

AN ORDINANCE **2016-12-01-0953**

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.

* * * * *

WHEREAS, a public hearing was held after notice and publication regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of 31.0331 acres out of NCB 17365 from "C-2" Commercial District to "MPCD" Master Planned Community District.

SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

SECTION 3. The City council approves this Master Plan Community District- so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

SECTION 4. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35 -491.

SECTION 5. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 6. This ordinance shall become effective the 10th day of December 2016.

PASSED AND APPROVED this 1st day of December 2016.

M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

Susan Durin
City Attorney

Agenda Item:	Z-23 (in consent vote: Z-1, Z-2, P-1, Z-3, P-2, Z-4, Z-5, Z-6, P-3, Z-7, P-4, Z-8, Z-10, Z-11, Z-12, Z-13, P-6, Z-15, Z-16, Z-17, P-7, Z-18, P-8, Z-19, Z-20, Z-21, Z-23)						
Date:	12/01/2016						
Time:	02:48:23 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2016231 (Council District 10): An Ordinance amending the Zoning District Boundary from "C-2" Commercial District to "MPCD" Master Planned Community District on 31.0331 acres out of NCB 17365, located in the 17100 block of Bulverde Road. Staff and Zoning Commission recommend Approval.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x			x	
Alan Warrick	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				x



Z2016231

MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
TBPE Firm Registration #784 | TBPLS Firm Registration #10011700 | SBE Certified #214046463
www.mbcengineers.com

LEGAL DESCRIPTION
4.17 ACRE TRACT

BEING A 4.17 ACRE (181,642 SQUARE FEET +/-) TRACT OF LAND, BEING COMPRISED OF ALL OF LOT 5, BLOCK 30, NEW CITY BLOCK 17365, ALL OF LOT 902, BLOCK 30, NEW CITY BLOCK 17365 (OPEN SPACE), AND A PORTION OF LOT 901, BLOCK 30, NEW CITY BLOCK 17365 (PERMEABLE - OPEN SPACE), SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ALL OF BULVERDE MARKET 3, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9674, PAGES 200-202, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a TXDOT Brass Disc Found on the South Right-of-Way Line of Classen Road and being on the North end of a cutback of the Southwest Right-of-Way of said Classen Road and marking the Northeast corner of said Lot 902, Block 30, New City Block 17365;

THENCE S 56°39'23" E a distance of 191.98 feet along and with the Southwest Right-of-Way line of said Classen Road to a 1/2 Inch Iron Rod with cap "MBC" Set marking the south line of an existing 16 foot wide Sanitary Sewer Easement recorded in Volume 6865, Pages 166-175, of the Official Public Records of Bexar County, Texas and the **POINT OF BEGINNING**;

THENCE S 56°39'23" E a distance of 82.93 feet along and with the Southwest Right-of-Way line of Classen Road to a 1/2 Inch Iron Rod with cap "PD" Found;

THENCE S 44°50'41" E a distance of 203.10 feet continuing along and with the Southwest Right-of-Way line of said Classen Road to a Mag Nail "MBC" Set and marking the Northern most corner of a 0.0956 of an Acre as described in Special Warranty Deed recorded in Volume 15976, Page 2117 of the official public records of Bexar County, Texas;

THENCE along and with the common line of said 0.0976 of an Acre Tract the following courses;

S 67°25'45" W a distance of 75.00 feet departing the Southwest Right-of-Way line of said Classen Road to a 1/2 Inch Iron Rod with cap "PD" Found;

S 44°50'41" E a distance of 60.00 feet to a 1/2 Inch Iron Rod with cap "PD";

N67 44°25'45" E a distance of 75.00 feet to a 1/2 Inch Iron Rod with cap "PD" Found on the Northwest Right-of-Way line of said Classen Road;

THENCE S 44°50'41" E a distance of 36.72 feet along and with the Southwest Right-of-way line of said Classen Road to a 1/2 Inch Iron Rod with cap "MBC" Set for the point of curvature of a curve to the right and marking the West Right-of-Way line of Classen Spur;

THENCE Along said curve to the right along and with the West Right-of-Way line of said Classen Spur having the following parameters: Radius = 70.00 feet, Arc Length = 26.90 feet, Chord Bearing = S 01°37'58" E and a Chord Distance = 26.74 feet to a 1/2 Inch Iron Rod with cap "MBC" Set;

Exhibit "A"

Z2016231

THENCE S 09°22'38" W a distance of 43.54 feet continuing along and with the West Right-of-Way line of said Classen Spur to a 1/2 Inch Iron Rod with cap "MBC" Set for the point of curvature of a curve to the right;

THENCE Along said curve to the right having the following parameters: Radius = 35.00 feet, Arc Length = 52.24 feet, Chord Bearing = S 52°08'03" W and a Chord Distance = 47.52 feet to a 1/2 Inch Iron Rod with cap "MBC" Set on the North Right-of-Way line of Classen Road and marking the point of curvature of a curve to the left;

THENCE along and with the North Right-of-Way line of Classen Road the following courses;

Along said curve to the left having the following parameters: Radius = 796.00 feet, Arc Length = 154.92 feet, Chord Bearing = S 89°18'57" W and a Chord Distance = 154.67 feet to a 1/2-Inch Iron Rod with cap "MBC" Set for the point of curvature of a curve to the right;

Along said curve to the right having the following parameters: Radius = 285.00 feet, Arc Length = 38.92 feet, Chord Bearing = S 87°28'46" W and a Chord Distance = 38.89 feet to a 1/2 Inch Iron Rod with cap "MBC" Set for the point of curvature of a curve to the left;

Along said curve to the left having the following parameters: Radius = 315.00 feet, Arc Length = 93.90 feet, Chord Bearing = S 82°51'09" W and a Chord Distance = 93.55 feet to a 1/2 Inch Iron Rod with cap "MBC" Set for the point of curvature of a curve to the left;

Along said curve to the left having the following parameters: Radius = 808.00 feet, Arc Length = 178.25 feet, Chord Bearing = S 67°59'34" W and a Chord Distance = 177.89 feet to a 1/2 Inch Iron Rod with cap "MBC" Set;

S 61°40'23" W a distance of 256.98 feet to a 1/2-Inch Iron Rod with cap "MBC" Set on the South end of a curve return of the East Right-of-Way line of Bulverde Road;

THENCE Along said curve return (to the right) having the following parameters: Radius = 80.00 feet, Arc Length = 150.35 feet, Chord Bearing = N 64°29'11" W and a Chord Distance = 129.18 feet to a 1/2 Inch Iron Rod with cap "MBC" Set and marking the South line of said 16 foot wide Sanitary Sewer Easement;

THENCE N 56°17'08" E a distance of 40.41 feet along and with the South line of said 16 foot wide Sanitary Sewer Easement to a 1/2-Inch Iron Rod with cap "MBC" Set;

THENCE N 47°19'26" E a distance of 712.16 feet continuing along and with the South line of said 16 foot wide Sanitary Sewer Easement to the **POINT OF BEGINNING** and containing 4.17 Acres of land, (181,537 SQUARE FEET +/-) more or less as surveyed by Macina, Bose, Copeland, and Associates, Inc. under the direct supervision of Joel Christian Johnson, R.P.L.S.;

Note: A Survey Sketch that is made a part hereof and shall accompany this instrument.



