



## NOTICE OF MEETING PLANNING AND ZONING COMMISSION

6:30 P.M. – May 7, 2019

3060 Cougar Bend  
Bulverde, TX 78163

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### MEETING AGENDA

#### 1) CALL TO ORDER AND ROLL CALL

#### 2) REGULAR AGENDA ITEMS

- a. ZC-19-05 Hold a public hearing and consider a recommendation on an Ordinance for a zone change from C-1, Commercial District to PDD, Planned Development District, with a base zoning of C-2, Commercial District, for approximately 6.996 acres, located at 1781 E. Ammann Road, near the intersection of Bulverde Rd and E Ammann Rd.
- b. VR-19-04 Discuss and consider a request by Liberty Signs, Inc., on behalf of Kamal Singh/Emerge Properties, for a variance to Sections 3.08.102(a)(3), 3.08.132(2)(b)(ii), and 3.08.132(C) of the City of Bulverde Code of Ordinances, at 358 Singing Oaks Boulevard (Taco Bell).
- c. SUP-19-01 Hold a public hearing and consider a request by Flagstone Water Company for a proposed water storage tank and pump station facility located on an approximately 27-acre tract located approximately 1,500 feet south of Shepherds Ranch Dr and immediately adjacent to the eastern terminus of Adaline Ln in Bulverde, TX 78163.
- d. PC-19-04 Hold a public hearing and consider the approval of a Final Plat for the Uecker Tract, Unit 4 Subdivision, generally located at the southeast corner of FM 1863 and Wiley Road.

#### 3) 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.

#### 4) REPORTS BY CITY OFFICIALS AND CITY 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.

#### 5) 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 5:00 p.m. on 05/02/2019

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Danny Batts, City Manager



PLANNING AND ZONING COMMISSION ITEM:  
ZC-19-05  
**ZONE CHANGE**  
HIS Center

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**MEETING DATE:** May 7, 2019  
**DEPARTMENT:** Planning & Development  
**PRESENTED BY:** Danny Batts, City Manager

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**REQUEST:**

Hold a public hearing and consider a recommendation on an Ordinance for a zone change from C-1, Commercial District to PDD, Planned Development District, with a base zoning of C-2, Commercial District, for approximately 6.996 acres, located at 1781 E. Ammann Road, near the intersection of Bulverde Rd and E Ammann Rd.

**APPLICANT:**

Mechelle Salmon  
20540 SH 46 W Ste. 115483  
Spring Branch, TX 78070

**PROPERTY INFORMATION:**

Owner: HIS Centre  
Legal Descrp: A-206 SUR-192 G HERRERA, ACRES 6.996  
Size: Approx. 6.996 Acres  
Existing Land Use: C-1, Commercial District  
Existing Zoning: C-1, Commercial District  
Proposed Land-Use: PDD, Planned Development District

**NOTICE:**

Personal Notice: April 25, 2019  
Published Notice: April 21, 2019

As of April 26, 2019, Staff has received 0 letters of opposition.

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**SUMMARY:**

This is a request for a zone change for approximately 6.996 Acres, generally located at the intersection of Bulverde Road and E Ammann Road, at 1781 E Ammann Road. The HIS Centre desires to relocate their operations to the old Rahe Bulverde Elementary School site.

The HIS Centre is requesting a base zoning of C-2 with the following additional uses:

- accessory building
- ambulance service (private)

- carport/pole barn and rolling apparatus storage
- heliport for medical training, emergency transport and other training requirements
- Hospital
- Scientific/Research/Development Laboratory
- Surgical Center

The HIS Centre is requesting exemptions from the following regulations/ordinances:

- Landscape area
- Landscape
- Masonry minimum requirements
- Roof type
- Parking ratio
- Parking lot type, allow for concrete, asphalt, gravel and crushed concrete
- Sound amplification
- Tree preservation

Additionally, the HIS Centre requests an exemption from providing the following reports:

- Traffic Impact Analysis Report
- Drainage Analysis
- Platting requirements

#### **ANALYSIS:**

A Planned Development District is established by Ordinance and approved in the same manner as a Zone Change, and provides site specific regulations based on a detailed site plan.

The typical key elements of a PDD application and Ordinance are:

1. Establishment of a base zoning district plus any additional uses requested; and
2. Any modifications or enhancements to the development standards of the base zoning district that may be necessary.

The applicants are requesting a base zoning of C-2, Commercial District which allows for more intense commercial uses than a C-1 Commercial District, which is the current zoning for the lot. The applicant is requesting relief from multiple requirements as stated above and in the attached application.

Regarding the City's Future Land Use Plan, the applicant's property is classified as "Community Commercial" which allows for a commercial zoning on the property. C-2 is a zoning district classification that is consistent with the "Community Commercial" future land use classification.

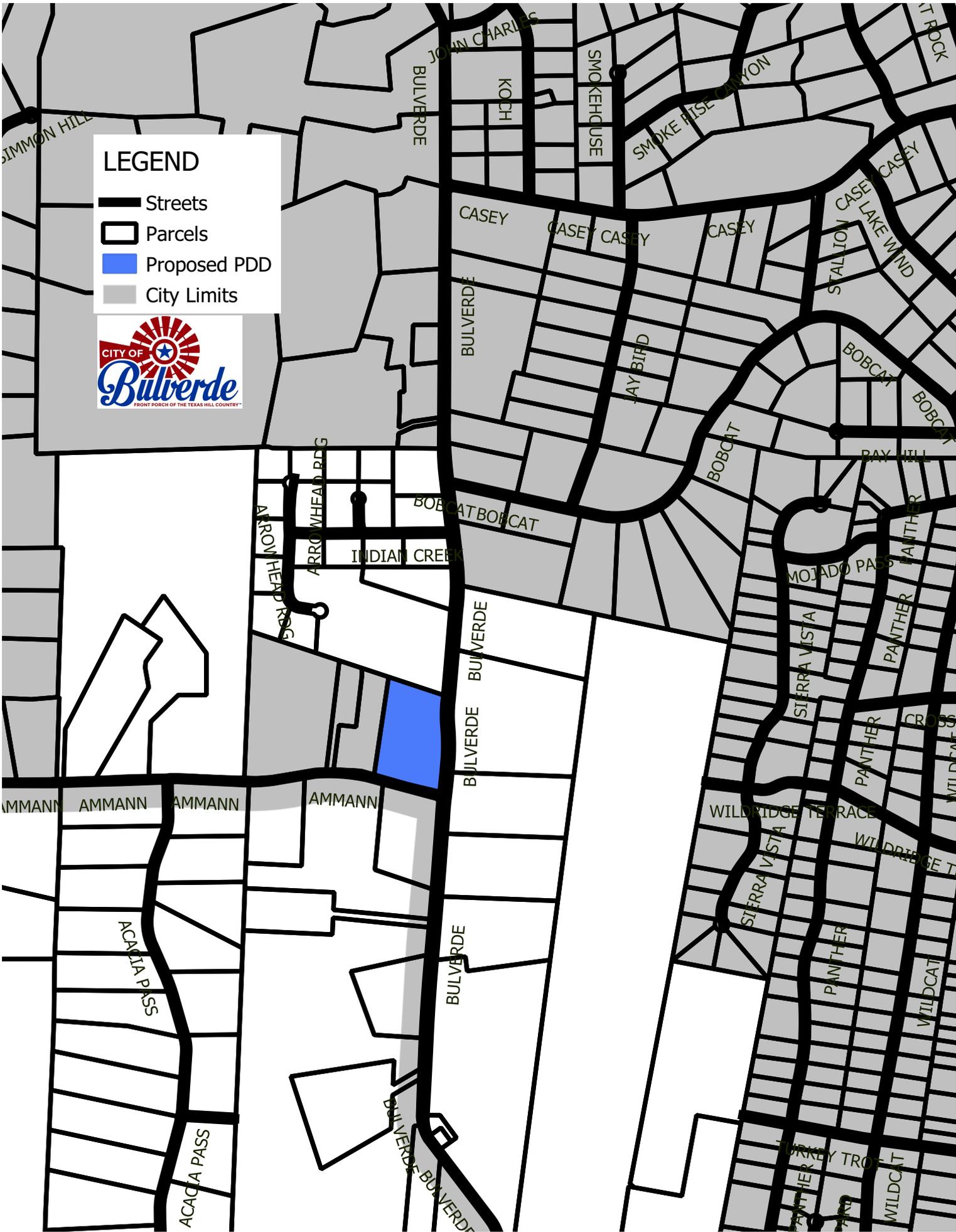
Regarding existing surrounding uses the property is bordered by C-1 zoned lots to the west, with all parcels to the north, south and east being outside the City Limits with no zoning designation.

