



NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
6:00 P.M. – November 14, 2019

30360 Cougar Bend, Bulverde, TX 78163

MEETING AGENDA

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

2) APPROVAL OF MINUTES

- a. October 10, 2019 Planning and Zoning Commission meeting.

3) REGULAR AGENDA ITEMS

- a. PC-19-06 (Final Plat Revision): Consider the approval of a Final Plat (Revision) for Centennial Ridge Subdivision, Unit 1, generally located approximately 5,000 ft west of Brand Road and directly north of Ammann Road.
- b. PC-19-07 (Final Plat): Consider the approval of a Final Plat for the Preserve at Singing Hills, Unit 3, Subdivision generally located ½ mile west of US 281 at the end of Harmony Hills Drive.
- c. PC-19-08 (Final Plat): Consider the approval of a Final Plat for the Preserve at Singing Hills, Unit 5, Subdivision generally located ½ mile west of US 281 at the end of Harmony Hills Drive.
- d. VR-19-17 (Variance): Consider a request by Moeller & Associates, on behalf of A Z Family, L.P. for approval of a variance to Sections 2.03(b)(i)(1) and 2.03(b)(iii) of the City of Bulverde Code of Ordinances, related to subdivision blocks, at 7055 FM 1863.
- e. PC-19-20 (Preliminary Plat): Consider a vote to recommend denial of a Preliminary Plat for the Cibolo Cliff Ranches subdivision, generally located at 7055 FM 1863.
- f. PC-19-22 (Replat): Consider the approval of a Replat for Brand Ranch, Lots 18 & 19, located on Brand Road approximately 3,000 ft south of SH-46 W.
- g. PC-19-23 (MDP Major Amendment): Consider a vote to recommend denial of a Master Development Plan (MDP) Major Amendment for Belle Oaks Ranch, generally located approximately 1.15 miles South of SH 46 on the West side of Blanco Road.
- h. VR-19-18 (Tree Variance): Consider a request by Joe Fesler, on behalf of Gloria Deo Academy, for a variance to Section 17.06.009 of the City of Bulverde Code of Ordinances, pertaining to tree removal and mitigation requirements.

- i. VR-19-19 (Sign Variance): Consider a request by Keith Smith, on behalf of Sanctuary Investment Properties, for a variance to Section 3.08.102(b)(2)(B) of the City of Bulverde Code of Ordinances, at 32600 US HWY 281 N.
- j. VR-19-20 (Sign Variance): Consider a request by Dan Mullins for a variance to Sections 3.08.133(5)(B)(i), 3.08.133(5)(B)(ii), and 3.08.133(5)(B)(iii) of the City of Bulverde Code of Ordinances, at 619 E. Ammann Road.
- k. VR-19-21 (Sign Variance): Consider a request by Dan Mullins for a variance to Sections 3.08.133(5)(B)(i), 3.08.133(5)(B)(ii), and 3.08.133(5)(B)(iii) of the City of Bulverde Code of Ordinances, at 619 E. Ammann Road.
- l. VR-19-22 (Sign Variance): Consider a request by Dan Mullins for a variance to Sections 3.08.133(5)(B)(i), 3.08.133(5)(B)(ii), and 3.08.133(5)(B)(iii) of the City of Bulverde Code of Ordinances, at 619 E. Ammann Road.
- m. VR-19-23 (Sign Variance): Consider a request by Dan Mullins for a variance to Sections 3.08.133(5)(B)(i), 3.08.133(5)(B)(ii), and 3.08.133(5)(B)(iii) of the City of Bulverde Code of Ordinances, at 619 E. Ammann Road.
- n. VR-19-24 (Sign Variance): Consider a request by Dan Mullins for a variance to Sections 3.08.133(5)(B)(i) and 3.08.133(5)(B)(iii) of the City of Bulverde Code of Ordinances, at 619 E. Ammann Road.
- o. VR-19-25 (Sign Variance): Consider a request by Dan Mullins for a variance to Sections 3.08.133(5)(B)(i) and 3.08.133(5)(B)(iii) of the City of Bulverde Code of Ordinances, at 619 E. Ammann Road.
- p. VR-19-26 (Sign Variance): Consider a request by Dan Mullins for a variance to Sections 3.08.133(5)(B)(i) and 3.08.133(5)(B)(iii) of the City of Bulverde Code of Ordinances, at 619 E. Ammann Road.
- q. VR-19-27 (Sign Variance): Consider a request by Dan Mullins for a variance to Sections 3.08.133(5)(B)(i) and 3.08.133(5)(B)(iii) of the City of Bulverde Code of Ordinances, at 619 E. Ammann Road.
- r. VR-19-28 (Sign Variance): Consider a request by Dan Mullins for a variance to Sections 3.08.133(5)(B)(i) and 3.08.133(5)(B)(iii) of the City of Bulverde Code of Ordinances, at 619 E. Ammann Road.
- s. VR-19-29 (Sign Variance): Consider a request by Dan Mullins for a variance to Sections 3.08.133(5)(B)(i) and 3.08.133(5)(B)(iii) of the City of Bulverde Code of Ordinances, at 619 E. Ammann Road.
- t. Consider the election of the Chair and Vice-Chair for the Planning and Zoning Commission as required by Article VIII, Section 8.01 of the City Charter.

4) PUBLIC COMMENTS NOT RELATED TO POSTED AGENDA ITEMS

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

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

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

6) ADJOURNMENT

City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations must be made 48 hours prior to the meeting. Please contact the City Secretary at 830.980.8832 or FAX 830.438.4339 for information or assistance. I, the undersigned authority, do hereby certify that the above Notice of Meeting was posted on the bulletin board in front of Bulverde City Hall, which is readily accessible to the public at all times, by 5:00 pm on November 7, 2019.

Danny Batts, City Manager

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

City of Bulverde Planning & Zoning Commission Minutes
Regular Commission Meeting: October 10, 2019

Meeting Duration: 6:31 p.m. to 7:53 p.m.

CALL TO ORDER

Commission Members Present: Dickie Lubel, Larry Sunn, Jim Binkley, Lindy Sisk, Tom Hackleman, Rhianna Stewart

Commission Members Absent: None

City Staff Present: Susana Ramos (Planning Director), Jason Rammel (City Attorney), Miguel Inclan (Planner I), Adrian Garcia (City Engineer)

Approval of Minutes

- a. Commissioner Sunn moved, seconded by Commissioner Binkley to approve the minutes of the September 12, 2019. Motion passed unanimously.

EXECUTIVE SESSION

None

REGULAR AGENDA ITEMS

- a. PC-19-15 (Preliminary Plat): Consider the approval of a Preliminary Plat for Park Village Unit 8, generally located 725' south of the intersection of Lobo Park and State Highway 46.
After discussion, Commissioner Romans moved, seconded by Commissioner Hackleman to approve the preliminary plat, subject to revisions. Motion passed unanimously.
- b. VR-19-07 (Sign Variance): Consider a request by Republic Sign, on behalf of TACK Berry Oaks, LCC c/o Valcor Commercial Real Estate, for a variance to section 3.08.102(b)(2)(A) of the City of Bulverde Code of Ordinances, at 19851 TX-46.
After discussion, Commissioner Sunn moved, seconded by Commissioner Hackleman to recommend approval. Motion passed unanimously.

COMMISSIONER ROMANS RECUSED HIMSELF FROM THE FOLLOWING ITEMS AND EXCUSED HIMSELF FROM THE MEETING.

The commission elected to take the following items concurrently.

- c. VR-19-08 (Sign Variance): Consider a request by Dan Mullins for a variance to Sections 3.08.133(5)(B)(i) and 3.08.133(5)(B)(iii) of the City of Bulverde Code of Ordinances, at 33714 Blanco Road.
- d. VR-19-09 (Sign Variance): Consider a request by Dan Mullins for a variance to Sections 3.08.133(5)(B)(i) and 3.08.133(5)(B)(iii) of the City of Bulverde Code of Ordinances, at 33714 Blanco Road.
- e. VR-19-10 (Sign Variance): Consider a request by Dan Mullins for a variance to Sections 3.08.133(5)(B)(i) and 3.08.133(5)(B)(iii) of the City of Bulverde Code of Ordinances, at 33714 Blanco Road.

- f. VR-19-11 (Sign Variance): Consider a request by Dan Mullins for a variance to Sections 3.08.133(5)(B)(i) and 3.08.133(5)(B)(iii) of the City of Bulverde Code of Ordinances, at 33714 Blanco Road.
- g. VR-19-12 (Sign Variance): Consider a request by Dan Mullins for a variance to Sections 3.08.133(5)(B)(i) and 3.08.133(5)(B)(iii) of the City of Bulverde Code of Ordinances, at 33714 Blanco Road.
- h. VR-19-13 (Sign Variance): Consider a request by Dan Mullins for a variance to Sections 3.08.133(5)(B)(i) and 3.08.133(5)(B)(iii) of the City of Bulverde Code of Ordinances, at 33714 Blanco Road.
- i. VR-19-14 (Sign Variance): Consider a request by Dan Mullins for a variance to Sections 3.08.133(5)(B)(i) and 3.08.133(5)(B)(iii) of the City of Bulverde Code of Ordinances, at 33714 Blanco Road.

After discussion, Motion by Commissioner Sunn, seconded by Commissioner Hackleman, to recommend approval of items C, F, G, H and I and that there be a maximum of 7 signs for the entire development. Motion passed unanimously.

Motion by Commissioner Hackleman, seconded by Commissioner Sunn, to recommend approval of items D and E and leave a maximum number of 7 signs.

PUBLIC COMMENTS

None.

ADJOURNMENT

There being no further business to come before the Commission, the meeting adjourned at 7:53 pm. I certify that the above minutes were approved by the Commission on November 14, 2019.

Maria Franco, City Secretary



PLANNING AND ZONING COMMISSION ITEM:
PC-19-06
FINAL PLAT (REVISION)
Centennial Ridge, Unit 1

MEETING DATE: November 14, 2019
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Ramos, AICP, Planning Director

REQUEST:

Consider the approval of a Final Plat (Revision) for Centennial Ridge Subdivision, Unit 1, generally located approximately 5,000 ft west of Brand Road and directly north of Ammann Road.

APPLICANT:

Southerland Bulverde Land, LLC
c/o Dan Mullins
110 River Crossing Boulevard, Ste. 1
Spring Branch, TX 78070

PROPERTY INFORMATION:

Owner: Southerland Bulverde Land, LLC
Legal Description: BEING A TOTAL OF 358.007 ACRES OF LAND CONTAINING PORTIONS OF THE A. HOLBROOK SURVEY, ABSTRACT NO. 270, AND THE EL PASO IRRIGATION CO. SURVEY, ABSTRACT NO. 148, AND THE F. SCHAFER SURVEY, ABSTRACT NO. 563, AND THE E. RYAN SURVEY, ABSTRACT NO. 506, AND THE W. BEARD SURVEY, ABSTRACT NO. 49, COMAL COUNTY, TEXAS; CONTAINING THAT CERTAIN 359.299 ACRE TRACT DESCRIBED IN INSTRUMENT.
Size: 358.007, 67 Lots
Existing Land Use: Undeveloped
Existing Zoning: R-1
Proposed Land-Use: Single Family Residential

BACKGROUND:

This is the Final Plat for Unit 1 of the Centennial Ridge Subdivision. The City of Bulverde approved a Master Development Plan for this subdivision in February 2019. Development in this tract, formerly known as the Cole Tract, is governed by a development agreement and the vested ordinance. The initial zoning for this development is R-1. All proposed lots conform to the R-1 zoning which requires a minimum lot size of five (5) acres or greater.

The Planning & Zoning Commission approved this final plat on September 12, 2019. While the developer was finalizing the plat for recordation, it was discovered that a portion of the Unit 1 plat adjacent to Brand Road is part of an existing subdivision plat, Brand Ranch. After discussion, it was determined that the Centennial Ridge plat must be revised to remove the lots recorded under Brand Ranch. The lots under Branch Ranch will be considered as a separate item during this meeting.

ANALYSIS:

The application, plat and required documents have been reviewed by Halff Associates and City of Bulverde staff. The application and plat meet all requirements set forth by the vested Subdivision Ordinance and all comments have been resolved.

Each lot will be served by individual water wells and on-site septic facilities.

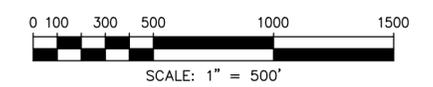
Staff **recommends approval** of the Final Plat Revision.

ATTACHMENTS:

Revised Final Plat

SUBDIVISION PLAT ESTABLISHING
CENTENNIAL RIDGE UNIT 1

BEING A TOTAL OF 325.161 ACRES OF LAND SITUATED WITHIN THE A. HOLBROOK SURVEY, ABSTRACT NO.270, AND THE EL PASO IRRIGATION CO. SURVEY, ABSTRACT NO.148, AND THE F. SCHAFFER SURVEY, ABSTRACT NO.563, AND THE E. RYAN SURVEY, ABSTRACT NO.506, AND THE W. BEARD SURVEY, ABSTRACT NO.49, COMAL COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 358.299 ACRE TRACT DESCRIBED IN INSTRUMENT TO SOUTHERLAND COMMUNITIES, LLC IN DOC# 201806037120 OF THE COMAL COUNTY REAL PROPERTY RECORDS.



JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 100461-05
4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

DATE OF PRINT: October 15, 2019

STATE OF TEXAS
COUNTY OF COMAL

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: JAY PATTERSON, PRESIDENT
SOUTHERLAND BULVERDE LAND, LLC
A DELAWARE LIMITED LIABILITY COMPANY
110 RIVER CROSSING BLVD., STE. 1 SPRING BRANCH, TEXAS 78070
TELEPHONE (830)228-5263

STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY PATTERSON 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, COMAL COUNTY, TEXAS

THIS PLAT OF CENTENNIAL RIDGE UNIT 1 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

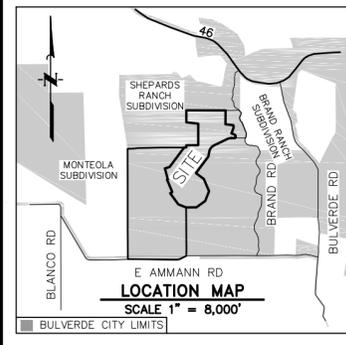
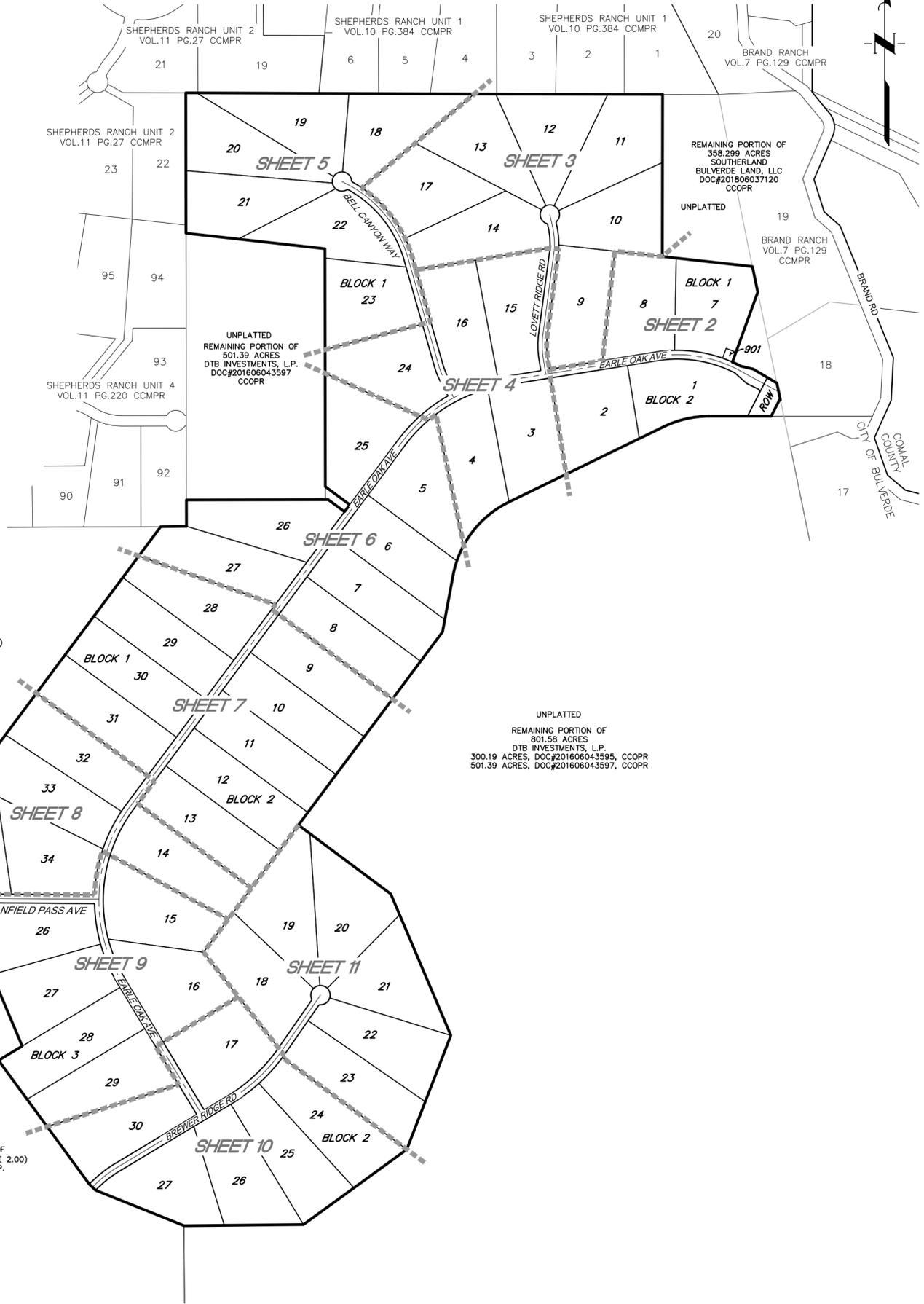
DATED THIS _____ DAY OF _____, YEAR 20____.
BY: _____
CHAIRPERSON

STATE OF TEXAS
COUNTY OF COMAL

I, BOBBIE KOEPP, 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. 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

INDEX MAP



GENERAL NOTES

- ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2"-DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).
- THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) PRIOR TO LOT SALES.
- THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (FIPS 4204), AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM. THE GRID TO SURFACE SCALE FACTOR FOR ALL DISTANCES IS 1.000178.
- ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88).
- ALL OF THE CENTENNIAL RIDGE SUBDIVISION FALLS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. CONSTRUCTION WITHIN THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS OUTLINED IN THE CONTRIBUTING ZONE PLAN (CZP ID NO. 13000887) APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL EQUALITY (TCEQ) ON APRIL 24, 2019.
- ALL OF THE CENTENNIAL RIDGE SUBDIVISION FALLS WITHIN THE CITY LIMITS OF THE CITY OF BULVERDE, TEXAS.
- THE DEVELOPMENT OF CENTENNIAL RIDGE UNIT 1 IS SUBJECT TO THE DEVELOPMENT AGREEMENT "AMENDMENT NO. 1 COLC" EFFECTIVE SEPTEMBER 4, 2018 AND THE DEVELOPMENT REGULATIONS STIPULATED IN ARTICLE V OF THE AGREEMENT.
- THE DEVELOPMENT OF CENTENNIAL RIDGE UNIT 1 IS SUBJECT TO THE DEVELOPMENT AGREEMENT "AMENDMENT NO. 1 AMMAN HILLS RANCH & BULVERDE POINT RANCH AGREEMENT" EFFECTIVE SEPTEMBER 4, 2018 AND THE DEVELOPMENT REGULATIONS STIPULATED IN ARTICLE III OF THE AGREEMENT.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN CENTENNIAL RIDGE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF BULVERDE OR COMAL COUNTY.
- THE PRIVATE STREET (LOT 999, BLOCK 4) IS AN EGTC AND DRAINAGE EASEMENT.
- 0.55 ACRES OF LAND IS HEREBY DEDICATED TO THE CITY OF BULVERDE AS PUBLIC STREET ROW.
- NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.
- DRIVEWAY CULVERTS ARE REQUIRED AT ALL DRIVEWAY CROSSINGS OF A ROADSIDE CHANNEL. DRIVEWAY CULVERTS MUST BE APPROPRIATELY SIZED TO CONVEY DRAINAGE WITHOUT BACKING UP DRAINAGE UPSTREAM OF THE CULVERT.
- A 10' UTILITY EASEMENT (UE) IS PRESENT ALONG THE SIDE AND BACK LOT LINES OF EACH LOT AND A 20' UE IS PRESENT ALONG THE ROAD FRONTAGE OF EACH LOT.
- TOTAL LINEAR FEET OF STREETS = 11,769 LF

PEDERNALES ELECTRIC COOPERATIVE NOTES

- PEDERNALES ELECTRIC COOPERATIVE, INC. (PEC) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND/OR "TRANSFORMER EASEMENT," FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. PEC SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES 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 ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY PEC MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF PEC INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

ABBREVIATIONS

CCOPR	COMAL COUNTY OFFICIAL PUBLIC RECORDS
CCDR	COMAL COUNTY DEED RECORDS
CCMPR	COMAL COUNTY MAP AND PLAT RECORDS
BSL	BUILDING SETBACK LINE
CVE	CLEAR VISION EASEMENT
EGTC	ELECTRIC, GAS, TELEPHONE, & CABLE TV
ESMT	EASEMENT
DE	DRAINAGE EASEMENT
CL	CENTER LINE
AC	ACRE
VOL	VOLUME
PG	PAGE
GBRA	GUADALUPE BLANCO RIVER AUTHORITY
LCRA	LOWER COLORADO RIVER AUTHORITY
PEC	PEDERNALES ELECTRIC COOPERATIVE
UE	UTILITY EASEMENT
UDE	UTILITY & DRAINAGE EASEMENT

STATE OF TEXAS
COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER
J. STEVEN BROWN, P.E.
4350 LOCKHILL SELMA RD SUITE 100, SAN ANTONIO, TX 78249

STATE OF TEXAS
COUNTY OF BEXAR

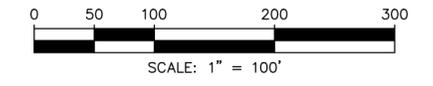
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY JONES & CARTER, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR
TROY A. TROBAUGH, R.P.L.S.
4350 LOCKHILL SELMA RD SUITE 100, SAN ANTONIO, TX 78249

Civil Job No. 16264-0004-00

SUBDIVISION PLAT ESTABLISHING
CENTENNIAL RIDGE UNIT 1

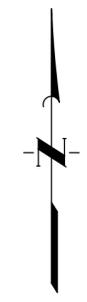
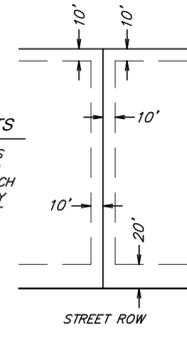
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JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 100461-05
4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511
DATE OF PRINT: October 15, 2019

TYPICAL UTILITY EASEMENTS

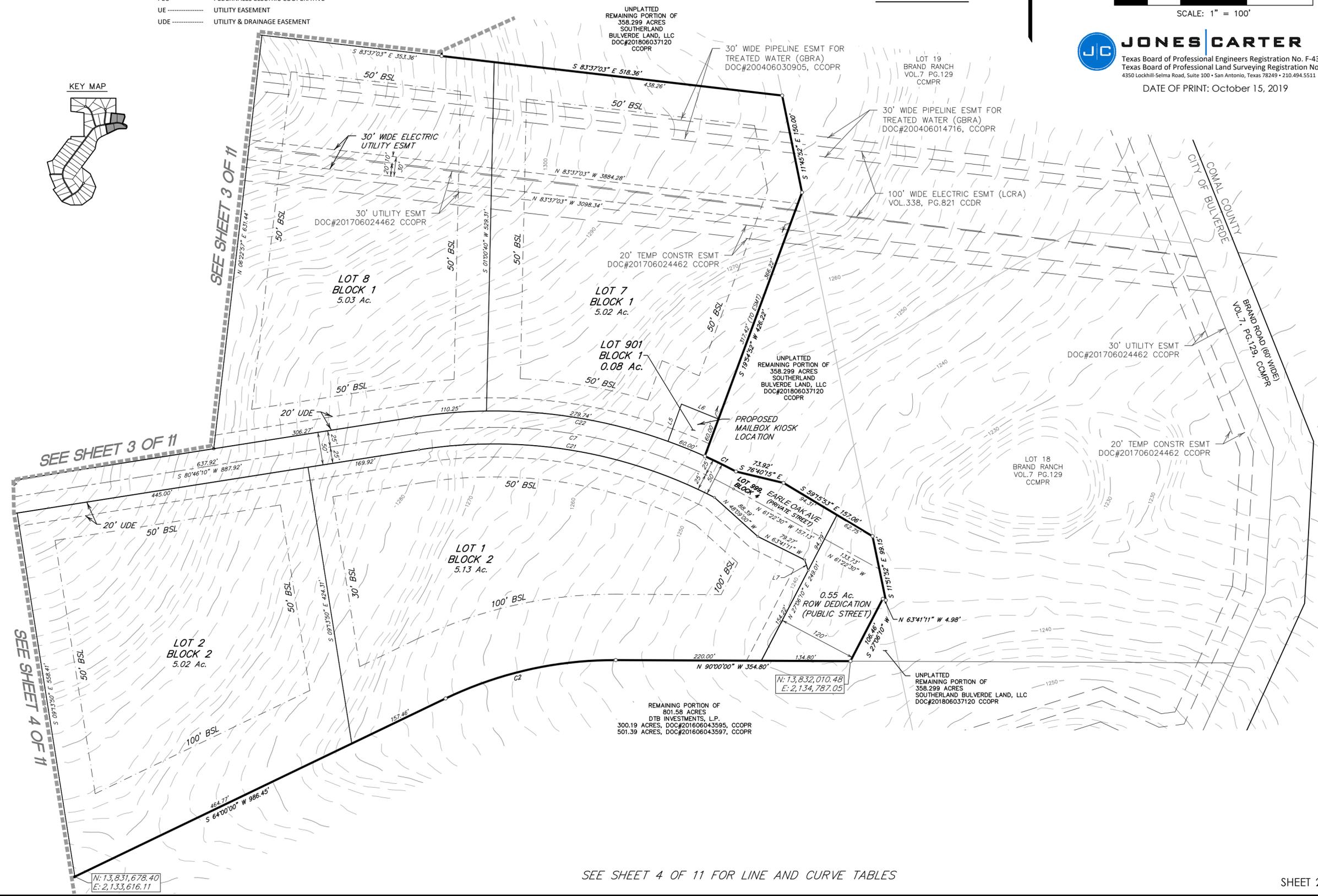
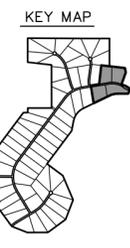
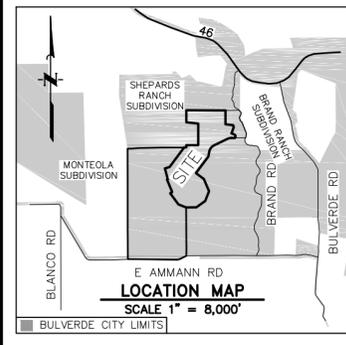
10' UTILITY EASEMENTS ALONG THE SIDE AND BACK LOT LINES OF EACH LOT AND A 20' UTILITY EASEMENT ALONG THE STREET ROW



MULTIPLE PAGES NOTE
PLAT NOTES ON SHEET ONE APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

ABBREVIATIONS

- CCOPR COMAL COUNTY OFFICIAL PUBLIC RECORDS
- CCDR COMAL COUNTY DEED RECORDS
- CCMPR COMAL COUNTY MAP AND PLAT RECORDS
- BSL BUILDING SETBACK LINE
- CVE CLEAR VISION EASEMENT
- EGTC ELECTRIC, GAS, TELEPHONE, & CABLE TV
- ESMT EASEMENT
- DE DRAINAGE EASEMENT
- ε CENTER LINE
- Ac. ACRE
- VOL VOLUME
- PG. PAGE
- GBRA GUADALUPE BLANCO RIVER AUTHORITY
- LCRA LOWER COLORADO RIVER AUTHORITY
- PEC PEDERNALES ELECTRIC COOPERATIVE
- UE UTILITY EASEMENT
- UDE UTILITY & DRAINAGE EASEMENT



SEE SHEET 3 OF 11

SEE SHEET 4 OF 11

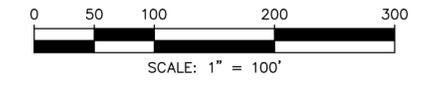
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SEE SHEET 4 OF 11 FOR LINE AND CURVE TABLES

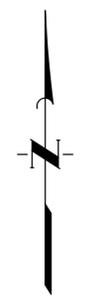
Civil Job No. 16264-0004-00

SUBDIVISION PLAT ESTABLISHING
CENTENNIAL RIDGE UNIT 1

BEING A TOTAL OF 325.161 ACRES OF LAND SITUATED WITHIN THE A. HOLBROOK SURVEY, ABSTRACT NO.270, AND THE EL PASO IRRIGATION CO. SURVEY, ABSTRACT NO.148, AND THE F. SCHAFFER SURVEY, ABSTRACT NO.563, AND THE E. RYAN SURVEY, ABSTRACT NO.506, AND THE W. BEARD SURVEY, ABSTRACT NO.49, COMAL COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 358.299 ACRE TRACT DESCRIBED IN INSTRUMENT TO SOUTHERLAND COMMUNITIES, LLC IN DOC# 201806037120 OF THE COMAL COUNTY REAL PROPERTY RECORDS.



