



NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
SPECIAL SESSION
6:30 P.M. – March 26th, 2019
30360 Cougar Bend, Bulverde, TX 78163

MEETING AGENDA

1) CALL TO ORDER, PLEDGE OF ALLEGIANCE AND ROLL CALL

2) APPROVAL OF MINUTES

- a. March 5, 2019 Planning and Zoning Commission Meeting.

3) REGULAR AGENDA ITEMS

- a. PC-18-33 (MDP): Consider a recommendation of approval of a Master Development Plan (MDP) for the Centennial Ridge development, generally located 1 mile west of Brand Rd. and directly north of East Ammann Rd.

4) PUBLIC COMMENTS NOT RELATED TO POSTED AGENDA ITEMS

Persons desiring to address the Commission regarding issues not on the agenda will be received at this time. Those wishing to speak should present a completed comment form to the Chair prior to the meeting. Speakers are limited to 3 minutes and should conduct themselves in a civil manner. In accordance with the Texas Open Meetings Act, the Commission cannot take action on items not listed on the meeting agenda.

5) REPORT BY CITY OFFICIALS AND STAFF ON ITEMS OF COMMUNITY INTEREST

In accordance with Section 551.0415 of the Government Code, topics discussed under this item are limited to expressions of thanks, congratulations or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee or other citizen; a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial or community event; and Announcements involving an imminent threat to the public health and safety of people in the political subdivision that has arisen after the posting of the agenda.

6) ADJOURNMENT

City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations must be made 48 hours prior to the meeting. Please contact the City Secretary at 830.980.8832 or FAX 830.438.4339 for information or assistance. I, the undersigned authority, do hereby certify that the above Notice of Meeting was posted on the bulletin board in front of Bulverde City Hall, which is readily accessible to the public at all times, by _____ a.m/p.m. on _____.

Sean Greszler, Lead Planner



GENERAL INFORMATION

- As a recommending body to the City Council, the Planning and Zoning Commission's responsibilities include review and recommendation of:
 - Master Development Plans
 - Sign Variances
 - Subdivision Variances
 - Zoning Changes, Variances and Special Use Permits
 - Planning and Zoning related ordinances and amendments
- The Planning and Zoning Commission has final decision authority on:
 - Preliminary Plats
 - Final Plats
- Action may only be taken on items which appear as action items on the agenda. A majority vote of the Commission Members at the meeting is required to approve or deny an item.
- The Commission normally meets the first Tuesday of each month at 6:30 PM in the Council Chambers in City Hall. A schedule of meetings is posted in the display case next to the main entrance of City Hall and available on the city website: www.bulverdetx.gov

PUBLIC COMMENT RULES

- For each agenda item, the following process will be used:
 - Staff presents a brief summary to the Commission
 - Applicant presents his/her application
 - Members of the public who wish to speak will be called upon by the Commission Chair to present comments in support or opposition to the application and are limited to three (3) minutes. The Commission Chair may grant more time at his/her discretion.
 - Applicant will be allowed a brief response at the conclusion of public comment.
- All speakers shall first identify themselves by legal name and residence address (business address is acceptable if speaking on behalf of a business)
- Organized groups in attendance shall choose one or two spokespersons to present the group's comments.
- Do not be repetitious. Simply stating "I agree with [the comments] given earlier" will be sufficient to state a position on the application. The Commission Chair reserves the right to discontinue, at any time, repetitious or irrelevant comments.
- The Commission may ask questions of the speakers. There shall, however, be no cross examination or direct questioning in front of the Commission between proponents and opponents. All questions and comments shall be directed to the Commission Chair.
- The Commission Chair reserves the right to impose additional rules regarding the hearing of any item, including but not limited to, limiting the number of speakers and imposing additional time limits for comments. Any additional rules may be announced by the Chair before hearing the item.

Note: Special requests concerning public comment (exhibits, electronic support, etc.) should be directed to City Staff by 5:00 p.m. prior to the meeting.

These minutes have been prepared to satisfy the requirements of Section 551.021 of the Texas Government Code. Recordings of most City meetings are available at www.bulverdetx.gov

City of Bulverde Planning & Zoning Commission Minutes

Regular Commission Meeting: March 5, 2019

Meeting Duration: 6:30 p.m. to 8:20 p.m.