#### **ATTACHMENTS:**

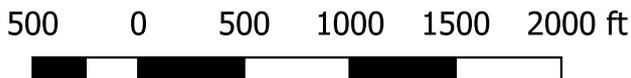
Application  
Map  
Ordinance

**LEGEND**

- Streets
- Parcels
- Proposed PDD
- City Limits



ZC-19-05 EXHIBIT A  
1781 E. AMMANN ROAD  
PROPOSED PLANNED DEVELOPMENT DISTRICT



This map is to be used for general reference purposes only and does not represent an on the ground survey.



# Application for Zoning Change

30360 Cougar Bend, Bulverde, TX 78163  
Telephone: 830-438-3612 - Fax: 830-438-4339  
[www.ci.bulverde.tx.us](http://www.ci.bulverde.tx.us)

Date: 4/18/19

Case No. \_\_\_\_\_

### Applicant Information:

Name: Mechelle Salmon Phone: 210-559-4732 Fax: 830-228-4507

Address: 20540 Hwy 46 W Ste 115 #83 Spring Branch TX 78070

Email: mechelle.salmon@kiscenke.com

### Property Owner Information:

Name: HIS Centre Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Address: SAME AS ABOVE Email: \_\_\_\_\_

*\* If property owner is not the applicant, a letter of authorization from the owner is required with application submittal.*

### Property Identification:

Street Address: 1718 EAST AMMANN RD BULVERDE TX 78163

Legal Description: A-206-SUR-192 G HERRETA, ACRES 6.996

Zoning District Classification: C1

Requested Zoning District Classification: PDD

### Purposes and Reasons: (may attach additional sheets if needed)

Attached

The undersigned agrees to pay the **non refundable** application fee and any other applicable 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. The undersigned also acknowledges the City Staff may require additional appropriate information be submitted to aid in the review.

M Salmon  
Signature of Owner/Applicant

4/18/19  
Date

### Fees:

**Planned Development District Zone Change Review Fee** - \$2,000.00 + \$100.00 per acre.

**Zone Change Review Fee (all other zoning categories)** - \$750.00 + \$100.00 per acre.

April 18, 2019

To whom it may concern:

The remarkable successes of our emergency health sciences division and enhanced community health programs, once under the umbrella of Bulverde Spring Branch Emergency Services, necessitated a transformation of the founding emergency services non-profit with the formation of our successor non-profit, the Healthcare | Innovation | Sciences Centre (Centre).

In 2018 alone, over 12,000 military and civilian healthcare professionals, as well as regional high school students and teachers trained in our facility. We are poised to continue to flourish; yet we have found that we are reaching limits in accepting as many new clients and assisting those in need due to constraints in space and lack of a centralized unit of collaborative agencies at our current Rodeo Drive facility. Due to this high demand, we will be developing our new facility located at 1718 Ammann Rd.

At the Centre, we are focused on the shared passions of expanding knowledge through education, spearheading innovations of novel methods and techniques through research, and delivering compassionate care. The Centre's day to day activities on their campus comprise of the following:

- Medic proficiency training for Emergency Medical Technicians (EMT) and Paramedics
- Basic First Aid Skills Training (Stop the Bleed, CPR, Automated External Defibrillator, Heimlich maneuver) for schools, businesses, and community organizations
- Training for all branches of the Department of Defense
- Classes for high school anatomy, EMT, Science Technology Engineering & Math (STEM)
- Medical research and device development

HIS Centre's campus on Ammann Rd will utilize the existing structures that comprise of two structures equaling 46,642SF plus the addition of an additional 2,500SF for use with their medical research and training division.

We are submitting this Application for Zone Change for a Planned Development District (PDD), which would allow the City of Bulverde to customize the zoning to accommodate and allow HIS Centre to utilize and rehabilitate this blighted property and become a beacon in Bulverde. As part of the PDD, HIS Centre asks that the PDD allow for the following items to be written into the ordinance for the Property:

- Request a Base Zoning of C2, with the following additional uses:
  - Accessory Building
  - Ambulance Service, private
  - Carport/Pole Barn for trailer and rolling apparatus storage

- Heliport for medical training, emergency transport, and other training requirements
- Hospital
- Scientific/Research/Development Laboratory
- Surgical Center
- Request the site be exempt from the following regulations/ordinances
  - Landscape area 14.03.009
  - Landscape 14.08.010
  - Walls Masonry minimum area 14.03.009
  - Roof Type exemption 14.03.009
  - Parking Ratio Requirements 14.06.003
  - Parking lot type, allow for concrete, asphalt, gravel, crushed granite
  - Sound Amplification 14.13.011
  - Tree Preservation 17.06
- Request an exemption from providing the following reports:
  - TIA Report
  - Drainage Analysis
  - Platting Requirements

Your consideration in this matter is greatly appreciated.

Sincerely,



Mechelle Salmon  
Chief Executive

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BULVERDE, TEXAS, AMENDING THE ZONING FOR PROPERTY LOCATED AT 1781 EAST AMMANN ROAD, BULVERDE, TEXAS 78163 FROM C-1 TO PLANNED DEVELOPMENT DISTRICT – HIS CENTRE; DIRECTING THE AMENDMENT OF THE ZONING MAP; REPEALING CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the subject property located at 1781 East Ammann Road, Bulverde, Texas 78163, being a 6.61 acre tract of land situated in the Guadalupe Herrera Survey No. 192, Abstract No. 206, Comal County, Texas and being all of a called 5 acre tract of land (as fenced and occupied along Bulverde Rd. and E. Ammann Rd.) recorded in Volume 82, Page 343, Deed Records, Comal County, Texas and all of a called 1.82 acre tract of land (as fenced and occupied along Bulverde Rd.) recorded in Volume 92, Page 408, Deed Records, Comal County, Texas, said 6.61 acre tract being more particularly described in the attached Exhibit “A” (the “*Property*”), is currently zoned C-1 Commercial District;

**WHEREAS**, the City has received an application that proposes to change the zoning of the Property from its current zoning to Planned Development District – HIS Centre;

**WHEREAS**, the Planning and Zoning Commission of the City of Bulverde, Texas, and the City Council of the City of Bulverde, Texas, in compliance with the Charter and State law with reference to the zoning ordinance and zoning map of the City of Bulverde, Texas, have given requisite notices by publication and otherwise, and after holding a due hearing and affording a full and fair hearing to all the property owners, generally and to the persons interested, situated in the affected area and in the vicinity thereof, the City Council, having received the final report of the Planning and Zoning Commission and having determined that the proposed use will be harmonious with existing buildings, structures, and uses on abutting and nearby properties in the vicinity of the Property in accordance with the current zoning regulations of the City, is of the opinion that the Property should be zoned as set forth herein; and

**WHEREAS**, the City Council finds and determines that the meeting at which this Ordinance was passed was open to the public, that public notice of the time, place and purpose of said meeting was given as required by the Texas Open Meetings Act, Chapter 551, Texas Government Code; and that the City of Bulverde complied with all other requirements, including but not limited to the notice requirements in Chapter 211, Texas Local Government Code;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BULVERDE, TEXAS:**

- 1. Findings of Fact.** The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.
- 2. Enactment.** The Property, which is currently zoned C-1 Commercial, is hereby zoned Planned Development District – HIS Centre in accordance with Exhibit B. By adoption of this Ordinance, the City waives the conceptual site plan requirement under Section 14.03.013(f) for the application requesting adoption of this Ordinance.