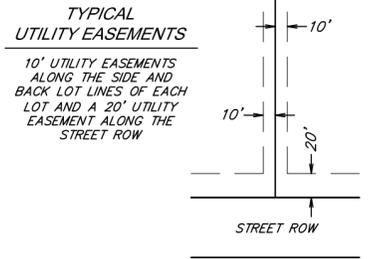
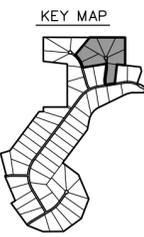
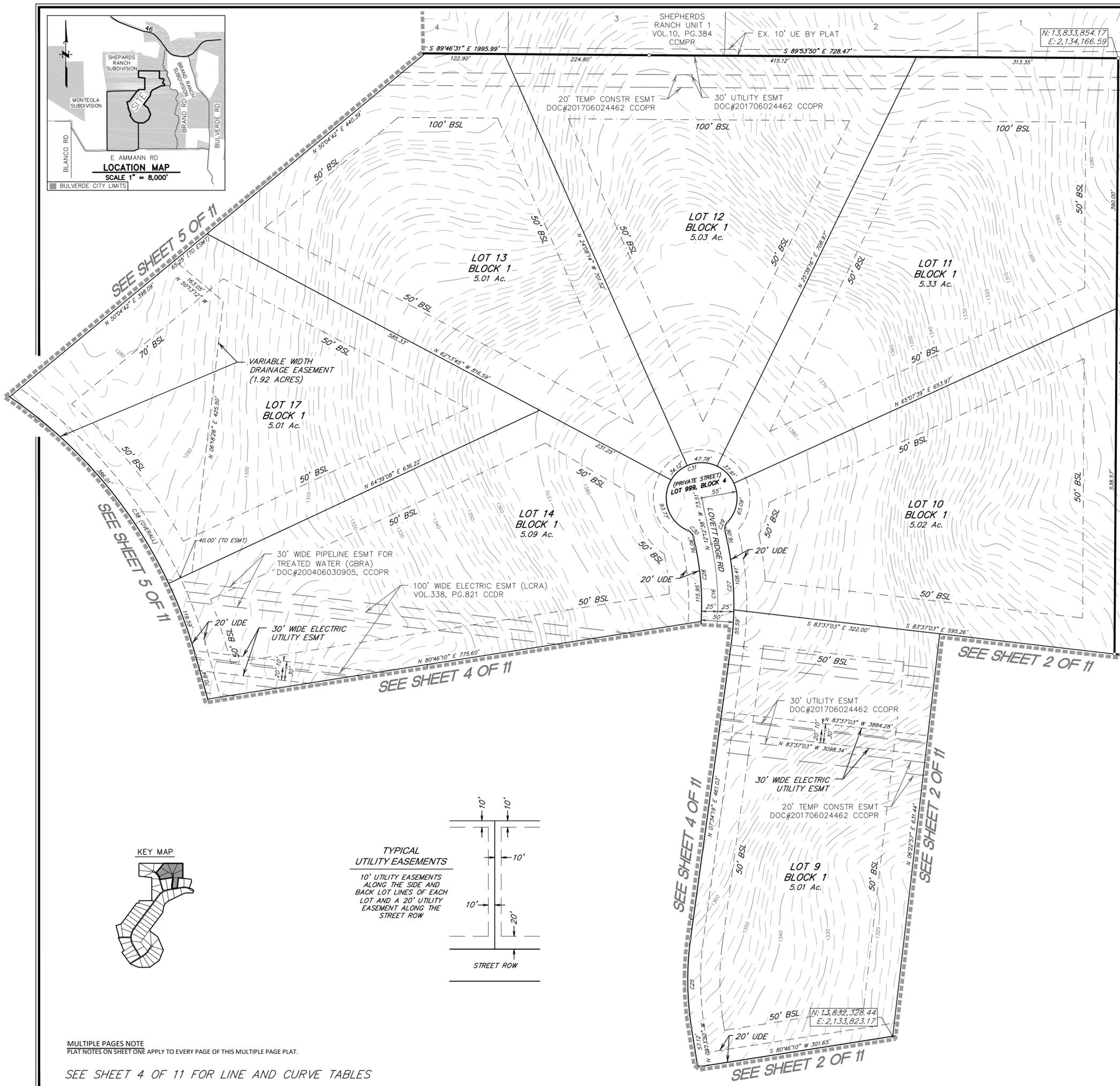
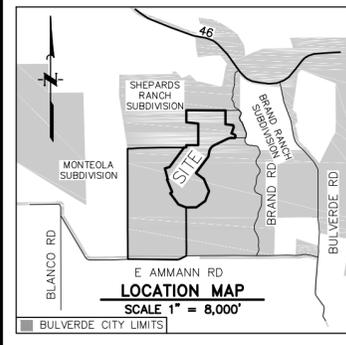
JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 100461-05
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DATE OF PRINT: October 15, 2019



UNPLATTED REMAINING PORTION OF 358.299 ACRES SOUTHERLAND BULVERDE LAND, LLC DOC#201806037120 CCOPR

ABBREVIATIONS

- CCOPR ----- COMAL COUNTY OFFICIAL PUBLIC RECORDS
- CCDR ----- COMAL COUNTY DEED RECORDS
- CCMPR ----- COMAL COUNTY MAP AND PLAT RECORDS
- BSL ----- BUILDING SETBACK LINE
- CVE ----- CLEAR VISION EASEMENT
- EGTC ----- ELECTRIC, GAS, TELEPHONE, & CABLE TV
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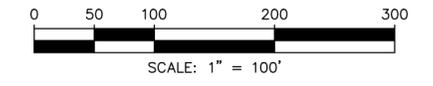
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SEE SHEET 4 OF 11 FOR LINE AND CURVE TABLES

Civil Job No. 16264-0004-00

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CENTENNIAL RIDGE UNIT 1

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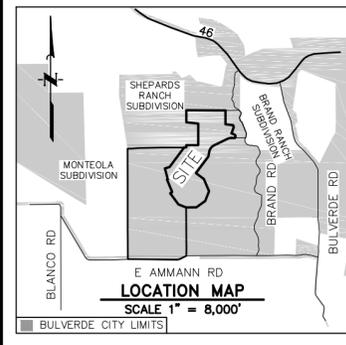
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DATE OF PRINT: October 15, 2019

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	775.00'	52.54'	52.53'	S 64°01'12" E	3°53'04"	26.28'
C2	586.00'	265.92'	263.64'	S 77°00'00" W	26°00'00"	135.29'
C3	586.00'	546.83'	527.20'	S 37°16'01" W	53°27'57"	295.15'
C4	725.00'	50.18'	50.17'	N 73°26'22" E	3°57'56"	25.10'
C7	750.00'	495.53'	486.56'	N 80°18'10" W	37°51'19"	257.19'
C8	900.00'	693.13'	676.13'	S 58°42'23" W	44°07'34"	364.78'
C9	900.00'	1063.63'	1002.81'	S 02°47'13" W	67°42'47"	603.78'
C10	700.00'	185.53'	184.99'	N 51°20'15" E	15°11'09"	93.31'
C11	1000.00'	422.28'	419.15'	N 46°49'59" E	24°11'41"	214.33'
C12	700.00'	231.95'	230.89'	S 80°56'58" W	18°59'08"	117.05'
C13	500.00'	106.20'	106.00'	N 21°58'54" W	12°10'10"	53.30'
C14	700.00'	568.75'	553.24'	N 39°10'24" W	46°33'11"	301.13'
C15	500.00'	146.63'	146.10'	N 00°49'45" W	16°48'09"	73.84'
C16	450.00'	155.37'	154.60'	N 02°19'10" W	19°46'57"	78.47'
C21	725.00'	460.00'	452.33'	N 81°03'13" W	36°21'13"	238.04'
C22	775.00'	502.54'	493.78'	N 80°39'15" W	37°09'10"	260.46'
C23	5.00'	7.85'	7.07'	N 54°3'50" W	90°00'00"	5.00'
C24	5.00'	7.85'	7.07'	S 35°46'10" W	90°00'00"	5.00'
C25	475.00'	139.30'	138.80'	N 00°49'45" W	16°48'09"	70.15'
C26	525.00'	153.96'	153.41'	S 00°49'45" E	16°48'09"	77.54'
C27	475.00'	164.00'	163.19'	N 02°19'10" W	19°46'57"	82.83'
C28	425.00'	146.74'	146.01'	S 02°19'10" E	19°46'57"	74.11'
C29	15.00'	14.44'	13.89'	N 15°21'52" E	55°09'00"	7.83'
C30	15.00'	14.44'	13.89'	S 39°47'09" E	55°09'00"	7.83'
C31	55.00'	278.67'	62.86'	S 77°47'22" W	290°18'01"	38.30'
C32	875.00'	673.88'	657.35'	S 58°42'23" W	44°07'34"	354.64'
C33	925.00'	274.25'	273.25'	S 72°16'33" W	16°59'14"	138.14'
C34	5.00'	7.69'	6.96'	N 72°08'31" W	88°09'05"	4.84'
C35	5.00'	7.69'	6.96'	S 16°00'34" W	88°09'05"	4.84'
C36	475.00'	100.89'	100.70'	N 21°58'54" W	12°10'10"	50.64'
C37	525.00'	111.51'	111.30'	S 21°58'54" E	12°10'10"	55.97'
C38	725.00'	565.51'	551.28'	N 38°14'33" W	44°41'30"	298.02'
C39	675.00'	524.43'	511.34'	S 38°09'15" E	44°30'53"	276.25'
C40	15.00'	14.05'	13.54'	N 33°44'59" W	53°40'38"	7.59'
C41	15.00'	14.86'	14.26'	S 88°47'49" E	56°46'15"	8.11'
C42	55.00'	278.64'	62.88'	S 27°57'11" W	290°16'16"	38.32'
C43	925.00'	378.45'	375.82'	S 48°21'51" W	23°26'30"	191.91'
C44	925.00'	554.60'	546.33'	S 19°28'01" W	34°21'10"	285.92'
C45	875.00'	1034.09'	974.95'	S 02°47'13" W	67°42'47"	587.01'
C46	5.00'	7.69'	6.96'	S 46°21'59" W	88°09'05"	4.84'
C47	5.00'	7.69'	6.96'	N 45°28'56" W	88°09'05"	4.84'
C48	725.00'	240.24'	239.14'	S 80°56'58" W	18°59'08"	121.23'
C49	675.00'	223.67'	222.65'	S 80°56'58" W	18°59'08"	112.87'
C50	925.00'	478.89'	473.56'	N 16°41'7" W	29°39'47"	244.94'
C51	5.00'	7.85'	7.07'	N 13°55'49" E	90°00'00"	5.00'
C52	5.00'	7.85'	7.07'	S 76°04'11" E	90°00'00"	5.00'
C53	725.00'	192.16'	191.60'	N 51°20'15" E	15°11'09"	96.65'
C54	675.00'	178.91'	178.38'	S 51°20'15" W	15°11'09"	89.98'
C55	1025.00'	432.84'	429.63'	S 46°49'59" W	24°11'41"	219.69'
C56	975.00'	411.72'	408.67'	N 46°49'59" E	24°11'41"	208.98'
C57	15.00'	14.44'	13.89'	S 62°18'38" W	55°09'00"	7.83'
C58	15.00'	14.44'	13.89'	N 07°09'38" E	55°09'00"	7.83'
C59	55.00'	278.67'	62.86'	S 55°15'52" E	290°18'01"	38.30'

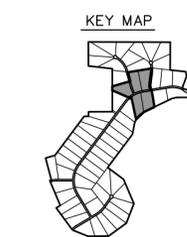
LINE TABLE		
LINE	BEARING	DISTANCE
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L4	N 36°38'36" E	50.00'
L5	S 19°35'29" W	60.00'
L6	N 68°11'31" W	80.33'
L7	N 18°77'31" W	16.85'

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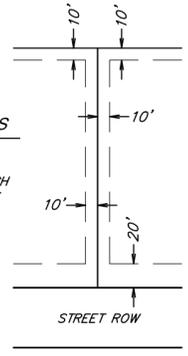
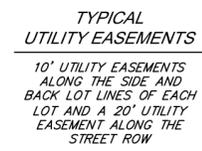


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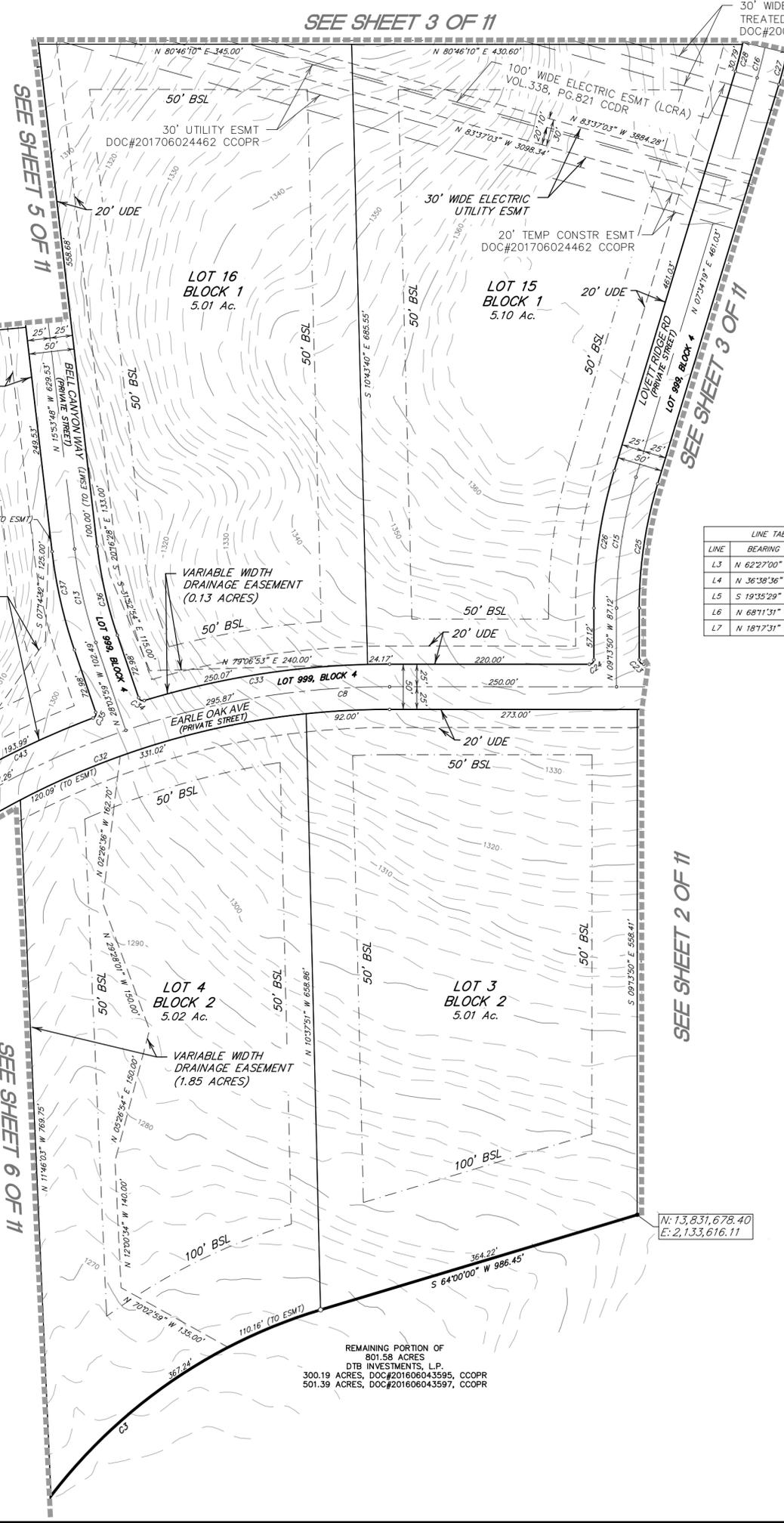
REMAINING PORTION OF 501.39 ACRES DTB INVESTMENTS, L.P. DOC#201606043597, CCOPR



- ABBREVIATIONS**
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 - CCDR ----- COMAL COUNTY DEED RECORDS
 - CCMPR ----- COMAL COUNTY MAP AND PLAT RECORDS
 - BSL ----- BUILDING SETBACK LINE
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SEE SHEET 6 OF 11

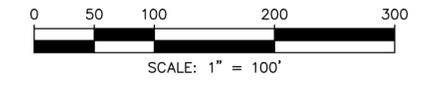


REMAINING PORTION OF 801.58 ACRES DTB INVESTMENTS, L.P. 300.19 ACRES, DOC#201608043595, CCOPR 501.39 ACRES, DOC#201606043597, CCOPR

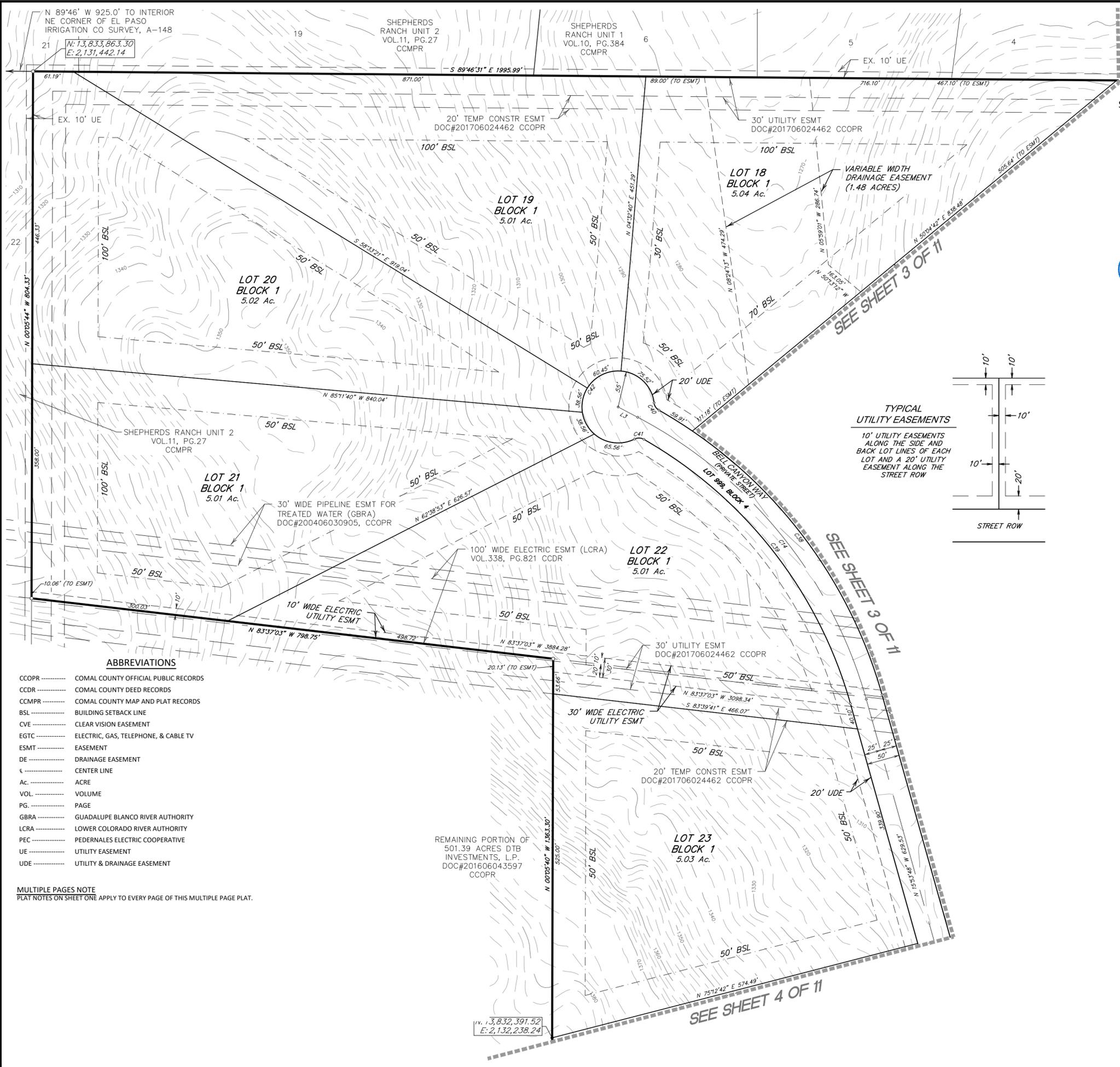
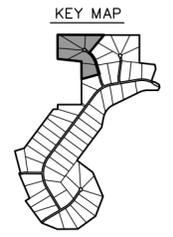
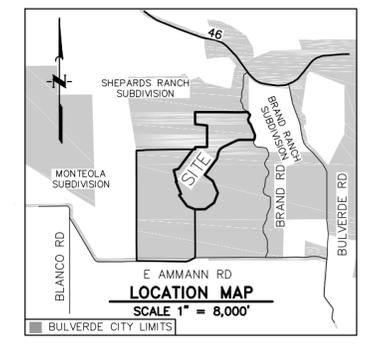
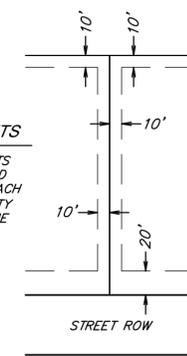
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ABBREVIATIONS

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CVE	CLEAR VISION EASEMENT
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ESMT	EASEMENT
DE	DRAINAGE EASEMENT
ε	CENTER LINE
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VOL.	VOLUME
PG.	PAGE
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LCRA	LOWER COLORADO RIVER AUTHORITY
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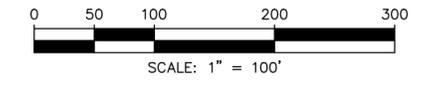
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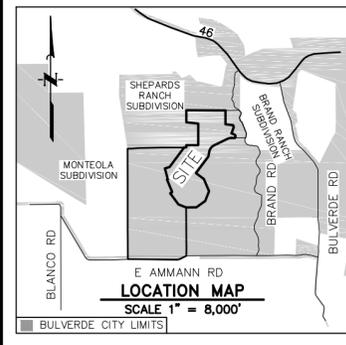
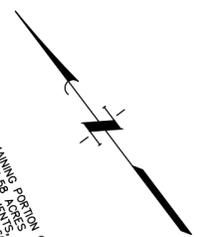
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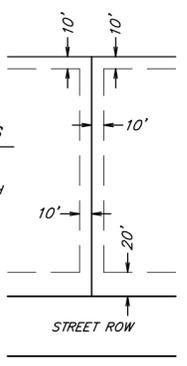
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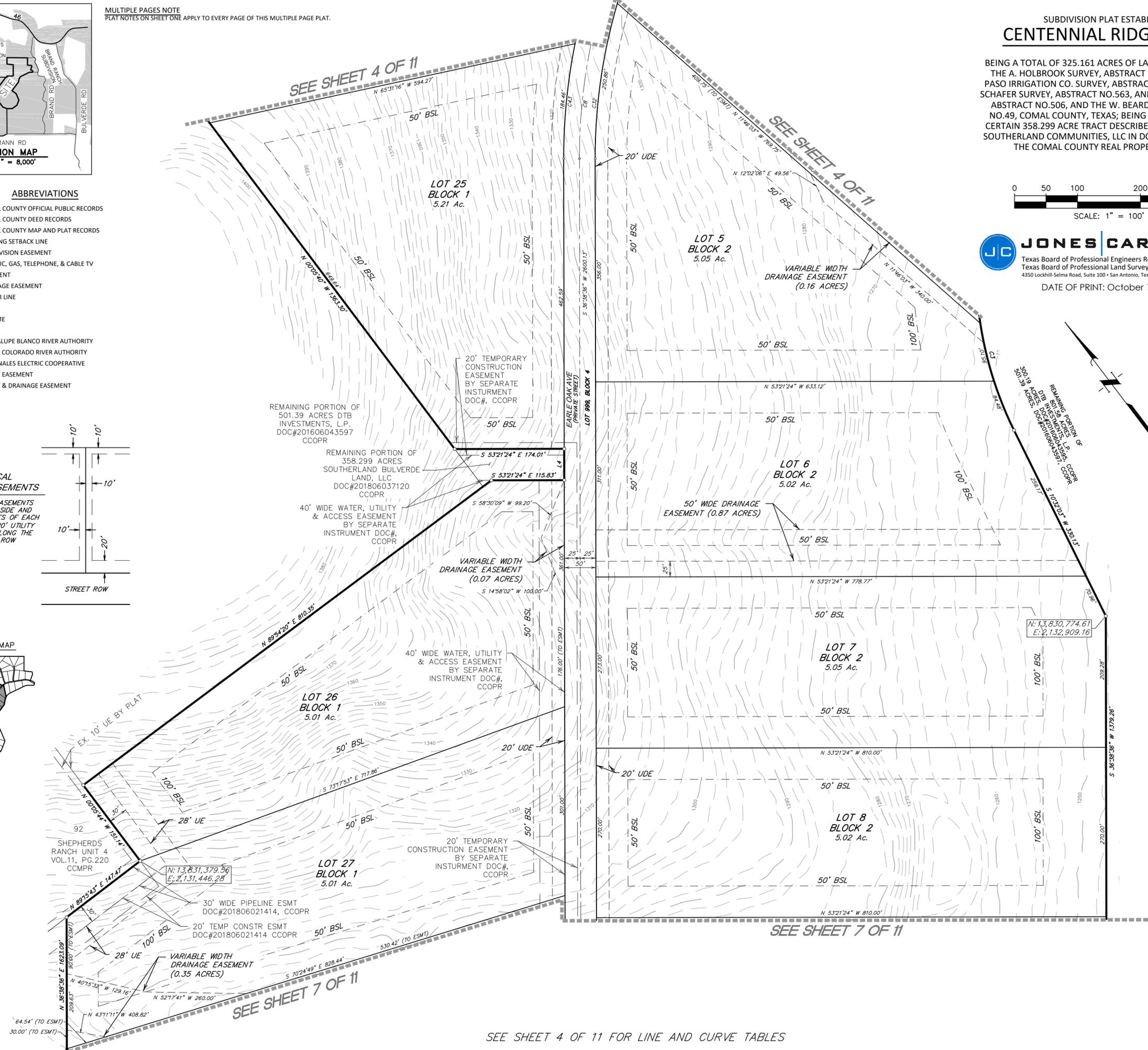
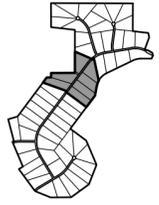
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TYPICAL UTILITY EASEMENTS