CALL TO ORDER

Commission Members Present: Mike Romans, Mark Morkovsky, Jim Binkley, Tom Hackleman, Dickie Lubel, Rhianna Stewart, Larry Sunn

Commission Members Absent: None

City Staff Present: Sean Greszler (Lead Planner), Jason Rammel (City Attorney), Miguel Inclan (Planner I)

Approval of Minutes

- a. February 5, 2019 Planning and Zoning Commission Meeting. ***Commissioner Romans motioned and Commissioner Morkovsky seconded to approve the minutes. Motion passed unanimously.***

EXECUTIVE SESSION

None

REGULAR AGENDA ITEMS

- a. ZC-19-02 (Zone Change): Hold a Public Hearing and consider a Zone Change to amend the existing R-1 zoning boundary lines on an approximately 802-acre parent tract generally located at 1015 E. Ammann Rd., Bulverde, TX 78163.
Commissioner Sunn moved and Commissioner Morkovsky seconded to recommend approval of the zone change. Motion passed 6-0 with Commissioner Romans abstaining.
- b. ZC-19-03 (Zone Change): Hold a Public Hearing and consider a Zone Change to amend the existing R-2 zoning boundary lines on an approximately 802-acre parent tract generally located at 1015 E. Ammann Rd., Bulverde, TX 78163.
Commissioner Sunn moved and Commissioner Hackleman seconded to recommend approval of the zone change. Motion passed unanimously.
- c. ZC-19-04 (Zone Change): Hold a Public Hearing and consider a Zone Change to amend the existing R-3 zoning boundary lines on an approximately 802-acre parent tract generally located at 1015 E. Ammann Rd., Bulverde, TX 78163.
Commissioner Romans moved and Commissioner Hackleman seconded to recommend approval of the zone change. Motion passed unanimously.
- d. PC-17-05 (Final Plat): Hold a Public Hearing and consider the approval of a Final Plat for Johnson Ranch North Unit 8, generally located on the Southwest corner of Mustang Vista and Stahl Road.
Commissioner Sunn moved and Commissioner Hackleman seconded to approve final plat subject to comments. Motion passed unanimously.
- e. PC-18-28 (Preliminary Plat): Hold a Public Hearing and consider the approval of a Preliminary Plat for Park Village, Unit 5, generally located east of Blanco Road approximately 1/2 mile south of Hwy 46.

Commissioner Romans moved and Commissioner Hackleman seconded to approve the preliminary plat subject to comments. Motion passed unanimously.

- f. PC-18-40 (Preliminary Plat): Hold a Public Hearing and consider the approval of a Preliminary Plat for the Preserve at Singing Hills, Unit 3, Subdivision generally located ½ mile west of 281 at the end of Harmony Hills Drive.
Commissioner Sunn moved and Commissioner Morkovsky seconded to approve the preliminary plat. Motion passed unanimously.

- g. PC-18-41 (Preliminary Plat): Hold a Public Hearing and consider the approval of a Preliminary Plat for the Preserve at Singing Hills, Unit 5, Subdivision generally located ½ mile west of 281 at the end of Harmony Hills Drive.
Commissioner Romans moved and Commissioner Hackleman seconded to approve the preliminary plat. Motion passed unanimously.

- h. PC-18-42 (Final Plat): Hold a Public Hearing and Consider the approval of a Final Plat for Johnson Ranch Mixed Use-FM 1863 Lot 3, generally located on the East side of US Hwy 281, approximately .5 miles North of the intersection of FM 1863 and Johnson Way.
Commissioner Lubel recused himself. Commissioner Morkovsky moved and Commissioner Sunn seconded to approve the final plat. Motion passed unanimously.

PUBLIC COMMENTS

None.

ADJOURNMENT

There being no further business to come before the Commission, the meeting adjourned at 8:20 pm. I certify that the above minutes were approved by the Commission on March 5, 2019.

