

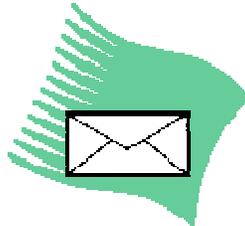
Greg Heaton

From: enews@woodviewhoa.org
Sent: Wednesday, December 18, 2013 9:07 AM
To: Greg Heaton
Subject: Woodview HOA - Near By Development Information



Dear Greg Heaton,

Welcome to Woodview at Bulverde Creek Homeowners Association eNEWS. A service our Board of Directors would like every resident to subscribe to help distribute news, notices, information, and alerts to its members fast, easy, and free. Please help us pass the word and forward this email to your neighbors. As always, please visit our community's web site at <http://www.woodviewhoa.org/> for more detail information and news.



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Seniors' Apartment Community: As you have probably noticed, land work has started on the northeast corner of the Bulverde Road and Bulverde Parkway intersection. We contacted the company that handles the real estate for development along Bulverde Road from 1604 to Evans Road. We were told that Resort Lifestyle Communities (RLC) is putting in a high end senior apartment community for adults over 55. RLC has 2 other such developments in Texas ... Cedar Park and Round Rock. If you want to find out more about

this company, go to www.rlcommunities.com.

Development - Yates Ranch: Here's some information on the development of the Yates Ranch. This is a 960 acre parcel north of Loop 1604 on the west side of Bulverde Road. Roughly speaking, it runs from the north boundary of Emerald Forest to a point opposite the entry road to the new middle school. Judge Yates will retain a 40 acre site around the current house that will not be included in the Master Plan Development. This 900+ acre parcel has no existing entitlements (grandfathering) on it. Thus, given the city's development code, environmental issues and the location over the Edwards Aquifer, only 30% of the land can have impervious cover over it. There are caves on the property which require an eight acre buffer zone around them. Together these will result in a considerable amount of open space rather than development. The plan would include some commercial property along Bulverde Road with the rest of the development given to housing. If multifamily housing (apartments) is erected on part of the land, it will be restricted to 18 units per acre.

The city is indicating that an extension of Gold Canyon Road must be a straight shot through the 960 acres. It would run from where Gold Canyon currently dead ends on the west side of the property supposedly to a point on Bulverde Road opposite and between Roseheart and Valencia Hills. Judge Yates, the Council office, and neighboring communities would like to have the road meander through the property to Bulverde Road. Since this idea cannot win approval, a section of the land where the road would run on the southern edge of the property will be excluded from the development. If the road is to be built, this would be left to the city at some time in the future.

Please pass this e-mail along to your neighbors and encourage them to sign up for Woodveiw at Bulverde Creek HOA e-NEWS.

For more information please visit the community's web site at <http://www.woodviewhoa.org/> or if you have any questions call the Association's office at 210-829-7202.

Sincerely,

eNEWS Team - Communications Committee
Woodview at Bulverde Creek Homeowners Association, Inc.

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