



# City of San Antonio

*Department of Planning and Development Services*

December 26, 2008

Jim Welch  
Pape-Dawson Engineers  
555 East Ramsey  
San Antonio, TX 78216

Re: **Bulverde Market**

**MDP # 014-08**

Dear Mr. Welch,

The Development Review Committee has reviewed **Bulverde Market** Master Development Plan or **MDP 014-08**. Enclosed is an accepted and signed copy of the MDP for your files. However, please note the following conditions:

It will be expected that all of the property depicted in the Master Development Plan including but not limited to floodplains, drainage areas, and open space shall be platted. All platting shall comply with the Unified Development Code (UDC), the City's Master Plan, Major Thoroughfare Plan, and all applicable regulations for the City of San Antonio.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. In addition, it is suggested to work closely with the school district, so they can plan for the development accordingly. Furthermore, any access and R.O.W. issues along state facilities will need to be resolved with the **Texas Department of Transportation (TXDOT)**. For information about these requirements you can contact TXDOT at 615-5814.

**Historic** approves with the following conditions:

The Texas Sites Atlas indicates that no archaeological sites have been previously identified within the above referenced property. However, over 12 archaeological sites have been recorded in close proximity to the project area, in particular along Elm Waterhole Creek that runs through the development. Therefore, the property may contain sites, some of which may be significant. Thus, before any work that might affect any sites is begun we recommend that a qualified professional conduct an archaeological investigation of the property. The investigation should be performed according to Archeological Survey Standards for Texas, and any previously identified sites should be reexamined and reevaluated, if any. A list of qualified archaeological consulting firms is available on line at [www.c-tx-arch.org](http://www.c-tx-arch.org). The consultant may need to obtain an antiquities permit from the SHPO prior to starting the investigation. A report of findings should be prepared according to the Council of Texas Archeologists [CTA] Guidelines for Cultural Resource Management Reports and submitted to the HPO and SHPO for review. Copies of the survey standards and the CTA guidelines may be obtained by calling the SHPO at 512-463-6096 or writing

to P.O. Box 12276, Austin, Texas 78711-2276. Law allows both the HPO and SHPO 30 days from receipt for reviews.

If you have any further questions, please call Kay Hinder at (210) 207-7306.

**SAWS Aquifer Protection and Evaluation** will require the following pursuant to the Aquifer Protection Ordinance No. 81491:

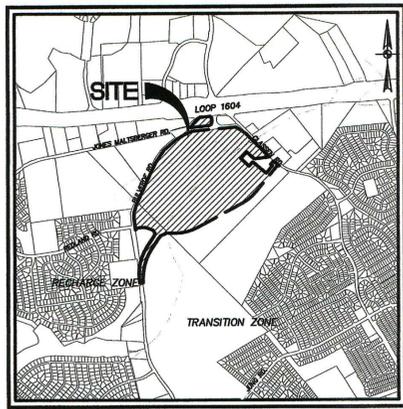
- 100 year Flood Plain Shown and Buffering (If applicable)
- Significant Recharge Features and Buffering (If applicable)
- Category Letter for All Site Specific Plats (If Category 2 or 3, an Aquifer Protection Plan is required)
- Approximately 81.25 acres, of the total 134.98 acres of the project are located within the Edwards Recharge Zone and are subject to the Aquifer Protection Ordinance No. 81491. According to the Aquifer Protection Ordinance No. 81491 Section 34-914 floodplain buffering may be required. Any wells found on the property shall be properly plugged for plugging procedures contact Monty Mc Guffin with the San Antonio Water System at (210) 233-3556.
- Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved by the Texas Commission on Environmental Quality (TCEQ) prior to construction.

The validity for this project shall expire within twenty-four months from the date of acceptance in accordance with UDC §35-412(h)(1). Should you need further assistance, please contact Larry Odis at (210) 207-0210.

