

72016231

BULVERDE MARKETPLACE

MPCD SITE PLAN #16-00003

MAJOR AMENDMENT TO #15-00003

8-10-2018



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DATE	8-10-2018
PROJECT NO.	1738
FILE NAME	1738 MPCD BASE 1
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BULVERDE MARKETPLACE

MPCD SITE PLAN #16-00003

SAN ANTONIO, TEXAS

MAJOR AMENDMENT TO MPCD #15-00003

THIS DRAWING IS REGULATORY APPROVAL OR CONSTRUCTION

LAND USE SUMMARY - 31.0331 ACRES

COMMERCIAL	26.8631 ACRES
OPEN SPACE	4.17 ACRES
TOTAL	31.0331 ACRES

AMENDED ZONING CASE NO.: Z2018081
AMENDED ORDINANCE NO.:

LEGEND

Water Features	Community District
Boundary	Boundary
Additional Master Planned	Community District
Community District	Community District
Parcel Lot Line	Proposed Driveway
Proposed Driveway	Proposed Pedestrian Connection
Proposed Pedestrian Connection	Edwards Aquifer Recharge Zone
Edwards Aquifer Recharge Zone	Phase Boundary Line
Phase Boundary Line	Entry Drives Area
Entry Drives Area	Major Amendment
Major Amendment	

