

AN ORDINANCE 2014 - 02 - 06 - 0078

**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 800.344 acres out of NCB 34910, NCB 34920, NCB 34921, NCB 34922 and NCB 34923 from "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District and "R-6 PC-1 ERZD" Residential Single-Family Bulverde Road Preservation Corridor Overlay Edwards Recharge Zone District to "MPCD ERZD" Master Planned Community Edwards Recharge Zone District and "MPCD PC-1 ERZD" Master Planned Community Bulverde Road Preservation Corridor Overlay Edwards Recharge Zone District.

**SECTION 2.** A description of the property is attached as **Attachment "A"** and made a part hereof and incorporated herein for all purposes.

**SECTION 3.** The City Council approves this Master Planned Community District, (MPCD), with the attached site plan as a conceptual layout. The site plan is attached as **Attachment "B"** and made a part hereof and incorporated herein for all purposes.

**SECTION 4.** This change of zoning district boundary is conditioned upon compliance with the following San Antonio Water System (SAWS) site specific and general requirements for aquifer protection.

**A. Site Specific Requirements**

1. The impervious cover shall not exceed 30% on the overall site.
2. A buffer shall be provided for the sensitive geologic features located on site (per the Geologic Assessment conducted on September 24, 2013 by Phil Pearce, P.G.) as

required in Ordinance No. 81491, Section 34-920. The following geologic features will have specific buffering requirements:

- a. S-17 (sinkhole) 100' buffer. (located on Fig. 2)
  - b. S-50 (sinkhole) 100' buffer. (located on Fig. 2)
  - c. S-40 through S-48 (cave/sinkhole cluster) 200' buffer around the entire cluster. (located on Fig. 2)
  - d. S-18 through S-21 (sinkhole cluster) 100' buffer around the entire cluster. (located on Fig. 2)
3. The applicant shall provide the Aquifer Protection and Evaluation Section of SAWS at (210) 233-3526 a 48 hour notice prior to any construction within 500 feet of the buffer zone for sinkhole cluster S-18 through S-21. If a highly sensitive feature or area is discovered during construction, the work within the cluster area will stop and a modification to the sensitive feature buffer plan will be required to be submitted to and approved by the Aquifer Protection and Evaluation Section prior to construction recommencement.
  4. All sensitive geologic features verified on the subject site shall require preservation and buffering as required in Ordinance No. 81491, Section 34-920.
  5. A sensitive feature buffer plan shall be submitted to and approved by the Resource Protection and Compliance Department (RPC) of SAWS prior to the release of the building permit under Ordinance 81491, City Code Section 34-920.
  6. If there is a realignment of Gold Canyon Road or any other road that may bisect the development in the future, then any sensitive geologic feature in or near the proposed roadway must be preserved and buffered. SAWS RPC shall approve any proposed realignment of the roadway prior to the release of the building permit.
  7. A floodplain buffer shall be provided along the portions of the property that bound Elm Creek as required in Ordinance No. 81491, Section 34-913.
  8. The Category 2 property will require an Aquifer Protection Plan to be submitted and approved prior to the release of a building permit as required in Ordinance No. 81491.
  9. Land uses that require an industrial designation shall not be allowed on the project site.
  10. Outside storage and/or use of chemicals shall not be permitted on the site.
  11. Wells that are no longer in use or abandoned shall be properly plugged in accordance with SAWS water well plugging procedures. The Ground Water

Resource Protection Section should be notified at 233-3546 upon discovery and plugging of such wells.

12. The owner of all water pollution abatement structures shall ensure these structures are properly maintained and kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Aquifer Protection and Evaluation Section of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. The new owner must submit a signed water quality maintenance plan to the Aquifer Protection and Evaluation Section of SAWS.
13. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices for pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by the U.S. Natural Resource Conservation Service, the Texas Department of Agriculture, or the U.S. Department of Agriculture shall be used.
14. The applicant shall notify the Construction Compliance Section of the RPC of SAWS at (210) 233-3564 no later than 48 hours prior to the commencement of construction at the site. If any significant geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality and the Resource Protection Division of SAWS at (210) 233-3173.

