SG/lj
06/02/2016
Z-12

CASE NO. Z2016131

AN ORDINANCE 2016-06-02-0420

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 approximately 202.93 acres of land out of NCB 19127, NCB 15329 and NCB 15849, from "MPCD AHOD" Master Planned Community Airport Hazard Overlay District and "MPCD GC-2 AHOD" Master Planned Community Highway 151 Gateway Corridor Airport Hazard Overlay District to "MPCD AHOD" Master Planned Community Airport Hazard Overlay District and "MPCD GC-2 AHOD" Master Planned Community Highway 151 Gateway Corridor Airport Hazard Overlay 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 Planned Community Development so long as the attached site plan is adhered to. A site plan is attached as **Attachment "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 June 12th 2016.

PASSED AND APPROVED this 2nd day of June 2016.

M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

for Martha G. Sepeda, Acting City Attorney

Agenda Item:	**Z-12 (in consent vote: Z-1, Z-2, Z-4, Z-5, Z-7, Z-9, Z-10, Z-11, Z-12, Z-14, Z-15, P-1, Z-17, Z-18, Z-19)**
Date:	06/02/2016
Time:	02:09:06 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2016131 (Council District 6): An Ordinance amending the Zoning District Boundary from "MPCD AHOD" Master Planned Community Airport Hazard Overlay District and "MPCD GC-2 AHOD" Master Planned Community Highway 151 Gateway Corridor Airport Hazard Overlay District to "MPCD AHOD" Master Planned Community Airport Hazard Overlay District and "MPCD GC-2 AHOD" Master Planned Community Highway 151 Gateway Corridor Airport Hazard Overlay District on approximately 202.93 acres of land out of NCB 19127, NCB 15329 and NCB 15849, generally located at the intersection of Highway 151 and Ingram 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				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				

PAPE-DAWSON ENGINEERS

FIELD NOTES
FOR
ZONING

A 101.945 acre, more or less, tract of land, comprised of Lot 2, Block 8, Monterrey Village, Furr's Subdivision recorded in Volume 9617, Page 25, Lots 4 and 5, Block 8, Lakeside Assisted Living MPCD recorded in Volume 9654, Page 17, Lot 6, Block 8, MV Multi-Family Phase I, MPCD recorded in Volume 9663, Page 132, Lots 8 and 9, Block 8, MV Main Event MPCD recorded in Volume 9667, Page 75, all of the Deed and Plat Records of Bexar County, Texas, a 3.024 acre tract, a 5.557 acre tract, a 5.201 acre tract and a 11.929 acre tract recorded in Volume 17228, Page 1518, a 21.515 acre tract recorded in Volume 17163, Page 1512, and a 14.438 acre tract recorded in Volume 17723, Page 199, all of the Official Public Records of Bexar County, Texas, out of the J.W. McCamley Survey No. 70, Abstract 470, County Block 4329, all in New City Block 19127 of the City of San Antonio, Bexar County, Texas. Said 101.945 acre tract being more fully described as follows, the bearings are based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00.

BEGINNING: At a found ½" iron rod with cap stamped "Vickrey" at the southwest intersection of State Highway 151, a 400-foot right-of-way, and Cable Ranch Road, a 60-foot right-of-way, dedicated in Volume 9536, Page 182-183 of the Deed and Plat Records of Bexar County, Texas;

THENCE: Along and with the northwest right-of-way line of said Cable Ranch Road, from the intersection of said State Highway 151 and Cable Ranch Road, to the northeast intersection of said Cable Ranch Road, and Lakeside Parkway, a 110-foot right-of-way dedicated in Volume 9507, page 96-98 and Volume 9538, Page 25-30, both of the Deed and Plat Records of Bexar County, Texas the following bearings and distances:

S 22°12'36" W, a distance of 1420.38 feet to a found ½" iron rod with yellow cap stamped "Pape-Dawson";

Southwesterly, along a non-tangent curve to the left, said curve having a radial bearing of S 66°14'29" E, a radius of 4432.86 feet, a central angle of 04°18'56", a chord bearing and distance of S 21°36'03" W, 333.81 feet, for an arc length of 333.89 feet to a found ½" iron rod;

TBPE Firm Registration #470 | TBPLS Firm Registration #10028800
San Antonio | Austin | Houston | Fort Worth | Dallas
Transportation | Water Resources | Land Development | Surveying | Environmental
2000 NW Loop 410, San Antonio, TX 78213 T: 210.375.9000 www.Pape-Dawson.com

