Z2016231

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

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 superior mixed use project compared to what can currently be developed under the existing zoning districts. The MPCD allows for the inclusion of customized site development and building regulations tailored to the specific property and its surroundings. The MPCD Master Site Plan generally depicts the integration of the residential, office and retail uses within the development. The MPCD Master Site Plan lays out the horizontal integration of uses and automobile and pedestrian access points to Bulverde Road, Autry Pond, Classen Road, Common Area Access Drive, and surrounding single family and nonresidential development.

B. Overview

The following is the International Council of Shopping Centers (ICSC) definition of a mixed-use development, which supports the horizontal integration of residential and nonresidential 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 contains elements of a live/work/play environment. It maximizes space usage, has amenities and architectural expression and tends to mitigate traffic and sprawl."

Planned integration:

- Residential and office/retail 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 neighborhoods and create new residential within the development

Combination of uses:

- Retail, restaurant, office and residential

Pedestrian oriented:

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

Live/work/play environment:

- Creating the live/work/play environment is essential to attract quality restaurants, retail and office tenants
- Opportunity for office/retail tenant employees to live in nearby residences and walk or bicycle to nearby residential
- Opportunity for surrounding single family homeowners and nonresidential tenants to walk or bicycle to retail

Amenities and architectural expression:

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

Community Benefits:

Provide community benefits including:

- Creating the live/work/play environment to attract quality office and retail tenants
- Providing restaurant uses
- Providing landscaping and building maintenance requirements through Property Owners Association
- Providing high quality design and aesthetics
- Creating a walkable, pedestrian-friendly environment

C. District Boundaries

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 below, all development within the MPCD shall comply with:

(a) The terms and provisions set forth herein and (b) to the extent that such regulations do not conflict with the terms and provisions set forth herein, all applicable regulations in 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 sentence, it is the intent hereof that the terms and provisions set forth herein shall govern in the event of any conflict between the terms and provisions set forth herein and any regulations in the UDC.

MAJOR AMENDMENT
ADDED 31.0331 ACRES TO MPCD

MINOR AMENDMENTS
- AMEND THE TABLES AND NOTES TO CLARIFY REGULATIONS THAT ARE APPLICABLE TO EACH PARCEL.
- DELETE THE "20' BUFFER" LABELED ON PARCEL A SINCE IT NOT REQUIRED BY ZONING REGULATIONS.

E. Definitions

1. Common Area Access Drive: Parcel A1: The purpose of the Common Area Access Drive parcel is to provide pedestrian and vehicular access through the mixed-use development. The Common Area Access Drive parcel lines shown on the MPCD Master Site Plan are conceptual and are not required to match lot lines, and can be modified without requiring an application for a major or minor revision to the MPCD Master Site Plan.
2. Entry Drive Area: The purpose of the Entry Drive Areas on the MPCD Master Site Plan is to provide landscaping along parking spaces and/or drive isles as shown on the Entry Drive Area Section. The Entry Drive Areas shown on the MPCD Master Site Plan are conceptual and are not required to match lot lines, and can be modified without requiring an application for a major or minor revision to the MPCD Master Site Plan.
3. Height, building: The vertical dimension 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; to the deckline of a mansard roof; and to the average height between the plate and ridge of a gable, hip or gambrel roof.

F. Lot and Building Dimensions Table

1. The Lot and Building Dimensions Table 310-1 and Rules for Interpretation of Table 310-1 are deleted and replaced by the Lot and Building Dimensions Tables and Rules for Interpretation in this Section.