## **B. General Requirements**

1. Prior to the release of any building permits the owner/operator of the property shall submit an Aquifer Protection Plan to the Aquifer Protection and Evaluation Section of SAWS.
2. The land uses within the project site shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at the project site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as not allowed, that land use will not be permitted on the project site.
3. Prior to the release of any building permits, the following shall be submitted to the SAWS Aquifer Protection & Evaluation Section:
  - a. A copy of the WPAP shall be submitted for each particular development/use within the area being considered for re-zoning.

- b. A set of site specific plans which must have a signed Engineers Seal from the State of Texas.
        - c. A WPAP approval letter from the Texas Commission on Environmental Quality (TCEQ).
        - d. A copy of the approved WPAP.
4. If a water quality basin is constructed on the property, the following is required:
  - a. Below grade or subsurface basins shall not be allowed to be constructed on the site.
  - b. Prior to the start of the basin construction, the owner will notify the Aquifer Protection and Evaluation Section of SAWS at (210) 233-3173 to schedule a site inspection.
5. After basin construction is complete and prior to the start of business, the owner will notify the SAWS Aquifer Protection and Evaluation Section at (210) 233-3173 to schedule a site inspection. Additionally, a maintenance plan and schedule shall be developed and submitted to SAWS Aquifer Protection and Evaluation Section.
6. If the basin fails to drain properly, the owner will notify the Construction Section of the RPC of SAWS at (210) 233-3564 prior to any discharge of water.
7. If at any time the ownership of the property changes, the seller must inform the buyer of all requirements for maintenance of the Basin. A signed basin maintenance plan and schedule agreement, from the new owner, must be submitted to the Aquifer Protection and Evaluation Section of SAWS.
8. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.
9. The Aquifer Protection and Evaluation Section staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

**SECTION 5.** The owner or owner's agent shall inform any person leasing this tract or any portion of this tract that storage of chemicals and/or hazardous materials is not permitted. Provisions prohibiting the storage of chemicals and/or hazardous materials shall be included in the lease agreement. The owner or owner's agent shall provide a copy of the lease provisions regarding the storage of chemicals and/or hazardous materials to the Aquifer Protection and Evaluation Section of SAWS for approval. The Aquifer Protection and Evaluation Section of the SAWS may randomly inspect, without notice, any or all facilities on the site to ensure compliance with this ordinance.

**SECTION 6.** The approval of this change in the zoning district boundary and the attached MPCD site plan is not a waiver of the City Code requirements for future development.

**SECTION 7.** Future development permits shall comply with City Code requirements including:

- a. A Master Development Plan shall be required for the area within the MPCD and the property denoted on the site plan as owned by the John O. Yates Estate and designated as property number 8 on the site plan.
- b. Completion of an archaeological survey prior to the first plat application.
- c. Parkland dedication will occur on a plat by plat basis, to be determined prior to any site development.
- d. Each plat shall require a new Storm Water Management Plan that addresses specific adverse impact in detail. Following submittal of the Storm Water Management Plan a determination will be made if the property being platted will be allowed to participate in the Regional Storm Water Management Program.
- e. Development shall comply with sidewalk standards of City Code section 35-506 (q).
- f. Traffic engineering shall comply with the following:
  - 1) Collector and arterial streets require bicycle facilities.
  - 2) Secondary access required for multi-family or residential units exceeding 125.
  - 3) Connectivity ratio must be 1.2 or above.
  - 4) A detailed Traffic Impact Analysis (TIA) in accordance with City Code sections 35-501 and 35-502 shall be required and must include the area within the MPCD and the property denoted on the site plan as owned by the John O. Yates Estate and designated as property number 8 on the site plan.
  - 5) Secondary access must be provided per City Code sections 35-506 (e) (7) and 35-506 (g) (4).
  - 6) Traffic engineering design and off-site improvements shall be required in accordance with the detailed TIA.

**SECTION 8.** 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 9.** 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.