Attachment "A"

Southwesterly, along a non-tangent curve to the right, said curve having a radial bearing of N 73°24'57" W, a radius of 25.00 feet, a central angle of 94°08'12", a chord bearing and distance of S 63°39'09" W, 36.61 feet, for an arc length of 41.07 feet to a found ½" iron rod with cap stamped "Vickrey";

THENCE: Along and with the northerly right-of-way line of said Lakeside Parkway, from the intersection of said Lakeside Parkway and said Cable Ranch Road to the northeast intersection of said Lakeside Parkway and Ingram Road, a 86-foot right-of-way, dedicated in said Volume 9538, Page 25-30 the following bearings and distances:

N 69°16'45" W, a distance of 1141.05 feet to a found ½" iron rod with cap stamped "Vickrey";

Northwesterly, along a non-tangent curve to the left, said curve having a radial bearing of S 20°41'17" W, a radius of 1054.47 feet, a central angle of 25°39'31", a chord bearing and distance of N 82°08'29" W, 468.29 feet, for an arc length of 472.22 feet to a found ½" iron rod;

S 85°03'28" W, a distance of 255.11 feet to a found "+" in concrete;

Northwesterly, along a tangent curve to the right, said curve having a radius of 895.00 feet, a central angle of 17°00'00", a chord bearing and distance of N 86°26'32" W, 264.58 feet, for an arc length of 265.55 feet to a point;

N 77°56'32" W, a distance of 135.98 feet to a found ½" iron rod with cap stamped "MBC";

Northwesterly, along a tangent curve to the right, said curve having a radius of 25.00 feet, a central angle of 84°25'52", a chord bearing and distance of N 35°43'36" W, 33.60 feet, for an arc length of 36.84 feet to a found ½" iron rod with cap stamped "Vickrey";

THENCE: Along and with the easterly right-of-way line of said Ingram Road, from the intersection of said Ingram Road, and said Lakeside Parkway to the southeast intersection of said Ingram Road and said State Highway 151 the following bearings and distances:

Northeasterly, along a compound curve to the right, said curve having a radius of 3203.39 feet, a central angle of 23°16'00", a chord bearing and distance of N 18°07'20" E, 1291.91 feet, for an arc length of 1300.83 feet to a found ½" iron rod ;

N 29°47'31" E, a distance of 796.47 feet to a found TxDot Monument "Type II";

N 71°41'43" E, a distance of 72.28 feet to a found TxDot Monument "Type II";

THENCE: Along and with the south right-of-way line of said State Highway 151, from the intersection of said State Highway 151 and Ingram Road, to the northwest intersection of said State Highway 151 and said Cable Ranch Road the following bearings and distances:

Southeasterly, along a non-tangent curve to the left, said curve having a radial bearing of N 12°19'27" E, a radius of 1500.00 feet, a central angle of 04°16'51", a chord bearing and distance of S 79°48'59" E, 112.05 feet, for an arc length of 112.07 feet to a point;

S 66°18'30" E, a distance of 180.98 feet to a point;

S 72°02'47" E, a distance of 201.26 feet to a point;

S 67°49'04" E, a distance of 1670.85 feet to a point;

Southeasterly, along a tangent curve to the right, said curve having a radius of 25.00 feet, a central angle of 90°01'41", a chord bearing and distance of S 22°48'14" E, 35.36 feet, for an arc length of 39.28 feet to the POINT OF BEGINNING and containing 101.945 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with an Exhibit prepared under Job Number 6969-96 by Pape-Dawson Engineers, Inc.

"This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

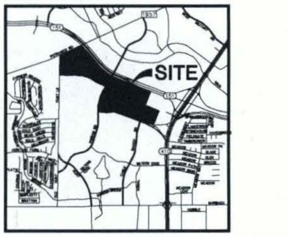
PREPARED BY:	Pape-Dawson Engineers, Inc.
DATE:	June 2, 2016
JOB NO.	6969-96
DOC. ID.	N:\CIVIL\6969-96\WORD\6969-96 FN-101.945 AC.docx

STATE OF TEXAS
REGISTERED
G.E. BUCHANAN
4999
PROFESSIONAL
LAND SURVEYOR

06/02/2016

Z2016131

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



LOCATION MAP
1" = 2,000'

NOTES:

1. OWNERS/DEVELOPERS:
   MVSATX HOLDINGS, LLC
   LEGACY STRIKER MV LTD.
   COMMODORE VENTURES, LLC
   MV POTRANCO LLC.
2. ENGINEER/SURVEYOR/DESIGNER:
   PAPE-DAWSON ENGINEERS, INC.
   2000 N.W. LOOP 410
   SAN ANTONIO, TEXAS 78213
   TEL: 210-375-9000
3. WATER WILL BE PROVIDED BY THE SAN ANTONIO WATER SYSTEM.
4. SANITARY SEWER SERVICE WILL BE PROVIDED BY THE SAN ANTONIO WATER SYSTEM.
5. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
6. THIS PROPERTY IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE/CONTRIBUTING ZONE.
7. 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 MPCD ARE APPROXIMATE.
8. 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).
9. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
10. 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.
11. PARKLAND/OPEN SPACE SHALL BE MAINTAINED BY THE OWNER.
12. A MINIMUM OF 50' OF ACCESS TO PUBLIC R.O.W. WILL BE PROVIDED TO PARKLAND PER SECTION 35-503 (D) OF THE UDC.
13. 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 ABUTTING PROPERTY AT THE TIME BUILDING PERMIT 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."
14. THE ENTIRE AREA OF THIS MPCD IS ASSOCIATED WITH WESTLAKES POADP #80 WHICH WAS APPROVED ON NOVEMBER 11, 1985.
15. ALL RECORDING INFORMATION IS RECORDED IN OFFICIAL PUBLIC RECORDS, UNLESS OTHERWISE NOTED.
16. NO NEW COLLECTOR OR ARTERIAL ROADWAYS WILL BE CREATED IN RELATION TO THIS PROJECT.
17. 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 MPCD.
18. DRIVEWAY LOCATIONS WILL BE DETERMINED AND PERMITTED AT THE TIME OF PLAT SUBMITTAL. LOCATIONS OF DRIVEWAYS SHOWN ON THIS MPCD ARE DEEMED TO BE FOR REFERENCE ONLY.
19. PROPOSED COMMERCIAL USE IS DEFINED AS ANY USE ALLOWED IN C3 ZONING.

DRAINAGE NOTE:

1. 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:

1. DECREASED TOTAL MPCD 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 MPCD AMENDMENT.
2. INCREASED OVERALL MPCD COMMERCIAL ACRES FROM 65.54 TO 72.18.
3. INCREASED OVERALL MPCD MULTI-FAMILY UNITS FROM 2,200 TO 2,839.
4. DECREASED OVERALL MPCD OPEN SPACE ACRES FROM 46.01 TO 42.25.
5. INCREASED OVERALL MPCD MIXED USE ACRES FROM 16.66 TO 17.95.
6. PHASE II – OPEN SPACE ACRES INCREASED FROM 4.32 TO 6.57, MULTI-FAMILY ACRES DECREASED FROM 14.38 TO 12.14.
7. 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.
8. PHASE VI – ACRES DECREASED FROM 7.63 TO 5.48, COMMERCIAL ACRES INCREASED FROM 0 TO 4.51, MULTI-FAMILY ACRES DECREASED FROM 4.51 TO 0, # OF UNITS/ACRE DECREASED FROM 8 TO 0.
9. PHASE VIII – 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.
10. 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.
11. 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.
12. PHASE XI – ACRES DECREASED FROM 14.57 TO 14.44, MULTI-FAMILY ACRES INCREASED FROM 9.46 TO 11.30, OPEN SPACE ACRES DECREASED FROM 5.11 TO 3.14.
13. 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 1.95.
14. 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 3.57.
15. PHASE XV – 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.
16. PHASE XX – COMMERCIAL ACRES INCREASED FROM 3.37 TO 3.56, OPEN SPACE ACRES DECREASED FROM 0.60 TO 0.31.
17. PHASE XXI – 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.