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

Table 1: MPCD Lot and Building Dimensions for Parcels B, C1, C2, C3, D1 and D2

Land Use Designation	Zoning District	Density (max) (units/acre)	Street Frontage (min)	Width (min)	Front Setback from Bulverde Rd. (min)*	Setback from Common Area Access Dr. (A1) (min)	Side Setback (min)	Rear Setback (min)	Height (max) (feet)
Commercial	C-3	-	20'	-	35'	40'	30'	30'	35'
Multi-Family	MF-33	33	50'	50'	-	70'	5'	10'	45'

Table 2: MPCD Lot and Building Dimensions for Parcels D3, D4, D4A and D5

Land Use Designation	Zoning District	Density (max) (units/acre)	Street Frontage (min)	Width (min)	Front Setback from Bulverde Rd. (min)*	Setback from Common Area Access Dr. (A1) (min)	Side Setback (min)	Rear Setback (min)	Height (max) (feet)
Commercial	C3	-	0'	-	-	-	30'	30'	35'

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 eliminated where the use does not abut a single family residential zoning district or the two districts are separate by public right-of-way. The indicated setback would not apply if the subject property adjoins a residentially zoned property (single family or multifamily), which is occupied by an existing nonresidential use, such as, a public or private school, church, park and/or golf course.
   b. The maximum setback from the Common Area Access Drive Parcel A1 shall be measured from the centerline of the Common Area Access Drive Parcel A1, 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 erected to exceed the height limit established in the MPCD Building and Lot Dimensions Table in Section F, provided that such portion is located back from the side and rear Parcel lines or Lot lines one (1) foot for each two-feet of height in excess of the height limit prescribed in such section unless otherwise prescribed in subsections (2) and (3), below or through a specific use authorization and further provided the height does not exceed the limitations of the airport hazard zoning regulations. Distance credits shall be allowed for space occupied by structures of conforming height extending from the setback lines.
   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 zoned 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 structure in the zoning district subject to this subsection.
4. A 20' MPCD Natural Buffer is only required in the locations as shown on the MPCD Master Site Plan. The Natural Buffer may include trees, grasses, groundcover, or any other vegetation. Bufferyards as described in 35-510, Table 510-1 are not required in the MPCD.

G. Residential Regulations Parcel B

1. Permitted Uses - The uses listed as a permitted or specific use permit in the MF-33 zoning district in the Residential Use Matrix.
2. Allowable Density Applies as Follows
   a. The maximum residential density shall be 33 dwelling units per residential acre calculated using the gross acreage of Parcel B;
   b. The maximum number of dwelling units shall be 350; and
   c. The maximum number of residential buildings with dwelling units shall be seven (7).
3. Units, Building Interiors and Amenities
   a. Elevators shall be provided for all residential buildings over 3 stories in height;
   b. Stairways shall not be visible from adjacent properties, the Common Area Access Drive and any public right of way;
   c. Units and Building Interiors will be characterized as follows:
      - Loft-style
      - High-end, contemporary finishes
      - Open floor plans
      - Internal corridor access for all units
   d. Private yards of fifteen feet (15') or less may be fenced with transparent decorative metal fences of no more than four feet (4') in height, and
   e. Amenities will be characterized as follows:
      - Resort-style pool
      - Passive recreation opportunities
      - Health club quality fitness equipment
      - Dog run
   f. Facades to incorporate the following design principles and elements:
      - Contemporary look, complementary with commercial architecture and style;
      - Elevation design to emphasize and accentuate verticality of building facades;
      - Stone and masonry accents will generally run vertically - little or no horizontal banding;
      - Colors will be designed in conjunction with building articulation to enhance vertical segmentation of facades, and
      - Building corners at key entry/arrival points will be differentiated with unique architecture and accents.
   g. In the area shown on the MPCD Master Site Plan as the "350' area for three (3) story maximum residential buildings", all residential buildings within three hundred fifty (350) feet of the western boundary of Parcel B the maximum height for residential buildings with dwelling units shall be three (3) stories.