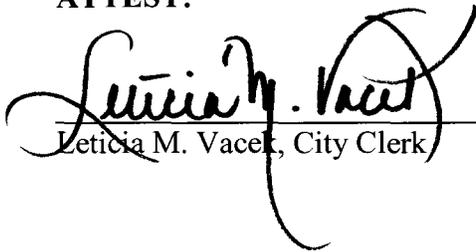
**SECTION 10.** If a court of competent jurisdiction enters a final judgment on the merits that is no longer subject to appeal and substantially limits or impairs the essential elements of sections one through five of this ordinance, then sections one through five are invalid and have no legal effect as of the date of entry of such judgment notwithstanding any other ordinance or provision of the City Code of San Antonio.

**SECTION 11.** This ordinance shall become effective February 16, 2014.

**PASSED AND APPROVED** this 6<sup>th</sup> day of February 2014.

  
M A Y O R  
Julián Castro

**ATTEST:**

  
\_\_\_\_\_  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
For Robert F. Greenblum, City Attorney

<b>Agenda Item:</b>	Z-1
<b>Date:</b>	02/06/2014
<b>Time:</b>	02:17:39 PM
<b>Vote Type:</b>	Motion to Appr w Cond
<b>Description:</b>	ZONING CASE # Z2011118 ERZD (District 9 and 10): An Ordinance amending the Zoning District Boundary from "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District and "R-6 PC-1 ERZD" Residential Single-Family Bulverde Road Preservation Corridor Overlay Edwards Recharge Zone District to "MPCD ERZD" Master Planned Community Edwards Recharge Zone District and "MPCD PC-1 ERZD" Master Planned Community Bulverde Road Preservation Corridor Overlay Edwards Recharge Zone District on 800.344 acres out of NCB 34910 located on a portion of 19289 Bulverde Road. Staff recommends approval. Zoning Commission recommendation pending the January 21, 2014 public hearing.
<b>Result:</b>	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Diego Bernal	District 1		x				
Ivy R. Taylor	District 2	x					
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				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			x	



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

## ZONING DESCRIPTION

800.34 ACRES

Being 800.34 acres of land in New City Block 34910, 34920, 34921, 34922, and 34923 of the City of San Antonio, Bexar County, Texas out of that 897.07 acre tract as surveyed and described by Henry C. Casal in Job Number 12378.00 on February 6, 2006 to which all reference is made, said 897.07 acre tract consisting of the remainder of a called 940.71 acre save and except tract described in Volume 1359, Page 231 of the Deed Records of Bexar County and being out of the A. Houston Survey No. 341, Abstract 354, of the George Voss Survey, Abstract 788, the Juan Escamia Survey No. 365½, Abstract 451, the Domingo Lasoya Survey No. 396, Abstract 450, the John Fridge Survey No. 91, Abstract 233, the Con. E.P. Irrigation & Man Co. Survey No. 397, Abstract 924, the El Paso Irrigation Co. Survey No. 92 1/10, Abstract 845 and the William Brisbin Survey No. 896½, Abstract 55, in Bexar County, Texas. Said 800.34 acres being more particularly described by the aforementioned metes and bounds as follows:

COMMENCING at the POINT OF BEGINNING of said 897.07 acre tract description, in the west right-of-way line of Bulverde Road for the southeast corner of said 940.71 acres and this tract, being the northeast corner of a called 33.7277 acre tract as recorded in Volume 7846, Page 1123 of the Real Property Records of Bexar County, Texas;

THENCE: S 80°59'12" W, a distance of 3090.00 feet with the north line of said 33.7277 acres and the south line of said 940.71 acres to the northwest corner of said 33.7277 acres and the northeast corner of Emerald Forest Unit 3A as shown on plat recorded in Volume 9540, Page 43 of the Deed and Plat Records of Bexar County, Texas;

THENCE: S 81°04'05" W, a distance of 2184.59 feet with a north line of said Emerald Forest Unit 3A and the north line of Emerald Forest Unit 4A as shown on plat recorded in Volume 9553, Page 203 and the north line of Redland Woods Unit 3 as shown on plat recorded in Volume 9501, Page 67 all in the Deed and Plat Records of Bexar County, Texas, to the southwest corner of said 940.71 acres and said 897.07 acre tract;

THENCE: N 09°44'41" W, a calculated distance of 853.20 feet to the POINT OF BEGINNING of said calculated 300.34 acre tract;