10' UTILITY EASEMENTS ALONG THE SIDE AND BACK LOT LINES OF EACH LOT AND A 20' UTILITY EASEMENT ALONG THE STREET ROW



KEY MAP

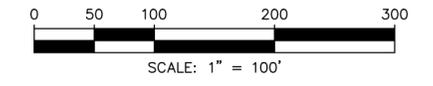


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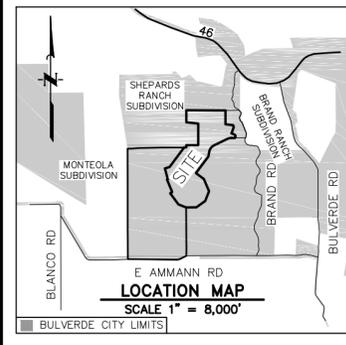
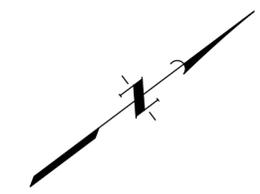
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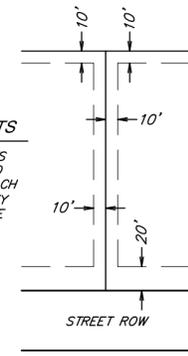


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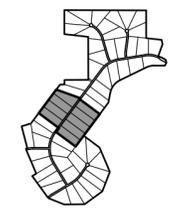
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TYPICAL UTILITY EASEMENTS

10' UTILITY EASEMENTS ALONG THE SIDE AND BACK LOT LINES OF EACH LOT AND A 20' UTILITY EASEMENT ALONG THE STREET ROW



KEY MAP



SEE SHEET 4 OF 11 FOR LINE AND CURVE TABLES

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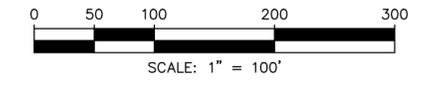


SEE SHEET 8 OF 11

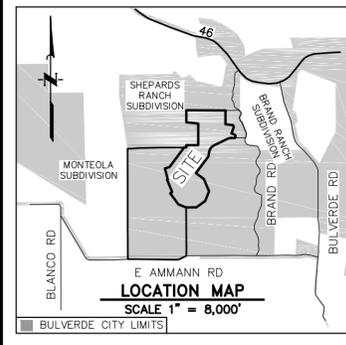
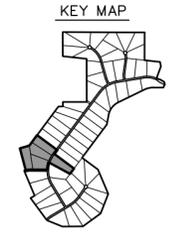
SEE SHEET 6 OF 11

SUBDIVISION PLAT ESTABLISHING
CENTENNIAL RIDGE UNIT 1

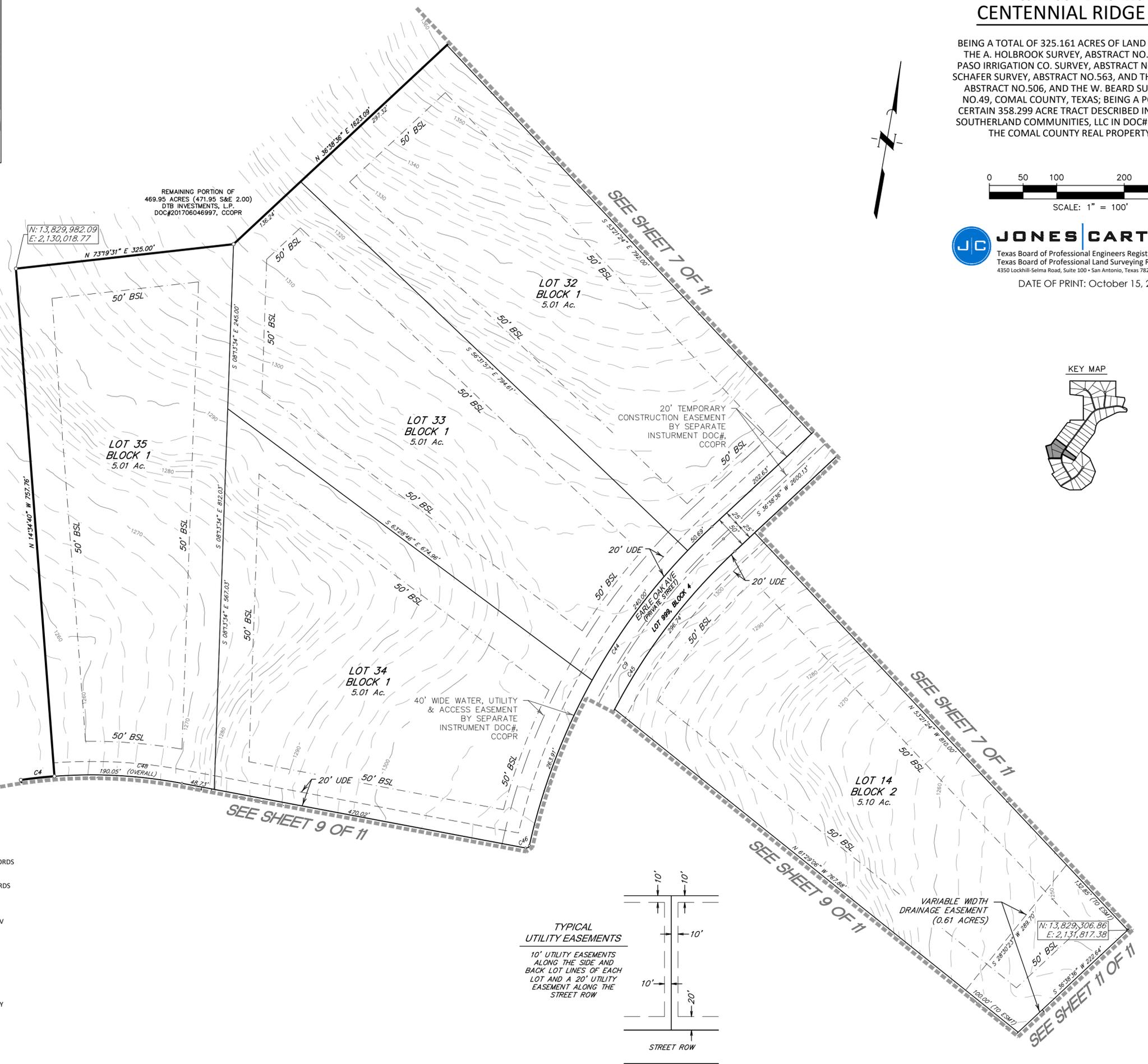
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JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 100461-05
4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511
DATE OF PRINT: October 15, 2019



MULTIPLE PAGES NOTE
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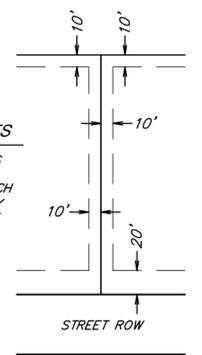


ABBREVIATIONS

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- CCDR COMAL COUNTY DEED RECORDS
- CCMPR COMAL COUNTY MAP AND PLAT RECORDS
- BSL BUILDING SETBACK LINE
- CVE CLEAR VISION EASEMENT
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- ESMT EASEMENT
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TYPICAL UTILITY EASEMENTS

10' UTILITY EASEMENTS ALONG THE SIDE AND BACK LOT LINES OF EACH LOT AND A 20' UTILITY EASEMENT ALONG THE STREET ROW

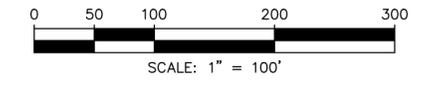


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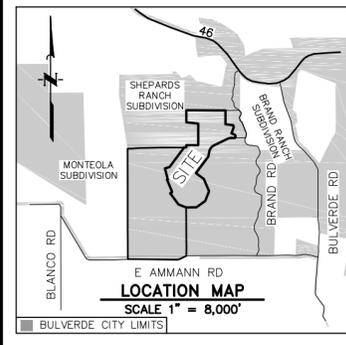
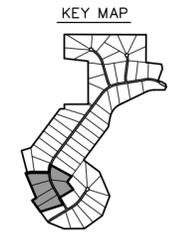
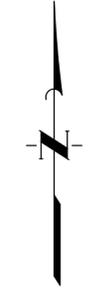
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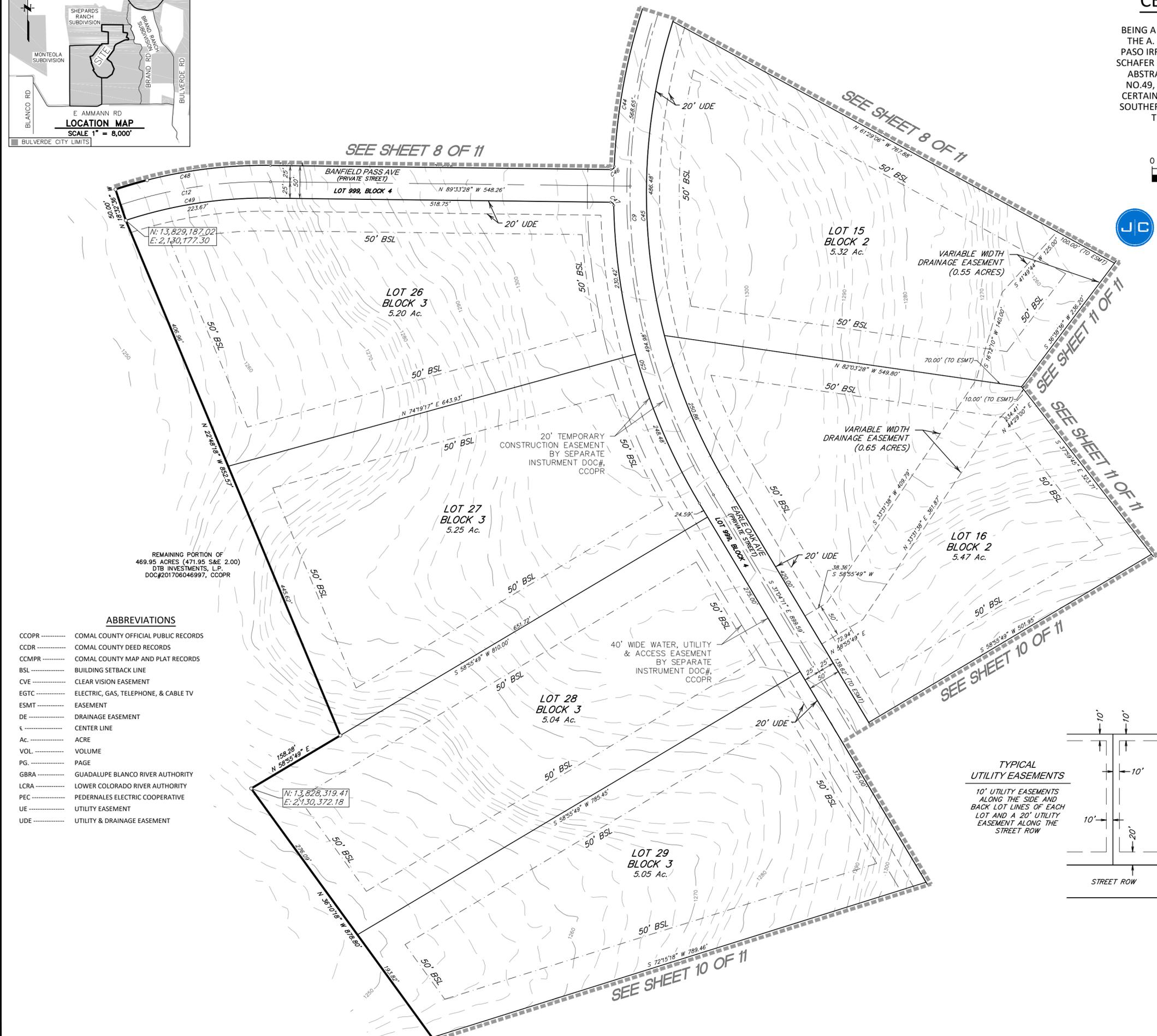
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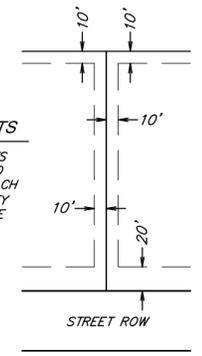
REMAINING PORTION OF
469.95 ACRES (471.95 S&E 2.00)
DTB INVESTMENTS, L.P.
DOC#201706046997, CCOPR

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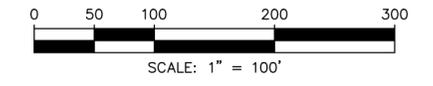
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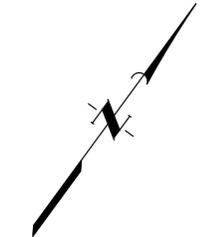
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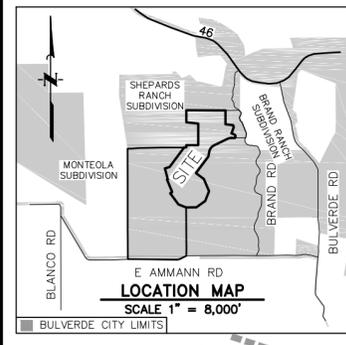
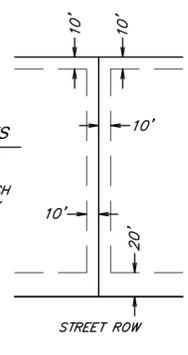
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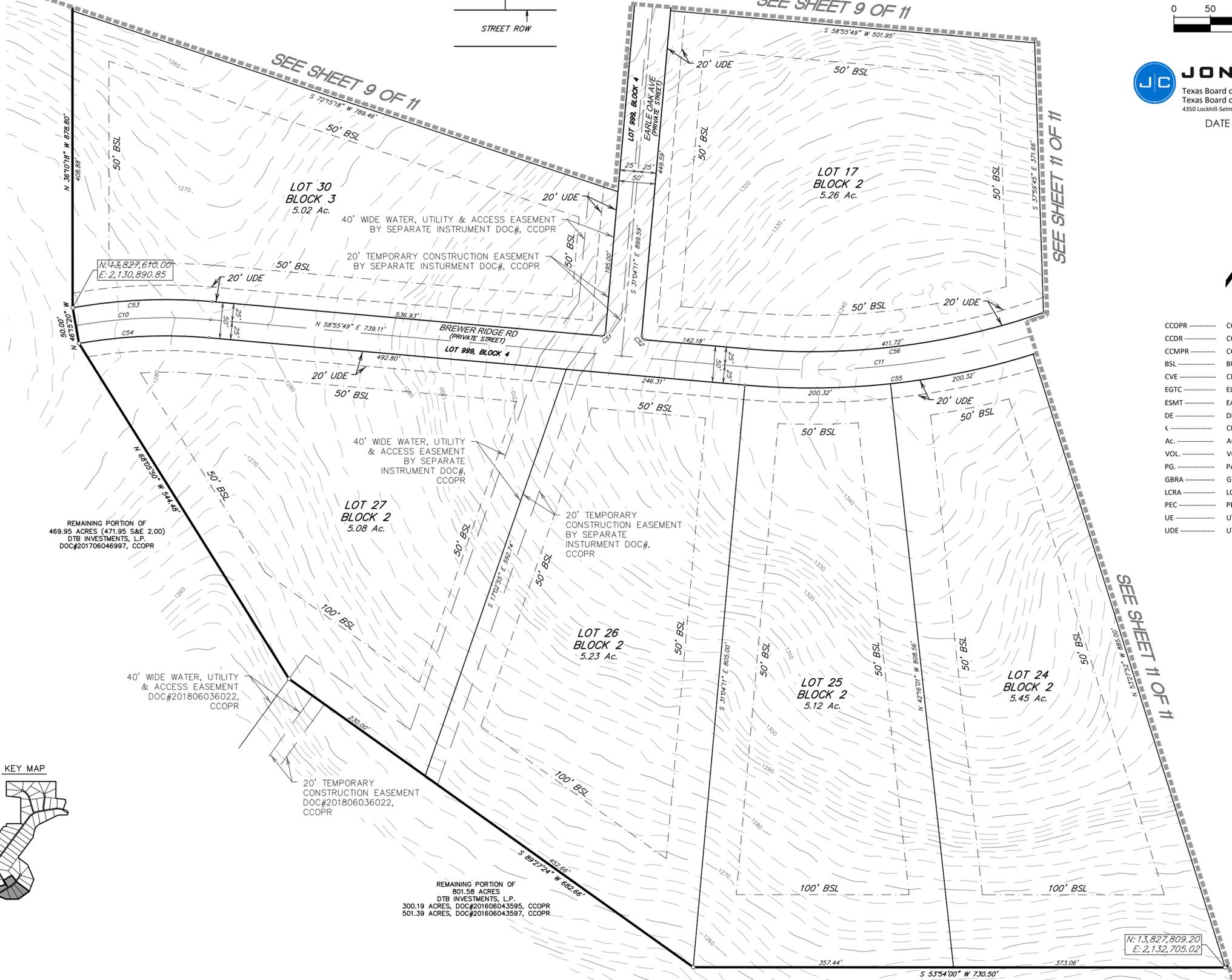
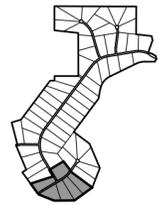
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LOCATION MAP
SCALE 1" = 8,000'

KEY MAP



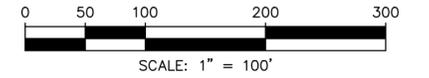
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DTB INVESTMENTS, L.P.
300.19 ACRES, DOC#201608043595, CCOPR
501.39 ACRES, DOC#201606043597, CCOPR

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E: 2,132,705.02

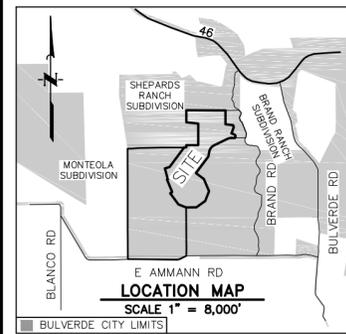
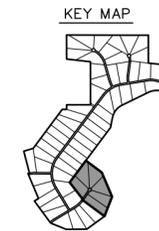
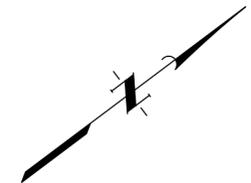
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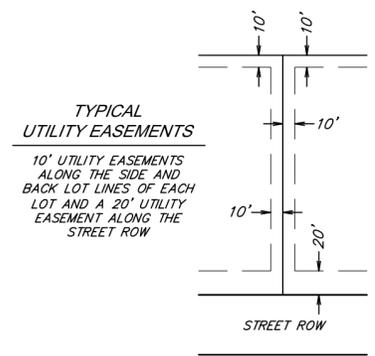
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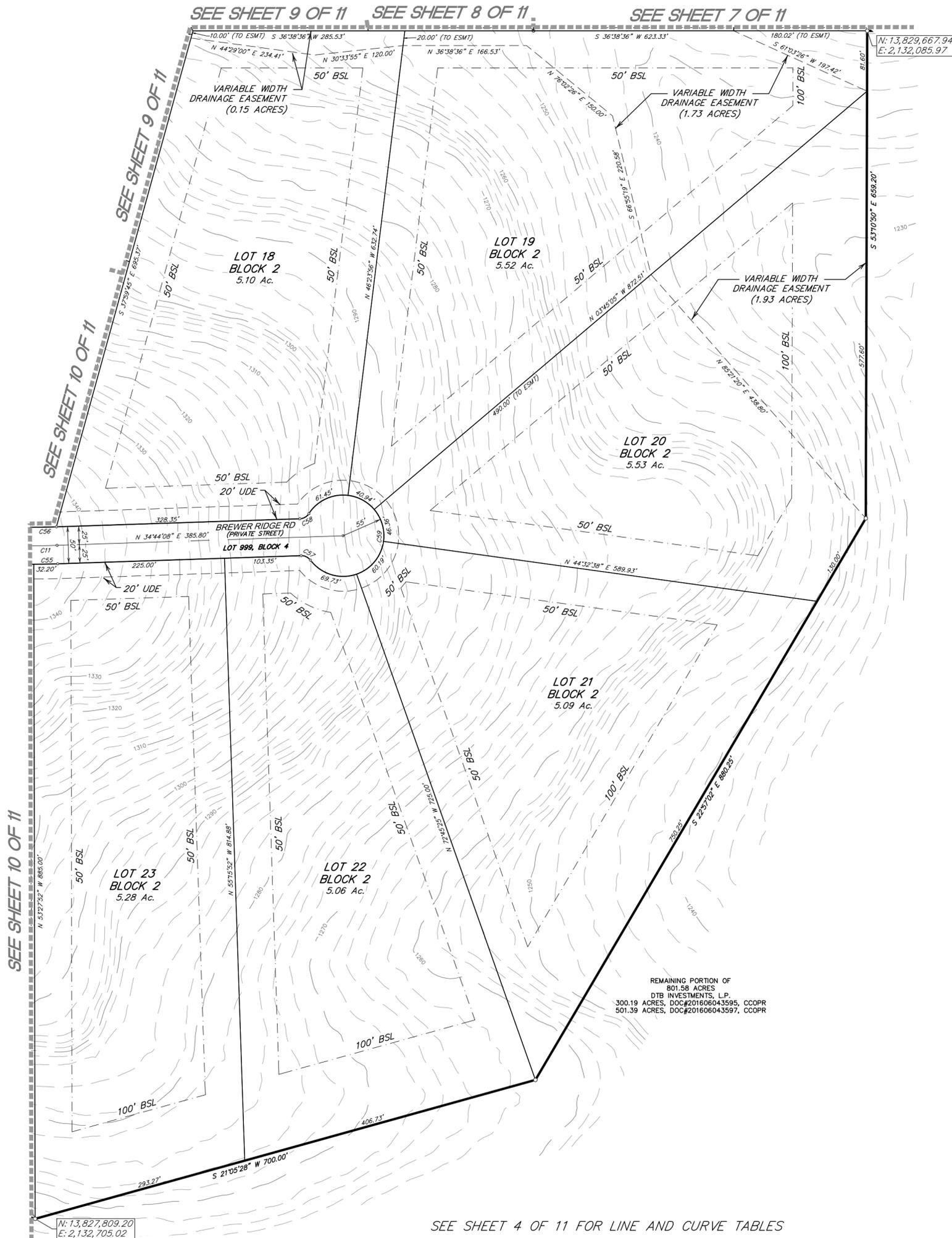


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PLANNING AND ZONING COMMISSION ITEM:
PC-19-07
FINAL PLAT
PRESERVE AT SINGING HILLS, UNIT 3

MEETING DATE: November 14, 2019
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Ramos, AICP, Director

REQUEST:

Consider the approval of a Final Plat for the Preserve at Singing Hills, Unit 3, Subdivision generally located ½ mile west of 281 at the end of Harmony Hills Drive.

APPLICANT:

Moy Tarin Ramirez (MTR) Engineers, LLC
12770 Cimarron Path, Ste. 100
San Antonio, TX 78249

PROPERTY INFORMATION:

Owner: SH-DJL Development, LLC
Legal Descrp: N/A
Size: 18.0209; 65 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 3 of the Preserve at Singing Hills. This final plat is part of the overall Singing Hills Development, for which a Master Development Plan (MDP) was approved in 2011. The proposed Final Plat is for approximately 18 acres of vacant property and establishes 65 single family residential lots. The plat extends Singing Creek Drive and Rhapsody Ridge, establishes 2 new roadway segments, and one open space area totaling 1.211 acres.

ANALYSIS:

The proposed subdivision lies completely outside the City Limits. No portion of the proposed subdivision lies in the 100-yr floodplain. Water will be provided by Canyon Lake Water Service Company through a new central water system. Sewer service will be provided by a new central sewer system with a treatment plant located inside the overall Singing Hills development project.

Water detention basin has been platted with Unit 2B and a water quality basin for this subdivision has been platted with Unit 2.

The proposed submittal meets all the requirements in the Subdivision Ordinance for a Final Plat and is in compliance with the Development Agreement. Therefore, Staff recommends **approval** of this Final Plat.

ATTACHMENTS:

Application

Final Plat



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: The Preserve at Singing Hills Unit No 3
 Location Description/Nearest Intersection: At intersection of Singing Creek and Harmony Hills

2. Owner/Applicant: SH-DJL Development, LLC, Attn: Dave Keith
 Address: 115 North Loop 1604 East, Suite 2207, San Antonio, TX 78232 Email: davek@mcmi-sa.com
 Telephone: 210-614-7051 Fax: 210-614-8276 Mobile: _____
Note: If applicant is person other than owner, a letter of authorization must be provided from owner.

3. Licensed Engineer/Surveyor (technical contact): Moy Tarin Ramirez Engineers, LLC, Attn: Paul Landa
 Address: 12770 Cimarron Path, Suite 100, San Antonio, TX 78249 Email: planda@mtrengineers.com
 Telephone: 210-698-5051 Fax: 210-698-5085 Mobile: _____

4. Property Details:

City Limits:	<u> </u> In <u> </u> <u>X</u> Out (ETJ)	Water Source:	<u>Canyon Lake Water Supply</u>
Commercial:	<u> </u> Yes <u>X</u> No	Sewage Treatment:	<u>Singing Hills Wastewater Treatment Plant</u>
Residential:	<u>X</u> Yes <u> </u> No	TxDOT Frontage:	<u> </u> Yes <u>X</u> No
No. of Lots:	<u>65</u>	100-Year Floodplain:	<u> </u> Yes <u>X</u> No
Total Acreage without floodplain:	<u>18.0209</u>	Edwards Aquifer Zone:	<u> </u> Recharge
Density Class:	<u>N/A</u>		<u>X</u> Contributing
Zoning Class:	<u>N/A</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

4/15/19

 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

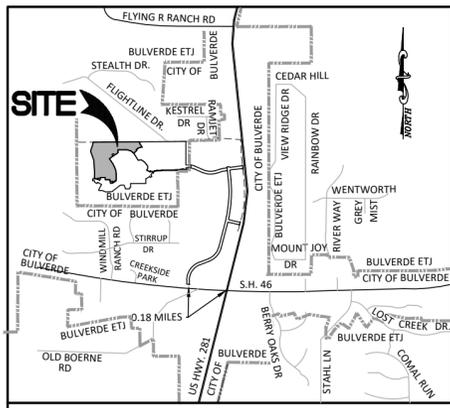
Drainage Analysis Review Tier 2 single family residential

- \$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)



LOCATION MAP

NOT TO SCALE

LEGEND

- 1250--- EXISTING CONTOUR
- AC ACRE
- R.O.W. RIGHT OF WAY
- R RADIUS
- ⊕ CENTERLINE
- ESM'T. EASEMENT
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS COMAL COUNTY, TEXAS
- M.P.R.C.C.T. MAP AND PLAT RECORDS COMAL COUNTY, TEXAS
- B.S.L. BUILDING SETBACK LINE
- VOL. VOLUME
- PG. PAGE
- VAR. VARIABLE
- WD. WIDTH
- E.G.T.C.A. ELECTRIC, GAS, TELEPHONE CABLE TELEVISION
- N.T.S. NOT TO SCALE
- NO. NUMBER
- ETJ EXTRATERRITORIAL JURISDICTION
- 1/2" IRON ROD SET WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG"

LIENHOLDER: BANK SNB
CARI D. ROBINSON
9324 HUEBNER RD
SAN ANTONIO, TX 78240
DEED OF TRUST
DOCUMENT NO. 201406005402, O.P.R.C.C.T.

