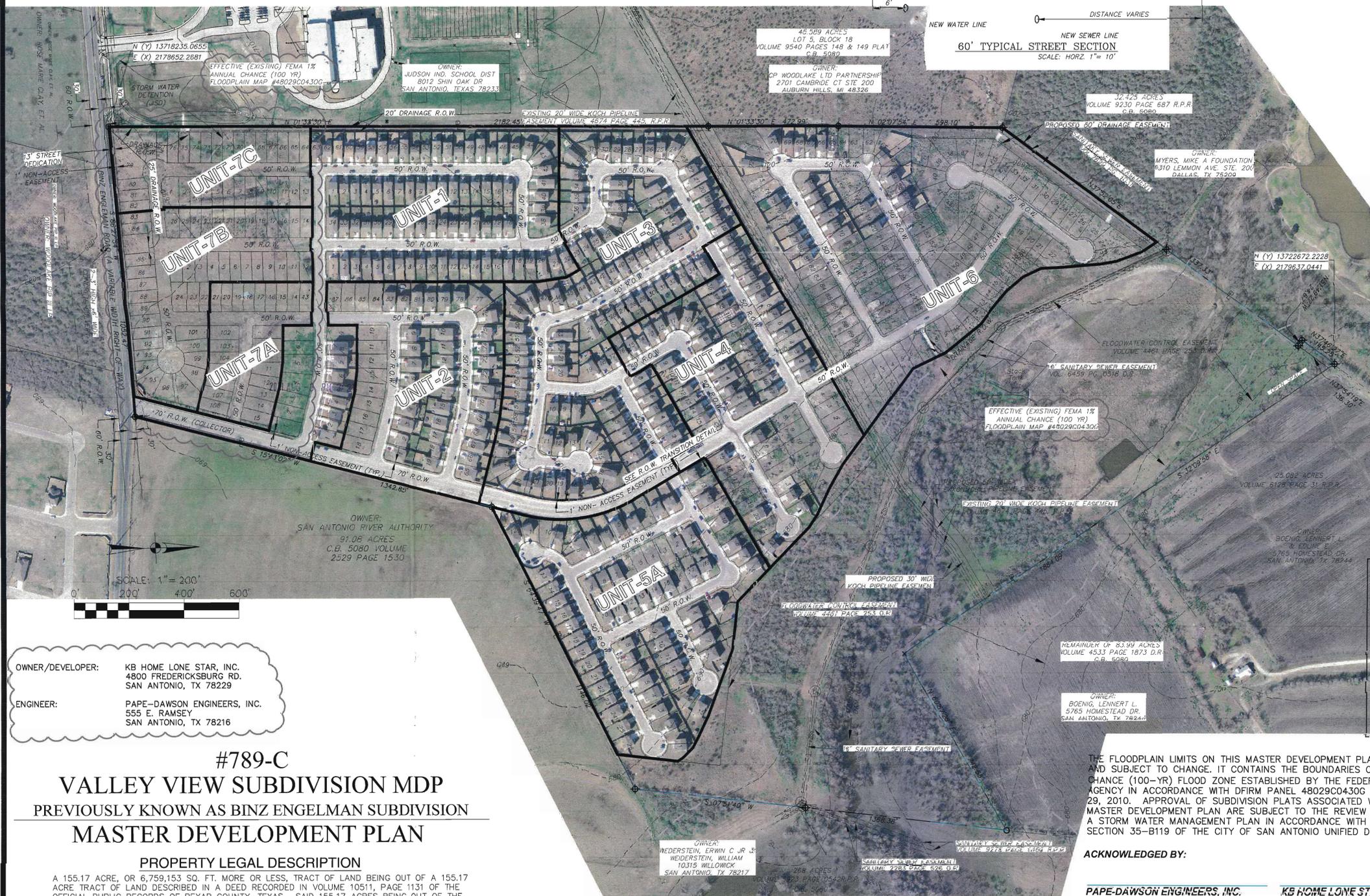
REVISION STATEMENT
AMENDMENT INCLUDES THE FOLLOWING:

- SUBDIVIDE UNIT-7 INTO 3 PHASES NAMELY 7A, 7B AND 7C
- ADD 4 LOTS AT THE NORTHWEST CORNER OF UNIT 7C THIS CAN BE ACHIEVED BY FURTHER DETAILED STUDY AND ANALYSIS OF THE FLOOD PLAIN EASEMENT AS AFFECTED BY THE NEW D-FIRM FLOOD PLAIN LIMIT
- SUBJECT PROPERTY HAS NEW OWNER/DEVELOPER AND NEW ENGINEER OF RECORD
- LAND USES FOR UNIT-7 WERE UPDATED DUE TO NEW PHASES AND ADDITION OF LOTS
- TOTAL NUMBER OF LOTS AND DENSITY CHANGED
- FEMA FLOOD PLAIN LIMITS CHANGED TO REFLECT THE NEW D-FIRM PANEL 48029C0430G

THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. IT CONTAINS THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY AGENCY IN ACCORDANCE WITH DFIRM PANEL 48029C0430G DATED SEPTEMBER 29, 2010. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN ARE SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

ACKNOWLEDGED BY:

PAPE-DAWSON ENGINEERS, INC. KB HOME LONE STAR, INC.



OWNER/DEVELOPER: KB HOME LONE STAR, INC.
4800 FREDERICKSBURG RD.
SAN ANTONIO, TX 78229

ENGINEER: PAPE-DAWSON ENGINEERS, INC.
555 E. RAMSEY
SAN ANTONIO, TX 78216

#789-C
 VALLEY VIEW SUBDIVISION MDP
 PREVIOUSLY KNOWN AS BINZ ENGELMAN SUBDIVISION
 MASTER DEVELOPMENT PLAN

PROPERTY LEGAL DESCRIPTION

A 155.17 ACRE, OR 6,759,153 SQ. FT. MORE OR LESS, TRACT OF LAND BEING OUT OF A 155.17 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN VOLUME 10511, PAGE 1131 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. SAID 155.17 ACRES BEING OUT OF THE JOSEFA LEAL SURVEY NO. 39, ABSTRACT NO. 420, COUNTY BLOCK 5080, BEXAR COUNTY, TEXAS.



City of San Antonio

Planning & Development Services

Master Plan Review

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APPLICATION



In addition to this form, a complete application packet for all plans (excluding proposals to amend an already accepted plan) must include: a Completeness Review Form, 20-folded plan copies with Request for Review Form attached to each copy, a digital file, an 8 1/2 by 11 inch reduced copy, 2-Storm Water Management Plans, 4-Traffic Impact Analyses, MDP/PUD review fee, TIA review fee, and a Park review fee. **Incomplete proposals will not be considered for review.**

Master Plan Application Type (check one):

<input type="checkbox"/> Master Development Plan (MDP)	<input type="checkbox"/> Planned Unit Development (PUD)
<input checked="" type="checkbox"/> Master Development Plan Amendment	<input type="checkbox"/> Planned Unit Development Amendment
<input type="checkbox"/> Major <input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Major <input type="checkbox"/> Minor
<input type="checkbox"/> MDP/ P.U.D. Plan (combination)	<input type="checkbox"/> Mixed Use District (MXD)
<input type="checkbox"/> Flexible Development Plan (FDP)	<input type="checkbox"/> Traditional Neighborhood Development (TND)
<input type="checkbox"/> Urban Development (UD) <input type="checkbox"/> Farm and Ranch (FR)	<input type="checkbox"/> Master Planned Community District (MPCD)
<input type="checkbox"/> Rural Development (RD) <input type="checkbox"/> Mixed Light Industrial (MI-1)	<input type="checkbox"/> Military Airport Overlay Zone (MAOZ)
<input type="checkbox"/> Mixed Heavy Industrial (MI-2)	<input type="checkbox"/> Manufactured Home Park Plan (MHPP)
<input type="checkbox"/> Form Based Zone District (FBZD)	<input type="checkbox"/> Alternative Pedestrian Plan (APP)

Applicant Contact Information:

Project Name: <u>Valley View Subdivision</u>	
Owner/Agent: <u>KB Home Lonestar, Inc.</u>	E-mail: <u>jchernandez@kbhome.com</u>
Address: <u>4800 Fredericksburg Road, San Antonio, TX</u>	Zip code: <u>78229</u> Phone: <u>(210) 301-2886</u>
Contact Person Name: <u>Joseph Hernandez</u>	E-mail: <u>jchernandez@kbhome.com</u>
Company: <u>KB Home Lonestar, Inc.</u>	Relationship to Owner: <u>Director, Land Planning</u>
Address: <u>4800 Fredericksburg Road, San Antonio, TX</u>	Zip code: <u>78229</u> Phone: <u>(210) 301-2886</u>

Plan Proposal:

Total number of lots: <u>101</u>	Total acreage: <u>155.17</u>
Existing zoning: <u>N/A</u>	Proposed zoning: <u>N/A</u>
Density (dwelling units per acre): _____	Typical residential lot size: <u>40x110 – 50x110</u>
Number of dwelling units per phase:	
Phase: <u>1</u> Dwelling units: <u>98</u>	Phase: <u>4</u> Dwelling units: <u>76</u>
Phase: <u>2</u> Dwelling units: <u>51</u>	Phase: <u>5</u> Dwelling units: <u>73</u>
Phase: <u>3</u> Dwelling units: <u>110</u>	Phase: <u>6</u> Dwelling units: <u>118</u>

Complete this subsection for PUD Plans only:

<input type="checkbox"/> Private street(s), linear feet of street: _____	<input type="checkbox"/> Public street(s), linear feet of street: _____
Total open space: _____	Percent open space (total open space divided by total acreage): _____ %
<input type="checkbox"/> Gated <input type="checkbox"/> Un-Gated	If gated, type of gate (guard/mag card/key/transmitter/etc.): _____
Construction start date: _____	
X/Y coordinates at major street entrance(s): X: _____ Y: _____	

For City Use Only

Intake Date: _____	Intake By: _____
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City of San Antonio
Planning & Development Services
Master Plan Review Application

File #: 7890

DEVELOPMENT SERVICE
RECEIVED

Site Description:

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Jurisdiction: San Antonio City Limits San Antonio ETJ Outside ETJ
City Council District: N/A School District: Judson ISD
Ferguson map grid: 586/A6 USGS Grid: _____
Existing land use(s): Residential

Description of plan boundaries:
Valley View Subdivision

Existing legal description:
155.17 acres out of 155.17 acre tract of land described in deed recorded in Volume 10511, Page 1131, Official Public Records Bexar County, Texas.

Property Features:

Edwards Aquifer Recharge Zone (check all that apply): Contributing Recharge
 Transition Artesian

Watershed(s): _____

Generalized slope of site: _____

Valuable natural features (e.g. heritage trees, endangered species habitat, karsts features, etc) on or adjoining site:

Significant historic resources (e.g. homestead, mill, archeological site) on or adjoining site:

Related applications:

Is there a previous MDP (formerly POADP) for this site? YES NO
Name: Valley View File #: 789-B Date accepted: 7/12/06

Is there a corresponding PUD for this site? YES NO
Name: _____ File #: _____ Date approved: _____

Are there any Rights Determinations associated with this site? YES NO
Name: _____ File #: _____ Date approved: _____

Is there another name for this project or another name commonly used to describe this site?
Name: Binz Engleman Subdivison

List all associated Plats for this site whether approved or pending approval?

Name: Unit 1 Plat #: 040226
Name: Unit 2 Plat #: 040227
Name: Unit 3 Plat #: 050406
Name: Unit 4 Plat #: 060039
Name: Unit 5 Plat #: 050664

Is this project in conjunction with a Tax Increment Reinvestment Zone (TIRZ) Application? YES NO

Is this project within the boundaries of the City South Management Authority (CSMA)? YES NO

If YES please note that unique development standards have been adopted for projects in TIRZ zones and the CSMA area. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Housing and Neighborhood Services Department at (210) 207-7881. For CSMA requirements call (210) 207-7028.

