SG/cla
02/18/2016
Z-30

CASE NO. Z2016061

AN ORDINANCE 2016-02-18-0154

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 38.615 acres out of NCB 17365 from "C-2" Commercial District to "MPCD" Master Planned Community 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 Plan Community District - 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 February 28, 2016.

PASSED AND APPROVED this 18th day of February, 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-30 (in consent vote: 32, Z-3, Z-4, Z-5, P-2, Z-7, Z-9, Z-10, Z-11, Z-12, P-5, Z-14, P-7, Z-16, P-8, Z-18, P-9, Z-19, Z-23, Z-26, P-11, Z-27, P-12, Z-28, P-13, Z-29, Z-30)**
Date:	02/18/2016
Time:	03:14:03 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2016061 (Council District 10): An Ordinance amending the Zoning District Boundary from "C-2" Commercial District to "MPCD" Master Planned Community District on 38.615 acres of land out of NCB 17356 located in the 17100 Block of Bulverde 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				
Alan Warrick	District 2		x				
Rebecca Viagran	District 3		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				x
Joe Krier	District 9		x				
Michael Gallagher	District 10		x			x	

FIELD NOTES
FOR
ZONING

A 7.604 acre, more or less, tract of land comprised of all of Lot 905, all of Lot 907 and a 4.450 acre portion of Lot 906, Block 30, New City Block 17365, Bulverde Market 3 Subdivision in the City of San Antonio, Bexar County, Texas, recorded in Volume 9674, Page 200-202 of the Deed and Plat Records of Bexar County, Texas. Said 7.604 acre tract being more fully described as follows:

BEGINNING: At the intersection of Autry Pond Road, a variable width right-of-way and Bulverde Road, a variable width right-of-way both dedicated in said Bulverde Market 3 Subdivision and the southwest corner of said Lot 905;

THENCE: Along and with the easterly right-of-way lines of said Autry Pond Road, the west lines of said Lot 905 and Lot 906 the following bearings and distances:

N 80°11'48" W, a distance of 20.58 feet to a point;

N 36°53'30" W, a distance of 29.80 feet to a point;

Northwesterly, along a tangent curve to the right, said curve having a radius of 130.00 feet, a central angle of 55°49'43", a chord bearing and distance of N 08°58'38" W, 121.72 feet, for an arc length of 126.67 feet to a point;

N 24°24'34" E, a distance of 150.60 feet to a point;

N 25°10'34" E, a distance of 29.44 feet to a point;

THENCE: Departing the southeast right-of-way line of said Autry Pond Road, over and across said Lot 906 the following bearings and distances:

N 75°14'47" E, a distance of 413.90 feet to a point;

N 80°52'47" E, a distance of 399.56 feet to a point;

N 69°48'20" E, a distance of 398.71 feet to a point;

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Attachment A

S 81°12'24" E, a distance of 162.69 feet to a point;

N 56°17'08" E, a distance of 221.57 feet to a point on the west right-of-way line of said Bulverde Road, and the east line of said Lot 906;

THENCE: Along and with the westerly right-of-way lines of said Bulverde Road, the easterly line of said Lot 906 and the southerly line of Lot 905 the following bearings and distances:

Southwesterly, along a non-tangent curve to the right, said curve having a radius of 175.00 feet, a central angle of 65°42'03", a chord bearing and distance of S 28°49'22" W, 189.86 feet, for an arc length of 200.67 feet to a point;

S 61°40'23" W, a distance of 283.62 feet to a point;

Southwesterly, along a tangent curve to the right, said curve having a radius of 654.00 feet, a central angle of 11°00'00", a chord bearing and distance of S 67°10'23" W, 125.37 feet, for an arc length of 125.56 feet to a point;

S 72°40'23" W, a distance of 927.41 feet to a point;

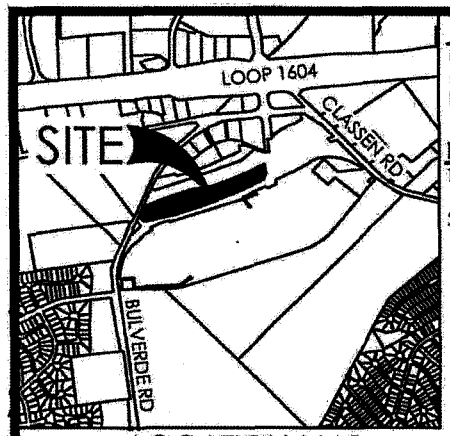
Southwesterly, along a non-tangent curve to the left, said curve having a radius of 746.62 feet, a central angle of 16°09'40", a chord bearing and distance of S 64°35'09" W, 209.90 feet, for an arc length of 210.60 feet to the POINT OF BEGINNING, and containing 7.604 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with an exhibit prepared under job number 8207-31 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: October 12, 2015 REVISED February 11, 2016
JOB NO. 8207-31
DOC. ID. N:\CIVIL\8207-31\WORD\8207-31 FN-7.604 AC.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00