3. **Amendment of Zoning Map.** The City Manager is hereby ordered and directed to cause the Zoning Map of the City of Bulverde, established by Section 14.1.17 of Ordinance 437, adopted on September 13, 2016, to be amended to establish zoning for the Property in conformance with this ordinance.
4. **Repealer.** All ordinances, resolutions, or parts thereof, that are in conflict or are inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict or inconsistency, and the provisions of this Ordinance shall be and remain controlling as to the matter regulated herein.
5. **Severability.** Should any section, subsection, sentence, provision, clause or phrase be held to be invalid for any reason, such holding shall not render invalid any other section, subsection, sentence, provision, clause, or phrase of this ordinance and same are deemed severable for this purpose.
6. **Effective Date.** This Ordinance shall be effective as of the date of adoption.

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Bill Krawietz, Mayor

**ATTEST:**

\_\_\_\_\_  
Maria Franco, City Secretary

EXHIBIT A

Legal Description of Property

Being a **6.61 acre** tract of land situated in the Guadalupe Herrera Survey No. 192, Abstract No. 206, Comal County, Texas and being all of a called 5 acre tract of land (as fenced and occupied along Bulverde Rd. and E. Amman Rd.) recorded in Volume 82, Page 343, Deed Records, Comal County, Texas and all of a called 1.82 acre tract of land (as fenced and occupied along Bulverde Rd.) recorded in Volume 92, Page 408, Deed Records, Comal County, Texas, said **6.61 acre** tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 9" wood fence post found in or near the southwest line of a called 10 acre tract of land recorded in Volume 325, Page 121, Deed Records, Comal County, Texas, at or near the northeast corner of a called 2.94 acre tract of land recorded in Volume 98, Page 279, Deed Records, Comal County, Texas, at or near the northwest corner of the above referenced 1.82 acre tract of land and northwest corner of the herein described tract;

**THENCE** generally with a chain-link fence, along the southwest line of said 10 acre tract and along the northeast line of said 1.82 acre tract, **South 72 degrees 08 minutes 33 seconds East**, a distance of **370.13 feet** to a chain-link fence corner post found in the west right-of-way line of Bulverde Road, as fenced, for northeast corner of the herein described tract;

**THENCE** generally with a chain-link fence, being the occupied westerly right-of-way lines of Bulverde Road and occupied northerly right-of-way lines of E. Amman. Rd. the following courses and distances:

**South 03 degrees 45 minutes 21 seconds West**, a distance of **104.79 feet** to a found chain-link fence post;

**South 00 degrees 21 minutes 07 seconds West**, a distance of **366.18 feet** to a found chain-link fence post;

**South 02 degrees 42 minutes 48 seconds West**, a distance of **149.72 feet** to a found chain-link fence post;

**South 08 degrees 34 minutes 02 seconds West**, a distance of **88.61 feet** to a found chain-link fence post;

**South 55 degrees 24 minutes 29 seconds West**, a distance of **42.74 feet** to a found chain-link fence post;

and **North 73 degrees 30 minutes 28 seconds West**, a distance of **384.51 feet** to a found chain-link fence post for the southwest corner of the herein described tract, being at or near the southeast corner of a called 2.45 acre tract of land recorded in Volume 96, Page 386, Deed Records, Comal County, Texas;

**THENCE** generally with a chain-link fence, along east lines of said 2.45 acre tract, said 2.94 acre tract and along the west lines of the above referenced 5 acre tract and said 1.82 acre tract, **North 06 degrees 16 minutes 27 seconds East**, a distance of **740.95 feet** to the **POINT OF BEGINNING** containing **6.61 acres** of land.

## **EXHIBIT B**

### Planned Development District – HIS Centre

1. **Permitted Uses.** The following uses are permitted in the Planned Development District – HIS Centre (the “*District*”). All uses not expressly permitted by this Ordinance are prohibited.
  - (A) C-2 Commercial District. All uses in the C-2 Commercial District are permitted.
  - (B) Additional Uses. The following uses are also permitted:
    - (i) Accessory building, including a carport or pole barn for trailer and rolling apparatus storage.
    - (ii) Ambulance service, private.
    - (iii) Heliport for medical training, emergency transport, and other training requirements.
    - (iv) Hospital.
    - (v) Scientific/research/development laboratory.
    - (vi) Surgery center.
  - (C) Off-Street Parking Construction. In addition to concrete, asphaltic concrete and asphalt, off-street parking may be surfaced with gravel or crushed granite.
  
2. **Exemptions for Use of School Buildings.**
  - (A) Limited Applicability. This Section only applies during the time that the building and related structures formerly used by the Comal Independent School District for Rahe Elementary School (the “*School Buildings*”) are being redeveloped or utilized. This Section does not apply to any application for a permit to demolish or otherwise remove more than 25% of the current square footage of the School Buildings, the same being approximately 43,964 square feet. Following demolition of more than 25% of the current square footage of the School Buildings in total, this Section shall cease to apply.
  - (B) Exemptions. During the time that this Section is applicable, development of the District is exempt from the following provisions of the Code:
    - (i) Landscape requirements under Section 14.03.009(c).
    - (ii) Construction material requirements for walls and roofs under Section 14.03.009(b).
    - (iii) Parking ratio requirements under Section 14.06.003.
    - (iv) Sound amplification restrictions under Section 14.13.011.

- (v) Tree preservation requirements under Article 17.06 and Chapter 10, Exhibit A, Section 4.07.
- (vi) Traffic impact analysis or traffic impact study requirements under Section 14.03.013(f), Section 14.13.014, and Chapter 10, Exhibit A, Sections 2.04(b)(iii) and 1.04(b).
- (vii) Any drainage study or drainage analysis requirement in Chapter 10, Exhibit A, Section 1.04.
- (viii) Any requirement for a master development plan, preliminary plat, final plat, or development plat in Chapter 10, Exhibit A.

3. **Design and Development.** All development, buildings, improvements, and modifications to existing improvements shall comply with all laws, ordinances, rules, and regulations applicable to the C-2 Commercial District except as expressly stated in this Ordinance.
4. **Parking Requirements.** Subject to Section 2, above, parking requirements shall be as provided in the C-2 Commercial District.
5. **Definitions and Applicability.** All words defined in this Ordinance shall apply only to the District. Terms defined in Chapter 14 of the Code but not defined herein have that meaning ascribed to them in Chapter 14. This Ordinance applies only to the District. Except as expressly stated in this Ordinance, all provisions of the Bulverde Code of Ordinances apply to the District.



PLANNING AND ZONING COMMISSION ITEM:  
VR-19-04  
**SIGN VARIANCE**  
358 SINGING OAKS BLVD.

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**MEETING DATE:** May 7, 2019  
**DEPARTMENT:** Planning & Development  
**PRESENTED BY:** Danny Batts, City Manager

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**REQUEST:**

Consider a request by Liberty Signs, Inc., on behalf of Kamal Singh/Emerge Properties, for a variance to Sections 3.08.102(a)(3), 3.08.132(2)(b)(ii), and 3.08.132(C) of the City of Bulverde Code of Ordinances, at 358 Singing Oaks Boulevard.

**APPLICANT:**

Livery Signs, Inc.  
P.O. Box 1259  
Liberty Hill, TX 78642  
512-255-3887

**PROPERTY INFORMATION:**

Address: 358 Singing Oaks Boulevard  
Owner: Kamal Singh/Emerge Properties  
Existing Land Use: C2 Commercial  
Existing Zoning: C2 Commercial

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**ANALYSIS:**

The subject property is in the Singing Hills development. The site is located east of Singing Oaks, south of Melody Hills and west of US 281. This variance request is for a Taco Bell restaurant.