THENCE: N 09°44'41" W, continuing a distance of 1774.97 feet ( a total called 2628.17 feet by said survey description) to the northeast corner of said Redland Oaks Unit 3 and the southeast corner of Encino Park Unit 11 as shown on plat recorded in Volume 9501, Page 67 of the Deed and Plat Records of Bexar County, Texas;

Page 1 of 4

Yates Property  
Zoning  
Job No: 5219-04

- THENCE: With the west line of said 940.71 acres and east line of said Encino Park Unit 11, the following courses;  
N 00°39'41" W, a distance of 923.97 feet;  
N 15°57'42" E, a distance of 1626.68 feet;  
N 53°40'01" E, a distance of 410.81 feet ;  
N 22°12'23" E, a distance of 121.57 feet;
- THENCE: N 29°36'26" W, continuing with the west line of said 940.71 acres and east line of the said Encino Park Unit 11, at a distance of 562.05 feet passing the north corner of said Encino Park Unit 11 and the east corner of a called 23.847 acre tract recorded in Volume 9551, Page 159 of the Real Property Records of Bexar County, Texas and continuing for a total distance of 1222.42 feet;
- THENCE: N 78°08'06" W, a distance of 451.20 feet on the north line of said 23.847 acres to a found ½" iron rod near center of gate outside of fence for the northwest corner of this tract and interior corner of said 23.847 acres;
- THENCE: N 51°08'16" E, a distance of 169.76 feet continuing with the north line of said 23.847 acres to the east corner of a called 0.304 acre tract recorded in Volume 3847, Page 1603 and the south corner of a called 1.303 acre tract recorded in Volume 3271, Page 1330 of the Real Property Records of Bexar County, Texas;
- THENCE: N 50°49'11" E, a distance of 333.28 feet to the east corner of said 1.303 acres and the southeast corner of a 12.43 acre tract recorded in Volume 10344, Page 1053 of the Real Property Records of Bexar County, Texas;
- THENCE: N 51°14'45" E, a distance of 1287.22 feet with the southeast line of said 12.43 acres and crossing a 100 feet wide electric easement and right-of-way recorded in Volume 1477, Pages 19-21 of the Real Property Recorded of Bexar County, Texas, to a south corner of Encino Forest Subdivision Unit 2, Phase IV as shown on plat recorded in Volume 9543, Page 62 of the Deed and Plat Records of Bexar County, Texas;
- THENCE: N 51°19'38" E, a distance of 735.93 feet with the south line of said Encino Forest Subdivision Unit 2, Phase IV and Encino Forest Subdivision Unit 2, Phase II recorded in Volume 9531, Page 12 of the Deed and Plat Records of Bexar County, Texas, to an angle point;

Yates Property  
Zoning  
Job No: 5219-04

THENCE: N 58°02'05" E, a calculated distance of 951.78 feet with the south line of said Encino Forest Subdivision Unit 2, Phase II, Lot 1, Block 1, Hutchinsons Dreame Subdivision recorded in Volume 9535, Page 188 and Encino Creek P.U.D. Subdivision as recorded in Volume 9532, Page 124, to the southeast corner of said Encino Creek P.U.D.;

THENCE: Departing the line of said 897.07 acre tract description and with calculated lines over and across said 897.07 acre tract the following calls and distances:

S 31°57'55"E, a distance of 201.00 feet;

N 58°02'05" E, a distance of 2191.98 feet;

N 57°54'37" E, a distance of 250.71 feet to the east line of said 897.07 acre tract description, the west right-of-way of Bulverde Road as described in right-of-way deed recorded in Volume 4450, Page 1016 of the Real Property Records of Bexar County, Texas;

THENCE: With the west right-of-way of Bulverde Road, the following courses:

S 12°23'45" E, a calculated distance of 247.03 feet;

With a curve to the right having a radius of 2945.00 feet, a central angle of 05°09'05", a chord bearing and distance of S 09°49'13" E, 264.69 feet and an arc length of 264.78 feet;

S 07°14'40" E, a distance of 2803.36 feet to a point of curvature;

With a curve to the right having a radius of 1795.00 feet, a central angle of 20°19'27", a chord bearing and distance of S 02°55'03" W, 633.40 feet and an arc length of 636.73 feet to a point of tangency;

S 13°04'47" W, a distance of 463.29 feet to a point of tangency;