STATE OF TEXAS
REGISTERED
DAVID A. CASANOVA
4251
PROFESSIONAL
LAND SURVEYOR

PAPE-DAWSON ENGINEERS



LOCATION MAP

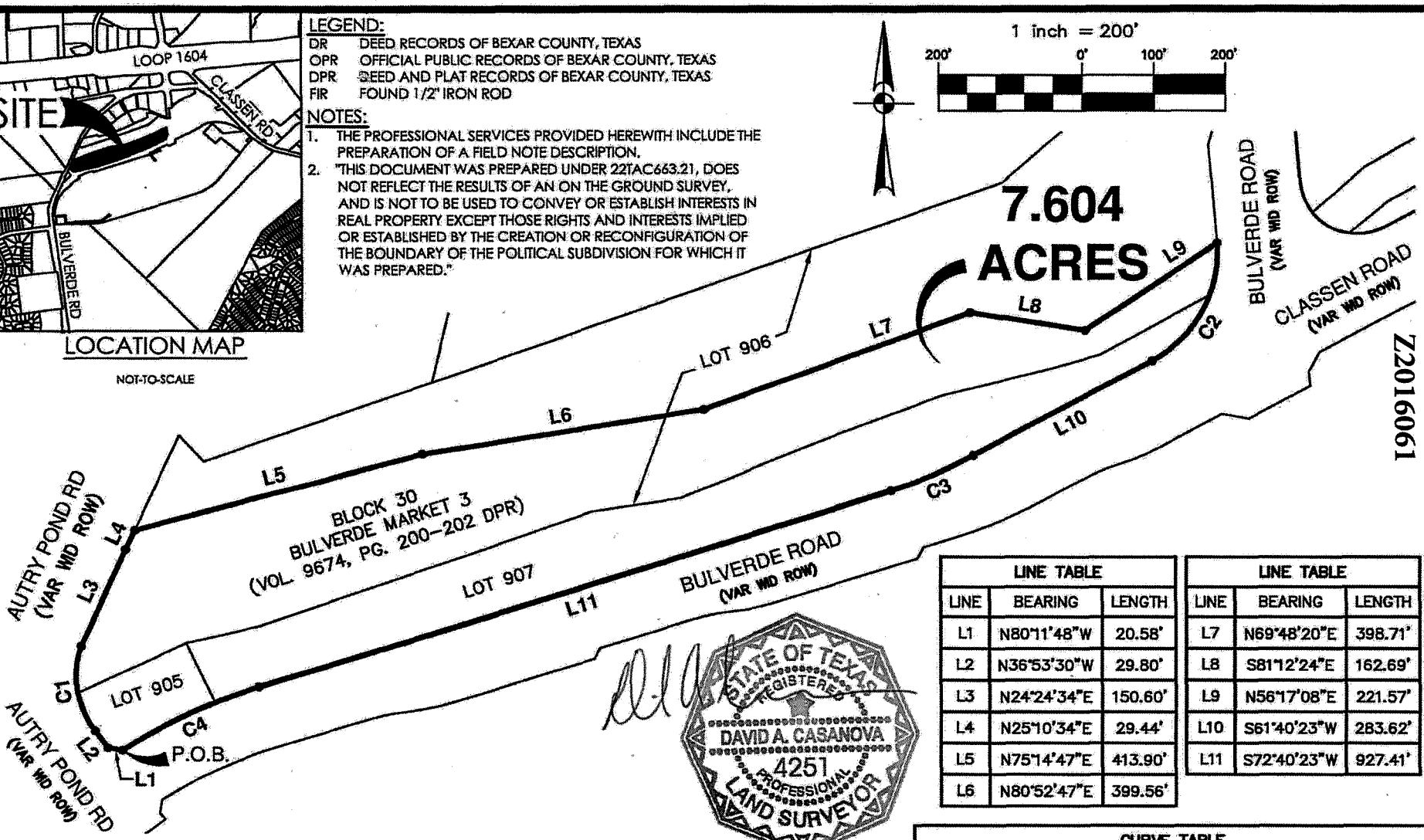
NOT-TO-SCALE

LEGEND:

DR	DEED RECORDS OF BEXAR COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
FIR	FOUND 1/2" IRON ROD

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. "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."



LINE TABLE		
LINE	BEARING	LENGTH
L1	N80°11'48"W	20.58'
L2	N36°53'30"W	29.80'
L3	N24°24'34"E	150.60'
L4	N25°10'34"E	29.44'
L5	N75°14'47"E	413.90'
L6	N80°52'47"E	399.56'

LINE TABLE		
LINE	BEARING	LENGTH
L7	N69°48'20"E	398.71'
L8	S81°12'24"E	162.69'
L9	N56°17'08"E	221.57'
L10	S61°40'23"W	283.62'
L11	S72°40'23"W	927.41'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	130.00'	55°49'43"	N08°58'38"W	121.72'	126.67'
C2	175.00'	65°42'03"	S28°49'22"W	189.86'	200.67'
C3	654.00'	11°00'00"	S67°10'23"W	125.37'	125.56'
C4	746.62'	16°09'40"	S64°35'09"W	209.90'	210.60'

STATE OF TEXAS
REGISTERED
DAVID A. CASANOVA
4251
PROFESSIONAL
LAND SURVEYOR

EXHIBIT FOR
ZONING

A 7.604 ACRE, MORE OR LESS, TRACT OF LAND COMPRISED OF ALL OF LOT 905, ALL OF LOT 907 AND A 4.450 ACRE PORTION OF LOT 906, BLOCK 30, NEW CITY BLOCK 17365, BULVERDE MARKET 3 SUBDIVISION IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, RECORDED IN VOLUME 9674, PAGE 200-202 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

REVISED FEBRUARY 11, 2016

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
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10028800

SHEET 1 OF 1

JOB No.: 8207-31

Z2016061

Date: Feb 11, 2016, 4:19pm User ID: DCasanova
File: N:\CIVIL\8207-31\8207-31 ZN-7.604 AC.dwg

Z2016061

PAPE-DAWSON ENGINEERS
ANNIVERSARY

FIELD NOTES
FOR
ZONING

A 31.011 acre, more or less, tract of land out of that 104.026 acre tract described in deed to Braha Bulverde, LLC recorded in Volume 15976, Page 2124-2139 Official Public Records of Bexar County, Texas, out of the M.M. Seay Survey No. 340, Abstract 911, County Block 4966 and out of the Jacob Goll Survey No. 395, Abstract 297, County Block 4967, now in New City Block 17365 of the City of San Antonio, Bexar County, Texas. Said 31.011 acre tract being more fully described as follows:

COMMENCING: At a point on the north line of a 244 ½ acre tract recorded in Volume 15347, Page 371 of the Official Public Records of Bexar County, Texas the southeast right-of-way line of Bulverde Road, a variable width right-of-way dedicated in Volume 9674, Page 200-202 of the Deed and Plat Records of Bexar County, Texas and the south line of said 104.026 acre tract;

THENCE: N 07°48'56" W, along and with the southeast right-of-way line of said Bulverde Road, the west line of said 104.026 acre tract a distance of 38.38 feet to a point;

THENCE: Northeasterly, along a curve to the right, said curve having a radius of 657.00 feet, a central angle of 23°13'41", a chord bearing and distance of N 03°47'55" E, 264.53 feet, for an arc length of 266.35 feet to the POINT OF BEGINNING of the herein described tract;

THENCE: Continuing along and with the southeast right-of-way line of said Bulverde Road the following bearings and distances:

Along a non-tangent curve to the right, said curve having a radius of 657.00 feet, a central angle of 21°57'19", a chord bearing and distance of N 26°23'25" E, 250.22 feet, for an arc length of 251.76 feet to a point;

Along a compound curve to the right, said curve having a radius of 288.00 feet, a central angle of 18°18'07", a chord bearing and distance of N 46°31'08" E, 91.60 feet, for an arc length of 92.00 feet to a point;

Northeasterly, along a reverse curve to the left, said curve having a radius of 312.00 feet, a central angle of 08°33'00", a chord bearing and distance of N 51°23'42" E, 46.52 feet, for an arc length of 46.56 feet to a point;

N 47°07'12" E, a distance of 126.26 feet to a point;

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Northeasterly, along a tangent curve to the right, said curve having a radius of 645.00 feet, a central angle of 01°59'52", a chord bearing and distance of N 48°07'08" E, 22.49 feet, for an arc length of 22.49 feet to a point;

S 83°51'02" E, a distance of 19.00 feet to a point;

N 53°06'30" E, a distance of 63.00 feet to a point;

N 36°53'30" W, a distance of 11.96 feet to a point;

N 10°06'43" E, a distance of 19.02 feet to a point;

Northeasterly, along a non-tangent curve to the right, said curve having a radius of 657.00 feet, a central angle of 15°33'28", a chord bearing and distance of N 64°53'39" E, 177.85 feet, for an arc length of 178.40 feet to a point;

N 72°40'23" E, a distance of 131.18 feet to a point;