City of San Antonio
 Planning & Development Services
 Master Plan Review Application

File #: 7890

DEVELOPMENT SERVICES
 RECEIVED

Owner or Authorized Representative:

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I, the undersigned, hereby certify that this application and all sketches and data and matter attached to and made a part of said application are honest and true to the best of my knowledge and belief. Further, I understand my continuing obligation to notify the Planning & Development Services Director in writing of the inaccuracy of any statement or representation which was incorrect when made or which becomes incorrect by virtue of changed circumstances. Finally, I understand that by signing this application that I am giving the City or agent thereof the authority to duplicate, disseminate and reproduce any and all items submitted as part of this request, whether copyrighted or not.

Print Name: Joseph C. Hernandez Signature: J. C. Hernandez
 Date: June 21, 2011 Phone: 301-2886 Fax: _____
 E-mail: jchernandez@kbhome.com

If you have any questions, please contact any of the following Master Development Plan team members:

Melissa Ramirez Senior Management Analyst (210) 207-7038 Melissa.Ramirez@sanantonio.gov	Elizabeth Carol Senior Management Analyst (210) 207-7893 Elizabeth.Carol@sanantonio.gov
Richard Carrizales Planner (210) 207-8050 Richard.Carrizales@sanantonio.gov	Larry Odis Planner (210) 207-0210 Larry.Odis@sanantonio.gov
Robert Lombrano Planner (210) 207-5014 Robert.Lombrano@sanantonio.gov	Luz Gonzales Planner (210)207-7898 Luz.Gonzales@sanantonio.gov
	Donna Schueling Planner (210) 207-5016 Donna.Schueling@sanantonio.gov

City of San Antonio
Planning & Development Services
Master Plan Review Application

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APPENDIX A: APPLICATION CHECKLIST
Submittal Requirements:

The following are required for FDP, MDP, MXD, MPCD, PUD and TND applications (UDC §35-207, -310.15, -345, -B101, -B109, -B113):

GENERAL:

- Name of the Master Development Plan or PUD and the subdivision;
- City assigned Plan ID number;
- Name and address of owner of record, developer and engineer;
- The name(s) of all adjacent property owner(s) as shown on current tax records;
- Certificate of agency or power of attorney if other than owner;
- Signature blocks for the chairperson and secretary (Development Services Director or assignee).
- Tree stand delineation exhibit and review fee; tree affidavit not required (Not required for PUD applications);
- Topographic contour lines no greater than ten (10) feet (PUD applications require two feet intervals);
- Location of property lines, existing easements, cemeteries and/or historic graves, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners from the latest certified assessment rolls. Cemeteries and/or historic graves should shown as historic preservation areas or lots. (Not required for PUD applications);

LOCATION:

- Two points identified by Texas Planes Coordinates;
- Basis of bearings used and a north point;
- Boundary of the development and total acreage encompassed, thereby described and mapped at an appropriate scale;
- Date of preparation;
- Graphic and written scale and north arrow;
- A location map at a scale not less than 1"= 2,000' indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- All existing easements or right-of-way with street names impacting the development area, their nature and width.

TRAFFIC AND CIRCULATION:

- The location and dimensions of all existing streets and access points provided to the site from adjacent roadways. Locations and dimensions of all proposed public and private streets including major thoroughfares, collectors and local B streets within the development's boundaries if over 100 acres. If 100 acres or less, all streets shall be shown;
- The schematic (typical section) of all existing and proposed streets, as well as proposed access points;
- The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable (sidewalks may meander from the location shown in typical sections to create greater distances from the curb to the sidewalk);
- Traffic Impact Analysis (UDC §35-502). **Note: TIA already was approved.**

LOTS, PHASING AND USES:

- The location and dimensions of all proposed or existing lots;
- A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas;
- A delineation of EARZ, wetlands and floodplains;
- The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or private recreation space areas and private recreational areas;
- The use of property owners in the proposed subdivision, where applicable;
- The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and recreation space areas and private recreational areas;
- A statement in tabular form which sets forth the following data, when such data is applicable:
 - Total number of lots;
 - Total area of open space;