The applicant desires to install a menu board with a height of 6.67 feet and an overall area of 44.5 square feet. Per the current City of Bulverde Sign Ordinance, menu board signs must not exceed the maximum height of 6ft and the maximum area of 24 square feet:

*Section 3.08.132 Permanent signs requiring permit.*

*(2) Menuboard sign.*

*(ii) Maximum height: Six feet (6').*

*(C) Maximum area: Twenty-four (24) square feet. Only one face will be allowed per sign.*

Additionally, the applicant desires to install an additional sign on the left elevation of the structure aside from the front and right elevations. Per the current City of Bulverde Sign Ordinance:

*Sec. 3.08.102 Permitted sign structures and general regulations*

*(a) Attached sign.*

*(3) Number of signs. Only one attached sign per lease space shall be allowed along each street frontage on any site, unless otherwise specifically provided in this article. A secondary sign may be permitted at a public entrance, provided the entrance is on another side of the building, but shall be limited to twenty-five percent (25%) of the primary or permitted sign size, whichever is more restrictive. The six-inch minimum letter/logo height will not apply to these secondary signs. No more than two (2) attached signs shall be allowed per lease space. Attached signs shall be located within the first story of the main exterior entrance for a building or lease space.*

**CRITERIA FOR EVALUATION:**

The City Code has established criteria for approval of variances to the Signage Regulations. Section 3.08.072 of the City Code states:

*“In granting any variance, the city council shall determine that a literal enforcement of the sign regulations will create an unnecessary hardship or a practical difficulty on the applicant, that the situation causing the unnecessary hardship or practical difficulty is unique to the affected property and is not self-imposed, that the variance will not injure and will be wholly compatible with the use and permitted development of adjacent properties, and that the granting of the variance will be in harmony with the spirit and purpose of this article.”*

**ATTACHMENTS:**

Application



# Application for Variance

30360 Cougar Bend, Bulverde, TX 78163  
Telephone: 830-438-3612 - Fax: 830-438-4339

[www.ci.bulverde.tx.us](http://www.ci.bulverde.tx.us)

Date: \_\_\_\_\_

Case No. \_\_\_\_\_

### Applicant Information:

Liberty Signs, Inc.	512-255-3887	512-255-3887
Name	Phone	Fax
P.O. Box 1259 - Liberty Hill, TX 78642		jennifer@libertysignstx.com
Address		Email

### Property Owner Information:

Kamal Singh/Emerge Properties	281-888-2439	
Name	Phone	Fax
10101 Southwest Fwy, Ste. 100 - Houston, TX 77074		kamal.singh@emergeinc.net
Address		Email

\* If property owner is not the applicant, a letter of authorization from the owner is required with application submittal.

### Property Identification:

Street Address: 358 Singing Oaks Blvd.

Legal Description: Singing Hills 4, Block 1, Lot 11

Zoning District Classification: C3

### Description of Request:

- Variance to Section 3.08.102 (a) (3) of the City of Bulverde Code of Ordinances, which requires: Only one attached sign per lease space shall be allowed along each street frontage on any site, unless otherwise specifically provided in this article. A secondary sign may be permitted at a public entrance, provided the entrance is on another side of building
- Variance to Section 3.08.132 (2) (B) (ii) of the City of Bulverde Code of Ordinances, which requires: Maximum height: Six feet (6')
- Variance to Section 3.08.132 (C) of the City of Bulverde Code of Ordinances, which requires: Maximum area: Twenty-four (24) square feet. Only one face will be allowed per sign
- Variance to Section \_\_\_\_\_ of the City of Bulverde Code of Ordinances, which requires: \_\_\_\_\_
- Variance to Section \_\_\_\_\_ of the City of Bulverde Code of Ordinances, which requires: \_\_\_\_\_

The undersigned agrees to pay the **non refundable** application fee and any other applicable 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. The undersigned also acknowledges the City Staff may require additional appropriate information be submitted to aid in the review.

Jennifer Garcia  
Signature of Owner/Applicant

4-11-19  
Date

### Fees:

Zoning and Plat Variance Review Fee - \$750.00 (per Section/Provision of the Code)

Variance Review Fee (all other Variances)- \$500.00 (per Section/Provision of the Code) pd 4/11/19

\$1,500.00 cc receipt # 716181

**VARIANCE CRITERIA EXPLANATION FORM**

**(for Sign Code Variances Only)**

(This Form is required with submittal of a Variance Application. If more than one variance is requested in an application, a separate Variance Criteria Explanation Form shall be required for each Variance. Please include additional pages as necessary.)

- 1) Describe how the situation causing the unnecessary hardship or practical difficulty is unique to the property and not self-imposed?

Motorist will not be able to identify the type of business until they are already passing it and could cause traffic issues when trying to exit Hwy 281 at the last moment.

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- 2) Describe the unnecessary hardship that would result due to a literal enforcement of the regulation.

Placing the sign on this elevation would make it easy to identify the business when driving NB on Hwy 281

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- 3) Describe how the variance will not injure and will be wholly compatible with the use and permitted development of adjacent properties.

Within a mile radius of this new Taco Bell location other Nationally recognized brands have their signage on more than 1 elevation and have additional signage then just over an entrance.

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- 4) Describe how granting the variance will be in harmony with the spirit and purpose of this article.

Please consider this variance as our Corp. Branding is just as important as other National brands in this area.

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**\*Note for the Board / Commission:**

The following responses were provided by the applicant and may not be consistent with the Department staff report.

**VARIANCE CRITERIA EXPLANATION FORM**

**(for Sign Code Variances Only)**

(This Form is required with submittal of a Variance Application. If more than one variance is requested in an application, a separate Variance Criteria Explanation Form shall be required for each Variance. Please include additional pages as necessary.)

- 1) Describe how the situation causing the unnecessary hardship or practical difficulty is unique to the property and not self-imposed?

Due to corp standards and our national branding guide the menu boards are the same across the US

- 2) Describe the unnecessary hardship that would result due to a literal enforcement of the regulation.

We have set in place a guide to make all of our stores the same across the country.

- 3) Describe how the variance will not injure and will be wholly compatible with the use and permitted development of adjacent properties.

We use the same vendor to make these menu boards across the US.

- 4) Describe how granting the variance will be in harmony with the spirit and purpose of this article.

Please consider a variance so we can maintain our branding throughout.

**\*Note for the Board / Commission:**

The following responses were provided by the applicant and may not be consistent with the Department staff report.



PLANNING AND ZONING COMMISSION ITEM:  
SUP-19-01  
**SPECIAL USE PERMIT**  
Water Storage Tank & Pump Station

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**MEETING DATE:** May 7, 2019  
**DEPARTMENT:** Planning & Development  
**PRESENTED BY:** Danny Batts, City Manager

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**REQUEST:**

Hold a public hearing and consider a request by Flagstone Water Company for a proposed water storage tank and pump station facility located on an approximately 27-acre tract located approximately 1,500 feet south of Shepherds Ranch Dr and immediately adjacent to the eastern terminus of Adaline Ln in Bulverde, TX 78163.

**APPLICANT:**

Flagstone Water Company, LLC  
28615 IH 10 West  
Boerne, TX 78006

**PROPERTY INFORMATION:**

Address: N/A  
Legal Description: A-148 SUR-765 EL PASO IRRIG CO, ACRES 27.032, A-563 SUR-570 F  
SCHAEFER  
Owner: WECO East LLC  
Existing Land Use: Undeveloped Land  
Existing Zoning: R-1, Residential District

**NOTICE:**

Public Notice: April 21, 2019  
Personal Notice: April 25, 2019

As of May 2, 2019, Staff received 0 letters of opposition.

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**SUMMARY:**

The applicant is requesting a Special Use Permit to build a water storage tank and pump station facility to provide regional wholesale water to serve retail users in Comal County. The facility would be located on an approximately 27-acre tract located approximately 1,500 feet south of Shepherds Ranch Dr and immediately adjacent to the eastern terminus of Adaline Ln in Bulverde, TX 78163.