STATE OF TEXAS
COUNTY OF COMAL

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

MOY TARIN RAMIREZ ENGINEERS, LLC

STEPHANIE L. JAMES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS _____ DAY OF _____ 20____

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME

STATE OF TEXAS
COUNTY OF COMAL

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS SET FORTH BY LOCAL AGENCIES.

DJUANE A. MOY, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 69258
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 698-5051

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS _____ DAY OF _____ 20____

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME

PEDERNALES ELECTRIC NOTES:

- 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.
- 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 ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- 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.
- 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 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.

CPS NOTES:

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY CPS 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 HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDER GROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN 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.

CITY OF BULVERDE SUBDIVISION NOTES:

- THIS PLAT WAS PREPARED ON JULY 27, 2018.
- THIS PROPERTY DOES NOT LIE WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF BULVERDE.
- THIS PROPERTY DOES NOT LIE WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA, ZONE "A", THE 100-YEAR FLOOD ZONE, AS DEFINED BY THE FLOOD INSURANCE RATE MAP FOR COMAL COUNTY, TEXAS ON COMMUNITY PANEL NO. 48091C0220F, EFFECTIVE DATE SEPTEMBER 2, 2009, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- 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.). GRANTEEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.
- 3,660 ACRES, 2,113 LINEAR FEET ARE BEING DEDICATED TO THE PUBLIC AS RIGHT-OF-WAY OUTSIDE OF BULVERDE CITY LIMITS.
- 65 LOTS, BEING 13,150 ACRES TOTAL ARE INCLUDED IN THIS SUBDIVISION PLAT.
- OPEN SPACE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION. OPEN SPACE LOTS SHALL ALLOW FOR PLACEMENT OF ENTRY MONUMENT, FENCING, LANDSCAPING, GRADING, SIDEWALKS, IRRIGATION SYSTEM, UTILITIES, ROADWAYS, AND ACCESS EASEMENT.
- SIDE SETBACKS SHALL BE 5' AND REAR SETBACK SHALL BE 10' UNLESS OTHERWISE SHOWN ON DRAWINGS.

SUBDIVISION PLAT
ESTABLISHING
**THE PRESERVE AT
SINGING HILLS, UNIT 3**

BEING AN 18.107 ACRE TRACT OF LAND OUT OF THE JOHANN MOEGELIEN SURVEY NO. 575, ABSTRACT NO. 423, COMAL COUNTY, TEXAS, SAID 18.021 ACRE TRACT BEING A PORTION OF THAT CERTAIN 238.528 ACRE TRACT CONVEYED TO SH-DJL DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY BY DOCUMENT NO. 201206038145, OFFICIAL RECORDS, COMAL COUNTY, TEXAS.

MTR
Moy Tarin Ramirez Engineers, LLC
FIRM TBPE NO. F-5297 & TBPLS NO. 10131500
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5055

- Engineers
- Surveyors
- Planners

STATE OF TEXAS
COUNTY OF COMAL

KNOW 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
SH-DJL DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY
CONTACT: DAVID KEITH, VICE PRESIDENT
18615 TUSCAN STONE, SUITE 200
SAN ANTONIO, TEXAS 78258

STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAVID KEITH, VICE PRESIDENT KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, 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, STATE OF TEXAS

PRINTED NAME

STATE OF TEXAS
COUNTY OF COMAL

THIS PLAT OF THE PRESERVE AT SINGING HILLS UNIT 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BULVERDE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D., _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF COMAL

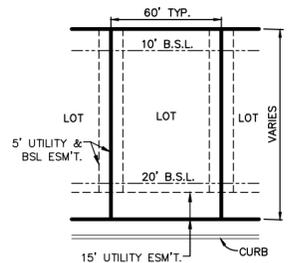
I, BOBBIE KOEPP, COUNTY CLERK OF COMAL COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D. 20____, AT _____ M. IN THE RECORDS OF MAPS AND PLATS IN SAID OFFICE, OF SAID COUNTY, IN DOCUMENT # _____ IN TESTIMONY WHEREOF WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 20____

COUNTY CLERK,
COMAL COUNTY, TEXAS

BY: _____ DEPUTY



INDEX MAP
N.T.S.



TYPICAL EASEMENT AND SETBACK DETAIL
N.T.S.

TELECOMMUNICATIONS, TELEPHONE, TELEVISION, AND INTERNET SERVICE NOTE:

EXCEPT WHERE LIMITED BY APPLICABLE LAW, DEVELOPER RESERVES UNTO ITSELF AND ITS DESIGNATED ASSIGNS ALL RIGHTS FOR THE INSTALLATION AND APPROVAL OF ANY TELECOMMUNICATIONS, TELEPHONE, TELEVISION AND INTERNET SERVICE WIRES, LINES, CABLES OR OTHER COMMUNICATIONS IMPROVEMENTS IN EASEMENTS DESIGNATED FOR SUCH PURPOSES AND HEREBY REQUIRES THAT, WHEN CONSTRUCTED, ALL SUCH IMPROVEMENTS BE PLACED IN DESIGNATED EXISTING CONDUITS SO AS NOT TO DISTURB THE SURFACE AREA OF ANY INDIVIDUAL LOT EXCEPT WHERE EXPRESSLY ALLOWED. NO NEW CONDUITS OR TELECOMMUNICATIONS, TELEPHONE, CABLE TELEVISION OR INTERNET SERVICE UNDERGROUND IMPROVEMENTS SHALL BE PLACED IN EASEMENT AREAS WITHOUT THE EXPRESS WRITTEN APPROVAL OF DEVELOPER OR ITS DESIGNATED ASSIGNS.

NOTES:

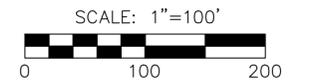
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
- 1/2" IRON RODS WITH ORANGE PLASTIC CAP STAMPED "MTR ENG" SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
- VERTICAL DATUM IS NORTH AMERICAN DATUM (NAVD) 88.
- THE BEARINGS, DISTANCES, AREAS AND COORDINATE SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (4204), AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM. THE GRID TO SURFACE SCALE FACTOR FOR ALL DISTANCES IS 1.0016.

NOTES:

- SEE SHEET 2 FOR CURVE AND LINE TABLE
- PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SUBDIVISION PLAT
ESTABLISHING
**THE PRESERVE AT
SINGING HILLS, UNIT 3**

BEING AN 18.107 ACRE TRACT OF LAND OUT OF THE JOHANN MOEGLIEN SURVEY NO. 575, ABSTRACT NO. 423, COMAL COUNTY, TEXAS, SAID 18.107 ACRE TRACT BEING A PORTION OF THAT CERTAIN 238.528 ACRE TRACT CONVEYED TO SH-DJL DEVELOPMENT, L.L.C., A TEXAS LIMITED LIABILITY COMPANY BY DOCUMENT NO. 201206038145, OFFICIAL RECORDS, COMAL COUNTY, TEXAS.



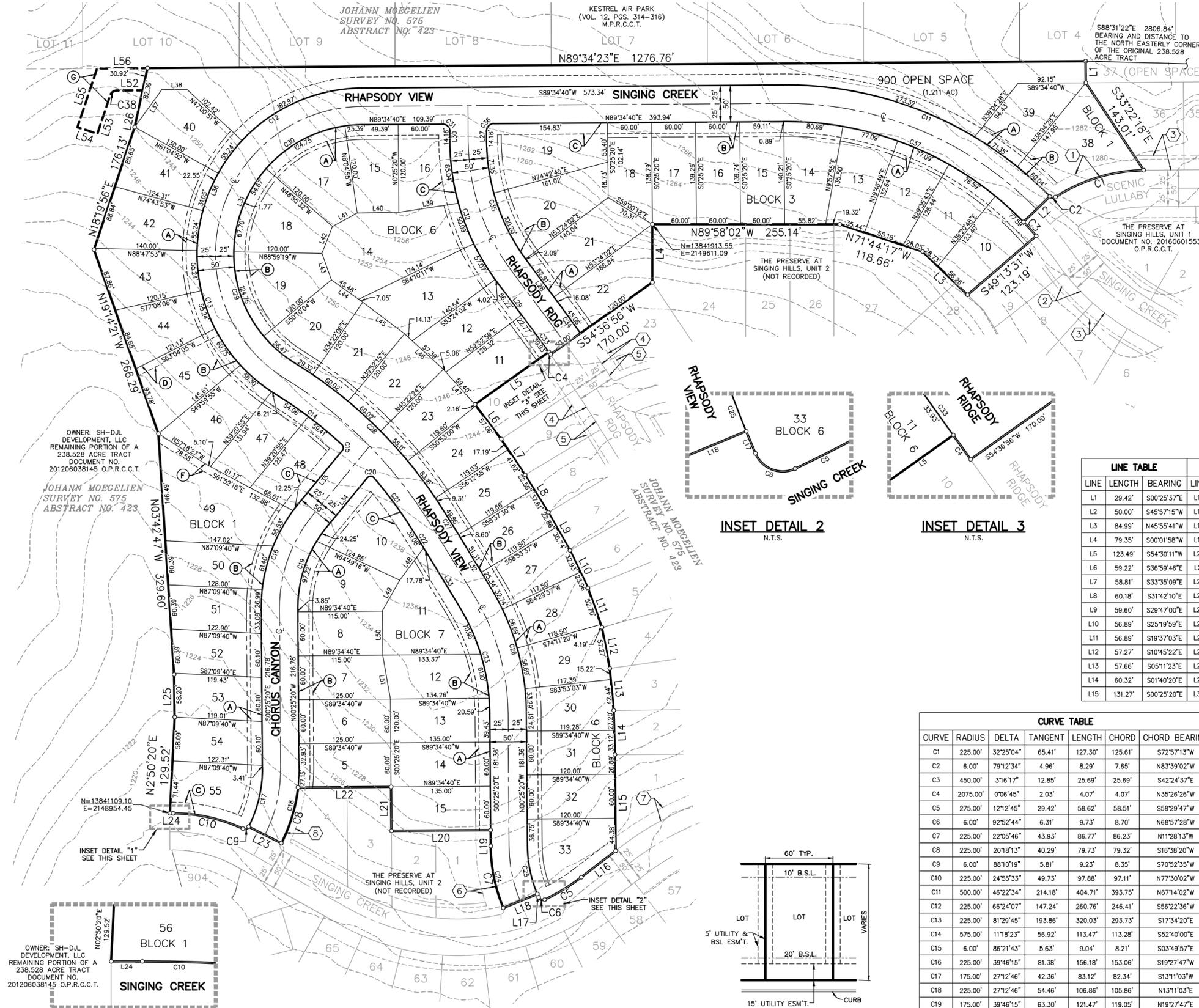
MTR
Moy Tarin Ramirez Engineers, LLC
FIRM TBPE NO. F-5297 & TBPLS NO. 10131500
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5085

LEGEND

- 1250--- EXISTING CONTOUR
- AC ACRE
- R.O.W. RIGHT OF WAY
- R RADIUS
- ℄ CENTERLINE
- ESM'T. EASEMENT
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS COMAL COUNTY, TEXAS
- M.P.R.C.C.T. MAP AND PLAT RECORDS COMAL COUNTY, TEXAS
- B.S.L. BUILDING SETBACK LINE
- VOL. VOLUME
- PG. PAGE
- VAR. VARIABLE
- WD. WIDTH
- E.G.T.CA. ELECTRIC, GAS, TELEPHONE CABLE TELEVISION
- N.T.S. NOT TO SCALE
- NO. NUMBER
- ETJ EXTRATERRITORIAL JURISDICTION
- ½" IRON ROD SET WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG"

KEYNOTES

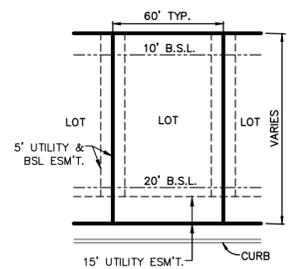
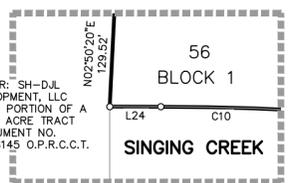
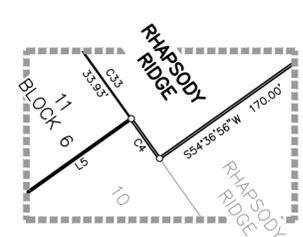
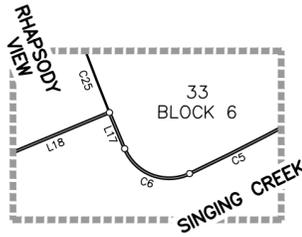
- (A) 15' E.G.T.CA. ESM'T.
- (B) 20' B.S.L.
- (C) 15' B.S.L. & E.G.T.CA.
- (D) 10' WATER ESM'T.
- (E) LOT 900, BLOCK 1 OPEN SPACE/VARIABLE WIDTH DRAINAGE EASEMENT (1.211 AC)
- (F) 10' E.G.T.CA. ESM'T.
- (G) TEMPORARY VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED LOT
- (1) VAR. WD. E.G.T.CA. ESM'T. (DOCUMENT NO. 201606015538 O.P.R.C.C.T.)
- (2) 15' E.G.T.CA. ESM'T. (DOCUMENT NO. 201606015538 O.P.R.C.C.T.)
- (3) 20' B.S.L. (DOCUMENT NO. 201606015538 O.P.R.C.C.T.)
- (4) 15' E.G.T.CA. ESM'T. (THE PRESERVE AT SINGING HILLS, UNIT 2)
- (5) 20' B.S.L. (THE PRESERVE AT SINGING HILLS, UNIT 2)
- (6) 20' B.S.L. & E.G.T.CA. ESM'T. (THE PRESERVE AT SINGING HILLS, UNIT 2)
- (7) 15' B.S.L. & E.G.T.CA. ESM'T. (THE PRESERVE AT SINGING HILLS, UNIT 2)
- (8) 10' B.S.L. & E.G.T.CA. ESM'T. (THE PRESERVE AT SINGING HILLS, UNIT 2)



OWNER: SH-DJL DEVELOPMENT, LLC
REMAINING PORTION OF A 238.528 ACRE TRACT
DOCUMENT NO. 201206038145 O.P.R.C.C.T.

JOHANN MOEGLIEN SURVEY NO. 575
ABSTRACT NO. 423

OWNER: SH-DJL DEVELOPMENT, LLC
REMAINING PORTION OF A 238.528 ACRE TRACT
DOCUMENT NO. 201206038145 O.P.R.C.C.T.



LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	29.42'	S00°25'37"E	L16	59.12'	S52°23'25"W	L31	1.77'	N23°10'33"E	L46	71.52'	N47°22'41"W
L2	50.00'	S45°57'15"W	L17	4.92'	N22°31'06"W	L32	76.65'	N31°06'23"E	L47	64.46'	S41°52'32"E
L3	84.99'	N45°55'41"W	L18	50.00'	S67°28'54"W	L33	76.65'	S31°06'23"E	L48	54.82'	N36°29'03"E
L4	79.35'	S00°01'58"W	L19	21.93'	N00°25'20"W	L34	86.20'	N39°20'55"E	L49	48.26'	N29°17'35"E
L5	123.49'	S54°30'11"W	L20	135.00'	S89°34'40"W	L35	93.58'	S39°20'55"W	L50	60.00'	N00°25'20"W
L6	59.22'	S36°59'46"E	L21	60.00'	N00°25'20"W	L36	1.77'	S23°10'33"W	L51	60.83'	N09°53'01"W
L7	58.81'	S33°35'09"E	L22	126.63'	S89°34'40"W	L37	63.40'	N35°57'08"E	L52	35.10'	S89°34'40"W
L8	60.18'	S31°42'10"E	L23	50.00'	N63°12'34"W	L38	34.00'	S89°34'40"W	L53	55.24'	S18°21'34"W
L9	59.60'	S29°47'00"E	L24	4.25'	N89°57'48"W	L39	81.91'	N81°19'01"E	L54	28.50'	N71°38'26"W
L10	56.89'	S25°19'59"E	L25	60.12'	N00°43'22"W	L40	56.73'	N89°04'50"E	L55	84.38'	N18°21'34"E
L11	56.89'	S19°37'03"E	L26	51.46'	N12°18'18"E	L41	38.38'	N61°29'47"E	L56	68.74'	N89°34'23"E
L12	57.27'	S10°45'22"E	L27	14.16'	N00°25'20"W	L42	39.45'	N21°08'19"E			
L13	57.66'	S05°11'23"E	L28	78.99'	N36°35'58"E	L43	38.38'	N19°24'38"W			
L14	60.32'	S01°40'20"E	L29	78.99'	S36°35'58"E	L44	52.51'	N54°19'30"W			
L15	131.27'	S00°25'20"E	L30	14.16'	S00°25'20"E	L45	71.52'	N52°52'50"W			

CURVE TABLE						CURVE TABLE							
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING	CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	225.00'	32°25'04"	65.41'	127.30'	125.61'	S72°57'13"W	C20	6.00'	99°55'42"	7.14'	10.46'	9.19'	N89°18'46"E
C2	6.00'	79°12'34"	4.96'	8.29'	7.65'	N83°39'02"W	C21	575.00'	7°47'30"	39.16'	78.19'	78.13'	S36°49'39"E
C3	450.00'	31°16'17"	12.85'	25.69'	25.69'	S42°24'37"E	C22	1785.00'	1°49'30"	28.43'	56.86'	56.86'	S32°01'08"E
C4	2075.00'	0°06'45"	2.03'	4.07'	4.07'	N35°26'26"W	C23	285.00'	30°41'01"	78.19'	152.63'	150.81'	S15°45'53"E
C5	275.00'	12°12'45"	29.42'	58.62'	58.51'	S58°29'47"W	C24	225.00'	22°05'46"	43.93'	86.77'	86.23'	S11°28'13"E
C6	6.00'	92°52'44"	6.31'	9.73'	8.70'	N88°57'28"W	C25	175.00'	22°05'46"	34.17'	67.49'	67.07'	N11°28'13"E
C7	225.00'	22°05'46"	43.93'	86.77'	86.23'	N11°28'13"W	C26	335.00'	30°41'00"	91.91'	179.40'	177.27'	N15°45'52"W
C8	225.00'	20°18'13"	40.29'	79.73'	79.32'	S16°38'20"W	C27	1835.00'	1°49'30"	29.23'	58.45'	58.45'	N32°01'08"W
C9	6.00'	88°10'19"	5.81'	9.23'	8.35'	S70°52'35"W	C28	625.00'	25°23'18"	140.78'	276.94'	274.68'	N45°37'33"W
C10	225.00'	24°55'33"	49.73'	97.88'	97.11'	N77°30'02"W	C29	175.00'	81°29'45"	150.78'	248.91'	228.46'	N17°34'20"W
C11	500.00'	46°22'34"	214.18'	404.71'	393.75'	N67°14'02"W	C30	175.00'	66°24'07"	114.52'	202.81'	191.65'	S15°45'53"E
C12	225.00'	66°24'07"	147.24'	280.76'	246.41'	S56°22'36"W	C31	10.00'	90°00'00"	10.00'	15.71'	14.14'	S45°25'20"E
C13	225.00'	81°29'45"	193.86'	320.03'	293.73'	S17°34'20"E	C32	325.00'	36°10'37"	106.15'	205.21'	201.82'	S18°30'39"E
C14	575.00'	11°18'23"	56.82'	113.47'	113.28'	S52°40'00"E	C33	2075.00'	11°52'54"	22.00'	44.00'	44.00'	S35°59'31"E
C15	6.00'	86°21'43"	5.63'	9.04'	8.21'	S03°49'57"E	C34	2125.00'	11°52'54"	22.53'	45.06'	45.06'	N35°59'31"W
C16	225.00'	39°46'15"	81.38'	156.18'	153.06'	S19°27'47"W	C35	275.00'	36°10'37"	89.82'	173.64'	170.77'	N18°30'39"W
C17	175.00'	27°12'46"	42.36'	83.12'	82.34'	S13°11'03"W	C36	10.00'	90°00'00"	10.00'	15.71'	14.14'	N44°34'40"E
C18	225.00'	27°12'46"	54.46'	106.86'	105.86'	N13°11'03"E	C37	450.00'	46°22'35"	192.76'	364.24'	354.38'	S67°14'03"E
C19	175.00'	39°46'15"	63.30'	121.47'	119.05'	N19°27'47"E	C38	9.75'	71°3'06"	6.98'	12.12'	11.35'	S53°58'07"W



PLANNING AND ZONING COMMISSION ITEM:
PC-19-08
FINAL PLAT
PRESERVE AT SINGING HILLS, UNIT 5

MEETING DATE: November 14, 2019
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Ramos, AICP, Director

REQUEST:

Consider the approval of a Preliminary Plat for the Preserve at Singing Hills, Unit 5, Subdivision generally located ½ mile west of 281 at the end of Harmony Hills Drive.

APPLICANT:

Moy Tarin Ramirez (MTR) Engineers, LLC
12770 Cimarron Path, Ste. 100
San Antonio, TX 78249

PROPERTY INFORMATION:

Owner: SH-DJL Development, LLC
Legal Descrp: N/A
Size: 16.2955; 40 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 5 of the Preserve at Singing Hills. This Final Plat is part of the overall Singing Hills Development, for which a Master Development Plan (MDP) was approved in 2011. The proposed Preliminary Plat is for approximately 16 acres of vacant property and establishes 40 single family residential lots. The plat extends Singing Creek Drive and establishes 1 new roadway segment. This plat also establishes 3 open space/variable width drainage easement lots totaling approximately 7.973 acres.

ANALYSIS:

The proposed subdivision lies completely outside the City Limits. No portion of the proposed subdivision lies in the 100-yr floodplain. Water will be provided by Canyon Lake Water Service Company through a new central water system. Sewer service will be provided by a new central sewer system with a treatment plant located inside the overall Singing Hills development project.

The proposed submittal meets all the requirements in the Subdivision Ordinance for a Final Plat and is in compliance with the Development Agreement. Therefore, Staff recommends **approval** of this Final Plat.

ATTACHMENTS:

Application

Final Plat



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: The Preserve at Singing Hills Unit No 5
 Location Description/Nearest Intersection: At intersection of Singing Creek and Harmony Hills

2. Owner/Applicant: SH-DJL Development, LLC, Attn: Dave Kelth
 Address: 115 North Loop 1604 East, Suite 2207, San Antonio, TX 78232 Email: davek@mcmi-sa.com
 Telephone: 210-614-7051 Fax: 210-614-8276 Mobile: _____
Note: If applicant is person other than owner, a letter of authorization must be provided from owner.

3. Licensed Engineer/Surveyor (technical contact): Moy Tarin Ramirez Engineers, LLC, Attn: Paul Landa
 Address: 12770 Cimarron Path, Suite 100, San Antonio, TX 78249 Email: planda@mtrengineers.com
 Telephone: 210-698-5051 Fax: 210-698-5085 Mobile: _____

4. Property Details:

City Limits:	<input type="checkbox"/> In <input checked="" type="checkbox"/> Out (ETJ)	Water Source:	<u>Canyon Lake Water Supply</u>
Commercial:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Sewage Treatment:	<u>Singing Hills Wastewater Treatment Plant</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>40</u>	100-Year Floodplain:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Total Acreage without floodplain:	<u>16.2955</u>	Edwards Aquifer Zone:	<input type="checkbox"/> Recharge <input checked="" type="checkbox"/> Contributing
Density Class:	<u>N/A</u>		
Zoning Class:	<u>N/A</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

9/15/19

 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

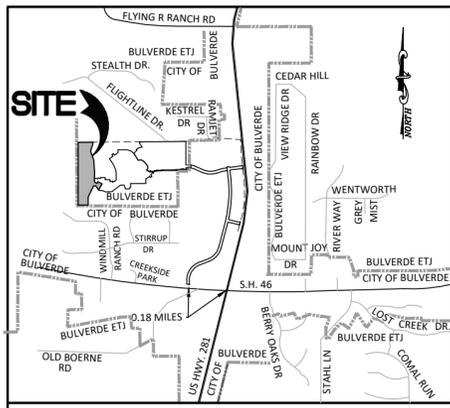
Drainage Analysis Review Tier 2 single family residential

- \$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)



LOCATION MAP NOT TO SCALE

LEGEND

- 1250--- EXISTING CONTOUR
- AC ACRE
- R.O.W. RIGHT OF WAY
- R RADIUS
- Q CENTERLINE
- ESM.T. EASEMENT
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS COMAL COUNTY, TEXAS
- M.P.R.C.C.T. MAP AND PLAT RECORDS COMAL COUNTY, TEXAS
- B.S.L. BUILDING SETBACK LINE
- VOL. VOLUME
- PG. PAGE
- VAR. VARIABLE
- WD. WIDTH
- E.G.T.C.A. ELECTRIC, GAS, TELEPHONE CABLE TELEVISION
- N.T.S. NOT TO SCALE
- NO. NUMBER
- ETJ EXTRATERRITORIAL JURISDICTION
- o 1/2" IRON ROD SET WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG"

LIENHOLDER: BANK SNB
CARI D. ROBINSON
9324 HUEBNER RD
SAN ANTONIO, TX 78240

DEED OF TRUST
DOCUMENT NO. 201406005402, O.P.R.C.C.T.

STATE OF TEXAS
COUNTY OF COMAL

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

MOY TARIN RAMIREZ ENGINEERS, LLC

STEPHANIE L. JAMES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS _____ DAY
OF _____ 20____

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME

STATE OF TEXAS
COUNTY OF COMAL

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS SET FORTH BY LOCAL AGENCIES.

DJUANE A. MOY, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 69258
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 698-5051

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS _____ DAY
OF _____ 20____

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME

PEDERNALES ELECTRIC NOTES:

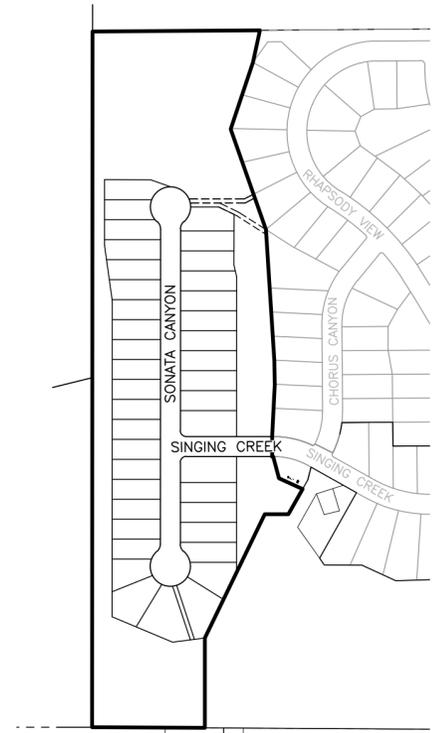
- 1) ANY PEC MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF PEC EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- 2) PEDERNALES ELECTRIC 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," "TRANSFORMER EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES 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.

CPS NOTES:

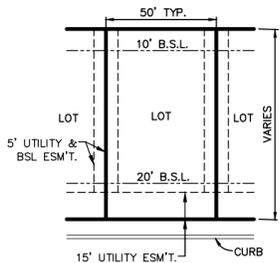
1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY CPS 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.
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 HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDER GROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN 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.

