

MPCD # 14-00003.02  
(AMENDS MPD #14-00003.01)

LEGEND

- PROPOSED OPEN SPACE
- PROPOSED OPEN SPACE PARK AND/OR FACILITY FOR MULTI-FAMILY\*
- PROPOSED MULTI-FAMILY RESIDENTIAL
- PROPOSED COMMERCIAL
- MIXED USE (COMMERCIAL/MULTI-FAMILY)
- MPCD BOUNDARY LINE
- PHASING BOUNDARY LINE
- GC-2 ZONING LINE
- LOT LINE
- CHORD BEARING
- CHORD DISTANCE
- PROPOSED DRIVEWAY

\* OPEN SPACE PARK FACILITY SYMBOL IS SCHEMATIC IN NATURE. ACTUAL DESIGN PHASE AND CONSTRUCTION OF FACILITY WILL BE DETERMINED WHEN PHASE IS DEVELOPED. EACH MULTI-FAMILY PHASE IS ESTIMATED TO HAVE 12,000 SF OF OPEN SPACE PARK AND/OR FACILITY.

LAND USE CATEGORIES

PHASING PLAN	ACREAGE	LAND USE DESIGNATION	PROP. ZONING	DENSITY (UNITS PER ACRE)	FLOOR AREA RATIO (FAR)
Ia	4.07	COMMERCIAL	MPCD	—	6.0
Ib	0.58	OPEN SPACE	MPCD	—	—
Iia	12.14	MULTIFAMILY RESIDENTIAL	MPCD	20 UNITS PER ACRE	—
Iib	6.57	OPEN SPACE	MPCD	—	—
Iii	5.12	COMMERCIAL	MPCD	—	6.0
Iiv	1.03	OPEN SPACE	MPCD	—	—
Iva	4.76	COMMERCIAL	MPCD	—	6.0
Ivb	0.25	OPEN SPACE	MPCD	—	—
Va	22.19	MULTIFAMILY RESIDENTIAL	MPCD	33 UNITS PER ACRE	—
Vb	13.87	OPEN SPACE	MPCD	—	—
Vc	4.51	COMMERCIAL	MPCD	—	6.0
Vd	0.97	OPEN SPACE	MPCD	—	—
Vie	0.72	COMMERCIAL	MPCD	—	6.0
Vii	0.23	OPEN SPACE	MPCD	—	—
Viii	18.03	COMMERCIAL	MPCD	—	6.0
Viii	5.23	OPEN SPACE	MPCD	—	—
Ixa	2.26	COMMERCIAL	MPCD	—	6.0
Ixb	0.77	OPEN SPACE	MPCD	—	—
Ixc	10.80	MULTIFAMILY RESIDENTIAL	MPCD	18 UNITS PER ACRE	—
Ixd	2.66	OPEN SPACE	MPCD	—	—
Ixe	11.30	MULTIFAMILY RESIDENTIAL	MPCD	29 UNITS PER ACRE	—
Ixf	3.14	OPEN SPACE	MPCD	—	—
Ixi	8.38	COMMERCIAL	MPCD	—	6.0
Ixi	1.95	OPEN SPACE	MPCD	—	—
Ixi	17.95	MIXED USE	MPCD	27 UNITS PER ACRE	6.0
Ixi	5.57	OPEN SPACE	MPCD	—	—
Ixi	6.06	COMMERCIAL	MPCD	—	6.0
Ixi	2.10	OPEN SPACE	MPCD	—	—
Ixi	4.00	COMMERCIAL	MPCD	—	6.0
Ixi	1.72	OPEN SPACE	MPCD	—	—
Ixi	1.94	COMMERCIAL	MPCD	—	6.0
Ixi	0.45	OPEN SPACE	MPCD	—	—
Ixi	3.61	MULTIFAMILY RESIDENTIAL	MPCD	25 UNITS PER ACRE	—
Ixi	2.16	OPEN SPACE	MPCD	—	—
Ixi	1.32	MULTIFAMILY RESIDENTIAL	MPCD	25 UNITS PER ACRE	—
Ixi	3.93	OPEN SPACE	MPCD	—	—
Ixi	4.93	MULTIFAMILY RESIDENTIAL	MPCD	25 UNITS PER ACRE	—
Ixi	0.62	OPEN SPACE	MPCD	—	—
Ixi	5.50	COMMERCIAL	MPCD	—	6.0
Ixi	0.31	OPEN SPACE	MPCD	—	—
Ixi	6.08	COMMERCIAL	MPCD	—	6.0
Ixi	1.66	OPEN SPACE	MPCD	—	—