**ANALYSIS:**

The Zoning Code provides the following definition of a Public Utility/Utility District Facility:

***Public utility/utility district facility.** Any facility, other than an administrative office, of any agency which and necessity [sic] provides the public with any general public service, such as gas, electricity, water, sewerage, telephone, telegraph, cable television, or any other similar service under public franchise or ownership or certificate of convenience.*

Per Exhibit B (Statement of Purpose), the Ammann Road Pump Station will consist of two ground storage tanks (one planned for future construction), one pump station building, associated water lines, and access road. Once constructed, the Ammann Road Pump Station will supply regional wholesale water to serve retail users in Comal County.

The applicant has not requested any specific conditions with this request.

**CONSIDERATIONS FOR EVALUATION:**

The City Code provides direction to the Planning and Zoning Commission and the City Council regarding the procedures and considerations involved in potentially granting any Special Use Permit. More specifically, Section 14.01.019(d) of the City Code states:

*“Every special use permit granted under the provisions of this article shall be considered as an amendment to the zoning ordinance and zoning map as applicable to such property, and shall be adopted as a separate ordinance. In granting such permit, the city council may impose such conditions as may be necessary to promote and protect the public health, safety, order, morals, convenience, prosperity and general welfare. Said conditions shall be complied with by the grantee before a certificate of occupancy may be issued..”*

**ATTACHMENTS:**

- Exhibit A – Application
- Exhibit B – Statement of Purpose
- Exhibit C – Site Plan



## Memo

**TO:** City of Bulverde  
30360 Cougar Bend  
Bulverde, TX 78163

**DATE:** 03/29/2019

**ATTN:** Sean Greszler

**FROM:** Christy Dilly, E.I.T.

**PROJECT NO.:** 11339-80

**CC:** Lee Niles, P.E.

**RE:** Ammann Road Pump Station – Special Use Permit Application  
Statement of Purpose

This memo serves as an official statement of purpose for the Special Use Permit application being filed on behalf of the Ammann Road Pump Station, located within the City of Bulverde ETJ. The Ammann Road Pump Station will consist of two ground storage tanks (one planned for future construction), one pump station building, associated water lines, and access road. Once constructed, the Ammann Road Pump Station will supply regional wholesale water to serve retail users in Comal County. There are no specific conditions associated with this request.

Thank you for your consideration of this permit application.



# Application for Special Use Permit (SUP)

30360 Cougar Bend, Bulverde, TX 78163  
Telephone: 830-438-3612 - Fax: 830-438-4339  
[www.ci.bulverde.tx.us](http://www.ci.bulverde.tx.us)

Date: 3/27/2019

Case No. \_\_\_\_\_

### Applicant Information:

Flagstone Water Company LLC (Kevin Meier) 210-664-4006		
Name	Phone	Fax
28615 IH 10 West, Boerne, TX 78006		meier862@aol.com
Address		Email

### Property Owner Information:

WECO East LLC 210-664-4006		
Name	Phone	Fax
28615 IH 10 West, Boerne, TX 78006		meier862@aol.com
Address		Email

*\* If property owner is not the applicant, a letter of authorization from the owner is required with application submittal.*

### Property Identification:

Street Address: N/A

Legal Description: A-148 SUR-765 EL PASO IRRIG CO, ACRES 27.032, A-563 SUR-570 F SCHAEFER

Use Requested: Provide regional wholesale water supply to serve retail users in Comal County.

### The Following Must Be Submitted with Application:

1. A written statement describing the purpose and specific conditions of the request.
2. A site plan meeting the following minimum specifications:
  - a. Drawn to scale; indicating applicable buildings with approximate square footages and proposed uses.
  - b. Site ingress and egress, including interior traffic circulation patterns and parking/loading areas
  - c. Location and uses of existing buildings within 200 feet (may be shown on separate plan/aerial photograph)
  - d. Existing zoning district classifications within 200 feet (may be shown on separate plan)
  - e. The 100-year floodplain if present on the property
3. A landscape/buffering plan meeting the following minimum specifications:
  - a. Drawn to scale; indicating proposed landscaping, including the size, species and locations.
  - b. Other visual screening methods and their design, such as fences
4. A Tree Preservation and Replacement Plan must be submitted meeting the specifications of the Zoning Ordinance if development will necessitate removal of trees or affect the driplines of existing trees.

*\* Other items, including, but not limited to architectural renderings, traffic impact studies and noise studies may be requested. In addition, the Planning and Zoning Commission and City Council may request additional information by majority vote to render an informed decision.*

The undersigned agrees to pay the **non-refundable** application fee and any other applicable fees as outlined in the 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. The undersigned also acknowledges the City Staff may require additional appropriate information be submitted to aid in the review.

3/28/19

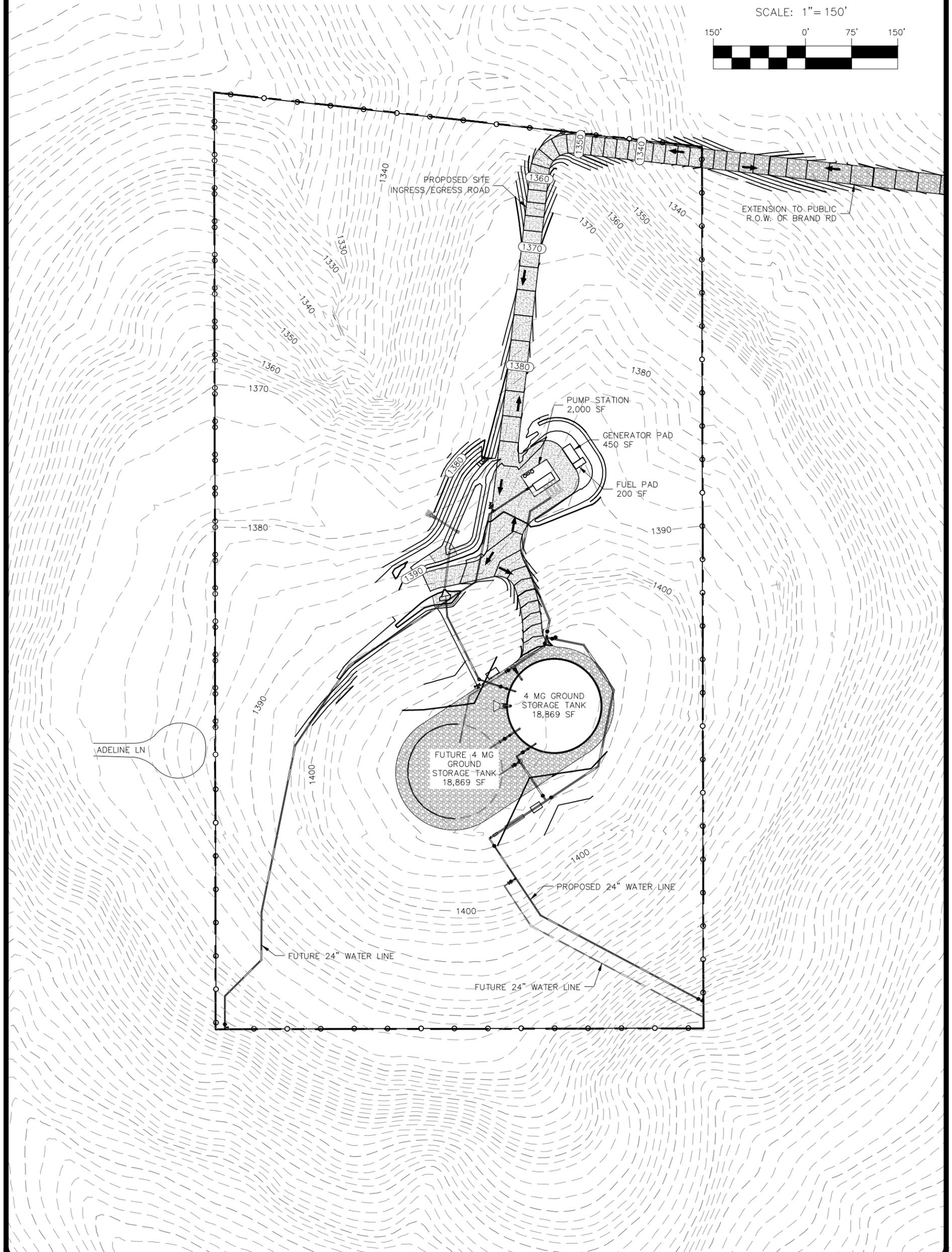
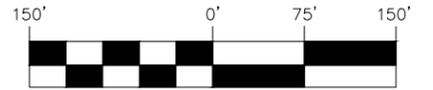
Signature of Owner/Applicant