CITY OF BULVERDE SUBDIVISION NOTES:

- 1) THIS PLAT WAS PREPARED ON JULY 27, 2018.
- 2) THIS PROPERTY DOES LIE WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF BULVERDE.
- 3) THIS PROPERTY DOES NOT LIE WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- 4) THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA, ZONE "A", THE 100-YEAR FLOOD ZONE, AS DEFINED BY THE FLOOD INSURANCE RATE MAP FOR COMAL COUNTY, TEXAS ON COMMUNITY PANEL NO. 48091C0220F, EFFECTIVE DATE SEPTEMBER 2, 2009, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- 5) 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.). GRANTEE'S OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.
- 6) 1.550 ACRES, 1,153.80 LINEAR FEET ARE BEING DEDICATED TO THE PUBLIC AS RIGHT-OF-WAY OUTSIDE OF BULVERDE CITY LIMITS.
- 7) 40 LOTS, BEING 6.324 ACRES TOTAL ARE INCLUDED IN THIS SUBDIVISION PLAT.
- 8) OPEN SPACE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION. OPEN SPACE LOTS SHALL ALLOW FOR PLACEMENT OF ENTRY MONUMENT, FENCING, LANDSCAPING, GRADING, SIDEWALKS, IRRIGATION SYSTEM, UTILITIES, ROADWAYS, AND ACCESS EASEMENT.
- 9) SIDE SETBACKS SHALL BE 5' AND REAR SETBACK SHALL BE 10' UNLESS OTHERWISE SHOWN ON DRAWINGS.



INDEX MAP
N.T.S.



TYPICAL EASEMENT AND SETBACK DETAIL
N.T.S.

TELECOMMUNICATIONS, TELEPHONE, TELEVISION, AND INTERNET SERVICE NOTE:

EXCEPT WHERE LIMITED BY APPLICABLE LAW, DEVELOPER RESERVES UNTO ITSELF AND ITS DESIGNATED ASSIGNS ALL RIGHTS FOR THE INSTALLATION AND APPROVAL OF ANY TELECOMMUNICATIONS, TELEPHONE, TELEVISION AND INTERNET SERVICE WIRES, LINES, CABLES OR OTHER COMMUNICATIONS IMPROVEMENTS IN EASEMENTS DESIGNATED FOR SUCH PURPOSES AND HEREBY REQUIRES THAT, WHEN CONSTRUCTED, ALL SUCH IMPROVEMENTS BE PLACED IN DESIGNATED EXISTING CONDUITS SO AS NOT TO DISTURB THE SURFACE AREA OF ANY INDIVIDUAL LOT EXCEPT WHERE EXPRESSLY ALLOWED. NO NEW CONDUITS OR TELECOMMUNICATIONS, TELEPHONE, CABLE TELEVISION OR INTERNET SERVICE UNDERGROUND IMPROVEMENTS SHALL BE PLACED IN EASEMENT AREAS WITHOUT THE EXPRESS WRITTEN APPROVAL OF DEVELOPER OR ITS DESIGNATED ASSIGNS.

NOTES:

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
2. 1/2" IRON RODS WITH ORANGE PLASTIC CAP STAMPED "MTR ENG" SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
3. VERTICAL DATUM IS NORTH AMERICAN DATUM (NAVD) 88.
4. THE BEARINGS, DISTANCES, AREAS AND COORDINATE SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (4204), AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM. THE GRID TO SURFACE SCALE FACTOR FOR ALL DISTANCES IS 1.0016.

NOTES:

1. SEE SHEET 2 FOR CURVE AND LINE TABLE
2. PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SUBDIVISION PLAT
ESTABLISHING
**THE PRESERVE AT
SINGING HILLS, UNIT 5**

BEING A 15.847 ACRE TRACT OF LAND OUT OF THE JOHANN MOEGELIEN SURVEY NO. 575, ABSTRACT NO. 423, COMAL COUNTY, TEXAS, SAID 15.847 ACRE TRACT BEING A PORTION OF THAT CERTAIN 238.528 ACRE TRACT CONVEYED TO SH-DJL DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY BY DOCUMENT NO. 201206038145, OFFICIAL RECORDS, COMAL COUNTY, TEXAS.



MTR
Moy Tarin Ramirez Engineers, LLC
FIRM TBPE NO. F-5297 & TBPLS NO. 10131500
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

STATE OF TEXAS
COUNTY OF COMAL

KNOW 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
SH-DJL DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY
CONTACT: DAVID KEITH, VICE PRESIDENT
18615 TUSCANY STONE, SUITE 200
SAN ANTONIO, TEXAS 78258

STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
DAVID KEITH, VICE PRESIDENT KNOWN TO ME TO BE THE
PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING,
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, STATE OF TEXAS

PRINTED NAME

STATE OF TEXAS
COUNTY OF COMAL

THIS PLAT OF THE PRESERVE AT SINGING HILLS UNIT 5 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BULVERDE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D., _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF COMAL

I, BOBBIE KOEPP, 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. 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

KEYNOTES

- (A) 15' E.G.T.C.A. ESM'T.
- (B) 20' B.S.L.
- (C) 15' B.S.L. & E.G.T.C.A.
- (D) LOT 900, BLOCK 9 OPEN SPACE/VARIABLE WIDTH DRAINAGE EASEMENT (7.401 AC)
- (E) LOT 901, BLOCK 9 DRAINAGE EASEMENT (0.033 AC)
- (F) LOT 907, BLOCK 4 OPEN SPACE/VARIABLE WIDTH DRAINAGE EASEMENT (0.539 AC)
- (G) 10' E.G.T.C.A. ESM'T.
- (H) 10' WATER ESM'T.
- (1) 20' E.G.T.C.A. ESM'T. (THE PRESERVE AT SINGING HILLS, UNIT 2) (NOT RECORDED)
- (2) 15' B.S.L. & E.G.T.C.A. ESM'T. (THE PRESERVE AT SINGING HILLS, UNIT 3) (NOT RECORDED)
- (3) LOT 905, BLOCK 4 OPEN SPACE/VARIABLE WIDTH DRAINAGE AND UTILITY EASEMENT (THE PRESERVE AT SINGING HILLS, UNIT 2B) (NOT RECORDED)
- (4) LOT 906, BLOCK 4 OPEN SPACE/VARIABLE WIDTH DRAINAGE AND UTILITY EASEMENT (THE PRESERVE AT SINGING HILLS, UNIT 2B) (NOT RECORDED)

LEGEND

- 1250--- EXISTING CONTOUR
- AC ACRE
- R.O.W. RIGHT OF WAY
- R RADIUS
- ℄ CENTERLINE
- ESM'T. EASEMENT
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS COMAL COUNTY, TEXAS
- M.P.R.C.C.T. MAP AND PLAT RECORDS COMAL COUNTY, TEXAS
- B.S.L. BUILDING SETBACK LINE
- VOL. VOLUME
- PG. PAGE
- VAR. VARIABLE
- WD. WIDTH
- E.G.T.C.A. ELECTRIC, GAS, TELEPHONE CABLE TELEVISION
- N.T.S. NOT TO SCALE
- NO. NUMBER
- ETJ EXTRATERRITORIAL JURISDICTION
- ½" IRON ROD SET WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG"

SUBDIVISION PLAT
ESTABLISHING
**THE PRESERVE AT
SINGING HILLS, UNIT 5**

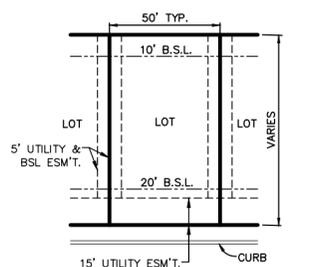
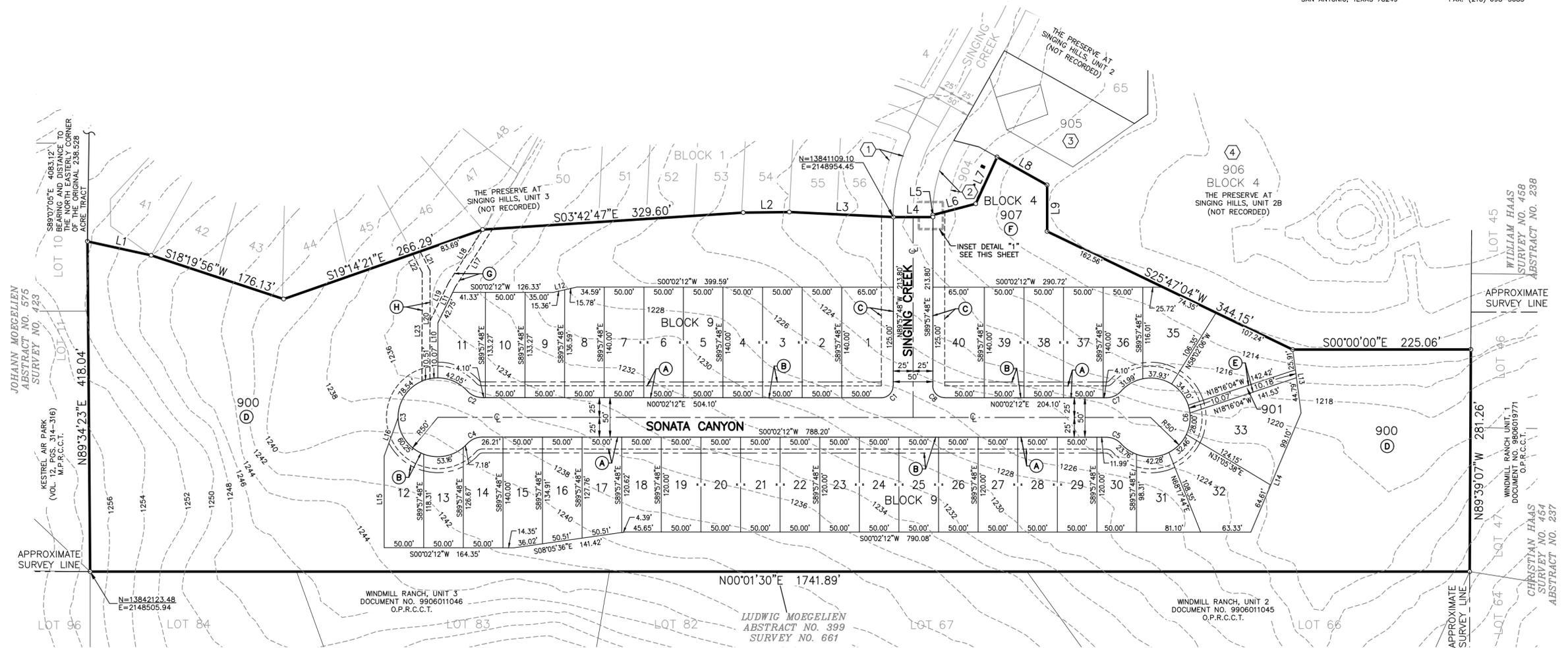
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SCALE: 1"=100'

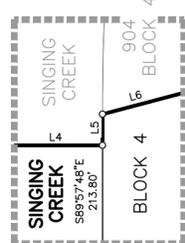


MTR • Engineers
• Surveyors
• Planners

Moy Tarin Ramirez Engineers, LLC
FIRM TBPE NO. F-5297 & TBPLS NO. 10131500
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085



TYPICAL EASEMENT AND SETBACK DETAIL
N.T.S.



INSET DETAIL 1
N.T.S.

LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	82.39'	S12°18'18"W	L13	80.87'	N82°29'05"E
L2	60.12'	S00°43'22"E	L14	163.71'	S67°11'24"E
L3	129.52'	S02°50'20"W	L15	115.63'	S89°57'48"E
L4	50.00'	S00°02'12"W	L16	52.51'	S70°02'54"E
L5	2.60'	S89°57'48"E	L17	86.91'	N57°18'27"W
L6	55.91'	S14°43'08"E	L18	80.13'	N57°18'27"W
L7	65.05'	S65°30'39"E	L19	53.58'	S64°04'25"E
L8	72.56'	S29°20'44"W	L20	136.85'	S89°57'48"E
L9	58.71'	N90°00'00"W	L21	27.28'	S63°04'05"W
L10	69.81'	S89°57'48"E	L22	26.23'	S63°04'05"W
L11	50.69'	S64°04'25"E	L23	137.61'	S89°57'48"E
L12	31.15'	S12°26'14"E			

CURVE TABLE					
CURVE	RADIUS	DELTA	TANGENT LENGTH	CHORD	CHORD BEARING
C1	15.00'	90°00'00"	15.00'	23.56'	21.21' N44°57'48"W
C2	25.00'	48°11'23"	11.18'	21.03'	20.41' N24°07'53"E
C3	50.00'	276°22'46"	44.72'	241.19'	66.67' N89°57'48"W
C4	25.00'	48°11'23"	11.18'	21.03'	20.41' S24°03'30"E
C5	25.00'	48°11'23"	11.18'	21.03'	20.41' S24°07'53"W
C6	50.00'	276°22'46"	44.72'	241.19'	66.67' S89°57'48"E
C7	25.00'	48°11'23"	11.18'	21.03'	20.41' N24°03'30"W
C8	15.00'	90°00'00"	15.00'	23.56'	21.21' N45°02'12"E



PLANNING & ZONING COMMISSION ITEM:
VR-19-17
VARIANCE
CIBOLO CLIFF RANCHES

MEETING DATE: November 14, 2019
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Ramos, AICP, Director

REQUEST:

Consider a request by Moeller & Associates, on behalf of A Z Family, L.P., for approval of a variance to Sections 2.03(b)(i)(1) and 2.03(b)(iii) of the City of Bulverde Code of Ordinances, related to subdivision blocks, at 7055 FM 1863.

OWNER/APPLICANT:

A Z Family, L.P. attn: Phil Zaccaria
21620 Gathering Oak #106
San Antonio, TX 78260

Moeller & Associates attn: James Ingalls, P.E.
2021 SH 46W, Ste 105
New Braunfels, TX 78132

PROPERTY INFORMATION:

Address: 7055 FM 1863, Bulverde, TX 78163
Legal Description: Survey Doc No. 201606038940, OPRCCT, dated Nov. 5, 2018
Existing Land Use: Undeveloped
Existing Zoning: ETJ

SUMMARY/ANALYSIS:

This variance request has been submitted concurrently with the preliminary plat application for the proposed Cibolo Cliff Ranches subdivision in the Extra Territorial Jurisdiction of the City of Bulverde.

The applicant is requesting variances from the block length requirements and the stub out requirement. The applicant is proposing the entire plat as one block with 20 single-family residential lots of at least 5.01 acres in size. The applicant is also requesting a variance to the requirement for stub outs to the subdivision perimeter at ½ mile intervals, proposing only one stub out to the property to the east of the side.

The City of Bulverde Code of Ordinances states the following:

Section 2.03(b)(i)(1): Low Density: maximum of 2,640 feet, minimum of 800 feet.

Section 2.03(b)(iii): Provide road extension stub outs to the perimeter of the subdivision at a minimum of one-half mile intervals.

CRITERIA FOR EVALUATION:

The City Code has established criteria for approval of this Variance. Section 1.07 states:

(ii) In making the findings required herein, the City Council shall take into account the nature of the proposed land use, existing uses of land in the vicinity, the number of persons who will reside or work in the proposed subdivision, and the probable effect of such variance upon traffic conditions and upon the public health, safety, convenience and welfare in the vicinity. No variance shall be granted unless the City Council makes affirmative findings as to all of the following:

- 1) That there are special circumstances or conditions affecting the land involved such that strict application of the provisions of this ordinance would deprive the applicant of the reasonable use of the land;*
- 2) That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;*
- 3) That granting the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area; and*
- 4) That granting of the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this ordinance.*

ATTACHMENTS:

Application
Map
Plat



Application for Variance

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

Date: 9-30-2019

Case No. _____

Applicant Information:

Moeller & Associates attn: James Ingalls, P.E. (830) 358-7127		
Name	Phone	Fax
2021 Sh 46W, Ste. 105, New Braunfels, TX 78132		plats@ma-tx.com
Address		Email

Property Owner Information:

A Z Family, L.P. Attn: Mr. Phil Zaccaria		
Name	Phone	Fax
21260 Gathering Oak #106, San Antonio, Texas, 78260		
Address		Email

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

Property Identification:

Street Address: 7055 FM 1863, Bulverde, Texas, 78163

Legal Description: Survey Doc. No. 201606038940, OPRCT, dated Nov. 5, 2018

Zoning District Classification: ETJ, no zoning

Description of Request:

- Variance to Section 2.03 (b) i of the City of Bulverde Code of Ordinances, which requires:
Blocks: Low Density: maximum 2,640 feet and minimum of 800 feet
- Variance to Section 2.03 (b) iii of the City of Bulverde Code of Ordinances, which requires:
Blocks: Road extension stub outs to the subdivision perimeter at 1/2 mile intervals
- Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires:

- Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires:

- Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires:

The undersigned agrees to pay the **non refundable** application fee and any other applicable fees as outlined in the Planning and Development Fee Schedule and agrees to pay fees for any additional review requiring consultation with City Consultants, including involvement of a contract engineer in a predevelopment conference. To the extent possible, City Staff will provide the Owner/Applicant with an estimate of fees should outside consultation be required. The undersigned also acknowledges the City Staff may require additional appropriate information be submitted to aid in the review.

 9-30-19
Signature of Owner/Applicant Date

Fees:

- Zoning and Plat Variance Review Fee - \$750.00 (per Section/Provision of the Code)
- Variance Review Fee (all other Variances)- \$500.00 (per Section/Provision of the Code)

VARIANCE CRITERIA EXPLANATION FORM

(for Subdivision Code Variances Only)

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

1) Describe the special circumstances or conditions affecting the land involved such that strict application of the provisions of this ordinance would deprive the reasonable use of the land. This subdivision is proposed for low density lots of 5.01 acres or greater. The property itself is 3x as long as it is wide. More street stubs outs would be heavily impacted by the steep grades of terrain increasing excavation costs and negatively impacting current drainage patterns.

2) Describe how the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant. The subdivision is to have one gate, rural road. The proposed main road follows the gentlest slopes on the property. Any street stub outs, in addition to the single proposed street stub out would impact the subdivision of large single family lots and would be forced to placed on steep grades as the gentle slopes are further than 1/2 mile apart on this property. Furthermore, additional street stub outs increase impervious cover on this site, which is located on the Edwards Aquifer Recharge Zone.

3) Describe how granting the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area. The block length proposed would allow for one continuous main street for the subdivision to maximize the most acreage for the proposed lots to keep density low. This block length proposed also allows for the most gentle alignment for residents to drive. The subdivision does have two points of access proposed: one off of FM 1863 and one stub out for a future connection to the property to the east.

4) What effect, if any, would the variance have on the orderly subdivision of other land in the area in accordance with the City of Bulverde Code of Ordinances? This will only affect the property to the east, should they ever subdivide, as it will only have one point of connection to subject property. This subject property cannot have a stub out to the west because existing residential lots block any connection points from the proposed subdivision to Cloud View Dr.

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

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



Legend

Major Roads

— Farm roads

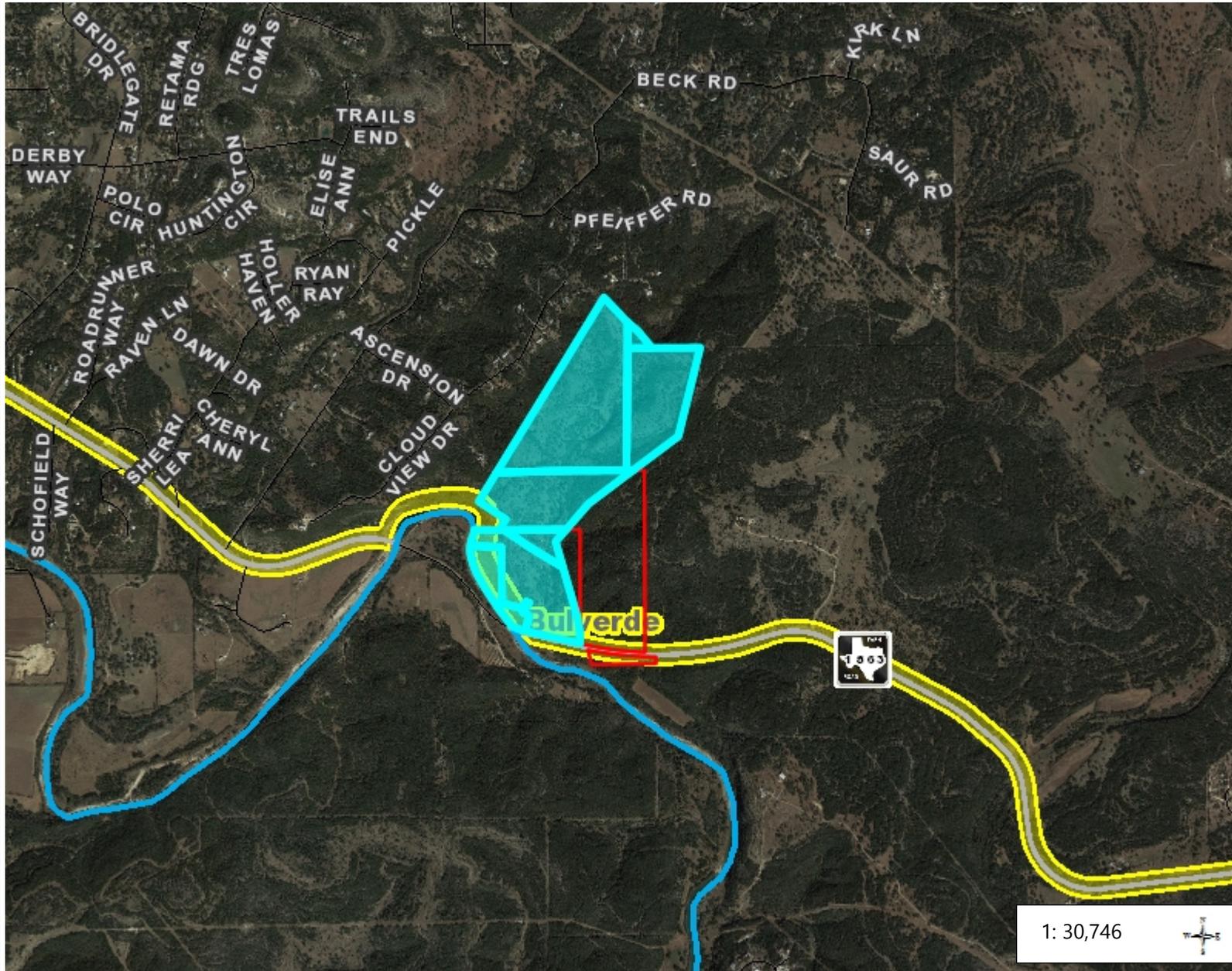
— Highways

Streets

Red: Band_1

Green: Band_2

Blue: Band_3



1: 30,746



1.0 0 0.49 1.0 Miles

NAD_1983_StatePlane_Texas_South_Central_FIPS_4204_Feet
Comal County GIS

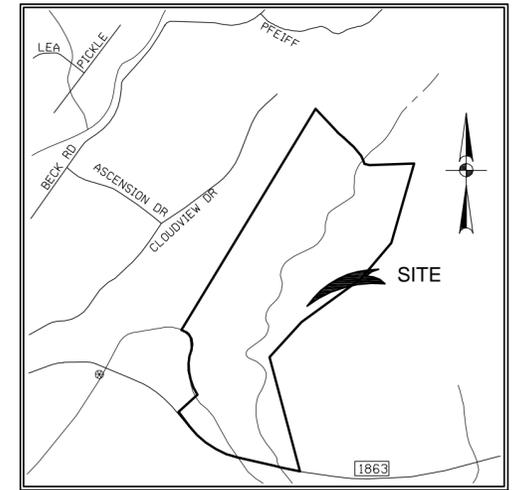
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

PRELIMINARY PLAT ESTABLISHING
CIBOLO CLIFF RANCHES SUBDIVISION

BEING ALL OF 239.536 ACRE TRACT OF LAND SITUATED IN THE COMAL COUNTY, TEXAS, BEING OUT OF THE ALEJO MONTEZ SURVEY NO. 413, ANNA DECKER SURVEY NO. 678, BEATY SEALE & FORWOOD SURVEY NO. 821, BEATY SEALE & FORWOOD SURVEY 01, BEATY-SEALE & FORWOOD SURVEY NO. 799, AND THE E. CASA SURVEY NO. 347, AND BEING ALL OF A CALLED 187.7 ACRE TRACT OF LAND (TRACT ONE), A PORTION OF A CALLED 83.287 ACRE TRACT OR LAND (TRACT TWO), AND ALL OF CALLED 6.761 ACRE TRACT OF LAND (TRACT THREE), AS CONVEYED TO ATTILIO ZACCARIA, JR. FAMILY LIMITED PARTNERSHIP, LTD. AND RECORDED IN DOCUMENT NO. 20160638940, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY TEXAS.



LOCATION MAP
 SCALE: 1"=2,000'

NOTES:

- ALL LOTS WITHIN THE SUBDIVISION WILL BE SERVED BY INDIVIDUAL ON-SITE SEWAGE SYSTEM FACILITIES AND PRIVATE WATER WELLS. THERE WILL BE NO GAS SERVICE PROVIDED.
- ALL STREETS ARE PROPOSED AS RURAL LOCAL TYPE FUNCTIONAL CLASSIFICATION WITH 60' FOOT RIGHT-OF-WAYS UNLESS NOTED OTHERWISE.
- NO SIDEWALKS ARE PROPOSED FOR THIS DEVELOPMENT AS THESE STREETS ARE PROPOSED TO BE RURAL-LOCAL STREETS, ONE-FAMILY LARGE LOT RESIDENTIAL (RURAL).
- LOT 900, BLOCK 1 IS AN OPEN SPACE/DRAINAGE EASEMENT AND IS A NON-BUILDABLE LOT. LOT 901, BLOCK IS AN PROPERTY ASSOCIATION OPEN SPACE LOT. THESE LOT WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION, THEIR SUCCESSOR'S OR ASSIGNS, AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF BULVERDE OR COMAL COUNTY.
- THE SUBDIVISION IS WITHIN THE COMAL INDEPENDENT SCHOOL DISTRICT.
- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE IN GRID BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983. DISTANCES SHOWN HEREON ARE SURFACE USING COMBINED SCALE FACTOR OF 1.00015.
- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND MARKERS WILL BE SET WITH 1/2" IRON PIN WITH PLASTIC CAP STAMPED "DAM #5348 PROP. COR." IMMEDIATELY AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- CIBOLO CLIFF RANCHES, FALLS WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF BULVERDE.
- THE PROPOSED USE OF THE SUBDIVISION IS FOR SINGLE FAMILY RESIDENTIAL.
- CIBOLO CLIFF RANCHES, ESTABLISHING A TOTAL OF 22 LOTS, WITH 20 BEING BUILDABLE.
- THIS SUBDIVISION IS SUBJECT TO THE CITY OF BULVERDE PARK LAND AND DEDICATION ORDINANCE. THIS PLAT IS APPROVED FOR ONE (1) DWELLING UNIT PER BUILDABLE LOT WITH A MAXIMUM OF 19 LOTS WHERE FEES ARE DUE AT THE TIME OF RECORDATION. AT SUCH TIME THAT ADDITIONAL DWELLING UNITS ARE CONSTRUCTED THE OWNER OF THE LOT SHALL CONTACT THE CITY AND COMPLY WITH THE ORDINANCE FOR EACH NEW DWELLING UNIT.
- NO STRUCTURES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT, NO LANDSCAPING, FENCES, OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENTS OR DECREASES THE HYDRAULIC CAPACITY OF THE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER. THE CITY OF BULVERDE AND COMAL COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- THE ELEVATION OF THE LOWEST FLOOR SHALL BE AT LEAST 10 INCHES ABOVE THE FINISHED GRADE OF THE SURROUNDING GROUND, WHICH SHALL BE SLOPED IN A FASHION SO AS TO DIRECT STORMWATER AWAY FROM THE STRUCTURE. PROPERTIES ADJACENT TO STORMWATER CONVEYANCE STRUCTURES MUST HAVE A FLOOR SLAB ELEVATION OR BOTTOM OF FLOOR JOISTS A MINIMUM OF ONE FOOT ABOVE THE 100-YEAR WATER FLOW ELEVATION IN THE STRUCTURE. DRIVEWAYS SERVING HOUSES ON THE DOWNHILL SIDE OF THE STREET SHALL HAVE A PROPERLY SIZED CROSS SWALE PREVENTING RUNOFF FROM ENTERING THE GARAGE AND SHALL PREVENT WATER FROM LEAVING THE STREET.

