



NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
6:30 P.M. – August 6, 2019
30360 Cougar Bend, Bulverde, TX 78163

MEETING AGENDA

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

2) REGULAR AGENDA ITEMS

- a. PC-18-39 (Final Plat): Consider the approval of a Final Plat for Mustang Vista Phase 3, generally located approximately 1.3 miles southeast of the intersection of Mustang Vista and Stahl Lane.
- b. PC-19-05 (Final Plat): Consider the approval of a Final Plat for Belle Oaks Ranch Phase 2, generally located on the east side of Blanco Road approximately 1.2 miles south of State Highway 46.
- c. PC-19-10 (Preliminary Plat): Consider the approval of a Preliminary Plat for Park Village Unit 6, generally located 725' south of the intersection of Lobo Park and State Highway 46.
- d. PC-19-11 (Final Plat): Consider the approval of a Final Plat for Park Village Unit 4, generally located 725' south of the intersection of Lobo Park and State Highway 46.
- e. PC-19-12 (Preliminary Plat): Consider the approval of a Preliminary Plat for Park Village Unit 9, generally located 725' south of the intersection of Lobo Park and State Highway 46.
- f. Workshop: Legislative Update and Changes – HB1367: Plat Approval

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) 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.

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 5:00pm on August 2, 2019.

Susana Ramos, AICP, Planning Director



PLANNING AND ZONING COMMISSION ITEM:
PC-18-39
FINAL PLAT
MUSTANG VISTA, PHASE 3

MEETING DATE: August 6, 2019
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Ramos, AICP, Planning Director

REQUEST:

Consider the approval of a Final Plat for Mustang Vista, Phase 3, generally located approximately 1.3 miles southeast of the intersection of Mustang Vista and Stahl Lane.

APPLICANT:

Lennar Homes
1922 Dry Creek Way, Ste. 101
San Antonio, TX 78259

PROPERTY INFORMATION:

Owner: Lennar Homes
Legal Description: A 5.348 ACRE TRACT OF LAND ESTABLISHING LOT 903, BLOCK 8, SAID 5.348 ACRE TRACT OF LAND COMPRISED OF 5.043 ACRES AND 0.305 ACRES OFF-LOT EASEMENTS, BEING OUT OF THAT 753.635 ACRES OUT OF THE D. LEWIS SURVEY NUMBER 347, ABSTRACT 367.
Size: 5.348 acres; 1 Lot (right-of-way only)
Existing Land Use: Undeveloped
Existing Zoning: Extraterritorial Jurisdiction (ETJ)
Proposed Land-Use: Rights-of-Way

SUMMARY:

This is a final plat for the Phase 3 portion of the Mustang Vista rights-of-way within the 4S Ranch Development, for which a Development Agreement was approved in 2014 and Master Development Plan (MDP) subsequently approved in 2015.

ANALYSIS:

This proposed final plat will provide the rights-of-way dedication for the Phase 3 portion of Mustang Vista.

The necessary infrastructure and infrastructure improvements, such as new roadways, water mains, sewer mains, drainage features, and traffic mitigation elements, will be constructed by the developer in accordance with City ordinance and development agreement requirements. Utility

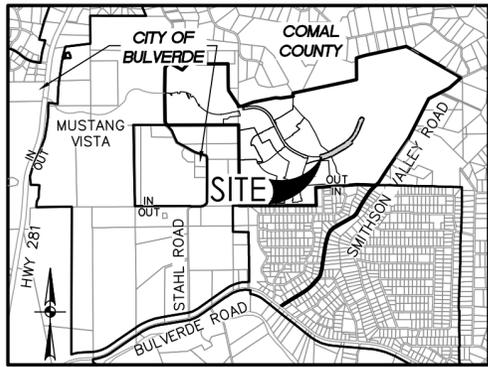
analysis, traffic impact analysis, and drainage analysis have been completed for the proposed development and this phase of the development. The analyses have been performed in accordance with City ordinance requirements.

With approval of the Final Plat, the developer may proceed with the submittal of Subdivision Improvement Construction Plans, for City review and approval. Once approved, the developer must construct all improvements prior to recordation of the final plat.

Halff Associates, Inc., on behalf of the City of Bulverde, has reviewed this proposed Final Plan and has determined that it meets the requirements in the Subdivision Ordinance for a Final Plat and is in compliance with the Development Agreement and approved Master Development Plan. Therefore, Staff recommends **approval** of this Final Plat.

ATTACHMENTS:

Final Plat
Application
Exhibit A: Aerial Map



LOCATION MAP
NOT-TO-SCALE

MINIMUM FINISHED FLOOR ELEVATION NOTE:
 THE MAXIMUM WATER SURFACE ELEVATION DURING THE 100-YEAR STORM EVENT SHALL BE NO LESS THAN TWO FEET BELOW THE FINISHED FLOOR ELEVATION OF ADJACENT RESIDENTIAL DWELLING AND PUBLIC, COMMERCIAL, AND INDUSTRIAL BUILDINGS.

CLOMR NOTE:
 THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A CONDITIONAL LETTER OF MAP REVISION (CLOMR) STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC. AND APPROVED BY FEMA ON FEBRUARY 26, 2019 (CASE NO. 19-06-0091R). FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

**SUBDIVISION PLAT
OF
MUSTANG VISTA PHASE III**

A 5.348 ACRE TRACT OF LAND ESTABLISHING LOT 903, BLOCK 8, SAID 5.348 ACRE TRACT OF LAND COMPRISED OF 5.043 ACRES BEING OUT OF THAT 753.635 ACRES CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD IN DEED RECORDED IN DOCUMENT 201506007928 AND 0.305 ACRES OFF-LOT EASEMENTS, BEING OUT OF THAT 753.635 ACRES CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD IN DEED RECORDED IN DOCUMENT 201506007928, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE D. LEWIS SURVEY NUMBER 347, ABSTRACT 367, IN COMAL COUNTY, TEXAS.

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1143.00'	16'35"04"	N70°14'09"E	329.69'	330.84'
C2	1143.00'	2'05"49"	N60°53'43"E	41.83'	41.83'
C3	1143.00'	6'46"19"	N56°27'39"E	135.02'	135.10'
C4	1114.00'	31'34"38"	N37°17'11"E	606.21'	613.95'
C5	1586.00'	3'55"46"	N23°27'45"E	108.75'	108.77'
C6	1500.00'	1'54"36"	S24°34'34"W	50.00'	50.01'
C7	1500.00'	2'07"23"	S22°33'33"W	55.58'	55.58'
C8	1200.00'	25'13"58"	S34°06'51"W	524.21'	528.47'
C9	1243.00'	0'26"06"	S46°57'35"W	9.44'	9.44'
C10	1257.00'	12'26"31"	S53°37'33"W	272.43'	272.96'
C11	1257.00'	2'01"38"	S60°51'38"W	44.47'	44.48'
C12	1243.00'	16'38'45"	S70°12'18"W	359.85'	361.12'
C13	1243.00'	12'00"11"	N27°29'57"E	259.92'	260.40'
C14	1457.00'	4'05"23"	N23°32'33"E	103.98'	104.00'
C15	1443.00'	4'06"32"	S23°33'08"W	103.46'	103.48'
C16	200.00'	1'29'56"	S67°45'10"E	5.23'	5.23'
C17	200.00'	1'29'55"	N69°15'05"W	5.23'	5.23'
C18	1257.00'	12'25'17"	S27°42'30"W	271.98'	272.51'
C19	1157.00'	18'40'52"	N69°11'15"E	375.57'	377.24'
C20	1157.00'	38'20'57"	N40°40'20"E	760.03'	774.40'
C21	1543.00'	2'07"23"	N22°33'33"E	57.17'	57.18'
C22	1543.00'	1'51"24"	S24°32'57"W	50.00'	50.00'
C23	1557.00'	3'57'47"	N23°28'45"E	107.67'	107.69'
C24	1143.00'	31'34'38"	N37°17'11"E	621.99'	629.94'
C25	1243.00'	12'40'11"	S53°30'43"W	274.30'	274.86'
C26	1243.00'	18'40'52"	S69°11'15"W	403.48'	405.28'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N36°55'31"W	29.00'
L2	S66°23'01"E	86.05'
L3	S42°55'54"E	43.00'
L4	S23°10'57"E	14.85'
L5	N28°49'55"W	14.00'
L6	N23°10'57"W	16.71'
L7	S66°23'01"E	14.01'
L8	S21°29'52"W	81.41'
L9	S68°30'08"E	43.77'
L10	S21°29'57"W	69.86'
L11	N68°30'08"W	43.77'
L12	S66°22'45"E	43.00'
L13	N56°29'57"W	43.00'
L14	N39°11'11"W	14.01'
L15	S39°11'11"E	14.00'
L16	S66°42'12"E	14.00'
L17	N66°42'11"W	14.00'
L18	N66°42'10"W	14.00'
L19	S66°42'09"E	14.00'

C.P.S. NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE ENERGY) 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 GRANTORS 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 THERETO, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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.
- 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.
- 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.
- 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.

GBRA NOTES:

- GBRA (GUADALUPE-BLANCO RIVER AUTHORITY) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, INSPECTING, REPAIRING, REMOVING, AND RELOCATING BURIED AND/OR EXPOSED SANITARY SEWER FACILITIES AND APPURTENANCES.
- TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, GBRA SHALL HAVE THE RIGHT TO REMOVE SAID LANDS OF ALL TREES OR PARTS THEREOF, OR ANY OTHER OBSTRUCTIONS WHICH MAY ENDANGER, OR INTERFERE WITH MAINTENANCE OF, THE FACILITIES AND APPURTENANCES.
- OTHER UTILITIES, STRUCTURES, GRADING, DRAINAGE, DETENTION/RETENTION PONDS, LANDSCAPING, TREES, ROADS, PARKING LOTS, FENCES, WALLS, CONSTRUCTION OF ANY TYPE, OR ANY OTHER IMPROVEMENTS OR OBSTRUCTIONS, ARE NOT ALLOWED WITHIN 10 FEET OF GBRA UTILITIES.
- DESIGNS FOR ANY PROPOSED ALTERATIONS OR CROSSINGS OF GBRA EASEMENTS OR GBRA UTILITIES MUST BE APPROVED IN WRITING BY GBRA AND THE INSTALLATION OF SUCH MUST BE INSPECTED AND APPROVED BY GBRA.
- MAINTENANCE OF EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- THE PROPERTY OWNER MUST INSTALL 16 FOOT GATES IN ANY FENCES THAT CROSS GBRA UTILITIES; GATES MUST BE CENTERED ACROSS GBRA UTILITIES.
- CUSTOMER SANITARY SEWER SERVICES SHALL NOT BE INSTALLED WITHIN FENCED AREAS.

SURVEYOR'S NOTES:

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 3/8" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON".
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE (SCALE FACTOR = 0.99983002889).
- 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.

MISCELLANEOUS NOTE:

- FUTURE DEVELOPMENT IS SUBJECT TO THE CITY OF BULVERDE CODE OF ORDINANCES.
- 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.
- TOTAL LENGTH OF ROADWAY DEDICATION IN MUSTANG VISTA PHASE III IS 2,142 LINEAR FEET.
- MUSTANG VISTA PHASE III LIES WITHIN THE CITY OF BULVERDE'S ETJ AND WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

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 CODE OF ORDINANCES, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF BULVERDE PLANNING COMMISSION.

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

STATE OF TEXAS
COUNTY OF BEXAR

I, THE UNDERSIGNED PAUL T. ROSS, 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.

PAUL T. ROSS
REGISTERED PROFESSIONAL LAND SURVEYOR, #5158
PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213

THIS PLAT OF MUSTANG VISTA PHASE III 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

STATE OF TEXAS
COUNTY OF BEXAR

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 CONSIDERATIONS THEREIN EXPRESSED.

OWNER/DEVELOPER: BRIAN BARRON
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD
1922 DRY CREEK WAY, SUITE 101
SAN ANTONIO, TEXAS 78259

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRIAN BARRON 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

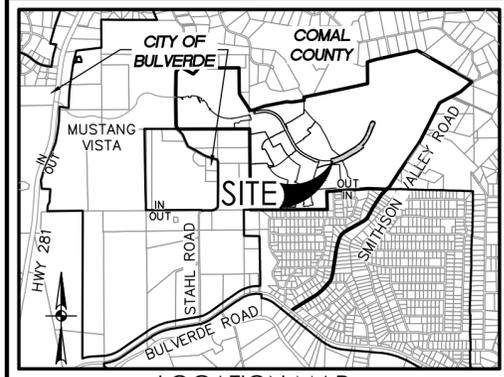
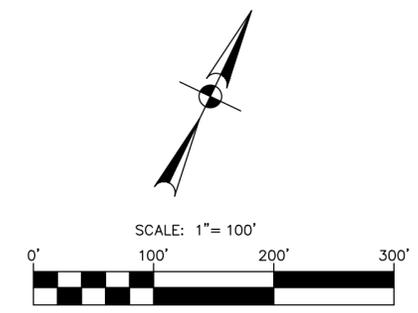
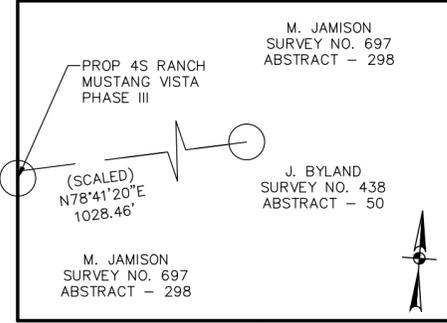
I, _____, COUNTY CLERK OF COMAL COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____ AT _____ M. IN THE RECORDS OF _____ OF COMAL COUNTY, IN BOOK/DOC # _____ ON PAGE _____ IN 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 MUSTANG VISTA PHASE III

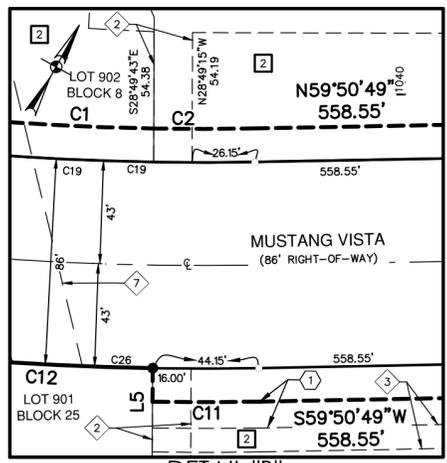
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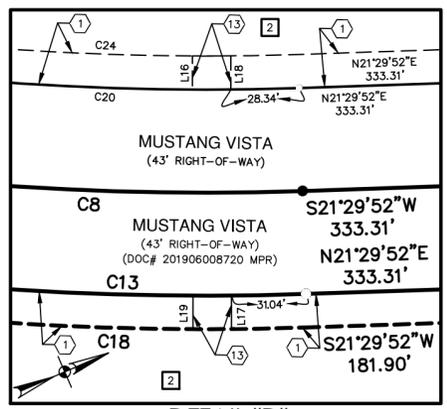
LOCATION MAP
NOT-TO-SCALE

LEGEND

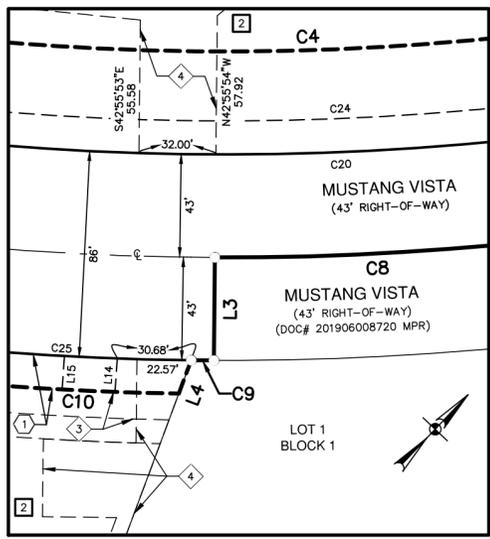
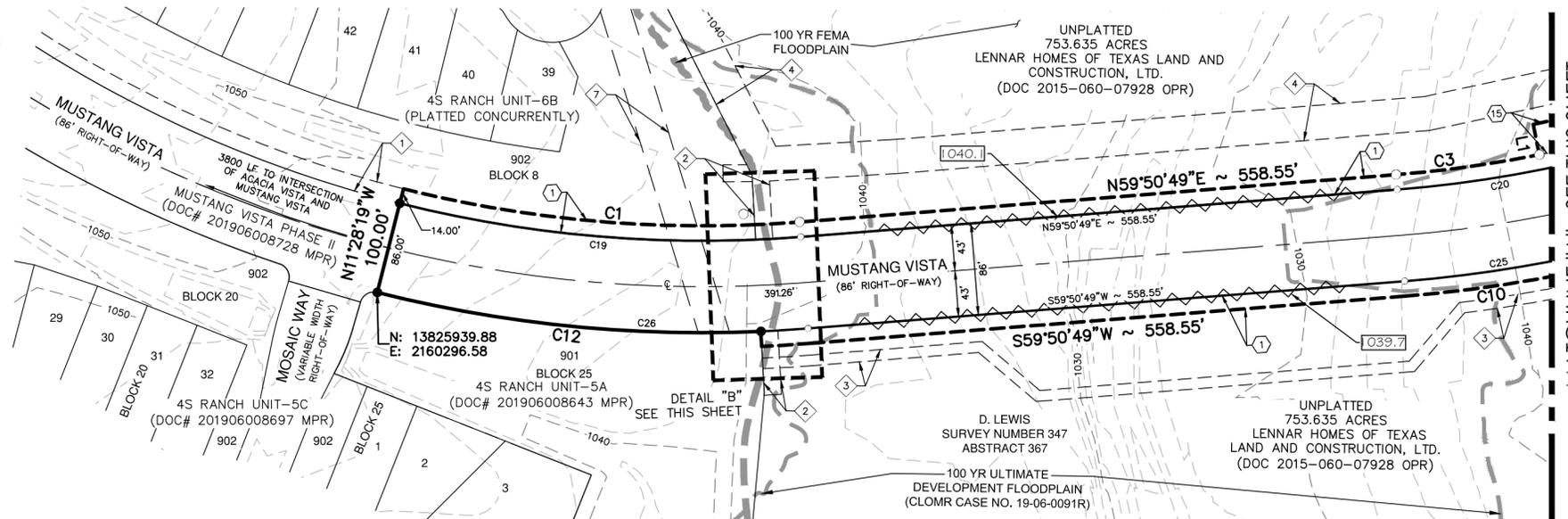
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|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|---|--------------------------------------------------------------------------------------------------------------------|
| ESMT | EASEMENT | ● | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| GETCTV | GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION | ○ | SET 1/2" IRON ROD (PD) |
| MPR | MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS | ⊠ | SET 1/2" IRON ROD (PD)-ROW EASEMENT P.I. POINT |
| OPR | OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS | ⊠ | WATER SURFACE ELEVATION |
| | | — | HYDRAULIC CROSS SECTION |
| | | — | EXISTING CONTOURS |
| | | — | ORIGINAL SURVEY/COUNTY LINE |
| | | — | EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN CENTERLINE |
| ① | 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (1.18 ACRES TOTAL OFF-LOT) | ④ | VARIABLE WIDTH SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE RIGHT-OF-WAY (0.049 ACRES OFF LOT) |
| ② | VARIABLE WIDTH SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT (0.079 ACRES OFF LOT) | ⑤ | 10' WATER EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT (3.656 ACRES OFF-LOT) |
| ③ | 16' X 14' DRAINAGE EASEMENT (0.005 ACRES TOTAL OFF-LOT) | ⑥ | VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT (0.007 ACRES OFF-LOT) |
| ④ | 22' DRAINAGE EASEMENT (0.007 ACRES OFF-LOT) | ⑦ | 29' DRAINAGE EASEMENT (0.708 ACRES OFF-LOT) |
| ⑤ | 14' GETCTV EASEMENT (MUSTANG VISTA PHASE II, DOC# 201906008719 MPR) | ⑧ | 45 RANCH UNIT-7A (DOC# 201906008720 MPR) |
| ⑥ | 16' SANITARY SEWER EASEMENT (45 RANCH UNIT-7A, DOC# 201906008720 MPR) | ⑨ | UNPLATTED 753.635 ACRES LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. (DOC 2015-060-07928 OPR) |
| ⑦ | 10' WATER EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT (45 RANCH UNIT-7A, DOC# 201906008720 MPR) | ⑩ | D. LEWIS SURVEY NUMBER 347 ABSTRACT 367 |
| ⑧ | VARIABLE WIDTH SANITARY SEWER EASEMENT (45 RANCH UNIT-7A, DOC# 201906008720 MPR) | ⑪ | 100 YR ULTIMATE DEVELOPMENT FLOODPLAIN (CLOMR CASE NO. 19-06-0091R) |
| ⑨ | 10' WATER EASEMENT (45 RANCH UNIT-7A, DOC# 201906008720 MPR) | ⑫ | 100 YR FEMA FLOODPLAIN |
| ⑩ | VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT (45 RANCH UNIT-7A, DOC# 201906008720 MPR) | ⑬ | UNPLATTED 753.635 ACRES LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. (DOC 2015-060-07928 OPR) |
| ⑪ | 45 RANCH UNIT-7A (DOC# 201906008720 MPR) | ⑭ | M. JAMISON SURVEY NUMBER 697 ABSTRACT 298 |
| ⑫ | UNPLATTED 753.635 ACRES LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. (DOC 2015-060-07928 OPR) | ⑮ | PATENT SURVEY SEE DETAIL A |