Z2016231



[Handwritten Signature] 06/29/16
Joel Christian Johnson, R.P.L.S. No. 5578
TBPLS FIRM REGISTRATION #10011700

30991-1567
March 23, 2016



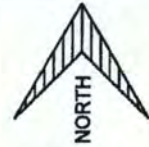
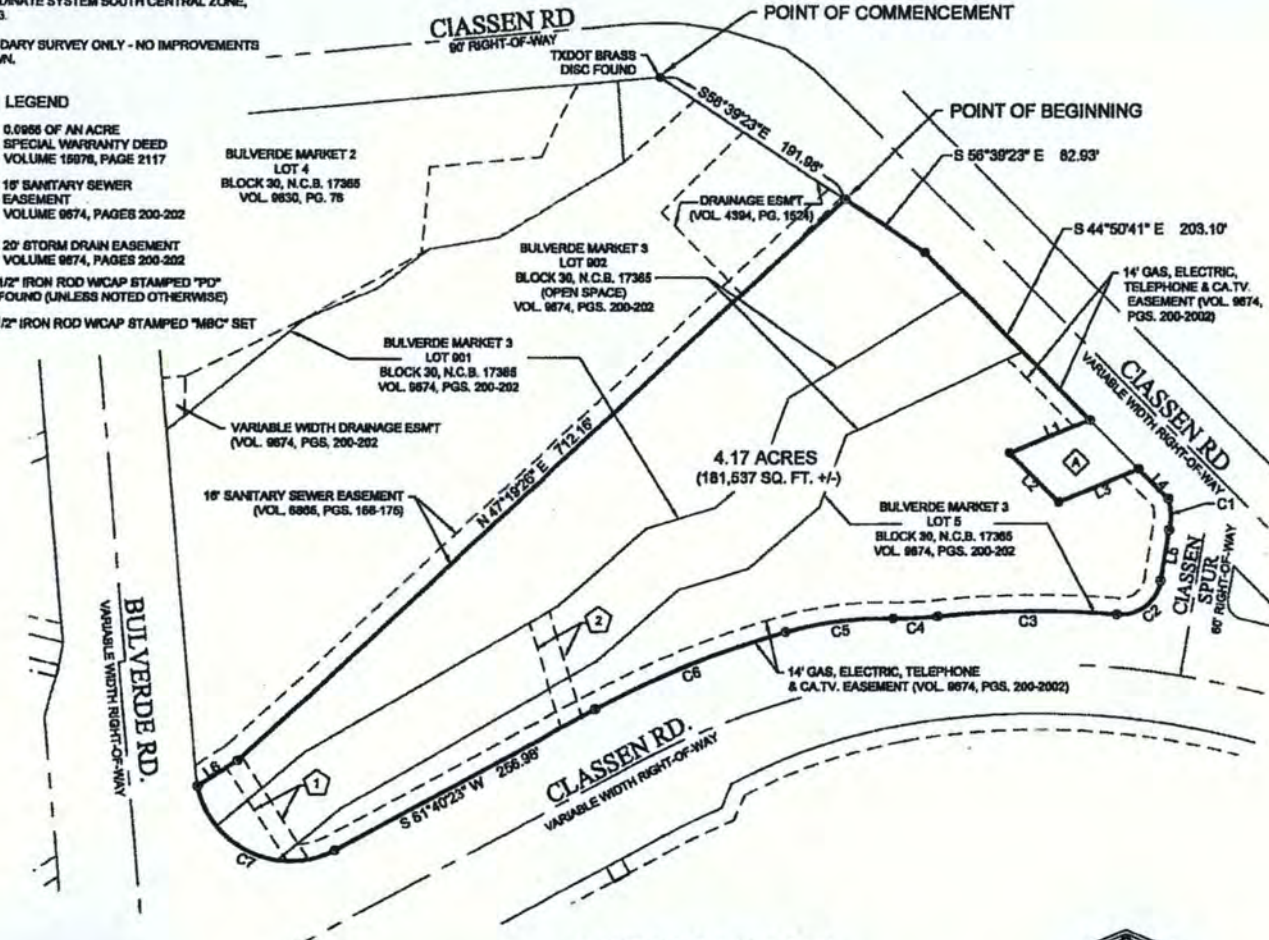
NOTES:

1. BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.

2. BOUNDARY SURVEY ONLY - NO IMPROVEMENTS SHOWN.

LEGEND

- ◊ 0.0966 OF AN ACRE SPECIAL WARRANTY DEED VOLUME 15976, PAGE 2117
- ① 18" SANITARY SEWER EASEMENT VOLUME 9674, PAGES 200-202
- ② 20" STORM DRAIN EASEMENT VOLUME 9674, PAGES 200-202
- 1/2" IRON ROD WCAP STAMPED "PO" FOUND (UNLESS NOTED OTHERWISE)
- 1/2" IRON ROD WCAP STAMPED "MBC" SET



SCALE: 1" = 100'

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Length
C1	28.90'	70.00'	22°01'13"	13.62'	S 01°37'58" E	28.74'
C2	52.24'	35.00'	85°30'50"	32.36'	S 52°08'03" W	47.62'
C3	154.82'	798.00'	11°09'03"	77.70'	S 89°18'57" W	154.67'
C4	38.92'	285.00'	7°49'31"	19.46'	S 87°28'45" W	38.89'
C5	93.90'	315.00'	17°04'48"	47.30'	S 82°51'09" W	93.55'
C6	178.25'	808.00'	12°36'23"	88.49'	S 67°59'34" W	177.89'
C7	150.35'	80.00'	107°40'51"	108.47'	N 84°28'11" W	128.16'

Line Table		
Line #	Bearing	Length
L1	S 87°28'45" W	75.00'
L2	S 44°50'41" E	80.00'
L3	N 87°28'45" E	75.00'
L4	S 44°50'41" E	36.72'
L5	S 09°22'36" W	43.54'
L6	N 56°17'05" E	40.41'

BOUNDARY SURVEY

BEING A 4.17 ACRE (181,842 SQUARE FEET +/-) TRACT OF LAND, BEING COMPRISED OF ALL OF LOT 5, BLOCK 30, NEW CITY BLOCK 17385, ALL OF LOT 902, BLOCK 30, NEW CITY BLOCK 17385 (OPEN SPACE), AND A PORTION OF LOT 901, BLOCK 30, NEW CITY BLOCK 17385 (PERMEABLE - OPEN SPACE), SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ALL OF BULVERDE MARKET 3, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9674, PAGES 200-202, OF THE DEED AND PLAY RECORDS OF BEXAR COUNTY, TEXAS.



[Signature]
 JOEL C. JOHNSON
 R.P.L.S. No. 557

DESIGN	DLA
DRAWN	JJA
CHECKED	JCJ
DATE	06-29-16
JOB NO.	31305-1576
SHT.	1 of 1



1030 Central Parkway North
 San Antonio, Texas 78232
 (214) 545-1122 FAX: (214) 545-8022
 FTM: RECONSTRUCTION/MARKING
 T.S.P.E. C-734 & T.S.P.L.S. 10011700

Date: Jun 30, 2016, 6:52am User ID: JJohnson Layout: Layout1
 File: P:\1576\31305-Bulverde Market Apartments\Design\Sub\Recon4-repod additional area-31305.dwg Layout name: Layout1

72016231



72016231

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**METES AND BOUNDS DESCRIPTION
TO ACCOMPANY ZONING EXHIBIT**

BEING A 26.71 ACRE (1,163,723 SQUARE FEET +/-) TRACT OF LAND OUT OF A 104.026 ACRE TRACT AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15976, PAGE 2124, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR, COUNTY, TEXAS; SAID 26.71 ACRE TRACT ALSO BEING OUT OF A 61.089 ACRE TRACT AS DESCRIBED IN DEED OF TRUST RECORDED IN VOLUME 16919, PAGE 2187, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-Inch Iron Rod with cap stamped "MBC" Found on the Old East Right-of-Way line of Bulverde Road and marking the southwest corner of said 104.026 acre tract;

THENCE Along the south line of said 104.026 Acre Tract the following courses;

S 52°34'02" E a distance of 56.55 feet to a 1/2-Inch Iron Rod Found;

N 82°24'42" E a distance of 59.94 feet to a 1/2-Inch Iron Rod Found marking the point of curvature of a curve to the right;

Along said curve to the right having the following parameters: Radius = 743.00 feet, Arc Length = 159.52 feet, Chord bearing = S 88°33'44" W and a Chord Distance = 159.21 feet to a 1/2" Iron Rod Found;

S 85°17'14" E a distance of 100.00 feet to a 1/2-Inch Iron Rod Found marking the point of curvature of a curve to the left;

Along said curve to the left having the following parameters: Radius = 1457.00 feet, Arc Length = 553.05 feet, Chord bearing = S 83°50'19" W and a Chord Distance = 549.74 feet to a 1/2" Iron Rod Found;

N 72°57'52" E a distance of 335.72 feet to a point and the **POINT OF BEGINNING**;

THENCE N 17°19'37" W a distance of 315.77 feet departing the South line of said 104.026 acre tract to a point;

THENCE N 72°57'52" E a distance of 741.05 feet to a point;

THENCE N 17°02'08" W a distance of 45.94 feet to a point;

THENCE N 67°25'06" W a distance of 33.72 feet to a point;

THENCE N 17°19'37" W a distance of 297.94 feet to a point;

THENCE N 37°35'41" W a distance of 6.45 feet to a point marking the point of curvature of a curve to the left;

