



City of San Antonio, Texas

Department of Planning and Development Services

July 29, 2010

Salah Diab, P.E.
Seda Consulting Engineers
2939 Mossrock
San Antonio, TX. 78230

RE: Master Development Plan -MDP 047-06 Valley View application status

Dear Mr. Diab:

We have reviewed your MDP application that was submitted on August 21, 2006. Based on the Texas Local Government Code 245.002 (e) *Uniformity of Requirements* the following is our official finding:

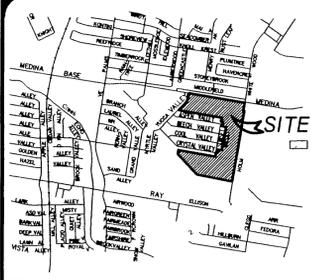
Planning and Development Services Department deemed your MDP technical application invalid. The applicant has failed to provide documents or other information necessary to comply with the City's technical requirements since the City's last request on September 20, 2007. The MDP permit application has expired. Should you care to develop your property in the future by phases then a new MDP application and fees will need to be submitted.

If you have any further questions please contact Larry Odis at larry.odis@sanantonio.gov or 207-0210.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Looney".

Christopher Looney, AICP
Interim Assistant Director,
Land Development Division

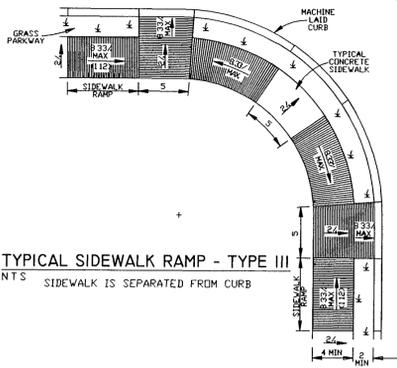


2 Street links # = 26
 — Phase Line
 — Boundary Line

NOTE
 THE REQUIRED PARK AREA IS 4.414 AC AREA PROVIDED IS 3.062 AC
 ACCORDING TO THE UDC SECTION 35-503 TABLE 503-4 THE
 DEVELOPER WILL PROVIDE SOME TABLES BENCHES ETC TO MEET
 THE REQUIREMENT OF SEC 35-503 AS AMENDED

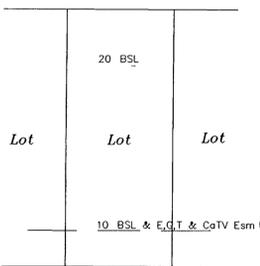
NOTE
 All Collector Streets are 44 Pavement

LOCATION MAP
 Not to Scale



TYPICAL SIDEWALK RAMP - TYPE III
 NTS SIDEWALK IS SEPARATED FROM CURB

Note
 Handicapped ramps will be provided
 at street intersections and any other
 required locations as per code



Street
 Typical Lot Layout
 NTS

OWNER / DEVELOPER

VALLE VENTAJA
 P O BOX 250925
 PLANO TX 75205
 MR DON MALOOLY
 (469) 667-5568

40' Drainage
 ROW

Approved
 Director
 Development Services Department
 City of San Antonio

Date

LAND USE CATEGORIES

NUMBER OF SEGMENTS	UNIT	QTY	ACRES	DENSITY / ACRES	% LAND USE
PHASE-1	LOT	88	18.77	4 688	28.23
PHASE-2	LOT	71	14.52	4 889	21.84
PHASE-3	LOT	69	16.20	4 259	24.36
PHASE-4	LOT	66	15.53	4 249	23.36
RECREATIONAL AREA			1.46		2.19
TOTAL		294	66.48	4 422	99.98

CONNECTIVITY RATIO

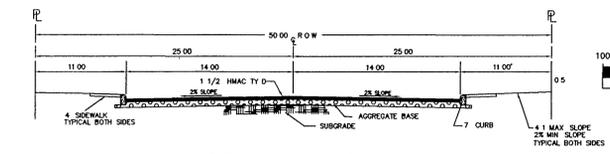
NUMBER OF SEGMENTS	NUMBER OF NODES	RATIO
26	18	1.44

FLOOD NOTE

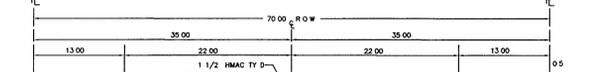
ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 48029C0601 E NO PORTION
 OF THIS PROPERTY IS LOCATED IN FLOOD ZONE A IT IS IN ZONE X

