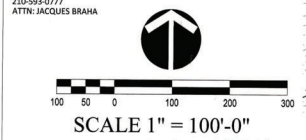


PROJECT LOCATION
SCALE 1" = 2,000'

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

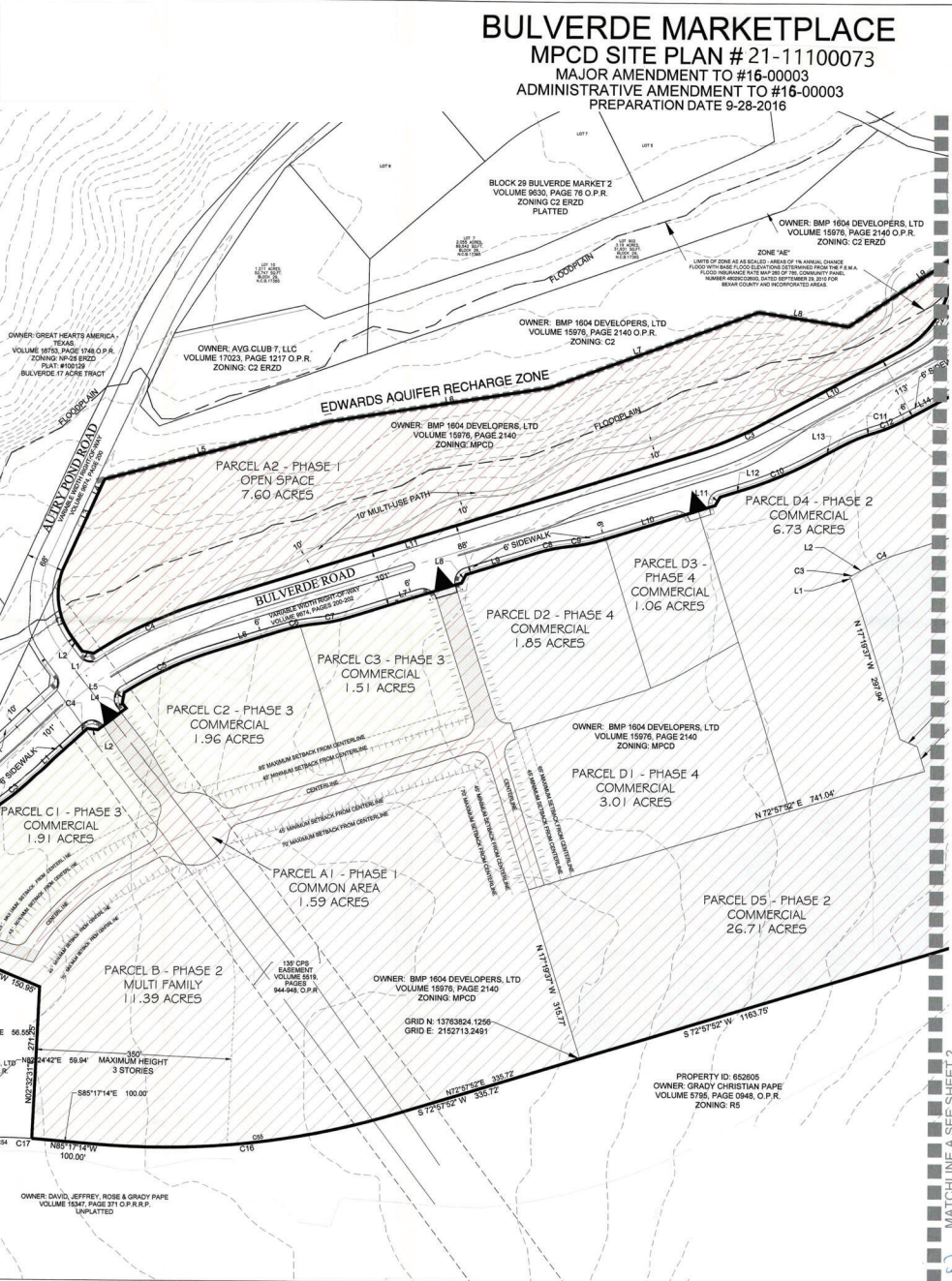
DESIGNER/
LANDSCAPE ARCHITECT:
LEE AND ASSOCIATES
8601 RANCH ROAD 2222
BUILDING L, SUITE 200
AUSTIN, TEXAS 78793
512-345-8477
ATTN: AMBER ROTHWELL, RLA