- MAINTENANCE OF DRAINAGE EASEMENT DESIGNATED WITHIN A LOT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.
- THE SUBDIVISION IS LOCATED WITHIN THE EXISTING SPECIAL FLOOD HAZARD ZONE A, 100-YEAR FLOOD BOUNDARY, AS DEFINED BY THE COMAL COUNTY, TEXAS COMMUNITY PANEL NUMBER 48091C0405F, REVISED NOVEMBER 02, 2009 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- ANY DRIVEWAY CONSTRUCTION ON COUNTY ROADS WITHIN THE UNINCORPORATED AREAS OF COMAL COUNTY MUST BE PERMITTED BY THE COMAL COUNTY ROAD DEPARTMENT.
- THIS PROPERTY IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. PROPERTY OWNERS ARE REQUIRED TO FOLLOW THE APPROVED W.P.A.P. TEXAS EDWARDS AQUIFER PROGRAM FILE NO. _____, DATED _____.

TXDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TXDOT'S, "ACCESS MANAGEMENT MANUAL". THE PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF 1 (ONE) ACCESS POINT, BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF APPROXIMATELY 2230.99 FEET. WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS, THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED WITH CONSIDERATION GIVEN TO TOPOGRAPHY, ESTABLISHED PROPERTY OWNERSHIPS, UNIQUE PHYSICAL LIMITATIONS, AND/OR PHYSICAL DESIGN CONSTRAINTS. THE SELECTED LOCATION SHOULD SERVE AS MANY PROPERTIES AND INTERESTS AS POSSIBLE TO REDUCE THE NEED FOR ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FULL MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO PUBLIC ROADWAYS THAT ARE ON LOCAL THOROUGHFARE PLANS.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TXDOT.
- ANY TRAFFIC CONTROL MEASURE (LEFT TURN LANE, RIGHT TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

STATE OF TEXAS
 COUNTY OF COMAL

KNOW 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:
 A Z FAMILY, L.P.
 C/O PHIL ZACCARIA
 21260 GATHERING OAK, #106
 SAN ANTONIO, TX 78260

STATE OF TEXAS
 COUNTY OF COMAL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ___DAY OF _____, 2019,

BY _____

NOTARY PUBLIC, STATE OF TEXAS
 MY COMMISSION EXPIRES: _____

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, DREW A. MAWYER, 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.

DREW A. MAWYER
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348
 D.A. MAWYER LAND SURVEYING
 5151 W. SH46
 NEW BRAUNFELS, TEXAS 78132
 FIRM #10191500

MOELLER & ASSOCIATES
 Engineering Solutions
 2021 SH 46W, Ste. 105
 New Braunfels, TX 78132
 ph: (830) 358-7127
 www.ma-tx.com TBPE FIRM F-13351

- LEGEND:
- P.O.B. = POINT OF BEGINNING
 - B.L. = BUILDING SETBACK LINE
 - D.E. = DRAINAGE EASEMENT
 - U.E. = UTILITY EASEMENT
 - R.O.W. = RIGHT-OF-WAY
 - O.S. = OPEN SPACE LOT
 - = PAGE MATCH LINE
 - = 1/2" IRON PIN SET
 - = IRON PIN FOUND
 - = TXDOT MONUMENT FOUND



INDEX MAP DETAIL

SCALE: 1" = 2,000;

APPROVED THIS THE _____ DAY OF _____, 20____ BY THE
 PLANNING COMMISSION OF THE CITY OF BULVERDE, TEXAS.

CHAIRMAN _____

APPROVED FOR ACCEPTANCE

DATE _____ PLANNING DIRECTOR _____

DATE _____ CITY ENGINEER _____

STATE OF TEXAS
 COUNTY OF COMAL

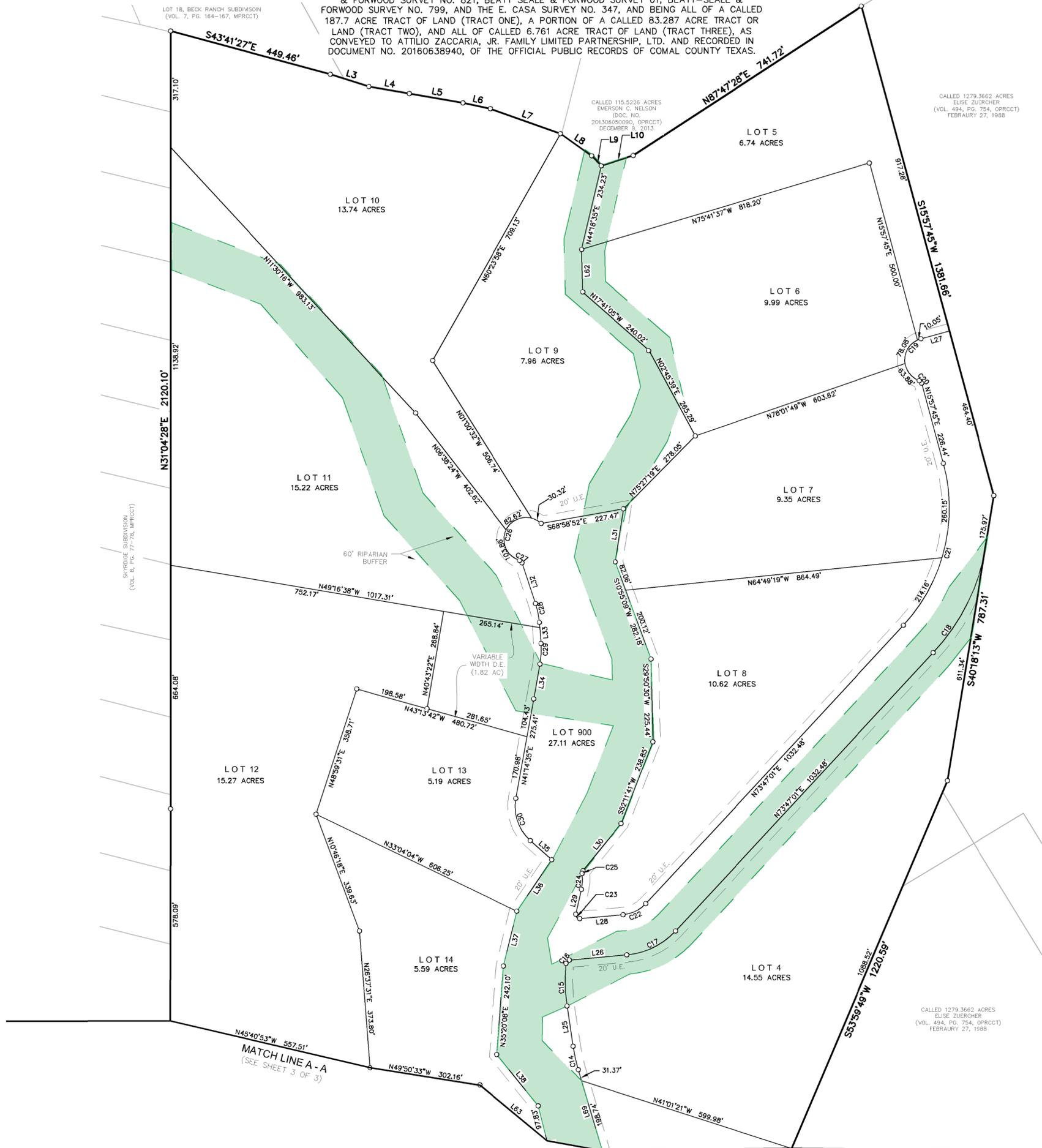
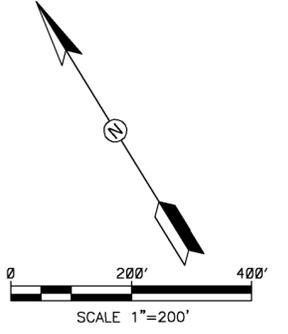
I, _____ DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS
 FILED FOR RECORD IN THE MAP AND PLAT RECORDS, DOCUMENT NO. _____
 OF COMAL COUNTY THE _____ DAY OF _____, 20____ AT _____ M.
 WITNESS MY HAND AND OFFICIAL SEAL, THIS THE _____ DAY OF _____, A.D. 20____

COUNTY CLERK, COMAL COUNTY, TEXAS

DEPUTY _____

PRELIMINARY PLAT ESTABLISHING CIBOLO CLIFF RANCHES SUBDIVISION

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LINE	LENGTH	BEARING
L1	105.19'	N77°07'08"W
L2	93.47'	N64°02'17"W
L3	109.88'	N41°17'33"W
L4	111.90'	S49°02'23"E
L5	147.30'	S49°02'23"E
L6	75.89'	S46°47'44"E
L7	202.76'	S39°16'39"E
L8	104.12'	S23°38'19"E
L9	37.58'	S12°26'25"E
L10	92.02'	N76°42'43"W
L11	101.30'	N12°52'52"E
L12	151.03'	N02°39'29"W
L13	22.01'	N39°10'02"W
L14	82.00'	N16°33'14"W
L15	24.40'	N16°16'16"E
L16	205.82'	N26°38'33"W
L17	60.80'	N50°33'46"E
L18	98.74'	N44°39'52"E
L19	91.04'	N30°19'55"E
L20	64.16'	N07°00'54"W
L21	94.49'	N16°21'39"W
L22	84.14'	N24°22'06"W
L23	51.80'	N00°39'32"E
L24	79.55'	N51°26'33"E
L25	110.64'	N22°35'00"E
L26	157.41'	N64°06'49"W
L27	80.00'	N74°02'15"W
L28	119.12'	N64°06'49"W
L29	69.16'	N43°41'40"E
L30	165.40'	N70°06'59"E
L31	146.26'	N39°53'30"E
L32	116.77'	N12°52'00"E
L33	57.80'	N26°33'06"E
L34	96.41'	N41°14'35"E
L35	78.20'	N16°57'26"W

LINE	LENGTH	BEARING
L36	169.28'	N65°12'50"E
L37	153.91'	N44°41'51"E
L38	179.40'	N07°45'38"W
L39	236.45'	N17°00'42"E
L40	164.09'	N69°45'32"E
L41	59.04'	N23°47'58"E
L42	88.71'	N11°19'08"E
L43	158.15'	N24°47'35"W
L44	110.69'	N49°50'15"E
L45	118.15'	N33°47'10"E
L46	132.39'	N00°00'00"E
L47	147.60'	N15°41'18"E
L48	87.75'	N28°07'53"W
L49	165.08'	N55°18'20"W
L50	203.33'	N20°47'21"W
L51	82.00'	N16°33'14"W
L52	22.01'	N39°10'02"W
L53	151.03'	N02°39'29"W
L54	101.23'	N12°52'52"E
L55	206.73'	N77°12'01"W
L56	119.33'	N14°53'07"W
L57	164.77'	N77°12'01"W
L58	81.18'	N58°14'22"E
L59	18.99'	N14°53'07"W
L60	190.12'	N66°13'55"W
L61	19.64'	N32°24'44"E
L62	116.64'	N29°37'30"E
L63	236.86'	N19°16'27"W
L64	85.22'	N05°19'15"E
L65	40.82'	S50°33'01"W
L66	177.57'	S67°20'47"E
L67	55.00'	S12°52'52"W
L68	54.93'	S12°52'52"W
L69	230.11'	N14°34'46"E

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 - PAGE MATCH LINE
 - 1/2" IRON PIN SET
 - IRON PIN FOUND
 - TXDOT MONUMENT FOUND
 - 60' RIPARIAN BUFFER
 - 100-YR FEMA FLOODPLAIN

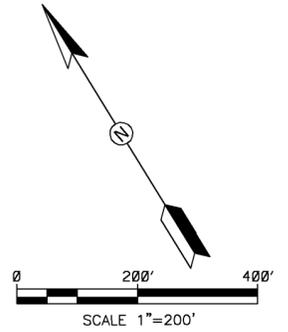
MOELLER & ASSOCIATES
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2021 SH 46W, Ste. 105
New Braunfels, TX 78132
ph: (830) 358-7127
www.ma-tx.com TBPE FIRM F-13351

Drawing Name: N:\Projects\Z660001 - Cibolo Cliff Ranches\Planning\Platting\Cibolo Cliff Ranches Plat.DWG User: britanybeiser Oct 03, 2019 - 4:23pm

PRELIMINARY PLAT ESTABLISHING CIBOLO CLIFF RANCHES SUBDIVISION

BEING ALL OF 239.536 ACRE TRACT OF LAND SITUATED IN THE COMAL COUNTY, TEXAS, BEING OUT OF THE ALEJO MONTEZ SURVEY NO. 413, ANNA DECKER SURVEY NO. 678, BEATY SEALE & FORWOOD SURVEY NO. 821, BEATY SEALE & FORWOOD SURVEY NO. 799, AND THE E. CASA SURVEY NO. 347, AND BEING ALL OF A CALLED 187.7 ACRE TRACT OF LAND (TRACT ONE), A PORTION OF A CALLED 83.287 ACRE TRACT OR LAND (TRACT TWO), AND ALL OF CALLED 6.761 ACRE TRACT OF LAND (TRACT THREE), AS CONVEYED TO ATTILIO ZACCARIA, JR. FAMILY LIMITED PARTNERSHIP, LTD. AND RECORDED IN DOCUMENT NO. 20160638940, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY TEXAS.



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	972.47'	1392.70'	40°00'27"	507.00'	952.83'	N57°06'55"W
C2	556.41'	934.10'	34°07'46"	286.74'	548.22'	N15°08'26"W
C3	221.64'	679.32'	18°41'37"	111.81'	220.66'	S11°16'16"W
C4	283.93'	276.38'	58°51'35"	155.92'	271.60'	N08°48'43"W
C5	45.02'	100.00'	25°47'46"	22.90'	44.64'	N51°08'24"W
C6	54.91'	35.00'	89°53'05"	34.93'	49.45'	N32°10'35"W
C7	151.88'	560.00'	15°32'21"	76.41'	151.41'	N05°06'41"E
C8	146.56'	230.00'	36°30'33"	75.86'	144.09'	N20°54'46"W
C9	67.10'	170.00'	22°36'49"	33.99'	66.66'	N27°51'38"W
C10	78.05'	170.00'	26°18'19"	39.73'	77.37'	N03°24'04"W
C11	53.48'	470.00'	6°31'10"	26.77'	53.45'	N13°00'41"E
C12	84.20'	95.00'	50°47'01"	45.09'	81.47'	N26°03'03"E
C13	180.15'	280.00'	36°51'47"	93.31'	177.06'	N33°00'40"E
C14	65.66'	470.00'	8°00'14"	32.88'	65.60'	N18°34'53"E
C15	116.78'	470.00'	14°14'09"	58.69'	116.48'	N29°42'04"E
C16	13.80'	10.00'	79°04'03"	8.25'	12.73'	N76°21'10"E
C17	150.64'	205.00'	42°06'11"	78.90'	147.27'	N85°09'54"W
C18	292.15'	580.00'	28°51'36"	149.24'	289.07'	N59°21'12"E
C19	152.00'	60.00'	145°09'00"	191.17'	114.49'	N33°23'15"E
C20	9.63'	10.00'	55°09'00"	5.22'	9.26'	N11°36'45"W
C21	474.31'	470.00'	57°49'15"	259.57'	454.44'	N44°52'23"E
C22	69.81'	95.00'	42°06'11"	36.57'	68.25'	N85°09'54"W
C23	18.82'	10.00'	107°48'28"	13.72'	16.16'	N10°12'34"W
C24	43.96'	130.00'	19°22'29"	22.19'	43.75'	N34°00'25"E
C25	7.99'	10.00'	45°47'48"	4.22'	7.78'	N47°13'05"E
C26	216.80'	60.00'	207°01'50"	249.63'	116.68'	N61°13'54"E
C27	9.63'	10.00'	55°09'02"	5.22'	9.26'	N14°42'31"W
C28	52.55'	220.00'	13°41'07"	26.40'	52.42'	N19°42'33"E
C29	56.41'	220.00'	14°41'29"	28.36'	56.26'	N33°53'51"E
C30	126.97'	125.00'	58°12'01"	69.57'	121.58'	N12°08'35"E
C31	60.31'	530.00'	6°31'10"	30.19'	60.27'	N13°00'41"E
C32	105.60'	230.00'	26°18'19"	53.75'	104.67'	N03°24'04"W
C33	90.78'	230.00'	22°36'49"	45.99'	90.19'	N27°51'38"W
C34	108.33'	170.00'	36°30'33"	56.07'	106.50'	N20°54'46"W
C35	135.60'	500.00'	15°32'21"	68.22'	135.19'	N05°06'41"E
C36	54.98'	35.00'	90°00'00"	35.00'	49.50'	N57°52'52"E



- LEGEND:**
- = POINT OF BEGINNING
 - B.L. = BUILDING SETBACK LINE
 - D.E. = DRAINAGE EASEMENT
 - U.E. = UTILITY EASEMENT
 - R.O.W. = RIGHT-OF-WAY
 - O.S. = OPEN SPACE LOT
 - P.M.L. = PAGE MATCH LINE
 - = 1/2" IRON PIN SET
 - = IRON PIN FOUND
 - = TXDOT MONUMENT FOUND
 - = 60' RIPARIAN BUFFER
 - = 100-YR FEMA FLOODPLAIN



2021 SH 46W, Ste. 105
New Braunfels, TX 78132
ph: (830) 358-7127
www.ma-tx.com TBPE FIRM F-13351

Drawing Name: N:\Projects\ZAC0001 - Cibolo Cliff Ranches\Planning\Platting\Cibolo Cliff Ranches Plat.DWG User: brittanybeiser Oct 03, 2019 - 4:23pm



PLANNING AND ZONING COMMISSION ITEM:
PC-19-20
PRELIMINARY PLAT
CIBOLO CLIFF RANCHES

MEETING DATE: November 14, 2019
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Ramos, AICP, Director

REQUEST:

Consider a vote to recommend denial of a Preliminary Plat for the Cibolo Cliff Ranches subdivision, generally located at 7055 FM 1863.

APPLICANT:

Moeller & Associates attn: James Ingalls, P.E.
2021 SH 46 W, Ste. 105
New Braunfels, TX 78132

PROPERTY INFORMATION:

Owner: A Z Family, L.P., attn: Phil Zaccaria
Legal Descrp: BEING ALL OF A 239.536 ACRE TRACT OF LAND SITUATED IN THE COMAL COUNTY, TEXAS, BEING OUT OF THE ALEJO MONTEZ SURVEY NO. 413, ANNA DECKER SURVEY NO. 678, BEATY SEALE & FORWOOD SURVEY NO. 821, BEATY SEAL & FORWOOD SURVEY 01, BEATY-SEALE & FORWOOD SURVEY NO. 799 AND THE E. CASA SURVEY NO. 347, AND BEING ALL OF A CALLED 187.7 ACRE TRACT OF LAND (TRACT ONE), A PORTION OF A CALLED 83.287 ACRE TRACT OF LAND (TRACT TWO), AND ALL OF A CALLED 6.761 ACRE TRACT OF LAND (TRACT THREE), AS CONVEYED TO ATTILIO ZACCARIA, JR. FAMILY LIMITED PARTNERSHIP, LTD. AND RECORDED IN DOCUMENT NO. 201606338940, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

Size: 217 Acres; 22 lots
Existing Land Use: Undeveloped
Existing Zoning: Extraterritorial Jurisdiction (ETJ)
Proposed Land-Use: Single Family Residential

SUMMARY:

This is a proposed preliminary plat for Cibolo Cliff Ranches. It falls under the new City of Bulverde plat submittal requirements, which requires consideration at the Planning & Zoning Commission and the final approval from the City Council.

The proposed preliminary plat would establish 22 single-family residential lots. Since this is not part of a phased development, it does not require a Master Development Plan.

This preliminary plat was submitted concurrently with a request for a variance to the block length requirements (VR-19-17), which would have to be decided prior to the plat approval.

ANALYSIS:

The proposed subdivision lies completely outside the City Limits. Groundwater wells would provide water to lots in the subdivision while on-site septic facilities would serve each lot. The proposed development is low-density residential and will be a private community with no public roadways.

Halff Associates and the City of Bulverde Planning and Engineering staff have reviewed the plat and encountered multiple deficiencies. The plat is not in full compliance with Sections 1.05(b), 1.04(c) and 2.05(c) of the City of Bulverde Code of Ordinances. The letter outlining staff and Halff comments and required corrections are attached to this report.

The required revisions have not been made in time for the agenda posting for this meeting. Therefore, staff recommends the Planning & Zoning Commission vote to recommend DENIAL of the Preliminary Plat to the City Council.

ATTACHMENTS:

Application

Plat

Comment Letter



APPLICATION FOR PRELIMINARY PLAT

Planning & Development Department
 30360 Cougar Bend, Bulverde, TX 78163
 Telephone: 830-438-3612 - Fax. 830-438-4339
www.bulverdetx.gov

ALL APPLICATIONS SHALL BE ACCEPTED BY APPOINTMENT ONLY DURING A PRE-APPLICATION CONFERENCE ON THE DATES SPECIFIED IN PAGE 2 OF THIS APPLICATION. TO SCHEDULE AN APPOINTMENT PLEASE CONTACT THE BULVERDE PLANNING & DEVELOPMENT DEPARTMENT.

1. Name of Subdivision: Cibolo Cliff Ranches Unit No. _____
 Location Description/Nearest Intersection: 7055 FM 1863, Bulverde, Texas, 78163
1 mile from east of Beck Rd.

2. Owner/Applicant: A Z Family, L.P. Attn: Mr. Phil Zaccaria
 Address: 21260 Gathering Oak #106, San Antonio, Texas, 78260 Email: _____
 Telephone: _____ 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): Moeller & Associates attn: James Ingalls, P.E. (Agent)
 Address: 2021 Sh 46W, Ste. 105, New Braunfels, TX 78132 Email: plats@ma-tx.com
 Telephone: 830-358-7127 Fax: _____ Mobile: _____

4. Property Details:

City Limits:	<input type="checkbox"/> In <input checked="" type="checkbox"/> Out (ETJ)	Water Source:	<u>private wells</u>
Commercial:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Sewage Treatment:	<u>On-site septic (ossf)</u>
Residential:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	TxDOT Frontage:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
No. of Lots:	<u>22</u>	100-Year Floodplain:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Total Acreage without floodplain:	<u>217 ac</u>	Edwards Aquifer Zone:	<input checked="" type="checkbox"/> Recharge
Density Class:	<u>Low</u>		<input type="checkbox"/> Contributing
Zoning Class:	<u>n/a</u>		

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: Date: 9-30-19.

Fees on Page 2

Fees:

Preliminary Plats

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

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)

SUBMITTAL DATES: OCTOBER 2019 – DECEMBER 2020

Planning & Zoning Meeting	City Council Meeting	Submittal Date
OCTOBER 10, 2019	NOVEMBER 12, 2019	SEPTEMBER 12, 2019
NOVEMBER 14, 2019	DECEMBER 10, 2019	OCTOBER 15, 2019
DECEMBER 12, 2019	JANUARY 14, 2020	NOVEMBER 13, 2019
JANUARY 16, 2020	FEBRUARY 11, 2020	DECEMBER 17, 2019
FEBRUARY 13, 2020	MARCH 10, 2020	JANUARY 15, 2020
MARCH 12, 2020	APRIL 14, 2020	FEBRUARY 11, 2020
APRIL 16, 2020	MAY 12, 2020	MARCH 17, 2020
MAY 14, 2020	JUNE 9, 2020	APRIL 14, 2020
JUNE 11, 2020	JULY 14, 2020	MAY 12, 2020
JULY 16, 2020	AUGUST 11, 2020	JUNE 16, 2020
AUGUST 13, 2020	SEPTEMBER 8, 2020	JULY 14, 2020
SEPTEMBER 10, 2020	OCTOBER 13, 2020	AUGUST 11, 2020
OCTOBER 15, 2020	NOVEMBER 10, 2020	SEPTEMBER 15, 2020
NOVEMBER 12, 2020	DECEMBER 8, 2020	OCTOBER 13, 2020
DECEMBER 10, 2020	JANUARY 12, 2021	NOVEMBER 10, 2020



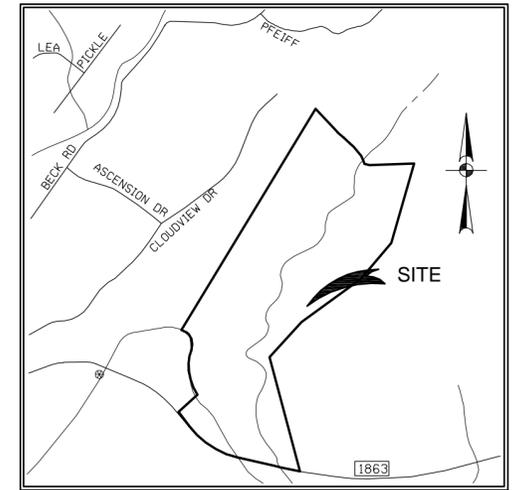
Planning and Development Preliminary Plat Application Checklist

**ALL SUBMITTALS MUST FOLLOW THE FOLLOWING REQUIREMENTS TO BE
ACCEPTED BY THE CITY OF BULVERDE FOR INITIAL REVIEW**

- 2 Copies of the Preliminary Plat
- One electronic copy of each document required below and plat drawing(s) in PDF format.
- A check or money order for the platting fee, review fee and other required fees.
 - Plat Application & Review Fee
 - SWMP Review Fee
 - TIA Fee
- 2 copies of the Utility Layout showing all proposed utilities and easements
- 2 copies of the Traffic Impact Analysis
- 1 copy of the approved Floodplain Development Permit from Comal County if subdivision includes property within the ETJ.
- 2 copies of the Drainage Study
- 2 copies of the Water Study and Water Supply Certification as applicable
- 2 copies of the Sewer Study as applicable
- 2 copies of the Environmental Assessment
- Certification by all utilities and that will provide service to the proposed subdivision and all entities with regulatory authority pertaining to the proposed subdivision including but not limited to the following.
 - Electric Utility
 - Gas Utility
 - Public Water System
 - Telephone Utility
 - Cable TV Utility
 - TxDOT
 - TCEQ
 - Other agencies or entities having jurisdiction
- Evidence that the applicant has submitted the information required above to the utilities and entities described above
- Variance Requests (if any)
- Original Tax Certificates
 - City
 - County
 - School
- Letter of Agent or other power of attorney authorizing signature of Owner on plat
- Other applicable legal documents including deed restrictions, homeowner's association documents, etc.

PRELIMINARY PLAT ESTABLISHING
CIBOLO CLIFF RANCHES SUBDIVISION

BEING ALL OF 239.536 ACRE TRACT OF LAND SITUATED IN THE COMAL COUNTY, TEXAS, BEING OUT OF THE ALEJO MONTEZ SURVEY NO. 413, ANNA DECKER SURVEY NO. 678, BEATY SEALE & FORWOOD SURVEY NO. 821, BEATY SEALE & FORWOOD SURVEY 01, BEATY-SEALE & FORWOOD SURVEY NO. 799, AND THE E. CASA SURVEY NO. 347, AND BEING ALL OF A CALLED 187.7 ACRE TRACT OF LAND (TRACT ONE), A PORTION OF A CALLED 83.287 ACRE TRACT OR LAND (TRACT TWO), AND ALL OF CALLED 6.761 ACRE TRACT OF LAND (TRACT THREE), AS CONVEYED TO ATTILIO ZACCARIA, JR. FAMILY LIMITED PARTNERSHIP, LTD. AND RECORDED IN DOCUMENT NO. 20160638940, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY TEXAS.