Sincerely,



Fernando J. De León, P.E.  
Assistant Director  
Land Development Division  
Planning and Development Services Department



SITE LOCATION MAP  
1"=2000'

**NOTES:**

- OWNERS:  
BULVERDE MARKETPLACE, L.P.  
A DELAWARE LIMITED PARTNERSHIP  
10101 REDLAND PLACE, STE 110  
SAN ANTONIO, TEXAS 78216  
TEL: 210-366-0262
- ENGINEER/SURVEYOR:  
PAPE-DAWSON ENGINEERS, INC.  
555 EAST RAMSEY  
SAN ANTONIO, TEXAS 78216  
TEL: 210-375-9000
- CONTOURS SHOWN ARE FROM AERIAL TOPO DOWNLOADED FROM CITY OF SAN ANTONIO GIS WEBSITE.
- WATER WILL BE PROVIDED BY THE SAN ANTONIO WATER SYSTEM.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY THE SAN ANTONIO WATER SYSTEM.
- THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
- THIS PROPERTY IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE AND TRANSITION ZONES.
- ESTIMATE OF EDU'S:  
WATER: 94.18 DEVELOPABLE ACRES x 3.74 EDU'S PER ACRE = 352 EDU'S  
SEWER: 94.18 DEVELOPABLE ACRES x 3.74 EDU'S PER ACRE = 352 EDU'S  
A. WATER DEMAND IS ESTIMATED AT 125,513 GPD BASED ON AN AVERAGE OF 313 GALLONS PER DAY PER EDU  
B. SEWER DEMAND IS ESTIMATED AT 96,240 GPD BASED ON AN AVERAGE OF 240 GALLONS PER DAY PER EDU
- ACCORDING TO FEMA COMMUNITY MAP PANELS 48029020281 F, DATED JANUARY 4, 2002, APPROXIMATELY 15 ACRES OF THIS PROPERTY LIES WITHIN ZONE AE OF A 100 YEAR FLOOD ZONE AND APPROXIMATELY 3 ACRES OF THIS PROPERTY LIES WITHIN ZONE X OF A 100 YEAR FLOOD ZONE. A FEMA STUDY WILL BE CONDUCTED FOR THE SITE TO DETERMINE THE AMOUNT OF THE FLOOD PLAIN THAT CAN BE RECLAIMED.
- SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2, 35-506(Q). THE MINIMUM WIDTH OF SIDEWALKS ADJOINING A PLANTING STRIP SHALL BE FOUR (4) FEET IN WIDTH. THE MINIMUM WIDTH OF SIDEWALKS ADJOINING THE CURB SHALL BE SIX (6) FEET IN WIDTH FOR COLLECTORS (MINIMUM 70 FEET RIGHT OF WAY) AND ARTERIALS (MINIMUM 95 FEET RIGHT OF WAY).
- STREETS WITHIN THE M.D.P. ARE PRIMARY ARTERIAL WITH A 120' R.O.W. (BULVERDE RD.), 48' PAVEMENT AND SECONDARY ARTERIAL WITH A 80' R.O.W. (REDLAND RD.), 48' PAVEMENT.
- THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- ADDITIONAL SUPPLEMENTAL PLANS SHALL BE SUBMITTED AS ADDITIONAL SEGMENTS OF THE ORIGINAL MASTER PLAN ARE DEVELOPED.
- THIS PROJECT WILL COMPLY WITH THE 2006 TREE PRESERVATION ORDINANCE.
- A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN THE LATEST VERSION OF THE AASHTO MANUAL.
- BICYCLE FACILITIES WILL COMPLY WITH UNIFIED DEVELOPMENT CODE 35-506 (d)(4). BIKE PATHS, WHEN REQUIRED WITHIN THE CITY LIMITS, MAY BE CONSTRUCTED WITH DEVELOPMENT OF THE ADJUTING PROPERTY AT THE TIME THE BUILDING PERMIT IS ACQUIRED. WHEN IDENTIFIED ON THE CITY COUNCIL APPROVED BIKE FACILITIES MASTER PLAN ROADWAYS REQUIRING BICYCLE FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS' GUIDE FOR THE DEVELOPMENT OF BICYCLE FACILITIES.
- THE FLOOD PLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLANS 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 35-8119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