OWNER: CHRISTINE ANN GARZA
VOLUME 14002, PAGE 1552 O.P.R.
ZONING: NP-10 ERZD
UNPLATTED

OWNER: REDLAND SPRINGS
ASSOCIATION, INC.
VOLUME 8516, PAGE 156 PLATS
ZONING: NP-10 ERZD

OWNER: DAVID, JEFFREY, ROSE & GRADY PAPE
VOLUME 15847, PAGE 371 O.P.R./P.
UNPLATTED



LAND USE SUMMARY - 38.61 ACRES	
COMMERCIAL	19.62 ACRES
MULTI FAMILY	11.39 ACRES
OPEN SPACE	7.60 ACRES
TOTAL	38.61 ACRES

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

LAND USE SUMMARY - 31.0331 ACRES	
COMMERCIAL	28.8631 ACRES
OPEN SPACE	4.17 ACRES
TOTAL	31.0331 ACRES

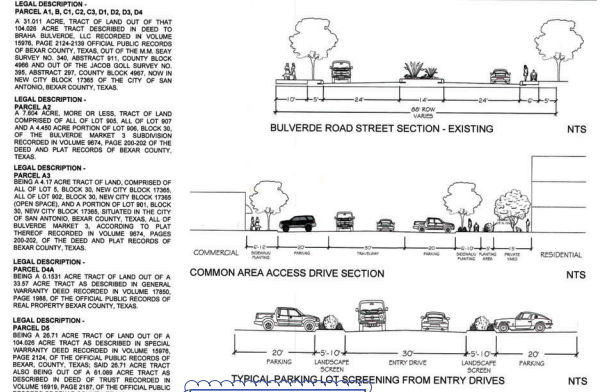
AMENDED ZONING CASE NO: Z2016231
AMENDED ORDINANCE NO: 2016-12-01-0953

OPEN SPACE - THE TOTAL OPEN SPACE ACREAGE REQUIRED WITHIN THE BOUNDARY OF THE MPD IS SHOWN ON THE CHART. THE REQUIRED OPEN SPACE ACREAGE FOR THE COMMERCIAL PARCELS CAN BE ALLOCATED ACROSS ALL OF THE COMMERCIAL PARCELS AND IS NOT REQUIRED TO BE CONTIGUOUS. THE 2.72 ACRES OF OPEN SPACE REQUIRED ACROSS THE COMMERCIAL PARCELS AND THE 1.14 ACRES OF OPEN SPACE IN THE MULTI FAMILY PARCEL MAY BE LOCATED IN, BUT NOT LIMITED TO, LANDSCAPE ISLANDS, TREE WELLS, TRAFFIC CIRCLES, PASEOS, COURTYARDS, PLAZAS, AND YARDS. YARDS ARE DEFINED AS AN AREA ON A LOT BETWEEN THE LOT LINE AND THE NEAREST PRINCIPAL STRUCTURE, UNOCCUPIED AND UNOCCUPIED BY ANY PORTION OF A STRUCTURE FROM THE GROUND UPWARD. A MAJORITY OF THE 7.6 ACRES OPEN SPACE PARCEL A2 TO THE NORTH OF BULVERDE ROAD AND THE 4.17 ACRE OPEN SPACE PARCEL A3 NORTH OF CLASSEN ROAD ARE LOCATED IN THE FLOODPLAIN, INCLUDE A 10 FOOT MULTI USE PATH, AND ARE DEFINED AS AND COUNT TOWARD THE TOTAL REQUIRED OPEN SPACE.

LEGEND

- MASTER PLANNED COMMUNITY DISTRICT ZONING BOUNDARY - 38.61 ACRES
- ADDITIONAL MASTER PLANNED COMMUNITY DISTRICT ZONING BOUNDARY - 31.04 ACRES
- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- MPD BOUNDARY
- PARCEL LOT LINE
- EXTERIOR PROPERTY LINE
- PROPOSED DRIVEWAY
- PROPOSED PEDESTRIAN CONNECTION
- EDWARDS AQUIFER RECHARGE ZONE
- 10' MULTI USE PATH
- NORTH SIDE OF BULVERDE ROAD AND CLASSEN ROAD
- 6' SIDEWALK ALONG STREET
- SOUTH SIDE OF BULVERDE ROAD AND CLASSEN ROAD
- ENTRY DRIVES AREA
- AMENDMENT