Northeasterly, along a tangent curve to the right, said curve having a radius of 288.00 feet, a central angle of 11°28'42", a chord bearing and distance of N 78°24'44" E, 57.60 feet, for an arc length of 57.70 feet to a point;

Northeasterly, along a reverse curve to the left, said curve having a radius of 312.00 feet, a central angle of 11°28'42", a chord bearing and distance of N 78°24'44" E, 62.40 feet, for an arc length of 62.50 feet to a point;

N 72°40'23" E, a distance of 208.92 feet to a point;

N 27°24'40" E, a distance of 16.89 feet to a point;

N 72°40'23" E, a distance of 134.14 feet to a point;

Northeasterly, along a tangent curve to the right, said curve having a radius of 288.00 feet, a central angle of 11°28'42", a chord bearing and distance of N 78°24'44" E, 57.60 feet, for an arc length of 57.70 feet to a point;

Northeasterly, along a reverse curve to the left, said curve having a radius of 312.00 feet, a central angle of 11°28'42", a chord bearing and distance of N 78°24'44" E, 62.40 feet, for an arc length of 62.50 feet to a point;

N 72°40'23" E, a distance of 208.92 feet to a point;

N 29°57'47" E, a distance of 17.69 feet to a point;

N 72°40'23" E, a distance of 43.45 feet to a point;

Northeasterly, along a tangent curve to the left, said curve having a radius of 743.00 feet, a central angle of 11°00'00", a chord bearing and distance of N 67°10'23" E, 142.43 feet, for an arc length of 142.65 feet to a point;

N 61°40'23" E, a distance of 52.06 feet to a point;

Northeasterly, along a tangent curve to the right, said curve having a radius of 288.00 feet, a central angle of 11°28'42", a chord bearing and distance of N 67°24'44" E, 57.60 feet, for an arc length of 57.70 feet to a point;

Northeasterly along a reverse curve to the left, said curve having a radius of 312.00 feet, a central angle of 11°28'42", a chord bearing and distance of N 67°24'44" E, 62.40 feet, for an arc length of 62.50 feet to a point;

N 61°40'23" E, a distance of 100.73 feet to a point;

S 79°41'05" E, a distance of 38.43 feet to a point;

THENCE: S 12°44'44" E, departing the southeast right-of-way line of said Bulverde Road, over and across said 104.026 acre tract, a distance of 36.75 feet to a point;

THENCE: N 61°40'23" E, continuing over and across said 104.026 acre tract, a distance of 92.62 feet to a point;

THENCE: N 05°04'09" W, continuing over and across said 104.026 acre tract, a distance of 29.73 feet to a point;

THENCE: N 47°34'43" E, a distance of 181.04 feet to a point on the southeast right-of-way line of Classen Road, a variable width right-of-way;

THENCE: Northeasterly, along and with the southeast right-of-way line of said Classen Road, along a non-tangent curve to the right, said curve having a radius of 288.00 feet, a central angle of 11°28'42", a chord bearing and distance of N 67°24'44" E, 57.60 feet, for an arc length of 57.70 feet to a point;

THENCE: Departing the southeast right-of-way line of said Classen Road, over and across said 104.026 acre tract the following bearings and distances:

S 28°19'37" E, a distance of 33.63 feet to a point;

S 47°36'44" E, a distance of 202.35 feet to a point;

S 42°23'19" W, a distance of 209.50 feet to a point;

S 72°02'12" W, a distance of 460.45 feet to a point;

Southwesterly, along a tangent curve to the left, said curve having a radius of 300.00 feet, a central angle of 10°51'43", a chord bearing and distance of S 66°36'21" W, 56.79 feet, for an arc length of 56.87 feet to a point;

S 60°55'38" W, a distance of 24.91 feet to a point;

Southwesterly, along a non-tangent curve to the left, said curve having a radius of 872.84 feet, a central angle of 00°45'41", a chord bearing and distance of S 59°55'42" W, 11.60 feet, for an arc length of 11.60 feet to a point;

S 37°35'41" E, a distance of 6.45 feet to a point;

S 17°19'37" E, a distance of 297.94 feet to a point;

S 67°25'06" E, a distance of 33.72 feet to a point;

S 17°02'08" E, a distance of 45.94 feet to a point;

S 72°57'52" W, a distance of 741.05 feet to a point;

S 17°19'37" E, a distance of 315.76 feet to a point on the south line of said 104.026 acre tract, the north line of said 244 ½ acre tract;

THENCE: Along and with the south line of said 104.026 acre tract, the north line of said 244½ acre tract, the following bearings and distances:

S 72°57'52" W, a distance of 335.72 feet to a point;

Southwesterly, along a tangent curve to the right, said curve having a radius of 1457.00 feet, a central angle of 21°44'54", a chord bearing and distance of S 83°50'19" W, 549.74 feet, for an arc length of 553.05 feet to a point;

N 85°17'14" W, a distance of 100.00 feet to a point;

Northwesterly, along a tangent curve to the left, said curve having a radius of 743.00 feet, a central angle of 00°54'46", a chord bearing and distance of N 85°44'37" W, 11.84 feet, for an arc length of 11.84 feet to a point;

THENCE: Departing the north line of said 244 ½ acre tract, over and across said 104.026 acre tract the following bearings and distances:

N 02°32'31" E, a distance of 271.25 feet to a point;

N 67°36'22" W, a distance of 150.95 feet to a point;

S 67°23'38" W, a distance of 63.64 feet to a point;

Z2016081

N 74°35'14" W, a distance of 44.69 feet to the POINT OF BEGINNING, and containing 31.011 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with an exhibit prepared under job number 8207-31 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: October 13, 2015
JOB NO. 8207-31
DOC. ID. N:\CIVIL\8207-31\WORD\8207-31 FN-31.011 AC.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00

STATE OF TEXAS
REGISTERED
DAVID A. VERAVIVA
4251
PROFESSIONAL
LAND SURVEYOR

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. "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."