**UTILITY PURVEYORS:**

WATER: SAN ANTONIO WATER SYSTEM  
SANITARY SEWER: SAN ANTONIO WATER SYSTEM  
GAS AND ELECTRIC: CITY PUBLIC SERVICE  
CABLE TELEVISION: TIME WARNER CABLE  
TELEPHONE: SOUTH WESTERN BELL/AT&T

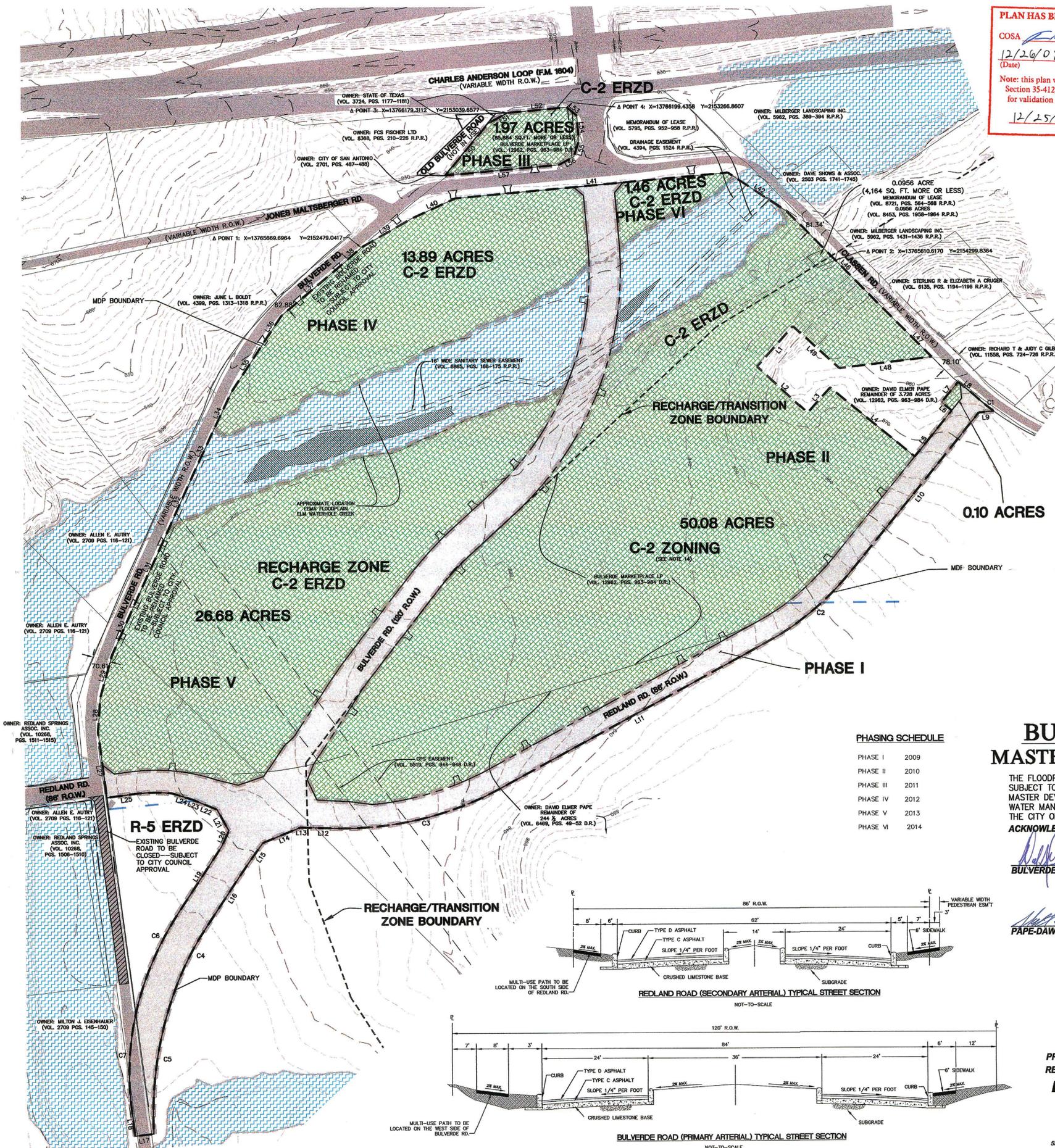
EXISTING AREAS:	PROPOSED AREAS:
1. AREA WITHIN THE 100 YR. FLOOD PLAIN: 15.10 ACRES	1. AREA WITHIN THE 100 YR. FLOOD PLAIN: 15.10 ACRES
2. AREA OUTSIDE THE 100 YR. FLOOD PLAIN: 113.72 ACRES	2. AREA OUTSIDE THE 100 YR. FLOOD PLAIN: 113.72 ACRES
3. TOTAL AREA: 128.82 ACRES	3. TOTAL AREA: 128.82 ACRES