LAND USE		LAND USE		LAND USE		LAND USE	
LAND USE DESIGNATION	PARCEL	PHASE	ACREAGE	OPEN SPACE REQUIRED	OPEN SPACE ALLOCATED	DENSITY	# OF UNITS
OPEN SPACE	A2	PHASE 1	7.60	2.35 ACRES (20%)	11.77 ACRES		
OPEN SPACE	A3	PHASE 1	4.17				
MULTI FAMILY	B	PHASE 2	11.39	3.98 ACRES (35%)	1.14 ACRES	33 UNITS PER ACRE	350 UNITS
COMMERCIAL	A1	PHASE 1	1.59				
COMMERCIAL	C1	PHASE 3	1.91				
COMMERCIAL	C2	PHASE 3	1.96				
COMMERCIAL	C3	PHASE 3	1.51				
COMMERCIAL	D1	PHASE 4	3.01				
COMMERCIAL	D2	PHASE 4	1.85	9.30 ACRES (20%)	2.72 ACRES		
COMMERCIAL	D3	PHASE 4	1.06				
COMMERCIAL	D4	PHASE 2	0.1531				
COMMERCIAL	D5	PHASE 2	26.71				
TOTAL			69.64	15.63 ACRES	15.63 ACRES		



Amendment May 2024

- Revise Note H2 to delete Parcel C1 from the prohibition of drive-through facilities.

AMENDMENTS

- ADD 4.17 ACRES TO PHASE 1 OF MPD
- ADD 26.8631 ACRES TO PHASE 2 OF MPD
- AMEND THE TABLES AND NOTES TO CLARIFY REGULATIONS THAT ARE APPLICABLE TO EACH PARCEL
- DELETE THE "20' BUFFER" LABELED ON PARCEL B SINCE IT NOT REQUIRED BY EXISTING REGULATIONS.

AMENDMENT JULY 2021

- Revise Note H2 to delete Parcel D1 and D2 from the prohibition of drive-through facilities.



Revision Block	
No.	Comments
1	
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PREPARED DATE: 9-28-2016	PROJ. NO.: 1738	FILE NAME: 1738 MPD BASE 3
		XXRF

BULVERDE MARKETPLACE
MPD SITE PLAN #21-11100073
MAJOR AMENDMENT TO MPD #16-00003
ADMINISTRATIVE AMENDMENT TO #16-00003

THIS DRAWING IS NOT FOR REGULATORY APPROVAL OR CONSTRUCTION



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

DESIGNER/
LANDSCAPE ARCHITECT:
LEE AND ASSOCIATES
8601 RANCH ROAD 2222
BUILDING 1, SUITE 209
AUSTIN, TEXAS 78730
512-345-8477
ATTN: AMBER ROTHWELL, RLA



SCALE 1" = 100'-0"

LAND USE SUMMARY - 38.61 ACRES

COMMERCIAL	19.62 ACRES
MULTI FAMILY	11.39 ACRES
OPEN SPACE	7.60 ACRES
TOTAL	38.61 ACRES

LAND USE SUMMARY - 31.0331 ACRES

COMMERCIAL	26.8631 ACRES
OPEN SPACE	4.17 ACRES

TOTAL 31.0331 ACRES
AMENDED ZONING CASE NO: Z2016231
AMENDED ORDINANCE NO: 2016-12-01-0953

MASTER PLANNED COMMUNITY DISTRICT
ZONE BOUNDARY - 38.81 ACRES

ADDITIONAL MASTER PLANNED COMMUNITY DISTRICT
ZONE BOUNDARY - 31.04 ACRES

PHASE 1 PHASE 3

PHASE 2 PHASE 4

MPCD BOUNDARY

PARCEL LOT LINE

EXTERIOR PROPERTY LINE

PROPOSED DRIVEWAY

PROPOSED PEDESTRIAN CONNECTION

EDWARDS AQUIFER RECHARGE ZONE

10' MULTI-USE PATH

NO USE OF RULVERLE ROAD AND CLASSEN ROAD

8' SIDEWALK ALONG STREET

SOUTH SIDE OF RULVERLE ROAD AND CLASSEN ROAD

ENTRY DRIVE AREA

AMENDMENT

LAND USE							
LAND USE DESIGNATION	PARCEL	PHASE	ACREAGE	OPEN SPACE REQUIRED	OPEN SPACE ALLOCATED	DENSITY	# OF UNITS
OPEN SPACE	A2	PHASE 1	7.60	2.35 ACRES (20%)	11.77 ACRES		
OPEN SPACE	A3	PHASE 1	4.17				
MULTI FAMILY	B	PHASE 2	11.39	3.98 ACRES (35%)	1.14 ACRES	33 UNITS PER ACRE	350 UNITS
COMMERCIAL	A1	PHASE 1	1.59	9.30 ACRES (20%)	2.72 ACRES		
COMMERCIAL	C1	PHASE 3	1.91				
COMMERCIAL	C2	PHASE 3	1.96				
COMMERCIAL	C3	PHASE 3	1.51				
COMMERCIAL	D1	PHASE 4	3.01				
COMMERCIAL	D2	PHASE 4	1.85				
COMMERCIAL	D3	PHASE 4	1.08				
COMMERCIAL	D4	PHASE 2	6.73				
COMMERCIAL	D4A	PHASE 2	0.1531				
COMMERCIAL	D5	PHASE 2	28.71				
TOTAL			69.64	15.63 ACRES	15.63 ACRES		