DETAIL "B"
SCALE: 1" = 50'
SEE THIS SHEET



DETAIL "D"
SCALE: 1" = 50'
SEE THIS SHEET



DETAIL "C"
SCALE: 1" = 50'
SEE THIS SHEET

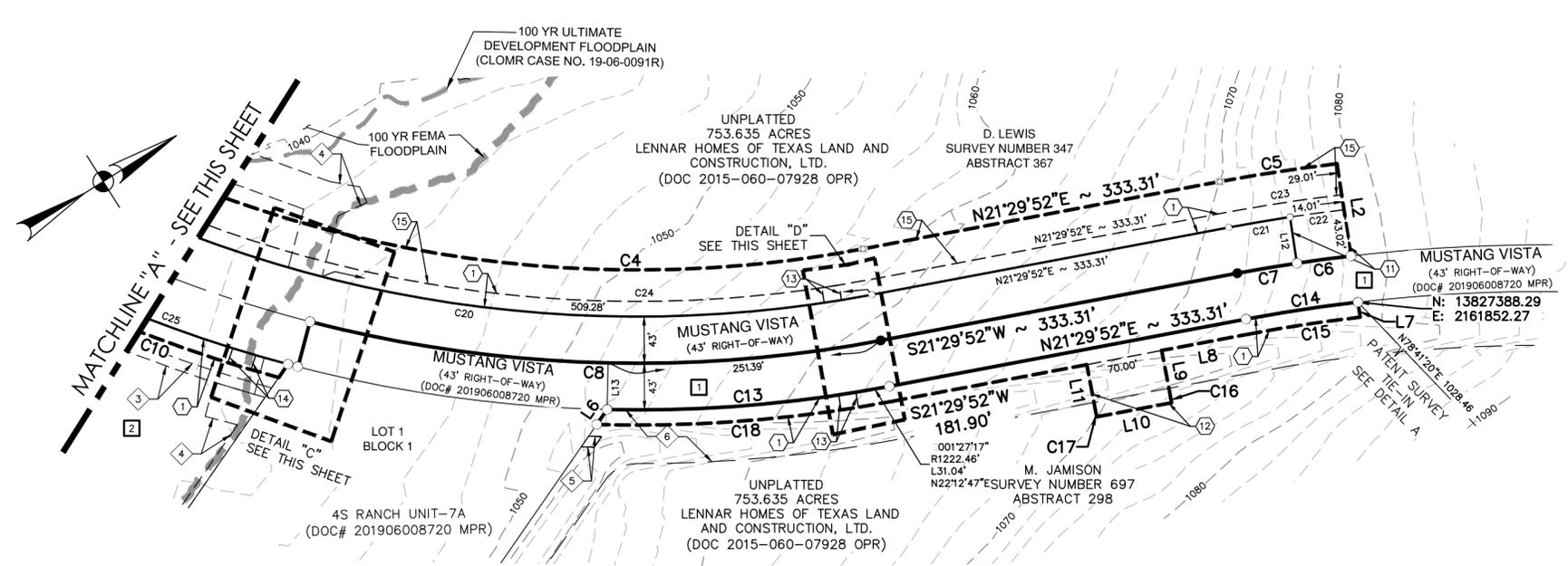
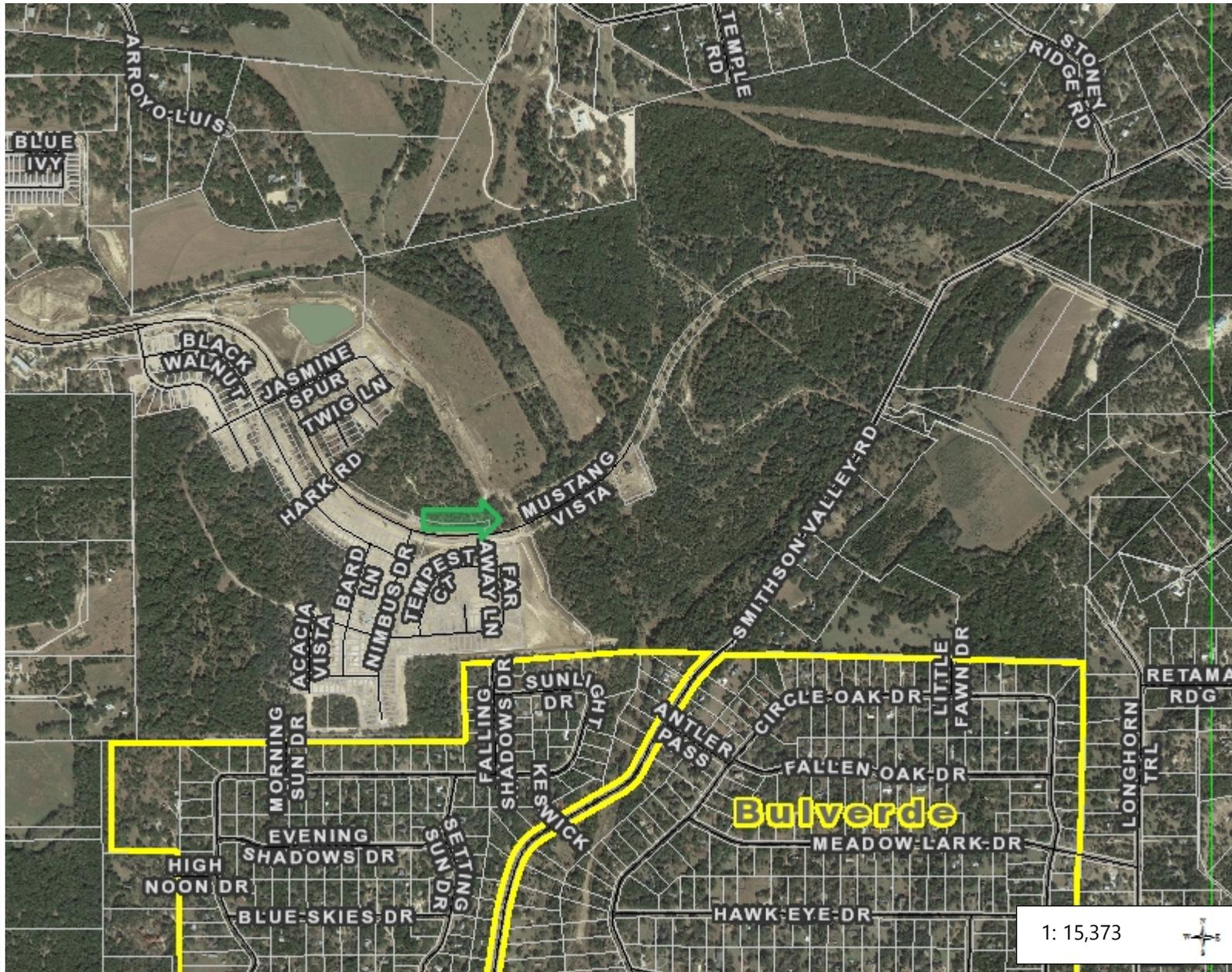




Exhibit A: Mustang Vista Phase 3 Location

Legend

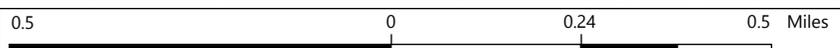
- Major Roads
 - Farm roads
 - Highways
- Streets
- Parcels
- Future Parcels
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3



1: 15,373

Notes

PC-18-39 Mustang Vista Phase 3 Final Plat



NAD_1983_StatePlane_Texas_South_Central_FIPS_4204_Feet
Comal County GIS

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION



PLANNING AND ZONING COMMISSION ITEM:
PC-19-05
FINAL PLAT
Belle Oaks Ranch, Phase 2

MEETING DATE: August 6, 2019
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Ramos, AICP, Planning Director

REQUEST:

Consider the approval of a Final Plat for Belle Oaks Ranch Phase 2, generally located on the east side of Blanco Road approximately 1.2 miles south of State Highway 46.

APPLICANT:

Southerland Belle Oaks, LLC
110 River Crossing
Suite 1
Spring Branch, TX
830-228-5263

PROPERTY INFORMATION:

Owner: Belle Oaks Ranch, Ltd.
Legal Description: A 111.96 ACRE TRACT OF LAND, OUT OF THE MARY MCVAR SURVEY NO. 238, ABSTRACT 387, COMAL COUNTY, TEXAS AND BEING A PORTION OF A CALLED 245.3 ACRE TRACT OF LAND
Size: 111.96 acres; 86 lots
Existing Land Use: Undeveloped
Existing Zoning: R-2
Proposed Land-Use: Single Family Residential

SUMMARY:

This is a proposed final plat for Belle Oaks Ranch Phase 2, part of the Belle Oaks Ranch development for which a Development Agreement dated January 9, 2018 was entered into and is subject to the vested Subdivision Ordinance 509, approved in December 2017. A Master Development Plan for Belle Oaks Ranch was approved by the Planning & Zoning Commission and the City Council in January 2019. The proposed Final Plat is for approximately 111.96 acres of undeveloped property and establishes 86 single family residential lots.

ANALYSIS:

The application and plat have been reviewed by Half Associates, the City of Bulverde's engineering consultant and the City of Bulverde Planning Department. The application and plat

meet all requirements set forth by the vested Subdivision Ordinance and all outstanding comments have been resolved.

Water Utilities will be provided by Canyon Lake WSC and electric service will be provided by Pedernales Electric Cooperative. Each lot will be served by an OSSF.

Therefore, Staff **recommends approval** of the Final Plat.

ATTACHMENTS:

Application

Final Plat

Exhibit A: Aerial Map



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 type="checkbox"/> Master Development Plan	<input checked="" 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: Belle Oaks Ranch Unit No
 Location Description/Nearest Intersection: Approximately 1.2 miles south of HWY 46 on the east side of Blanco Road with approximately 1.1 miles of frontage on Blanco Road.

2. Owner/Applicant: Southerland Belle Oaks, LLC
 Address: 665 Simonds Road Email: dmullins@southlp.com
 Telephone: 512-847-5263 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): Matkin Hoover Engineering & Surveying
 Address: 8 Spencer Road Ste. 100 Email: gkeller@matkinhoover.com
 Telephone: 830-249-0600 Fax: 830-249-0099 Mobile:

4. Property Details:

City Limits:	<input checked="" type="radio"/> In <input type="radio"/> Out (ETJ)	Water Source:	<u>CLWSC</u>
Commercial:	<input type="radio"/> Yes <input type="radio"/> No	Sewage Treatment:	<u>OSSF</u>
Residential:	<input checked="" type="radio"/> Yes <input type="radio"/> No	TxDOT Frontage:	<input type="radio"/> Yes <input checked="" type="radio"/> No
No. of Lots:	<u>86</u>	100-Year Floodplain:	<input type="radio"/> Yes <input checked="" type="radio"/> No
Total Acreage without floodplain:	<u>111.96</u>	Edwards Aquifer Zone:	<input type="radio"/> Recharge
Density Class:	<u>High</u>		<input checked="" type="radio"/> Contributing
Zoning Class:	<u>Large Lot Residential</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

Mar 25, 2019
 Date

Fees on Page 2

NOTES:

1. ACREAGE OF SUBDIVISION = 111.96 ACRES. THE OVERALL AVERAGE DENSITY OF LOTS IN THIS SUBDIVISION IS 1.30 A/CLOT.
2. NO LOTS IN PHASE II ARE ENCRoACHED BY SPECIAL FLOOD HAZARD AREAS INUNDA TED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48491C0195F, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR COMAL COUNTY, TEXAS.
3. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY CANYON LAKE WATER SERVICE COMPANY (CLWSC).
4. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ONSITE SEWAGE FACILITIES.
5. ELECTRIC SERVICE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE.
6. COMMUNICATIONS SERVICE WILL BE PROVIDED BY GUADALUPE VALLEY TELEPHONE COOPERATIVE.
7. POSTAL SERVICE WILL BE PROVIDED BY CLUSTER BOXES ALONG BELLE OAKS DRIVE IN PHASE I.
8. UNLESS OTHERWISE NOTED, ALL CORNERS, ANGLES AND POINTS OF CURVATURE ARE MARKED WITH 1/2" IRON RODS WITH MATKIN/HOOVER CAP.
9. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983, SURFACE ADJUSTMENT FACTOR 1.00013. DISTANCES SHOWN HEREON ARE GRID UNITS. VERTICAL DATUM IS BASED ON NAVD88.
10. THIS SUBDIVISION LIES WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. NO CONSTRUCTION IN THE SUBDIVISION MAY BEGIN UNTIL THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) HAS APPROVED THE CONTRIBUTION ZONE PLAN (CZP) IN WRITING.
11. A TWENTY (20) FOOT PUBLIC UTILITY EMBANKMENT/BACKSLOPE AND DRAINAGE EASEMENT (P.U.D.E.B.E.) IS HEREBY DEDICATED ALONG THE FRONT PROPERTY LINE OF ALL LOTS IN THIS SUBDIVISION IN ADDITION TO THOSE UTILITY AND DRAINAGE EASEMENTS SHOWN ON THE PLAT. THERE IS ALSO HEREBY DEDICATED A FIVE (5) FOOT WIDE UTILITY AND DRAINAGE EASEMENT ADJACENT TO ALL NON-ADJACENT LOT LINES UNLESS OTHERWISE NOTED ON THE PLAT. IF TWO OR MORE LOTS ARE COMBINED AS A SINGLE HOME SITE, THIS EASEMENT SHALL BE RELINQUISHED ALONG THE COMMON LINE OR LINES OF THE COMBINED LOTS SO LONG AS NO UTILITY LINES OR DRAINAGE IMPROVEMENTS ARE LOCATED THEREIN.
12. ALL PUBLIC UTILITY EASEMENTS ARE FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ELECTRIC, GAS, TELEPHONE, AND/OR CATV LINES AND APPURTENANCES.
13. GRANTOR HEREBY DEDICATES TO THE PUBLIC UTILITY EASEMENT AND/OR UTILITY RIGHT-OF-WAY ON THIS PLAT FOR UTILITY PURPOSES.
14. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. LANDSCAPING, FENCES, OR OTHER TYPES OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS OR DECREASE THE HYDRAULIC CAPACITY OF THE EASEMENT SHALL NOT BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER.
15. PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DEDICATED EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE (I.E. NO STRUCTURES, SEPTIC TANKS FIELDS, ETC.) GRANTEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.
16. A DEVELOPMENT AGREEMENT FOR BELLE OAKS RANCH WAS EXECUTED ON JANUARY 9TH, 2018 AND RECORDED AS DOCUMENT NO. 201806001658 IN THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY. THE DEVELOPMENT IS SUBJECT TO THE CITY OF BULVERDE ORDINANCE IN EFFECT AT THE TIME OF THE DEVELOPMENT AGREEMENT EXECUTION.
17. IT IS HEREBY UNDERSTOOD AND AGREED THAT NON-EXCLUSIVE, PERPETUAL EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND ALL NECESSARY APPURTENANCES, WHETHER THESE IMPROVEMENTS ARE INSTALLED UNDERGROUND, OVERHEAD, AND/OR ON THE SURFACE OF THE GROUND WITHIN THE PUBLIC UTILITY EASEMENTS DEDICATED ON THIS PLAT. NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN IN A PUBLIC UTILITY EASEMENT AREA WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF SAID PUBLIC UTILITIES. THE PUBLIC UTILITY EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE LOT, EXCEPT FOR THOSE FACILITIES FOR WHICH AN AUTHORITY OR PUBLIC UTILITY PURVEYOR IS RESPONSIBLE. PUBLIC UTILITY PURVEYORS AND THEIR EMPLOYEES SHALL HAVE ALL OF THE RIGHTS AND BENEFITS NECESSARY FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO INGRESS AND EGRESS FROM PRIVATE ROADS AND EASEMENTS, AND THE RIGHT FROM TIME TO TIME TO CUT ANY AND ALL TREES, UNDERGROWTH AND OTHER OBSTRUCTIONS THAT MAY CAUSE INTERFERENCE WITH THE OPERATION OF SAID PUBLIC UTILITY FACILITIES.
18. THE CITY OF BULVERDE SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, RECREATION AREAS AND OPEN SPACES; THE SUBDIVISION PROPERTY OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, ROADS, DRIVES, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF BULVERDE, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS NOTE.
19. SPECIAL LOT DEDICATION/DESIGNATION:
 - 19.1. LOT 905 IS HEREBY DEDICATED AS PUBLIC RIGHT-OF-WAY WITH THIS PLAT.
 - 19.2. LOT 907 IS DESIGNATED AS OPEN SPACE / DRAINAGE EASEMENT AND IS HEREBY OWNED AND MAINTAINED BY THE POA.
 - 19.3. LOT 1002 IS HEREBY DESIGNATED AS PRIVATE STREET RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENT. LOT 1002 SHALL BE OWNED AND MAINTAINED BY THE POA. ALL STREETS WITHIN LOT 1002 WITHIN THIS SUBDIVISION SHALL PROVIDE FOR RECIPROCAL ACCESS FOR INGRESS AND EGRESS TO ALL OTHER LOT OWNERS AND SUCCESSORS WITHIN THE SUBDIVISION.
20. A PERPETUAL PUBLIC SAFETY AND PUBLIC SERVICE EASEMENT WITHIN THE PRIVATE ROADS FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, UTILITY METER READING, CODE ENFORCEMENT, BUILDING INSPECTIONS, SOLID WASTE COLLECTION, PUBLIC SCHOOL TRANSPORTATION, ANY OTHER PUBLIC SERVICES AND ENFORCING THE CITY ORDINANCES, AND GRIVING THE CITY AND ITS AUTHORIZED OFFICERS AND DESIGNERS UNINHIBITED INGRESS AND EGRESS OVER, ACROSS AND THROUGH SUCH PRIVATE DRIVES, STREETS, ROADWAYS, AND RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, AND ENFORCING THE PENAL CODE AND CITY ORDINANCES. THE POA SHALL MAINTAIN AT ALL TIMES WITH THE CITY SECRETARY THE CURRENT GATE CODE OR KEY FOR ALL GATES REGULATING ACCESS TO AND FROM THE SUBDIVISION.
21. A DRIVEWAY CULVERT IS REQUIRED FOR ALL DRIVEWAYS WHERE DRAINAGE CONVEYANCE ACROSS THE DRIVEWAY IS REQUIRED.
22. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR MINIMUM FINISHED FLOOR ELEVATION, WHICHEVER IS HIGHER, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
23. DRIVEWAYS SHALL TAKE ACCESS OFF OF INTERNALLY PLATTED ROADS AND NOT DIRECTLY OFF OF BLANCO ROAD EXCEPT LOT 1, BLOCK 13.
24. DUE TO FUTURE POTENTIAL WATER SYSTEM MODIFICATIONS, ALL LOTS WITHIN THIS DEVELOPMENT SHALL INSTALL AN INDIVIDUAL PRESSURE REDUCING VALVE ON THE CUSTOMER SIDE OF THE METER. THE INDIVIDUAL PRESSURE REDUCING VALVES SHALL BE OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNER.
25. THE LANDSCAPE AND MONUMENT EASEMENT SHALL GRANT ACCESS TO THE POA FOR ENTRANCE, LANDSCAPING / MONUMENTATION CONSTRUCTION AND MAINTENANCE.
26. THE CITY OF BULVERDE MINIMUM FRONT BUILDING SETBACK IS 40' AND MINIMUM REAR AND SIDE BUILDING SETBACKS ARE 20'.

PEDERNALES ELECTRIC NOTES:

1. ANY PEC MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF PEC EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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.
2. PEDERNALES ELECTRIC COOPERATIVE, INC. (PEC) AS PART OF ITS ELECTRIC SYSTEM ARE 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 ERRECTING 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-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 THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
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: NONE.
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 FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

SUBDIVISION PLAT BELLE OAKS RANCH, PHASE II

A 111.96 ACRE TRACT OF LAND, OUT OF THE MARY MCVAR SURVEY NO. 238, ABSTRACT 387, COMAL COUNTY, TEXAS AND BEING A PORTION OF A CALLED 245.3 ACRE TRACT OF LAND AS CONVEYED TO SOUTHERLAND BELLE OAKS RANCH, LLC, OF RECORD IN DOCUMENT NO. 201806033990 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

NEW RESIDENTIAL LOTS: 86

I, GARRETT D. KELLER, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT NO PORTION OF PHASE II IS ENCRoACHED BY SPECIAL FLOOD HAZARD AREAS INUNDA TED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48491C0195F, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR COMAL COUNTY, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT BULVERDE, COMAL COUNTY, TEXAS, THIS ____ DAY OF _____, 20____.