Date

Fees:  
Special Use Permit Review Fee - \$750.00



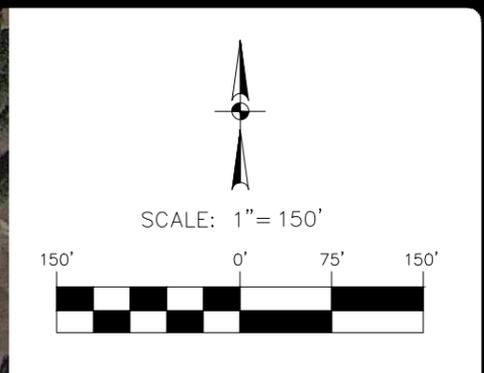
SCALE: 1" = 150'



JOB NO.	11339-80
DATE	MAR 2019
DESIGNER	LN
CHECKED	RG
DRAWN	CD
SHEET	1 of 1

**SOUTH COMAL WATER SUPPLY CORP.**  
 BULVERDE, TX  
**AMMANN ROAD PUMP STATION - SITE PLAN**

**Pape-Dawson Engineers**  
 SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
 2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800



JOB NO. 11339-80  
DATE MAR 2019  
DESIGNER LN  
CHECKED\_RG DRAWN\_CD  
SHEET 1 of 1

**SOUTH COMAL WATER SUPPLY CORP.**  
BULVERDE, TX  
**AMMANN ROAD PUMP STATION - ZONING BUFFER SITE PLAN**

**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



PLANNING AND ZONING COMMISSION ITEM:  
PC-19-04  
**FINAL PLAT**  
Uecker Tract, Unit 4

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**MEETING DATE:** May 7, 2019  
**DEPARTMENT:** Planning & Development  
**PRESENTED BY:** Danny Batts, City Manager

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**REQUEST:**  
Hold a public hearing and consider the approval of a Final Plat for the Uecker Tract, Unit 4 Subdivision, generally located at the southeast corner of FM 1863 and Wiley Road.

**APPLICANT:**  
Pape Dawson Engineers, Inc.  
2000 NW Loop 410  
San Antonio, TX 78213

**PROPERTY INFORMATION:**  
Owner: KB Homes  
Legal Descrp: N/A  
Size: 14.11 acres; 70 lots  
Existing Land Use: Undeveloped  
Existing Zoning: R2, Residential District  
Proposed Land-Use: Single Family Residential

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**SUMMARY:**  
The development process began for this project in 2007 when a Master Development Plan (MDP) was originally approved. The MDP for this project was revised in 2015. Additionally, the Uecker Tract is subject to an approved Development Agreement, which provides additional development requirements in some cases and provides relief from some requirements in other cases. Originally, the project was located within the City's Extraterritorial Jurisdiction, but was annexed in October of 2016. This proposed final plat represents phase 4 of the Uecker Tract (Edgebrook Subdivision).

**ANALYSIS:**  
This proposed Final Plat is for approximately 30.070 acres of vacant property. The proposed Final Plat intends to create 70 lots and approximately 13 acres of open space. No land is required to be dedicated for storm water detention because this unit drains to the existing detention basin constructed and platted with Unit 1 of this development.

Water will be provided by Canyon Lake Water Service Company through a new central water system. Sewer service will be provided by a new central sewer system with a treatment plant located inside the overall subdivision. Access to the proposed subdivision will be via extensions of previously platted roadways connecting to Wiley Road.

The City Engineer has reviewed the proposed final plat and related required documents including a drainage analysis and traffic impact analysis and has determined that the submittal meets the requirements in the Subdivision Ordinance and the approved Development Agreement for the development.

Therefore, Staff recommends **approval** of this final plat.

**ATTACHMENTS:**

Final Plat  
Application



# Application for Plat

30360 Cougar Bend, Bulverde, TX 78163  
 Telephone: 830-438-3612 - Fax: 830-438-4339  
[www.ci.bulverde.tx.us](http://www.ci.bulverde.tx.us)

Check one:  Master Development Plan  Final Plat  Preliminary Plat  Vacating Plat  Replat  
 Amending Plat  Development Plat  Conveyance Plat

1. Name of Subdivision: Uecker Tract Unit No 4  
 Location Description/Nearest Intersection: Southeast corner of FM1863 and Wiley Rd intersection

2. Owner/Applicant: KB Home  
 Address: 4800 Fredericksburg Rd, San Antonio, TX 78229 Email: JCHernandez@kbhome.com  
 Telephone: (210)308-1316 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): Pape-Dawson Engineers, Inc  
 Address: 2000 NW Loop 410, San Antonio, TX 78213 Email: tdreiss@pape-dawson.com  
 Telephone: (210) 375-9000 Fax: (210) 375-9010 Mobile: \_\_\_\_\_

4. Property Details:

City Limits:	<input checked="" type="radio"/> In <input type="radio"/> Out (ETJ)	Water Source:	<u>CLWSC</u>
Commercial:	Yes <input type="radio"/> No <input checked="" type="radio"/>	Sewage Treatment:	<u>SCWCO</u>
Residential:	Yes <input checked="" type="radio"/> No <input type="radio"/>	TxDOT Frontage:	Yes <input type="radio"/> No <input checked="" type="radio"/>
No. of Lots:	<u>70</u>	100-Year Floodplain:	<input checked="" type="radio"/> Yes <input type="radio"/> No
Total Acreage without floodplain:	<u>14.11</u>	Edwards Aquifer Zone:	<input checked="" type="checkbox"/> Recharge <input checked="" type="checkbox"/> Contributing
Density Class:	<u>High</u>		
Zoning Class:	<u>Single Family</u>		

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.

Signature of Owner/Applicant: *J.C. Hernandez* Date: 3-20-19

Fees on Page 2

\*\*Plat submittals should include one (1) hard copy of each required submittal document, as well as digital PDF versions of each required document, including application.

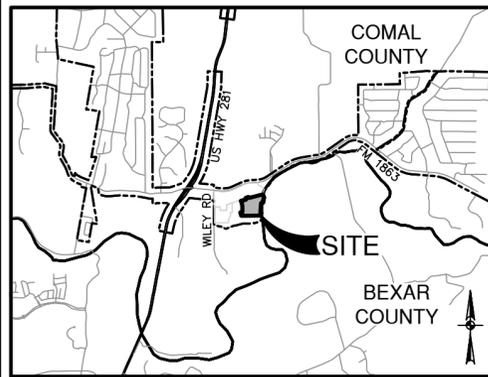


SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
 TBPE FIRM REGISTRATION #470 | TBPUS FIRM REGISTRATION #10028800

DATE OF PREPARATION: March 13, 2019

## SUBDIVISION PLAT OF UECKER TRACT UNIT-4

BEING A 30.070 ACRE TRACT OUT OF 110.360 ACRE, OR 4,807,299 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING OUT OF A 116.231 ACRES BEING THAT SAME CALLED 116.2 ACRE TRACT DESCRIBED IN DEED TO B&M F.M. 1863, LTD. RECORDED IN DOCUMENT NUMBER 200706011449 OF THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE AGAPITA GAYTON SURVEY NO. 194, ABSTRACT 174, OF COMAL COUNTY, TEXAS.