THENCE Along said curve to the left having the following parameters: Radius = 872.84 feet, Arc Length = 11.60 feet, Chord Bearing = N 59°55'42" E and a Chord Distance = 11.60 feet to a point;

THENCE N 60°55'38" E a distance of 24.91 feet to a point marking the point of curvature of a curve to the right;

THENCE Along said curve to the right having the following parameters: Radius = 300.00 feet, Arc Length = 56.88 feet, Chord Bearing = N 66°36'21" E and a Chord Distance = 56.79 feet to a point;

THENCE N 72°02'12" E a distance of 460.45 feet to a point;

THENCE N 42°23'19" E a distance of 209.50 feet to a point;

THENCE N 47°36'44" W a distance of 202.35 feet to a point;

THENCE N 28°19'37" W a distance of 33.63 feet to a point marking the curved South Right-of-Way line of Bulverde Road (to the left) according to plat thereof recorded in Volume 9674, Pages 200-202, of the Deed and Plat Records of Bexar County, Texas;

THENCE along the South Right-of-Way line of said Bulverde Road the following courses;

Along said curve to the left having the following parameters: Radius = 312.00 feet, Arc Length = 62.50 feet, Chord Bearing = N 67°24'44" E and a Chord Distance = 62.40 feet to a 1/2-Inch Iron Rod with cap stamped "MBC" Set;

N 61°40'23" E a distance of 164.02 feet to a 1/2-Inch Iron Rod with cap stamped "MBC" Set marking the point of curvature of a curve to the right;

Along said curve to the right having the following parameters: Radius = 683.00 feet, Arc Length = 56.05 feet, Chord Bearing = N 64°01'26" E and a Chord Distance = 56.03 feet to a 1/2-Inch Iron Rod with cap stamped "PD" Found;

N 22°25'25" E a distance of 22.60 feet to a 1/2-Inch Iron Rod with cap stamped "MBC" Set marking the point of curvature of a curve to the right;

Along said curve to the right having the following parameters: Radius = 476.00 feet, Arc Length = 154.10 feet, Chord Bearing = N 70°56'51" E and a Chord Distance = 153.43 feet to a 1/2-Inch Iron Rod with cap stamped "MBC" Set marking the point of curvature of a curve to the right;

Along said curve to the right having the following parameters: Radius = 707.00 feet, Arc Length = 36.64 feet, Chord Bearing = N 81°42'25" E and a Chord Distance = 36.64 feet to a point;

THENCE S 06°48'30" E a distance of 33.48 feet departing the South Right-of-Way line of Classen Road to a 1/2" Iron Rod with cap "PD" Found marking the Northern most corner of a 3.728 Acre Tract as described in Special Warranty Deed recorded in Volume 15347, Page 383, of the Official Public Records of Bexar County, Texas;

THENCE along and with the common line of said 3.728 Acre Tract the following courses;



S 42°18'03" W a distance of 207.67 feet to a Mag Nail Found;

S 47°47'12" E a distance of 264.83 feet to a 1/2" Iron Rod with cap "PD" Found;

N 42°30'19" E a distance of 129.67 feet to a 1/2-Inch Iron Rod with cap stamped "MBC" Set;

S 50°40'29" E a distance of 418.42 feet to a 1/2" Iron Rod with cap "PD" Found on the South line of said 104.026 Acre Tract and the North line of a 244 ½ Acre Tract as described in Warranty Deed recorded in Volume 5795, Page 948, of the Official Public Records of Bexar County, Texas;

THENCE along and with the common line of said 104.026 Acre Tract and said 244 ½ Acre Tract the following courses;

S 39°16'25" W a distance of 498.68 feet to a 1/2" Iron Rod with cap "PD" Found marking the point of curvature of a curve to the right;

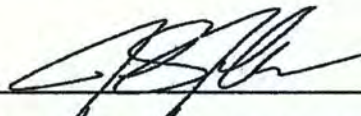
Along said curve to the right having the following parameters: Radius = 957.00 feet, Arc Length = 562.91 feet, Chord Bearing = S 56°06'05" W and a Chord Distance = 554.83 feet to a 1/2-Inch Iron Rod with cap stamped "PD" Found;

S 72°57'52" W a distance of 1163.75 feet to the **POINT OF BEGINNING** and containing 26.71 Acres of land, (1,163,723 SQUARE FEET +/-) more or less as surveyed by Macina, Bose, Copeland, and Associates, Inc. under the direct supervision of Joel Christian Johnson, R.P.L.S.;

Note: A Survey Sketch that is made a part hereof and shall accompany this instrument.



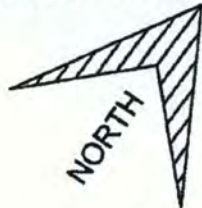
31305-1576
July 01, 2016


Joel Christian Johnson, R.P.L.S. No.5578
TBPLS FIRM REGISTRATION

NOTE:
THE PURPOSE OF THIS EXHIBIT AND METES AND BOUNDS DESCRIPTION
IS FOR A CHANGE OF ZONING CASE WITH THE CITY OF SAN ANTONIO.

LEGEND

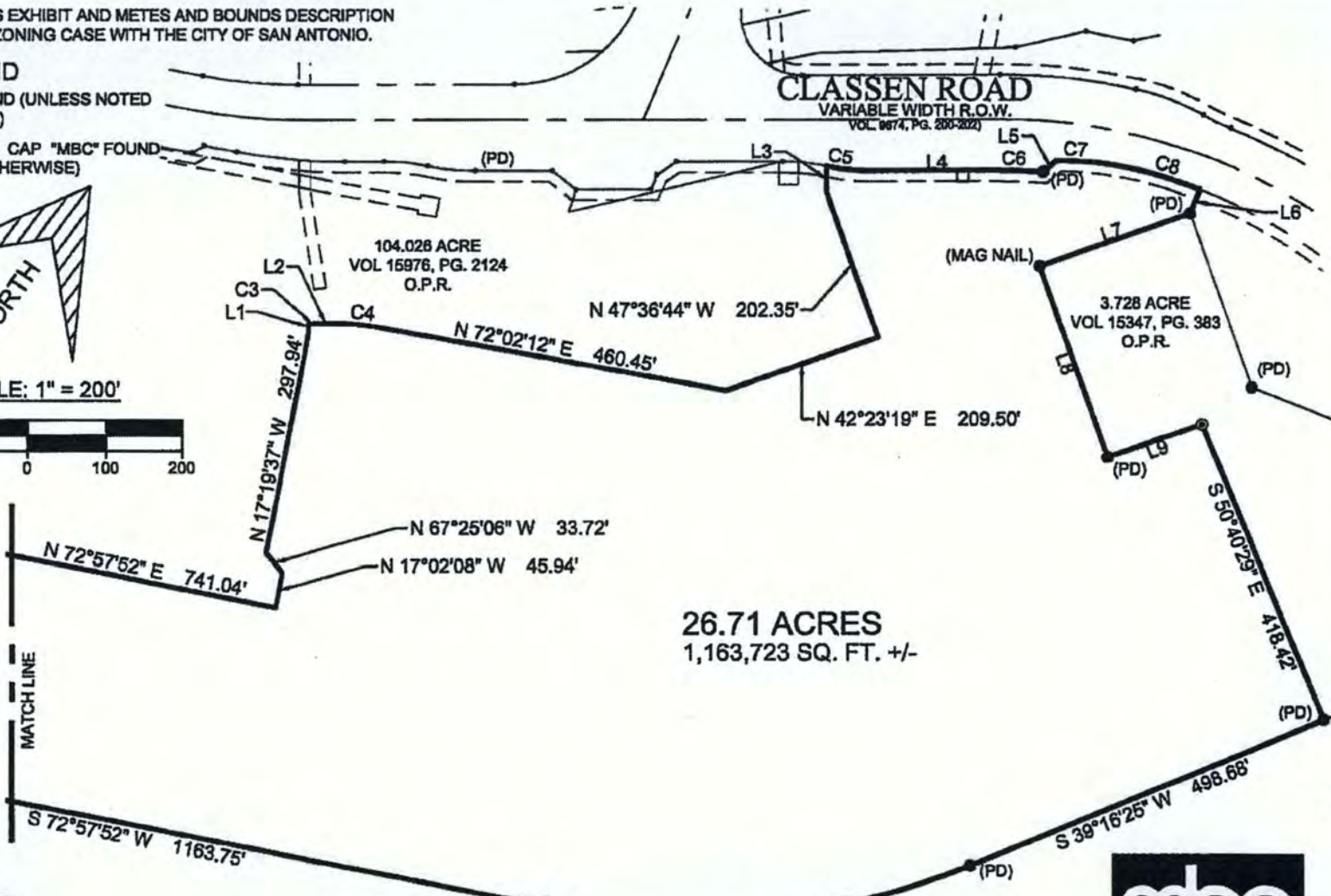
- 1/2" IRON ROD FOUND (UNLESS NOTED OTHERWISE NOTED)
- ⊙ 1/2" IRON ROD WITH CAP "MBC" FOUND (UNLESS NOTED OTHERWISE)



