



## NOTICE OF SPECIAL MEETING PLANNING AND ZONING COMMISSION

6:30 P.M. – May 13, 2019

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3060 Cougar Bend  
Bulverde, TX 78163

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### MEETING AGENDA

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

#### 2) REGULAR AGENDA ITEMS

- a. PC-19-01 Hold a Public Hearing and consider the approval of a Preliminary Plat for Park Village, Unit 4, generally located east of Blanco Road approximately 1/2 mile south of Hwy 46.

#### 3) 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 05/10/2019

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Danny Batts, City Manager



PLANNING AND ZONING COMMISSION ITEM:  
PC-19-01  
**PRELIMINARY PLAT**  
PARK VILLAGE, UNIT 4

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**MEETING DATE:** May 13, 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 Preliminary Plat for Park Village, Unit 4, generally located east of Blanco Road approximately 1/2 mile south of Hwy 46.

**APPLICANT:**

Cude Engineers  
4122 Pond Hill Road, #101  
San Antonio, TX 78231

**PROPERTY INFORMATION:**

Owner: Two Seventy Seven, LTD.  
Legal Descrp: N/A  
Size: 24.697 acres; 54 lots  
Existing Land Use: Undeveloped  
Existing Zoning: Extraterritorial Jurisdiction (ETJ)  
Proposed Land-Use: Single Family Residential

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**SUMMARY:**

This is a proposed preliminary plat for Unit 4 of the Park Village Development, located at the northwest corner of the City in the City's Extraterritorial Jurisdiction. The developers are now proceeding with this Unit 4 which requires approval of a preliminary plat prior to moving forward with final plat approval.

**ANALYSIS:**

This proposed Preliminary Plat is for approximately 24.697 acres of vacant property and establishes 54 single family residential lots and 2 open space lots. The open space accounts for approximately 4.299 acres.

The proposed subdivision lies completely outside the City Limits. No portion of this proposed preliminary plat lies within the 100-yr floodplain. Water is being provided by Canyon Lake Water Service Company and sewer service will be provided by an on-site package treatment plant.

With approval of the Preliminary Plat, the developer will continue with the design of the subdivision phase. During design, some minor changes to the plat may occur to avoid conflicts, reduce slopes, etc. by slightly altering the roadway alignment. Such minor changes, provided they do not substantially deviate from the Preliminary Plat, will be incorporated into the Final Plat. The Planning and Zoning Commission will also review and approve the Final Plat. If there is a substantial deviation from the Preliminary Plat, then the developer will be required to submit a new Preliminary Plat for review and approval.

The City Staff has reviewed the proposed preliminary 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 preliminary plat.

**ATTACHMENTS:**

Preliminary 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:	<input type="checkbox"/> Master Development Plan	<input type="checkbox"/> Final Plat	<input checked="" 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: Park Village Subdivision Unit No 4  
 Location Description/Nearest Intersection: 725' south of the Lobo Park and SH 46 intersection

2. Owner/Applicant: Two Seventy Seven, LTD. (Todd Gold)  
 Address: 8023 Vantage Drive, Suite 1200 Email: tgold@reocsanantonio.com  
 Telephone: (210) 524-4000 Fax: (210) 524-4029 Mobile: \_\_\_\_\_  
*Note: If applicant is person other than owner, a letter of authorization must be provided from owner.*

3. Licensed Engineer/Surveyor (technical contact): Cude Engineers, LLC (Jeffrey A. McKinnie, P.E.)  
 Address: 4122 Pond Hill Road, Suite 101 Email: jmckinnie@cudeengineers.com  
 Telephone: (210) 681-2951 Fax: (210) 523-7112 Mobile: \_\_\_\_\_

4. Property Details:

City Limits:	<u>   </u> In <u>  X  </u> Out (ETJ)	Water Source:	<u>CLWSC</u>
Commercial:	<u>   </u> Yes <u>  X  </u> No	Sewage Treatment:	<u>GBRA</u>
Residential:	<u>  X  </u> Yes <u>   </u> No	TxDOT Frontage:	<u>   </u> Yes <u>  X  </u> No
No. of Lots:	<u>54</u>	100-Year Floodplain:	<u>   </u> Yes <u>  X  </u> No
Total Acreage without floodplain:	<u>24.697</u>	Edwards Aquifer Zone:	<u>   </u> Recharge
Density Class:	<u>High Density</u>		<u>  X  </u> Contributing
Zoning Class:	<u>ETJ</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.

Two Seventy Seven, Ltd.  
 By: Two Seventy Seven GP, LLC, its General Partner

Todd Gold  
 Signature of Owner/Applicant  
 Todd A. Gold, Manager of the General Partner

2-1-19  
 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)