Maria Franco, City Secretary



PLANNING AND ZONING COMMISSION ITEM:
PC-18-33

Master Development Plan (MDP)
Centennial Ridge

MEETING DATE: March 26, 2019
DEPARTMENT: Planning & Development
PRESENTED BY: Sean Greszler, Lead Planner

REQUEST:

Consider a recommendation of approval of a Master Development Plan (MDP) for the Centennial Ridge development, generally located 1 mile west of Brand Rd. and directly north of East Ammann Rd.

APPLICANT:

Dan Mullins, Southerland Communities, LLC
110 River Crossing
Spring Branch, TX 78070

PROPERTY INFORMATION:

Owner: Southerland Bulverde Land, LLC, Robert B Cole, DTB Investments LP
Legal Descrp:
Size: 940.142 acres; 175 total lots
Existing Land Use: Undeveloped
Existing Zoning: R-1
Proposed Land-Use: Single-Family

SUMMARY:

This is a proposed Master Development Plan (MDP) for the Centennial Ridge development generally located 1 mile west of Brand Rd and directly north of East Ammann Rd. This MDP encompasses the Cole Tract and the northern portion of what was called the Goldsmith Tract. The Goldsmith Tract portion of the project was annexed into the City in October 2015 and zoned R-1 according to a Development Agreement entered into by the City of Bulverde and Ammann Hills Ranch, LTD and Bulverde Point Ranch, LTD in October 2015. The Cole Tract portion of this project was annexed into the City in December of 2018 and zoned R-1 according to the amended Development Agreement entered into between the City, Robert B. Cole and DTB Investments, LP in August of 2018.

ANALYSIS:

This MDP (attached) consists of approximately 940.142 acres and includes 175 single family lots each 5.01 acres or greater. For the former Goldsmith Tract, the Development Agreement and subsequent Amendment to the Development Agreement stipulate that total housing units shall not

exceed 1,090 residential units, of which the Goldsmith Tract development, zoned R-2 and R-3, encompasses 935 unites. The Centennial Ridge MDP is proposing approximately 50 lots within the former Goldsmith Tract portion of the development. The remaining approximately 125 lots are proposed within the former Cole Tract portion of the development for a total of 175 minimum 5.01 acre lots.

Each lot will be served by individual septic and water wells. A water availability study will be submitted to the City with the first platting submittal.

The subdivision will be gated, and all internal roadways will be classified as private, rural local streets, dedicated to the property owner's association. A portion of each entrance roadway will be designated as rural collector streets. One entrance off Brand Rd and once entrance off Ammann rd are proposed.

Roadways connecting the development to the Shepherds Ranch subdivision, the Monteola subdivision or the Persimmon Hill subdivision are prohibited.

A limited analysis of drainage has been conducted at this MDP stage, as the vested ordinance does not require the drainage analysis submission with the MDP. However, a drainage analysis is required before or at the platting stage. A complete drainage analysis has been submitted and is currently under review.

A Traffic Impact Analysis (TIA) has been submitted and is currently under review. As with the drainage analysis, the vested subdivision ordinance does not require the TIA submittal at the MDP stage.

The Development Agreement and Amendment provide for the submittal of a tree survey, limited to the areas that may be developed for rights-of-ways, utilities, and other infrastructure, be submitted at the platting stage. The Development Agreement stipulates that tree mitigation, preservation or fee in lieu is not required for areas being developed for private or public streets or utilities within, adjacent to the rights-of-ways for such streets. As such, a tree survey is not required at the MDP submittal stage. However, the home-builder for each single-family lot shall comply with the tree preservation requirements as port of the building permit process, including providing a tree survey.

The developer shall pay a parkland dedication fee in lieu of all required parkland. Fee will be assessed and paid before the platting stage.

Riparian buffers are not required to be platted, however riparian buffer areas shall be subjected to dedicated easements in which development activity is limited to what is allowed under the current City of Bulverde Riparian Buffer ordinance.

Residential lots adjacent to either the Shepherds Ranch subdivision or Goldsmith Tract development shall have a minimum building setback of 100 feet. All other residential lots may have a front setback of 50 feet.

The developer has submitted a 30-day waiver after the initial application submittal.