PHASING BREAKDOWN

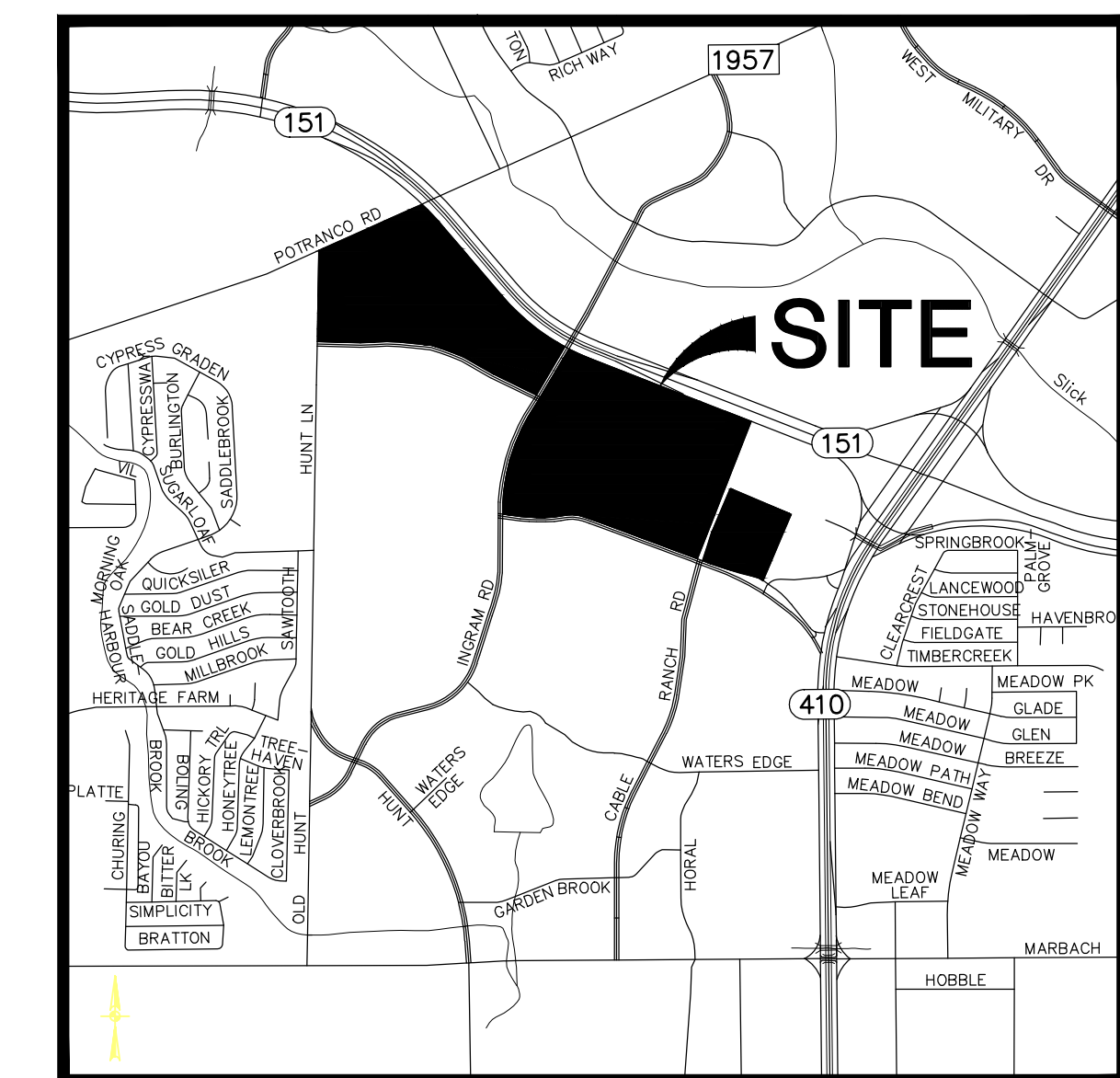
PHASING PLAN	PHASING ACREAGE	COMMERCIAL (ACREAGE)	MULTIFAMILY RESIDENTIAL (# OF UNITS)	OPEN SPACE (ACREAGE)	MIXED USE	FLOOR AREA RATIO (FAR)
I	4.66	4.07	—	0.59	—	6.0
II	18.71	—	360	6.57	—	—
III	6.15	5.12	—	1.03	—	6.0
IV	5.01	4.76	—	0.25	—	6.0
V	26.16	—	865	0.97	—	6.0
VI	5.49	4.51	—	0.97	—	6.0
VII	4.16	3.43	—	0.73	—	6.0
VIII	23.26	18.03	—	5.23	—	6.0
IX	3.03	2.26	—	0.77	—	6.0
X	14.44	—	249	2.66	—	—
XI	14.44	—	249	3.14	—	—
XII	10.33	6.38	—	1.95	—	6.0
XIII	21.52	—	281	3.57	17.95	6.0
XIV	8.16	6.06	—	2.10	—	6.0
XV	5.57	4.51	—	1.06	—	6.0
XVI	2.39	1.94	—	0.45	—	6.0
XVII	5.77	—	120	2.16	—	—
XVIII	5.25	—	100	1.33	—	—
IX	6.16	—	154	1.23	—	—
XX	3.87	3.56	—	0.31	—	6.0
XXI	7.74	6.08	—	1.66	—	6.0
TOTAL	201.07	72.18	2,639	42.25	17.95	—