**LOCATION MAP**  
NOT-TO-SCALE

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N70°19'26"E	78.89'
L2	S64°05'32"E	171.18'
L3	N23°33'02"W	32.21'
L4	N24°33'02"W	50.31'
L5	S18°13'21"E	20.00'
L6	N18°13'21"W	100.00'
L7	N64°39'47"E	18.88'
L8	S22°39'10"E	72.84'
L9	N00°19'18"W	17.02'
L10	S89°29'49"W	84.27'
L11	N32°38'20"W	28.85'
L12	S89°29'49"W	164.37'
L13	N89°29'49"E	8.18'

**DRAINAGE EASEMENT NOTE:**

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING, FENCES, OR OTHER TYPES OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS OR DECREASE THE HYDRAULIC CAPACITY OF THE EASEMENT, AS APPROVED, SHALL NOT BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER.

**GREENBELT NOTE:**

MAINTENANCE OF LOT 904, BLOCK 1, LOT 905, BLOCK 1, AND LOT 901, BLOCK 5 SHALL BE THE SOLE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.

**UTILITY PROVIDER NOTE:**

THE PROPERTY WILL BE SERVED BY THE FOLLOWING:

- C.P.S. (ELECTRIC AND GAS)
- GUTC
- TIME WARNER CABLE

**MISCELLANEOUS NOTE:**

1. FUTURE DEVELOPMENT IS SUBJECT TO THE CITY OF BULVERDE CODE OF ORDINANCES.
2. CONTOURS SHOWN ARE BASED OFF OF AN ON THE GROUND SURVEY. THE DATUM USED TO GENERATE THE CONTOURS IS THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
3. TOTAL LENGTH OF ROADWAY DEDICATION IN UECKER TRACT UNIT-4 IS 2222 LINEAR FEET.
4. UECKER TRACT UNIT-4 LIES WITHIN THE CITY LIMITS OF THE CITY OF BULVERDE AND WITHIN THE EDWARDS AQUIFER CONTRIBUTING AND RECHARGE ZONES.

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	17.75'	045°35'02"	S86°53'03"E	13.75'	14.12'
C2	489.26'	032°02'01"	N16°34'16"W	270.00'	273.54'
C3	37.75'	077°02'14"	N71°09'27"W	47.02'	50.76'
C4	825.00'	017°43'10"	S09°21'46"E	254.12'	255.14'
C5	14.00'	090°00'00"	S45°30'11"E	19.80'	21.99'
C6	25.00'	090°00'00"	N44°29'49"E	35.36'	39.27'
C7	15.00'	073°34'29"	N37°17'26"W	17.97'	19.26'
C8	55.00'	284°14'52"	N68°02'46"E	67.54'	272.86'
C9	15.00'	030°40'23"	S14°50'00"W	7.93'	8.03'
C10	15.00'	090°00'00"	S45°30'11"E	21.21'	23.56'
C11	15.00'	055°09'00"	N61°55'19"E	13.89'	14.44'
C12	55.00'	290°18'01"	S00°30'11"E	62.86'	278.67'
C13	15.00'	055°09'00"	N62°55'41"W	13.89'	14.44'
C14	15.00'	090°00'00"	S44°29'49"W	21.21'	23.56'
C15	14.00'	044°02'00"	S22°31'11"E	10.50'	10.76'
C16	55.00'	178°04'00"	S44°29'49"W	109.98'	170.93'
C17	14.00'	044°02'00"	N68°29'11"W	10.50'	10.76'
C18	14.00'	090°00'00"	N44°29'49"E	19.80'	21.99'
C19	775.00'	017°43'10"	N09°21'46"W	238.72'	239.68'
C20	825.00'	000°08'58"	N18°08'52"W	2.15'	2.15'
C21	825.00'	003°23'01"	N16°22'52"W	48.71'	48.72'
C22	825.00'	003°23'13"	N12°59'45"W	48.76'	48.77'
C23	825.00'	003°15'50"	N09°40'14"W	46.99'	47.00'
C24	825.00'	001°23'34"	N07°20'31"W	20.06'	20.06'
C25	825.00'	004°32'07"	N04°22'41"W	65.29'	65.30'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C26	825.00'	001°36'26"	N01°18'24"W	23.14'	23.14'
C27	15.00'	034°15'47"	S17°38'05"E	8.84'	8.97'
C28	15.00'	039°18'42"	S54°25'19"E	10.09'	10.29'
C29	55.00'	064°28'30"	S41°50'25"E	58.68'	61.89'
C30	55.00'	040°38'12"	S10°42'56"W	38.20'	39.01'
C31	55.00'	040°42'12"	S51°23'09"W	38.26'	39.07'
C32	55.00'	116°24'37"	N50°03'27"W	93.49'	111.75'
C33	55.00'	022°01'20"	N19°09'32"E	21.01'	21.14'
C34	55.00'	013°07'42"	S40°54'40"W	12.57'	12.60'
C35	55.00'	055°53'21"	S75°25'11"W	51.55'	53.65'
C36	55.00'	076°07'57"	N38°34'10"W	67.82'	73.08'
C37	55.00'	087°20'17"	N43°09'57"E	75.95'	83.84'
C38	55.00'	057°48'43"	S64°15'32"E	53.17'	55.50'
C39	55.00'	053°29'36"	N17°47'23"W	49.51'	51.35'
C40	55.00'	035°42'03"	N26°48'26"E	33.72'	34.27'
C41	55.00'	039°06'04"	N64°12'30"E	36.81'	37.53'
C42	55.00'	049°46'17"	S71°21'20"E	46.29'	47.78'
C43	14.00'	027°25'54"	S60°11'08"E	6.64'	6.70'
C44	14.00'	016°36'06"	S82°12'08"E	4.04'	4.06'
C45	775.00'	001°42'42"	S01°21'32"E	23.15'	23.15'
C46	775.00'	004°29'39"	S04°27'42"E	60.77'	60.79'
C47	775.00'	001°49'01"	S07°37'02"E	24.58'	24.58'
C48	775.00'	006°40'29"	S11°51'47"E	90.23'	90.28'
C49	775.00'	003°01'19"	S16°42'41"E	40.87'	40.88'

STATE OF TEXAS  
COUNTY OF COMAL

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF BULVERDE PLANNING COMMISSION.

EUGENE H. DAWSON III, P.E.  
LICENSED PROFESSIONAL ENGINEER  
PAPE-DAWSON ENGINEERS, INC.  
2000 NW LOOP 410  
SAN ANTONIO, TEXAS 78213

STATE OF TEXAS  
COUNTY OF COMAL

I, THE UNDERSIGNED JOHN NOEL NICHOLLS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

JOHN NOEL NICHOLLS  
REGISTERED PROFESSIONAL LAND SURVEYOR, #4402  
PAPE-DAWSON ENGINEERS, INC.  
2000 NW LOOP 410  
SAN ANTONIO, TEXAS 78213

THIS PLAT OF UECKER TRACT UNIT-4 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF BULVERDE, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, YEAR \_\_\_\_\_

BY: \_\_\_\_\_  
CHAIRPERSON

BY: \_\_\_\_\_  
SECRETARY

**MISCELLANEOUS NOTE:**

1. FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114-STREETS, SIDEWALKS AND OTHER PUBLIC SPACES.

**SURVEYOR'S NOTES:**

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NCS COOPERATIVE COORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
5. CONTOURS SHOWN ARE BASED OFF OF AN ON THE GROUND SURVEY, THE DATUM USED TO GENERATE THE CONTOURS IS NAVD88 (GEOID03).

**OPEN SPACE NOTE:**

LOT 904, BLOCK 1, LOT 905, BLOCK 1, AND LOT 901, BLOCK 5 ARE DESIGNATED AS OPEN SPACE AND AS A DRAINAGE & WATER QUALITY EASEMENT.

