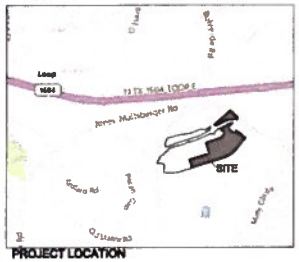
Z2016231

BULVERDE MARKETPLACE

MPCD SITE PLAN #16-00003

MAJOR AMENDMENT TO #15-00003

8-10-2016



PROJECT LOCATION
SCALE 1" = 2,000'

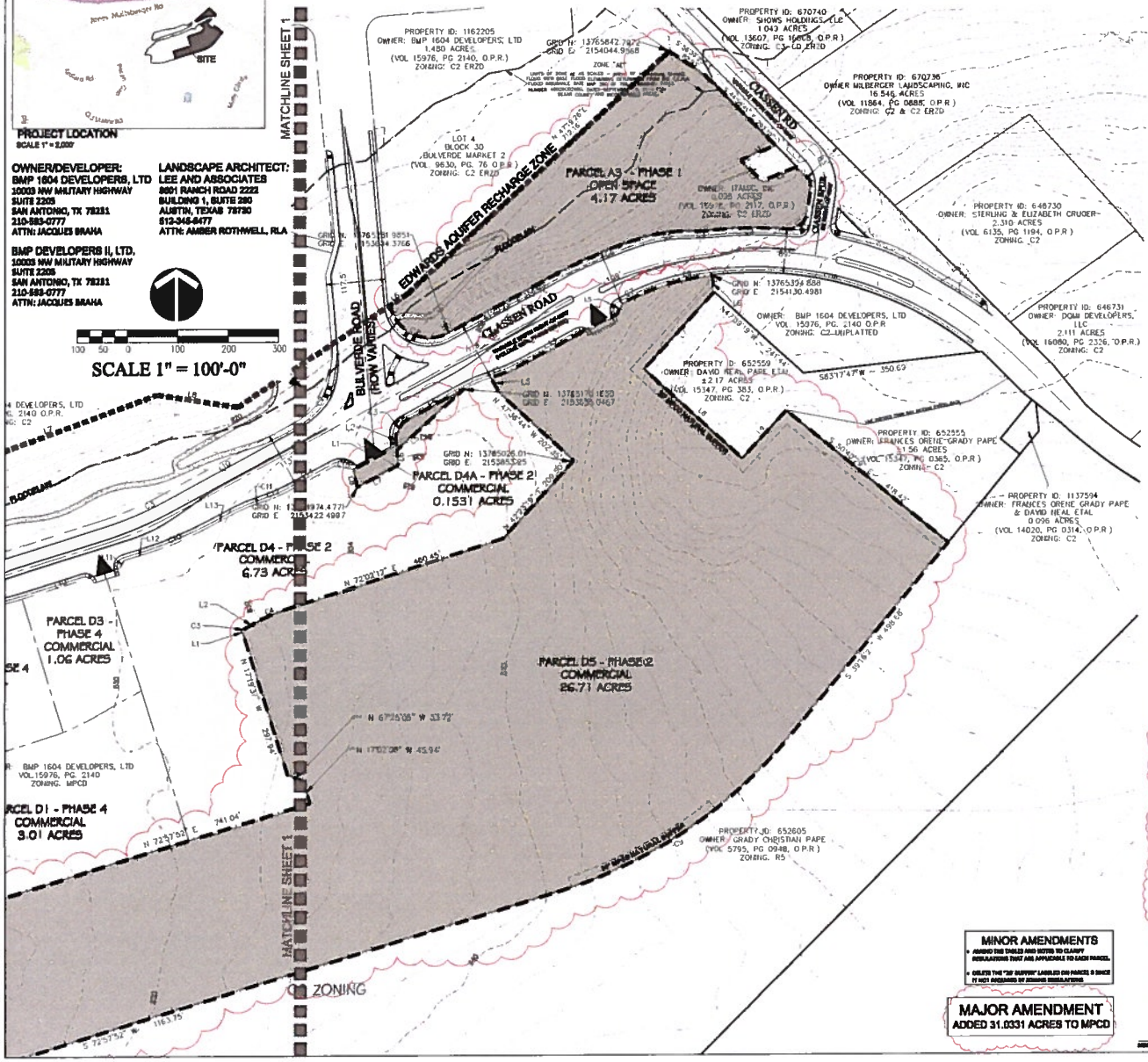
OWNER/DEVELOPER:
BMP 1604 DEVELOPERS, LTD
10003 NW MILITARY HIGHWAY
SUITE 2205
SAN ANTONIO, TX 78231
210-593-0777
ATTN: JACQUES BRAHA

BMP DEVELOPERS II, LTD.
10003 NW MILITARY HIGHWAY
SUITE 2205
SAN ANTONIO, TX 78231
210-593-0777
ATTN: JACQUES BRAHA

LANDSCAPE ARCHITECT:
LEE AND ASSOCIATES
8601 RANCH ROAD 2222
BUILDING 1, SUITE 280
AUSTIN, TEXAS 78730
512-345-8477
ATTN: AMBER ROTHWELL, RLA

100 50 0 100 200 300

SCALE 1" = 100'-0"



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: Z2016061
ORIGINAL ORDINANCE NO: 2016-02-18-0154