BASIS OF COORDINATES NOTES:

1. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) DISPLAYED IN GRID, VALUES DERIVED FROM NGS COOPERATIVE CORS BASE STATION POET.
2. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

PROPERTY LEGAL DESCRIPTION:

AS RECORDED IN BEXAR COUNTY, TEXAS OFFICIAL PUBLIC RECORDS:

78.00 ACRES, 75.217 ACRES, 18.570 ACRES, DOC# 20120094230 (VOL. 15500, PG. 1958 O.P.R.)
23.238 ACRES, DOC# 20150205662 (VOL. 17525, PG. 171 O.P.R.)
3.024 ACRES, 5.557 ACRES, 11.929 ACRES, 5.201 ACRES, 10.33 ACRES, DOC# 20150082008 (VOL. 17228, PG. 1518 O.P.R.)
LOT 8, BLOCK 8, NEW CITY BLOCK 19127, MV MULTI-FAMILY PHASE I MPCD SUBDIVISION, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, DOC# 20140033601 (VOL. 9663, PG. 132 O.P.R)

NORTH AMERICAN DATUM OF 1983 COORDINATES:

Δ POINT 1: X=75692.32 Y=711002.02
Δ POINT 2: X=77222.02 Y=709446.92

UTILITY PURVEYORS:

WATER: SAN ANTONIO WATER SYSTEM
SANITARY SEWER: SAN ANTONIO WATER SYSTEM
GAS AND ELECTRIC: CPS ENERGY
CABLE TELEVISION: TIME WARNER CABLE
TELEPHONE: SOUTHWESTERN BELL/AT&T

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	–	0.58	–	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	3.97	–	–
VI	5.48	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	13.26	–	240	2.66	–	–
XI	14.44	–	419	3.14	–	–
XII	10.33	8.38	–	1.95	–	6.0
XIII	21.52	–	381	3.57	17.95	6.0
XIV	8.16	6.06	–	2.10	–	6.0
XV	5.56	3.98	–	1.58	–	6.0
XVI	2.39	1.94	–	0.45	–	6.0
XVII	5.77	–	120	2.16	–	–
XVIII	5.25	–	100	1.33	–	–
IXX	6.15	–	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	2,839	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	42.25	–	–
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