SIDEWALK NOTE

SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT OF WAY
 PER UNIT DEVELOPMENT CODE ARTICAL 5 DIVISION 2135-506 (q)



BASE COMPACTED TO 95% OF THE MAXIMUM DENSITY
 IN ACCORDANCE WITH TEX 113-12 AT PLUS OR MINUS
 2 PERCENT OF THE OPTIMUM MOISTURE CONTENT
 UNTIL PERMANENTLY COVERED



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 IN ACCORDANCE WITH TEX 113-12 AT PLUS OR MINUS
 2 PERCENT OF THE OPTIMUM MOISTURE CONTENT
 UNTIL PERMANENTLY COVERED

Curve Table

Curve	Radius	Delta	Length	Chd Brg	Chord
C1	25.00	90.05 21	39.31	S54°19'10" W	35.38
C2	15.18	88.58 15	23.57	S54.32 41 W	21.27
C3	14.15	89.47 57	22.18	S35.30 23 E	19.98
C4	430.00	36.20 24	272.73	N27.26 41 E	268.18

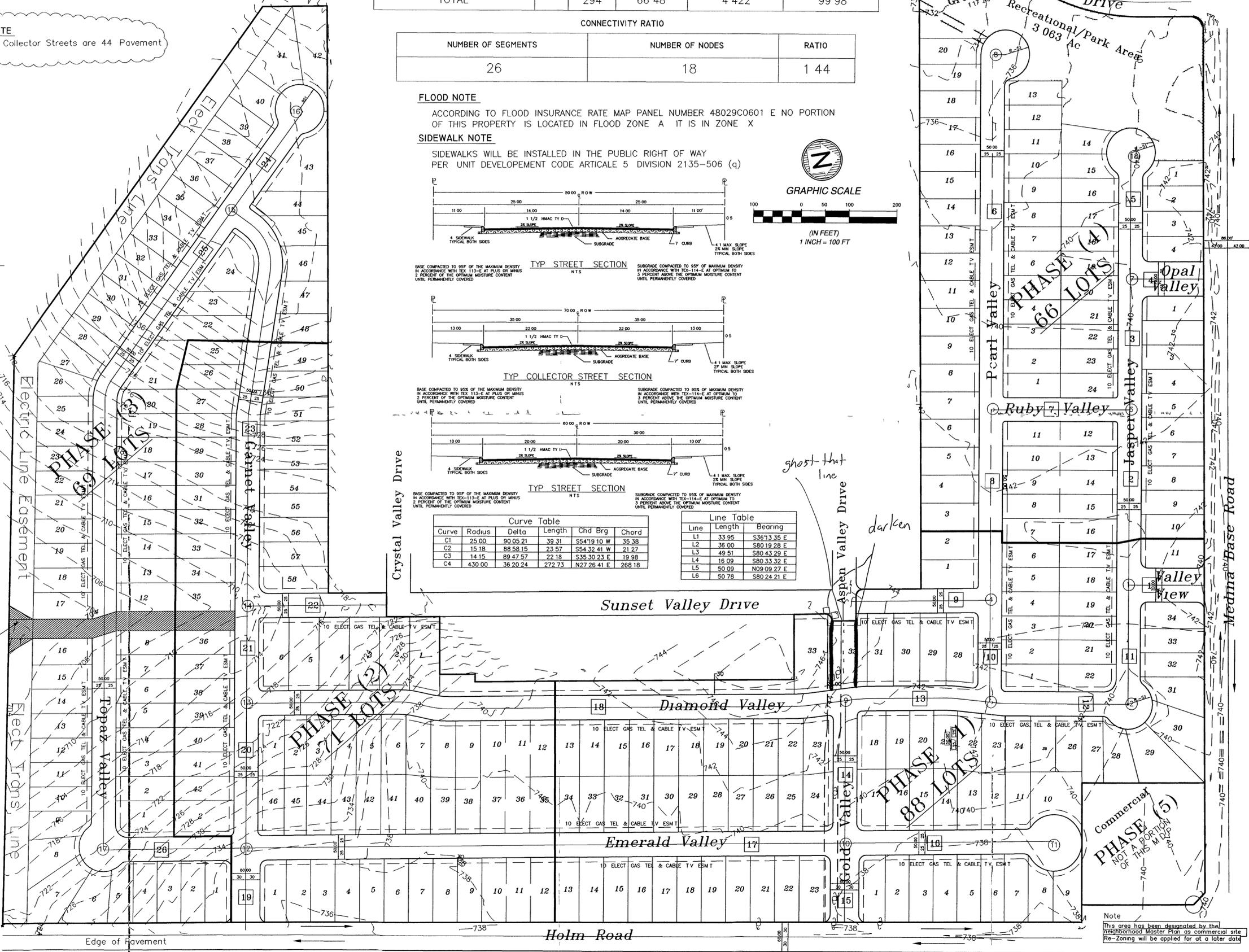
Line Table

Line	Length	Bearing
L1	33.95	S36°13'35" E
L2	36.00	S80°19'28" E
L3	49.51	S80°43'29" E
L4	16.09	S80°33'32" E
L5	50.09	N09°09'27" E
L6	50.78	S80°24'21" E



GRAPHIC SCALE
 (IN FEET)
 1 INCH = 100 FT

ZONING CLASSIFICATION
 R-6 66.48 AC
 COMMERCIAL 1.46 AC



Commercial
 PHASE (5)
 NOT A PORTION
 OF THIS M.D.P. 30-00-00

Note
 This area has been designated by the
 neighborhood Master Plan as commercial site
 Re-Zoning will be applied for at a later date

Seda Consulting Engineers, Inc
 (210) 308 0057
 6735 IH 10 West
 San Antonio, Texas 78201
 FAX (210) 308 8842
 e-mail: seda@sedait.com



VALLEY VIEW FARMS, SUBDIVISION
 SAN ANTONIO, BEXAR COUNTY, TEXAS
 MASTER DEVELOPMENT PLAN

JOB NO 1252
 DATE 08/10/07
 DRAWN BY KMJ/RKN
 CHECKED BY SED
 SHEET 1 OF 1



City of San Antonio
Development Services Department
Master Development Plan
APPLICATION



08-23-06P03:05 RCVD

Date: 2/17/06

Case Manager: Robert Lombrano, Planner II (Even File number) (210) 207-5014, rlombrano@sanantonio.gov Ismael Segovia, Planner II (Odd file Number) (210) 207-7207, ISegovia2@sanantonio.gov	Admin. Assistant: Larry Odis (210) 207-0210 lodis@sanantonio.gov	File Number: <p align="center">047-06</p>
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****Will this project be used in conjunction with a Tax Increment Financing Application (TIF):** YES NO**

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881, (Indicate TIF Project Name on all submissions).