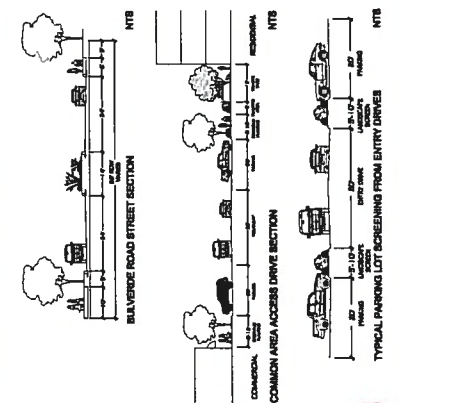
LAND USE SUMMARY - 38.61 ACRES

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

ORIGINAL ZONING CASE NO.: Z2018081
ORIGINAL ORDINANCE NO.: 2018-02-18-0164

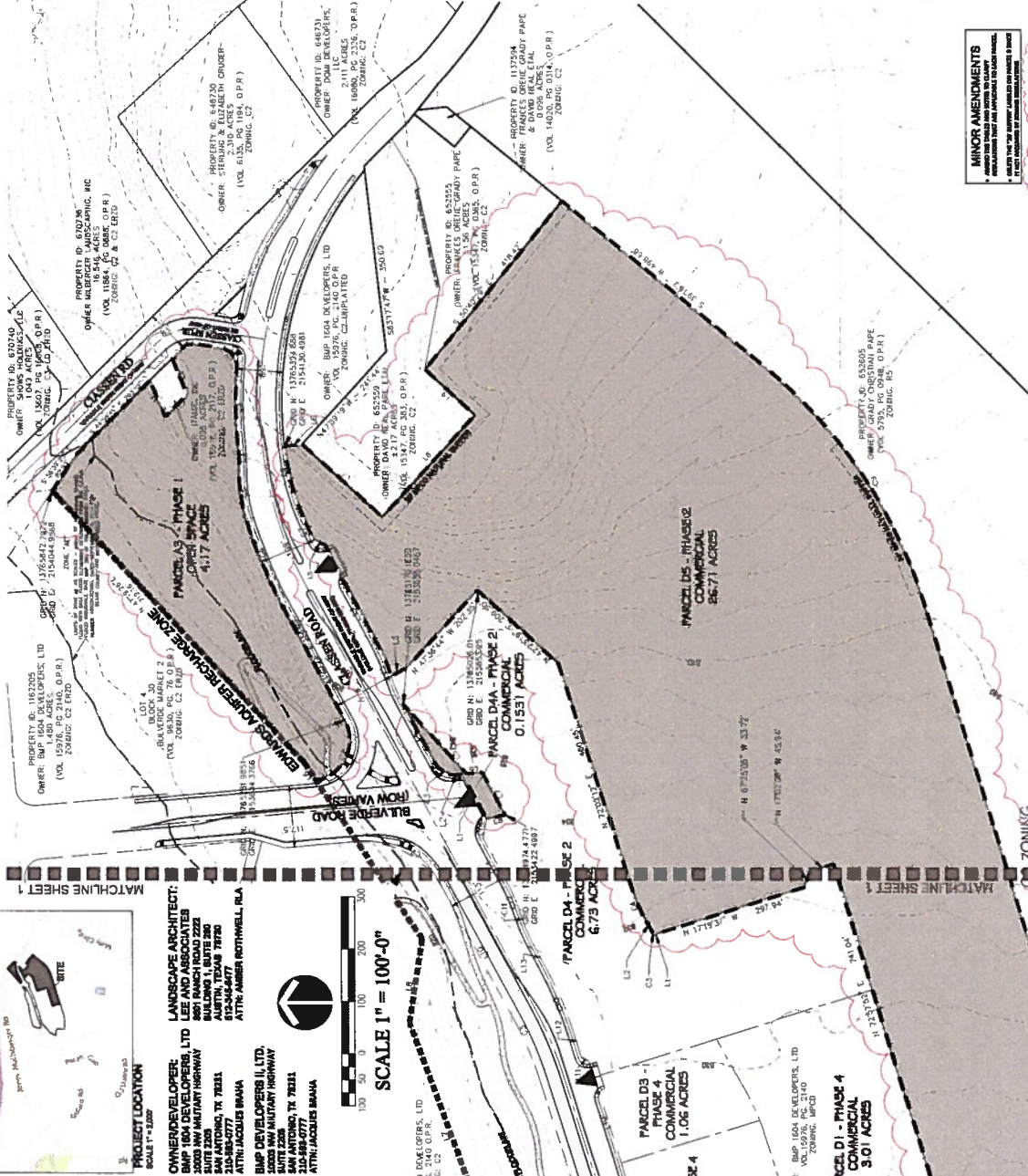
OPEN SPACE - THE TOTAL OPEN SPACE ACREAGE REQUIRED WITHIN THE BOUNDARY OF THE MPCD IS SHOWN ON THE CHART. THE REQUIRED OPEN SPACE IS ALLOCATED ACROSS ALL OF THE COMMERCIAL AREAS AND IS NOT REQUIRED TO BE CONTIGUOUS. THE 2.72 ACRES OF OPEN SPACE REQUIRED ACROSS THE COMMERCIAL PARCELS AND THE 1.14 ACRES OF OPEN SPACE REQUIRED ACROSS THE MULTI-FAMILY PARCELS, YARDS ARE DEFINED AS AN AREA ON A LOT THAT IS NOT LIMITED TO LANDSCAPE ISLANDS, TREE WELLS, TRAFFIC CIRCLES, PARKS, COURTYARDS, PLAZAS, AND YARDS. YARDS ARE DEFINED AS AN AREA ON A LOT THAT IS NOT LIMITED TO LANDSCAPE ISLANDS, TREE WELLS, TRAFFIC CIRCLES, PARKS, COURTYARDS, PLAZAS, AND YARDS. UNOCCUPIED AND UNOCCUPIED 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, CLASSIFIED AS COMMERCIAL D4, IS LOCATED IN THE FLOODPLAIN, INCLUDE A 30 FOOT MULTI USE PATH, AND ARE DEFINED AS AND COURT TOWARD THE TOTAL REQUIRED OPEN SPACE.