LEGAL DESCRIPTION:
PARCEL A1, B, C1, C2, C3, D1, D2, D3, D4
A 31.0111 ACRE, TRACT OF LAND OUT OF TRACT
104.026 ACRE TRACT DESCRIBED IN DEED TO
BENJAMIN D. GALL, JR. DATED 11/11/1970, IN
VOLUME 19876, PAGE 2124-2139 OFFICIAL PUBLIC RECORDS
OF BEXAR COUNTY, TEXAS, OUT OF THE M.M. SEAY
SURVEY NO. 340, ABSTRACT 911, COUNTY BLOCK
4968 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.

LEGAL DESCRIPTION -
PARCEL A2
A 7.604 ACRE, MORE OR LESS, TRACT OF LAND
COMPRISED OF ALL OF LOT 905, ALL OF LOT 901
AND A 4.450 ACRE PORTION OF LOT 908, BLOCK 35
OF THE BULVERDE MARKET 3 SUBDIVISION
RECORDED IN VOLUME 9674, PAGE 200-202 OF THE
DEED AND PLAT RECORDS OF BEXAR COUNTY,
TEXAS.


LEGAL DESCRIPTION -
PARCEL A3
BEING A 4.17 ACRE TRACT OF LAND, COMPRISED OF
ALL OF LOT 5, BLOCK 30, NEW CITY BLOCK 17365
ALL OF LOT 902, BLOCK 30, NEW CITY BLOCK 17365
(OPEN SPACE), AND A PORTION OF LOT 901, BLOCK
30, NEW CITY BLOCK 17365, SITUATED IN THE CITY
OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ALL OF
SULVERE MARKET 3, ACCORDING TO PLAT
THEREOF RECORDED IN VOLUME 9574, PAGE
206-202, OF THE DEED AND PLAT RECORDS OF
BEXAR COUNTY, TEXAS.


LEGAL DESCRIPTION -
PARCEL D4A
BEING A 0.1531 ACRE TRACT OF LAND OUT OF A
33.57 ACRE TRACT AS DESCRIBED IN GENERAL
WARRANTY DEED RECORDED IN VOLUME 17850
PAGE 1568, OF THE OFFICIAL PUBLIC RECORDS OF
REAL PROPERTY BEXAR COUNTY, TEXAS.

LEGAL DESCRIPTION -
PARCEL D5
BEING A 26.71 ACRE TRACT OF LAND OUT OF A 104.026 ACRE TRACT AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15978 PAGE 2124, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; SAID 26.71 ACRE TRACT ALSO BEING OUT OF A 61.069 ACRE TRACT AS DESCRIBED IN DEED OF TRUST RECORDED IN VOLUME 16919, PAGE 2187, OF THE OFFICIAL PUBLIC 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: _____


 JRC ENGINEERS, INC.


 BMP 1604 DEVELOPERS, L.P.

BULVERDE ROAD STREET SECTION - EXISTING NTS

Diagram illustrating the proposed street layout for the intersection of Highway 101 and Highway 102. The layout shows a cross-section of the street with various zones and distances. From left to right, the zones are: Commercial (10-12' sidewalk, 20' margin), Transitway (30' margin), Parking (10-12' sidewalk, 20' margin), and Residential (10' margin). The diagram includes icons for a car, a bus, a truck, a person walking, and a person on a bicycle. The total width of the street is 100 feet.

COMMON AREA ACCESS DRIVE SECTION

20' PARKING 5'-10' LANDSCAPE SCREEN 30' ENTRY DRIVE 5'-10' LANDSCAPE SCREEN 20' PARKING

Amendment May 2024

- Revise Note H.2 to delete Parcel C1 from the prohibition of drive-through facilities.

AMENDMENTS	AMENDMENT JULY 2021
<ul style="list-style-type: none"> • ADD 4.17 ACRES TO PHASE 1 OF MPCD • ADD 28.8631 ACRES TO PHASE 2 OF MPCD • AMEND THE TABLES AND NOTES TO CLARIFY REGULATIONS THAT ARE APPLICABLE TO EACH PARCEL. • DELETE THE "20' BUFFER" LABELED ON PARCEL B, SINCE IT NOT REQUIRED BY ZONING REGULATIONS. 	<ul style="list-style-type: none"> • REVISE NOTE H.2 TO DELETE PARCELS D1 AND D2 FROM THE PROHIBITION OF DRIVE-THROUGH FACILITIES.