(Check One)

- Master Development Plan (MDP) (Formerly POADP)
- MDP/ P.U.D. Plan (combination)
- Master Plan Community District (MPCD)
- Traditional Neighborhood Development (TND)
- Flexible Development District
- Urban Development (UD)
- Rural Development (RD)
- Farm and Ranch (FR)
- Mix Light Industrial (MI-1)
- P.U.D. Plan
- Mixed Used District (MXD)
- Military Airport Overlay Zone (MAOZ)
- Manufactured Home Park Plan (MHPP)
- Pedestrian Plan (PP)
- Other: _____

Master Plan Submittals: Completeness Review Form and 15 copies (folded) with Development Services, MDP Division Request for Review form (attached) for respective departments or

Project Name: Valley View Subdivision

Owner/Agent: Valle Ventaja Phone: _____ Fax: _____

Address: P.O. Box 250925 Plano, TX Zip code: 78205

Engineer/Surveyor: Seda Consulting Engineers Phone: 308-0057 Fax: 308-8842

Address: 6735 FH-10 West SA, TX Zip code: 78201

Contact Person Name: Salah E. Diab E-mail: Seda@satk.tx.com

May 1, 2005

City of San Antonio
Development Services Department
Master Development Plan Section
APPLICATION
(Continued)

Existing legal Description:

66.488 Acres, NCB 15269 Recorded in Volume 7753 page 1157.
Real property Records, City of San Antonio, Bexar County, Texas.

Existing zoning: R-6 Proposed zoning: _____

Projected # of Phases: 4

Number of dwelling units (lots) by Phases: Phase 1 = 110 Phase 2 = 94
Phase 3 = 73 + Phase 4 = 35

Total Number of lots: 309 divided by acreage: 66.488 = Density: 4.647

(PUD Only) Linear feet of street _____
 Private Gated Attached
 Public Un-Gated Detached

(PUD Only) Total open space: _____ divided by total acreage: _____ = Open space _____ %

(PUD Only) Type of gate (guard/mag card/key/transmitter/etc.): _____

(PUD Only) Construction start date: _____

(PUD Only) X/Y coordinates at major street entrance: X: _____ Y: _____

Site is over/within/includes:

Edwards Aquifer Recharge Zone: Yes No

San Antonio City Limits? Yes No

Council District: 4 School District: South San Ferguson map grid: 648 C 6

Is there a previous Master Development Plan (a.k.a. POADP) for this Site?