With a curve to the left having a radius of 1755.00 feet, a central angle of 20°38'16", a chord bearing and distance of S 02°45'39" W, 628.73 feet and an arc length of 632.15 feet to a point of tangency;

S 07°33'29" E, a distance of 2612.62 feet to the northeast corner of said called 38.917 acres;

THENCE: Departing said west right-of-way line of Bulverde Road with the north, west and south lines of said 38.917 acres the following courses:

S 84°11'12" W, a distance of 1665.03 feet;

S 23°07'03" W, a distance of 262.09 feet;

S 37°41'02" W, a distance of 328.39 feet;

Yates Property  
Zoning  
Job No: 5219-04

S 35°08'02" W, a distance of 175.53 feet;

S 28°34'22" W, a distance of 181.56 feet;

S 05°48'48" E, a distance of 105.00 feet to the southwest corner of said called 38.917 acres;

THENCE: S 84°11'12" W (calculated), over and across said 897.07 acre tract a calculated distance of 2928.11 feet to THE POINT OF BEGINNING and describing 800.34 acres out of said 897.07 acre tract description, in the City of San Antonio, Bexar County, Texas.

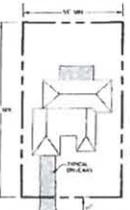
**"This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political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

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: January 22, 2013, January 15, 2014.  
Job No:5219-04  
File: N:\CIVIL\5219-04\WORD\5219-04.doc  
TBPE Firm Registration # 470  
TBPLS Firm Registration #100288-00





LAND USE	TRACT	AREA	FINISHED/AC	REQUIRED/AC	% CALCULATED OPEN SPACE	AC	FINISHED/AC	REQUIRED/AC
SINGLE-FAMILY RESIDENTIAL	SF1	304.91	4	25	126.72	41%	100.00	100.00
	SF2	85.16	4	25	21.29	25%	21.29	21.29
TOTAL		390.07			148.01		121.29	121.29
MULTI-FAMILY	MF1	70.98	18	25	24.84	35%	18.66	18.66
	MF2	154.13	18	25	50.96	33%	45.00	45.00
TOTAL		225.11			75.80		63.66	63.66
COMMERCIAL RETAIL	C1	39.30	30	25	7.86	20%	10.30	10.30
	C2	64.26	30	25	12.85	20%	16.26	16.26
TOTAL		103.56			20.71		26.56	26.56
OPEN SPACE	OS1	14.61	0	0	0.00	0%	0.00	0.00
	OS2	66.99	0	0	0.00	0%	0.00	0.00
TOTAL		81.60			0.00		0.00	0.00
TOTAL		820.34			236.00		236.00	236.00



ACKNOWLEDGED BY:  
 JOHN O. YATES ESTATE  
 C/O FROST BANK TRUST DEPT.  
 MICD NO. 13-00001 DATE: \_\_\_\_\_  
 OWNER/DEVELOPER:  
 JOHN O. YATES ESTATE  
 C/O FROST BANK TRUST DEPT.  
 CONTACT: RICHARD KARDIS  
 100 W. HOUSTON ST., 7TH FLOOR  
 SAN ANTONIO, TX  
 PHONE: (210) 220-4433