GARRETT D. KELLER
REGISTERED PROFESSIONAL ENGINEER
NO. 111511 STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF COMAL §
KNOW ALL MEN BY THESE PRESENTS

I, KYLE L. PRESSLER, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BULVERDE, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT BULVERDE, COMAL COUNTY, TEXAS, THIS ____ DAY OF _____, 20____.

KYLE L. PRESSLER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6528 STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF COMAL §
KNOW ALL MEN BY THESE PRESENTS

I, DAN MULLINS, AUTHORIZED AGENT FOR SOUTHERLAND BELLE OAKS, LLC, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 201806033990 OF THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. THIS SUBDIVISION IS TO BE KNOWN AS BELLE OAKS RANCH, PHASE II.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____ DAY OF _____, 20____.

SOUTHERLAND BELLE OAKS, LLC
C/O DAN MULLINS
110 RIVER CROSSING BLVD, STE. 1
SPRING BRANCH, TX 78070

STATE OF TEXAS §
COUNTY OF COMAL §
KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DAN MULLINS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: _____

STATE OF TEXAS
COUNTY OF COMAL

I, HONORABLE BOBBIE KOEPP, COUNTY CLERK FOR 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

RECORDS OF MAPS AND PLATS IN SAID OFFICE, OF SAID COUNTY, IN

DOCUMENT # _____ IN TESTIMONY WHEREOF WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE

THIS ____ DAY OF _____, A.D. 20____.

COUNTY CLERK
COMAL COUNTY, TEXAS

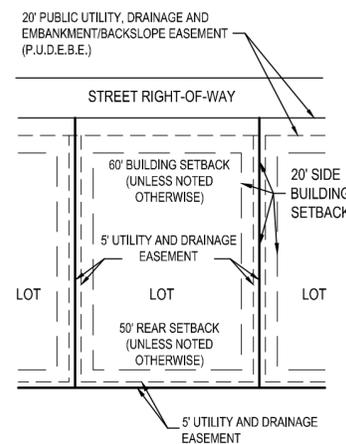
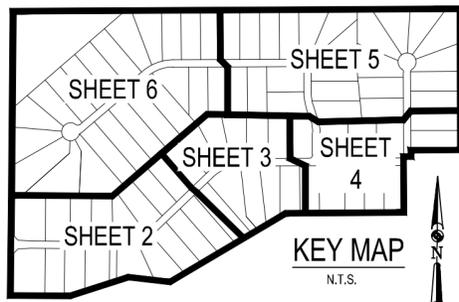
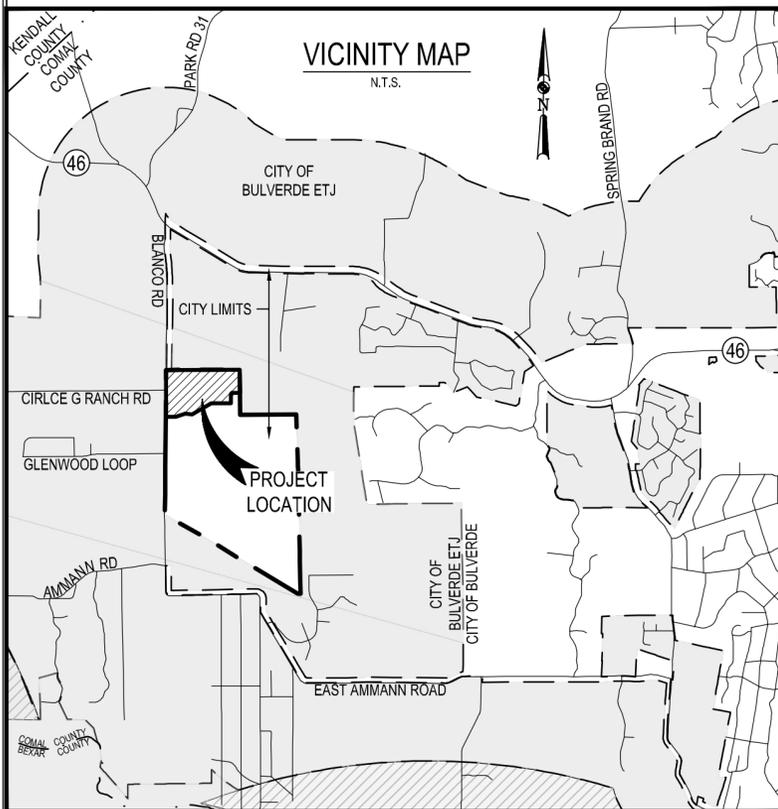
BY: _____
DEPUTY TO COUNTY CLERK

THIS PLAT OF BELLE OAKS RANCH, PHASE II 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



OWNER/DEVELOPER:
SOUTHERLAND BELLE OAKS, LLC
C/O DAN MULLINS
110 RIVER CROSSING BLVD, STE.1
SPRING BRANCH, TX 78070
OFF: (512) 847-5263
FAX: (830) 885-5248
DMULLINS@SOUTHLP.COM

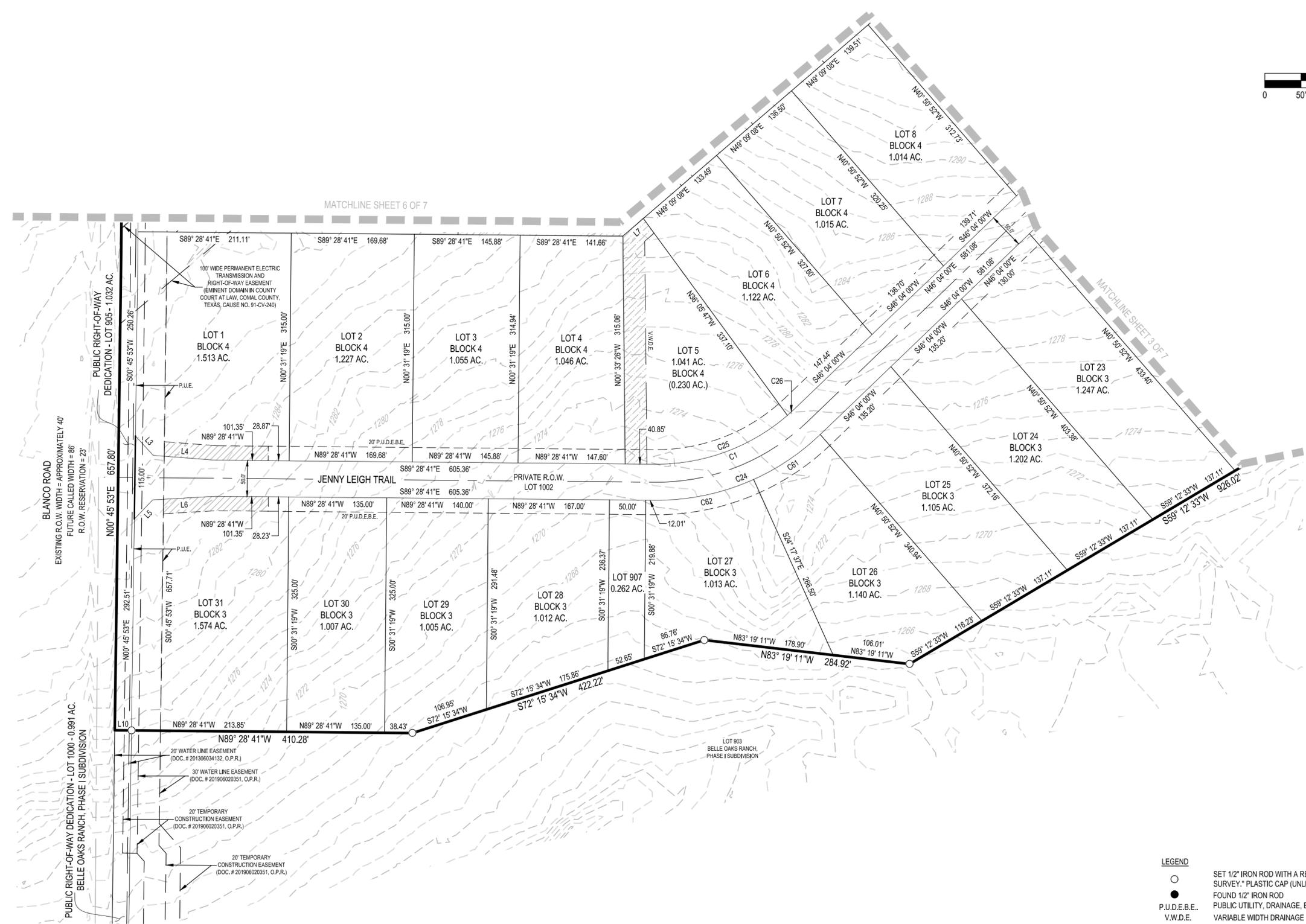
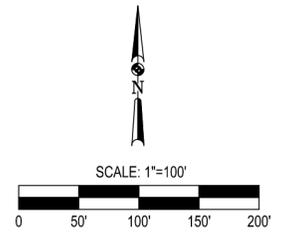
SURVEYOR:
MATKIN HOOVER
ENGINEERING & SURVEYING
C/O KYLE L. PRESSLER, R.P.L.S.
8 SPENCER ROAD, SUITE 300
BOERNE, TEXAS 78006
OFF: (830) 249-0600
FAX: (830) 249-0099
KYLE.PRESSLER@MATKINHOOVER.COM

AGENT/PREPARER:
MATKIN HOOVER
ENGINEERING & SURVEYING
C/O GARRETT D. KELLER, P.E.
8 SPENCER ROAD, SUITE 100
BOERNE, TEXAS 78006
OFF: (830) 249-0600
FAX: (830) 249-0099
GKELLER@MATKINHOOVER.COM

MATKINHOOVER
ENGINEERING
& SURVEYING

8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: (830) 249-0600
CONTACT@MATKINHOOVER.COM
3303 SHELL ROAD SUITE 3
GERBETOWN, TEXAS 78628
OFFICE: 512-868-2244
TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

DATE: JUNE 20, 2019
MHE JOB NO. - 2969.02
MHS JOB NO. - 17-4180



SUBDIVISION PLAT BELLE OAKS RANCH, PHASE II

OWNER/DEVELOPER:
SOUTHERLAND BELLE OAKS, LLC
C/O DAN MULLINS
110 RIVER CROSSING BLVD, STE.1
SPRING BRANCH, TX 78070
OFF: (512) 847-5263
FAX: (830) 885-5248
DMULLINS@SOUTHLP.COM

SURVEYOR:
MATKIN HOOVER
ENGINEERING & SURVEYING
C/O KYLE L. PRESSLER, R.P.L.S.
8 SPENCER ROAD, SUITE 300
BOERNE, TEXAS 78006
OFF: (830) 249-0600
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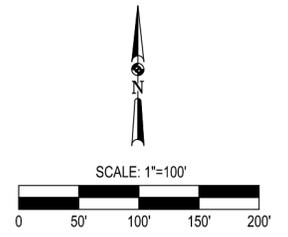
AGENT/PREPARER:
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C/O GARRETT D. KELLER, P.E.
8 SPENCER ROAD, SUITE 100
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GKELLER@MATKINHOOVER.COM

MATKIN HOOVER

ENGINEERING & SURVEYING

8 SPENCER ROAD SUITE 100 BOERNE, TEXAS 78006 OFFICE: (830) 249-0600 CONTACT@MATKINHOOVER.COM
3303 SHELL ROAD SUITE 3 GEORGETOWN, TEXAS 78628 OFFICE: (512) 866-2244 TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

DATE: JUNE 20, 2019
MHE JOB NO. - 2969.02
MHS JOB NO. - 174180
SHEET 2 OF 7



SUBDIVISION PLAT BELLE OAKS RANCH, PHASE II

LEGEND	
○	SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP (UNLESS OTHERWISE SPECIFIED)
●	FOUND 1/2" IRON ROD
P.U.D.E.B.E.	PUBLIC UTILITY, DRAINAGE, EMBANKMENT/BLACKSLOPE EASEMENT
V.W.D.E.	VARIABLE WIDTH DRAINAGE EASEMENT
V.W.P.U.E.	VARIABLE WIDTH PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
M.F.F.E.	MINIMUM FINISHED FLOOR ELEVATION
D.R.	DEED RECORDS
O.P.R.	OFFICIAL PUBLIC RECORDS
R.O.W.	RIGHT-OF-WAY
N.T.S.	NON TYPICAL SETBACK
	LANDSCAPE & MONUMENT EASEMENT
	DRAINAGE EASEMENT

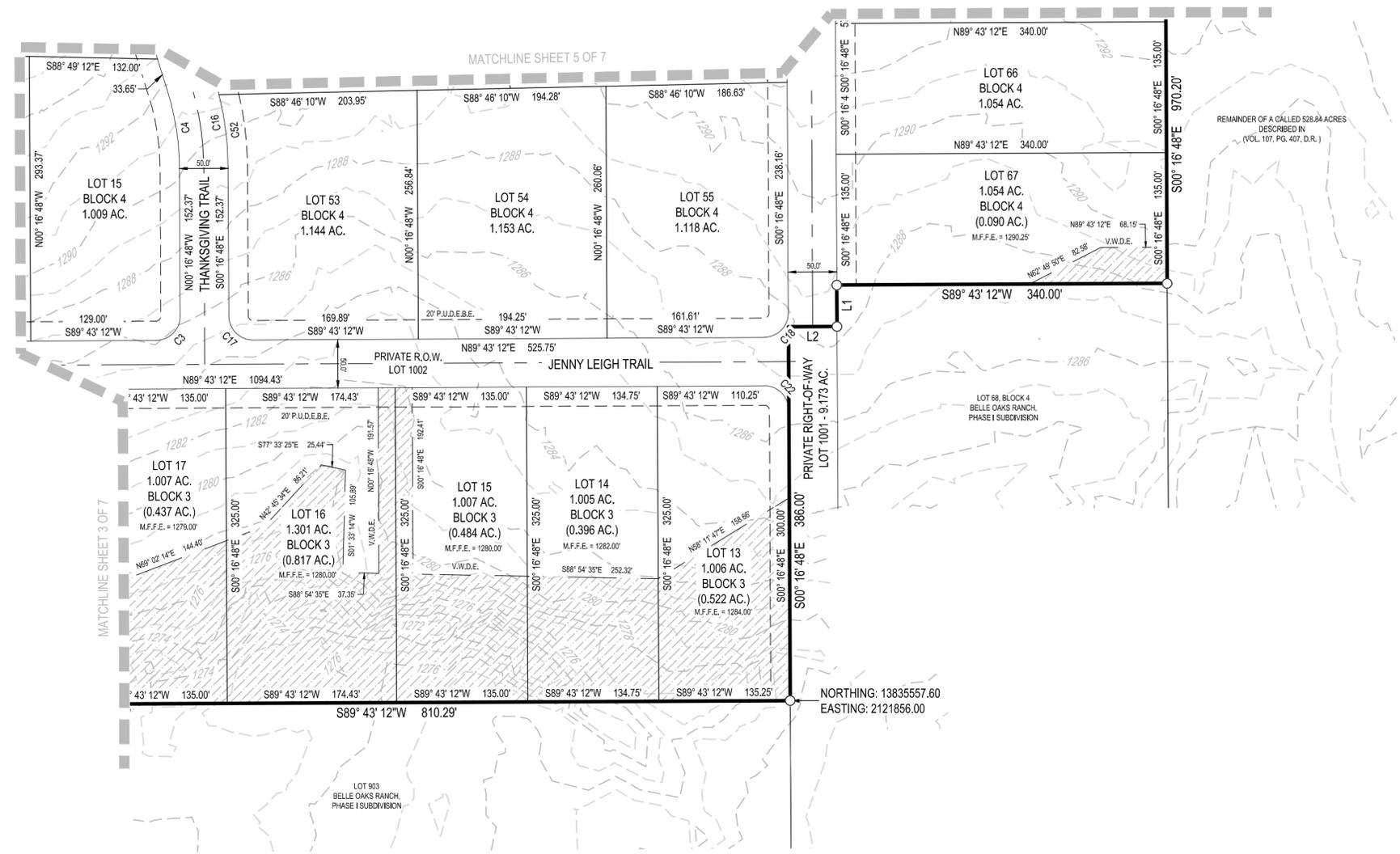
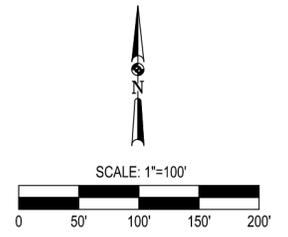
OWNER/DEVELOPER: SOUTHERLAND BELLE OAKS, LLC C/O DAN MULLINS 110 RIVER CROSSING BLVD, STE.1 SPRING BRANCH, TX 78070 OFF: (512) 847-5263 FAX: (830) 885-5248 DMULLINS@SOUTHLP.COM	SURVEYOR: MATKIN HOOVER ENGINEERING & SURVEYING C/O KYLE L. PRESSLER, R.P.L.S. 8 SPENCER ROAD, SUITE 300 BOERNE, TEXAS 78006 OFF: (830) 249-0600 FAX: (830) 249-0099 KYLE.PRESSLER@MATKINHOOVER.COM	AGENT/PREPARER: MATKIN HOOVER ENGINEERING & SURVEYING C/O GARRETT D. KELLER, P.E. 8 SPENCER ROAD, SUITE 100 BOERNE, TEXAS 78006 OFF: (830) 249-0600 FAX: (830) 249-0099 GKELLER@MATKINHOOVER.COM
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MATKIN HOOVER
ENGINEERING & SURVEYING

8 SPENCER ROAD SUITE 100 BOERNE, TEXAS 78006 OFFICE: (830) 249-0600 CONTACT@MATKINHOOVER.COM
 3303 SHELL ROAD SUITE 3 GEORGETOWN, TEXAS 78628 OFFICE: (512) 866-2244
 TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

DATE: JUNE 20, 2019
 MHE JOB NO. - 2969.02
 MHS JOB NO. - 17-4180

SHEET 3 OF 7



SUBDIVISION PLAT BELLE OAKS RANCH, PHASE II

LEGEND	
○	SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP (UNLESS OTHERWISE SPECIFIED)
●	FOUND 1/2" IRON ROD
P.U.D.E.B.E.	PUBLIC UTILITY, DRAINAGE, EMBANKMENT/BLACKSLOPE EASEMENT
V.W.D.E.	VARIABLE WIDTH DRAINAGE EASEMENT
V.W.P.U.E.	VARIABLE WIDTH PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
M.F.F.E.	MINIMUM FINISHED FLOOR ELEVATION
D.R.	DEED RECORDS
O.P.R.	OFFICIAL PUBLIC RECORDS
R.O.W.	RIGHT-OF-WAY
N.T.S.	NON TYPICAL SETBACK
	LANDSCAPE & MONUMENT EASEMENT
	DRAINAGE EASEMENT

OWNER/DEVELOPER:
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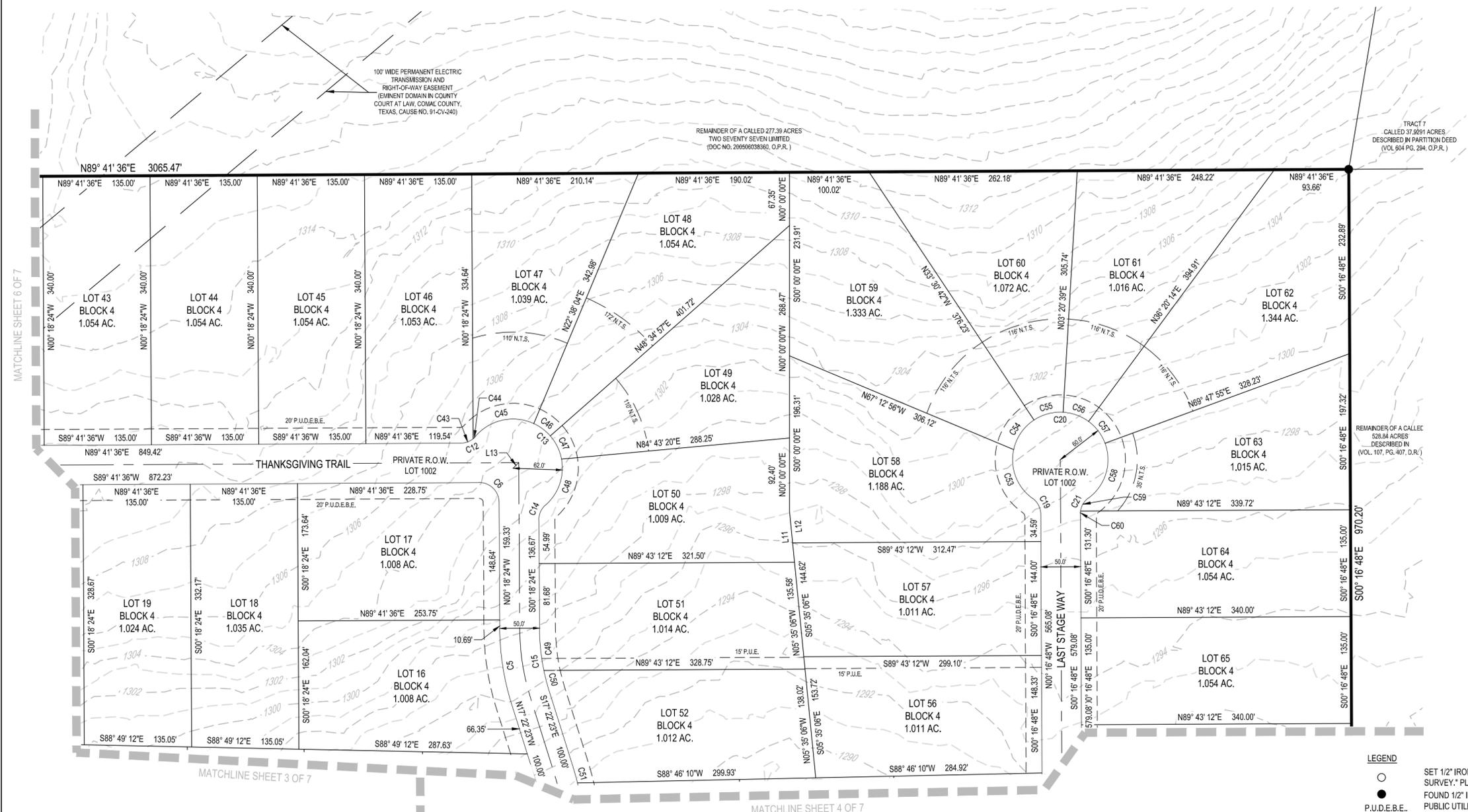
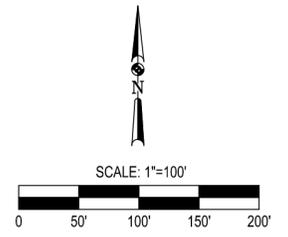
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GEORGETOWN, TEXAS 78628
OFFICE: (512) 866-2244

TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

DATE: JUNE 20, 2019
MHE JOB NO. - 2969.02
MHS JOB NO. - 174180



SUBDIVISION PLAT BELLE OAKS RANCH, PHASE II

OWNER/DEVELOPER:
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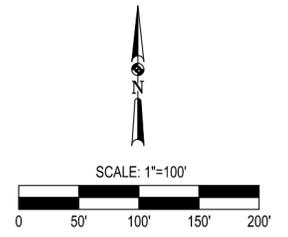
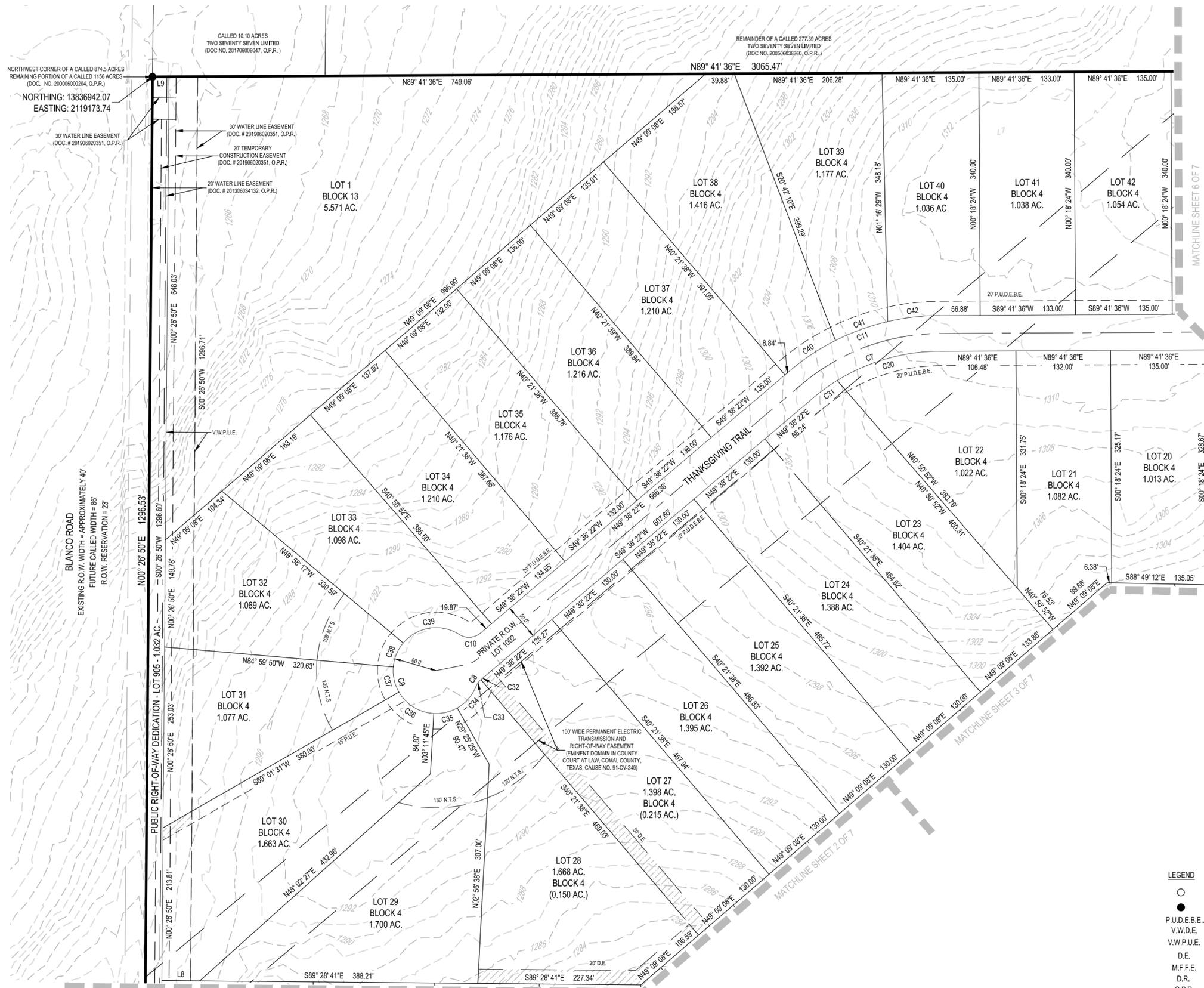
3303 SHELL ROAD SUITE 3
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OFFICE: 512.866.2244

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SHEET 5 OF 7

- LEGEND**
- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP (UNLESS OTHERWISE SPECIFIED)
 - FOUND 1/2" IRON ROD
 - P.U.D.E.B.E. PUBLIC UTILITY, DRAINAGE, EMBANKMENT/BLACKSLOPE EASEMENT
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 - N.T.S. NON TYPICAL SETBACK
 - LANDSCAPE & MONUMENT EASEMENT
 - DRAINAGE EASEMENT



SUBDIVISION PLAT BELLE OAKS RANCH, PHASE II

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SUBDIVISION PLAT BELLE OAKS RANCH, PHASE II

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	275.00	213.37	44°27'19"	N68° 17' 40"E	208.06
C2	325.00	247.62	43°39'12"	N67° 53' 38"E	241.67
C3	25.00	39.27	90°00'00"	N44° 43' 12"E	35.36
C4	275.00	82.04	17°05'35"	N08° 49' 35"W	81.74
C5	325.00	96.81	17°03'59"	N08° 50' 24"W	96.45
C6	25.00	39.27	90°00'00"	N45° 18' 24"W	35.36
C7	275.00	192.25	40°03'14"	S69° 39' 59"W	188.35
C8	25.00	12.26	28°04'21"	S35° 36' 11"W	12.13
C9	60.00	294.23	280°58'04"	N17° 56' 57"W	76.36
C10	25.00	31.81	72°53'43"	N86° 05' 13"E	29.70
C11	325.00	227.20	40°03'14"	N69° 39' 59"E	222.60
C12	25.00	21.40	49°02'18"	N65° 10' 27"E	20.75
C13	62.00	203.45	188°00'39"	S45° 20' 23"E	123.70
C14	25.00	21.37	48°58'20"	S24° 10' 48"W	20.72
C15	275.00	81.91	17°03'59"	S08° 50' 24"E	81.61
C16	325.00	96.96	17°05'35"	S08° 49' 35"E	96.60
C17	25.00	39.27	90°00'00"	S45° 16' 48"E	35.36
C18	25.00	39.27	90°00'00"	N44° 43' 12"E	35.36
C19	25.00	23.55	53°58'05"	N27° 15' 50"W	22.69
C20	60.00	301.53	287°56'10"	N89° 43' 12"E	70.59
C21	25.00	23.55	53°58'05"	S26° 42' 15"W	22.69
C22	25.00	39.27	90°00'00"	N45° 16' 48"W	35.36
C23	275.00	209.52	43°39'12"	S67° 53' 38"W	204.49
C24	325.00	252.17	44°27'19"	S68° 17' 40"W	245.89
C25	275.00	199.17	41°29'48"	N69° 46' 25"E	194.85
C26	275.00	14.20	2°57'31"	N47° 32' 46"E	14.20
C27	325.00	92.29	16°16'16"	S54° 12' 08"W	91.98
C28	325.00	87.72	15°27'50"	S70° 04' 10"W	87.45
C29	325.00	67.61	11°50'07"	S83° 45' 39"W	67.48
C30	275.00	150.36	31°19'41"	S74° 01' 45"W	148.50
C31	275.00	41.88	8°43'33"	S54° 00' 08"W	41.84

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C32	683.25	4.73	0°23'48"	S49° 32' 26"W	4.73
C33	24.20	11.62	27°30'42"	S34° 52' 18"W	11.51
C34	60.00	40.85	39°00'30"	N41° 04' 16"E	40.07
C35	60.00	34.16	32°37'15"	N76° 53' 08"E	33.70
C36	60.00	59.51	56°49'46"	S58° 23' 22"E	57.10
C37	60.00	36.63	34°58'39"	S12° 29' 09"E	36.06
C38	60.00	36.68	35°01'32"	S22° 30' 56"W	36.11
C39	60.00	86.40	82°30'22"	S81° 16' 54"W	79.13
C40	325.00	76.63	13°30'34"	S56° 23' 39"W	76.45
C41	325.00	77.73	13°42'10"	S70° 00' 01"W	77.54
C42	325.00	72.84	12°50'30"	S83° 16' 21"W	72.69
C43	25.00	16.67	38°12'47"	N70° 35' 12"E	16.37
C44	25.00	4.72	10°49'31"	N46° 04' 03"E	4.72
C45	62.00	80.14	74°03'28"	N77° 41' 00"E	74.67
C46	62.00	26.12	24°08'18"	S53° 13' 08"E	25.93
C47	62.00	32.89	30°23'47"	S25° 57' 05"E	32.51
C48	62.00	64.30	59°25'08"	S18° 57' 22"W	61.45
C49	275.00	53.67	11°10'52"	S05° 53' 50"E	53.58
C50	275.00	28.25	5°53'07"	S14° 29' 50"E	28.23
C51	325.00	20.16	3°33'17"	N15° 35' 45"W	20.16
C52	325.00	76.79	13°32'18"	N07° 02' 57"W	76.62
C53	60.00	69.63	66°29'33"	N21° 00' 06"W	65.79
C54	60.00	46.33	44°14'38"	N34° 21' 59"E	45.19
C55	60.00	38.60	36°51'21"	N74° 54' 59"E	37.93
C56	60.00	34.55	32°59'55"	S70° 09' 33"E	34.07
C57	60.00	35.04	33°27'41"	S36° 55' 55"E	34.54
C58	60.00	77.38	73°53'22"	S16° 44' 36"W	72.13
C59	25.00	19.83	45°26'46"	N30° 57' 54"E	19.31
C60	25.00	3.72	8°31'19"	S03° 58' 52"W	3.71
C61	325.00	111.40	19°38'24"	N55° 53' 12"E	110.86
C62	325.00	140.76	24°48'56"	S78° 06' 51"W	139.68

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00° 16' 48"E	42.79
L2	S89° 43' 12"W	50.00
L3	S42° 25' 18"E	36.46
L4	S85° 36' 28"E	86.14
L5	S43° 42' 50"W	36.60
L6	S86° 39' 48"W	86.41
L7	N49° 09' 08"E	37.20
L8	S89° 28' 41"E	52.79
L9	S89° 41' 36"W	23.00
L10	N89° 28' 41"W	23.00
L11	N05° 35' 06"W	64.87
L12	S05° 35' 06"E	40.13
L13	S45° 00' 00"W	10.00

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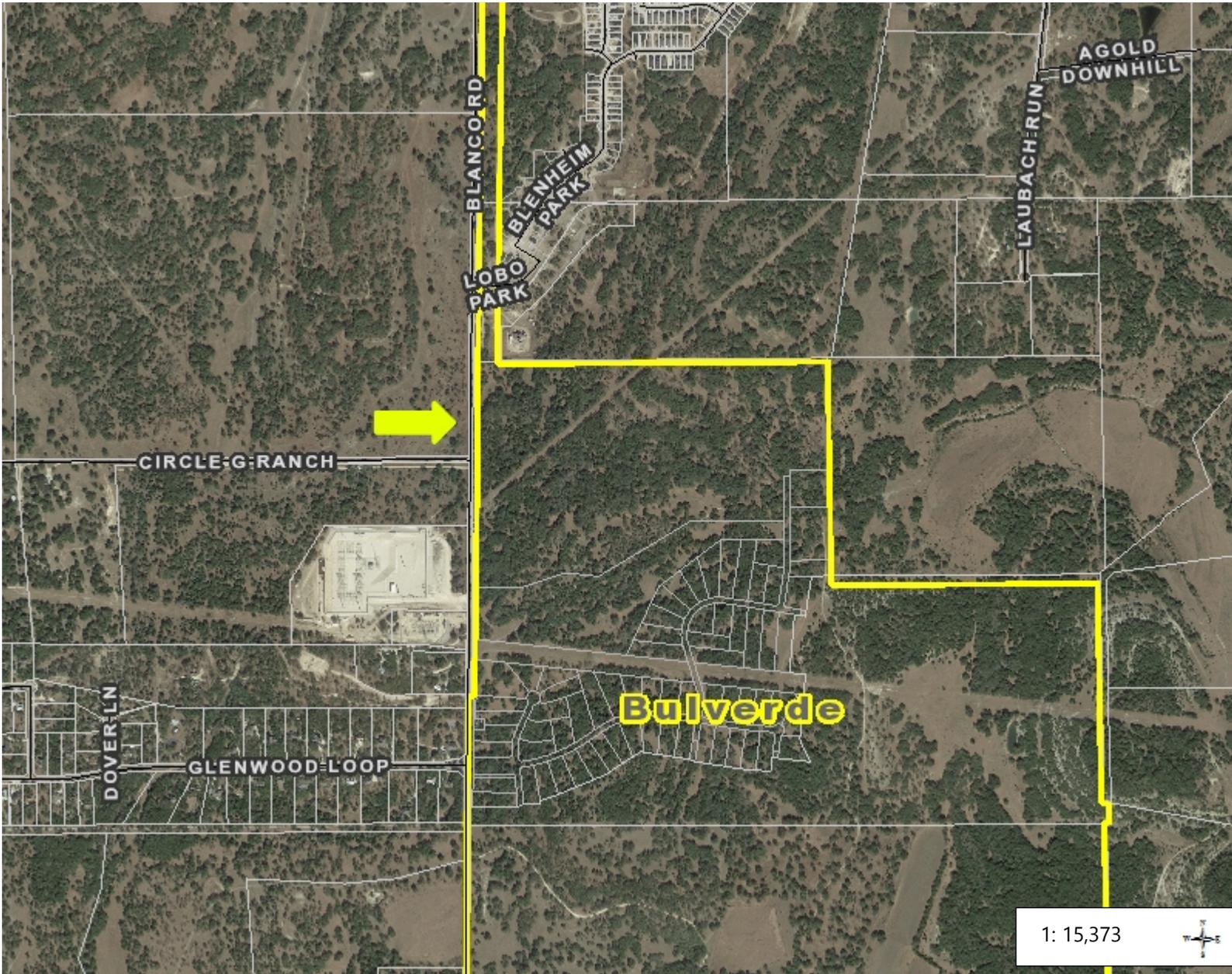
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Legend

- Major Roads
 - Farm roads
 - Highways
- Streets
- Parcels
- Future Parcels
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3



Notes

PC-19-05 Belle Oaks Ranch Phase 2 Final Plat

0.5 0 0.24 0.5 Miles

NAD_1983_StatePlane_Texas_South_Central_FIPS_4204_Feet
Comal County GIS

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



PLANNING AND ZONING COMMISSION ITEM:
PC-19-10
PRELIMINARY PLAT
PARK VILLAGE, UNIT 6

MEETING DATE: August 6, 2019
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Ramos, AICP, Planning Director

REQUEST:

Consider the approval of a Preliminary Plat for Park Village Unit 6, generally located 725' south of the intersection of Lobo Park and State Highway 46.

APPLICANT:

Two Seventy-Seven, LTD
8023 Vantage Drive, Suite 1200
San Antonio, TX
210-524-4000

PROPERTY INFORMATION:

Owner: Two Seventy-Seven, LTD.
Legal Description: 43.235 ACRES; SAID TRACT IS A PORTION OF THE TRACT CONTAINING 277.39 ACRES SITUATED IN THE J. WEBB SURVEY NO. 237, ABSTRACT 665.
Size: 43.235 acres; 108 lots
Existing Land Use: Undeveloped
Existing Zoning: Extraterritorial Jurisdiction (ETJ)
Proposed Land-Use: Single Family Residential

SUMMARY:

This is a proposed preliminary plat for Unit 6 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 6 which requires approval of a preliminary plat prior to moving forward with final plat approval.

ANALYSIS:

This proposed Preliminary Plat is for approximately 43.235 acres of vacant property and establishes 108 single family residential lots and 4 open space lots.

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.

Halff Associates, Inc. and City Staff have reviewed the proposed preliminary plat and related required documents including a drainage analysis and traffic impact analysis and have 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:

Application
Preliminary Plat
Exhibit A: Aerial Map



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 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 6
 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)
 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:	<input checked="" type="checkbox"/> In <input checked="" type="checkbox"/> Out (ETJ)	Water Source:	<u>CLWSC</u>
Commercial:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Sewage Treatment:	<u>GBRA</u>
Residential:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	TxDOT Frontage:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
No. of Lots:	<u>108</u>	100-Year Floodplain:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Total Acreage without floodplain:	<u>43.235</u>	Edwards Aquifer Zone:	<input type="checkbox"/> Recharge
Density Class:	<u>High Density</u>		<input checked="" type="checkbox"/> Contributing
Zoning Class:	<u>AG & 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.

Todd Gold
 Signature of Owner/Applicant

8-13-19
 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

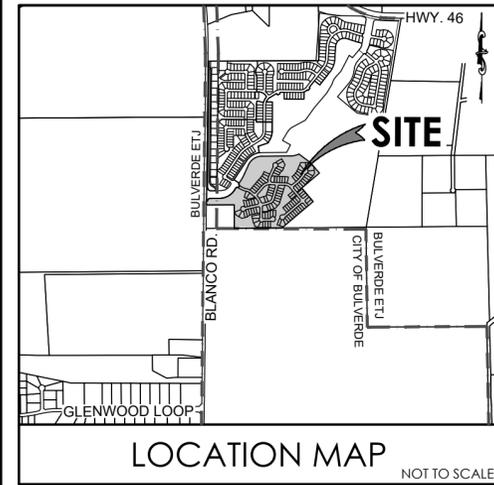
- \$750

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)



GUADALUPE-BLANCO RIVER AUTHORITY NOTES:

1. THE GUADALUPE-BLANCO RIVER AUTHORITY (GBRA) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, INSPECTING, REPAIRING, REMOVING, AND RELOCATING BURIED AND/OR EXPOSED SANITARY SEWER FACILITIES AND APPURTENANCES.
2. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, GBRA SHALL HAVE THE RIGHT TO REMOVE SAID LANDS OF ALL TREES OR PARTS THEREOF, OR ANY OTHER OBSTRUCTIONS WHICH MAY ENDANGER, OR INTERFERE WITH MAINTENANCE OF, THE FACILITIES AND APPURTENANCES.
3. OTHER UTILITIES, STRUCTURES, GRADING, DRAINAGE, DETENTION/RETENTION PONDS, LANDSCAPING, TREES, ROADS, PARKING LOTS, FENCES, WALLS, CONSTRUCTION OF ANY TYPE, OR ANY OTHER IMPROVEMENTS OR OBSTRUCTIONS, ARE NOT ALLOWED WITHIN GBRA EASEMENTS OR WITHIN 10 FEET OF GBRA UTILITIES, WHICHEVER IS GREATER.
4. DESIGNS FOR ANY PROPOSED ALTERATIONS OR CROSSINGS OF GBRA EASEMENTS OR GBRA UTILITIES MUST BE APPROVED IN WRITING BY GBRA AND THE INSTALLATION OF SUCH MUST BE INSPECTED AND APPROVED BY GBRA.
5. MAINTENANCE OF EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
6. THE PROPERTY OWNER MUST INSTALL 16 FOOT GATES IN ANY FENCES THAT CROSS GBRA UTILITIES; GATES MUST BE CENTERED ACROSS GBRA UTILITIES.
7. CUSTOMER SANITARY SEWER SERVICES SHALL NOT BE INSTALLED WITHIN FENCED AREAS.