SCALE: 1" = 200'



CLASSEN ROAD
VARIABLE WIDTH R.O.W.
VOL. 9874, PG. 280-282



ZONING EXHIBIT

BEING A 26.71ACRE (1,163,723 SQUARE FEET +/-) TRACT OF
LAND OUT OF A 104.026 ACRE TRACT AS DESCRIBED IN
SPECIAL WARRANTY DEED RECORDED IN VOLUME 15976,
PAGE 2124, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR,
COUNTY, TEXAS; SAID 26.71 ACRE TRACT ALSO BEING OUT
OF A 81.089 ACRE TRACT AS DESCRIBED IN DEED OF TRUST
RECORDED IN VOLUME 16919, PAGE 2187, OF THE OFFICIAL
PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



Joel C. Johnson
JOEL C. JOHNSON R.P.L.S. #5578



1035 Central Parkway North
San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
TEXAS REGISTERED ENGINEERING FIRM F-784

JOB No. 31305-1578
SHEET 2 OF 3
DATE: 07-01-16

72016291

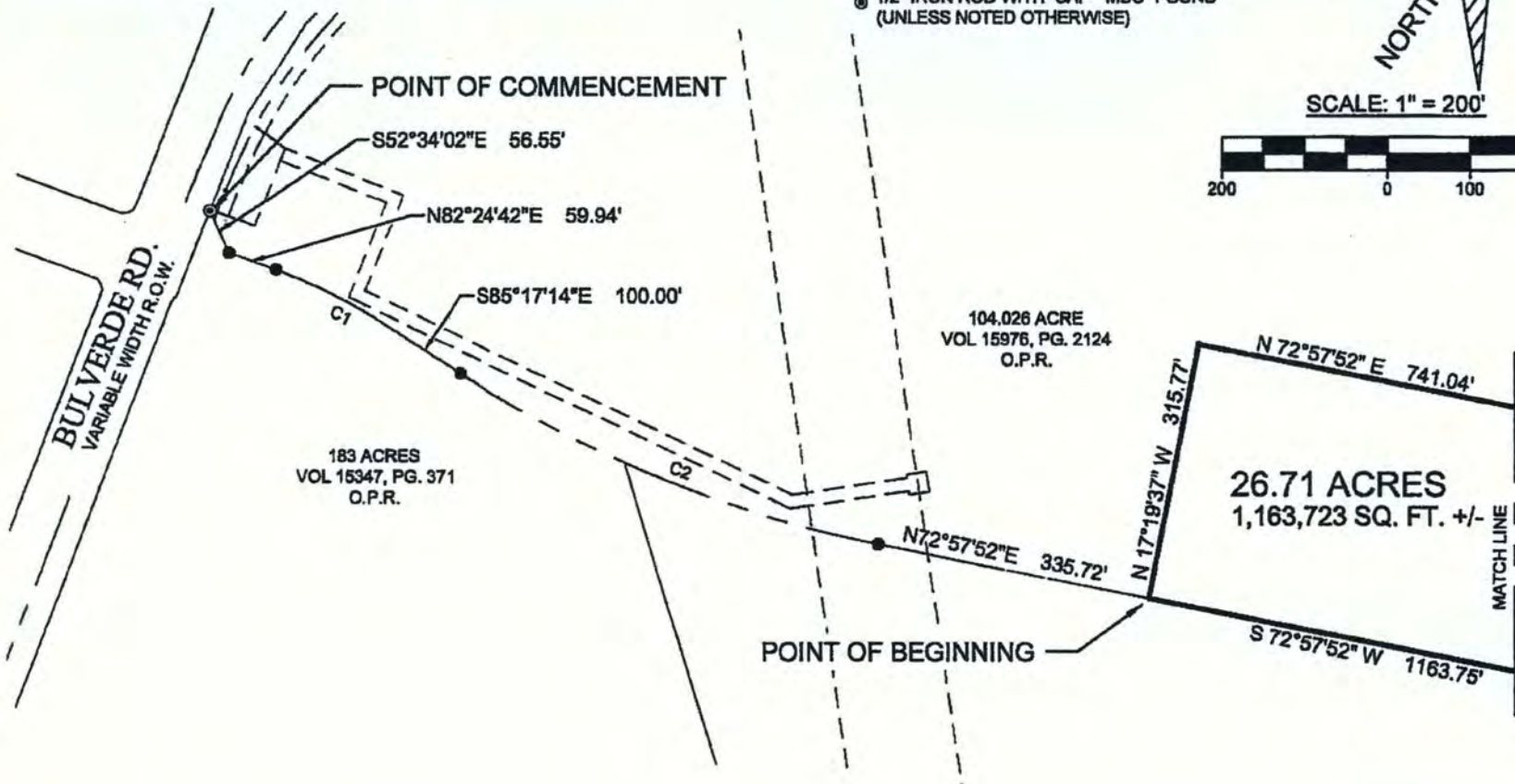
NOTE:
THE PURPOSE OF THIS EXHIBIT AND METES AND BOUNDS DESCRIPTION
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LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED OTHERWISE NOTED)
- ⊙ 1/2" IRON ROD WITH CAP "MBC" FOUND (UNLESS NOTED OTHERWISE)



SCALE: 1" = 200'



[Signature]
JOEL C. JOHNSON R.P.L.S. #5578

ZONING EXHIBIT

BEING A 26.71 ACRE (1,163,723 SQUARE FEET +/-) TRACT OF LAND OUT OF A 104.026 ACRE TRACT AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15976, PAGE 2124, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; SAID 26.71 ACRE TRACT ALSO BEING OUT OF A 61.089 ACRE TRACT AS DESCRIBED IN DEED OF TRUST RECORDED IN VOLUME 16919, PAGE 2187, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



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San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-8302
TEXAS REGISTERED ENGINEERING FIRM F-784

JOB No. 31305-1576
SHEET 1 OF 3
DATE: 07-01-16

72016221

NOTE:
 THE PURPOSE OF THIS EXHIBIT AND METES AND BOUNDS DESCRIPTION
 IS FOR A CHANGE OF ZONING CASE WITH THE CITY OF SAN ANTONIO.

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Length
C1	159.52'	743.00'	12°18'06"	80.07'	N 88°33'44" E	159.21'
C2	553.05'	1457.00'	21°44'54"	279.89'	N 83°50'19" E	549.74'
C3	11.60'	872.84'	0°45'41"	5.80'	N 69°55'42" E	11.60'
C4	56.88'	300.00'	10°51'44"	28.52'	N 66°36'21" E	56.79'
C5	62.50'	312.00'	11°28'42"	31.36'	N 67°24'44" E	62.40'
C6	56.05'	683.00'	4°42'07"	28.04'	N 64°01'28" E	56.03'
C7	154.10'	476.00'	18°32'56"	77.73'	N 70°56'51" E	153.43'
C8	154.10'	476.00'	18°32'56"	77.73'	N 70°56'51" E	153.43'
C9	562.91'	957.00'	33°42'05"	289.86'	S 56°06'05" W	554.83'

Line Table		
Line #	Bearing	Length
L1	N 37°35'41" W	6.45'
L2	N 60°55'38" E	24.91'
L3	N 28°19'37" W	33.83'
L4	N 61°40'23" E	164.02'
L5	N 22°25'25" E	22.60'
L6	S 06°48'30" E	33.48'
L7	S 42°18'03" W	207.67'
L8	S 47°47'12" E	284.83'
L9	N 42°30'19" E	129.67'



[Signature]
 JOEL C. JOHNSON R.P.L.S. #5578

ZONING EXHIBIT

BEING A 26.71 ACRE (1,163,723 SQUARE FEET +/-) TRACT OF
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 San Antonio, Texas 78232
 (210) 546-1122 FAX (210) 546-9302
 TEXAS REGISTERED ENGINEERING FIRM F-784

