

# Z2016061

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## BULVERDE MARKETPLACE MPCD # 15-00003 MASTER PLANNED COMMUNITY DISTRICT 1-15-2016

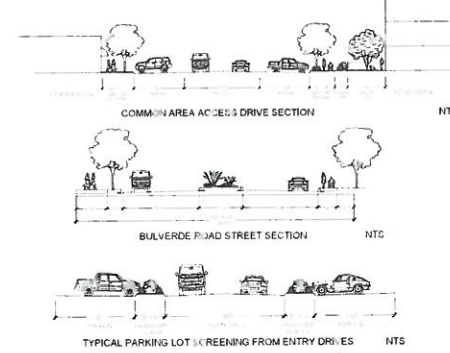


SCALE 1" = 100'-0"

- LEGEND**
- BULVERDE PLANNED COMMUNITY DISTRICT ZONING BOUNDARY - 38.61 ACRES
  - - - PARCEL LOT LINE
  - ▲ PROPOSED CURBWAY
  - ▬ PROPOSED PEDESTRIAN CONNECTION
  - ▬ EDWARDS AQUIFER RECHARGE ZONE
  - - - PHASE BOUNDARY LINE
  - ▨ ENTRY DRIVE AREA

**LAND USE SUMMARY**

COMMERCIAL	19.67 ACRES
MULTI-FAMILY	11.39 ACRES
OPEN SPACE	8.01 ACRES
<b>TOTAL</b>	<b>38.61 ACRES</b>



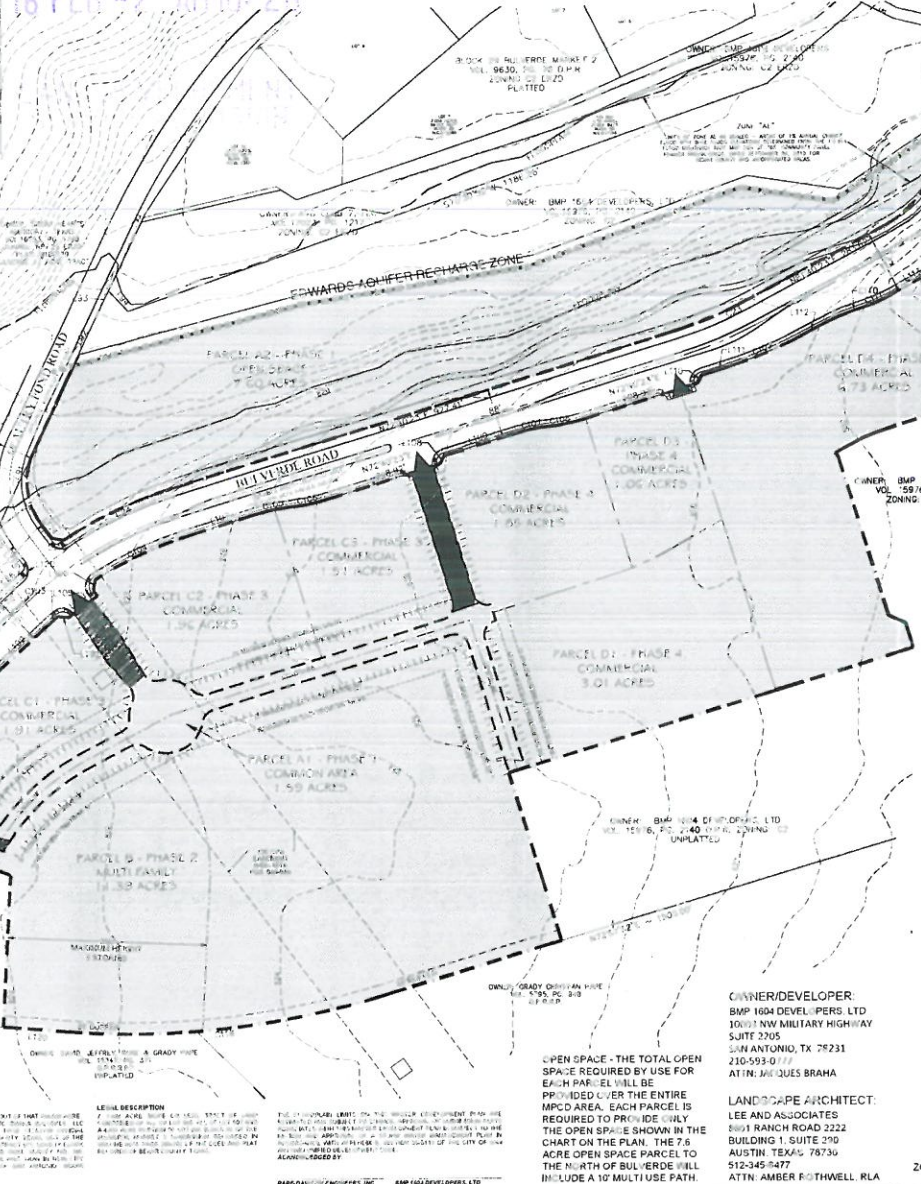
PARCEL	ACRES	LAND USE DESIGNATION	REQUIRED OPEN SPACE	OPEN SPACE REQUIRED	DENSITY	# OF UNITS
<b>PHASE 1</b>						
A1	1.75	COMMERCIAL PROFESSIONAL	0.00	0.00	1.00	0
<b>PHASE 2</b>						
B	1.10	MULTI-FAMILY	0.00	0.00	1.00	0
<b>PHASE 3</b>						
C1	1.94	COMMERCIAL	0.00	0.00	1.00	0
C2	1.70	COMMERCIAL	0.00	0.00	1.00	0
C3	1.31	COMMERCIAL	0.00	0.00	1.00	0
<b>PHASE 4</b>						
D1	1.11	COMMERCIAL	0.00	0.00	1.00	0
D2	1.00	COMMERCIAL	0.00	0.00	1.00	0
D3	1.30	COMMERCIAL	0.00	0.00	1.00	0
D4	1.13	COMMERCIAL	0.00	0.00	1.00	0
<b>TOTAL</b>	<b>8.01</b>		<b>0.00</b>	<b>0.00</b>		<b>0</b>