EASEMENT STATEMENT

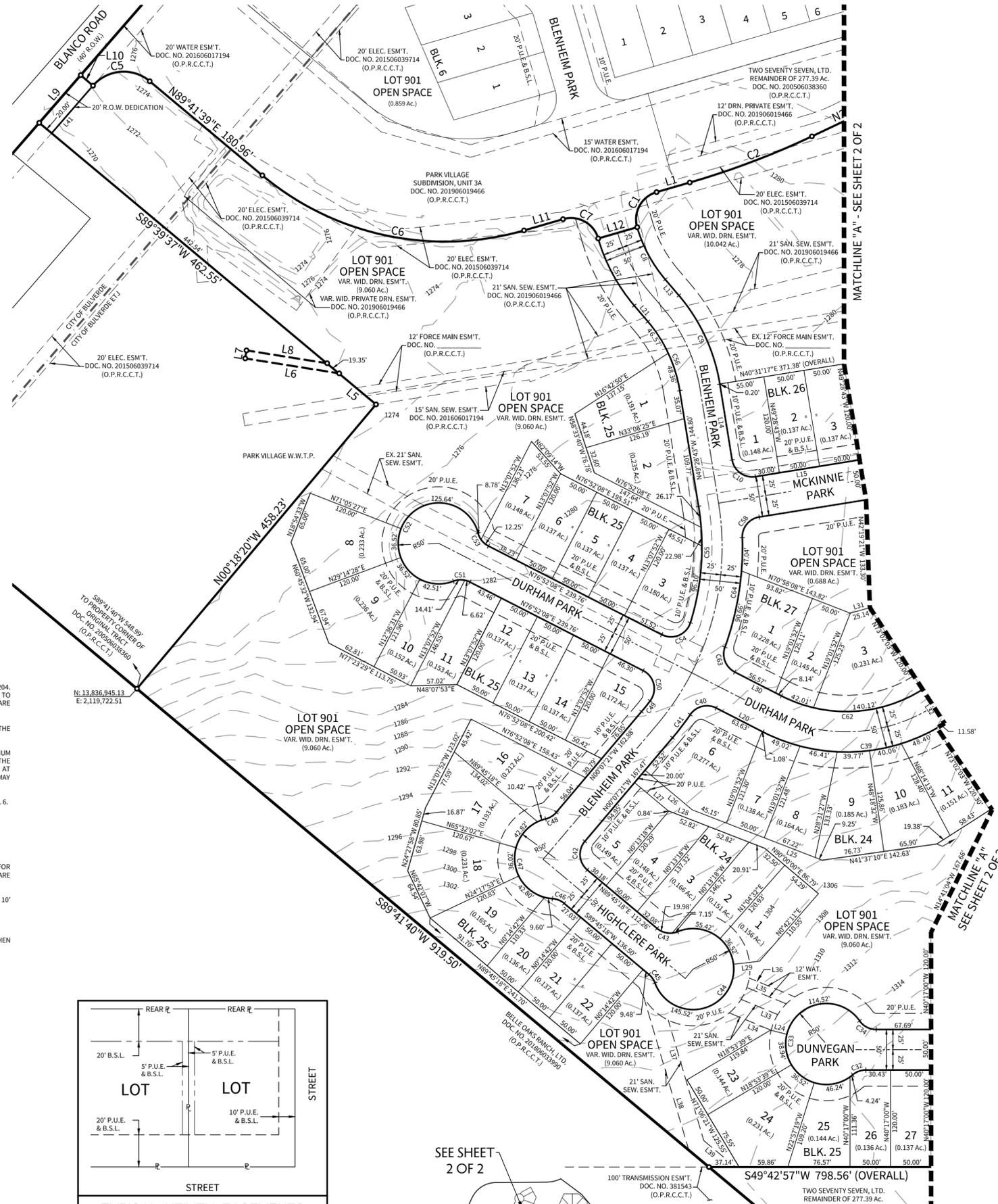
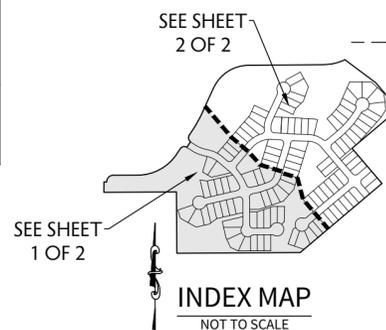
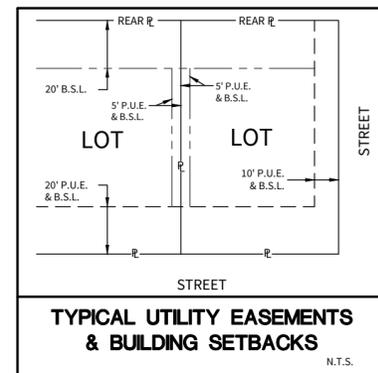
PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DEDICATED EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE (I.E. NO STRUCTURES, SEPTIC TANK FIELDS, ETC.) GRANTEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.

GENERAL PLATTING NOTES

1. 3/8" IRON RODS SET AT LOT CORNERS.
2. ALL COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE 4204. ALL DISTANCE GIVEN HEREON ARE SURFACE. TO CONVERT TO GRID, APPLY SCALE FACTOR OF 0.99987. TO CONVERT GRID COORDINATES TO SURFACE, SCALE 1.00013. COORDINATES SHOWN HEREON ARE SURFACE COORDINATES. (CONTOURS ESTABLISHED USING VERTICAL DATUM NAVD 88.)
3. THIS PROPERTY LIES WITHIN THE CITY OF BULVERDE AND AN EXTRATERRITORIAL JURISDICTION OF THE CITY OF BULVERDE.
4. THIS PROPERTY WILL BE SERVED BY A STATE CERTIFIED PUBLIC WATER SUPPLY SYSTEM. MINIMUM WATER PRESSURE REQUIREMENTS BASED ON TCEQ CURRENT STANDARDS CAN BE MET AT THE PROPOSED METER LOCATION FOR ALL LOTS. ADEQUATE PRESSURE FOR NORMAL DOMESTIC USE AT ELEVATIONS GREATER THAN 1120 FT. MSL CANNOT BE GUARANTEED. PRIVATE BOOSTER SYSTEM MAY BE REQUIRED.
5. THIS PROPERTY IS SERVED BY A CENTRALIZED SEWER TREATMENT SYSTEM, COMAL COUNTY WCID NO. 6.
6. THIS PROPERTY LIES WITHIN THE CONTRIBUTING ZONE TO THE EDWARDS AQUIFER.
7. COMAL COUNTY REQUIRES A MINIMUM 20' BUILDING SETBACK LINE FROM ROAD FRONTAGE.
8. 108 LOTS, BEING 43.235 ACRES, 4 OPEN SPACES.
9. OPEN SPACE LOTS 901, 901, 901 AND 902 ARE A SUBSTANDARD LOT AND DRAINAGE EASEMENT FOR STORM WATER CONVEYANCE, DETENTION, AND TREATMENT. HABITABLE STRUCTURES ARE PROHIBITED.
10. ALL DEVELOPABLE LOTS TO HAVE A 20' FRONT SETBACK, 20' REAR SETBACK, 5' SIDE SETBACK AND 10' SIDE SETBACK WHEN ADJACENT TO ROADWAY.
11. ROADWAY LENGTH = 4,817 LF.
12. ALL DEVELOPABLE LOTS TO HAVE A 20' FRONT P.U.E., 5' SIDE P.U.E., AND 10' SIDE P.U.E. WHEN ADJACENT TO ROADWAY.

LEGEND

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- SAN. SEW. = SANITARY SEWER
- VAR. = VARIABLE
- WID. = WIDTH
- W.W.T.P. = WASTE WATER TREATMENT PLANT
- = STREET CENTERLINE
- = CITY LIMIT LINE
- ELEV. --- = EXISTING GROUND MAJOR CONTOUR
- ELEV. --- = EXISTING GROUND MINOR CONTOUR
- = 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUDE"



PRELIMINARY SUBDIVISION PLAT
ESTABLISHING
PARK VILLAGE SUBDIVISION, UNIT 6
 A SUBDIVISION PLAT ESTABLISHING 108 RESIDENTIAL LOTS AND 4 OPEN SPACE LOTS, CONTAINING 43.235 ACRES; SAID TRACT IS A PORTION OF THE TRACT CONTAINING 277.39 ACRES DESCRIBED IN THE DEED FROM BELLE OAKS RANCH, LTD. TO TWO SEVENTY SEVEN PARK VILLAGE, LTD. RECORDED UNDER DOCUMENT, 200506038360, O.P.R.C.C.T., SITUATED IN THE J. WEBB SURVEY NO. 237, ABSTRACT 665, COMAL COUNTY, TEXAS.

M.W. CUDE ENGINEERS, L.L.C.
 4122 POND HILL RD. • S-101
 SAN ANTONIO, TEXAS 78231
 T:210.681.2951 • F:210.523.7112
 WWW.CUDEENGINEERS.COM
 TBPE #455 • TBPLS #10048500
 MWC: JEFFREY A. MCKINNIE
 PRJ. NO.: 03021.015

STATE OF TEXAS
 COUNTY OF COMAL
 KNOW ALL MEN BY THESE PRESENTS:
 THE OWNER OF THE LAND SHOWN ON THIS PLAT WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

OWNER/DEVELOPER
 TWO SEVENTY SEVEN LTD.
 8023 VANTAGE DRIVE, SUITE 1200
 SAN ANTONIO, TEXAS 78230
 PHONE: (210) 524-4000
 CONTACT PERSON: TODD GOLD
 _____ OWNER'S NAME

STATE OF TEXAS
 COUNTY OF COMAL
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
 _____ 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 _____

 _____ PRINT NOTARY'S NAME _____ NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
 COUNTY OF COMAL
 I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL
 SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE FOLLOWING DATE:

 M.W. CUDE ENGINEERS, L.L.C.
 JAMES W. RUSSELL, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR
 R.P.L.S. #4230

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 COMAL COUNTY.
 M.W. CUDE ENGINEERS, L.L.C.
 JEFFREY A. MCKINNIE, P.E.

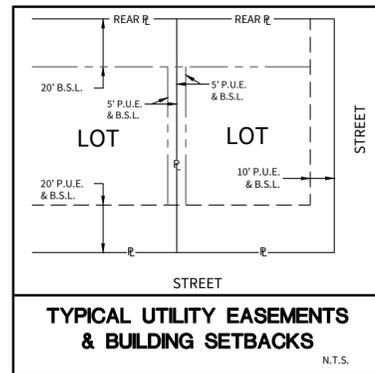
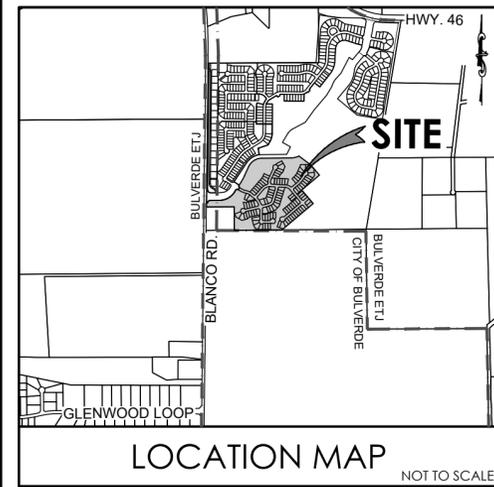
LICENSED PROFESSIONAL ENGINEER NO. 89393

THIS PLAT OF PARK VILLAGE SUBDIVISION, UNIT 6 HAS BEEN SUBMITTED TO AND CONSIDERED
 BY THE CITY OF BULVERDE PLANNING AND ZONING COMMISSION, COMAL COUNTY, TEXAS AND IS
 HEREBY APPROVED FOR THE FILING BY SAID COMMISSION ON _____ 2019, DATED THIS
 DAY OF _____ A.D., 2019.

BY: _____
 CHAIRMAN
 CITY OF BULVERDE
 PLANNING AND ZONING COMMISSION

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., _____ AT _____ M., AND DULY RECORDED THE _____ DAY OF _____
 A.D., _____ AT _____ M. IN THE RECORDS OF MAPS AND PLATS IN SAID OFFICE, OF SAID
 COUNTY, IN DOCUMENT NUMBER _____ IN TESTIMONY WHEREOF, WITNESS MY HAND
 AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D., 2019.

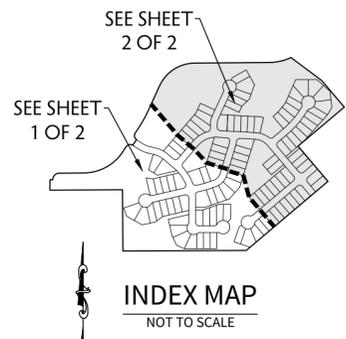
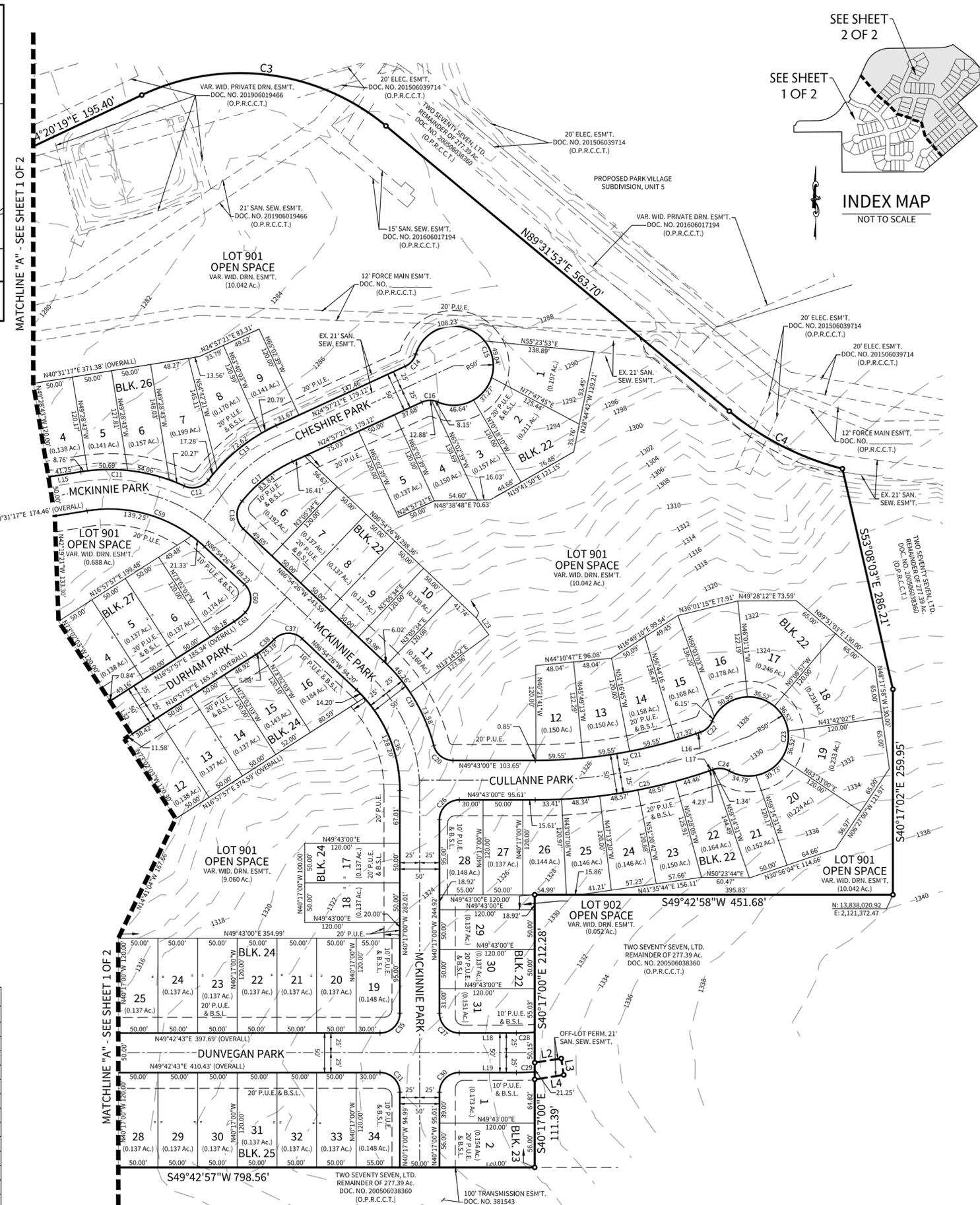
BY: _____
 COUNTY CLERK, COMAL COUNTY, TEXAS
JULY 8, 2019 SHEET 1 OF 2



- LEGEND**
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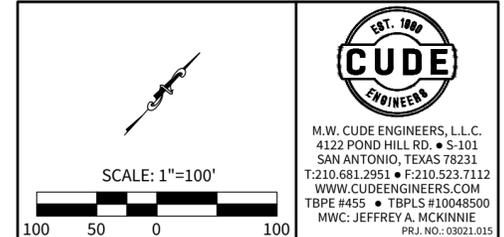
LINE	BEARING	LENGTH
L1	N33°33'58"E	42.49'
L2	N40°59'05"E	33.89'
L3	S49°00'55"E	21.00'
L4	S40°59'05"W	37.11'
L5	S89°53'41"W	59.34'
L6	S58°46'36"W	117.23'
L7	N31°12'55"W	10.00'
L8	N58°46'36"E	100.66'
L9	N00°39'47"E	77.96'
L10	S89°20'13"E	20.00'
L11	N33°33'58"E	50.05'
L12	N33°33'58"E	50.00'
L13	N80°33'34"W	25.92'
L14	N49°28'43"W	94.80'
L15	N40°31'17"E	171.25'
L16	N30°45'29"E	5.57'
L17	N30°45'29"E	5.57'
L19	N49°42'42"E	72.00'
L20	S76°52'08"W	64.71'
L21	N80°33'34"W	25.92'

LINE	BEARING	LENGTH
L23	N76°45'08"W	26.21'
L24	N64°28'44"E	20.83'
L25	N70°58'08"E	171.61'
L26	N89°45'18"E	76.14'
L27	N89°45'18"E	54.23'
L28	N70°58'08"E	127.52'
L29	N42°55'38"E	32.44'
L30	N76°52'08"E	64.71'
L31	N34°00'33"E	25.14'
L32	S73°59'47"E	50.01'
L33	S72°19'26"W	48.80'
L34	N72°19'26"E	55.89'
L35	S72°12'42"W	52.51'
L36	N72°12'42"E	60.77'
L37	N56°39'59"W	154.94'
L38	S56°39'59"E	196.85'
L39	N89°41'40"E	51.15'
L41	N00°39'47"E	77.62'



PRELIMINARY SUBDIVISION PLAT
ESTABLISHING
PARK VILLAGE SUBDIVISION, UNIT 6

A SUBDIVISION PLAT ESTABLISHING 108 RESIDENTIAL LOTS AND 4 OPEN SPACE LOTS, CONTAINING 43.235 ACRES. SAID TRACT IS A PORTION OF THE TRACT CONTAINING 277.39 ACRES DESCRIBED IN THE DEED FROM BELLE OAKS RANCH, LTD. TO TWO SEVENTY SEVEN PARK VILLAGE, LTD. RECORDED UNDER DOCUMENT, 200506038360, O.P.R.C.C.T., SITUATED IN THE J. WEBB SURVEY NO. 237, ABSTRACT 665, COMAL COUNTY, TEXAS.