LOCATION MAP
 SCALE: 1"=2,000'

NOTES:

- ALL LOTS WITHIN THE SUBDIVISION WILL BE SERVED BY INDIVIDUAL ON-SITE SEWAGE SYSTEM FACILITIES AND PRIVATE WATER WELLS. THERE WILL BE NO GAS SERVICE PROVIDED.
- ALL STREETS ARE PROPOSED AS RURAL LOCAL TYPE FUNCTIONAL CLASSIFICATION WITH 60' FOOT RIGHT-OF-WAYS UNLESS NOTED OTHERWISE.
- NO SIDEWALKS ARE PROPOSED FOR THIS DEVELOPMENT AS THESE STREETS ARE PROPOSED TO BE RURAL-LOCAL STREETS, ONE-FAMILY LARGE LOT RESIDENTIAL (RURAL).
- LOT 900, BLOCK 1 IS AN OPEN SPACE/DRAINAGE EASEMENT AND IS A NON-BUILDABLE LOT. LOT 901, BLOCK IS AN PROPERTY ASSOCIATION OPEN SPACE LOT. THESE LOT WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION, THEIR SUCCESSOR'S OR ASSIGNS, AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF BULVERDE OR COMAL COUNTY.
- THE SUBDIVISION IS WITHIN THE COMAL INDEPENDENT SCHOOL DISTRICT.
- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE IN GRID BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983. DISTANCES SHOWN HEREON ARE SURFACE USING COMBINED SCALE FACTOR OF 1.00015.
- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND MARKERS WILL BE SET WITH 1/2" IRON PIN WITH PLASTIC CAP STAMPED "DAM #5348 PROP. COR." IMMEDIATELY AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- CIBOLO CLIFF RANCHES, FALLS WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF BULVERDE.
- THE PROPOSED USE OF THE SUBDIVISION IS FOR SINGLE FAMILY RESIDENTIAL.
- CIBOLO CLIFF RANCHES, ESTABLISHING A TOTAL OF 22 LOTS, WITH 20 BEING BUILDABLE.
- THIS SUBDIVISION IS SUBJECT TO THE CITY OF BULVERDE PARK LAND AND DEDICATION ORDINANCE. THIS PLAT IS APPROVED FOR ONE (1) DWELLING UNIT PER BUILDABLE LOT WITH A MAXIMUM OF 19 LOTS WHERE FEES ARE DUE AT THE TIME OF RECORDATION. AT SUCH TIME THAT ADDITIONAL DWELLING UNITS ARE CONSTRUCTED THE OWNER OF THE LOT SHALL CONTACT THE CITY AND COMPLY WITH THE ORDINANCE FOR EACH NEW DWELLING UNIT.
- NO STRUCTURES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT, NO LANDSCAPING, FENCES, OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENTS OR DECREASES THE HYDRAULIC CAPACITY OF THE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER. THE CITY OF BULVERDE AND COMAL COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- THE ELEVATION OF THE LOWEST FLOOR SHALL BE AT LEAST 10 INCHES ABOVE THE FINISHED GRADE OF THE SURROUNDING GROUND, WHICH SHALL BE SLOPED IN A FASHION SO AS TO DIRECT STORMWATER AWAY FROM THE STRUCTURE. PROPERTIES ADJACENT TO STORMWATER CONVEYANCE STRUCTURES MUST HAVE A FLOOR SLAB ELEVATION OR BOTTOM OF FLOOR JOISTS A MINIMUM OF ONE FOOT ABOVE THE 100-YEAR WATER FLOW ELEVATION IN THE STRUCTURE. DRIVEWAYS SERVING HOUSES ON THE DOWNHILL SIDE OF THE STREET SHALL HAVE A PROPERLY SIZED CROSS SWALE PREVENTING RUNOFF FROM ENTERING THE GARAGE AND SHALL PREVENT WATER FROM LEAVING THE STREET.

- MAINTENANCE OF DRAINAGE EASEMENT DESIGNATED WITHIN A LOT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.
- THE SUBDIVISION IS LOCATED WITHIN THE EXISTING SPECIAL FLOOD HAZARD ZONE A, 100-YEAR FLOOD BOUNDARY, AS DEFINED BY THE COMAL COUNTY, TEXAS COMMUNITY PANEL NUMBER 48091C0405F, REVISED NOVEMBER 02, 2009 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- ANY DRIVEWAY CONSTRUCTION ON COUNTY ROADS WITHIN THE UNINCORPORATED AREAS OF COMAL COUNTY MUST BE PERMITTED BY THE COMAL COUNTY ROAD DEPARTMENT.
- THIS PROPERTY IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. PROPERTY OWNERS ARE REQUIRED TO FOLLOW THE APPROVED W.P.A.P. TEXAS EDWARDS AQUIFER PROGRAM FILE NO. _____, DATED _____.

TXDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TXDOT'S, "ACCESS MANAGEMENT MANUAL". THE PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF 1 (ONE) ACCESS POINT, BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF APPROXIMATELY 2230.99 FEET. WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS, THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED WITH CONSIDERATION GIVEN TO TOPOGRAPHY, ESTABLISHED PROPERTY OWNERSHIPS, UNIQUE PHYSICAL LIMITATIONS, AND/OR PHYSICAL DESIGN CONSTRAINTS. THE SELECTED LOCATION SHOULD SERVE AS MANY PROPERTIES AND INTERESTS AS POSSIBLE TO REDUCE THE NEED FOR ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FULL MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO PUBLIC ROADWAYS THAT ARE ON LOCAL THOROUGHFARE PLANS.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TXDOT.
- ANY TRAFFIC CONTROL MEASURE (LEFT TURN LANE, RIGHT TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

STATE OF TEXAS
 COUNTY OF COMAL

KNOW 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:
 A Z FAMILY, L.P.
 C/O PHIL ZACCARIA
 21260 GATHERING OAK, #106
 SAN ANTONIO, TX 78260

STATE OF TEXAS
 COUNTY OF COMAL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ___DAY OF _____, 2019,

BY _____

NOTARY PUBLIC, STATE OF TEXAS
 MY COMMISSION EXPIRES: _____

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, DREW A. MAWYER, 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.

DREW A. MAWYER
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348
 D.A. MAWYER LAND SURVEYING
 5151 W. SH46
 NEW BRAUNFELS, TEXAS 78132
 FIRM #10191500

MOELLER & ASSOCIATES
 Engineering Solutions
 2021 SH 46W, Ste. 105
 New Braunfels, TX 78132
 ph: (830) 358-7127
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 - = IRON PIN FOUND
 - = TXDOT MONUMENT FOUND



INDEX MAP DETAIL

SCALE: 1" = 2,000;

APPROVED THIS THE _____ DAY OF _____, 20____ BY THE
 PLANNING COMMISSION OF THE CITY OF BULVERDE, TEXAS.

CHAIRMAN _____

APPROVED FOR ACCEPTANCE

DATE _____ PLANNING DIRECTOR _____

DATE _____ CITY ENGINEER _____

STATE OF TEXAS
 COUNTY OF COMAL

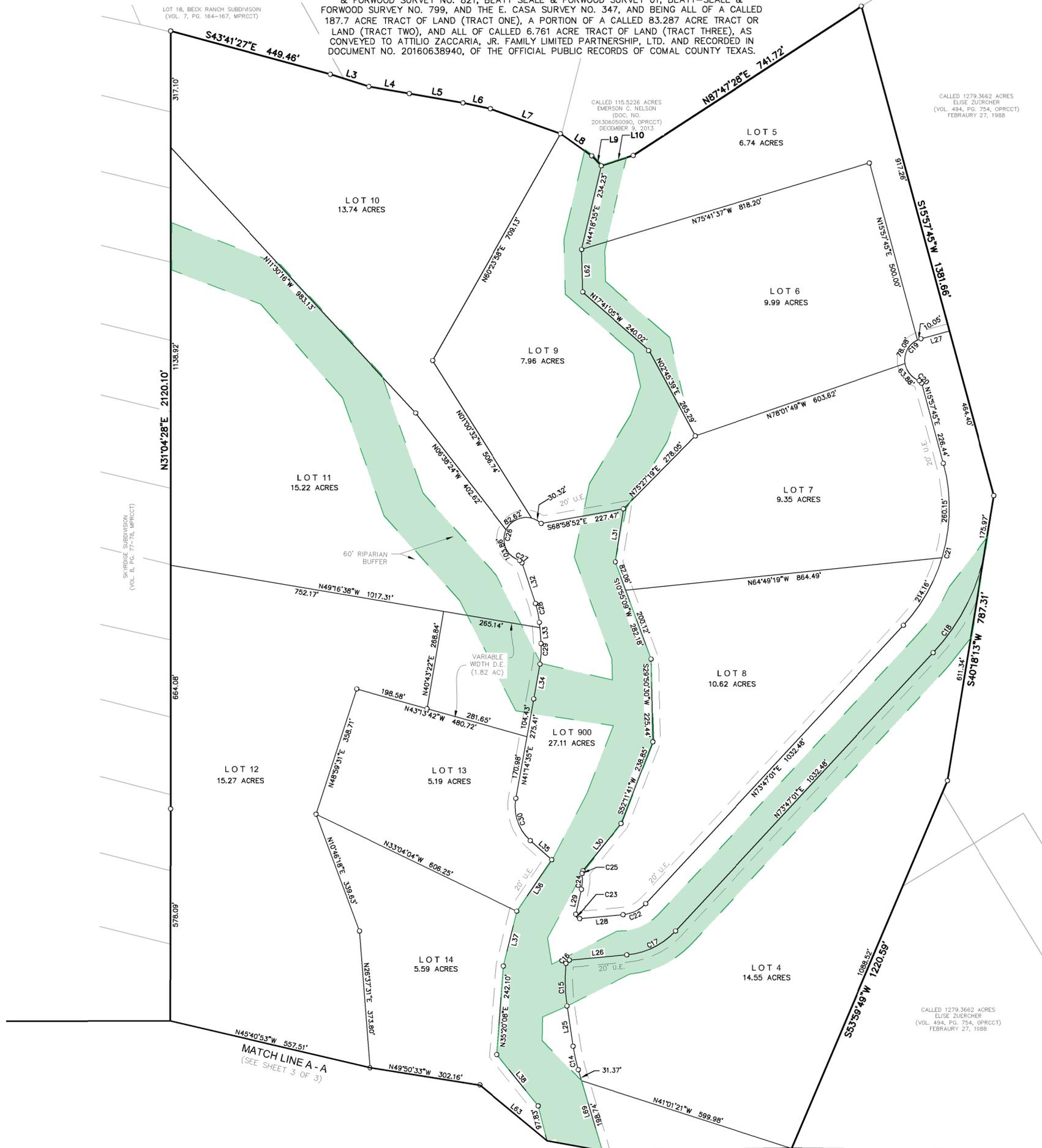
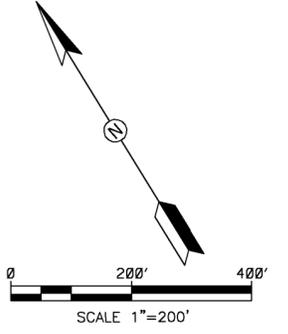
I, _____ DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS
 FILED FOR RECORD IN THE MAP AND PLAT RECORDS, DOCUMENT NO. _____
 OF COMAL COUNTY THE _____ DAY OF _____, 20____ AT _____ M.
 WITNESS MY HAND AND OFFICIAL SEAL, THIS THE _____ DAY OF _____, A.D. 20____.

COUNTY CLERK, COMAL COUNTY, TEXAS

DEPUTY _____

PRELIMINARY PLAT ESTABLISHING CIBOLO CLIFF RANCHES SUBDIVISION

BEING ALL OF 239.536 ACRE TRACT OF LAND SITUATED IN THE COMAL COUNTY, TEXAS, BEING OUT OF THE ALEJO MONTEZ SURVEY NO. 413, ANNA DECKER SURVEY NO. 678, BEATY SEALE & FORWOOD SURVEY NO. 821, BEATY SEALE & FORWOOD SURVEY 01, BEATY-SEALE & FORWOOD SURVEY NO. 799, AND THE E. CASA SURVEY NO. 347, AND BEING ALL OF A CALLED 187.7 ACRE TRACT OF LAND (TRACT ONE), A PORTION OF A CALLED 83.287 ACRE TRACT OR LAND (TRACT TWO), AND ALL OF CALLED 6.761 ACRE TRACT OF LAND (TRACT THREE), AS CONVEYED TO ATTILIO ZACCARIA, JR. FAMILY LIMITED PARTNERSHIP, LTD. AND RECORDED IN DOCUMENT NO. 20160638940, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY TEXAS.



LINE	LENGTH	BEARING
L1	105.19'	N77°07'08"W
L2	93.47'	N64°02'17"W
L3	109.88'	N41°17'33"W
L4	111.90'	S49°02'23"E
L5	147.30'	S49°02'23"E
L6	75.89'	S46°47'44"E
L7	202.76'	S39°16'39"E
L8	104.12'	S23°38'19"E
L9	37.58'	S12°26'25"E
L10	92.02'	N76°42'43"W
L11	101.30'	N12°52'52"E
L12	151.03'	N02°39'29"W
L13	22.01'	N39°10'02"W
L14	82.00'	N16°33'14"W
L15	24.40'	N16°16'16"E
L16	205.82'	N26°38'33"W
L17	60.80'	N50°33'46"E
L18	98.74'	N44°39'52"E
L19	91.04'	N30°19'55"E
L20	64.16'	N07°00'54"W
L21	94.49'	N16°21'39"W
L22	84.14'	N24°22'06"W
L23	51.80'	N00°39'32"E
L24	79.55'	N51°26'33"E
L25	110.64'	N22°35'00"E
L26	157.41'	N64°06'49"W
L27	80.00'	N74°02'15"W
L28	119.12'	N64°06'49"W
L29	69.16'	N43°41'40"E
L30	165.40'	N70°06'59"E
L31	146.26'	N39°53'30"E
L32	116.77'	N12°52'00"E
L33	57.80'	N26°33'06"E
L34	96.41'	N41°14'35"E
L35	78.20'	N16°57'26"W

LINE	LENGTH	BEARING
L36	169.28'	N65°12'50"E
L37	153.91'	N44°41'51"E
L38	179.40'	N07°45'38"W
L39	236.45'	N17°00'42"E
L40	164.09'	N69°45'32"E
L41	59.04'	N23°47'58"E
L42	88.71'	N11°19'08"E
L43	158.15'	N24°47'35"W
L44	110.69'	N49°50'15"E
L45	118.15'	N33°47'10"E
L46	132.39'	N00°00'00"E
L47	147.60'	N15°41'18"E
L48	87.75'	N28°07'53"W
L49	165.08'	N55°18'20"W
L50	203.33'	N20°47'21"W
L51	82.00'	N16°33'14"W
L52	22.01'	N39°10'02"W
L53	151.03'	N02°39'29"W
L54	101.23'	N12°52'52"E
L55	206.73'	N77°12'01"W
L56	119.33'	N14°53'07"W
L57	164.77'	N77°12'01"W
L58	81.18'	N58°14'22"E
L59	18.99'	N14°53'07"W
L60	190.12'	N66°13'55"W
L61	19.64'	N32°24'44"E
L62	116.64'	N29°37'30"E
L63	236.86'	N19°16'27"W
L64	85.22'	N05°19'15"E
L65	40.82'	S50°33'01"W
L66	177.57'	S67°20'47"E
L67	55.00'	S12°52'52"W
L68	54.93'	S12°52'52"W
L69	230.11'	N14°34'46"E

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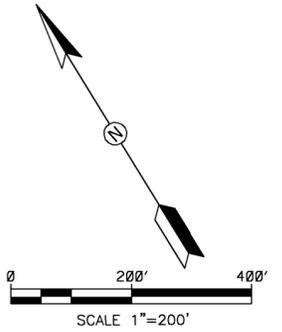
MOELLER & ASSOCIATES
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Drawing Name: N:\Projects\Z660001 - Cibolo Cliff Ranches\Planning\Platting\Cibolo Cliff Ranches Plat.DWG User: britanybeiser Oct 03, 2019 - 4:23pm

PRELIMINARY PLAT ESTABLISHING CIBOLO CLIFF RANCHES SUBDIVISION

BEING ALL OF 239.536 ACRE TRACT OF LAND SITUATED IN THE COMAL COUNTY, TEXAS, BEING OUT OF THE ALEJO MONTEZ SURVEY NO. 413, ANNA DECKER SURVEY NO. 678, BEATY SEALE & FORWOOD SURVEY NO. 821, BEATY SEALE & FORWOOD SURVEY NO. 01, BEATY-SEALE & FORWOOD SURVEY NO. 799, AND THE E. CASA SURVEY NO. 347, AND BEING ALL OF A CALLED 187.7 ACRE TRACT OF LAND (TRACT ONE), A PORTION OF A CALLED 83.287 ACRE TRACT OR LAND (TRACT TWO), AND ALL OF CALLED 6.761 ACRE TRACT OF LAND (TRACT THREE), AS CONVEYED TO ATTILIO ZACCARIA, JR. FAMILY LIMITED PARTNERSHIP, LTD. AND RECORDED IN DOCUMENT NO. 20160638940, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY TEXAS.



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	972.47'	1392.70'	40°00'27"	507.00'	952.83'	N57°06'55"W
C2	556.41'	934.10'	34°07'46"	286.74'	548.22'	N15°08'26"W
C3	221.64'	679.32'	18°41'37"	111.81'	220.66'	S11°16'16"W
C4	283.93'	276.38'	58°51'35"	155.92'	271.60'	N08°48'43"W
C5	45.02'	100.00'	25°47'46"	22.90'	44.64'	N51°08'24"W
C6	54.91'	35.00'	89°53'05"	34.93'	49.45'	N32°10'35"W
C7	151.88'	560.00'	15°32'21"	76.41'	151.41'	N05°06'41"E
C8	146.56'	230.00'	36°30'33"	75.86'	144.09'	N20°54'46"W
C9	67.10'	170.00'	22°36'49"	33.99'	66.66'	N27°51'38"W
C10	78.05'	170.00'	26°18'19"	39.73'	77.37'	N03°24'04"W
C11	53.48'	470.00'	6°31'10"	26.77'	53.45'	N13°00'41"E
C12	84.20'	95.00'	50°47'01"	45.09'	81.47'	N26°03'03"E
C13	180.15'	280.00'	36°51'47"	93.31'	177.06'	N33°00'40"E
C14	65.66'	470.00'	8°00'14"	32.88'	65.60'	N18°34'53"E
C15	116.78'	470.00'	14°14'09"	58.69'	116.48'	N29°42'04"E
C16	13.80'	10.00'	79°04'03"	8.25'	12.73'	N76°21'10"E
C17	150.64'	205.00'	42°06'11"	78.90'	147.27'	N85°09'54"W
C18	292.15'	580.00'	28°51'36"	149.24'	289.07'	N59°21'12"E
C19	152.00'	60.00'	145°09'00"	191.17'	114.49'	N33°23'15"E
C20	9.63'	10.00'	55°09'00"	5.22'	9.26'	N11°36'45"W
C21	474.31'	470.00'	57°49'15"	259.57'	454.44'	N44°52'23"E
C22	69.81'	95.00'	42°06'11"	36.57'	68.25'	N85°09'54"W
C23	18.82'	10.00'	107°48'28"	13.72'	16.16'	N10°12'34"W
C24	43.96'	130.00'	19°22'29"	22.19'	43.75'	N34°00'25"E
C25	7.99'	10.00'	45°47'48"	4.22'	7.78'	N47°13'05"E
C26	216.80'	60.00'	207°01'50"	249.63'	116.68'	N61°13'54"E
C27	9.63'	10.00'	55°09'02"	5.22'	9.26'	N14°42'31"W
C28	52.55'	220.00'	13°41'07"	26.40'	52.42'	N19°42'33"E
C29	56.41'	220.00'	14°41'29"	28.36'	56.26'	N33°53'51"E
C30	126.97'	125.00'	58°12'01"	69.57'	121.58'	N12°08'35"E
C31	60.31'	530.00'	6°31'10"	30.19'	60.27'	N13°00'41"E
C32	105.60'	230.00'	26°18'19"	53.75'	104.67'	N03°24'04"W
C33	90.78'	230.00'	22°36'49"	45.99'	90.19'	N27°51'38"W
C34	108.33'	170.00'	36°30'33"	56.07'	106.50'	N20°54'46"W
C35	135.60'	500.00'	15°32'21"	68.22'	135.19'	N05°06'41"E
C36	54.98'	35.00'	90°00'00"	35.00'	49.50'	N57°52'52"E



- LEGEND:**
- = POINT OF BEGINNING
 - B.L. = BUILDING SETBACK LINE
 - D.E. = DRAINAGE EASEMENT
 - U.E. = UTILITY EASEMENT
 - R.O.W. = RIGHT-OF-WAY
 - O.S. = OPEN SPACE LOT
 - P.M.L. = PAGE MATCH LINE
 - = 1/2" IRON PIN SET
 - = IRON PIN FOUND
 - = TXDOT MONUMENT FOUND
 - (Green shaded) = 60' RIPARIAN BUFFER
 - (Blue hatched) = 100-YR FEMA FLOODPLAIN



2021 SH 46W, Ste. 105
New Braunfels, TX 78132
ph: (830) 358-7127
www.ma-tx.com TBPE FIRM F-13351

Drawing Name: N:\Projects\ZAC0001 - Cibolo Cliff Ranches\Planning\Platting\Cibolo Cliff Ranches Plat.DWG User: brittanybeiser Oct 03, 2019 - 4:23pm

REVIEW MEMORANDUM

TO: James Ingalls, P.E.
Moeller & Associates
2021 SH 46W, Ste. 105
New Braunfels, TX 78132
plats@ma-tx.com

FROM: Sam Edwards, PE, CFM
sedwards@halff.com

SUBJECT: Cibolo Cliff Ranches Subdivision
Preliminary Plat Review

DATE: October 22, 2019

Halff Associates, on behalf of the City of Bulverde, has performed a review on the Cibolo Cliff Ranches Preliminary Plat, dated October 3, 2019 and supporting documents. The review was conducted relative to the requirements established in the current Subdivision Ordinance and Drainage Design Criteria Manual (DDCM, January 2019). The following items were reviewed, with specific items to be addressed by the applicant listed below before resubmittal.

Plat specifications, Ordinance Section 1.05(b)

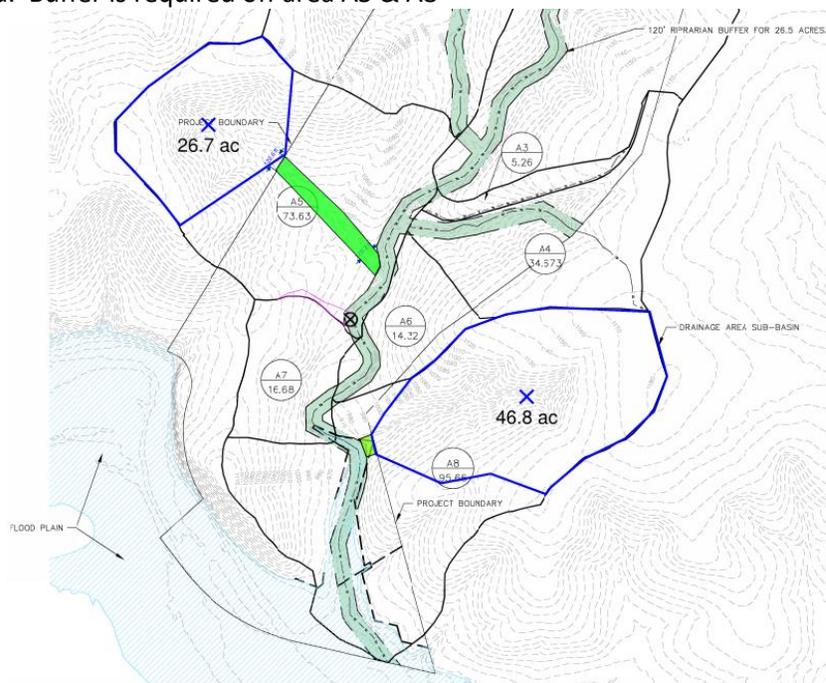
1. Plat scale must not exceed 1" = 100 feet.
2. Missing length of streets
3. Note 13 - revise to say "two feet" instead of one. "...must have a flood slab elevation...a minimum of ~~one foot~~ two feet above the 100-year water flow elevation..."
4. Note 4 & 12 – Lot 900 is open space/drainage easement but includes proposed roadway. Revise to show road ROW separate from drainage easement.
5. Include block numbers for each lot (it's been noted a variance has been requested for block lengths).
6. Include street names for all streets and roads.
7. Bearing and distance dimension from a corner of the subdivision to a corner of the original tract or original survey.
8. A minimum of two corners of the subdivision referenced to State Plane Grid Coordinates.
9. Show city limits and limits of the City's ETJ on location map and plat (i.e. FM 1863)
10. Contour lines showing existing elevations at a two-foot contour interval for slopes up to 10 percent and at a five-foot contour interval for slopes greater than 10 percent on the Preliminary Plat. Contour lines shall be gray-scaled to avoid confusion with the subdivision lot lines, right-of-way boundaries, etc.
11. 100-year Flood Zone water surface elevations at a minimum of a two-foot interval and minimum slab elevations for each lot with a portion of the 100-year Flood Zone on the lot.
12. Locations, widths, names of existing streets, lots, easements, pipelines, fee strips, survey lines, building lines, watercourses, and other important features within and immediately adjacent to

the subdivision. Use light dashed lines to indicate features not within the boundary of the subdivision.

13. Label drawing as "Subdivision Plat", not "Preliminary Plat".
14. Provide acreage of all drainage easements within each lot. Keep in mind, fences will not be allowed within the drainage easements. All easements must be labeled with bearing and direction to a fixed location.
15. Label riparian buffer as 120 feet wide, not 60 feet.
16. Plat all riparian buffers within a subdivision as common area lots established as non- buildable lots solely for the purpose of open space (Subdivision Code Section 4.07).
17. Missing setback lines, legend, abbreviations and street ROW lines.
18. 5+ acre lots shall have minimum frontage of 209 feet (Subdivision Code Section 2.03)
19. Unnamed lot bounding Lot 13, 12, 11 and Lot 900. This appears to be a shared access lot will require construction of a street to the same standards as required for public streets.
20. Plat does not close. See attached closure check.

Plat Supporting Documents, Ordinance Section 1.04(c)

21. Riparian Buffer Exhibit - A riparian buffer of 60 feet on either side of the centerline of any watercourse within the city limits and the ETJ that drains greater than 25 acres is hereby established. Buffer is required off area A5 & A8



22. TIA appears reasonable and 20 residential lots should not adversely affect traffic on FM 1863
23. Block length waiver appears reasonable...Halff has no objection to this waiver from an engineering/platting standpoint.