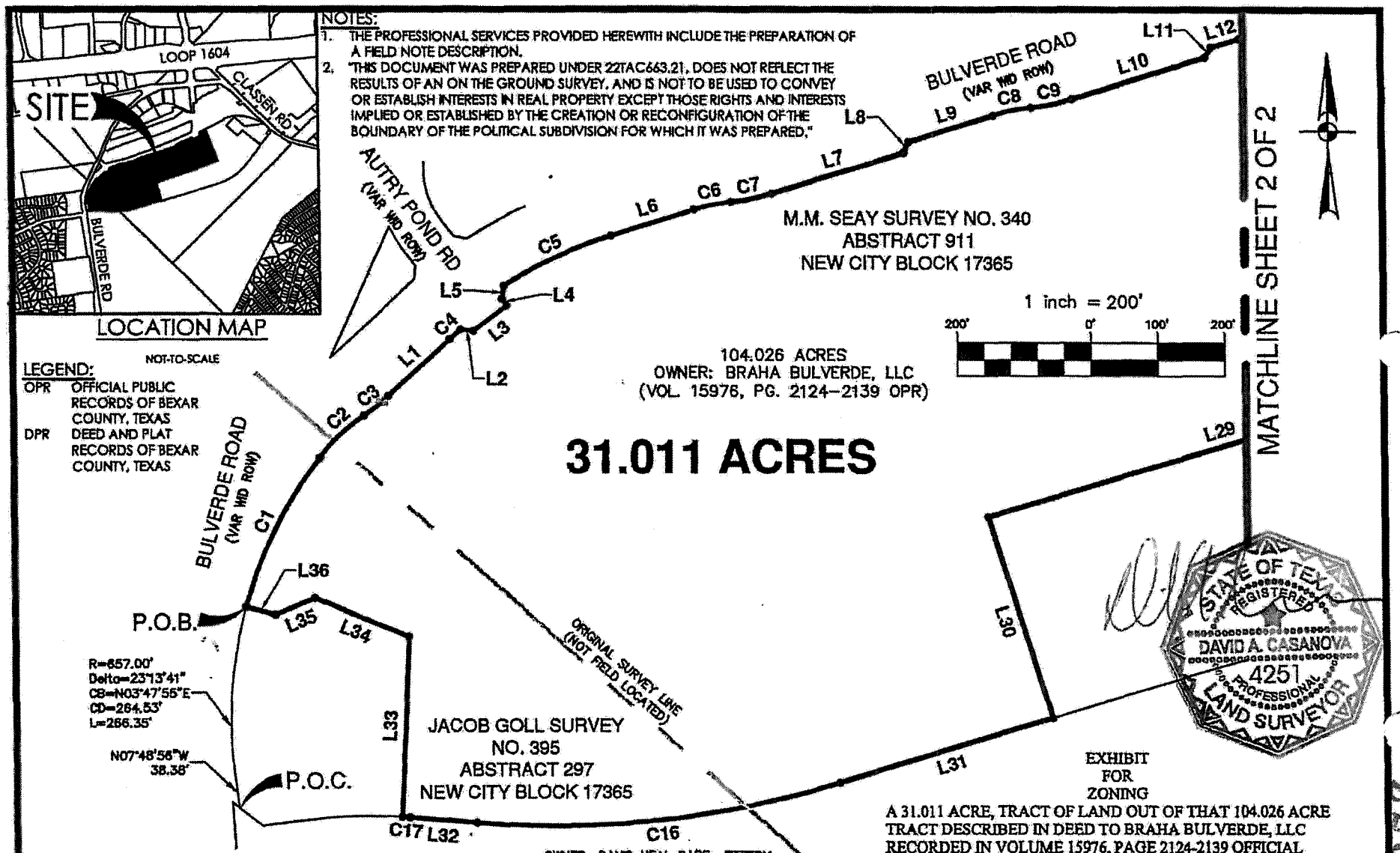
LOCATION MAP

NOT-TO-SCALE

LEGEND:

OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS



STATE OF TEXAS REGISTERED DAVID A. CASANOVA 4251 PROFESSIONAL LAND SURVEYOR

EXHIBIT
FOR
ZONING

A 31.011 ACRE, TRACT OF LAND OUT OF THAT 104.026 ACRE TRACT DESCRIBED IN DEED TO BRAHA BULVERDE, LLC RECORDED IN VOLUME 15976, PAGE 2124-2139 OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE M.M. SEAY SURVEY NO. 340, ABSTRACT 911, COUNTY BLOCK 4966 AND OUT OF THE JACOB GOLL SURVEY NO. 395, ABSTRACT 297, COUNTY BLOCK 4967, NOW IN NEW CITY BLOCK 17365 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

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
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10028800

OCTOBER 12, 2015

SHEET 1 OF 2

JOB No.: 8207-31

Date: Oct 13, 2015, 1:04pm User ID: MHolmes
File: H:\CIVIL\8207-31\8207-31 ZN-31.011 AC.dwg

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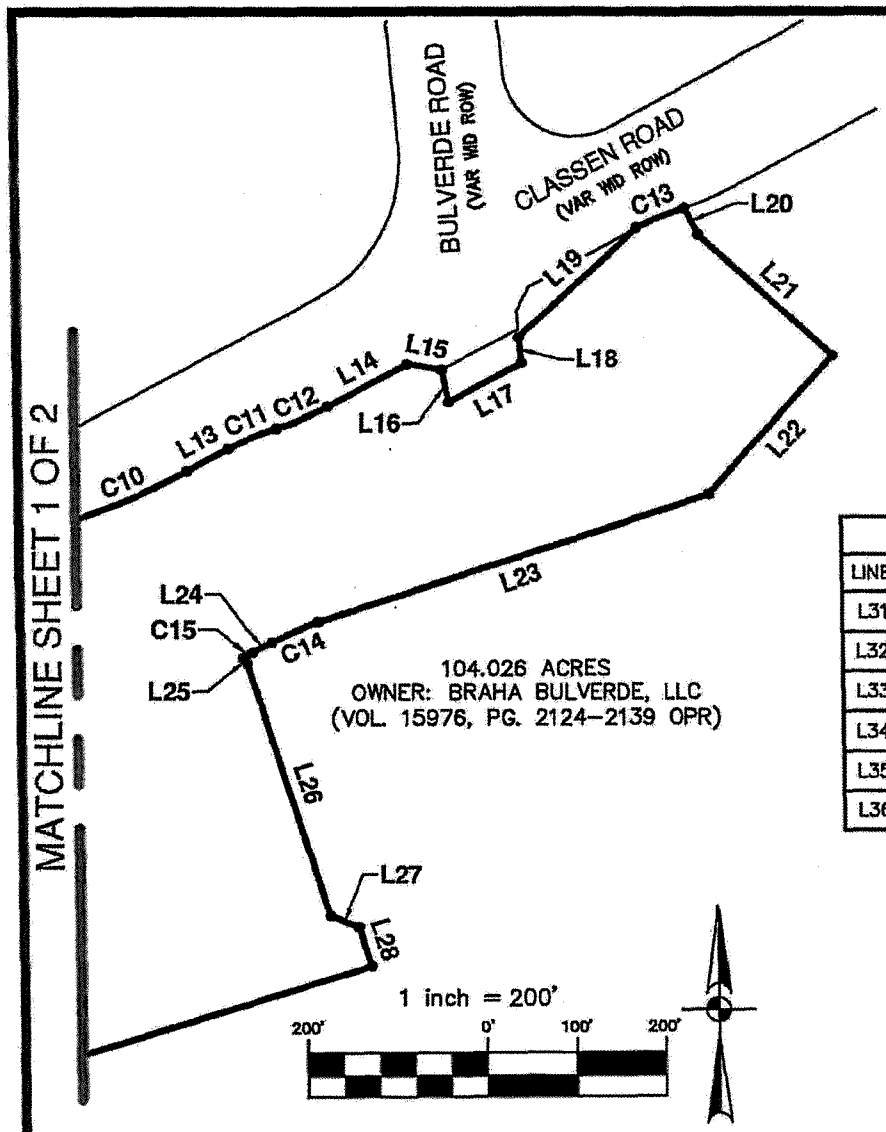