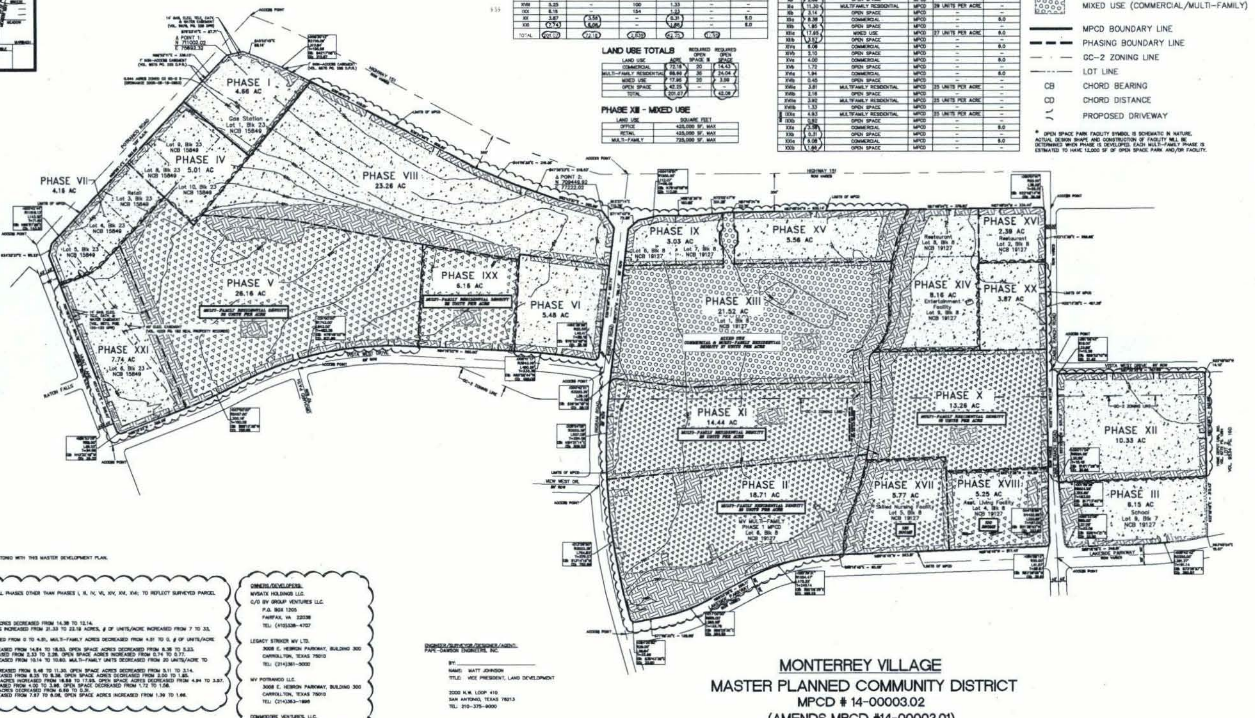
LAND USE CATEGORIES

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	–	–
IIIa	5.12	COMMERCIAL	MPCD	–	6.0
IIIb	1.03	OPEN SPACE	MPCD	–	–
IVa	4.76	COMMERCIAL	MPCD	–	6.0
IVb	0.25	OPEN SPACE	MPCD	–	–
Va	22.18	MULTIFAMILY RESIDENTIAL	MPCD	33 UNITS PER ACRE	–
Vb	3.97	OPEN SPACE	MPCD		–
VIa	4.51	COMMERCIAL	MPCD	–	6.0
VIb	0.97	OPEN SPACE	MPCD		–
VIIa	3.43	COMMERCIAL	MPCD	–	6.0
VIIb	0.73	OPEN SPACE	MPCD	–	–
VIIIa	18.03	COMMERCIAL	MPCD	–	6.0
VIIIb	5.23	OPEN SPACE	MPCD	–	–
IXa	2.26	COMMERCIAL	MPCD	–	6.0
IXb	0.77	OPEN SPACE	MPCD		–
Xa	10.60	MULTIFAMILY RESIDENTIAL	MPCD	18 UNITS PER ACRE	–
Xb	2.66	OPEN SPACE	MPCD		–
XIa	11.30	MULTIFAMILY RESIDENTIAL	MPCD	29 UNITS PER ACRE	–
XIb	3.14	OPEN SPACE	MPCD	–	–
XIIa	8.38	COMMERCIAL	MPCD	–	6.0
XIIb	1.95	OPEN SPACE	MPCD	–	–
XIIIa	17.95	MIXED USE	MPCD	27 UNITS PER ACRE	6.0
XIIIb	3.57	OPEN SPACE	MPCD	–	–
XIVa	6.06	COMMERCIAL	MPCD	–	6.0
XIVb	2.10	OPEN SPACE	MPCD	–	–
XVa	4.00	COMMERCIAL	MPCD	–	6.0
XVb	1.72	OPEN SPACE	MPCD	–	–
XVIa	1.94	COMMERCIAL	MPCD	–	6.0
XVIb	0.45	OPEN SPACE	MPCD	–	–
XVIIa	3.61	MULTIFAMILY RESIDENTIAL	MPCD	25 UNITS PER ACRE	–
XVIIb	2.16	OPEN SPACE	MPCD	–	–
XVIIIa	3.92	MULTIFAMILY RESIDENTIAL	MPCD	25 UNITS PER ACRE	–
XVIIIb	1.33	OPEN SPACE	MPCD	–	–
IXXa	4.93	MULTIFAMILY RESIDENTIAL	MPCD	25 UNITS PER ACRE	–
IXXb	0.82	OPEN SPACE	MPCD	–	–
XXa	3.56	COMMERCIAL	MPCD	–	6.0
XXb	0.31	OPEN SPACE	MPCD	–	–
XXIa	6.08	COMMERCIAL	MPCD	–	6.0
XXIb	1.66	OPEN SPACE	MPCD	–	–

LEGEND

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

* OPEN SPACE PARK FACILITY SYMBOL IS SCHEMATIC IN NATURE. ACTUAL DESIGN SHAPE 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.



OWNERS/DEVELOPERS:
MVSATX HOLDINGS LLC.
C/O BV GROUP VENTURES LLC.
P.O. BOX 1205
FAIRFAX, VA 22038
TEL: (410)336-4707

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)363-1896

COMMODORE VENTURES, LLC.
C/O DALIAN DEVELOPMENT, LLC.
1212 NEW YORK AVENUE, NW, SUITE 875
WASHINGTON, DC 20005
TEL: (202)807-2300

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

ZONING CASE NO.
ORDINANCE NO.

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

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

ORIGINAL APPROVAL DATE OF MPCD #07-08-001: JULY 23, 2008
MINOR AMENDMENT APPROVAL DATE OF MPCD #07-08-001A: AUGUST 19, 2010
MINOR AMENDMENT APPROVAL DATE OF MPCD #07-08-001B: NOVEMBER 19, 2012
MINOR AMENDMENT APPROVAL OF LDS #14-00003: DECEMBER 10, 2014
MINOR AMENDMENT APPROVAL OF MPCD #14-00003.01: JULY 10, 2015

Attachment "B"

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 MPCD #14-00003.02: FEBRUARY 29, 2016

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