LAND USE SUMMARY - 31.0331 ACRES	
COMMERCIAL	26.8631 ACRES
OPEN SPACE	4.17 ACRES
TOTAL	31.0331 ACRES

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, PASEOS, 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 ACRE OPEN SPACE PARCEL A2 TO THE NORTH OF BULVERDE ROAD AND THE 4.17 ACRE OPEN SPACE PARCEL A3 NORTH OF CLASSEN ROAD ARE LOCATED IN THE FLOODPLAIN, INCLUDE A 10 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

LAND USE DESIGNATION	PARCEL	PHASE	ACREAGE	OPEN SPACE REQUIRED	OPEN SPACE ALLOCATED	DENSITY	# OF UNITS
OPEN SPACE	A2	PHASE 1	7.60	2.38 AC (20%)	11.77 AC		
OPEN SPACE	A3	PHASE 1	4.17				
MULTI FAMILY	B	PHASE 2	11.39	3.98 AC (30%)	1.14 AC	33 DU/AC	350 UNITS
COMMERCIAL	A1	PHASE 1	1.59	0.30 AC (20%)	2.72 AC		
COMMERCIAL	C1	PHASE 3	1.91				
COMMERCIAL	C2	PHASE 3	1.08				
COMMERCIAL	C3	PHASE 3	1.51				
COMMERCIAL	D1	PHASE 4	3.01				
COMMERCIAL	D2	PHASE 4	1.85				
COMMERCIAL	D3	PHASE 4	1.06				
COMMERCIAL	D4	PHASE 2	6.73				
COMMERCIAL	D4A	PHASE 2	0.1531				
COMMERCIAL	D5	PHASE 2	26.71				
TOTAL			69.64	15.63 AC	15.63 AC		

LEGAL DESCRIPTION -
PARCEL A1, B, C1, C2, C3, D1, D2, D3, D4, D5, D6
A 31.011 ACRE TRACT OF LAND OUT OF THAT 96.635 ACRE TRACT DESCRIBED IN DEED TO BRAHA GUARDIAN, LLC RECORDED IN VOLUME 15976, PAGE 2140-2155 OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE M.N. BRAY SURVEY NO. 345, ABSTRACT 101, COUNTY BLOCK 4006 AND OUT OF THE JACOB DOLL SURVEY NO. 308, ABSTRACT 207, COUNTY BLOCK 4007, NEW M NEW CITY BLOCK 17200 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

LEGAL DESCRIPTION -
PARCEL A2
A 7.60 ACRE, MORE OR LESS, TRACT OF LAND COMPRISED OF ALL OF LOT 100, ALL OF LOT 101 AND A 4.446 ACRE PORTION OF LOT 99, BLOCK 30, OF THE BULVERDE MARKET 2 SUBDIVISION RECORDED IN VOLUME 9630, PAGE 76 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

LEGAL DESCRIPTION -
PARCEL A3
BEING A 4.17 ACRE TRACT OF LAND, COMPRISED OF ALL OF LOT 8, BLOCK 30, NEW CITY BLOCK 17200, ALL OF LOT 900, BLOCK 30, NEW CITY BLOCK 17200 (OPEN SPACE), AND A PORTION OF LOT 901, BLOCK 30, NEW CITY BLOCK 17200, BEING IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ALL OF BULVERDE MARKET 2, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9630, PAGE 76-80, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

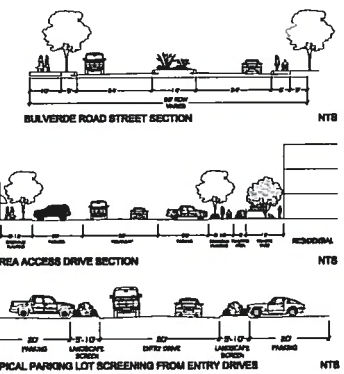
LEGAL DESCRIPTION -
PARCEL D4A
BEING A 0.1531 ACRE TRACT OF LAND OUT OF A 26.67 ACRE TRACT AS DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN VOLUME 17200, PAGE 1833, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BEXAR COUNTY, TEXAS.

LEGAL DESCRIPTION -
PARCEL D5
BEING A 26.71 ACRE TRACT OF LAND OUT OF A 26.67 ACRE TRACT AS DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN VOLUME 17200, PAGE 1833, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BEXAR COUNTY, TEXAS.

THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGES, APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVISION AND APPROVAL OF A BEXAR COUNTY DRAINAGE PLAN IN ACCORDANCE WITH APPENDIX D, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

BMP 1604 DEVELOPERS, LTD

BMP 1604 DEVELOPERS II, LTD



MINOR AMENDMENTS
- AMEND THE TABLES AND NOTES TO CLARIFY REGULATIONS THAT ARE APPLICABLE TO EACH PARCEL.
- DELETE THE "30' SUPPRY" LABELED ON PARCEL D SINCE IT NOT ASSIGNED BY BEXAR REGULATIONS.

MAJOR AMENDMENT
ADDED 31.0331 ACRES TO MPCD

LEE AND ASSOCIATES
8601 W. CYPRESS CREEK DR.
BUILDING 1, SUITE 280
AUSTIN, TEXAS 78730
(512) 345-8477
www.leeandassociates.net

Revisions 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