LINE TABLE		
LINE	BEARING	LENGTH
L1	N47°07'12"E	126.26'
L2	S83°51'02"E	19.00'
L3	N53°06'30"E	63.00'
L4	N36°53'30"W	11.96'
L5	N10°06'43"E	19.02'
L6	N72°40'23"E	131.18'
L7	N72°40'23"E	208.92'
L8	N27°24'40"E	16.89'
L9	N72°40'23"E	134.14'
L10	N72°40'23"E	208.92'

LINE TABLE		
LINE	BEARING	LENGTH
L11	N29°57'47"E	17.69'
L12	N72°40'23"E	43.45'
L13	N61°40'23"E	52.06'
L14	N61°40'23"E	100.73'
L15	S79°41'05"E	38.43'
L16	S12°44'44"E	36.75'
L17	N61°40'23"E	92.62'
L18	N05°04'09"W	29.73'
L19	N47°34'43"E	181.04'
L20	S28°19'37"E	33.63'

LINE TABLE		
LINE	BEARING	LENGTH
L21	S47°36'44"E	202.35'
L22	S42°23'19"W	209.50'
L23	S72°02'12"W	460.45'
L24	S60°55'38"W	24.91'
L25	S37°35'41"E	6.45'
L26	S17°19'37"E	297.94'
L27	S67°25'06"E	33.72'
L28	S17°02'08"E	45.94'
L29	S72°57'52"W	741.05'
L30	S17°19'37"E	315.76'

LINE TABLE		
LINE	BEARING	LENGTH
L31	S72°57'52"W	335.72'
L32	N85°17'14"W	100.00'
L33	N02°32'31"E	271.25'
L34	N67°36'22"W	150.95'
L35	S67°23'38"W	63.64'
L36	N74°35'14"W	44.69'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	657.00'	21°57'19"	N26°23'25"E	250.22'	251.76'
C2	288.00'	18°18'07"	N46°31'08"E	91.60'	92.00'
C3	312.00'	8°33'00"	N51°23'42"E	46.52'	46.56'
C4	645.00'	1°59'52"	N48°07'08"E	22.49'	22.49'
C5	657.00'	15°33'28"	N64°53'39"E	177.85'	178.40'
C6	288.00'	11°28'42"	N78°24'44"E	57.60'	57.70'
C7	312.00'	11°28'42"	N78°24'44"E	62.40'	62.50'
C8	288.00'	11°28'42"	N78°24'44"E	57.60'	57.70'
C9	312.00'	11°28'42"	N78°24'44"E	62.40'	62.50'
C10	743.00'	11°00'00"	N67°10'23"E	142.43'	142.65'
C11	288.00'	11°28'42"	N67°24'44"E	57.60'	57.70'
C12	312.00'	11°28'42"	N67°24'44"E	62.40'	62.50'
C13	288.00'	11°28'42"	N67°24'44"E	57.60'	57.70'
C14	300.00'	10°51'43"	S66°36'21"W	56.79'	56.87'
C15	872.84'	0°45'41"	S59°55'42"W	11.60'	11.60'
C16	1457.00'	21°44'54"	S83°50'19"W	549.74'	553.05'
C17	743.00'	0°54'46"	N85°44'37"W	11.84'	11.84'

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
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10028800

OCTOBER 23, 2015

SHEET 2 OF 2

JOB No.: 8207–31

Date: Oct 13, 2015, 1:04pm User ID: Mfolmes
File: N:\CIVIL\8207-31\8207-31 2N-31.011 AC.dwg