LAND USE	PHASE	ACREAGE	OPEN SPACE REQUIRED	DENSITY	# OF UNITS
COMMERCIAL	PHASE 1	7.60	2.58 AC (34%)	11.77 AC	380 UNITS
COMMERCIAL	PHASE 2	4.17	3.08 AC (74%)	1.14 AC	380 UNITS
MULTI-FAMILY	PHASE 1	1.19	0.30 AC (25%)	1.14 AC	380 UNITS
MULTI-FAMILY	PHASE 2	1.08	0.30 AC (28%)	1.14 AC	380 UNITS
COMMERCIAL	PHASE 3	1.01	0.30 AC (30%)	1.14 AC	380 UNITS
COMMERCIAL	PHASE 4	1.81	0.30 AC (17%)	1.14 AC	380 UNITS
COMMERCIAL	PHASE 5	1.81	0.30 AC (17%)	1.14 AC	380 UNITS
COMMERCIAL	PHASE 6	1.98	0.30 AC (15%)	1.14 AC	380 UNITS
COMMERCIAL	PHASE 7	1.08	0.30 AC (28%)	1.14 AC	380 UNITS
COMMERCIAL	PHASE 8	0.73	0.30 AC (41%)	1.14 AC	380 UNITS
COMMERCIAL	PHASE 9	2.87	0.30 AC (11%)	1.14 AC	380 UNITS
TOTAL		38.61	15.83 AC	16.88 AC	



MINOR AMENDMENTS
 - AMENDED THE TOTAL OPEN SPACE ACREAGE REQUIRED WITHIN THE BOUNDARY OF THE MPCD IS SHOWN ON THE CHART. THE REQUIRED OPEN SPACE IS ALLOCATED ACROSS ALL OF THE COMMERCIAL AREAS 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 REQUIRED ACROSS THE MULTI-FAMILY PARCELS, YARDS ARE DEFINED AS AN AREA ON A LOT THAT IS NOT LIMITED TO LANDSCAPE ISLANDS, TREE WELLS, TRAFFIC CIRCLES, PARKS, COURTYARDS, PLAZAS, AND YARDS. YARDS ARE DEFINED AS AN AREA ON A LOT THAT IS NOT LIMITED TO LANDSCAPE ISLANDS, TREE WELLS, TRAFFIC CIRCLES, PARKS, COURTYARDS, PLAZAS, AND YARDS. UNOCCUPIED AND UNOCCUPIED 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, CLASSIFIED AS COMMERCIAL D4, IS LOCATED IN THE FLOODPLAIN, INCLUDE A 30 FOOT MULTI USE PATH, AND ARE DEFINED AS AND COURT TOWARD THE TOTAL REQUIRED OPEN SPACE.

MAJOR AMENDMENT
 ADDED 31.0331 ACRES TO MPCD



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OWNER/DEVELOPER:
 BMP 1804 DEVELOPERS, LTD
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 SAN ANTONIO, TX 78231
 210-885-0777
 ATTN: JACQUELYN BAMA

BMP DEVELOPERS II, LTD.
 2003 NW MILITARY HIGHWAY
 SUITE 200
 SAN ANTONIO, TX 78231
 210-885-0777
 ATTN: JACQUELYN BAMA



PARCEL A1 - PHASE 1
 COMMERCIAL
 4.17 ACRES

PARCEL A2 - PHASE 2
 COMMERCIAL
 4.17 ACRES

PARCEL B1 - PHASE 1
 COMMERCIAL
 1.19 ACRES

PARCEL B2 - PHASE 2
 COMMERCIAL
 1.08 ACRES

PARCEL C1 - PHASE 3
 COMMERCIAL
 1.01 ACRES

PARCEL C2 - PHASE 4
 COMMERCIAL
 1.81 ACRES

PARCEL C3 - PHASE 5
 COMMERCIAL
 1.81 ACRES

PARCEL C4 - PHASE 6
 COMMERCIAL
 1.98 ACRES

PARCEL C5 - PHASE 7
 COMMERCIAL
 1.08 ACRES

PARCEL C6 - PHASE 8
 COMMERCIAL
 0.73 ACRES

PARCEL C7 - PHASE 9
 COMMERCIAL
 2.87 ACRES

PARCEL D1 - PHASE 4
 COMMERCIAL
 3.01 ACRES

PARCEL D2 - PHASE 2
 COMMERCIAL
 26.71 ACRES