Name _____ No. X

Is there a corresponding PUD for this site? Name _____ No. _____

Plats associated with this Master Development Plan (a.k.a. POADP) or site?

Name Valley View Phase-1 No. 060347

Name _____ No. _____

Name _____ No. _____

03-28-06P03:05 RCVD

City of San Antonio
Development Services Department
Master Development Plan Section
Technical Review

03-28-06P03:06 RCVD

- Name of the Master Development Plan or P.U.D. and the subdivision;
- City assigned Plan ID number;
- Name and address of owner of record, developer and engineer;
- The name names of all adjacent property owners as shown on current tax records;
- Certificate of agency or power of attorney if other than owner;
- Signature blocks for the chairperson and secretary (Planning director or assignee);
- (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- Two points identified by Texas Planes Coordinates;
- Basis of bearing used and a north point;
- Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- (MDP ONLY) topographic contour lines no greater than ten (10) feet;
- (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- Date of preparation; 2/17/06
- 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;
- Total area of property;
- All existing easements or right-of-way with street names impacting the development area, their nature and width;
- The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

City of San Antonio
Development Services Department
Master Development Plan Section
Technical Review

03-28-06 P0.3:06 RCVD

(Continued)

- (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- The location and dimension of all proposed or existing lots.
- The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
- 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.
- The schematic 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.
- (Conservation Subdivisions Only) A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
- A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.
- Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:
(PUD ONLY)
- (a) square footage of all buildings and structures
 - (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
- A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
- (a) total number of dwelling units, by development phase.
 - (b) Residential density and units per acre.
 - (c) (PUD Only) Total floor area ratio for each type of use.
 - (d) Total area in passive open space.
 - (e) Total area in active developed recreational open space.
 - (f) Total number of off-street parking and loading spaces.

City of San Antonio
Development Services Department
Master Development Plan Section
Technical Review

03-28-06 P03:05 RCVD

(Continued)

- Traffic Impact Analysis (section 35-502).
- (PUD Only) Utilities plan.
- (M.D.P. Only) Location of property lines, existing easements, burial grounds, 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 or subdivision from the latest certified assessment rolls.
- (PUD Only) Lots numbered as approved by the City.
- (PUD Only) Layout shall show where lot setbacks as required.
- Location and size in acres of school sites, as applicable.
- The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.
- A stormwater management plan (section 35-B119)

Owner or Authorized Representative:

I certify that the Valley View MDP Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Print Name: Max F. Terry Signature: Max F. Terry
Date: 08/16/06 Phone: 210-308-0057 Fax: 210-308-8842
E-mail: seda@sarx.tx.com

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7038



City of San Antonio
Development Services Department
Master Development Plan



Completeness Review

This completeness review is applicable to the following: Master Development Plan (MDP), Master Plan Community District (MPCD), Planned Unit Development (PUD), Flexible Development Plan (FDP), Traditional Neighborhood Development (TND), Mixed Use District (MXD), Military Airport Overlay Zone (MAOZ), Manufactured Home Park Plan (MHPP), Pedestrian Plan (PP) and Subdivision Plat. **To be accepted for review a Plan shall comply with the provisions of ARTICLES I and IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.**

Project/Plat I.D. #: _____
Plat Name: _____
Project Engineers/Surveyors or Firm Name: _____
Address: _____
Phone # _____ **Fax #:** _____ **E-mail:** _____

Development Services Department

MDP Division

Required Items for Completeness Review

- Completed and signed Application Form
- Appropriate MDP/PUD Plan Review Fee
- Digital information (MDP's and PUD)
- 8 1/2 " x 11" Reduced Copy (MDP's and PUD)
- Storm Water Management Plan (MDP's and PUD)
- Appropriate Parks Review Fee

08-23-06 P03:03 RCVD

• **(Master Development Plans and PUD Plans): 15 copies (folded) with Development Service Department, MDP Division Request for Review form (attached) for respective departments or agencies**

- | | |
|--|--|
| <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> Traffic T.I.A. |
| <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic | <input type="checkbox"/> Building Inspection - Trees |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks – Open space |
| <input type="checkbox"/> Zoning | <input type="checkbox"/> Bicycle Plan |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Other: _____ | |