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

1. Permitted Uses - The uses listed as a permitted or specific use permit in the C-3 zoning district in the Nonresidential Use Matrix.
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 façade of the building on Parcel D2.
3. A Commercial Establishment is defined as a single tenant user, and does not define building size. The gross floor area of a single tenant user shall not exceed twenty thousand (20,000) square feet. Office and hotel use can exceed twenty thousand (20,000) square feet.
4. Commercial buildings shall have required articulation every twenty-five feet (25') consisting of one or more of the following:
   a. Canopies, awnings, or porticos
   b. Wall recesses/ projections
   c. Arcades
   d. Arches
   e. Display windows
   f. Architectural details
   g. Articulated ground floor levels or base
   h. Articulated cornice line
   i. Integrated planters or wing walls that incorporate landscape and sitting areas
   j. Offsets, reveals or projecting rib used to express architectural or structural bays
   k. Varied roof heights
5. Commercial buildings shall not be longer than three hundred fifty feet (350') without an unconnected physical separation of at least fifteen feet (15') between buildings.
6. Commercial buildings shall have a minimum of fifty percent (50%) of building façade that faces the Common Area Access Drive which will include windows and/or storefronts with a minimum height of ten feet (10') that allow views of indoor space or product display areas.

I. Commercial Regulations Parcels D3, D4, D4A and D5

Permitted Uses - The uses listed as a permitted or specific use permit in the C-3 zoning district in the Nonresidential Use Matrix and Outdoor Storage without a Roof.

J. Design and Streetscape for Parcels B, C1, C2, C3, D1 and D2

1. The Common Area Access Drive shall be constructed as shown on the Common Area Access Drive Section, except for the area shown as Main Entry Drive Area.
2. All buildings shall have at least one building entrance/exit along each frontage facing the Common Area Access Drive.
3. All buildings shall have permitted accent materials compatible with the character of the MPCD.
4. The pedestrian circulation in the Common Area Access Drive shall be constructed of concrete, pavers, crushed aggregate, or a combination thereof.
5. The Common Area Access Drive may meander to protect trees and understory and other natural landscape features.
6. All loading doors shall be screened from view of the Bulverde Road right of way and the Common Area Access Drive.
7. Outside storage and service areas, dumpsters, compactors, and air conditioning/heating equipment shall be screened from view of public rights of way and the Common Area Access Drive.
8. Sites that include multiple screening enclosures shall utilize a consistent design for all enclosures.
9. Roof top mounted equipment shall be screened from view of abutting public rights of way and the Common Area Access Drive through the use of parapet walls, mansard roof forms, or other permanently affixed, solid, opaque building materials.
10. Exterior lighting fixtures for parking lots, walkways, and building entrances shall include a cutoff angle of ninety (90) degrees or less and be positioned so as to not emit light above the horizontal plane.
11. On-site utilities shall be located underground unless required by the utility to be otherwise located.
12. Utility boxes, utility pillars, utility cabinets, and other utility equipment shall be screened from view of public rights of way and the Common Area Access Drive, with the exception of any such utility equipment within the CPS Energy overhead easements.

K. Architectural Guidelines for Parcels B, C1, C2, C3, D1 and D2

1. The following building materials are permitted for use as Primary Building Material:
   a. Glass with a reflectance of twenty percent (20%) or less
   b. Natural Stone
   c. Brick
   d. Tile
   e. Stucco
   f. EIFS
   g. Adhered, cultured stone or cast stone
   h. Architecturally finished block (i.e. burnished block, split-faced block)
   i. Architecturally finished pre-cast or poured in place concrete wall (i.e. tilt-up wall or tilt wall) that is profiled, sculptured, or otherwise provides three dimensional interest
2. Materials not included in the building materials list may be used as Accent Materials for wall facades facing the public right of way or the Common Area Access Drive.
   a. The total area of all Accent Materials shall not exceed twenty-five percent (25%) of any single elevation.
3. The following Prohibited Building Materials are prohibited for use as the Primary Building Material or Accent Materials for street wall facades facing the public right of way or the Common Area Access Drive.
   a. Metal building panels (this prohibition does not include metal used for roofing systems, awnings, canopies, exposed trusses, or decorative fascia elements), and
   b. Plastic siding.