**PROPERTY INFORMATION**

OWNER	ADDRESS	PHONE	EMAIL
OWNER: CHRISTINE ANN GARCIA	10032 W. 15th ST	214-344-8823	UNPLATTED
OWNER: CHRISTINE ANN GARCIA	10032 W. 15th ST	214-344-8823	UNPLATTED
OWNER: CHRISTINE ANN GARCIA	10032 W. 15th ST	214-344-8823	UNPLATTED

**LEGAL DESCRIPTION:** [Detailed legal description of the property parcels, including acreage and survey information.]



OPEN SPACE - THE TOTAL OPEN SPACE REQUIRED BY USE FOR EACH PARCEL WILL BE PROVIDED OVER THE ENTIRE MPCD AREA. EACH PARCEL IS REQUIRED TO PROVIDE ONLY THE OPEN SPACE SHOWN IN THE CHART ON THE PLAN. THE 7.6 ACRE OPEN SPACE PARCEL TO THE NORTH OF BULVERDE WILL INCLUDE A 10' MULTI-USE PATH.

**OWNER/DEVELOPER:**  
BMP 1604 DEVELOPERS, LTD  
10001 NW MILITARY HIGHWAY SUITE 2205  
SAN ANTONIO, TX 78231  
210-593-0777  
ATTN: JACQUES BRAHA

**LANDSCAPE ARCHITECT:**  
LEE AND ASSOCIATES  
8801 RANCH ROAD 2222  
BUILDING 1, SUITE 210  
AUSTIN, TEXAS 78736  
512-345-4477

ZONING CASE NO. Z2016061



LEE AND ASSOCIATES  
LANDSCAPE ARCHITECTS  
10001 NW MILITARY HIGHWAY SUITE 2205  
SAN ANTONIO, TEXAS 78231  
512-345-4477

**BULVERDE MARKETPLACE**  
SAN ANTONIO, TEXAS  
MPCD MASTER SITE PLAN  
MPCD # 15-00003

THIS DRAWING IS NOT FOR REGULATORY APPROVAL OR CONSTRUCTION