**C.P.S. NOTES:**

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS  
COUNTY OF COMAL

KNOWN ALL MEN BY THESE PRESENTS:

THE OWNERS OF THE LAND SHOWN ON THIS PLAT WHOSE NAMES ARE SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: JOE HERNANDEZ  
KB HOME  
4800 FREDERICKSBURG RD  
SAN ANTONIO, TX 78229  
(210) 308-1316

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOE HERNANDEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

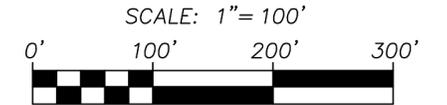
\_\_\_\_\_  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF COMAL

I, \_\_\_\_\_, COUNTY CLERK OF COMAL COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ M. IN THE DEED AND PLAT RECORDS OF COMAL COUNTY, IN BOOK/ VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

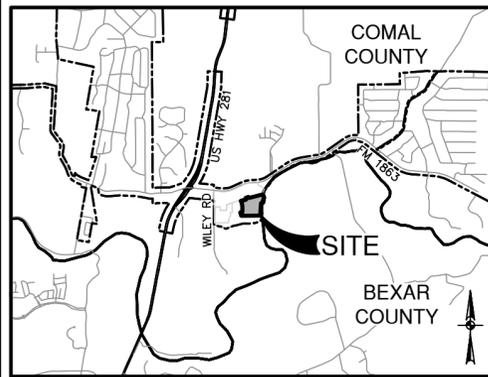
\_\_\_\_\_  
COUNTY CLERK, COMAL COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY



**SUBDIVISION PLAT  
 OF  
 UECKER TRACT UNIT-4**

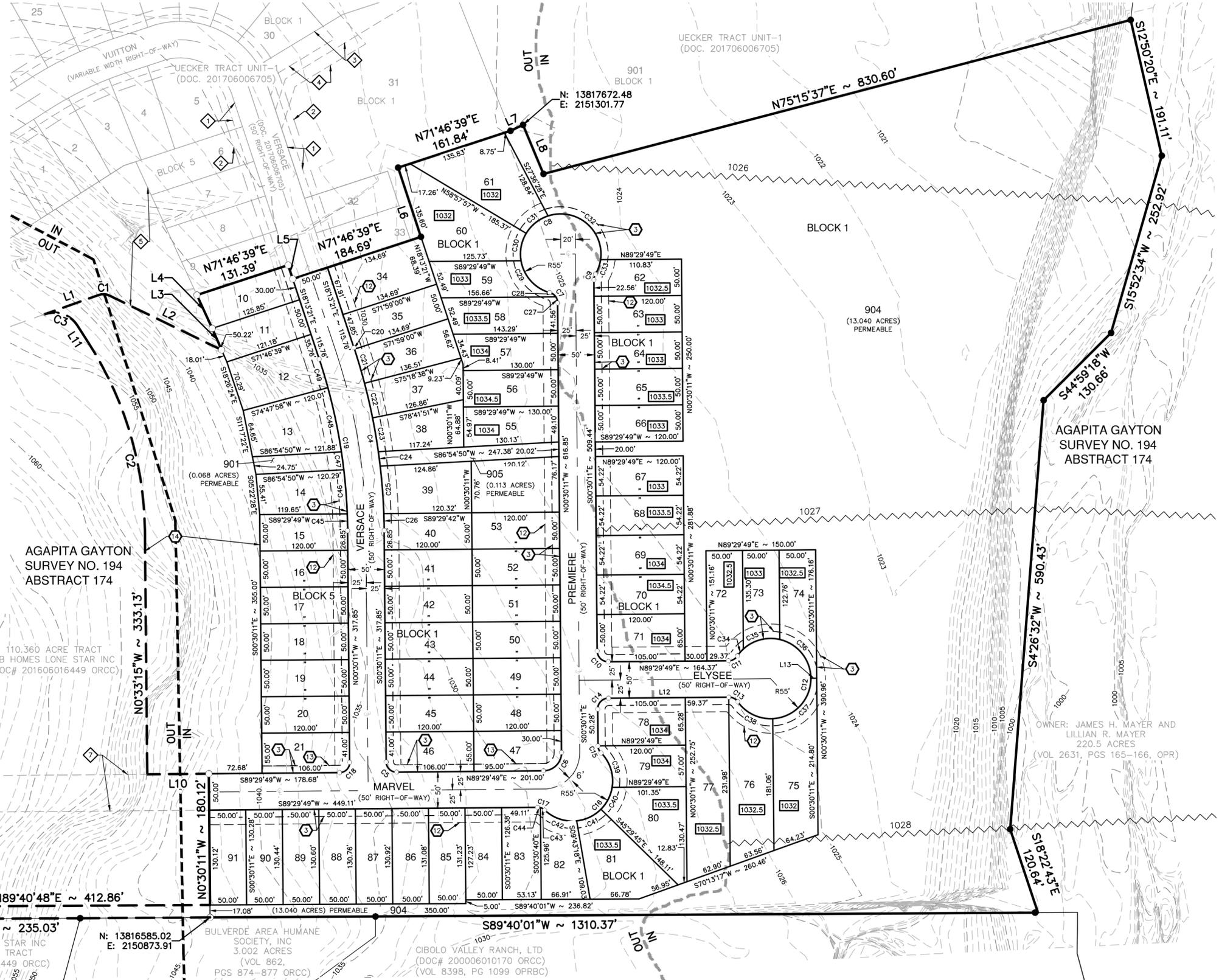
BEING A 30.070 ACRE TRACT OUT OF 110.360 ACRE, OR 4,807,299 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING OUT OF A 116.231 ACRES BEING THAT SAME CALLED 116.2 ACRE TRACT DESCRIBED IN DEED TO B&M F.M. 1863, LTD. RECORDED IN DOCUMENT NUMBER 200706011449 OF THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE AGAPITA GAYTON SURVEY NO. 194, ABSTRACT 174, OF COMAL COUNTY, TEXAS.



**LOCATION MAP**  
 NOT-TO-SCALE

**LEGEND**

- |       |  |         |   |
|-------|--|---------|---|
| BLK   | BLOCK  | ROW     | RIGHT-OF-WAY  |
| DOC   | DOCUMENT NUMBER  | **      | REPETITIVE BEARING AND/OR DISTANCE  |
| DR    | DEED RECORDS   | ●       | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)  |
| MPRCT | MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS  | ○       | SET 1/2" IRON ROD (PD)  |
| VOL   | VOLUME   | ○       | SET 1/2" IRON ROD (PD)-ROW  |
| PG    | PAGE(S)  | 1234.56 | MINIMUM FINISHED FLOOR ELEVATION  |
| OPR   | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF COMAL COUNTY, TEXAS            | ---     | EXISTING CONTOURS   |
| ---   | 1140   | ---     | EXISTING CONTOURS   |
| ---   | ---  | ---     | EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN RECHARGE/CONTRIBUTING ZONE   |
| ---   | ---  | ---     | BASE FLOOD ELEVATION  |
| ③     | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT   | ④       | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (DOC# 201706006705)  |
| ⑫     | 20' BUILDING SETBACK   | ⑤       | 20' BUILDING SETBACK (DOC# 201706006705)  |
| ⑬     | 10' BUILDING SETBACK   | ⑥       | VARIABLE WIDTH WATER, SEWER, DRAINAGE, INGRESS & EGRESS EASEMENT (DOC# 201706006705)  |
| ⑭     | VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT (2.498 ACRES OFF-LOT) | ⑦       | VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT (DOC# 201706006705)  |
|       |  | ⑧       | 12' SANITARY SEWER EASEMENT (DOC# 201706006705)   |
|       |  | ⑨       | VARIABLE WIDTH TEMPORARY TURNAROUND, SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT (DOC# 201706006705) |



S89°42'15"W ~ 235.03'  
 KB HOMES LONE STAR INC  
 110.360 ACRE TRACT  
 (DOC# 201606016449 ORCC)

N: 13816585.02  
 E: 2150873.91

BULVERDE AREA HUMANE SOCIETY, INC  
 3.002 ACRES  
 (VOL 862,  
 PGS 874-877 ORCC)

CIBOLO VALLEY RANCH, LTD  
 (DOC# 200006010170 ORCC)  
 (VOL 8398, PG 1099 OPRBC)

OWNER: JAMES H. MAYER AND  
 LILLIAN R. MAYER  
 220.5 ACRES  
 (VOL 2631, PGS 165-166, OPR)