



CIVIL ENGINEER/DESIGNER:
PAPE-DAWSON ENGINEERS, THOMAS M. CARTER P.E.
2000 NW LOOP 410 - SAN ANTONIO, TX 78213

MAJOR AMENDMENT:
1. TO CHANGE 4.7 ACRES OF C(V) COMMERCIAL/RETAIL TO
MXD(V) MIXED USE.
2. TO UPDATE THE LAND USE TABLE TO REFERENCE CHANGES.
OWNER OF AREAS BEING AMENDED FOR MXD(V):
WATERWALK SAN ANTONIO THE RIM, LLC, A LIMITED LIABILITY
COMPANY, 11 WARELY PLACE, MONKEY, NY 10952

LEGEND	LAND USE	AREA	DEVELOPMENT DENSITY
"R" RESIDENTIAL	R(I)	10.0 AC	5,000 S.F. (SINGLE-FAMILY)
	R(II)	15.5 AC	60 UNITS/AC (MULTI-FAMILY)
	R(III)	11.0 AC	36.18 UNITS/AC (MULTI-FAMILY)
	R(IV)	5.4 AC	16.85 UNITS/AC (MULTI-FAMILY)
	R(V)	21.9 AC	21.1 UNITS/AC (MULTI-FAMILY)
	R(VI)	14.5 AC	29.45 UNITS/AC (MULTI-FAMILY)
	R(VII)	7.3 AC	48 UNITS/AC (MULTI-FAMILY)
"C" COMMERCIAL/RETAIL	C(I)	21.8 AC	2,658 UNITS (MULTI-FAMILY)
	C(IIA)	4.4 AC	
	C(III)	230.1 AC	
	C(IV)	28.4 AC	
	C(V)	74.5 AC	
		359.2 AC	
"RP" OPEN SPACE	RP(II)	61.5 AC	
	RP(III)	19.1 AC	
	RP(IV)	85.5 AC	
"O" OFFICE/SERVICE	O(I)	50.2 AC	
		166.1 AC	
"MXD" MIXED USE	MXD(I)	23.3 AC	100,000 SF (COMMERCIAL)
			310,000 SF (OFFICE)
			20.9 UNITS/AC (MULTI-FAMILY)
	MXD(II)	0.7 AC	30,000 SF (COMMERCIAL)
			48 UNITS/AC (MULTI-FAMILY)
	MXD(III)	11.4 AC	50,000 SF (COMMERCIAL)
			70.79 UNITS/AC (MULTI-FAMILY)
	MXD(IV)	24.5 AC	200,000 SF (COM/OFFICE)
			12.29 UNITS/AC (MULTI-FAMILY)
		55.8 AC	1,528 UNITS (MULTI-FAMILY)
	MXD(V)	4.7 AC	33 UNITS/AC (COMMERCIAL)
	TOTAL	725.7 AC	4,441 UNITS (MULTI-FAMILY)
LEGEND	LAND USE	AREA	DEVELOPMENT/DENSITY
"RP" OPEN SPACE	RP(I)	43.9 AC	(2)

NOTES:

- MINIMUM LOT SIZE FOR SINGLE FAMILY DEVELOPMENT OR MAX# OF UNITS PER ACRE FOR MULTI-FAMILY DEVELOPMENT.
- INTENDED DEDICATION FOR GREEN SPACE, NOT A PART OF THIS MPCD. THIS GREEN SPACE IS PART OF THE RIM DEVELOPMENT AND IT IS ENTIRELY UNDER THE CONTROL OF THOMAS ENTERPRISES INC.
- MAXIMUM # OF LOTS = 40.
- PORTIONS OF THIS MPCD ARE WITHIN THE EDWARDS RECHARGE ZONE DISTRICT (ERZD), AIRPORT HAZARD OVERLAY DISTRICT (AHOD), THE MILITARY LIGHTING OVERLAY DISTRICT (MLOD), AND THE MILITARY SOUND ATTENUATION OVERLAY DISTRICT (MSAO-1).
- OF THE 11.4 ACRES FOR MXD(III), ONLY 2.6 ACRES ARE APPROPRIATE FOR COMMERCIAL DESIGNATION.
- OF THE 24.5 ACRES FOR MXD(IV), ONLY 20.1 ACRES ARE APPROPRIATE FOR COMMERCIAL DESIGNATION.

I, Waterwalk San Antonio the Rim, LLC, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits.

THE RIM - MAJOR AMENDMENT (MDP 19-11100021)
MASTER PLANNED COMMUNITY DISTRICT
AMENDS MPCD #14-00004.02
SAN ANTONIO, TEXAS

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TXPE FIRM REGISTRATION #470 | TXPL FIRM REGISTRATION #1020080

Z-2023-10700217 ERZD

Current Zoning: "MPCD MLOD-1 MLR-1 UC-1 GC-1 AHOD" Master Plan Community Development Camp Bullis Military Lighting Overlay Military Lighting Region 1 IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Airport Hazard Overlay District and "MPCD MLOD-1 MLR-1 AHOD" Master Plan Community Development Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Requested Zoning: "MPCD MLOD-1 MLR-1 UC-1 GC-1 AHOD" Master Plan Community Development Camp Bullis Military Lighting Overlay Military Lighting Region 1 IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Airport Hazard Overlay District and "MPCD MLOD-1 MLR-1 AHOD" Master Plan Community Development Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Site Plan Amendment from Commercial to Mixed Use

Legal: 4.688 acres on Lot 11, Block 6, NCB 14747,

Location: 5423 North Loop 1604 West.