AMENDMENT JULY 2021

- Revise Note H.2 to delete Parcels D1 and D2 from the prohibition of drive-through facilities.



LEE
AND ASSOCIATES

5101 W. COURTYARD DR.
BUILDING III, SUITE 100
AUSTIN, TEXAS 78730

(512) 345-8477
www.leeandassociates.net

Revision Block			
No.	By	Date	Comments

FILE PRODUCTION DATE	7-28-2010
PROJ. NO.	1738
FILE NAME	1738 MPCD BASE 3
XREF	
XREF	

E

LVERDE MARKETPLACE
MPCD SITE PLAN #21-11100073
MAJOR AMENDMENT TO MPCD #16-00003
ADMINISTRATIVE AMENDMENT TO #16-00003

THIS DRAWING IS
NOT FOR
REGULATORY
APPROVAL, OR
CONSTRUCTION

2 OF 3

BULVERDE MARKETPLACE

MPCD SITE PLAN # 21-11100073

MAJOR AMENDMENT TO #16-00003

ADMINISTRATIVE AMENDMENT TO #16-00003

PREPARATION DATE 9-28-2016

Notes Included on Bulverde Marketplace MPCD Master Site Plan

A. Purpose of the Amendment to Bulverde Marketplace Master Planned Community District

The purpose and intent of the amendment to 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, Astry Road, Classen Road, 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:

- 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

- 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.
- 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.
- 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 decline 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

- The Lot and Building Dimensions Table 3101-I and Rules for Interpretation of Table 3101-I are deleted and replaced by the Lot and Building Dimensions Tables and Rules for Interpretation in this Section.

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

Table 1: MPCD Lot and Building Dimensions for Parcels B, C1, C2, C3, D1 and D2

Land Use Designation	Zoning District	Density (max)	Street Frontage (min)	Width (min)	Front Setback from Bulverde Rd. (min)*	Setback from Common Area Access Dr. (A1) (min)	Side Setback (min)	Rear Setback (min)	Height (feet)
Commercial Multi-Family	C3	33	20'	35'	65'	30'	30'	35'	45'

Table 2: MPCD Lot and Building Dimensions for Parcels D3, D4, D4A and D5

Land Use Designation	Zoning District	Density (max)	Street Frontage (min)	Width (min)	Front Setback from Bulverde Rd. (min)*	Setback from Common Area Access Dr. (A1) (min)	Side Setback (min)	Rear Setback (min)	Height (feet)
Commercial	C-3	8'	8'	8'	8'	30'	30'	35'	35'

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

- Side Setbacks and Rear Setbacks apply only to the setback area measured from a lot line which abuts a residential zoning district. The side setbacks or rear setbacks shall be eliminated where the use does not abut a 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.

- 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.

3. Setbacks for Height Increases

- 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.

- 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 zoning district 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 church, school, park or golf course. The measurement of fifty (50) feet shall occur from the property line of the residential district to the structure in the zoning district subject to this subsection.

- A 20' MPCD Natural Buffer is only required in the locations as shown on the MPCD Master Site Plan. The Natural Buffer may include trees, grasses, groundcover, or any other vegetation. Bufferways as described in 35-510, Table 510-1 are not required in the MPCD.

G. Residential Regulations Parcel B

- Permitted Uses - The uses listed as a permitted or specific use permit in the MF-33 zoning district in the Residential Use Matrix.
- Allowable Density Applies as Follows
 - The maximum residential density shall be 33 dwelling units per residential acre calculated using the gross acreage of Parcel B;
 - The maximum number of dwelling units shall be 350; and
 - The maximum number of residential buildings with dwelling units shall be seven (7).
- Units, Building Interiors and Amenities
 - Elevators shall be provided for all residential buildings over 3 stories in height;
 - Staircases shall not be visible from adjacent properties, the Common Area Access Drive and any public right of way;
 - Units and Building Interiors will be characterized as follows:
 - Loft-style
 - High-end, contemporary finishes
 - Open floor plans
 - Internal corridor access for all units

- 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
- Amenities will be characterized as follows:
 - Resort-style pool
 - Passive recreation opportunities
 - Health club quality fitness equipment
 - Dog run

- Facades to incorporate the following design principles and elements:
 - Contemporary look, complementary with commercial architecture and style;
 - Elevation design to emphasize and accentuate verticality of building facades;
 - Stone and masonry accents will generally run vertically - little or no horizontal banding;
 - Colors will be designed in conjunction with building articulation to enhance vertical segmentation of facades, and
 - Building corners at key entry/arrival points will be differentiated with unique architecture and accents.