**PROPERTY LEGAL DESCRIPTION:**  
AS RECORDED IN BEKAR COUNTY, TEXAS OFFICIAL PUBLIC RECORDS:  
1.972 ACRES, 112.3 ACRES-VOL. 12962 PGS. 963-984 D.R.), 20.71 OF 244.5 ACRES-VOL. 6469 PGS. 49-52)

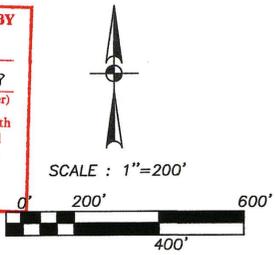
**TEXAS STATE PLANE COORDINATES:**  
A POINT 1: X=13765689.6964 Y=2152479.0417  
A POINT 2: X=13765610.6170 Y=2152639.6577  
A POINT 3: X=13766179.3112 Y=2152639.6577  
A POINT 4: X=13766196.4358 Y=2152626.8607

LINE	LENGTH	BEARING
L1	207.80'	S42°20'41"W
L2	285.20'	S47°59'19"E
L3	129.80'	N42°20'41"E
L4	418.69'	S50°43'28"E
L5	225.73'	N39°15'27"E
L6	49.99'	N50°44'33"W
L7	99.52'	N39°15'27"E
L8	73.49'	S51°50'41"E
L9	72.18'	S83°41'54"W
L10	783.20'	S38°15'27"W
L11	1180.29'	S61°36'16"W
L12	109.23'	N88°33'38"W
L13	31.04'	N88°33'38"W
L14	153.51'	S67°33'51"W
L15	96.97'	S35°46'11"W
L16	294.73'	S83°24'50"W
L17	71.68'	S83°10'29"W
L18	97.24'	N07°41'03"W
L19	294.73'	N33°24'20"E
L20	66.18'	N23°57'47"E
L21	92.01'	N28°59'29"W
L22	72.18'	N67°54'50"W
L23	28.74'	N67°54'50"W
L24	72.83'	N72°32'16"W
L25	100.00'	S82°24'42"W
L27	253.46'	N07°32'46"W
L28	129.93'	N03°59'04"E

LINE	LENGTH	BEARING
L29	167.91'	N15°27'23"E
L30	231.87'	N24°16'30"E
L31	284.29'	N24°38'34"E
L32	287.00'	N24°24'34"E
L33	135.85'	N25°10'34"E
L34	188.50'	N25°20'34"E
L35	228.16'	N33°16'34"E
L36	120.70'	N33°39'34"E
L37	288.29'	N50°05'34"E
L38	100.00'	N49°05'47"E
L39	225.00'	N60°26'26"E
L40	180.28'	N65°29'25"E
L41	1050.00'	N84°55'49"E
L42	275.00'	S56°42'50"E
L46	610.21'	S44°50'41"E
L47	175.11'	S45°00'41"E
L48	357.89'	S83°17'47"W
L49	241.44'	N47°39'19"W
L50	256.82'	N39°40'49"E
L51	84.77'	N62°18'19"E
L52	228.18'	N84°55'49"E
L53	49.50'	S50°04'11"E
L54	95.00'	S05°04'11"E
L55	65.00'	S17°33'00"W
L56	65.00'	S62°18'37"W
L57	437.24'	S84°55'49"E