Exhibit A

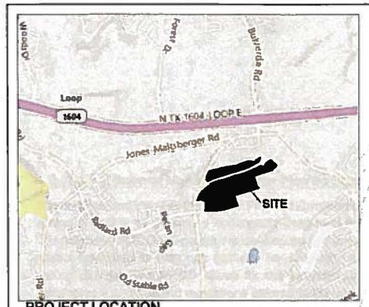
Z2016061

BULVERDE MARKETPLACE

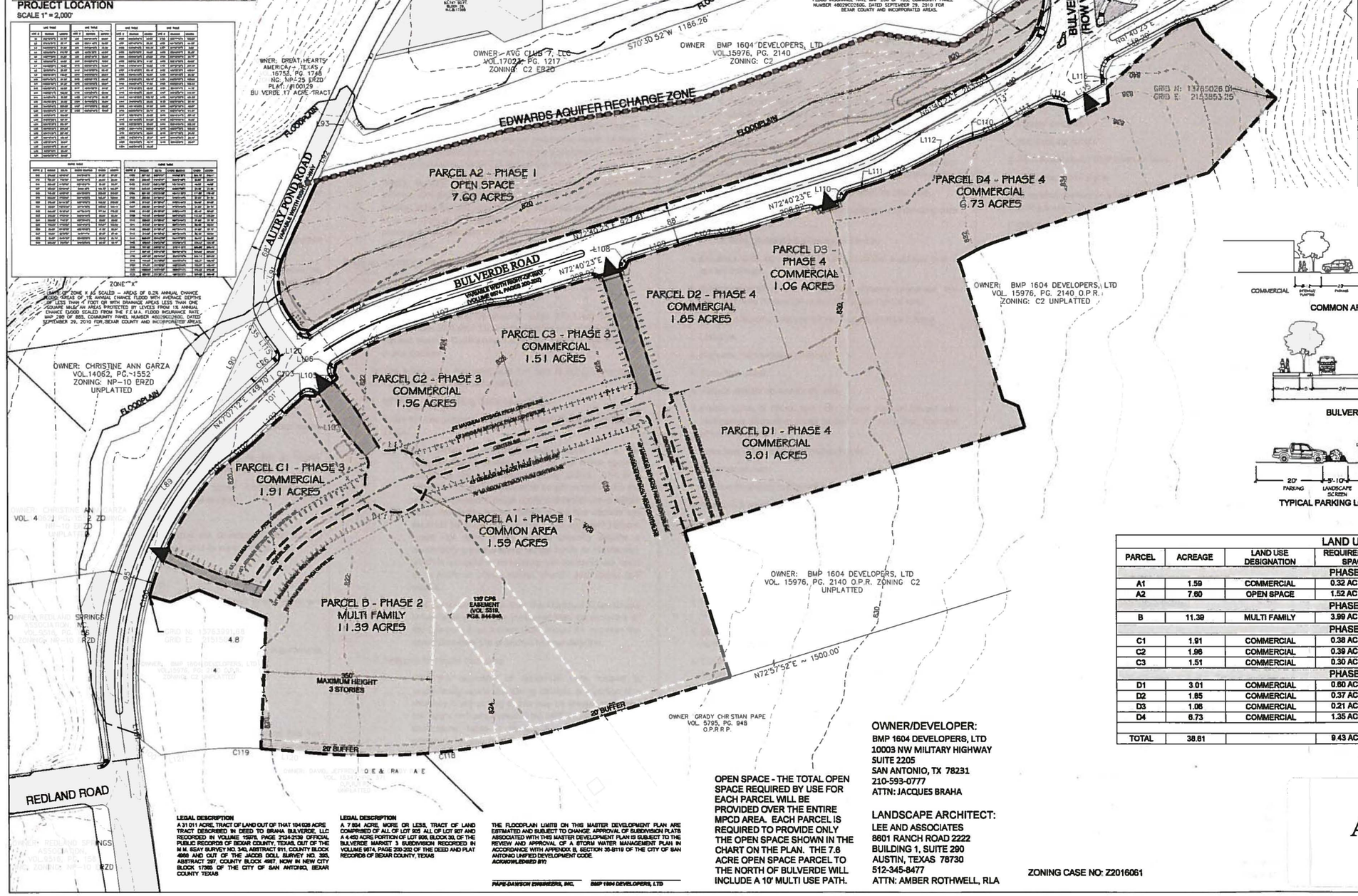
MPCD # 15-00003

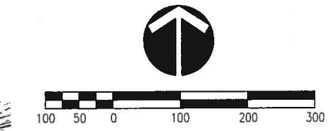
MASTER PLANNED COMMUNITY DISTRICT

1-15-2016



PROJECT LOCATION
SCALE 1" = 2,000'





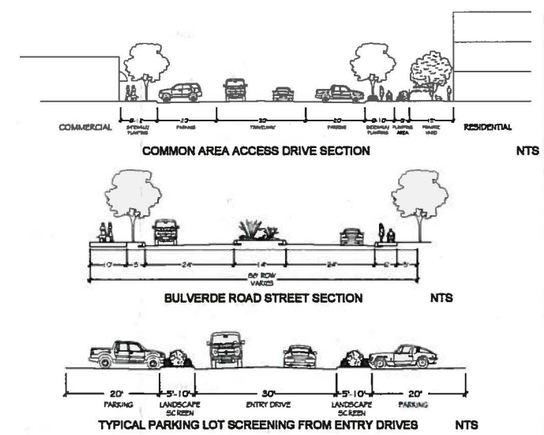
SCALE 1" = 100'-0"

LEGEND

- MASTER PLANNED COMMUNITY DISTRICT ZONING BOUNDARY – 38.61 ACRES
- PARCEL LOT LINE
- PROPOSED DRIVEWAY
- PROPOSED PEDESTRIAN CONNECTION
- EDWARDS AQUIFER RECHARGE ZONE
- PHASE BOUNDARY LINE
- ENTRY DRIVES AREA

LAND USE SUMMARY

COMMERCIAL	19.62 ACRES
MULTI FAMILY	11.39 ACRES
OPEN SPACE	9.61 ACRES
TOTAL	38.61 ACRES



LAND USE

PARCEL	ACREAGE	LAND USE DESIGNATION	REQUIRED OPEN SPACE	OPEN SPACE PROVIDED	DENSITY	# OF UNITS
PHASE 1						
A1	1.59	COMMERCIAL	0.32 AC (20%)	0.0 AC (0%)		
A2	7.60	OPEN SPACE	1.52 AC (20%)	7.60 AC (100%)		
PHASE 2						
B	11.39	MULTI FAMILY	3.99 AC (35%)	1.14 AC (10%)	33 DU/AC	350 UNITS
PHASE 3						
C1	1.91	COMMERCIAL	0.38 AC (20%)	0.09 AC (5%)		
C2	1.96	COMMERCIAL	0.39 AC (20%)	0.09 AC (5%)		
C3	1.51	COMMERCIAL	0.30 AC (20%)	0.07 AC (5%)		
PHASE 4						
D1	3.01	COMMERCIAL	0.60 AC (20%)	0.15 AC (5%)		
D2	1.65	COMMERCIAL	0.37 AC (20%)	0.09 AC (5%)		
D3	1.06	COMMERCIAL	0.21 AC (20%)	0.05 AC (5%)		
D4	6.73	COMMERCIAL	1.35 AC (20%)	0.33 AC (5%)		
TOTAL	38.61		9.43 AC (24%)	9.61 AC (25%)		

LEGAL DESCRIPTION
A 31.011 ACRE, TRACT OF LAND OUT OF THAT 134.928 ACRE TRACT DESCRIBED IN DEED TO BRAHA BULVERDE, LLC RECORDED IN VOLUME 15976, PAGE 2134-2139 OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE M. M. ESAY SURVEY NO. 340, ABSTRACT 911, COUNTY BLOCK 4966 AND OUT OF THE JACOB DOLL SURVEY NO. 335, ABSTRACT 297, COUNTY BLOCK 4967, NOW IN NEW CITY BLOCK 17365 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY TEXAS

LEGAL DESCRIPTION
A 7.604 ACRE, MORE OR LESS, TRACT OF LAND COMPRISED OF ALL OF LOT 905 ALL OF LOT 907 AND A 4.450 ACRE PORTION OF LOT 906, BLOCK 30, OF THE BULVERDE MARKET 3 SUBDIVISION RECORDED IN VOLUME 9574, PAGE 200-202 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.
ACKNOWLEDGED BY:

PAPE-DAWSON ENGINEERS, INC. BMP 1604 DEVELOPERS, LTD

OPEN SPACE - THE TOTAL OPEN SPACE REQUIRED BY USE FOR EACH PARCEL WILL BE PROVIDED OVER THE ENTIRE MPCD AREA. EACH PARCEL IS REQUIRED TO PROVIDE ONLY THE OPEN SPACE SHOWN IN THE CHART ON THE PLAN. THE 7.6 ACRE OPEN SPACE PARCEL TO THE NORTH OF BULVERDE WILL INCLUDE A 10' MULTI USE PATH.

OWNER/DEVELOPER:
BMP 1604 DEVELOPERS, 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 290
AUSTIN, TEXAS 78730
512-345-8477
ATTN: AMBER ROTHWELL, RLA

ZONING CASE NO: Z2016061

Attachment B

LEE AND ASSOCIATES
6101 W. COURTYARD DR. BUILDING III, SUITE 100
AUSTIN, TEXAS 78730
(512) 345-8477
www.leeandassociates.net

Revision Block

No.	By	Date	Comments

DATE	2-1-2016
PROJ. NO.	1549
FILE NAME	1549 MPCD BASE 4
XREF	
XREF	

BULVERDE MARKETPLACE
SAN ANTONIO, TEXAS
MPCD MASTER SITE PLAN
MPCD # 15-00003

THIS DRAWING IS NOT FOR REGULATORY APPROVAL, OR CONSTRUCTION

Z2016061

BULVERDE MARKETPLACE

MPCD # 15-00003

DRAFT 1-25-16 for Review: Notes Included on Bulverde Marketplace MPCD Master Site Plan

A. Purpose of Bulverde Marketplace Master Planned Community District

The purpose and intent of the Master Planned Community District (MPCD) zoning district is to develop a horizontally integrated mixed use project. The proposed MPCD will permit the development of a superior mixed use project compared to what can currently be developed under the existing zoning districts. The MPCD allows for the inclusion of customized site development and building regulations tailored to the specific property and its surroundings. The MPCD Master Site Plan generally depicts the integration of the residential, office and retail uses within the development. The MPCD Master Site Plan lays out the horizontal integration of uses and automobile and pedestrian access points to Bulverde Road, Autry Pond, Common Area Access Drive, and surrounding single family and nonresidential development.