LAND USE TOTALS

LAND USE	ACRE	REQUIRED OPEN SPACE %	REQUIRED OPEN SPACE
COMMERCIAL	72.18	20	14.43
MULTI-FAMILY RESIDENTIAL	68.69	35	24.04
MIXED USE	17.95	20	3.59
OPEN SPACE	201.07	—	42.06
TOTAL	201.07	—	42.06

PHASE XIII - MIXED USE

LAND USE	SQUARE FEET
OFFICE	425,000 SF. MAX
RETAIL	425,000 SF. MAX
MULTI-FAMILY	725,000 SF. MAX



LOCATION MAP  
1" = 2000'

NOTES:

- OWNERS/DEVELOPERS: MVSATX HOLDINGS, LLC; LEGACY STRIKER MV LTD.; COMMODORE VENTURES, LLC; MV POTRANCO LLC.
- ENGINEER/SURVEYOR/DESIGNER: PAPE-DAWSON ENGINEERS, INC.; 2000 N.W. LOOP 410; SAN ANTONIO, TEXAS 78213; TEL: 210-375-9000.
- WATER WILL BE PROVIDED BY THE SAN ANTONIO WATER SYSTEM.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY THE SAN ANTONIO WATER SYSTEM.
- THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
- THIS PROPERTY IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE/CONTRIBUTING ZONE.
- FM 1957 (POTRANCO ROAD) AND HIGHWAY 151 ARE LISTED ON THE CITY OF SAN ANTONIO'S MAJOR THOROUGHFARE PLAN. THE PLAN INDICATES POTRANCO ROAD WILL REQUIRE A 120 FOOT R.O.W. AND HIGHWAY 151 WILL REQUIRE A 250-500 FOOT R.O.W. THE LOCATION OF PUBLIC ROADS SHOWN ON THIS MPD ARE APPROXIMATE.
- SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2, 35-506(Q). THE MINIMUM WIDTH OF SIDEWALKS ADJOINING A PLANTING STRIP SHALL BE FOUR (4) FEET IN WIDTH. THE MINIMUM WIDTH OF SIDEWALKS ADJOINING THE CURB SHALL BE SIX (6) FEET IN WIDTH FOR ARTERIALS (MINIMUM 86 FEET RIGHT OF WAY).
- THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1986), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN THE LATEST VERSION OF THE AASHTO MANUAL.
- PARKLAND/OPEN SPACE SHALL BE MAINTAINED BY THE OWNER.
- A MINIMUM OF 50' OF ACCESS TO PUBLIC R.O.W. WILL BE PROVIDED TO PARKLAND PER SECTION 35-503 (D) OF THE UDC.
- BICYCLE FACILITIES WILL COMPLY WITH UNIFIED DEVELOPMENT CODE 35-506 (d)(4). BIKE PATHS, WHEN REQUIRED WITHIN THE CITY LIMITS, MAY BE CONSTRUCTED WITH DEVELOPMENT OF THE ADJUTING PROPERTY AT THE TIME BUILDING PERMIT IS ACQUIRED. WHEN IDENTIFIED ON THE CITY COUNCIL APPROVED BIKE FACILITIES MASTER PLAN, ROADWAYS REQUIRING BICYCLE FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS' GUIDE FOR THE DEVELOPMENT OF BICYCLE FACILITIES.
- THE ENTIRE AREA OF THIS MPD IS ASSOCIATED WITH WESTLAKES POADP #60 WHICH WAS APPROVED ON NOVEMBER 11, 1995.
- ALL RECORDING INFORMATION IS RECORDED IN OFFICIAL PUBLIC RECORDS, UNLESS OTHERWISE NOTED.
- NO NEW COLLECTOR OR ARTERIAL ROADWAYS WILL BE CREATED IN RELATION TO THIS PROJECT.
- DRIVEWAY LOCATIONS ALONG TxDOT R.O.W. WILL BE APPROVED BY TxDOT AT TIME OF PLATTING AND/OR CONSTRUCTION AND SHALL NOT BE DETERMINED BY THE MPD.
- DRIVEWAY LOCATIONS WILL BE DETERMINED AND PERMITTED AT THE TIME OF PLAT SUBMITTAL. LOCATIONS OF DRIVEWAYS SHOWN ON THIS MPD ARE DEEMED TO BE FOR REFERENCE ONLY.
- PROPOSED COMMERCIAL USE IS DEFINED AS ANY USE ALLOWED IN C3 ZONING.

DRAINAGE NOTE:

- REFERENCE STORMWATER MANAGEMENT PLAN SUBMITTED TO THE CITY OF SAN ANTONIO WITH THIS MASTER DEVELOPMENT PLAN. DETENTION IS NOT PROPOSED FOR THIS PROJECT.

MAJOR AMENDMENT NOTES:

- DECREASED TOTAL MPD ACRES FROM 202.93 TO 201.07 AFFECTING ACRES TO ALL PHASES OTHER THAN PHASES I, III, IV, VII, XIV, XVI, XVII; TO REFLECT SURVEYED PARCEL BOUNDARIES THAT WERE IMPLEMENTED WITH THIS MPD AMENDMENT.
- INCREASED OVERALL MPD COMMERCIAL ACRES FROM 65.54 TO 72.18.
- INCREASED OVERALL MPD MULTI-FAMILY UNITS FROM 2,200 TO 2,639.
- DECREASED OVERALL MPD OPEN SPACE ACRES FROM 46.01 TO 42.25.
- INCREASED OVERALL MPD MIXED USE ACRES FROM 16.68 TO 17.95.
- PHASE II - OPEN SPACE ACRES INCREASED FROM 4.32 TO 6.57; MULTI-FAMILY ACRES DECREASED FROM 14.38 TO 12.14.
- PHASE V - ACRES INCREASED FROM 25.14 TO 26.16 ACRES; MULTI-FAMILY ACRES INCREASED FROM 21.33 TO 22.19 ACRES; # OF UNITS/ACRE INCREASED FROM 7 TO 33; OPEN SPACE ACRES INCREASED FROM 3.81 TO 3.97.
- PHASE VI - ACRES DECREASED FROM 7.83 TO 5.48; MULTI-FAMILY ACRES DECREASED FROM 4.51 TO 0; # OF UNITS/ACRE DECREASED FROM 6 TO 0.
- PHASE VII - ACRES INCREASED FROM 23.00 TO 23.26; COMMERCIAL ACRES INCREASED FROM 14.64 TO 18.03; OPEN SPACE ACRES DECREASED FROM 8.36 TO 5.23.
- PHASE IX - ACRES DECREASED FROM 3.07 TO 3.03; COMMERCIAL ACRES DECREASED FROM 2.33 TO 2.26; OPEN SPACE ACRES INCREASED FROM 0.74 TO 0.77.
- PHASE X - ACRES INCREASED FROM 12.38 TO 13.26; MULTI-FAMILY ACRES INCREASED FROM 10.14 TO 10.60; MULTI-FAMILY UNITS DECREASED FROM 20 UNITS/ACRE TO 18 UNITS/ACRE; OPEN SPACE ACRES INCREASED FROM 2.24 TO 2.66 ACRES.
- PHASE XI - ACRES DECREASED FROM 14.57 TO 14.44; MULTI-FAMILY ACRES DECREASED FROM 5.11 TO 3.14.
- PHASE XII - ACRES INCREASED FROM 10.25 TO 10.33; COMMERCIAL ACRES INCREASED FROM 8.25 TO 8.38; OPEN SPACE ACRES DECREASED FROM 2.00 TO 1.85.
- PHASE XIII - COMMERCIAL ACRES DECREASED FROM 21.62 TO 21.52; MIXED USE ACRES INCREASED FROM 16.68 TO 17.95; OPEN SPACE ACRES DECREASED FROM 4.94 TO 3.59.