CURVE	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD	LENGTH
C1	35.00'	90°00'00"	35.00'	N11°26'02"W	49.50'	54.98'
C2	1000.00'	9°13'38"	80.70'	N28°57'08"E	160.87'	161.05'
C3	288.00'	65°11'25"	184.15'	N56°56'02"E	310.29'	327.68'
C4	361.89'	25°33'43"	82.09'	N76°45'16"E	160.12'	161.45'
C5	50.00'	89°01'52"	49.16'	N45°10'43"E	70.11'	77.69'
C6	350.00'	56°07'41"	186.60'	N61°37'48"E	329.32'	342.87'
C7	35.00'	90°00'00"	35.00'	N78°33'58"E	49.50'	54.98'
C8	175.00'	24°07'31"	37.40'	N68°29'48"W	73.14'	73.69'
C9	225.00'	31°04'50"	62.57'	N65°01'09"W	120.56'	122.05'
C10	25.00'	90°00'00"	25.00'	N85°31'17"E	35.36'	39.27'
C11	225.00'	34°03'55"	68.93'	N57°33'14"E	131.81'	133.77'
C12	25.00'	77°48'58"	20.18'	N35°40'43"E	31.40'	33.95'
C13	225.00'	28°11'07"	56.49'	S10°51'47"W	109.57'	110.68'
C14	25.00'	48°11'23"	11.18'	N00°51'40"E	20.41'	21.03'
C15	50.00'	276°22'46"	44.72'	N65°02'39"W	66.67'	241.19'
C16	25.00'	48°11'23"	11.18'	N49°03'02"E	20.41'	21.03'
C17	175.00'	27°26'59"	42.74'	S11°13'52"W	83.04'	83.84'
C18	25.00'	84°24'48"	22.67'	S44°42'02"E	33.59'	36.83'
C19	225.00'	32°02'59"	64.62'	N70°52'57"W	124.22'	125.86'
C20	25.00'	75°25'32"	19.33'	N87°25'47"E	30.59'	32.91'
C21	625.00'	18°57'32"	104.36'	N40°14'15"E	205.87'	206.81'
C22	25.00'	48°11'23"	11.18'	N06°39'47"E	20.41'	21.03'
C23	50.00'	276°22'46"	44.72'	N59°14'31"W	66.67'	241.19'
C24	25.00'	48°11'23"	11.18'	N54°51'10"E	20.41'	21.03'
C25	675.00'	18°57'32"	112.71'	N40°14'15"E	222.34'	223.35'
C26	25.00'	90°00'00"	25.00'	N04°43'00"E	35.36'	39.27'
C27	25.00'	90°00'18"	25.00'	N85°17'09"W	35.36'	39.27'
C28	275.26'	4°47'38"	11.52'	N47°18'49"E	23.02'	23.03'
C29	325.00'	4°02'52"	11.49'	N47°41'16"E	22.96'	22.96'
C30	25.00'	89°59'42"	25.00'	N04°42'51"E	35.35'	39.27'
C31	25.00'	90°00'17"	25.00'	N85°17'08"W	35.36'	39.27'
C32	25.00'	40°30'45"	9.23'	N29°27'21"E	17.31'	17.68'
C33	50.00'	275°32'53"	45.38'	N33°01'35"W	67.21'	240.46'
C34	25.00'	55°02'08"	13.02'	N77°13'47"E	23.10'	24.01'
C35	25.00'	89°59'43"	25.00'	N04°42'52"E	35.35'	39.27'
C36	175.00'	46°37'26"	75.41'	N35°35'43"W	138.51'	142.40'
C37	25.00'	90°00'00"	25.00'	N48°05'34"E	35.36'	39.27'
C38	125.00'	13°52'23"	15.21'	N10°01'46"E	30.19'	30.27'
C39	225.00'	59°54'11"	129.65'	N46°55'03"E	224.67'	235.24'
C40	25.00'	82°38'03"	21.98'	N35°33'07"E	33.01'	36.06'
C41	365.00'	5°38'34"	17.99'	N02°56'38"W	35.93'	35.95'
C42	25.00'	90°07'21"	25.05'	N45°11'01"W	35.39'	39.32'
C43	25.00'	62°10'55"	15.08'	N58°39'51"E	25.82'	27.13'
C44	50.00'	272°06'30"	48.19'	N16°22'21"W	69.40'	237.46'
C45	25.00'	29°53'35"	6.68'	N75°16'54"W	12.91'	13.06'
C46	25.00'	36°05'35"	8.14'	N71°42'35"E	15.49'	15.75'
C47	50.00'	162°19'58"	321.73'	N45°10'08"W	98.81'	141.66'
C48	25.00'	36°07'12"	8.15'	N17°56'15"E	15.50'	15.76'
C49	315.00'	3°04'49"	8.47'	N01°39'46"W	16.93'	16.94'
C50	25.00'	99°55'41"	29.76'	N53°10'01"W	38.28'	43.60'
C51	25.00'	48°11'23"	11.18'	N52°46'27"E	20.41'	21.03'
C52	50.00'	276°22'46"	44.72'	N13°07'52"W	66.67'	241.19'
C53	25.00'	48°11'23"	11.18'	N79°02'11"W	20.41'	21.03'
C54	25.00'	99°55'41"	29.76'	N26°54'17"E	38.28'	43.60'
C55	315.00'	26°25'10"	73.94'	N36°16'08"W	143.97'	145.25'
C56	175.00'	31°04'50"	48.66'	N65°01'09"W	93.77'	94.93'
C57	225.00'	24°07'31"	48.08'	N68°29'48"W	94.04'	94.74'
C58	25.00'	82°38'03"	21.98'	N00°47'45"W	33.01'	36.06'
C59	175.00'	52°34'17"	86.44'	N66°48'25"E	155.00'	160.57'
C60	25.00'	90°00'00"	25.00'	N41°54'26"W	35.36'	39.27'
C61	75.00'	13°52'23"	9.12'	N10°01'46"E	18.12'	18.16'
C62	175.00'	59°54'11"	100.84'	N46°55'03"E	174.74'	182.96'
C63	25.00'	82°38'03"	21.98'	N61°48'51"W	33.01'	36.06'
C64	365.00'	21°36'57"	69.68'	N31°18'18"W	136.89'	137.70'



Legend

Major Roads

— Farm roads

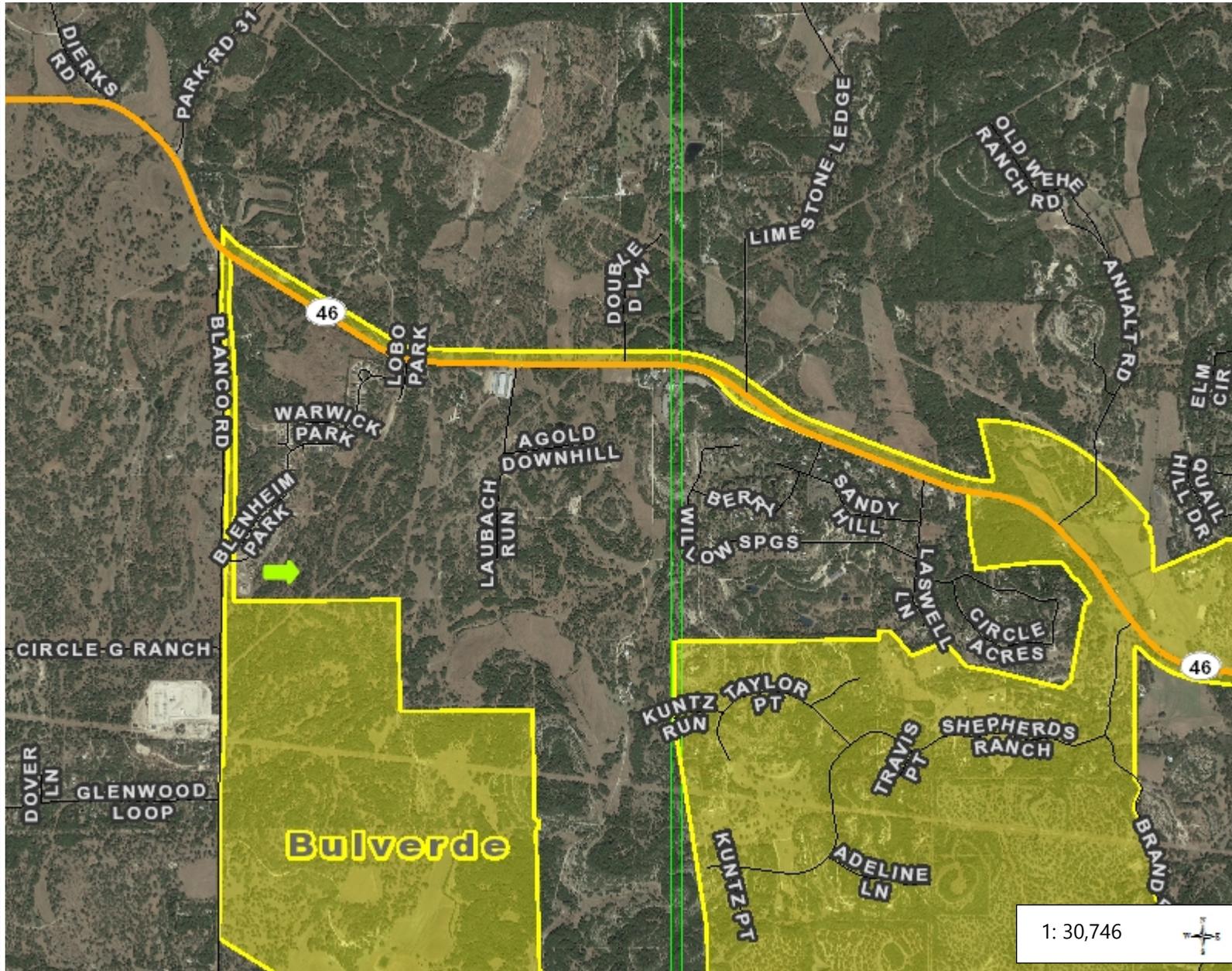
— Highways

Streets

Red: Band_1

Green: Band_2

Blue: Band_3



Bulverde

1: 30,746



1.0 0 0.49 1.0 Miles

NAD_1983_StatePlane_Texas_South_Central_FIPS_4204_Feet
Comal County GIS

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

PC-19-10 Park Village Unit 6 Preliminary Plat



PLANNING AND ZONING COMMISSION ITEM:
PC-19-11
FINAL PLAT
PARK VILLAGE, UNIT 4

MEETING DATE: August 6, 2019
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Ramos, AICP, Planning Director

REQUEST:

Consider the approval of a Final Plat for Park Village, Unit 4, generally located 725' south of the intersection of Lobo Park and State Highway 46.

APPLICANT:

Two Seventy-Seven, LTD
8023 Vantage Drive, Suite 1200
San Antonio, TX
210-524-4000

PROPERTY INFORMATION:

Owner: Two Seventy Seven, LTD.
Legal Description: 24.697 ACRES; SAID TRACT IS A PORTION OF THE TRACT CONTAINING 277.39 ACRES SITUATED IN THE J. WEBB SURVEY NO. 237, ABSTRACT 665.
Size: 24.697 acres; 54 lots
Existing Land Use: Undeveloped
Existing Zoning: Extraterritorial Jurisdiction (ETJ)
Proposed Land-Use: Single Family Residential

SUMMARY:

This is a proposed final plat for Unit 4 of the Park Village Development, located at the northwest corner of the City in the City's Extraterritorial Jurisdiction.

ANALYSIS:

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

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.

Half Associates and City Staff have reviewed the proposed Final Plat and related required documents including a drainage analysis and traffic impact analysis and have 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:

Application

Final Plat

Exhibit A: Aerial Map



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 type="checkbox"/> Master Development Plan	<input checked="" 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: 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> </u> <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.

 5-13-19
 Signature of Owner/Applicant Date

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.

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

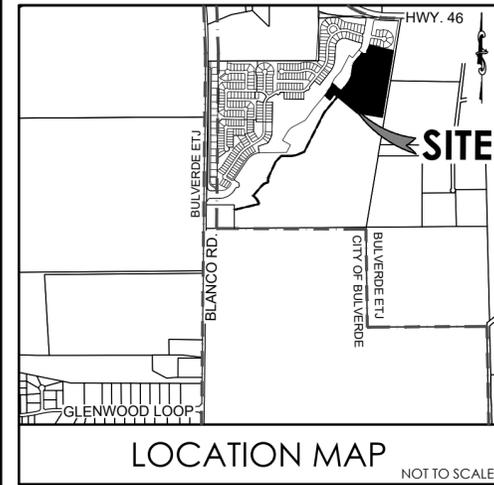
Drainage Analysis Review Tier 2 single family residential

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

Drainage Analysis Review Tier 2

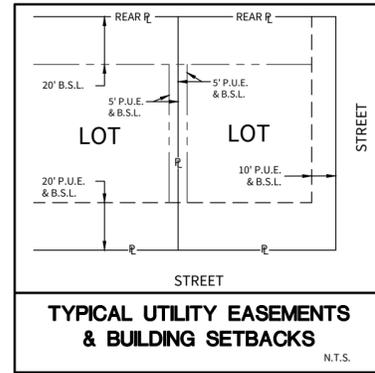
Commercial/Industrial/Multi-Family

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



LEGEND

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- = 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUDE"



GUADALUPE-BLANCO RIVER AUTHORITY NOTES:

1. THE GUADALUPE-BLANCO RIVER AUTHORITY (GBRA) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY IN THE AREAS DESIGNATED ON THIS PLAN AS "SANITARY SEWER" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, INSPECTING, REPAIRING, REMOVING, AND RELOCATING BURIED AND/OR EXPOSED SANITARY SEWER FACILITIES AND APPURTENANCES.
2. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, GBRA SHALL HAVE THE RIGHT TO REMOVE SAID LANDS OF ALL TREES OR PARTS THEREOF, OR ANY OTHER OBSTRUCTIONS WHICH MAY ENDANGER, OR INTERFERE WITH MAINTENANCE OF, THE FACILITIES AND APPURTENANCES.
3. OTHER UTILITIES, STRUCTURES, GRADING, DRAINAGE, DETENTION/RETENTION PONDS, LANDSCAPING, TREES, ROADS, PARKING LOTS, FENCES, WALLS, CONSTRUCTION OF ANY TYPE, OR ANY OTHER IMPROVEMENTS OR OBSTRUCTIONS, ARE NOT ALLOWED WITHIN GBRA EASEMENTS OR WITHIN 10 FEET OF GBRA UTILITIES, WHICHEVER IS GREATER.
4. DESIGNS FOR ANY PROPOSED ALTERATIONS OR CROSSINGS OF GBRA EASEMENTS OR GBRA UTILITIES MUST BE APPROVED IN WRITING BY GBRA AND THE INSTALLATION OF SUCH MUST BE INSPECTED AND APPROVED BY GBRA.
5. MAINTENANCE OF EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
6. THE PROPERTY OWNER MUST INSTALL 16 FOOT GATES IN ANY FENCES THAT CROSS GBRA UTILITIES; GATES MUST BE CENTERED ACROSS GBRA UTILITIES.
7. CUSTOMER SANITARY SEWER SERVICES SHALL NOT BE INSTALLED WITHIN FENCED AREAS.

EASEMENT STATEMENT

PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DEDICATED EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE (I.E. NO STRUCTURES, SEPTIC TANK FIELDS, ETC.) GRANTEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.

GENERAL PLATTING NOTES

1. 1/2" IRON RODS SET AT LOT CORNERS.
2. ALL COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE 4204. ALL DISTANCE GIVEN HEREON ARE SURFACE. TO CONVERT TO GRID, APPLY SCALE FACTOR OF 0.99987. TO CONVERT GRID COORDINATES TO SURFACE, SCALE 1.00013. COORDINATES SHOWN HEREON ARE SURFACE COORDINATES. (CONTOURS ESTABLISHED USING VERTICAL DATUM NAVD 88.)
3. THIS PROPERTY LIES WITHIN AN EXTRATERRITORIAL JURISDICTION OF THE CITY OF BULVERDE.
4. THIS PROPERTY WILL BE SERVED BY A STATE CERTIFIED PUBLIC WATER SUPPLY SYSTEM. MINIMUM WATER PRESSURE REQUIREMENTS BASED ON ICEQ CURRENT STANDARDS CAN BE MET AT THE PROPOSED METER LOCATION FOR ALL LOTS. ADEQUATE PRESSURE FOR NORMAL DOMESTIC USE AT ELEVATIONS GREATER THAN 1120 FT. MSL MUST BE GUARANTEED. PRIVATE BOOSTER SYSTEM MAY BE REQUIRED.
5. THIS PROPERTY IS SERVED BY A CENTRALIZED SEWER TREATMENT SYSTEM, COMAL COUNTY WCID NO. 6.
6. THIS PROPERTY LIES WITHIN THE CONTRIBUTING ZONE TO THE EDWARDS AQUIFER.
7. COMAL COUNTY REQUIRES A MINIMUM 20' BUILDING SETBACK LINE FROM ROAD FRONTAGE.
8. 54 LOTS, BEING 22.848 ACRES, 2 OPEN SPACES.
9. OPEN SPACE LOTS 901 AND 901 ARE A SUBSTANDARD LOT AND DRAINAGE EASEMENT FOR STORM WATER CONVEYANCE, DETENTION, AND TREATMENT. HABITABLE STRUCTURES ARE PROHIBITED.
10. ALL DEVELOPABLE LOTS TO HAVE A 20' FRONT SETBACK, 20' REAR SETBACK, 5' SIDE SETBACK AND 10' SIDE SETBACK WHEN ADJACENT TO ROADWAY.
11. ROADWAY LENGTH = 2,691.1F.
12. ALL DEVELOPABLE LOTS TO HAVE A 20' FRONT P.U.E., 5' SIDE P.U.E., AND 10' SIDE P.U.E. WHEN ADJACENT TO ROADWAY.
13. BOUNDARY CLOSURES AND AREA CALCULATIONS ARE NOT CHECKED BY THE CITY OF BULVERDE AND ARE THE SOLE RESPONSIBILITY ON THE SURVEYOR AND ENGINEER.

FINAL SUBDIVISION PLAT
ESTABLISHING
PARK VILLAGE SUBDIVISION, UNIT 4

A SUBDIVISION PLAT ESTABLISHING 54 RESIDENTIAL LOTS AND 2 OPEN SPACE LOTS, CONTAINING 24.697 ACRES; SAID TRACT IS A PORTION OF THE TRACT CONTAINING 277.35 ACRES DESCRIBED IN THE DEED FROM BELLE OAKS RANCH, LTD. TO TWO SEVENTY SEVEN PARK VILLAGE, LTD. RECORDED UNDER DOCUMENT, 200506038360, O.P.R.C.C.T., SITUATED IN THE J. WEBB SURVEY NO. 237, ABSTRACT 665, COMAL COUNTY, TEXAS.

M.W. CUDE ENGINEERS, L.L.C.
4122 POND HILL RD. • S-101
SAN ANTONIO, TEXAS 78231
T:210.681.2951 • F:210.523.7112
WWW.CUDEENGINEERS.COM
TBPE #455 • TBPLS #10048500
MWC: JEFFREY A. MCKINNIE
PRJ. NO.: 03021.014

SCALE: 1"=100'

STATE OF TEXAS
COUNTY OF COMAL
KNOW ALL MEN BY THESE PRESENTS:

THE OWNER OF THE LAND SHOWN ON THIS PLAT WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

OWNER/DEVELOPER
TWO SEVENTY SEVEN LTD.

8023 VANTAGE DRIVE, SUITE 1200
SAN ANTONIO, TEXAS 78230
PHONE: (210) 524-4000
CONTACT PERSON: TODD GOLD

STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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 _____

PRINT NOTARY'S NAME _____ NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF COMAL

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

M.W. CUDE ENGINEERS, L.L.C.
JAMES W. RUSSELL, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR
R.P.L.S. #4230

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 COMAL COUNTY.

M.W. CUDE ENGINEERS, L.L.C.
JEFFREY A. MCKINNIE, P.E.

LICENSED PROFESSIONAL ENGINEER NO. 89393

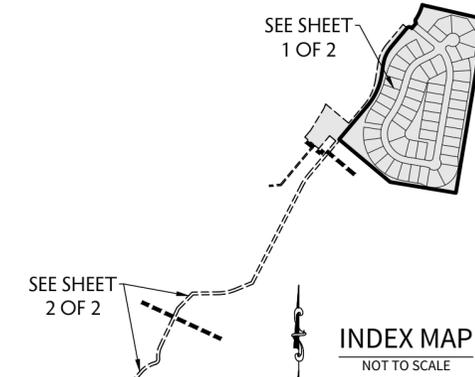
THIS PLAT OF PARK VILLAGE, UNIT 4 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF BULVERDE PLANNING AND ZONING COMMISSION, COMAL COUNTY, TEXAS AND IS HEREBY APPROVED FOR THE FILING BY SAID COMMISSION ON _____ 2018, DATED THIS _____ DAY OF A.D., 2018.

BY: _____
CHAIRMAN
CITY OF BULVERDE
PLANNING AND ZONING COMMISSION

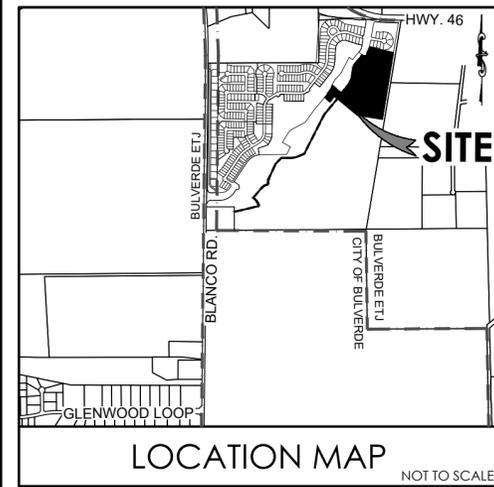
STATE OF TEXAS
COUNTY OF COMAL

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. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ M. IN THE RECORDS OF MAPS AND PLATS IN SAID OFFICE, OF SAID COUNTY, IN DOCUMENT NUMBER _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D.