JOB No. 31305-1576
 SHEET 3 OF 3
 DATE: 07-01-16

72016231

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MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302

TBPE Firm Registration #784 | TBPLS Firm Registration #10011700 | SBE Certified #214046463
www.mbcengineers.com

**METES AND BOUNDS DESCRIPTION
TO ACCOMPANY ZONING EXHIBIT**

BEING A 0.1531 ACRE (6,670 SQUARE FEET +/-) TRACT OF LAND OUT OF A 33.57 ACRE TRACT AS DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN VOLUME 17850, PAGE 1988, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BEXAR, COUNTY, TEXAS; BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-Inch Iron Rod with cap stamped "MBC" Found on the Southeast Right-of-Way line of Classen Road according to plat thereof recorded in Volume 9674, Pages 200-202, said 1/2-Inch Iron Rod marking the Northwest corner of said 33.57 acre tract and the Northeast corner of a remainder portion of a 104.026 Acre Tract recorded in Volume 15976, Page 2124, of the official Public Records of Bexar County, Texas;

THENCE along and with the Southeast Right-of-Way line of Classen Road the following courses;

N 61°40'23" E a distance of 97.96 feet to a point;

N 05°04'09" W a distance of 20.74 feet to a point;

N 28°18'07" E a distance of 30.80 feet to a point;

N 61°40'23" W a distance of 138.20 feet to a point;

THENCE S 47°34'43" W a distance of 181.04 feet departing the Southwest Right-of-Way line of said Classen Road across and through said 33.57 Acre tract to a point;

S 05°04'09" E a distance of 29.73 feet to a point;

S 61°40'23" E a distance of 92.62 feet to a point;

THENCE N 12°44'44" W a distance of 36.75 feet to the **POINT OF BEGINNING** and containing 0.1531 Acre Tract of land, (6,670 SQUARE FEET +/-) more or less as surveyed by Macina, Bose, Copeland, and Associates, Inc. under the direct supervision of Joel Christian Johnson, R.P.L.S.;

Note: A Survey Sketch that is made a part hereof and shall accompany this instrument.



Joel Christian Johnson, R.P.L.S. No.5578
TBPLS FIRM REGISTRATION

31305-1576
July 6, 2016

Z2016231

NOTE:
THE PURPOSE OF THIS EXHIBIT AND METES AND BOUNDS DESCRIPTION
IS FOR A CHANGE OF ZONING CASE WITH THE CITY OF SAN ANTONIO.



SCALE: 1" = 200'



LEGEND

- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- ⊙ 1/2" IRON ROD W/CAP "MBC" FOUND (UNLESS NOTED OTHERWISE)
- (PD) PAPE DAWSON CAP

104.026 ACRE
VOL. 15976, PG. 2124
O.P.R.

Line Table		
Line #	Bearing	Length
L1	N 61°40'23" E	97.96'
L2	N 05°04'09" W	20.74'
L3	N 28°18'07" E	30.80'
L4	N 61°40'23" E	138.20'
L5	S 47°34'43" W	181.04'
L6	S 05°04'09" E	29.73'
L7	S 61°40'23" W	92.62'
L8	N 12°44'44" W	36.75'

33.57 ACRES
1,462,387 SQ. FT. +/-
(VOL. 17850, PG. 1988)

0.1531 ACRE
6,670 SQ. FT. +/-

3.728 ACRE
VOL. 15347, PG. 383
O.P.R.

244 1/2 ACRES
VOL. 5795, PG. 648
O.P.R.



[Signature]
JOEL C. JOHNSON
R.P.L.S. #5578
07/06/16

ZONING EXHIBIT

BEING A 0.1531 ACRE (6,670 SQUARE FEET +/-) TRACT OF LAND OUT OF A 33.57 ACRE TRACT AS DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN VOLUME 17850, PAGE 1988, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BEXAR, COUNTY, TEXAS;

1035 Central Parkway North
San Antonio, Texas 78223
(210) 945-1122 FAX (210) 945-4302
FIRM REGISTRATION NUMBER:
T.B.P.E. F-764 & T.B.P.L.S. 10011700

Date: Jul 08, 2016, 11:28am User ID: Jcrandall Layout: Layout1 File: P:\1676031305 Bulverde Market Apartments\Design\Exhibit\ac27e-tract 3-31305.dwg Layout name: Layout1

Z2016231

BULVERDE MARKETPLACE

MPCD SITE PLAN #16-00003

MAJOR AMENDMENT TO #15-00003

8-10-2018



LAND USE SUMMARY - 36.81 ACRES

COMMERCIAL	19.62 ACRES
MULTI FAMILY	11.39 ACRES
OPEN SPACE	7.60 ACRES
TOTAL	38.61 ACRES

LAND USE SUMMARY - 31.0331 ACRES

COMMERCIAL	26.8631 ACRES
OPEN SPACE	4.17 ACRES
TOTAL	31.0331 ACRES

ORIGINAL ZONING CASE NO: Z2018001
ORIGINAL ORDINANCE NO: 2018-02-18-0184

AMENDED ZONING CASE NO:
AMENDED ORDINANCE NO:

OPEN SPACE - THE TOTAL OPEN SPACE ACREAGE REQUIRED WITHIN THE BOUNDARY OF THE MPCD IS SHOWN ON THE CHART. THE REQUIRED OPEN SPACE ACREAGE FOR THE COMMERCIAL PARCELS CAN BE ALLOCATED ACROSS ALL OF THE COMMERCIAL PARCELS AND IS NOT REQUIRED TO BE CONTIGUOUS. THE 2.73 ACRES OF OPEN SPACE REQUIRED ACROSS THE COMMERCIAL PARCELS AND THE 1.14 ACRES OF OPEN SPACE IN THE MULTI FAMILY PARCELS MAY BE LOCATED IN, BUT NOT LIMITED TO, LANDSCAPE ISLANDS, TREE WELLS, TRAFFIC CIRCLES, PAVES, COURTYARDS, PLAZAS, AND YARDS. YARDS ARE DEFINED AS AN AREA ON A LOT BETWEEN THE LOT LINE AND THE NEAREST PRINCIPAL STRUCTURE, UNOCCUPIED AND UNOCCUPIED BY ANY PORTION OF A STRUCTURE FROM THE GROUND UPWARD. A MAJORITY OF THE 7.6 ACRES OPEN SPACE PARCELS 2 TO THE NORTH OF BULVERDE ROAD AND THE 4.17 ACRES OPEN SPACE PARCEL 3 NORTH OF CLASSEN ROAD ARE LOCATED IN THE FLOORPLAN, INCLUDING A 50 FOOT MULTI USE PATH, AND ARE DEFINED AS AND COUNT TOWARD THE TOTAL REQUIRED OPEN SPACE.

- LEGEND**
- MASTER PLANNED COMMUNITY DISTRICT ZONING BOUNDARY - 38.61 ACRES
 - ADDITIONAL MASTER PLANNED COMMUNITY DISTRICT ZONING BOUNDARY - 31.04 ACRES
 - PARCEL LOT LINE
 - PROPOSED ERVEWAY
 - PROPOSED PEDESTRIAN CONNECTION
 - EDWARDS AQUIFER RECHARGE ZONE
 - PHASE BOUNDARY LINE
 - ENTRY DRIVE AREA
 - MAJOR AMENDMENT

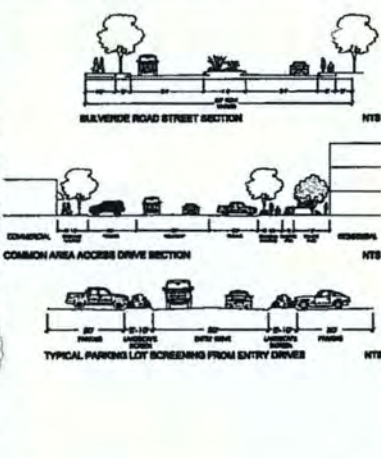
LAND USE

LAND USE INFORMATION	PARCEL	PHASE	ACREAGE	OPEN SPACE REQUIRED	OPEN SPACE ALLOCATED	ROWWAY	# OF LOTS
OPEN SPACE	A5	PHASE 1	7.60	3.38 AC (44%)	11.77 AC		
OPEN SPACE	A5	PHASE 1	4.17				
COMMERCIAL	B	PHASE 2	11.39	3.68 AC (32%)	1.94 AC	28 DUBAC	380 LOTS
COMMERCIAL	A1	PHASE 2	1.89				
COMMERCIAL	C1	PHASE 2	1.81				
COMMERCIAL	C2	PHASE 2	1.81				
COMMERCIAL	D1	PHASE 2	2.81	0.38 AC (14%)	3.72 AC		
COMMERCIAL	D2	PHASE 2	1.88				
COMMERCIAL	D3	PHASE 2	1.88				
COMMERCIAL	D4	PHASE 2	6.73				
COMMERCIAL	D5A	PHASE 2	6.1821				
COMMERCIAL	D5B	PHASE 2	28.71				
TOTAL			68.61	19.65 AC	16.69 AC		