With approval of the MDP, the developer will continue with the design and submittal of future preliminary and final plats. The Planning and Zoning Commission will also review and approve these plats. If there are additional substantial deviations from the amended MDP, the developer will be required to submit a new MDP for review and approval.

The City Engineer has also reviewed the proposed Master Development Plan and has determined that the submittal meets all the requirements in the vested Subdivision Ordinance, and the terms of the executed Development Agreements and associated Amendment.

Therefore, Staff **recommends approval** of the Master Development Plan.

ATTACHMENTS:

Master Development Plan
Application



Application for Plat

30360 Cougar Bend, Bulverde, TX 78163
 Telephone: 830-438-3612 - Fax: 830-438-4339
www.ci.bulverde.tx.us

Check one:	<input checked="" type="checkbox"/> Master Development Plan	<input type="checkbox"/> Final Plat	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Vacating Plat	<input type="checkbox"/> Replat
	<input type="checkbox"/> Amending Plat	<input type="checkbox"/> Development Plat	<input type="checkbox"/> Conveyance Plat		

1. Name of Subdivision: Centennial Ridge Unit No 1-4
 Location Description/Nearest Intersection: Located approximately 1 mile west of Brand Rd. and directly north of East Ammann Rd.

2. Owner/Applicant: Dan Mullins, Southerland Communities, LLC
 Address: 110 River Crossing Blvd., Spring Branch, TX 78070 Email: dmullins@southlp.com
 Telephone: 830-228-5263 Fax: _____ Mobile: _____
Note: If applicant is person other than owner, a letter of authorization must be provided from owner.

3. Licensed Engineer/Surveyor (technical contact): J. Steven Brown, P.E.
 Address: 4350 Lockhill Selma Rd., Suite 100 Email: sbrown@jonescarter.com
 Telephone: 210-494-5511 Fax: 120-494-5519 Mobile: _____

4. Property Details:

City Limits: In Out (ETJ)
 Commercial: Yes No
 Residential: Yes No

No. of Lots: 175
 Total Acreage without floodplain: 923
 Density Class: Medium
 Zoning Class: R-1

Water Source: _____
 Sewage Treatment: On-site septic tanks

TxDOT Frontage: Yes No
 100-Year Floodplain: Yes No

Edwards Aquifer Zone: Recharge
 Contributing

5. Waiver:

- I have attached the notarized 30-day waiver signed by the owner waving my rights to sec 212.009 of the Local Government Code, allowing the City more time to properly review the application
- I am opting out of the 30-day waiver acknowledging my application will be reviewed as is.

The undersigned agrees to comply with all platting and subdivision requirements of the City of Bulverde, and hereby authorizes the surveyor/engineer to record the approved final plat. The undersigned agrees to pay the appropriate fees as outlined in the Planning and Development Fee Schedule and agrees to pay fees for any additional review requiring consultation with City Consultants, including involvement of a contract engineer in a predevelopment conference. To the extent possible, City Staff will provide the Owner/Applicant with an estimate of fees should outside consultation be required.

Dan Mullins
 Signature of Owner/Applicant

Dec 6, 2018
 Date

Fees on Page 2

Fees:

Master Plans

- \$1250.00 + \$5.00 per lot or acre; whichever is greater.

Preliminary Plats

- \$1250.00 + \$15.00 per lot single family; \$30.00 per acre for non-single family.

Final Plats

- \$1250.00 + \$15.00 per lot single family; \$30.00 per acre for non-single family.

Amending Plats

- \$750.00 + \$15.00 per lot single family; \$30.00 per acre for non-single family.

Replats/Vacating Plats

- \$750.00 + \$15.00 per lot single family; \$30.00 per acre for non-single family.