- 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 C1, C2, C3, D1, D2 and D3

- Permitted Uses - The uses listed as a permitted or specific use permit in the C-3 zoning district in the Commercial Use Matrix.
- Drive-through facilities are prohibited on Parcels C1, C2, and C3.
- A Commercial Use Permit is required 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.
- Commercial buildings shall have required articulation every twenty-five feet (25') consisting of one or more of the following:
 - Canopies, awnings, or porticos
 - Wall recesses/projections
 - Acadecades
 - Arches
 - Display windows
 - Architectural details
 - Articulated ground floor levels or base
 - Articulated cornice line
 - Integrated planters or wing walls that incorporate landscape and sitting areas
 - Offsets, reveals or projecting rib used to express architectural or structural bays
 - Varied roof heights
- 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.
- Commercial buildings shall have a minimum of fifty percent (50%) of building facade that faces the Common Area Access Drive which will include windows and/or storefronts with a minimum height of ten feet (10') that allows views of indoor space or product display areas.

Commercial Regulations Parcels D3, D4, D4A and D5

- Permitted Uses - The uses listed as a permitted or specific use permit in the C-3 zoning district in the Nonresidential Use Matrix and Outdoor Storage without a Roof.

J. Design and Streetscape for Parcels B, C1, C2, C3, D1 and D2

- 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.
- All buildings shall have at least one building entrance/exit along each frontage facing the Common Area Access Drive.
- All buildings shall have permitted accent materials compatible with the character of the MPCD.
- The pedestrian circulation in the Common Area Access Drive shall be constructed of concrete, pavers, crushed aggregate, or a combination thereof.
- The Common Area Access Drive may meander to protect trees and understorey and other natural landscape features.
- All loading doors shall be screened from view of the Bulverde Road right of way and the Common Area Access Drive.
- 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.
- Sites that include multiple screening enclosures shall utilize a consistent design for all enclosures.
- 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.
- 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.
- On-site utilities shall be located underground unless required by the utility to be otherwise located.
- 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, C1, C2, C3, D1 and D2

- The following building materials are permitted for use as Primary Building Material:
 - Glass with a reflectance of twenty percent (20%) or less
 - Natural Stone
 - Brick
 - Tile
 - Stucco
 - EIFS
 - Adhered, cultured stone or cast stone
 - Architecturally finished block (i.e. burnished block, split-faced block)
 - 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
- 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.
 - The total area of all Accent Materials shall not exceed twenty-five percent (25%) of any single elevation.
- 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.
 - Metal building panels (this prohibition does not include metal used for roofing systems, awnings, canopies, exposed structures, or decorative fascia elements), and
 - Plastic siding.

L. Prohibited Uses for Parcels A1, B, C1, C2, C3, D1, D2, D3, D4, D4A and D5

- No portion of the Property may be used for:
 - Business that specializes in bankruptcy or liquidation sales or the selling of fire damaged items;
 - 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);
 - Discount, 99 cent store or "dollar" store;
 - 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);
 - Establishment for sale of mobile homes, or recreational motor vehicles;
 - Adult-oriented businesses or private clubs;
 - Gambling establishment or betting parlor;
 - Mortuary, crematorium or funeral home;
 - Dry cleaning plant or central laundry;
 - Storage or mini warehouse facility;
 - Tattoo parlor;
 - Check cashing/pay-day loans;
 - Maze shops;
 - Disco or night club; and
 - Any use which is illegal.