STREET SECTION
BULVERDE ROAD STREET SECTION

COMMON AREA ACCESS DRIVE SECTION
COMMON AREA ACCESS DRIVE SECTION

TYPICAL PARKING LOT SCREENING FROM ENTRY DRIVES
TYPICAL PARKING LOT SCREENING FROM ENTRY DRIVES



MINOR AMENDMENTS
ADD 1.14 ACRES TO OPEN SPACE
ADD 1.14 ACRES TO OPEN SPACE
ADD 1.14 ACRES TO OPEN SPACE

MAJOR AMENDMENT
ADDED 31.0331 ACRES TO MPCD



LEE AND ASSOCIATES

DATE	12-28-2018
PROJECT NO.	1734
FILE NAME	1734 MPCD BULK
USER	ADMIN
STATUS	OPEN

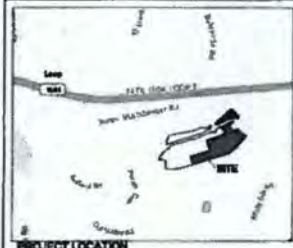
BULVERDE MARKETPLACE
SAN ANTONIO, TEXAS
MPCD SITE PLAN #16-00003
MAJOR AMENDMENT TO MPCD #15-00003

THIS DRAWING IS NOT FOR REGULATORY APPROVAL OR CONSTRUCTION

Exhibit "B"

Z2016231

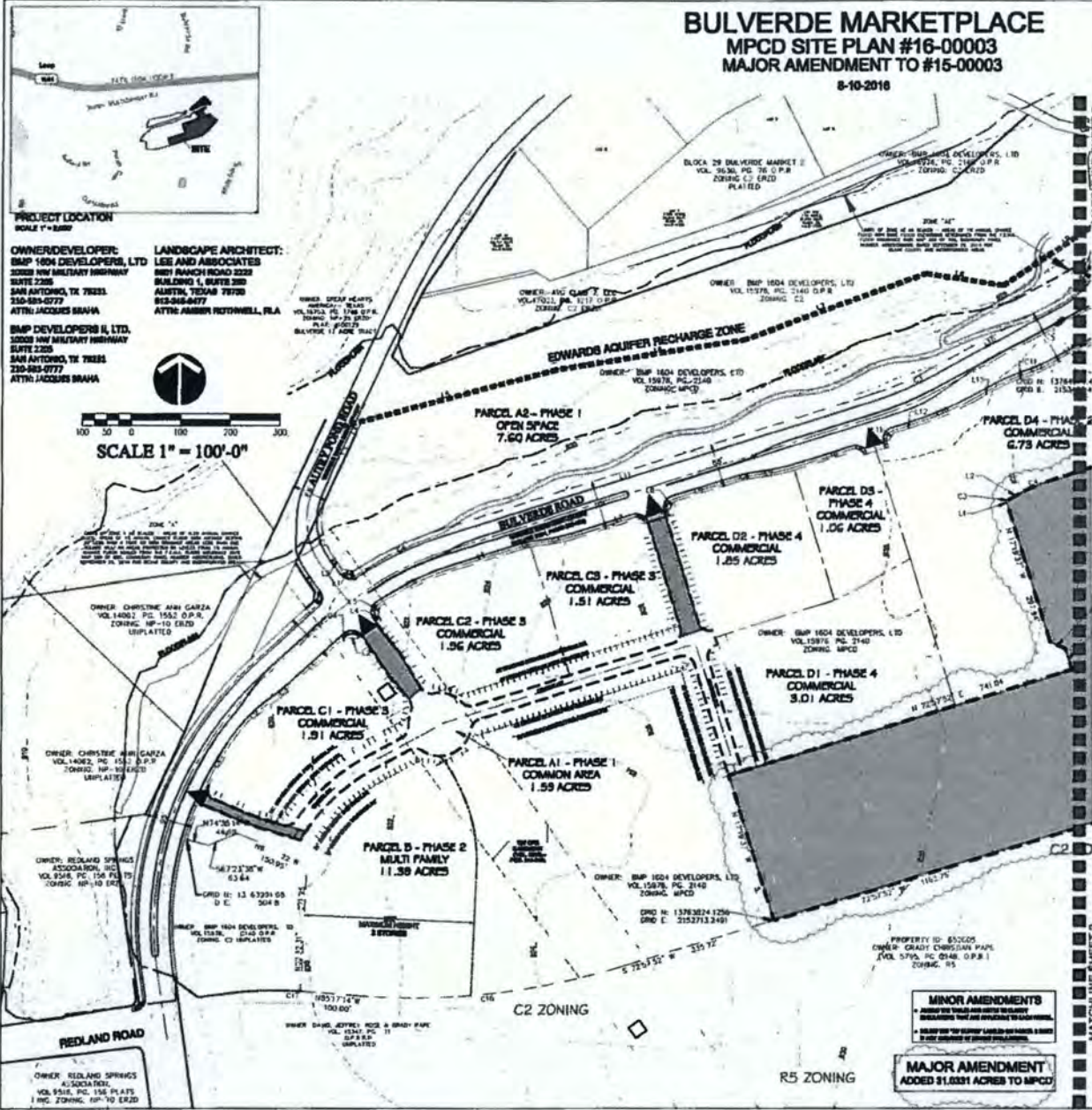
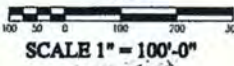
**BULVERDE MARKETPLACE
MPCD SITE PLAN #16-00003
MAJOR AMENDMENT TO #15-00003
8-10-2016**



OWNER/DEVELOPER:
BMP 1804 DEVELOPERS, LTD.
32008 HWY MILITARY HIGHWAY
SUITE 2300
SAN ANTONIO, TX 78251
210-495-0777
ATTN: JACQUES BRAVA

LANDSCAPE ARCHITECT:
LEE AND ASSOCIATES
9801 RANCH ROAD 2222
BUILDING 1, SUITE 200
AUSTIN, TEXAS 78758
832-248-4477
ATTN: AMBER ROTHWELL, P.L.A.

BMP DEVELOPERS II, LTD.
32008 HWY MILITARY HIGHWAY
SUITE 2300
SAN ANTONIO, TX 78251
210-495-0777
ATTN: JACQUES BRAVA



LAND USE SUMMARY - 38.61 ACRES

COMMERCIAL	19.62 ACRES
MULTI FAMILY	11.39 ACRES
OPEN SPACE	7.60 ACRES
TOTAL	38.61 ACRES

LAND USE SUMMARY - 31.0331 ACRES

COMMERCIAL	26.8631 ACRES
OPEN SPACE	4.17 ACRES
TOTAL	31.0331 ACRES

ORIGINAL ZONING CASE NO: Z2018061
ORIGINAL ORDINANCE NO: 2018-02-18-0184

AMENDED ZONING CASE NO:
AMENDED ORDINANCE NO:

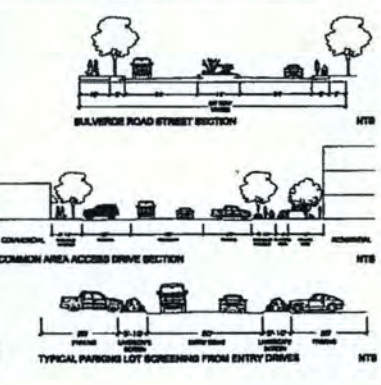
OPEN SPACE - THE TOTAL OPEN SPACE ACREAGE REQUIRED WITHIN THE BOUNDARY OF THE MPCD IS SHOWN ON THE CHART. THE REQUIRED OPEN SPACE ACREAGE FOR THE COMMERCIAL PARCELS CAN BE ALLOCATED ACROSS ALL OF THE COMMERCIAL PARCELS AND IS NOT REQUIRED TO BE CONTIGUOUS. THE 2.72 ACRES OF OPEN SPACE REQUIRED ACROSS THE COMMERCIAL PARCELS AND THE 1.14 ACRES OF OPEN SPACE IN THE MULTI-FAMILY PARCEL MAY BE LOCATED IN, BUT NOT LIMITED TO, LANDSCAPE ISLANDS, TREE WELLS, TRAFFIC CIRCLES, PARKS, COURTYARDS, PLAZAS, AND YARDS. YARDS ARE DEFINED AS AN AREA ON A LOT BETWEEN THE LOT LINE AND THE NEAREST PRINCIPAL STRUCTURE, UNOCCUPIED AND UNOBSTRUCTED BY ANY PORTION OF A STRUCTURE FROM THE GROUND UPWARD. A MAJORITY OF THE 7.6 ACRES OPEN SPACE PARCEL A2 TO THE NORTH OF BULVERDE ROAD AND THE 4.17 ACRES OPEN SPACE PARCEL A3 NORTH OF CLASSEN ROAD ARE LOCATED IN THE FLOODPLAIN, INCLUDE A 30 FOOT MULTI USE PATH, AND ARE DEFINED AS AND COUNT TOWARD THE TOTAL REQUIRED OPEN SPACE.

- LEGEND**
- MASTER PLANNED COMMUNITY DISTRICT ZONING BOUNDARY - 38.61 ACRES
 - ADDITIONAL MASTER PLANNED COMMUNITY DISTRICT ZONING BOUNDARY - 31.04 ACRES
 - PARCEL LOT LINE
 - PROPOSED DRIVEWAY
 - PROPOSED PEDESTRIAN CONNECTION
 - EDWARDS AQUIFER RECHARGE ZONE
 - PHASE BOUNDARY LINE
 - ENTRY DRIVES AREA
 - MAJOR AMENDMENT

LAND USE DESIGNATION	PARCEL	PHASE	ACREAGE	OPEN SPACE ALLOCATED	OPEN SPACE REQUIRED	DENSITY	# OF UNITS
OPEN SPACE	A2	PHASE 1	7.60	2.38 AC (31%)	11.37 AC		
OPEN SPACE	A3	PHASE 1	4.17	3.98 AC (95%)	1.14 AC	25 DUAL	200 UNITS
MULTI FAMILY	B	PHASE 2	11.39				
COMMERCIAL	A1	PHASE 1	1.98				
COMMERCIAL	C1	PHASE 3	1.91				
COMMERCIAL	C2	PHASE 3	1.96				
COMMERCIAL	C3	PHASE 3	1.91				
COMMERCIAL	D1	PHASE 4	3.01				
COMMERCIAL	D2	PHASE 4	1.06	6.30 AC (59%)	2.72 AC		
COMMERCIAL	D3	PHASE 4	1.06				
COMMERCIAL	D4	PHASE 4	6.75				
COMMERCIAL	D5A	PHASE 4	0.18(1)				
COMMERCIAL	D5B	PHASE 4	0.87				
TOTAL			38.61	16.66 AC	16.66 AC		

MINOR AMENDMENTS

- REVISION TO PARCEL BOUNDARY TO INCLUDE PARCELS A1 AND A2 TO BE CONSISTENT WITH THE ORIGINAL PLANS.
- REVISION TO PARCEL BOUNDARY TO INCLUDE PARCEL D1 TO BE CONSISTENT WITH THE ORIGINAL PLANS.
- REVISION TO PARCEL BOUNDARY TO INCLUDE PARCEL D5 TO BE CONSISTENT WITH THE ORIGINAL PLANS.
- REVISION TO PARCEL BOUNDARY TO INCLUDE PARCEL D5A AND D5B TO BE CONSISTENT WITH THE ORIGINAL PLANS.
- REVISION TO PARCEL BOUNDARY TO INCLUDE PARCEL D5C TO BE CONSISTENT WITH THE ORIGINAL PLANS.



MINOR AMENDMENTS

- REVISION TO PARCEL BOUNDARY TO INCLUDE PARCELS A1 AND A2 TO BE CONSISTENT WITH THE ORIGINAL PLANS.
- REVISION TO PARCEL BOUNDARY TO INCLUDE PARCEL D1 TO BE CONSISTENT WITH THE ORIGINAL PLANS.
- REVISION TO PARCEL BOUNDARY TO INCLUDE PARCEL D5 TO BE CONSISTENT WITH THE ORIGINAL PLANS.
- REVISION TO PARCEL BOUNDARY TO INCLUDE PARCEL D5A AND D5B TO BE CONSISTENT WITH THE ORIGINAL PLANS.
- REVISION TO PARCEL BOUNDARY TO INCLUDE PARCEL D5C TO BE CONSISTENT WITH THE ORIGINAL PLANS.

MAJOR AMENDMENT
ADDED 31.0331 ACRES TO MPCD



DATE: 8-10-2016
PROJECT NO.: 1775
FILE NAME: 1775 MPCD BULKY



APPROVED: [Signature]

DATE: 8-10-2016
PROJECT NO.: 1775
FILE NAME: 1775 MPCD BULKY

BULVERDE MARKETPLACE
SAN ANTONIO, TEXAS
MPCD SITE PLAN #16-00003
MAJOR AMENDMENT TO MPCD #15-00003

THIS DRAWING IS NOT FOR REGULATORY APPROVAL OR CONSTRUCTION

Bulverde Marketplace

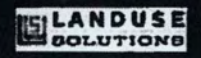
-  Bulverde Marketplace
-  Rezoning Boundary



10003 NW Military Hwy., Ste. 2215

San Antonio, TX 78231

210-812-2222



Z2016231

BULVERDE MARKETPLACE
MPCD SITE PLAN #16-00003
MAJOR AMENDMENT TO #15-00003
8-10-2018

Notes Included on Bulverde Marketplace MPCD Master Site Plan

A. Purpose of the Amendment to Bulverde Marketplace Master Planned Community District

The purpose and intent of the amendment to the Master Planned Community District (MPCD) zoning district is to develop a horizontally integrated mixed use project. The proposed MPCD will permit the development of a residential use project consistent with the master site plan developed under the existing zoning district. The MPCD allows for the inclusion of commercial and development and building regulations related to the specific property and its surroundings. The MPCD Master Site Plan generally defines the language of the residential, office and retail uses within the development. The MPCD Master Site Plan also sets the minimum lot size and setbacks and other standards and performance measures to Bulverde Road, Army Road, Commons Area, Commons Area Drive, and surrounding single family and residential development.

B. Objective

The following is the International Council of Shopping Centers (ICSC) definition of a mixed-use development, which supports the horizontal integration of residential and commercial uses: "A mixed-use development is a real estate project with planned integration of some combination of retail, office, residential, hotel, recreation or other functions. It is pedestrian-oriented and encourages alternative modes of transportation. It maintains open space, has aesthetic and architectural objectives and seeks to mitigate traffic and sprawl."

Planned Integration:

- Residential and commercial uses in close proximity to one another throughout the mixed-use development.
• Unique opportunity to develop a mixed use project to serve the existing established residential neighborhood and create new residential within the development.

Characteristics of use:

- Retail, restaurant, office and residential.

Performance metrics:

- Proposed access points to surrounding single family neighborhoods and residential uses, as well as pedestrian connections between uses within the development.

Urban/formal environment:

- Creating the form/workability environment is essential to attract quality businesses, retail and office tenants.
• Opportunity for enhanced transit employment in live in nearby buildings and walk or bicycle to nearby transit.
• Opportunity for surrounding single family neighborhoods and residential uses to walk or bicycle to retail.

Aesthetic and environmental considerations:

- Proposed MPCD allows enhanced site development and building regulations for this specific property and its surroundings.

Community benefits:

Provide community benefits including:

- Creating the form/workability environment to attract quality offices and retail tenants.
• Providing treatment trees.
• Providing landscaping and building maintenance requirements through Property Owners Association.
• Providing high quality design and construction.
• Creating a walkable, pedestrian-friendly environment.

C. District Description

The uses permitted and regulations set forth in the MPCD Master Site Plan apply to the development and use of the Property as identified on the MPCD Master Site Plan.