BY: _____
COUNTY CLERK, COMAL COUNTY, TEXAS



CIOMPERLIK KATHRYN AGOLD DOC. NO. 604294 (D.P.R.)
S09°24'25"E 1316.12'
BLOUNT JEANNETTE AGOLD DOC. NO. 316914 (D.P.R.)
N09°24'25"E 585.91'
TO PROPERTY CORNER OF ORIGINAL TRACT DOC. NO. 200506038360 (O.P.R.C.C.T.)



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LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N08°43'37"E	81.49'	L32	N47°42'12"E	145.68'
L2	S50°13'23"E	8.66'	L33	N60°06'56"E	63.90'
L3	N39°46'37"E	50.00'	L34	N60°06'56"E	73.88'
L4	N44°16'38"E	64.12'	L35	N47°42'12"E	137.69'
L5	N35°50'38"E	29.88'	L37	S50°00'27"W	23.47'
L6	N08°14'24"E	49.87'	L38	S38°34'44"W	18.55'
L7	N39°59'36"E	25.00'	L39	N50°00'27"W	28.16'
L8	N03°52'49"W	10.02'	L40	S55°01'06"E	26.24'
L9	N49°28'43"W	12.50'	L41	S34°58'54"W	21.00'
L10	N49°28'43"W	58.49'	L42	N55°01'06"W	28.45'
L11	N03°52'49"W	10.02'	L43	N49°28'43"W	24.99'
L12	N50°00'27"W	72.00'	L44	S40°31'17"W	21.00'
L13	N39°59'33"E	126.69'	L45	N74°54'48"E	17.54'
L14	N50°00'27"W	86.06'	L46	S72°43'36"W	21.00'
L15	N40°24'52"E	67.77'	L47	N17°16'24"W	25.73'
L16	N00°18'20"W	21.41'	L48	N49°56'46"W	21.19'
L17	N31°08'51"E	188.46'	L49	N81°45'36"W	3.04'
L18	N21°14'27"E	40.94'	L50	S47°42'12"W	188.30'
L19	N50°13'20"W	40.00'	L51	N81°45'36"W	123.98'
L20	N47°55'26"W	25.47'	L52	S47°42'12"W	201.04'
L21	N49°56'46"W	32.47'	L53	N50°00'27"W	153.23'
L22	N12°24'42"W	61.27'	L54	N83°19'49"W	46.22'
L23	N50°00'27"W	38.71'	L55	N50°00'27"W	41.94'
L24	N39°46'55"E	389.82'	L56	S15°05'12"E	21.00'
L25	N84°44'14"E	88.19'	L57	S74°54'48"W	24.59'
L26	N05°15'46"W	10.00'	L58	S17°16'24"E	24.59'
L27	N84°44'14"E	84.05'	L59	N81°45'36"W	120.41'
L28	N39°46'55"E	385.72'	L60	N47°55'26"W	124.59'
L29	N77°02'46"W	122.65'	L61	N47°55'26"W	123.72'
L30	N05°14'29"E	25.40'	L62	N81°45'36"W	92.62'
L31	N02°56'53"E	25.56'	L63	N81°45'36"W	100.85'

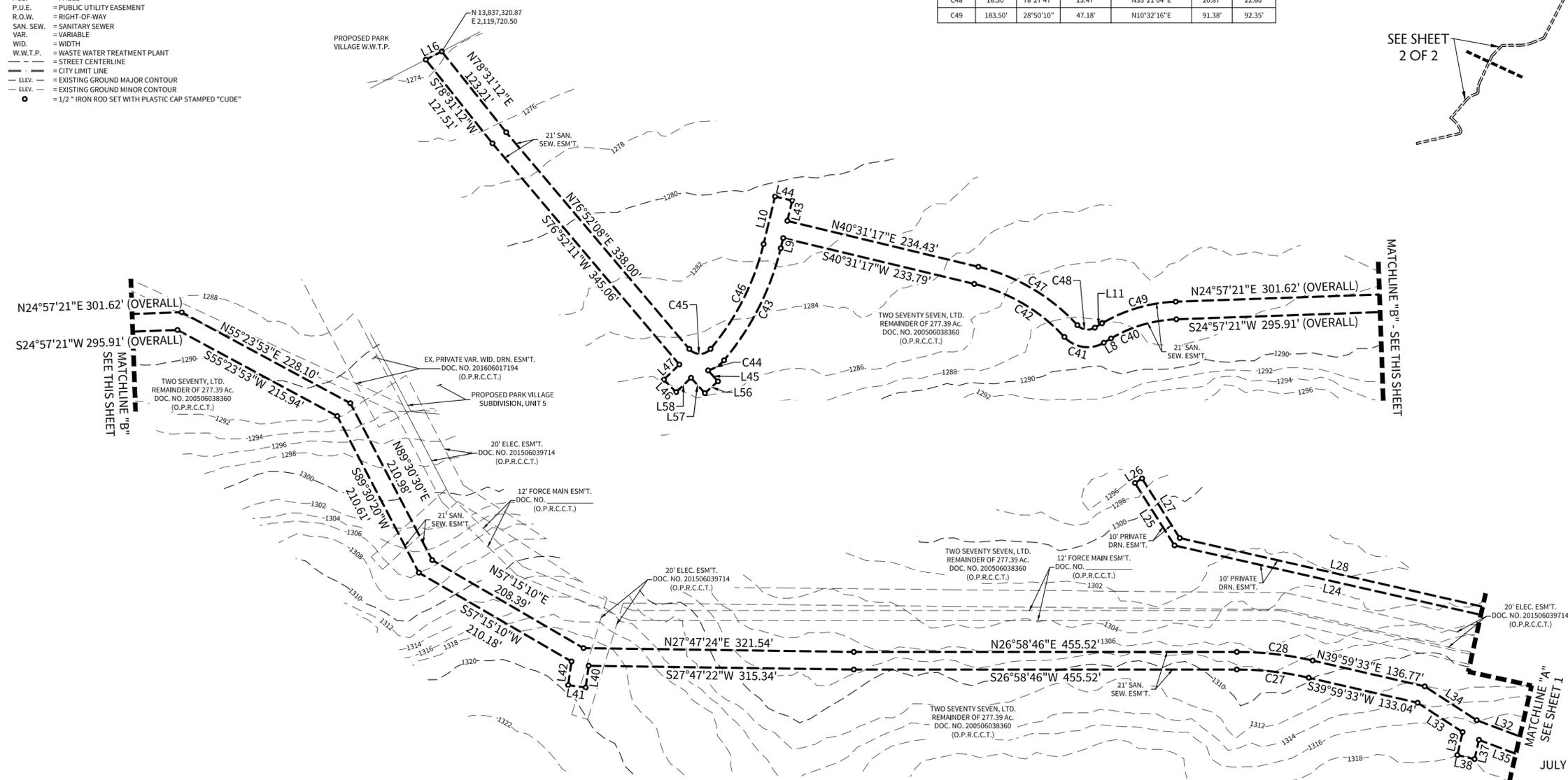
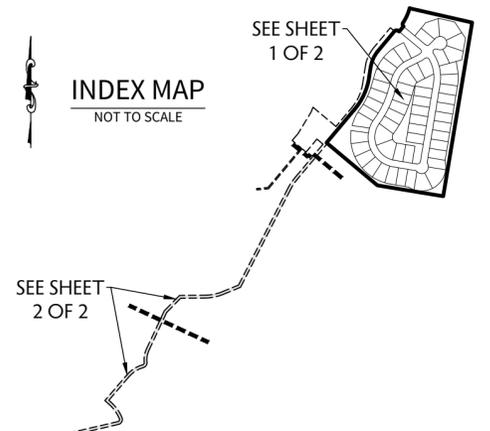
CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD	LENGTH
C1	482.27'	31°46'50"	137.29'	N24°41'13"E	264.09'	267.50'
C2	240.00'	31°03'01"	66.67'	N24°15'07"E	128.48'	130.06'
C3	20.00'	90°00'00"	20.00'	N84°46'37"E	28.28'	31.42'
C4	20.00'	83°48'10"	17.95'	N08°19'18"W	26.71'	29.25'
C5	375.00'	18°28'29"	60.99'	N24°20'32"E	120.39'	120.92'
C6	325.00'	1°10'37"	3.34'	N49°38'05"W	6.68'	6.68'
C7	20.00'	86°40'36"	18.87'	N87°36'56"E	27.45'	30.26'
C8	50.00'	250°31'44"	70.71'	N10°27'30"W	81.65'	218.63'
C9	25.00'	70°31'40"	17.68'	N79°32'32"E	28.87'	30.77'
C10	20.00'	78°17'37"	16.28'	N05°07'50"E	25.25'	27.33'
C11	325.00'	43°25'23"	129.41'	N12°18'17"W	240.46'	246.31'
C12	25.00'	36°59'52"	8.36'	N09°05'31"W	15.86'	16.14'
C13	50.00'	163°59'43"	355.66'	N54°24'25"E	99.03'	143.11'
C14	25.00'	36°59'38"	8.36'	N62°05'32"W	15.86'	16.14'
C15	225.00'	117°04'59"	367.76'	N22°03'06"W	383.86'	459.78'
C16	375.00'	20°14'37"	66.95'	N26°22'05"E	131.81'	132.49'
C17	225.00'	47°27'29"	98.90'	N39°58'31"E	181.09'	186.37'
C18	175.00'	10°34'41"	16.20'	N58°24'55"E	32.26'	32.31'
C19	20.00'	103°20'57"	25.30'	N01°27'06"E	31.38'	36.08'
C20	20.00'	97°54'26"	22.97'	N79°14'13"W	30.17'	34.18'
C21	275.00'	39°41'25"	99.25'	N10°26'18"W	186.71'	190.50'
C22	25.00'	90°00'00"	25.00'	N54°24'25"E	35.36'	39.27'
C23	175.00'	117°04'59"	286.04'	N22°03'06"W	298.56'	357.61'
C24	425.00'	20°14'37"	75.87'	N26°22'05"E	149.38'	150.16'
C25	175.00'	47°27'29"	76.93'	N39°58'31"E	140.84'	144.95'
C26	225.00'	11°53'42"	23.44'	N57°45'25"E	46.63'	46.71'
C27	379.50'	13°00'47"	43.28'	S33°29'10"W	86.01'	86.19'
C28	400.50'	13°00'47"	45.68'	S33°29'10"W	90.77'	90.96'
C36	365.76'	31°16'21"	102.37'	N24°21'35"E	197.16'	199.63'
C37	280.00'	31°03'01"	77.78'	N24°15'07"E	149.89'	151.74'
C40	162.50'	28°50'10"	41.78'	N10°32'16"E	80.92'	81.78'
C41	37.50'	78°27'47"	30.62'	N35°21'04"E	47.43'	51.35'
C42	212.50'	34°03'41"	65.09'	N57°33'07"E	124.48'	126.33'
C43	327.50'	26°25'10"	76.87'	N36°16'08"W	149.68'	151.01'
C44	41.16'	31°48'03"	11.73'	N05°33'26"W	22.56'	22.85'
C45	16.50'	99°55'41"	19.64'	N26°54'17"E	25.27'	28.78'
C46	306.50'	26°25'10"	71.94'	N36°16'08"W	140.08'	141.33'
C47	233.50'	34°03'41"	71.53'	N57°33'07"E	136.78'	138.81'
C48	16.50'	78°27'47"	13.47'	N35°21'04"E	20.87'	22.60'
C49	183.50'	28°50'10"	47.18'	N10°32'16"E	91.38'	92.35'

FINAL SUBDIVISION PLAT
ESTABLISHING
PARK VILLAGE SUBDIVISION, UNIT 4

A SUBDIVISION PLAT ESTABLISHING 54 RESIDENTIAL LOTS AND 7 OPEN SPACE LOTS, CONTAINING 24.697 ACRES; SAID TRACT IS A PORTION OF THE TRACT CONTAINING 277.39 ACRES DESCRIBED IN THE DEED FROM BELLE OAKS RANCH, LTD. TO TWO SEVENTY SEVEN PARK VILLAGE, LTD. RECORDED UNDER DOCUMENT, 200506038360, O.P.R.C.C.T., SITUATED IN THE J. WEBB SURVEY NO. 237, ABSTRACT 665, COMAL COUNTY, TEXAS.

SCALE: 1"=100'

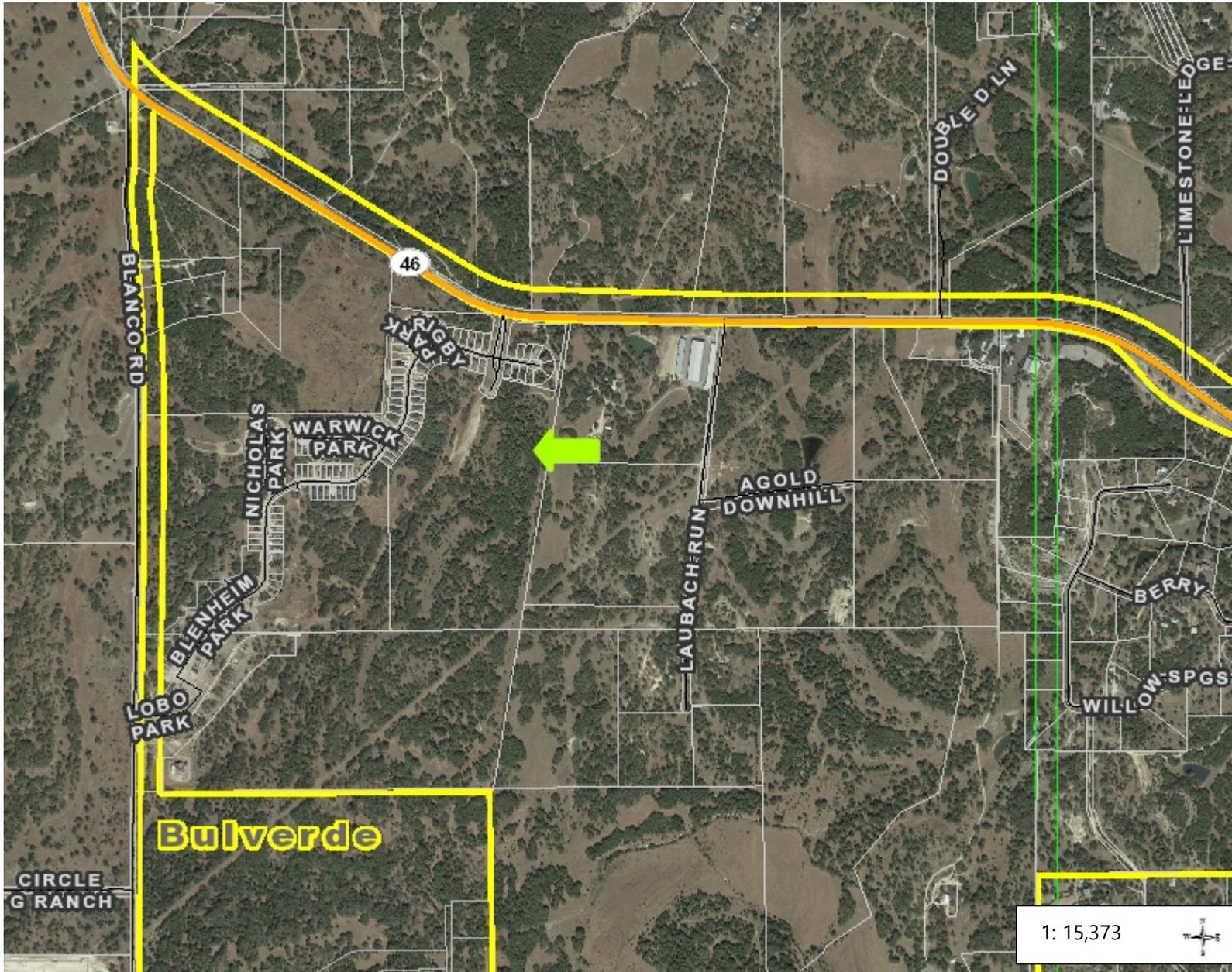
M.W. CUDE ENGINEERS, L.L.C.
4122 POND HILL RD. • S-101
SAN ANTONIO, TEXAS 78231
T:210.681.2951 • F:210.523.7112
WWW.CUDEENGINEERS.COM
TBPE #455 • TBPLS #10048500
MWC: JEFFREY A. MCKINNIE
PRJ. NO.: 03021.014





Legend

- Major Roads
 - Farm roads
 - Highways
- Streets
- Parcels
- Future Parcels
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3



Notes

PC-19-11 Park Village Unit 4 Final Plat

1: 15,373



0.5 0 0.24 0.5 Miles

NAD_1983_StatePlane_Texas_South_Central_FIPS_4204_Feet
Comal County GIS

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



PLANNING AND ZONING COMMISSION ITEM:
PC-19-12
PRELIMINARY PLAT
PARK VILLAGE, UNIT 9

MEETING DATE: August 6, 2019
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Ramos, AICP, Planning Director

REQUEST:

Consider the approval of a Preliminary Plat for Park Village Unit 9, generally located 725' south of the intersection of Lobo Park and State Highway 46.

APPLICANT:

Two Seventy-Seven, LTD
8023 Vantage Drive, Suite 1200
San Antonio, TX
210-524-4000

PROPERTY INFORMATION:

Owner: Two Seventy-Seven, LTD.
Legal Description: 28.696 ACRES; SAID TRACT IS A PORTION OF THE TRACT CONTAINING 277.39 ACRES SITUATED IN THE J. WEBB SURVEY NO. 237, ABSTRACT 665.
Size: 28.696; 79 lots
Existing Land Use: Undeveloped
Existing Zoning: Extraterritorial Jurisdiction (ETJ)
Proposed Land-Use: Single Family Residential

SUMMARY:

This is a proposed preliminary plat for Unit 9 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 9 which requires approval of a preliminary plat prior to moving forward with final plat approval.

ANALYSIS:

This proposed Preliminary Plat is for approximately 28.696 acres of vacant property and establishes 79 single family residential lots and 5 open space lots.

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.

Halff Associates, Inc. and City Staff have reviewed the proposed preliminary plat and related required documents including a drainage analysis and traffic impact analysis and have 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:

Application
Preliminary Plat
Exhibit A: Aerial Map



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 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 9
 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)
 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> </u> <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>79</u>	100-Year Floodplain:	<u> </u> Yes <u>X</u> No
Total Acreage without floodplain:	<u>28.671</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.


 Signature of Owner/Applicant

5-13-19
 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

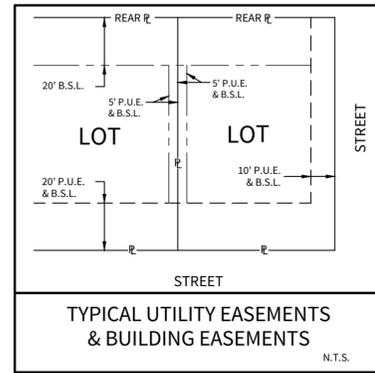
- \$1500 - (0-5 acres)
- \$2500 + \$10/lot - (5+ acres)

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

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



LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N00°18'20"W	35.48'	L15	N12°56'45"W	61.92'
L2	N09°24'25"E	39.70'	L16	N86°34'09"W	20.01'
L3	N80°35'35"W	44.02'	L17	N40°17'02"W	54.53'
L4	N89°41'40"E	59.37'	L18	N66°44'31"W	56.65'
L5	N89°41'40"E	59.37'	L22	N09°24'25"E	27.29'
L6	N80°35'35"W	44.02'	L23	N75°31'20"W	28.82'
L7	N00°18'20"W	30.69'	L24	N38°43'03"E	50.60'
L8	N38°43'03"E	78.74'	L25	N66°28'11"E	19.24'
L9	N38°43'03"E	49.84'	L26	N00°18'20"W	116.98'
L10	N00°18'20"W	35.48'	L27	N00°18'20"W	115.28'
L11	N00°18'20"W	35.48'	L28	N89°41'40"E	166.72'
L12	N71°57'44"W	51.86'			
L13	N88°31'35"W	46.25'			
L14	N27°47'48"E	22.90'			



GUADALUPE-BLANCO RIVER AUTHORITY NOTES:

1. THE GUADALUPE-BLANCO RIVER AUTHORITY (GBRA) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY IN THE AREAS DESIGNATED ON THIS PLAN AS "SANITARY SEWER" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, INSPECTING, REPAIRING, REMOVING, AND RELOCATING BURIED AND/OR EXPOSED SANITARY SEWER FACILITIES AND APPURTENANCES.
2. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, GBRA SHALL HAVE THE RIGHT TO REMOVE SAID LANDS OF ALL TREES OR PARTS THEREOF, OR ANY OTHER OBSTRUCTIONS WHICH MAY ENDANGER, OR INTERFERE WITH MAINTENANCE OF, THE FACILITIES AND APPURTENANCES.
3. OTHER UTILITIES, STRUCTURES, GRADING, DRAINAGE, DETENTION/RETENTION PONDS, LANDSCAPING, TREES, ROADS, PARKING LOTS, FENCES, WALLS, CONSTRUCTION OF ANY TYPE, OR ANY OTHER IMPROVEMENTS OR OBSTRUCTIONS, ARE NOT ALLOWED WITHIN GBRA EASEMENTS OR WITHIN 10 FEET OF GBRA UTILITIES, WHICHEVER IS GREATER.
4. DESIGNS FOR ANY PROPOSED ALTERATIONS OR CROSSINGS OF GBRA EASEMENTS OR GBRA UTILITIES MUST BE APPROVED IN WRITING BY GBRA AND THE INSTALLATION OF SUCH MUST BE INSPECTED AND APPROVED BY GBRA.
5. MAINTENANCE OF EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
6. THE PROPERTY OWNER MUST INSTALL 16 FOOT GATES IN ANY FENCES THAT CROSS GBRA UTILITIES; GATES MUST BE CENTERED ACROSS GBRA UTILITIES.
7. CUSTOMER SANITARY SEWER SERVICES SHALL NOT BE INSTALLED WITHIN FENCED AREAS.