Development Plats

- \$250.00

Conveyance Plats

- \$250.00

Traffic Impact Analysis (TIA) Review

- \$1250.00 - Minor TIA
- \$2500.00 - Major TIA

Drainage Analysis Review Tier 1

- \$750

Drainage Analysis Review Tier 2 single family residential

- \$1500 - (0-5 acres)
- \$2500 + \$10/lot - (5+ acres)

Drainage Analysis Review Tier 2 Commercial/Industrial/Multi-Family

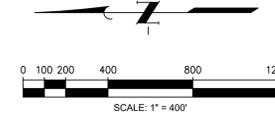
- \$1750 - (0-5 acres)
- \$2500 + \$10/acre (5+ acres)

CENTENNIAL RIDGE MASTER DEVELOPMENT PLAN

A 940.142 ACRE TRACT OF LAND SITUATED IN THE A. HOLBROOK SURVEY, ABSTRACT NO.270, THE EL PASO IRRIGATION CO. SURVEY, ABSTRACT NO.148, THE F. SCHAFER SURVEY, ABSTRACT NO.563, THE E. RYAN SURVEY, ABSTRACT NO.506, AND THE W. BEARD SURVEY, ABSTRACT NO.49, IN COMAL COUNTY, TEXAS; BEING THAT CERTAIN 469.95 ACRES (471.95 ACRES, SAVE AND EXCEPT 2.00 ACRES) DESCRIBED IN INSTRUMENT TO DTB INVESTMENTS, LP, RECORDED AS DOCUMENT NUMBER 201706046997 OF THE COMAL COUNTY OFFICIAL PUBLIC RECORDS; AND A PORTION OF THAT CERTAIN 801.58 ACRES DESCRIBED IN INSTRUMENT TO DTB INVESTMENTS, LP, RECORDED AS DOCUMENTS NUMBER 201606043595 (300.19 ACRES) AND 201606043597 (501.39 ACRES) OF THE COMAL COUNTY OFFICIAL PUBLIC RECORDS; AND THE REMAINDER OF THAT CERTAIN 611.81 ACRES (640 ACRES SAVE AND EXCEPT 28.19 ACRES) DESCRIBED IN INSTRUMENT TO ROBERT BRUCE COLE RECORDED IN VOLUME 703, PAGE 835 OF THE COMAL COUNTY OFFICIAL PUBLIC RECORDS.

NOTES:

- This property is located within the city limits of the City of Bulverde in Comal County.
- This property is located within the Edwards Aquifer Contributing Zone.
- This property is located within Comal ISD.
- All streets within the proposed project will be dedicated to the property owner's association as private.
- On-Site water wells will be constructed on the lots to provide water service.
- On-Site septic tanks will be constructed on the lots to provide sewer service.
- The entire property is zoned R-1 as specified in the City of Bulverde Zoning Ordinance.
- All lots will have a minimum size of 5,000 acres.
- The bearings and distances shown hereon are Texas State Plane Coordinate System Grid South Central Zone (NAD83), as determined by record information.
- Floodplain limits shown on this Master Development Plan are approximate and subject to change. Floodplain limits are shown according to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) FM48091C0215F Dated September 2, 2009.
- Detention will be provided for all concentrated runoff flowing to adjacent properties, unless adjacent property owners agree to accept the ultimate development runoff without detention.
- Drainage easements will be sized to contain concentrated flow where runoff will flow greater than 1 foot deep during the 25-year storm event.
- Drainage easements will be sized and detailed on the final plat for each unit of the development.
- Overhead electric will be placed in the street right-of-way or a parallel easement for electric service to lots.
- A portion of this development is subject to the development agreement "Amendment No. 1 Cole" effective September 4, 2018 and the development regulations stipulated in Article V of the agreement.
- A portion of this development is subject to the conditions pertaining to R-1 zoned areas in the development agreement "Amendment No. 1 Amman Hills Ranch & Bulverde Point Ranch Agreement" effective September 4, 2018.
- Lot 902 is reserved for a potential future roadway tie-in to the adjacent property to the south.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	68.88'	74.94'	71.30'	N 07°51'52" W	62°20'17"	41.66'
C2	586.00'	263.92'	263.84'	N 77°00'00" E	20°00'00"	135.28'
C3	586.00'	546.83'	527.20'	N 37°16'01" E	53°27'52"	295.15'
C4	595.00'	285.20'	282.48'	N 77°09'38" E	27°27'49"	145.40'