**PLAN HAS BEEN ACCEPTED BY**  
COSA *[Signature]*  
12/26/08 014-08  
(Date) (Number)  
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on 12/25/10  
Date



**LEGEND:**

- 1015 --- EXISTING CONTOUR LINE
- EXISTING 100-YEAR FLOOD PLAIN
- MDP BOUNDARY
- RIGHT-OF-WAY
- ZONING BOUNDARY
- PROPOSED DRIVEWAY
- COMMERCIAL
- EXISTING PUBLIC STREETS
- PROPOSED PUBLIC STREET R.O.W.
- EXISTING 100-YEAR FLOOD PLAIN
- WETLANDS AREA
- EXISTING ROADWAY TO BE ABANDONED
- PHASE LINE

**CURVE TABLE**

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE	CURVE LENGTH
C1	985.37'	51.33°	S 50°51'11" E	102.52'	102.57'
C2	1043.00'	206.02°	N 50°25'52" E	404.22'	406.80'
C3	1243.00'	332.43°	N 76°34'38" E	642.22'	649.65'
C4	1140.00'	124.63°	S 27°10'00" W	247.78'	248.27'
C5	1372.00'	292.37°	S 08°53'53" W	571.90'	576.12'
C6	1260.00'	139.98°	S 27°04'00" W	278.24'	278.81'
C7	1058.00'	189.60°	S 02°28'30" W	373.24'	375.21'

Proposed land uses will be compatible with existing zoning within the city limits.

**LAND USE TABLE**

LAND USE	AREA (AC.)
COMMERCIAL	94.18
PROPOSED FLOOD PLAIN	15.10
PUBLIC ROW (PRIMARY/SECONDARY ARTERIAL)	19.51
TOTALS	128.82

**PHASING SCHEDULE**

PHASE I	2009
PHASE II	2010
PHASE III	2011
PHASE IV	2012
PHASE V	2013
PHASE VI	2014

**BULVERDE MARKET MASTER DEVELOPMENT PLAN**

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 35-8119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

**ACKNOWLEDGED BY:**

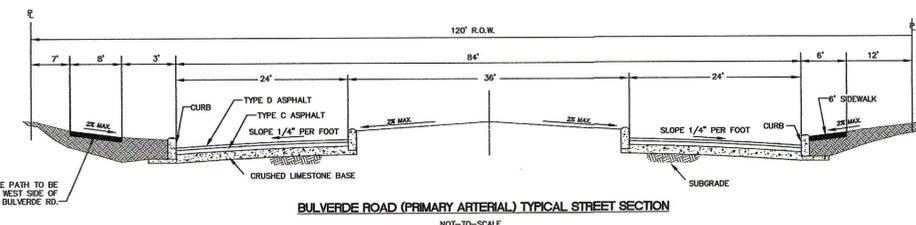
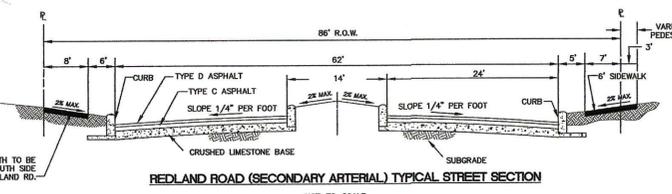
*[Signature]* David Elmer Pape, Decedent  
BULVERDE MARKETPLACE, L.P.  
*[Signature]* Frances Orene Grady Pape, Executor  
FRANCES ORENE GRADY PAPE-AGENT

*[Signature]* David Neal Pape  
DAVID NEAL PAPE-AGENT

*[Signature]* Rose Eleanor Pape  
ROSE ELEANOR PAPE-AGENT

*[Signature]* Jeffrey Elmer Pape  
JEFFERY ELMER PAPE-AGENT

*[Signature]* Grady Christian Pape  
GRADY CHRISTIAN PAPE-AGENT



PREPARATION DATE: MARCH 14, 2008 PROJECT NO. 6559-02  
REVISED: MAY 21, 2008

**PAPE-DAWSON ENGINEERS**

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000  
FAX: 210.375.9010

Date: Sep 15, 2008, 1:59pm User ID: jvelo  
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