L. Prohibited Uses for Parcels A1, B, C1, C2, C3, D1, D2, D3, D4, D4A and D5

1. No portion of the Property may be used for:
   a. Business that specializes in bankruptcy or liquidation sales or the selling of fire damaged items;
   b. Auction house, flea market, pawn shop, thrift store or other store that sells used or "second-hand" merchandise (except this provision shall not exclude a resale shop selling high-quality clothing or antiques);
   c. Discount, 99 cent store or "dollar" store;
   d. Kennel or other business involving the boarding of animals (except that this prohibition shall not prohibit pet shops or pet supply superstores and veterinary services);
   e. Establishment for sale of mobile homes, or recreational motor vehicles;
   f. Adult-oriented businesses or private clubs;
   g. Gambling establishment or betting parlor;
   h. Mortuary, crematorium or funeral home;
   i. Dry cleaning plant or central laundry;
   j. Storage or mini warehouse facility;
   k. Tattoo parlor;
   l. Check cashing/pay-day loans;
   m. Vape shops;
   n. Disco or night club; and
   o. Any use which is illegal.

LINE AND CURVE TABLES

31.011 ACRE TRACT

Line #	Bearing	Length
L1	[illegible]	[illegible]
L2	[illegible]	[illegible]
L3	[illegible]	[illegible]
L4	[illegible]	[illegible]
L5	[illegible]	[illegible]
L6	[illegible]	[illegible]
L7	[illegible]	[illegible]
L8	[illegible]	[illegible]
L9	[illegible]	[illegible]
L10	[illegible]	[illegible]
L11	[illegible]	[illegible]
L12	[illegible]	[illegible]
L13	[illegible]	[illegible]
L14	[illegible]	[illegible]
L15	[illegible]	[illegible]
L16	[illegible]	[illegible]

Curve #	Radius	Delta	Chord Bearing	Chord	Length
C1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C3	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C5	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C6	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C7	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C8	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C9	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C10	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C11	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C12	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C13	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C14	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C15	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C16	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C17	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

7.50 ACRE TRACT

Line #	Bearing	Length
L1	[illegible]	[illegible]
L2	[illegible]	[illegible]
L3	[illegible]	[illegible]
L4	[illegible]	[illegible]
L5	[illegible]	[illegible]
L6	[illegible]	[illegible]
L7	[illegible]	[illegible]
L8	[illegible]	[illegible]
L9	[illegible]	[illegible]
L10	[illegible]	[illegible]
L11	[illegible]	[illegible]

Curve #	Radius	Delta	Chord Bearing	Chord	Length
C1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C3	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C5	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

28.71 ACRE TRACT

Line #	Bearing	Length
L1	[illegible]	[illegible]
L2	[illegible]	[illegible]
L3	[illegible]	[illegible]
L4	[illegible]	[illegible]
L5	[illegible]	[illegible]
L6	[illegible]	[illegible]
L7	[illegible]	[illegible]
L8	[illegible]	[illegible]
L9	[illegible]	[illegible]

Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Length
C1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C3	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C5	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C6	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C7	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C8	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C9	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

0.1531 ACRE TRACT

Line #	Bearing	Length
L1	[illegible]	[illegible]
L2	[illegible]	[illegible]
L3	[illegible]	[illegible]
L4	[illegible]	[illegible]
L5	[illegible]	[illegible]
L6	[illegible]	[illegible]
L7	[illegible]	[illegible]
L8	[illegible]	[illegible]
L9	[illegible]	[illegible]

4.17 ACRE TRACT

Line #	Bearing	Length
L1	[illegible]	[illegible]
L2	[illegible]	[illegible]
L3	[illegible]	[illegible]
L4	[illegible]	[illegible]
L5	[illegible]	[illegible]
L6	[illegible]	[illegible]

Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Length
C1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C3	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C5	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C6	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C7	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

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Revision Block

No.	By	Date	Comments

DATE 8-10-2016
PROJ. NO. 1738
FILE NAME 1738 MPCD BASE 1
XREF
XREF

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