	ZONING	SIZE (Ac)	LOTS	DENSITY	ROW DEDICATION	PARKLAND DEDICATION	SCHEDULE
UNIT 1	R-1	358.129	67	0.19	-	-	4/1/2018
UNIT 2	R-1	172.386	29	0.17	0.084 Ac	-	6/1/2018
UNIT 3	R-1	207.870	39	0.19	-	-	9/5/2019
UNIT 2A	R-1	21.102	4	0.19	-	-	11/1/2018
UNIT 4	R-1	180.662	36	0.20	0.099 Ac	-	9/7/2020
OVERALL	R-1	940.142	175	0.19	0.183 Ac	0.000 Ac	

LINE	BEARING	DISTANCE
L1	N 56°17'29" W	30.74'
L2	N 39°14'51" W	191.83'
L3	N 23°13'39" E	291.74'
L4	N 17°21'44" W	233.17'
L5	S 48°32'08" E	124.00'
L6	N 02°59'50" E	221.21'
L7	N 24°08'35" E	115.33'
L8	N 82°30'58" E	63.62'
L9	N 65°13'43" W	92.23'
L10	S 89°40'00" W	89.21'
L11	N 89°15'43" E	260.13'
L12	N 00°05'44" W	151.14'
L13	N 89°33'59" E	180.83'
L14	N 89°34'40" E	180.93'
L15	N 53°21'24" W	129.23'
L16	S 36°33'36" W	50.00'
L17	S 53°21'24" E	166.53'

---	MDP BOUNDARY
---	UNIT BOUNDARY
---	EXIST. 100' R/F FLOODPLAIN
---	ROW CENTERLINE
---	ROW LINE
---	UTILITY EASEMENT
---	CONCENTRATED RUNOFF FLOWPATH
---	CITY LIMITS

