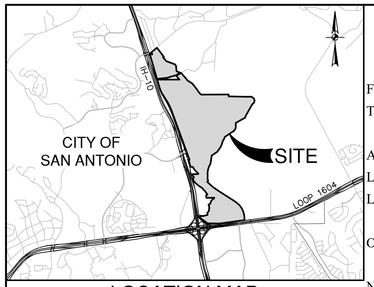


LOCATION MAP
NOT-TO-SCALE

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

From: MPCD ERZD GC UC-1 MLOD-1 MLR-1
To: MPCD ERZD GC UC-1 MLOD-1 MLR-1

Acreage For Amendment: 4.688
Legal Description: NCB 14747 BLK 6 LOT 11
Land Use Amendment: From Commercial to Mixed Use
(see: MXD (V))
Open Space: NO Change in Amendment Area OR Overall MPCD

NOTE: TOTAL NUMBER OF RESIDENTIAL UNITS GRANTED WITHIN ENTIRE MPCD IS 4,441 (2,658 WITHIN IN "R" AND 1783 WITHIN "MXD")
Proposed Major Amendment for Z-2023-10700217 ERZD allows an increase of 155 units.

NOTE: Information regarding cumulative traffic impact per UDC 35-345(e)(2) is/shall be provided to the Development Service Department during review and permitting for traffic impact and transportation infrastructure.

SCALE: 1"= 500'
0' 500' 1000' 1500'

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 LIABAILTY COMPANY, 11 WAVERLY PLACE, MONSEY, NY 10952

Notes:
- MPCD Amendment Area (MXD(V)) currently has 56 sewer EDUs approved and in effect from SAWS. No changes are anticipated.
- MPCD Amendment Area (MXD(V)) currently has 64 water EDUs approved and in effect from SAWS. No changes are anticipated.

MPCD Amendment Area (MXD (V)) Building Height: 100' (maximum)

LEGEND	LAND USE (4)		AREA	DEVELOPMENT DENSITY (1)	
	"R" RESIDENTIAL	R(I)	10.0 AC	5,000 S.F.	(SINGLE-FAMILY) (3)
		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)
			85.6 AC	2,658 UNITS	(MULTI-FAMILY)
	"C" COMMERCIAL/RETAIL	C(I)	21.8 AC		
		C(IIIA)	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		
			166.1 AC		
	"O" OFFICE/SERVICE	O(I)	50.2 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)
	(5)	MXD(III)	11.4 AC	50,000 SF	(COMMERCIAL)
				70.79 UNITS/AC	(MULTI-FAMILY)
	(6)	MXD(IV)	24.5 AC	200,000 SF	(COM/OFFICE)
				12.29 UNITS/AC	(MULTI-FAMILY)
			56.8 AC	1,628 UNITS	(MULTI-FAMILY)
		MXD(V)	4.7 AC	33 UNITS/AC	(MULTI-FAMILY)
					(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:
(1) MINIMUM LOT SIZE FOR SINGLE FAMILY DEVELOPMENT OR MAX# OF UNITS PER ACRE FOR MULTI-FAMILY DEVELOPMENT.

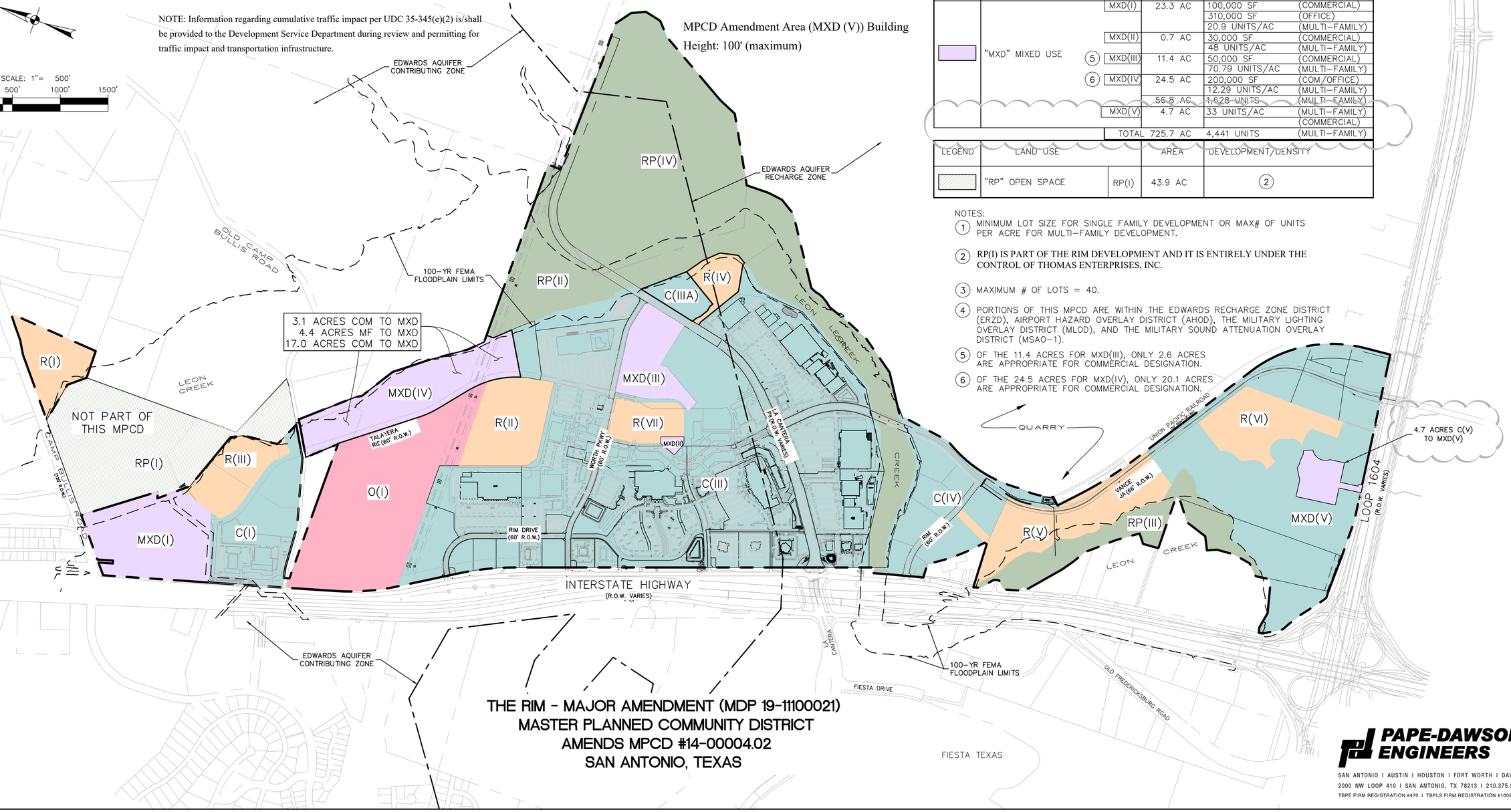
(2) RP(I) IS PART OF THE RIM DEVELOPMENT AND IT IS ENTIRELY UNDER THE CONTROL OF THOMAS ENTERPRISES, INC.

(3) MAXIMUM # OF LOTS = 40.

(4) 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).

(5) OF THE 11.4 ACRES FOR MXD(III), ONLY 2.6 ACRES ARE APPROPRIATE FOR COMMERCIAL DESIGNATION.

(6) OF THE 24.5 ACRES FOR MXD(IV), ONLY 20.1 ACRES ARE APPROPRIATE FOR COMMERCIAL DESIGNATION.



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
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

REVISED 07/25/23

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