LINE AND CURVE TABLES

31.011 ACRE TRACT

LINE TABLE			CURVE TABLE				
LINE #	BEARING	LENGTH	CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
11	N 87°27'25" E	158.28	C1	857.02	2197.12	N 87°27'25" E	262.28
12	N 87°27'25" E	158.28	C2	288.02	1512.02	N 87°27'25" E	31.82
13	N 87°27'25" E	158.28	C3	214.02	1092.02	N 87°27'25" E	48.92
14	N 87°27'25" E	158.28	C4	541.02	1032.02	N 87°27'25" E	22.62
15	N 87°27'25" E	158.28	C5	657.02	1572.02	N 87°27'25" E	177.82
16	N 87°27'25" E	158.28	C6	288.02	1102.02	N 87°27'25" E	57.82
17	N 87°27'25" E	158.28	C7	214.02	1102.02	N 87°27'25" E	88.82
18	N 87°27'25" E	158.28	C8	288.02	1102.02	N 87°27'25" E	57.82
19	N 87°27'25" E	158.28	C9	314.02	1102.02	N 87°27'25" E	88.82
20	N 87°27'25" E	158.28	C10	288.02	1102.02	N 87°27'25" E	57.82
21	N 87°27'25" E	158.28	C11	288.02	1102.02	N 87°27'25" E	57.82
22	N 87°27'25" E	158.28	C12	288.02	1102.02	N 87°27'25" E	57.82
23	N 87°27'25" E	158.28	C13	288.02	1102.02	N 87°27'25" E	57.82
24	N 87°27'25" E	158.28	C14	288.02	1102.02	N 87°27'25" E	57.82
25	N 87°27'25" E	158.28	C15	288.02	1102.02	N 87°27'25" E	57.82
26	N 87°27'25" E	158.28	C16	288.02	1102.02	N 87°27'25" E	57.82
27	N 87°27'25" E	158.28	C17	288.02	1102.02	N 87°27'25" E	57.82
28	N 87°27'25" E	158.28	C18	288.02	1102.02	N 87°27'25" E	57.82
29	N 87°27'25" E	158.28	C19	288.02	1102.02	N 87°27'25" E	57.82
30	N 87°27'25" E	158.28	C20	288.02	1102.02	N 87°27'25" E	57.82
31	N 87°27'25" E	158.28	C21	288.02	1102.02	N 87°27'25" E	57.82
32	N 87°27'25" E	158.28	C22	288.02	1102.02	N 87°27'25" E	57.82
33	N 87°27'25" E	158.28	C23	288.02	1102.02	N 87°27'25" E	57.82
34	N 87°27'25" E	158.28	C24	288.02	1102.02	N 87°27'25" E	57.82
35	N 87°27'25" E	158.28	C25	288.02	1102.02	N 87°27'25" E	57.82
36	N 87°27'25" E	158.28	C26	288.02	1102.02	N 87°27'25" E	57.82
37	N 87°27'25" E	158.28	C27	288.02	1102.02	N 87°27'25" E	57.82
38	N 87°27'25" E	158.28	C28	288.02	1102.02	N 87°27'25" E	57.82
39	N 87°27'25" E	158.28	C29	288.02	1102.02	N 87°27'25" E	57.82
40	N 87°27'25" E	158.28	C30	288.02	1102.02	N 87°27'25" E	57.82
41	N 87°27'25" E	158.28	C31	288.02	1102.02	N 87°27'25" E	57.82
42	N 87°27'25" E	158.28	C32	288.02	1102.02	N 87°27'25" E	57.82
43	N 87°27'25" E	158.28	C33	288.02	1102.02	N 87°27'25" E	57.82
44	N 87°27'25" E	158.28	C34	288.02	1102.02	N 87°27'25" E	57.82
45	N 87°27'25" E	158.28	C35	288.02	1102.02	N 87°27'25" E	57.82
46	N 87°27'25" E	158.28	C36	288.02	1102.02	N 87°27'25" E	57.82
47	N 87°27'25" E	158.28	C37	288.02	1102.02	N 87°27'25" E	57.82
48	N 87°27'25" E	158.28	C38	288.02	1102.02	N 87°27'25" E	57.82
49	N 87°27'25" E	158.28	C39	288.02	1102.02	N 87°27'25" E	57.82
50	N 87°27'25" E	158.28	C40	288.02	1102.02	N 87°27'25" E	57.82
51	N 87°27'25" E	158.28	C41	288.02	1102.02	N 87°27'25" E	57.82
52	N 87°27'25" E	158.28	C42	288.02	1102.02	N 87°27'25" E	57.82
53	N 87°27'25" E	158.28	C43	288.02	1102.02	N 87°27'25" E	57.82
54	N 87°27'25" E	158.28	C44	288.02	1102.02	N 87°27'25" E	57.82
55	N 87°27'25" E	158.28	C45	288.02	1102.02	N 87°27'25" E	57.82
56	N 87°27'25" E	158.28	C46	288.02	1102.02	N 87°27'25" E	57.82
57	N 87°27'25" E	158.28	C47	288.02	1102.02	N 87°27'25" E	57.82
58	N 87°27'25" E	158.28	C48	288.02	1102.02	N 87°27'25" E	57.82
59	N 87°27'25" E	158.28	C49	288.02	1102.02	N 87°27'25" E	57.82