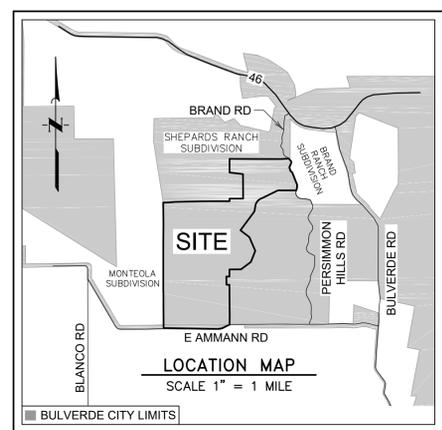
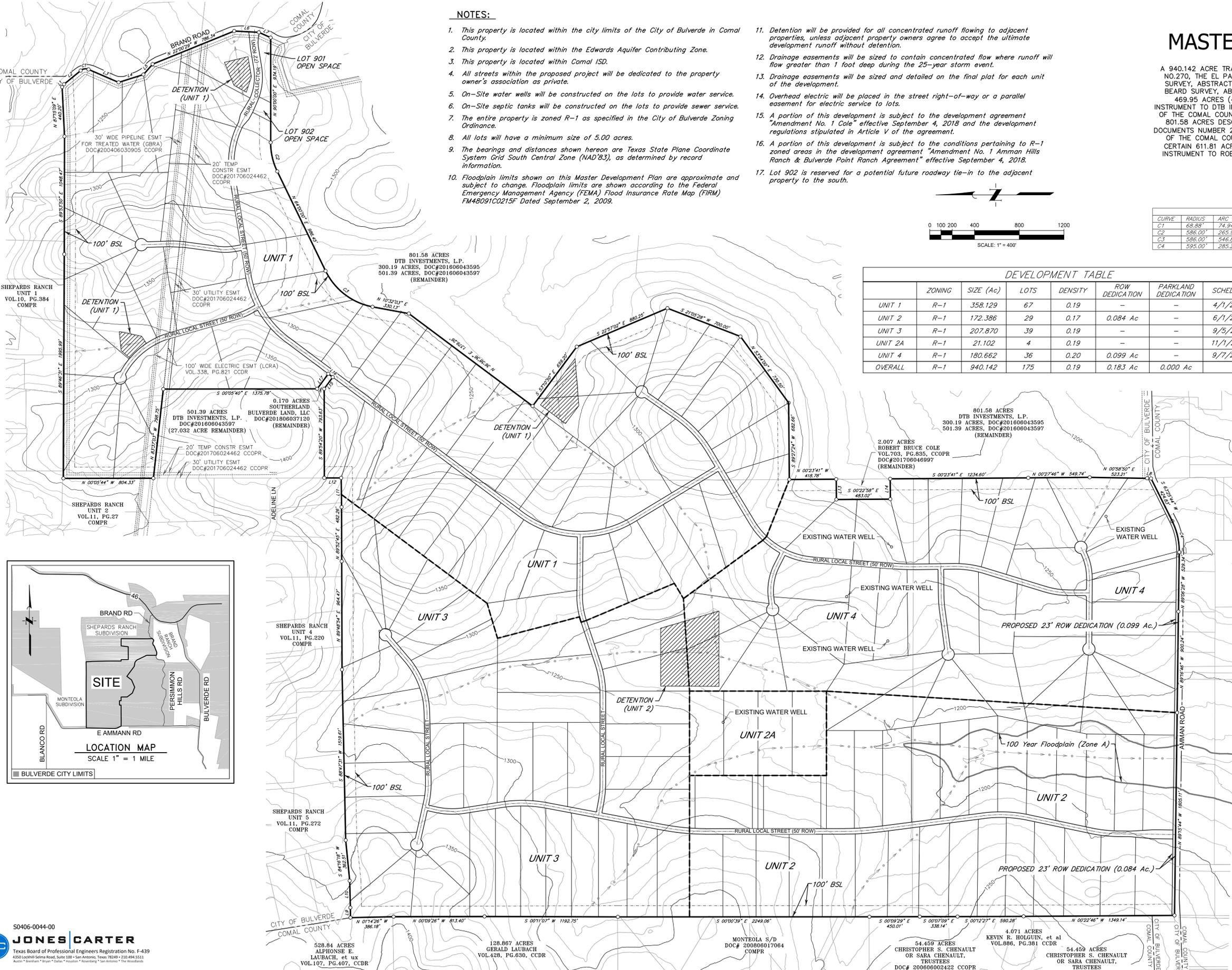
CCDR	COMAL COUNTY DEED RECORDS
CCOPR	COMAL COUNTY OFFICIAL PUBLIC RECORDS
CCMPR	COMAL COUNTY MAP AND PLAT RECORDS
DE	DRAINAGE EASEMENT
ELEC	ELECTRIC
E.G.T.C	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
ESMT	EASEMENT
BSL	BUILDING SETBACK LINE
ROW	RIGHT OF WAY
RCP	REINFORCED CONC. PIPE
CMP	CORRUGATED METAL PIPE
VOL	VOLUME
PG	PAGE

OWNER/DEVELOPER
SOUTHERLAND BULVERDE LAND, LLC
A DELAWARE LIMITED LIABILITY COMPANY
110 RIVER CROSSING BLVD.
SPRING BRANCH, TEXAS 78070
TEL (830) 228-5263
CONTACT: JAY PATTERSON, PRESIDENT

ENGINEER/SURVEYOR:
JONES & CARTER, INC.
4350 LOCKHILL SELMA ROAD
SUITE 100
SAN ANTONIO, TEXAS 78249-2166
TEL 210-494-5511
FAX 210-494-5519
CONTACT: J. STEVEN BROWN, P.E.

OWNER
ROBERT B. COLE
595 E. AMMAN ROAD
BULVERDE, TEXAS 78163

OWNER
DTB INVESTMENTS, L.P.
A TEXAS LIMITED PARTNERSHIP
28615 IH 10 WEST
BOERNE, TEXAS 78008
CONTACT: TRIP DUPERIER III



50406-0044-00
JONES & CARTER
Texas Board of Professional Engineers Registration No. F-439
4350 Lockhill Selma Road, Suite 100 • San Antonio, Texas 78249 • 210-494-5511
Austin • Birmingham • Dallas • Houston • Knoxville • San Antonio • The Woodlands

A1:162641 162641-0002-00 Centennial Ridge MDP, Bulverde, Comal Co. Design Phase CAD Centennial Ridge MDP.dwg D.M. March 11, 2019