D. Application of Development Standards

Except as expressly provided herein, all development within the MPCD shall conform with:

- (a) The uses and provisions set forth herein and (b) to the extent that such regulations do not conflict with the uses and provisions on both levels, all applicable regulations to the City of San Antonio Unified Development Code (the "UDC") as of the effective date of the MPCD Ordinance. Without limiting the generality of the foregoing, however, it is the intent herein that the uses and provisions set forth herein shall govern in the event of any conflict between the uses and provisions on both levels and any regulations in the UDC.

B. Definition

- 1. Commons Area Access Drive (CAAD): The purpose of the Commons Area Access Drive (CAAD) is to provide pedestrian and wheelchair access through the mixed-use development. The Commons Area Access Drive shall be shown on the MPCD Master Site Plan and shall be subject to the same standards as set forth in the MPCD Master Site Plan.
2. Entry Drive Area: The purpose of the Entry Drive Area on the MPCD Master Site Plan is to provide landscaping along parking spaces under drive lanes as shown on the Entry Drive Area Section. The Entry Drive Area shall be shown on the MPCD Master Site Plan and shall be subject to the same standards as set forth in the MPCD Master Site Plan.
3. Utility, including the vertical clearance measured from the average elevation of the finished lot grade at the front of the building to the highest point of ceiling of the top story in the case of a flat roof, or the finished grade of a second level and to the average height between the plate and edge of a gable, hip or gambrel roof.

F. Lot and Building Dimensions Table

The following is the applicable Lot and Building Dimensions Table for the property in the MPCD.

The following is the applicable Lot and Building Dimensions Table for the property in the MPCD.

Table 1: MPCD Lot and Building Dimensions for Parcels B, C1, C2, C3, D1 and D2. Columns include Lot Area, Building Area, etc.

Table 2: MPCD Lot and Building Dimensions for Parcels D3, D4, D5A and D5B. Columns include Lot Area, Building Area, etc.

2. Rules for Interpretation of MPCD Lot and Building Dimensions Table

- a. Side setbacks and rear setbacks apply only to the setback area measured from a lot line which abuts a residential zoning district. The side setbacks or rear setbacks shall be maintained where the use does not abut a single family residential zoning district or the zone district an exception to public rights-of-way. The indicated setback would not apply if the subject property abuts a residential zoning district (single family or multifamily), which is occupied by an existing residential use, such as a public or private school, church, park, and/or golf course.
b. The minimum setbacks from the Commons Area Access Drive (CAAD) shall be measured from the centerline of the Commons Area Access Drive (CAAD), not from the parcel boundary line or platted lot boundary line.
3. Setbacks for Height Increases
a. With the exception of residential uses located in single-family residential zoning districts, any portion of a structure in any zoning district may be altered to exceed the height limit established in the MPCD Building Use Table in Section 7, provided that such portion is located back from the side and rear Parcel Boundary Line and set back from the front boundary line of the lot by a minimum of (1) feet for each two-foot of height in excess of the height limit prescribed in such zoning district unless otherwise provided in subsection (2) and (3), below or through a specific ordinance and further provided that height does not exceed the maximum of the support height zoning ordinance. Changes made shall be allowed for uses permitted by provisions of continuing height exceeding from the setback line.
b. The maximum height of any portion of a commercial, office or multi-family zoning district located within fifty (50) linear feet of the property line of an established single-family residential zoning district shall be limited to the maximum height of the single-family district. The height limit shall not apply where a property is used single-family residential but not used for residential purposes, such as a church, school, park or golf course. The measurement of fifty (50) feet shall occur from the property line of the residential district to the closest to the zoning district subject to the limitations on above on the MPCD Master Site Plan. The height limit may include trees, grass, pavements, or any other vegetation. Differences as described in 55-018, Table 510-1 are not applied in the MPCD.

G. Residential Regulations Parcel B

- 1. Permitted Use - The use listed as a permitted or specific use pursuant to the MPCD zoning district in the Municipal Code Manual.
2. Admissible Density Applies as Follows
a. The maximum residential density shall be 33 dwelling units per acre/lot area as calculated using the gross acreage of Parcel B;
b. The maximum number of dwelling units shall be 550; and
c. The maximum number of residential buildings with dwelling units shall be seven (7).
3. Units, Building Footprint and Area
a. Erection shall be provided for all residential buildings over 3 stories in height.
b. Buildings shall not be visible from adjacent properties, the Commons Area Access Drive and any public right of way;
c. Unfinished building interiors will be demonstrated as follows:
- Loft-style
- High-end, contemporary finishes
- Open floor plans
- Neutral color palette for all walls
d. Private yards of three (3) or less in size may be fenced with temporary decorative metal fences of no more than four feet (4') in height, and
e. Amenities will be demonstrated as follows:
- Resort-style pool
- Fitness recreation opportunities
- Flexible club-quality fitness equipment
- Day spa
f. Provisions to incorporate the following design principles and elements:
- Contemporary look, contemporary with commercial modernism and style;
- Elements design to emphasize and maximize verticality of building facade;
- Street and amenity spaces will generally run vertically - into or on horizontal building;
- Colors will be designed to complement with building materials to enhance vertical presentation of facade, and
- Building masses at key architectural points will be differentiated with unique setbacks and masses.
g. In the case shown on the MPCD Master Site Plan as the "200' area for (2) any existing residential building", all residential buildings within three hundred fifty (350) feet of the western boundary of Parcel B shall maintain height for residential buildings with dwelling units shall be four (4) stories.

H. Commercial Regulations Parcels C1, C2, C3, D1 and D2

- 1. Permitted Use - The use listed as a permitted or specific use pursuant to the C-3 zoning district in the Municipal Code Manual.
2. Drive-through facilities are prohibited, except for one bank drive-through facility on Parcel D2 in a building greater than 15,000 square feet and located along the eastern edge of the building on Parcel D2.
3. A Commercial Establishment is defined as a single tenant use, and does not include building use. The gross floor area of a single tenant use shall not exceed twenty thousand (20,000) square feet. Other use and use not exceed twenty thousand (20,000) square feet.
4. Commercial buildings shall have required orientations every twenty-five (25') consisting of one or more of the following:
a. Canopies, awnings, or porches
b. Wall-mounted signage
c. Awnings
d. Arches
e. Display windows
f. Architectural details
g. Anticlimax ground floor levels or base
h. Anticlimax cornice line
i. Integrated signage or way walls that incorporate landscape and building mass
j. Other details or projecting site used to express architectural or structural form
5. Vertical roof heights
a. Commercial buildings shall not be longer than three hundred fifty (350) feet without an unobstructed physical clearance of at least three (3) feet (12') between buildings.
6. Commercial buildings shall have a maximum of fifty percent (50%) of building facade that faces the Commons Area Access Drive which will include architectural ornaments with a minimum height of ten (10) feet that clear views of interior spaces or provide display areas.
7. Commercial Regulations Parcels C1, C2, C3, D1 and D2
Permitted Use - The use listed as a permitted or specific use pursuant to the C-3 zoning district in the Municipal Code Manual and Outdoor Storage subject to a limit.

LINE AND CURVE TABLES

31.011 ACRE TRACT

Table with columns: Station, Curve Data, Station, Curve Data. Lists stationing and curve information for the 31.011 acre tract.

7.80 ACRE TRACT

Table with columns: Station, Curve Data, Station, Curve Data. Lists stationing and curve information for the 7.80 acre tract.

28.71 ACRE TRACT

Table with columns: Station, Curve Data, Station, Curve Data. Lists stationing and curve information for the 28.71 acre tract.

0.1831 ACRE TRACT

Table with columns: Station, Curve Data, Station, Curve Data. Lists stationing and curve information for the 0.1831 acre tract.

4.17 ACRE TRACT

Table with columns: Station, Curve Data, Station, Curve Data. Lists stationing and curve information for the 4.17 acre tract.



LEE AND ASSOCIATES
1001 W. UNIVERSITY BLVD.
SUITE 200
AUSTIN, TEXAS 78705
(512) 452-9999
www.leeandassociates.com

Revision table with columns: No., Description, Date. Lists revisions to the drawing.

BULVERDE MARKETPLACE
SAN ANTONIO, TEXAS
MPCD SITE PLAN #16-00003
MAJOR AMENDMENT TO MPCD #15-00003

THIS DRAWING IS NOT FOR REGULATORY APPROVAL OR CONSTRUCTION

MAJOR AMENDMENT
ADD 31.011 ACRES TO MPCD

MINOR AMENDMENTS
TO THE MPCD MASTER SITE PLAN
AND TO THE MPCD ZONING ORDINANCE