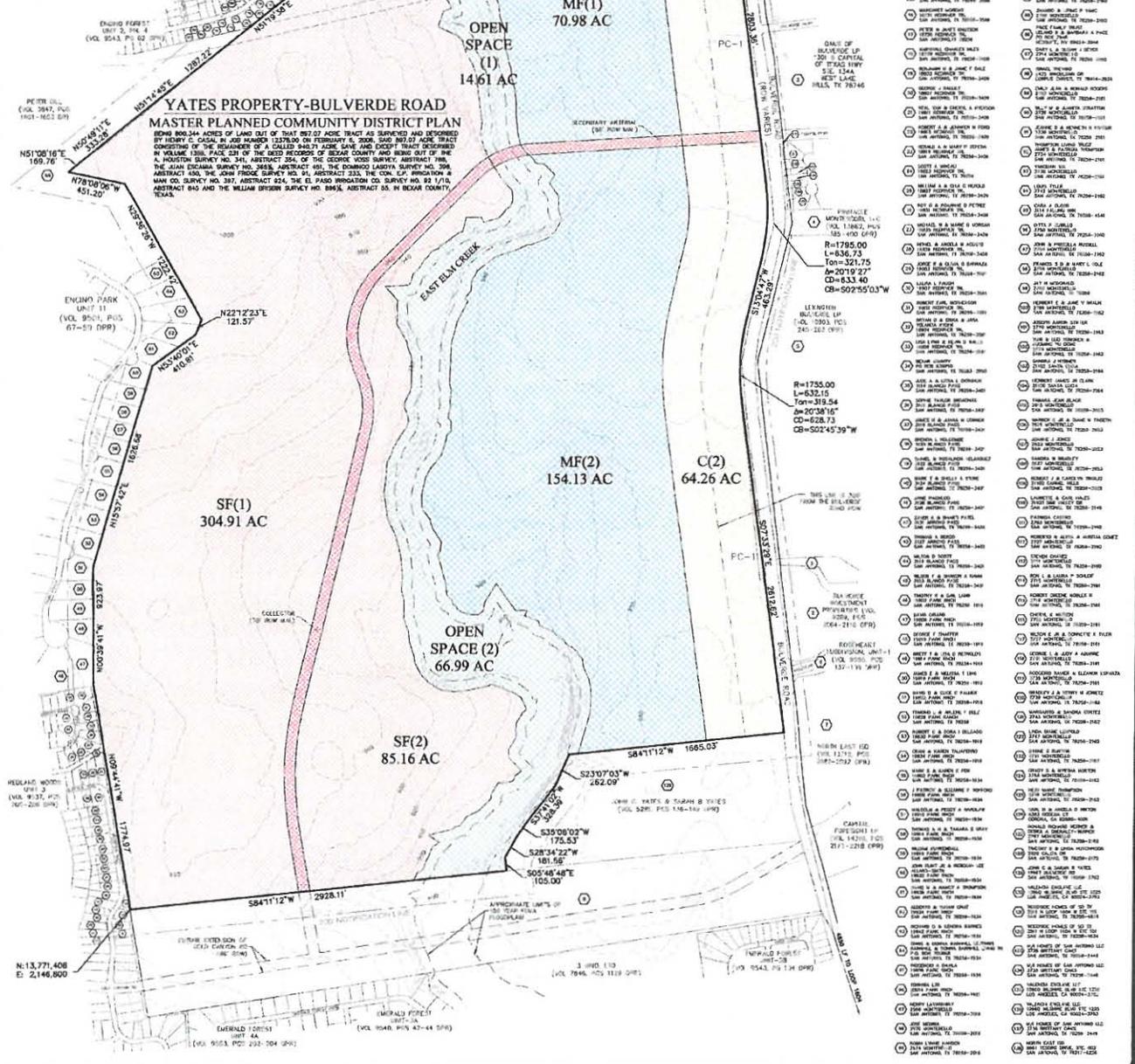
ENGINEER:  
 PAPE-DAWSON ENGINEERS, INC.  
 555 E. RAMSEY  
 SAN ANTONIO, TX 78216  
 PHONE: (210) 375-9000  
 FAX: (210) 375-9010