B. Overview

The following is the International Council of Shopping Centers (ICSC) definition of a mixed-use development, which supports the horizontal integration of residential and nonresidential uses:

"A mixed-use development is a real estate project with planned integration of some combination of retail, office, residential, hotel, recreation or other functions. It is pedestrian-oriented and contains elements of a live/work/play environment. It maximizes space usage, has amenities and architectural expression and tends to mitigate traffic and sprawl."

Planned integration:

- Residential and office/retail uses in close proximity to one another throughout the mixed use development
- Unique opportunity to develop a mixed use project to serve the existing established residential neighborhoods and create new residential within the development

Combination of uses:

- Retail, restaurant, office and residential

Pedestrian oriented:

- Proposed access points to surrounding single family neighborhoods and nonresidential uses, as well as pedestrian connections between uses within the development

Live/work/play environment:

- Creating the live/work/play environment is essential to attract quality restaurants, retail and office tenants
- Opportunity for office/retail tenant employees to live in nearby residences and walk or bicycle to nearby residential
- Opportunity for surrounding single family homeowners and nonresidential tenants to walk or bicycle to retail

Amenities and architectural expression:

- Proposed MPCD allows customized site development and building regulations for this specific property and its surroundings

Community Benefits:

Provide community benefits including:

- Creating the live/work/play environment to attract quality office and retail tenants
- Providing restaurant uses
- Providing landscaping and building maintenance requirements through Property Owners Association
- Providing high quality design and aesthetics
- Creating a walkable, pedestrian-friendly environment

C. District Boundaries

The uses permitted and regulations set forth in the MPCD Master Site Plan apply to the development and use of the Property as identified on the MPCD Master Site Plan.

D. Application of Development Standards

Except as expressly provided below, all development within the MPCD shall comply with:

(a) The terms and provisions set forth herein and (b) to the extent that such regulations do not conflict with the terms and provisions set forth herein, all applicable regulations in the City of San Antonio Unified Development Code (the "UDC") as of the effective date of the MPCD Ordinance. Without limiting the generality of the foregoing sentence, it is the intent hereof that the terms and provisions set forth herein shall govern in the event of any conflict between the terms and provisions set forth herein and any regulations in the UDC.

E. Definitions

a. Common Area Access Drive: Parcel A1: The purpose of the Common Area Access Drive parcel is to provide pedestrian and vehicular access through the mixed-use development. The Common Area Access Drive parcel lines shown on the MPCD Master Site Plan are conceptual and are not required to match lot lines, and can be modified without requiring an application for a major or minor revision to the MPCD Master Site Plan.

b. Entry Drive Area: The purpose of the Entry Drive Areas on the MPCD Master Site Plan is to provide landscaping along parking spaces and/or drive isles as shown on the Entry Drive Area Section. The Entry Drive Areas shown on the MPCD Master Site Plan are conceptual and are not required to match lot lines, and can be modified without requiring an application for a major or minor revision to the MPCD Master Site Plan.

c. Height, building: The vertical dimension measured from the average elevation of the finished lot grade at the front of the building to the highest point of ceiling of the top story in the case of a flat roof; to the deckline of a mansard roof; and to the average height between the plate and ridge of a gable, hip or gambrel roof.

F. Lot and Building Dimensions Table

Zoning District	Density (max) (units/acre)	Street Frontage (min)	Width (min)	Front Setback (min)*	Front Setback (max)	Side Setback (min)	Rear Setback (min)	Height (max) (feet)
C-3	-	20'	-	45'	65'	30'₂	30'₂	35'
MF-33	33	50'	50'	45'	70'	5'₂	10'₂	45'

a. The Lot and Building Dimensions Table 310-1 and Rules for Interpretation of Table 310-1 are deleted and replaced by the Lot and Building Dimensions Table and Rules for Interpretation in this Section.

b. The following is the applicable Lot and Building Dimensions Table for the property in the MPCD.

i. MPCD Lot and Building Dimensions Table:

ii. Rules for Interpretation of MPCD Lot and Building Dimensions Table

1. Side Setbacks and Rear Setbacks apply only to the setback area measured from a lot line which abuts a residential use or residential zoning district. The side setbacks or rear setbacks shall be eliminated where the use does not abut a single family residential use or single family residential zoning district or the two districts are separate by public right-of-way. The indicated setback would not apply if the subject property adjoins a residentially zoned property (single family or multifamily), which is occupied by an existing nonresidential use, such as, a public or private school, church, park and/or golf course.

2. The maximum setback from the Common Area Access Drive Parcel A1 shall be measured from the centerline of the Common Area Access Drive Parcel A1, not from the parcel boundary line or platted lot boundary line.

iii. Setbacks for Height Increases

1. With the exception of residential uses located in single-family residential zoning districts, any portion of a structure in any zoning district may be erected to exceed the height limit established in the MPCD Building and Lot Dimensions Table in Section F, provided that such portion is located back from the side and rear Parcel lines or Lot lines one (1) foot for each two-foot of height in excess of the height limit prescribed in such section unless otherwise prescribed in subsections (2) and (3), below or through a specific use authorization and further provided the height does not exceed the limitations of the airport hazard zoning regulations. Distance credits shall be allowed for space occupied by structures of conforming height extending from the setback lines.

2. The maximum height of any portion of a commercial, office or multi-family zoning district located within fifty (50) linear feet of the property line of an established single-family residential use shall be limited to the maximum height of the single-family district. The height limit shall not apply where a property is zoned single-family residential but not used for residential purposes, such as a church, school, park or golf course. The measurement of fifty (50) feet shall occur from the property line of the residential use to the structure in the zoning district subject to this subsection.

3. For portions of a zoning district subject to the height limit of subsection (2) the maximum height limit may be exceeded through the specific use authorization ("S") process.

G. Residential Regulations Parcel B

1. Permitted Uses - The uses listed as a permitted or specific use permit in the MF-33 zoning district in the Residential Use Matrix.

2. Allowable Density Applies as Follows

a. The maximum residential density shall be 33 dwelling units per residential acre calculated using the gross acreage of Parcel B;

b. The maximum number of dwelling units shall be 350; and

c. The maximum number of residential buildings with dwelling units shall be seven (7).