60	N 87°27'25" E	158.28	C50	288.02	1102.02	N 87°27'25" E	57.82
61	N 87°27'25" E	158.28	C51	288.02	1102.02	N 87°27'25" E	57.82
62	N 87°27'25" E	158.28	C52	288.02	1102.02	N 87°27'25" E	57.82
63	N 87°27'25" E	158.28	C53	288.02	1102.02	N 87°27'25" E	57.82
64	N 87°27'25" E	158.28	C54	288.02	1102.02	N 87°27'25" E	57.82
65	N 87°27'25" E	158.28	C55	288.02	1102.02	N 87°27'25" E	57.82
66	N 87°27'25" E	158.28	C56	288.02	1102.02	N 87°27'25" E	57.82
67	N 87°27'25" E	158.28	C57	288.02	1102.02	N 87°27'25" E	57.82
68	N 87°27'25" E	158.28	C58	288.02	1102.02	N 87°27'25" E	57.82
69	N 87°27'25" E	158.28	C59	288.02	1102.02	N 87°27'25" E	57.82
70	N 87°27'25" E	158.28	C60	288.02	1102.02	N 87°27'25" E	57.82
71	N 87°27'25" E	158.28	C61	288.02	1102.02	N 87°27'25" E	57.82
72	N 87°27'25" E	158.28	C62	288.02	1102.02	N 87°27'25" E	57.82
73	N 87°27'25" E	158.28	C63	288.02	1102.02	N 87°27'25" E	57.82
74	N 87°27'25" E	158.28	C64	288.02	1102.02	N 87°27'25" E	57.82
75	N 87°27'25" E	158.28	C65	288.02	1102.02	N 87°27'25" E	57.82
76	N 87°27'25" E	158.28	C66	288.02	1102.02	N 87°27'25" E	57.82
77	N 87°27'25" E	158.28	C67	288.02	1102.02	N 87°27'25" E	57.82
78	N 87°27'25" E	158.28	C68	288.02	1102.02	N 87°27'25" E	57.82
79	N 87°27'25" E	158.28	C69	288.02	1102.02	N 87°27'25" E	57.82
80	N 87°27'25" E	158.28	C70	288.02	1102.02	N 87°27'25" E	57.82
81	N 87°27'25" E	158.28	C71	288.02	1102.02	N 87°27'25" E	57.82
82	N 87°27'25" E	158.28	C72	288.02	1102.02	N 87°27'25" E	57.82
83	N 87°27'25" E	158.28	C73	288.02	1102.02	N 87°27'25" E	57.82
84	N 87°27'25" E	158.28	C74	288.02	1102.02	N 87°27'25" E	57.82
85	N 87°27'25" E	158.28	C75	288.02	1102.02	N 87°27'25" E	57.82
86	N 87°27'25" E	158.28	C76	288.02	1102.02	N 87°27'25" E	57.82
87	N 87°27'25" E	158.28	C77	288.02	1102.02	N 87°27'25" E	57.82
88	N 87°27'25" E	158.28	C78	288.02	1102.02	N 87°27'25" E	57.82
89	N 87°27'25" E	158.28	C79	288.02	1102.02	N 87°27'25" E	57.82
90	N 87°27'25" E	158.28	C80	288.02	1102.02	N 87°27'25" E	57.82
91	N 87°27'25" E	158.28	C81	288.02	1102.02	N 87°27'25" E	57.82
92	N 87°27'25" E	158.28	C82	288.02	1102.02	N 87°27'25" E	57.82
93	N 87°27'25" E	158.28	C83	288.02	1102.02	N 87°27'25" E	57.82
94	N 87°27'25" E	158.28	C84	288.02	1102.02	N 87°27'25" E	57.82
95	N 87°27'25" E	158.28	C85	288.02	1102.02	N 87°27'25" E	57.82
96	N 87°27'25" E	158.28	C86	288.02	1102.02	N 87°27'25" E	57.82
97	N 87°27'25" E	158.28	C87	288.02	1102.02	N 87°27'25" E	57.82
98	N 87°27'25" E	158.28	C88	288.02	1102.02	N 87°27'25" E	57.82
99	N 87°27'25" E	158.28	C89	288.02	1102.02	N 87°27'25" E	57.82
100	N 87°27'25" E	158.28	C90	288.02	1102.02	N 87°27'25" E	57.82
101	N 87°27'25" E	158.28	C91	288.02	1102.02	N 87°27'25" E	57.82
102	N 87°27'25" E	158.28	C92	288.02	1102.02	N 87°27'25" E	57.82
103	N 87°27'25" E	158.28	C93	288.02	1102.02	N 87°27'25" E	57.82
104	N 87°27'25" E	158.28	C94	288.02	1102.02	N 87°27'25" E	57.82
105	N 87°27'25" E	158.28	C95	288.02	1102.02	N 87°27'25" E	57.82
106	N 87°27'25" E	158.28	C96	288.02	1102.02	N 87°27'25" E	57.82
107	N 87°27'25" E	158.28	C97	288.02	1102.02	N 87°27'25" E	57.82
108	N 87°27'25" E	158.28	C98	288.02	1102.02	N 87°27'25" E	57.82
109	N 87°27'25" E	158.28	C99	288.02	1102.02	N 87°27'25" E	57.82
110	N 87°27'25" E	158.28	C100	288.02	1102.02	N 87°27'25" E	57.82