Accepted

Rejected

Completeness Review By: Larry Edis Date: 8/28/06



City of San Antonio
Development Services Department
Master Development Plan



Completeness Review

This completeness review is applicable to the following: Master Development Plan (MDP), Master Plan Community District (MPCD), Planned Unit Development (PUD), Flexible Development Plan (FDP), Traditional Neighborhood Development (TND), Mixed Use District (MXD), Military Airport Overlay Zone (MAOZ), Manufactured Home Park Plan (MHPP), Pedestrian Plan (PP) and Subdivision Plat. **To be accepted for review a Plan shall comply with the provisions of ARTICLES I and IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.**

Project/Plat I.D. #: Volley View
 Plat Name: _____
 Project Engineers/Surveyors or Firm Name: _____
 Address: _____
 Phone # _____ Fax #: _____ E-mail: _____

Development Services Department

MDP Division

Required Items for Completeness Review

- Completed and signed Application Form
- Appropriate MDP/PUD Plan Review Fee
- Digital information (MDP's and PUD)
- 8 1/2 " x 11" Reduced Copy (MDP's and PUD) *Missing*
- Storm Water Management Plan (MDP's and PUD)
- Appropriate Parks Review Fee

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- | | |
|--|--|
| <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
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| <input type="checkbox"/> Zoning | <input type="checkbox"/> Bicycle Plan |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Other: _____ | |

Accepted

Rejected

Completeness Review By: Larry Odis Date: 8/24/06

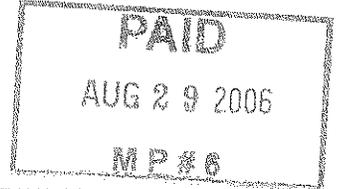
REMIT TO:
CITY OF SAN ANTONIO - DEV SVCS-1901 S. ALAMO
1901 S ALAMO
SAN ANTONIO TX 78204

I N V O I C E
3402225

AMT ENCLOSED _____

AMOUNT DUE 500.00
INVOICE DATE 8/29/2006
DUE DATE 8/29/2006

50-05-5574
WELLS FARGO BANK
180 S. STATE STREET
CLEARFIELD, UT 84015



PHONE: (000) 000-0000

MDP #047-06
VALLEY VIEW SUBDIVISION

FACILITY LOCATION: 1901 ALAMO ST S

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
8/29/2006	3402225	50-05-5574	8/29/2006	-

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-002	MDP REVIEW FEE	500.00

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST: 08/29/2006	08/29/2006		CK #1735	MDP #047-06
END 08/29/2006	08/29/2006			

INVOICE INFORMATION	INVOICE AMT	PAYMENTS RECV	TOTAL INV AMT DUE
	500.00	0.00	500.00

CUSTOMER INFORMATION	OTHER AMTS DUE	TOTAL CUST AMT DUE

WR

City of San Antonio
Development Services Department



Master Development Plan

APPLICATION

LC 012542

08-29-06A09:17 RCVD

Date: August 22, 2006

Case Manager: Robert Lombrano , Planner II (Even File number) (210) 207-5014, rlombrano @sanantonio.gov	Admin. Assistant: Larry Odis (210) 207-0210 lodis@sanantonio.gov	File Number: 048-06
Ismael Segovia, Planner II (Odd file Number) (210) 207-7207, Isegovia2@sanantonio.gov		

Will this project be used in conjunction with a Tax Increment Financing Application (TIF): YES NO

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881, (Indicate TIF Project Name on all submissions).

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- P.U.D. Plan
- Mixed Used District (MXD)
- Military Airport Overlay Zone (MAOZ)
- Manufactured Home Park Plan (MHPP)
- Pedestrian Plan (PP)
- Other: _____

Master Plan Submittals: *Completeness Review Form and 15 copies (folded) with Development Services, MDP Division Request for Review form (attached) for respective departments or*