3. Units, Building Interiors and Amenities

a. Elevators shall be provided for all residential buildings over 3 stories in height;

b. Staircases shall not be visible from adjacent properties, the Common Area Access Drive and any public right of way;

c. Units and Building Interiors will be characterized as follows:

i. Loft-style

ii. High-end, contemporary finishes

iii. Open floor plans

iv. Internal corridor access for all units

d. Private yards of fifteen feet (15') or less may be fenced with transparent decorative metal fences of no more than four feet (4') in height, and

e. Amenities will be characterized as follows:

i. Resort-style pool

ii. Passive recreation opportunities

iii. Health club quality fitness equipment

iv. Dog run

f. Facades to incorporate the following design principles and elements:

i. Contemporary look, complementary with commercial architecture and style;

ii. Elevation design to emphasize and accentuate verticality of building facades;

iii. Stone and masonry accents will generally run vertically - little or no horizontal banding;

iv. Colors will be designed in conjunction with building articulation to further enhance vertical segmentation of facades, and

v. Building corners at key entry/arrival points will be differentiated with unique architecture and accents.

g. In the area shown on the MPCD Master Site Plan as the "350' area for three (3) story maximum residential buildings", all residential buildings within three hundred fifty (350) feet of the western boundary of Parcel B the maximum height for residential buildings with dwelling units shall be three (3) stories.

H. Commercial Regulations Parcels C-1, C-2, C-3, D-1 and D-2

1. Permitted Uses - The uses listed as a permitted or specific use permit in the C-3 zoning district in the Nonresidential Use Matrix.

2. Drive-through facilities are prohibited, except for one bank drive-through facility on Parcel D-2 in a building greater than 15,000 square feet and located along the eastern façade of the building on Parcel D-2.

3. A Commercial Establishment is defined as a single tenant user, and does not define building size. The gross floor area of a single tenant user shall not exceed twenty thousand (20,000) square feet. Office and hotel use can exceed twenty thousand (20,000) square feet.

4. Commercial buildings shall have required articulation every twenty-five feet (25') consisting of one or more of the following:

a. Canopies, awnings, or porticos

b. Wall recesses/ projections

c. Arcades

d. Arches

e. Display windows

f. Architectural details

g. Articulated ground floor levels or base

h. Articulated cornice line

i. Integrated planters or wing walls that incorporate landscape and sitting areas

j. Offsets, reveals or projecting rib used to express architectural or structural bays

k. Varied roof heights

5. Commercial buildings shall not be longer than three hundred fifty feet (350') without an unconnected physical separation of at least fifteen feet (15') between buildings.

6. Commercial buildings shall have a minimum of fifty percent (50%) of building façade that faces the Common Area Access Drive which will include windows and/or storefronts with a minimum height of ten feet (10') that allow views of indoor space or product display areas.

I. Commercial Regulations Parcels D-3 and D-4

1. Permitted Uses - The uses listed as a permitted or specific use permit in the C-3 zoning district in the Nonresidential Use Matrix.

J. Design and Streetscape for Parcels B, C-1, C-2, C-3, D-1 and D-2

1. The Common Area Access Drive shall be constructed as shown on the Common Area Access Drive Section, except for the area shown as Main Entry Drive Area.

2. All buildings shall have at least one building entrance/exit along each frontage facing the Common Area Access Drive.

3. All buildings shall have permitted accent materials compatible with the character of the MPCD.

4. The pedestrian circulation in the Common Area Access Drive shall be constructed of concrete, pavers, crushed aggregate, or a combination thereof.

5. The Common Area Access Drive may meander to protect trees and understory and other natural landscape features.

6. All loading doors shall be screened from view of the Bulverde Road right of way and the Common Area Access Drive.

7. Outside storage and service areas, dumpsters, compactors, and air conditioning/heating equipment shall be screened from view of public rights of way and the Common Area Access Drive.

8. Sites that include multiple screening enclosures shall utilize a consistent design for all enclosures.

9. Roof top mounted equipment shall be screened from view of abutting public rights of way and the Common Area Access Drive through the use of parapet walls, mansard roof forms, or other permanently affixed, solid, opaque building materials.

10. Exterior lighting fixtures for parking lots, walkways, and building entrances shall include a cutoff angle of ninety (90) degrees or less and be positioned so as to not emit light above the horizontal plane.

11. On-site utilities shall be located underground unless required by the utility to be otherwise located.

12. Utility boxes, utility pillars, utility cabinets, and other utility equipment shall be screened from view of public rights of way and the Common Area Access Drive, with the exception of any such utility equipment within the CPS Energy overhead easements.

K. Architectural Guidelines for Parcels B, C-1, C-2, C-3, D-1 and D-2

1. The following building materials are permitted for use as Primary Building Material:

a. Glass with a reflectance of twenty percent (20%) or less

b. Natural Stone

c. Brick

d. Tile

e. Stucco

f. EIFS

g. Adhered, cultured stone or cast stone

h. Architecturally finished block (i.e. burnished block, split-faced block)

i. Architecturally finished pre-cast or poured in place concrete wall (i.e. tilt-up wall or tilt wall) that is profiled, sculptured, or otherwise provides three dimensional interest

2. Materials not included in the building materials list may be used as Accent Materials for wall facades facing the public right of way or the Common Area Access Drive.

a. The total area of all Accent Materials shall not exceed twenty five percent (25%) of any single elevation.

3. The following Prohibited Building Materials are prohibited for use as the Primary Building Material or Accent Materials for street wall facades facing the public right of way or the Common Area Access Drive.

a. Metal building panels (this prohibition does not include metal used for roofing systems, awnings, canopies, exposed trusses, or decorative fascia elements), and

b. Plastic siding.

L. Prohibited Uses for Parcels A-1, B, C-1, C-2, C-3, D-1, D-2, D-3, and D-4

1. No portion of the Property may be used for:

a. Business that specializes in bankruptcy or liquidation sales or the selling of fire damaged items;

b. Auction house, flea market, pawn shop, thrift store or other store that sells used or "second-hand" merchandise (except this provision shall not exclude a resale shop selling high-quality clothing or antiques);

c. Discount, 99 cent store or "dollar" store;

d. Kennel or other business involving the boarding of animals (except that this prohibition shall not prohibit pet shops or pet supply superstores and veterinary services);

e. Establishment for sale of mobile homes, or recreational motor vehicles;

f. Adult-oriented businesses;

g. Gambling establishment or betting parlor;

h. Mortuary, crematorium or funeral home;

i. Dry cleaning plant or central laundry;

j. Storage or mini warehouse facility;

k. Tattoo parlor;

l. Check cashing/pay-day loans;

m. Vape shops;

n. Disco or night club; and

o. Any use which is illegal.

LEE AND ASSOCIATES
6101 W. COURTYARD DR. BUILDING III, SUITE 100
AUSTIN, TEXAS 78730
(512) 345-8477
www.leeandassociates.net

Revision Block

No.	By	Date	Comments

DATE	1-27-2016
PROJ. NO.	1549
FILE NAME	1549 MPCD BASE 3
XREF	
XREF	

BULVERDE MARKETPLACE
SAN ANTONIO, TEXAS
MPCD MASTER SITE PLAN - NOTES
MPCD # 15-00003