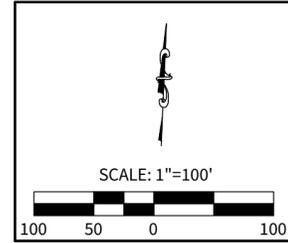
EASEMENT STATEMENT

PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DEDICATED EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE (I.E. NO STRUCTURES, SEPTIC TANK FIELDS, ETC.) GRANTEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.

PRELIMINARY SUBDIVISION PLAT ESTABLISHING

PARK VILLAGE SUBDIVISION, UNIT 9

A SUBDIVISION PLAT ESTABLISHING 79 RESIDENTIAL LOTS AND 5 OPEN SPACE LOTS, CONTAINING 28.696 ACRES, SAID TRACT IS A PORTION OF THE TRACT CONTAINING 277.39 ACRES DESCRIBED IN THE DEED FROM BELLE OAKS RANCH, LTD. TO TWO SEVENTY SEVEN PARK VILLAGE, LTD. RECORDED UNDER DOCUMENT, 200506038360, O.P.R.C.T., SITUATED IN THE J. WEBB SURVEY NO. 237, ABSTRACT 665, COMAL COUNTY, TEXAS.



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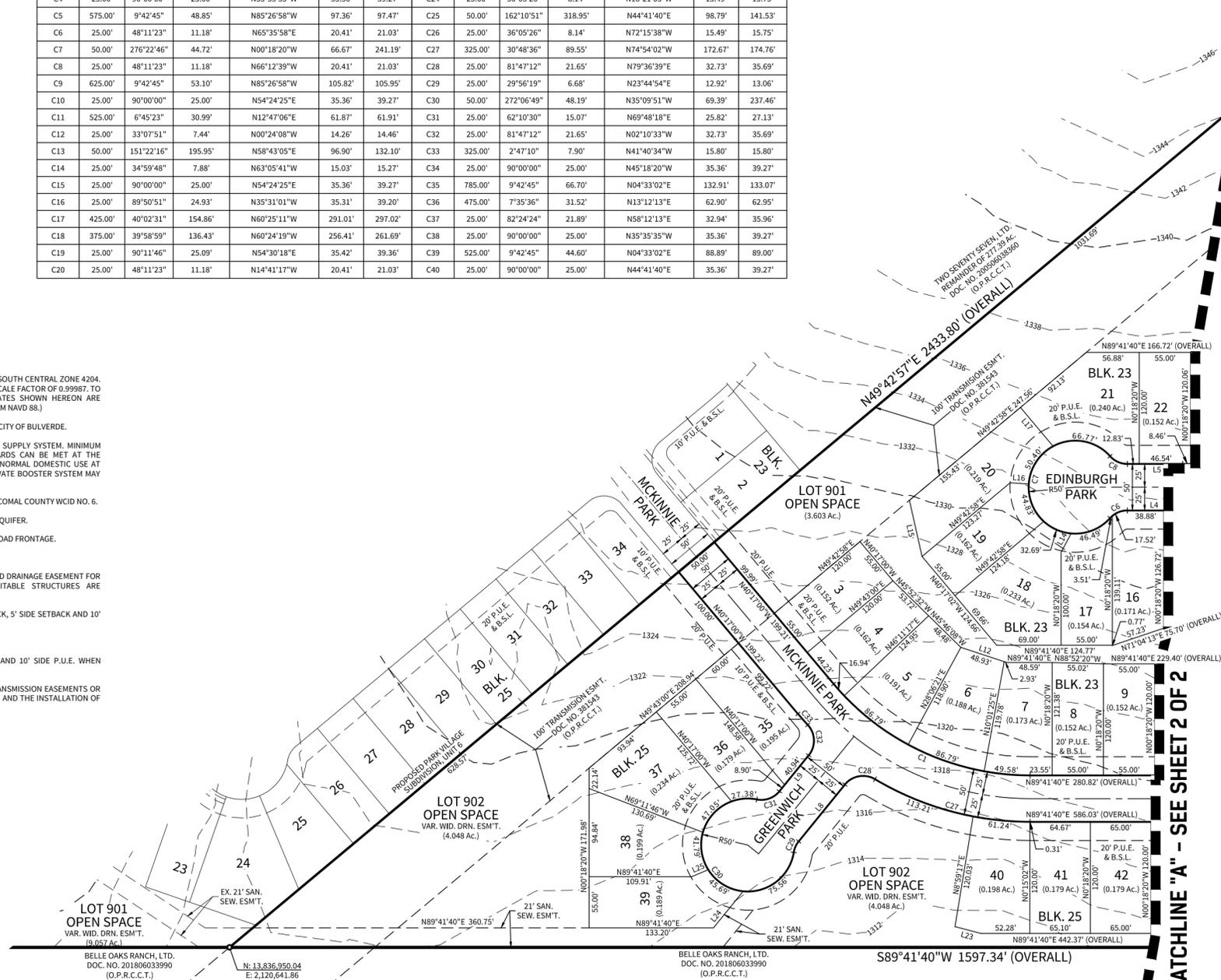
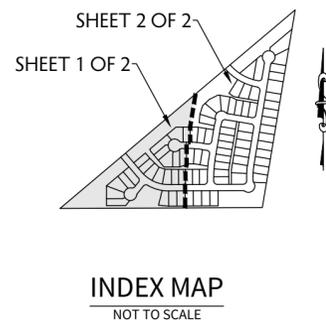
LEGEND

- Ac. = ACRES
- B.S.L. = BUILDING SETBACK LINE
- C1 = CURVE NUMBER
- DOC. = DOCUMENT
- D.P.R. = DEED PLOT REFERENCE
- DRN. = DRAINAGE
- ELEC. = ELECTRIC
- ESMT. = EASEMENT
- EX. = EXISTING
- GBRA = GUADALUPE-BLANCO RIVER AUTHORITY
- G.P.M. = GALLONS PER MINUTE
- F.I.R. = FOUND IRON ROD
- L1 = LINE NUMBER
- LTD. = LIMITED
- MSL = MEAN SEA LEVEL
- N.A.D. = NORTH AMERICAN DATUM
- NO. = NUMBER
- N.T.S. = NOT TO SCALE
- O.P.R.C.T. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
- P.E.C. = PEDERNALES ELECTRIC COOPERATIVE
- PERM. = PERMEABLE
- PG. = PAGE
- PGS. = PAGES
- P.U.E. = PUBLIC UTILITY EASEMENT
- R.O.W. = RIGHT-OF-WAY
- SAN. SEW. = SANITARY SEWER
- VAR. = VARIABLE
- WID. = WIDTH
- W.W.T.P. = WASTE WATER TREATMENT PLANT
- = STREET CENTERLINE
- = CITY LIMIT LINE
- ELEV. = EXISTING GROUND MAJOR CONTOUR
- ELEV. = EXISTING GROUND MINOR CONTOUR
- = 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUDE"

CURVE TABLE						CURVE TABLE					
CURVE	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH	CURVE	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	275.00'	50°01'21"	128.30'	N65°17'40"W	232.54'	C21	50.00'	276°22'46"	44.72'	N80°35'35"W	66.67'
C2	25.00'	90°00'00"	25.00'	N44°41'40"E	35.36'	C22	25.00'	48°11'23"	11.18'	N33°30'06"E	20.41'
C3	835.00'	9°42'45"	70.94'	N04°33'02"E	141.38'	C23	475.00'	9°42'45"	40.36'	N04°33'02"E	80.42'
C4	25.00'	90°00'00"	25.00'	N35°35'35"W	35.36'	C24	25.00'	36°05'26"	8.14'	N18°21'03"W	15.49'
C5	575.00'	9°42'45"	48.85'	N85°26'58"W	97.36'	C25	50.00'	162°10'51"	318.95'	N44°41'40"E	98.79'
C6	25.00'	48°11'23"	11.18'	N65°35'58"E	20.41'	C26	25.00'	36°05'26"	8.14'	N72°15'38"W	15.49'
C7	50.00'	276°22'46"	44.72'	N00°18'20"W	66.67'	C27	325.00'	30°48'36"	89.55'	N74°54'02"W	172.67'
C8	25.00'	48°11'23"	11.18'	N66°12'39"W	20.41'	C28	25.00'	81°47'12"	21.65'	N79°36'39"E	32.73'
C9	625.00'	9°42'45"	53.10'	N85°26'58"W	105.82'	C29	25.00'	29°56'19"	6.68'	N23°44'54"E	12.92'
C10	25.00'	90°00'00"	25.00'	N54°24'25"E	35.36'	C30	50.00'	272°06'49"	48.19'	N35°09'51"W	69.39'
C11	525.00'	6°45'23"	30.99'	N12°47'06"E	61.87'	C31	25.00'	62°10'30"	15.07'	N69°48'18"E	25.82'
C12	25.00'	33°07'51"	7.44'	N00°24'08"W	14.26'	C32	25.00'	81°47'12"	21.65'	N02°10'33"W	32.73'
C13	50.00'	151°22'16"	195.95'	N58°43'05"E	96.90'	C33	325.00'	2°47'10"	7.90'	N41°40'34"W	15.80'
C14	25.00'	34°59'48"	7.88'	N63°05'41"W	15.03'	C34	25.00'	90°00'00"	25.00'	N45°18'20"W	35.36'
C15	25.00'	90°00'00"	25.00'	N54°24'25"E	35.36'	C35	785.00'	9°42'45"	66.70'	N04°33'02"E	132.91'
C16	25.00'	89°50'51"	24.93'	N35°31'01"W	35.31'	C36	475.00'	7°35'36"	31.52'	N13°12'13"E	62.90'
C17	425.00'	40°02'31"	154.86'	N60°25'11"W	291.01'	C37	25.00'	82°24'24"	21.89'	N58°12'13"E	32.94'
C18	375.00'	39°58'59"	136.43'	N60°24'19"W	256.41'	C38	25.00'	90°00'00"	25.00'	N35°35'35"W	35.36'
C19	25.00'	90°11'46"	25.09'	N54°30'18"E	35.42'	C39	525.00'	9°42'45"	44.60'	N04°33'02"E	88.89'
C20	25.00'	48°11'23"	11.18'	N14°41'17"W	20.41'	C40	25.00'	90°00'00"	25.00'	N44°41'40"E	35.36'

GENERAL PLATTING NOTES

1. 3/8" IRON RODS SET AT LOT CORNERS.
2. ALL COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE 4204. ALL DISTANCE GIVEN HEREON ARE SURFACE. TO CONVERT TO GRID, APPLY SCALE FACTOR OF 0.99987. TO CONVERT GRID COORDINATES TO SURFACE, SCALE 1.00013. COORDINATES SHOWN HEREON ARE SURFACE COORDINATES. (CONTOURS ESTABLISHED USING VERTICAL DATUM NAVD 88.)
3. THIS PROPERTY LIES WITHIN AN EXTRATERRITORIAL JURISDICTION OF THE CITY OF BULVERDE.
4. THIS PROPERTY WILL BE SERVED BY A STATE CERTIFIED PUBLIC WATER SUPPLY SYSTEM. MINIMUM WATER PRESSURE REQUIREMENTS BASED ON TCEQ CURRENT STANDARDS CAN BE MET AT THE PROPOSED METER LOCATION FOR ALL LOTS. ADEQUATE PRESSURE FOR NORMAL DOMESTIC USE AT ELEVATIONS GREATER THAN 1120 FT. MSL CANNOT BE GUARANTEED. PRIVATE BOOSTER SYSTEM MAY BE REQUIRED.
5. THIS PROPERTY IS SERVED BY A CENTRALIZED SEWER TREATMENT SYSTEM, COMAL COUNTY WCID NO. 6.
6. THIS PROPERTY LIES WITHIN THE CONTRIBUTING ZONE TO THE EDWARDS AQUIFER.
7. COMAL COUNTY REQUIRES A MINIMUM 20' BUILDING SETBACK LINE FROM ROAD FRONTAGE.
8. 79 LOTS, BEING 28.696 ACRES, 5 OPEN SPACES.
9. OPEN SPACE LOTS 901, 901, 902, 903 AND 904 ARE A SUBSTANDARD LOT AND DRAINAGE EASEMENT FOR STORM WATER CONVEYANCE, DETENTION, AND TREATMENT. HABITABLE STRUCTURES ARE PROHIBITED.
10. ALL DEVELOPABLE LOTS TO HAVE A 20' FRONT SETBACK, 20' REAR SETBACK, 5' SIDE SETBACK AND 10' SIDE SETBACK WHEN ADJACENT TO ROADWAY.
11. ROADWAY LENGTH = 3,840 LF.
12. ALL DEVELOPABLE LOTS TO HAVE A 20' FRONT P.U.E., 5' SIDE P.U.E., AND 10' SIDE P.U.E. WHEN ADJACENT TO ROADWAY.
13. DESIGNS FOR ANY PROPOSED ALTERATIONS OR CROSSINGS OF P.E.C. TRANSMISSION EASEMENTS OR P.E.C. TRANSMISSION FACILITIES MUST BE APPROVED IN WRITING BY P.E.C. AND THE INSTALLATION OF SUCH MUST BE INSPECTED AND APPROVED BY P.E.C.



STATE OF TEXAS
COUNTY OF COMAL

KNOW ALL MEN BY THESE PRESENTS:

THE OWNER OF THE LAND SHOWN ON THIS PLAT WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

OWNER/DEVELOPER
TWO SEVENTY SEVEN LTD.

8023 VANTAGE DRIVE, SUITE 1200
SAN ANTONIO, TEXAS 78230
PHONE: (210) 524-4000
CONTACT PERSON: TODD GOLD

OWNER'S NAME

STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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 _____

PRINT NOTARY'S NAME _____ NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF COMAL

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

M.W. CUDE ENGINEERS, L.L.C.
JAMES W. RUSSELL, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR
R.P.L.S. #4230

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 COMAL COUNTY.

M.W. CUDE ENGINEERS, L.L.C.
JEFFREY A. MCKINNIE, P.E.

LICENSED PROFESSIONAL ENGINEER NO. 89393

THIS PLAT OF PARK VILLAGE, UNIT 9 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF BULVERDE PLANNING AND ZONING COMMISSION, COMAL COUNTY, TEXAS AND IS HEREBY APPROVED FOR THE FILING BY SAID COMMISSION ON _____ 2018, DATED THIS _____ DAY OF A.D., 2018.

BY: _____
CHAIRMAN
CITY OF BULVERDE
PLANNING AND ZONING COMMISSION

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. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ M. IN THE RECORDS OF MAPS AND PLATS IN SAID OFFICE, OF SAID COUNTY, IN DOCUMENT NUMBER _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. _____

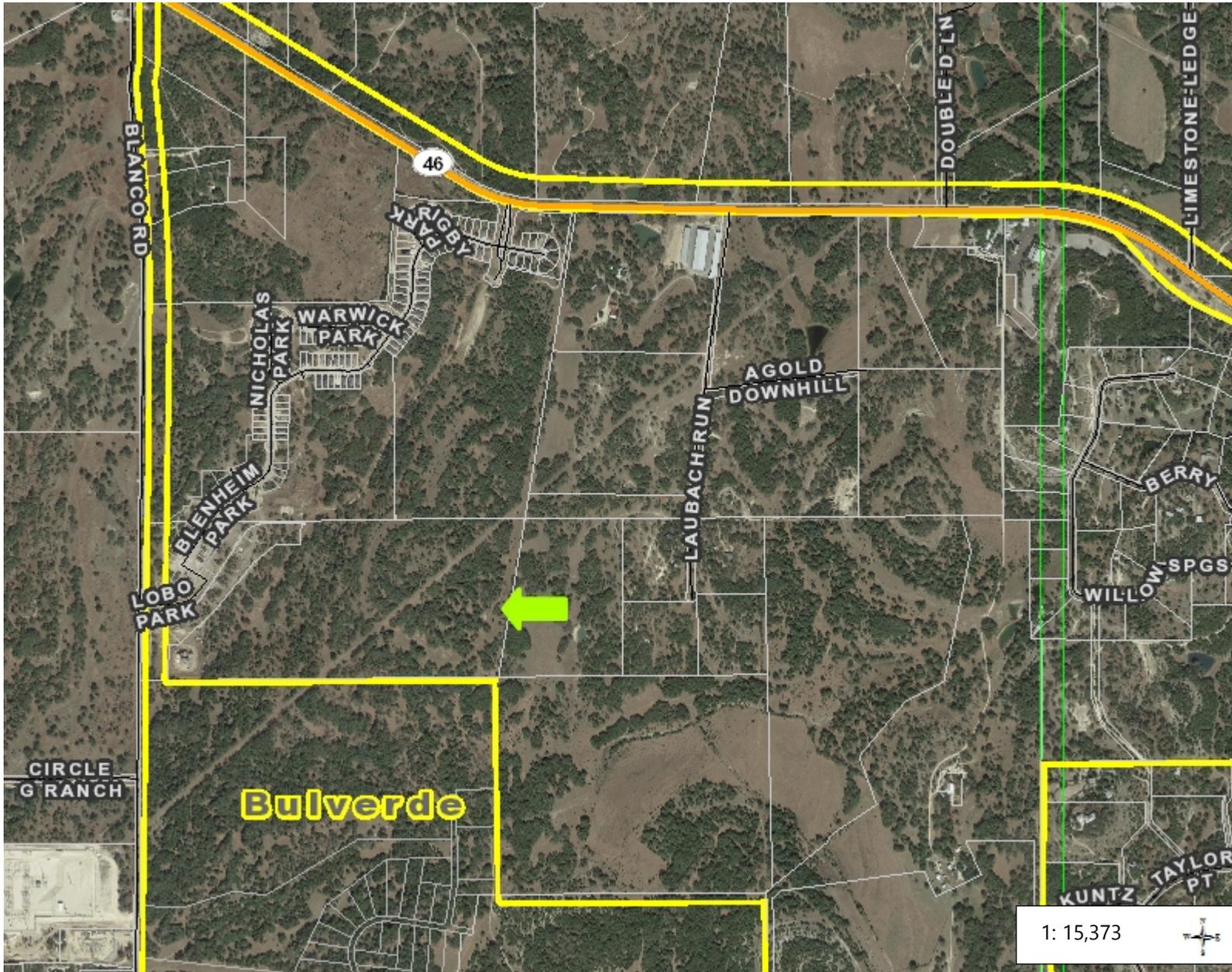
BY: _____
COUNTY CLERK, COMAL COUNTY, TEXAS
JULY 9, 2019 SHEET 1 OF 2

MATCHLINE "A" - SEE SHEET 2 OF 2



Legend

- Major Roads
 - Farm roads
 - Highways
- Streets
- Parcels
- Future Parcels
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3



Notes

PC-19-12 Park Village Unit 9 Preliminary Plat

0.5 0 0.24 0.5 Miles

NAD_1983_StatePlane_Texas_South_Central_FIPS_4204_Feet
Comal County GIS

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



PLANNING AND ZONING COMMISSION ITEM:
WORKSHOP – LEGISLATIVE UPDATE
Legislation on Platting
HB 3167 Plat Approval

MEETING DATE: August 6, 2019
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Ramos, AICP, Planning Director

ITEM DESCRIPTION:

Update from City Staff on Legislative Mandate including key points and changes to the plat approval process.

SUMMARY:

HB 3167 – Plat Approval was approved without any notice late in the last State Legislative Session. The new law goes into effect September 1, 2019. The new law makes various changes to the subdivision platting approval process primarily limiting review time before a plat must be approved or denied. TML and the Texas Chapter of the American Planning Association has only recently made recommendations to address the new statutory requirement.

ANALYSIS:

Staff will be proposing the following ordinance amendments in order to comply with the new legislation:

- Create submittal checklists to help applicants in preparation of plat submittals.
- Require submittal appointments for all plat submittals. No more mailed or courier submittals will be accepted. The 30 day count down will not start until we deem the submittal complete.
- Add the City Council to the required approval process in order to add another 30 days to the plat review process.
- Change the meeting date of the Planning and Zoning Commission to the Thursday after the City Council meeting in order to ensure that the 60 day approval deadline is met.