Project Name: Sonoma Valley

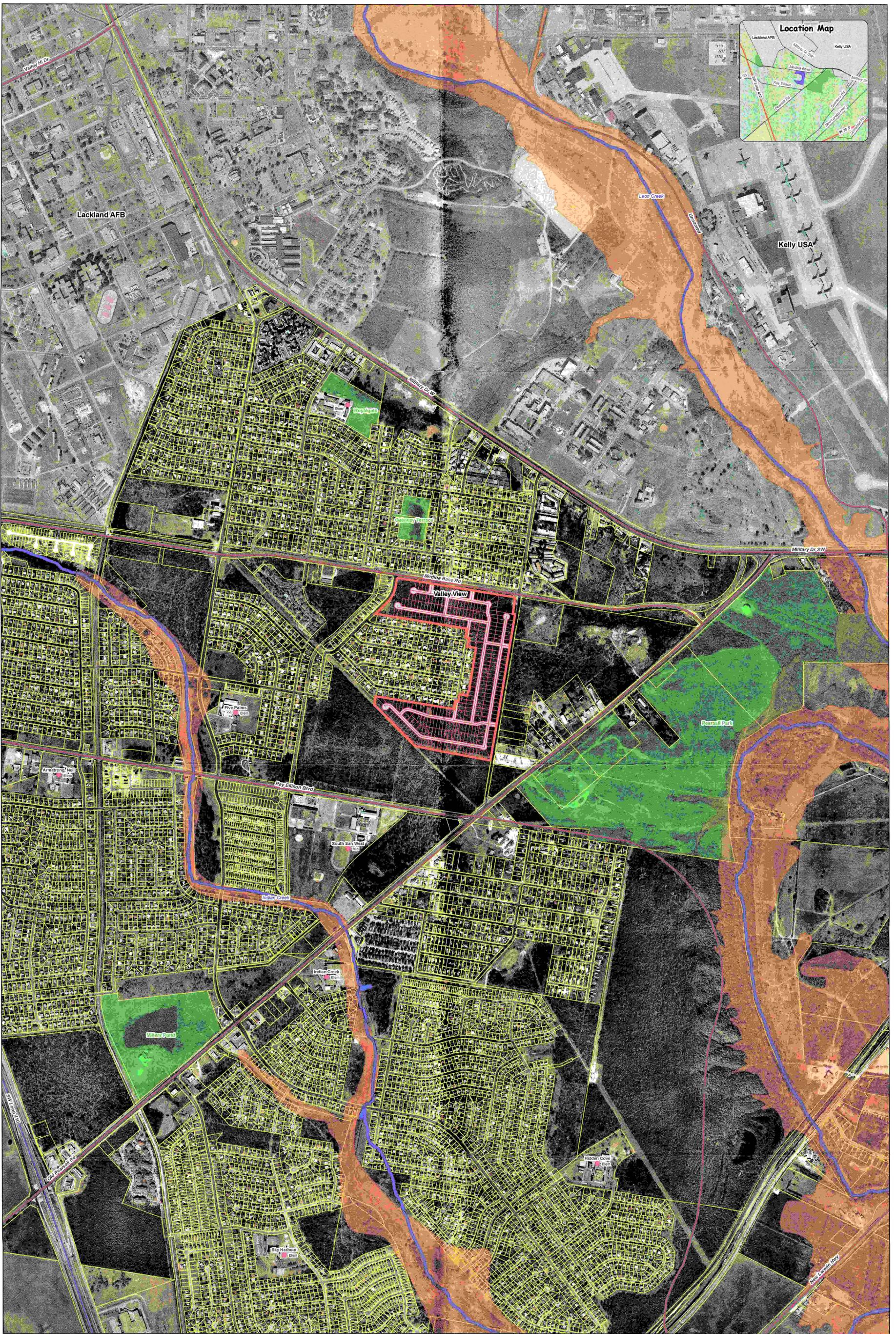
Owner/Agent: BP Real Estate Investments Phone: 214.739.2900 Fax: 214.739.2904

Address: 8235 Douglas Ave., Suite 170, Dallas, Texas Zip code: 75225

Engineer/Surveyor: Kimley-Horn and Associates, Inc. Phone: 210.541.9166 Fax: 210.541.8699

Address: 45 Ne Loop 410, Suite 890, San Antonio, Texas Zip code: 78216

Contact Person Name: Brian Parker E-mail: brian.parker@kimley-horn.com
May 1, 2005



Master Development Plan Review

Valley View

MDP 06-047 (66.5 acres)

Legend

- | | | | |
|-------------------------|---------------|-------------------|-------------|
| PUD Boundary | Orange line | 100 yr Floodplain | Orange area |
| MDP Lots | Red line | Public Schools | Red dot |
| Existing Parcels | Yellow line | Parks | Green area |
| Major Thoroughfare Plan | Dark red line | Bexar Water | Blue area |
| Other MDP's and PUD's | Green line | | |

Scale: 1" = 1/8 mile
Council District 4



Produced by the City of San Antonio
Development Services Department
(10/05/2008)