FOR SEPARATE ORDINANCE FOR CASE NO. 2001118 (RZD).  
 SECTION 7. FUTURE DEVELOPMENT PERMITS SHALL COMPLY WITH CITY CODE REQUIREMENTS INCLUDING:  
 a. A MASTER DEVELOPMENT PLAN SHALL BE REQUIRED FOR THE AREA WITHIN THE WPOD AND THE PROPERTY DENOTED ON THE SITE PLAN AS OWNED BY THE JOHN O. YATES ESTATE AND DESIGNATED AS PROPERTY NUMBER 8 ON THE SITE PLAN.  
 b. COMPLETION OF AN ARCHAEOLOGICAL SURVEY PRIOR TO THE FIRST PLAT APPLICATION.  
 c. PARAPLANE DEDICATION WILL OCCUR ON A PLAT BY PLAT BASIS, TO BE RETURNED PRIOR TO ANY SITE DEVELOPMENT.  
 d. EACH PLAT SHALL REQUIRE A NEW STORM WATER MANAGEMENT PLAN THAT ADDRESSES SPECIFIC ADVISORY IMPACT OF THE DEVELOPMENT. FOLLOWING SUBMITTAL OF THE STORM WATER MANAGEMENT PLAN A DEDICATION WILL BE MADE IF THE PROPERTY BEING PLATTED WILL BE ALLOCATED TO PARTICIPATE IN THE REGIONAL STORM WATER MANAGEMENT PROGRAM.  
 e. DEVELOPMENT SHALL COMPLY WITH SIDEWALK STANDARDS OF CITY CODE SECTIONS 20-506 (0).  
 f. TRAFFIC ENGINEERING SHALL COMPLY WITH THE FOLLOWING:  
 1) COLLECTION AND ANALYSIS TO REQUIRE MOTOCYCLE FACILITIES.  
 2) SECONDARY ACCESS REQUIRED FOR MULTI-FAMILY OR RESIDENTIAL UNITS EXCEEDING 125.  
 3) CONNECTIVITY RATIO MUST BE 1.2 OR ABOVE.  
 4) A DETAILED TRAFFIC IMPACT ANALYSIS (TIA) IN ACCORDANCE WITH CITY CODE SECTIONS 20-501 AND 20-502 SHALL BE REQUIRED AND MUST INCLUDE THE AREA WITHIN THE WPOD AND THE PROPERTY DENOTED ON THE SITE PLAN AS OWNED BY THE JOHN O. YATES ESTATE AND DESIGNATED AS PROPERTY NUMBER 8 ON THE SITE PLAN.  
 5) SECONDARY ACCESS MUST BE PROVIDED PER CITY CODE SECTIONS 30-506 (E) (7) AND 30-506 (C)(4).  
 6) TRAFFIC ENGINEERING DESIGN AND OFF-SITE IMPROVEMENTS SHALL BE REQUIRED IN ACCORDANCE WITH THE DETAILED TIA.

LEGEND:  
 SF(1) SINGLE FAMILY TRACT 1  
 MF(2) MULTI-FAMILY TRACT 2  
 C(2) COMMERCIAL TRACT 2  
 PC-1 BULVERDE ROAD PRESERVATION CORRIDOR

NOTES:  
 1. THE SITE IS CLASSIFIED AS A CATEGORY 2 DEVELOPMENT FOR THE SAN ANTONIO WATER SYSTEM PROTECTION & COMPLIANCE DEPARTMENT. UNDER CATEGORY 2, THE SITE IS RESTRICTED TO USE IMPROVISED COVER FOR SINGLE-FAMILY RESIDENTIAL, USE IMPROVISED COVER FOR MULTI-FAMILY RESIDENTIAL, AND USE FOR COMMERCIAL.  
 2. THE DEVELOPMENT IS PART OF THE NORTH SECTION PLAN, AND IS DESIGNATED AS SUBDIVISION FOR THE PURPOSE OF LIMITING THE MULTI-FAMILY DENSITY TO 18 UNITS/ACRE AND LIMITING THE COMMERCIAL INTENSITY TO THOSE USES PERMITTED IN "C-1" AND "C-2".  
 3. THE SINGLE FAMILY RESIDENTIAL WILL BE DEVELOPED AS R6.  
 4. WATER AND SEWER SERVICE TO THE SITE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM GAS AND ELECTRIC SERVICE WILL BE PROVIDED BY CPS ENERGY.  
 5. THE ENTIRE PROPERTY IS WITHIN THE EXDD OVERLAY DISTRICT.



JOB NO. 104-04  
 DATE MARCH 2010  
 DESIGNER JA  
 CHECKED JA, DRAWM, CL  
 SHEET 1 OF 1

## YATES PROPERTY- BULVERDE ROAD MASTER PLANNED COMMUNITY DISTRICT PLAN

**PAPE-DAWSON  
ENGINEERS**

315 EAST RAMSEY | SAN ANTONIO, TEXAS 78214 | PHONE: 210.375.9000  
 FAX: 210.375.9010

YEAR BOARD OF PROFESSIONAL ENGINEERS: 1978 WITH NO. 1648

REVISIONS:

ATTACHMENT B