- PHASE XIV - ACRES DECREASED FROM 5.72 TO 5.56; COMMERCIAL ACRES DECREASED FROM 4.00 TO 3.98; OPEN SPACE DECREASED FROM 1.72 TO 1.58.
- PHASE XV - COMMERCIAL ACRES INCREASED FROM 3.27 TO 3.56; OPEN SPACE ACRES DECREASED FROM 0.60 TO 0.31.
- PHASE XVI - ACRES DECREASED FROM 9.06 TO 7.74; COMMERCIAL ACRES DECREASED FROM 7.67 TO 6.08; OPEN SPACE ACRES INCREASED FROM 1.39 TO 1.66.

OWNERS/DEVELOPERS:

MVSATX HOLDINGS LLC.  
C/O BV GROUP VENTURES LLC.  
P.O. BOX 1205  
FAIRFAX, VA 22038  
TEL: (410)338-4707

LEGACY STRIKER MV LTD.

3008 E. HEBRON PARKWAY, BUILDING 300  
CARROLLTON, TEXAS 75010  
TEL: (214)361-5000

MV POTRANCO LLC.

3008 E. HEBRON PARKWAY, BUILDING 300  
CARROLLTON, TEXAS 75010  
TEL: (214)363-1998

COMMODORE VENTURES, LLC.

C/O DALJAN DEVELOPMENT, LLC.  
1212 NEW YORK AVENUE, NW, SUITE 875  
WASHINGTON, DC 20005  
TEL: (202)607-2300

ENGINEER/SURVEYOR/DESIGNER/AGENT:

PAPE-DAWSON ENGINEERS, INC.

BY:

NAME: MATT JOHNSON  
TITLE: VICE PRESIDENT, LAND DEVELOPMENT

2000 N.W. LOOP 410  
SAN ANTONIO, TEXAS 78213  
TEL: 210-375-9000

MONTERREY VILLAGE  
MASTER PLANNED COMMUNITY DISTRICT  
MPCD # 14-00003.02  
(AMENDS MPD #14-00003.01)  
MAJOR AMENDMENT

ORIGINAL APPROVAL DATE OF MPD #07-08-001: JULY 23, 2008

MINOR AMENDMENT APPROVAL DATE OF MPD #07-08-001A: AUGUST 19, 2010

MINOR AMENDMENT APPROVAL DATE OF MPD #07-08-001B: NOVEMBER 19, 2012

MINOR AMENDMENT APPROVAL OF LDS #14-00003: DECEMBER 10, 2014

MINOR AMENDMENT APPROVAL OF MPD #14-00003.01: JULY 10, 2015

PAPE-DAWSON  
ENGINEERS

2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000  
FAX: 210.375.9010

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

PREPARATION DATE OF MAJOR AMENDMENT MPD #14-00003.02: FEBRUARY 29, 2016

ZONING CASE NO.  
ORDINANCE NO.

SCALE: 1" = 200'  
0' 200' 400' 600'