24. Missing slope map prepared in accordance with Subdivision Code Section 4.04.

Drainage Report

25. Site Location/Description: "...proposed development is located off of FM ~~1083~~ 1863..."
26. Hydrology - City of Bulverde Storm Drainage Design Criteria Manual is dated January 2019. Correct rainfall was used from 2019 manual/NOAA Atlas 14.
27. Hydraulics, bottom of page 3 – Looks like the sentence wasn't completed for "Culverts acting as check dams will..."
28. Tc calculations – Sheet flow P2 = 4.12 inches, not 3.77 inches.
29. Proposed CN shows 12.46 acres of more impervious cover. Please specify the assumptions and breakdown of this impervious cover. The proposed main roadway is estimated to cover 12 acres. Please base calculations on the largest anticipated impervious cover (i.e. 4,000 SF house + ___SF driveway, etc.).
30. The report shows an increase in runoff at FM 1863. Detention facilities shall be designed to limit the runoff from the site to predevelopment rates for the full range of potential storms including the 2-year, 5-year, 10-year, 25-year, and 100-year events (DDCM Section 7). Please include this detention in your analysis.
31. The way hydrology is calculated is a little unusual for the unit hydrograph method. Typically, time of concentration and Curve Numbers are calculated for each individual sub-basin and then routed through the main channel. What is shown is not technically wrong, just over simplified. This is probably why a Tc flowpath was not shown on the drainage area map for Area A5, A6, A7 and A8.

City Staff Comments

32. Provide verification that third parties received preliminary plat information: electric, water, county, TXDOT, emergency services, etc.
33. Regarding the proposed block length variance, provide letter of concurrence from emergency services entity that states "the block length will not negatively impact their ability to provide service to this subdivision".
34. If the proposed subdivision is to be gated, consider providing emergency access in accordance with the 2015 International Fire Code 503.6.
35. Correct typo in legal description: "TRACT OR LAND" needs to be corrected to "TRACT OF LAND"



PLANNING AND ZONING COMMISSION ITEM:
PC-19-22

REPLAT

Brand Ranch, Lots 18 & 19

MEETING DATE: November 14, 2019

DEPARTMENT: Planning & Development

PRESENTED BY: Susana Ramos, AICP, Planning Director

REQUEST:

Consider the approval of a Replat for Branch Ranch, Lots 18 & 19, located on Brand Road approximately 3,000 ft south of SH-46 W.

APPLICANT:

Southerland Bulverde Land, LLC
c/o Dan Mullins
110 River Crossing Boulevard, Ste. 1
Spring Branch, TX 78070

PROPERTY INFORMATION:

Owner: Southerland Bulverde Land, LLC
Legal Description: Brand Ranch, Lots 18 & 19
Size: 32.835 acres; 6 lots
Existing Land Use: Undeveloped
Existing Zoning: R-1
Proposed Land-Use: Single Family Residential

BACKGROUND:

This replat was submitted as part of the revision to Centennial Ridge Unit 1. The subject parcels are part of an existing plat and cannot be incorporated into the Centennial Ridge plat. Therefore, this requires a separate replat. The existing Brand Ranch plat was recorded in 1983.

The City of Bulverde approved a Master Development Plan for this subdivision in February 2019. Development in this tract, formerly known as the Cole Tract, is governed by a development agreement and the vested ordinance. The initial zoning for this development is R-1. All proposed lots conform to the R-1 zoning which requires a minimum lot size of five (5) acres or greater.

ANALYSIS:

The proposed replat will establish 6 residential lots, one open space lot and a roadway that will serve as an entrance to the Centennial Ridge subdivision. The entirety of this property and

proposed lots in this proposed replat were reviewed and originally approved as part of the Centennial Ridge Unit 1 Final Plat.

The application, plat and required documents have been reviewed by Halff Associates and City of Bulverde staff. The application and plat meet all requirements set forth by the vested Subdivision Ordinance.

Each lot will be served by individual water wells and on-site septic facilities.

Staff **recommends approval** of the Replat.

ATTACHMENTS:

Application

Plat



APPLICATION FOR REPLAT

Planning & Development Department
 30360 Cougar Bend, Bulverde, TX 78163
 Telephone: 830-438-3612 - Fax: 830-438-4339
www.bulverdetx.gov

ALL APPLICATIONS SHALL BE ACCEPTED BY APPOINTMENT ONLY DURING A PRE-APPLICATION CONFERENCE ON THE DATES SPECIFIED IN PAGE 2 OF THIS APPLICATION. TO SCHEDULE AN APPOINTMENT PLEASE CONTACT THE BULVERDE PLANNING & DEVELOPMENT DEPARTMENT.

1. Name of Subdivision: Brand Ranch Lots 18 & 19 Replat Unit No _____
 Location Description/Nearest Intersection: Brand Rd 3,000 ft south of SH-46

2. Owner/Applicant: Southerland Bulverde Land, LLC / Dan Mullins
 Address: 110 River Crossing Blvd, Ste 1 Spring Branch, TX 78070 Email: dmullins@southlp.com
 Telephone: (830) 228-5263 Fax: _____ Mobile: _____
Note: If applicant is person other than owner, a letter of authorization must be provided from owner.

3. Licensed Engineer/Surveyor (technical contact): J. Steven Brown, P.E. (Darren McAfee, EIT)
 Address: 4350 Lockhill Selma Rd, Ste 100 San Antonio, TX 78249 Email: dmcafee@jonescarter.co,
 Telephone: (210) 494-5511 Fax: (210) 494-5519 Mobile: _____

4. Property Details:

City Limits:	<input checked="" type="checkbox"/> In	<input type="checkbox"/> Out (ETJ)	Water Source:	<u>On-site Wells</u>
Commercial:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Sewage Treatment:	<u>On-site Septic</u>
Residential:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No		
No. of Lots:	<u>6</u>		TxDOT Frontage:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Total Acreage without floodplain:	<u>32.835</u>		100-Year Floodplain:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Density Class:	<u>R-1</u>		Edwards Aquifer Zone:	<input type="checkbox"/> Recharge
Zoning Class:	<u>R-1</u>			<input checked="" type="checkbox"/> Contributing

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

Dan Mullins

Signature of Owner/Applicant

October 10, 2019

Date

Fees and Submittal Dates on Page 2

Fees:

Replats/Vacating Plats

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

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)

SUBMITTAL DATES: OCTOBER 2019 – DECEMBER 2020

Planning & Zoning Meeting	City Council Meeting	Submittal Date
OCTOBER 10, 2019	NOVEMBER 12, 2019	SEPTEMBER 12, 2019
NOVEMBER 14, 2019	DECEMBER 10, 2019	OCTOBER 15, 2019
DECEMBER 12, 2019	JANUARY 14, 2020	NOVEMBER 13, 2019
JANUARY 16, 2020	FEBRUARY 11, 2020	DECEMBER 17, 2019
FEBRUARY 13, 2020	MARCH 10, 2020	JANUARY 15, 2020
MARCH 12, 2020	APRIL 14, 2020	FEBRUARY 11, 2020
APRIL 16, 2020	MAY 12, 2020	MARCH 17, 2020
MAY 14, 2020	JUNE 9, 2020	APRIL 14, 2020
JUNE 11, 2020	JULY 14, 2020	MAY 12, 2020
JULY 16, 2020	AUGUST 11, 2020	JUNE 16, 2020
AUGUST 13, 2020	SEPTEMBER 8, 2020	JULY 14, 2020
SEPTEMBER 10, 2020	OCTOBER 13, 2020	AUGUST 11, 2020
OCTOBER 15, 2020	NOVEMBER 10, 2020	SEPTEMBER 15, 2020
NOVEMBER 12, 2020	DECEMBER 8, 2020	OCTOBER 13, 2020
DECEMBER 10, 2020	JANUARY 12, 2021	NOVEMBER 10, 2020



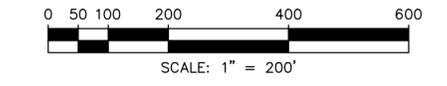
Planning and Development Replat Application Checklist

**ALL SUBMITTALS MUST FOLLOW THE FOLLOWING REQUIREMENTS TO BE
ACCEPTED BY THE CITY OF BULVERDE FOR INITIAL REVIEW**

- 2 Copies of the Proposed Plat Document
- One electronic copy of each document required below and plat drawing(s) in PDF format.
- A check or money order for the platting fee, review fee and other required fees.
 - Plat Application & Review Fee
 - SWMP Review Fee (if applicable)
 - TIA Fee (if applicable)
- If public notification is required, submit to the City a map of the lots in the original subdivision within 200 feet of the replat accompanied by a list of property owners of the lots from the most current tax roll
 - Refer to Chapter 10, Exhibit A, Section 1.04 of the Code of Ordinances for conditions that require public notification
- N/A 1 copy of a Traffic Impact Analysis
 - NOT REQUIRED IF NUMBER OF LOTS DOES NOT INCREASE
- N/A 1 copy of an Environmental Assessment
 - NOT REQUIRED IF NUMBER OF LOTS DOES NOT INCREASE
- N/A 1 copy of Water System Study
 - NOT REQUIRED IF NUMBER OF LOTS DOES NOT INCREASE
- N/A 1 copy of Sewer System Study
 - NOT REQUIRED IF NUMBER OF LOTS DOES NOT INCREASE
- N/A 1 copy of Stormwater Management Plan
 - NOT REQUIRED IF IMPERVIOUS COVER WILL NOT INCREASE
- N/A Variance Requests (if any)
 - Original Tax Certificates
 - City
 - County
 - School
 - Letter of Agent or other power of attorney authorizing signature of Owner on plat
- N/A Other applicable legal documents including deed restrictions, homeowner's association documents, etc.
- N/A For plats in the ETJ, provide a copy of an approved PIPROW permit from Comal County for any utilities, landscaping, street lighting, or other private features located in the public right-of-way
 - Lienholder's acknowledgement (if applicable)

BRAND RANCH LOTS 18 & 19 REPLAT

BEING A TOTAL OF 32.835 ACRES OF LAND SITUATED WITHIN THE EL PASO IRRIGATION CO. SURVEY, ABSTRACT NO.148, AND THE E. RYAN SURVEY, ABSTRACT NO.506, COMAL COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 358.299 ACRE TRACT DESCRIBED IN INSTRUMENT TO SOUTHERLAND COMMUNITIES, LLC IN DOC# 201806037120 OF THE COMAL COUNTY REAL PROPERTY RECORDS.



JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 100461-05
4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

DATE OF PRINT: October 8, 2019

STATE OF TEXAS
COUNTY OF COMAL

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: JAY PATTERSON, PRESIDENT
SOUTHERLAND BULVERDE LAND, LLC
A DELAWARE LIMITED LIABILITY COMPANY
110 RIVER CROSSING BLVD., STE. 1 SPRING BRANCH, TEXAS 78070
TELEPHONE (830)228-5263

STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY PATTERSON 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, COMAL COUNTY, TEXAS

THIS REPLAT OF BRAND RANCH LOTS 18 & 19 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 20____.

BY: _____
CHAIRPERSON

THIS PLAT OF CENTENNIAL RIDGE UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF BULVERDE, TEXAS, AND IS HEREBY APPROVED FOR FILING BY SAID COUNTY ON _____, A.D. 20____.

BY: _____
CITY MAYOR

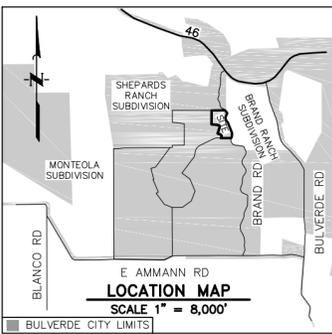
ATTEST: _____
CITY SECRETARY

STATE OF TEXAS
COUNTY OF COMAL

I, BOBBIE KOEPP, 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. 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



GENERAL NOTES

- ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2"-DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).
- THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) PRIOR TO LOT SALES.
- THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (FIPS 4204), AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM. THE GRID TO SURFACE SCALE FACTOR FOR ALL DISTANCES IS 1.000178.
- ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV'D'88).
- ALL OF THIS SUBDIVISION FALLS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. CONSTRUCTION WITHIN THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS OUTLINED IN THE CONTRIBUTING ZONE PLAN (CZP ID NO. 13000887) APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL EQUALITY (TCEQ) ON APRIL 24, 2019.
- ALL OF THIS SUBDIVISION FALLS WITHIN THE CITY LIMITS OF THE CITY OF BULVERDE, TEXAS.
- THIS DEVELOPMENT IS SUBJECT TO THE DEVELOPMENT AGREEMENT "AMENDMENT NO. 1 AMMAN HILLS RANCH & BULVERDE POINT RANCH AGREEMENT" EFFECTIVE SEPTEMBER 4, 2018 AND THE DEVELOPMENT REGULATIONS STIPULATED IN ARTICLE III OF THE AGREEMENT.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN CENTENNIAL RIDGE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF BULVERDE OR COMAL COUNTY.
- THE PRIVATE STREET (LOT 999, BLOCK 4) IS AN EGTC AND DRAINAGE EASEMENT.
- NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.
- DRIVEWAY CULVERTS ARE REQUIRED AT ALL DRIVEWAY CROSSINGS OF A ROADSIDE CHANNEL. DRIVEWAY CULVERTS MUST BE APPROPRIATELY SIZED TO CONVEY DRAINAGE WITHOUT BACKING UP DRAINAGE UPSTREAM OF THE CULVERT.
- 1.03 ACRES OF LAND INCLUDING EARLE OAK AVE AND A 10 FOOT WIDE STRIP OF LAND ALONG THE CURRENT BRAND ROAD ROW IS HEREBY DEDICATED TO THE CITY OF BULVERDE AS PUBLIC STREET ROW.
- A 10' UTILITY EASEMENT (UE) IS PRESENT ALONG THE SIDE AND BACK LOT LINES OF EACH LOT AND A 20' UE IS PRESENT ALONG THE ROAD FRONTAGE OF EACH LOT.
- TOTAL LINEAR FEET OF STREETS = 577 LF

PEDERNALES ELECTRIC COOPERATIVE NOTES

- PEDERNALES ELECTRIC COOPERATIVE, INC. (PEC) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND/OR "TRANSFORMER EASEMENT," FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. PEC SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES 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 ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY PEC MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF PEC INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

ABBREVIATIONS

CCOPR	COMAL COUNTY OFFICIAL PUBLIC RECORDS
CCDR	COMAL COUNTY DEED RECORDS
CCMPR	COMAL COUNTY MAP AND PLAT RECORDS
BSL	BUILDING SETBACK LINE
CVE	CLEAR VISION EASEMENT
EGTC	ELECTRIC, GAS, TELEPHONE, & CABLE TV
ESMT	EASEMENT
DE	DRAINAGE EASEMENT
CL	CENTER LINE
AC	ACRE
VOL	VOLUME
PG	PAGE
GBRA	GUADALUPE BLANCO RIVER AUTHORITY
LCRA	LOWER COLORADO RIVER AUTHORITY
PEC	PEDERNALES ELECTRIC COOPERATIVE
UE	UTILITY EASEMENT
UDE	UTILITY & DRAINAGE EASEMENT

STATE OF TEXAS
COUNTY OF BEXAR

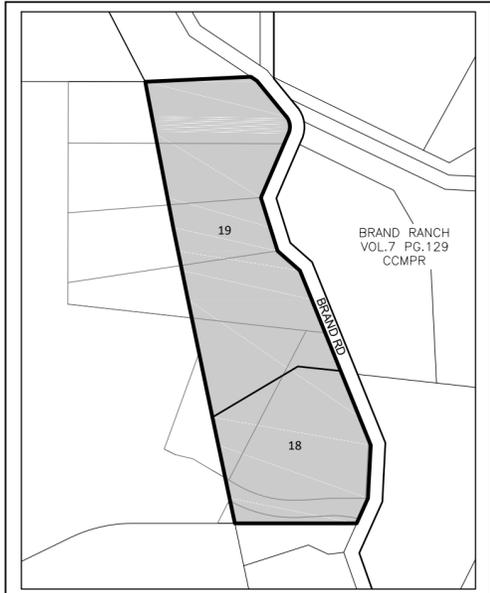
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER
J. STEVEN BROWN, P.E.
4350 LOCKHILL SELMA RD SUITE 100, SAN ANTONIO, TX 78249

STATE OF TEXAS
COUNTY OF BEXAR

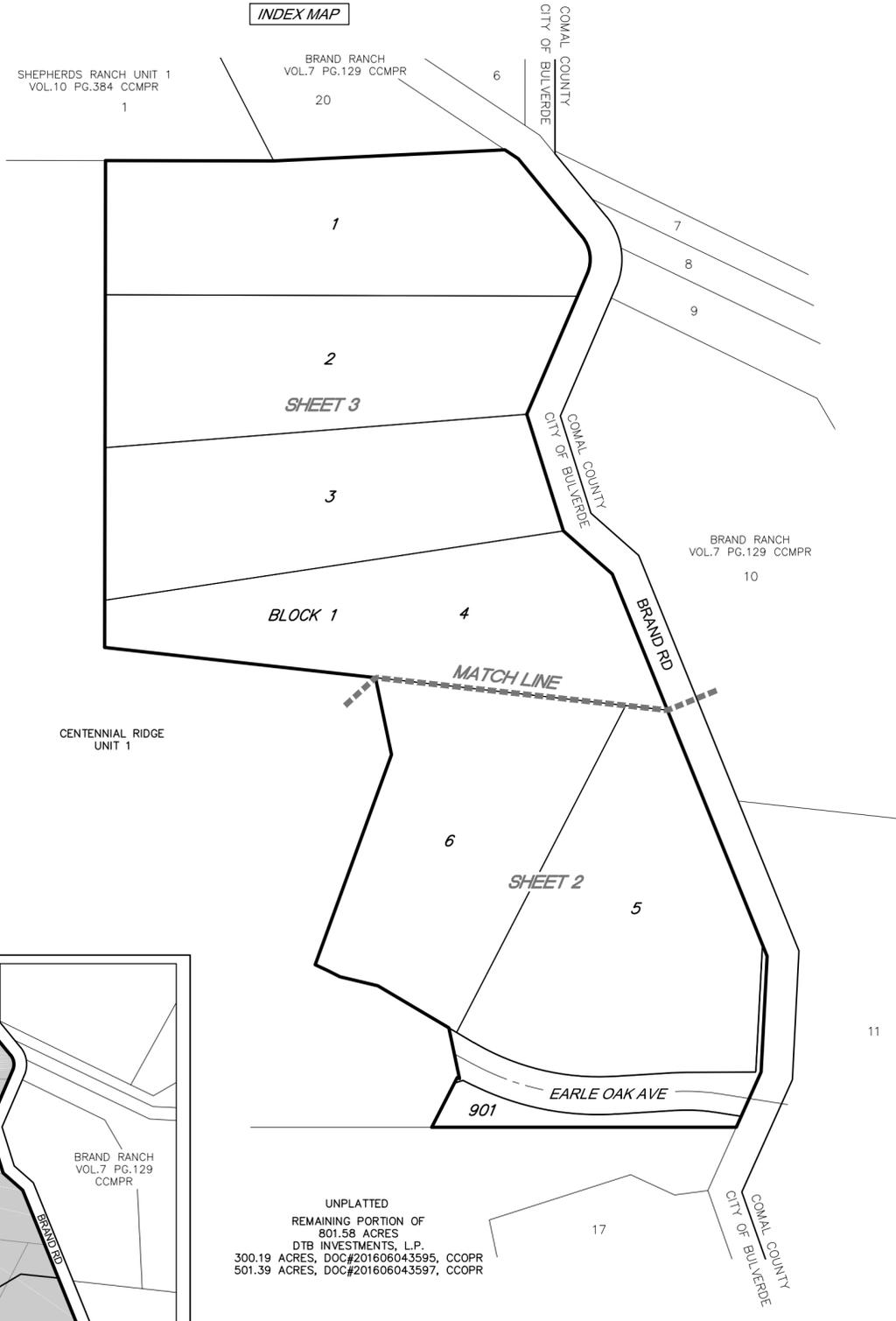
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY JONES & CARTER, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR
TROY A. TROBAUGH, R.P.L.S.
4350 LOCKHILL SELMA RD SUITE 100, SAN ANTONIO, TX 78249



SCALE: 1" = 500'

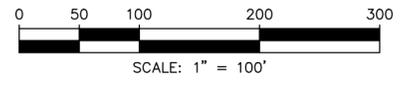
THE AREA BEING REPLATTED IS 22.345 ACRES WHICH WAS PREVIOUSLY PLATTED AS LOTS 18 AND 19 IN THE BRAND RANCH SUBDIVISION RECORDED IN VOLUME 7, PAGES 130-132 OF THE DEED AND PLAT RECORDS OF COMAL COUNTY TEXAS.



Civil Job No. 16264-0004-00

BRAND RANCH LOTS 18 & 19 REPLAT

BEING A TOTAL OF 32.835 ACRES OF LAND SITUATED WITHIN THE EL PASO IRRIGATION CO. SURVEY, ABSTRACT NO.148, AND THE E. RYAN SURVEY, ABSTRACT NO.506, COMAL COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 358.299 ACRE TRACT DESCRIBED IN INSTRUMENT TO SOUTHERLAND COMMUNITIES, LLC IN DOC# 201806037120 OF THE COMAL COUNTY REAL PROPERTY RECORDS.



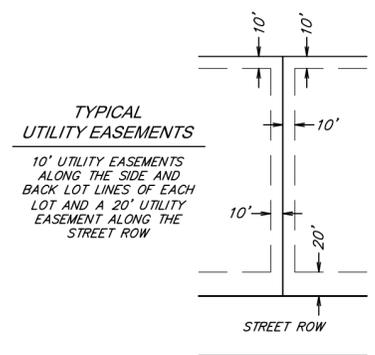
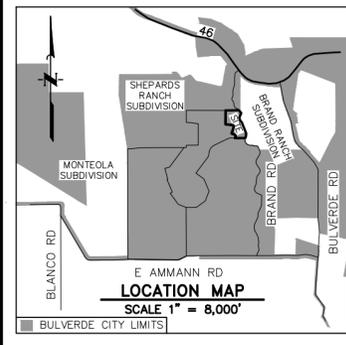
JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 100461-05
4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

DATE OF PRINT: October 8, 2019

MULTIPLE PAGES NOTE
PLAT NOTES ON SHEET ONE APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

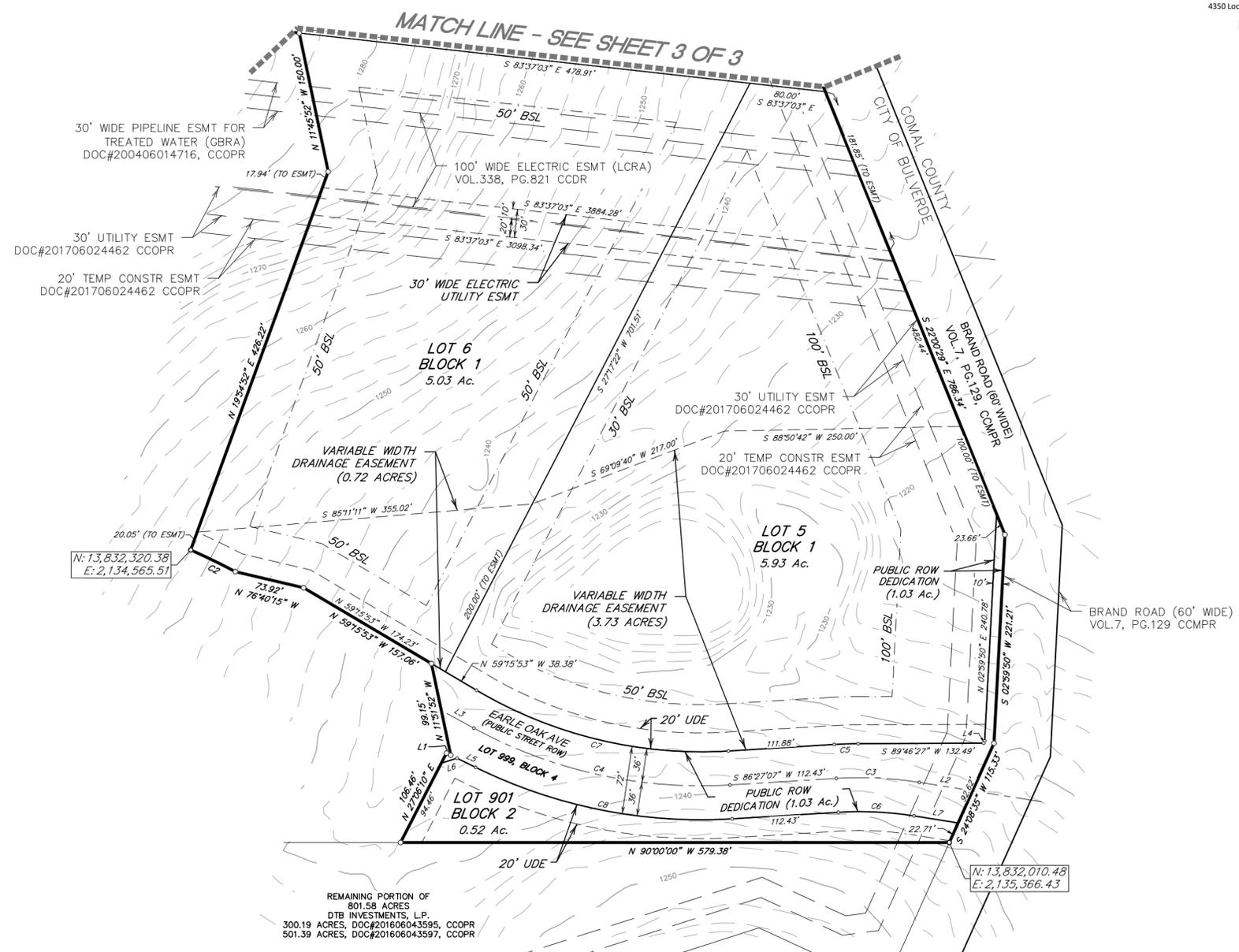
LINE	BEARING	DISTANCE
L1	S 63°41'11" E	4.98'
L2	N 80°56'53" W	56.89'
L3	N 61°22'30" W	39.11'
L4	N 24°08'35" E	2.66'
L5	N 63°41'11" W	22.00'
L6	S 72°32'05" W	17.34'
L7	N 80°56'53" W	47.18'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	68.88'	74.94'	71.30'	S 07°51'52" E	62°20'17"	41.66'
C2	775.00'	52.54'	52.53'	N 64°01'12" W	3°53'04"	26.28'
C3	400.00'	87.96'	87.79'	N 87°14'53" W	12°36'00"	44.16'
C4	500.00'	280.76'	277.09'	N 77°27'42" W	32°10'23"	144.19'
C5	436.00'	25.28'	25.28'	S 88°06'47" W	3°19'20"	12.64'
C6	364.00'	80.05'	79.89'	N 87°14'53" W	12°36'00"	40.19'
C7	464.00'	277.64'	273.51'	N 76°24'23" W	34°17'00"	143.11'
C8	536.00'	279.35'	276.20'	N 78°37'02" W	29°51'42"	142.93'



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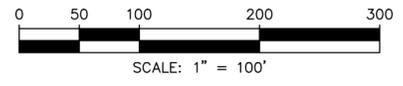
REMAINING PORTION OF
801.58 ACRES
DTB INVESTMENTS, L.P.
300.19 ACRES, DOC#201606043595, CCOPR
501.39 ACRES, DOC#201606043597, CCOPR

Civil Job No. 16264-0004-00

File: K:\16264\16264-0004-00_Centennial Ridge_Unit 1_Bulverde_Comal\3_Design_Phase\CAD\Plat\Replat\Brand Ranch lot 18-19_Replat.dwg

BRAND RANCH LOTS 18 & 19 REPLAT

BEING A TOTAL OF 32.835 ACRES OF LAND SITUATED WITHIN THE EL PASO IRRIGATION CO. SURVEY, ABSTRACT NO.148, AND THE E. RYAN SURVEY, ABSTRACT NO.506, COMAL COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 358.299 ACRE TRACT DESCRIBED IN INSTRUMENT TO SOUTHERLAND COMMUNITIES, LLC IN DOC# 201806037120 OF THE COMAL COUNTY REAL PROPERTY RECORDS.

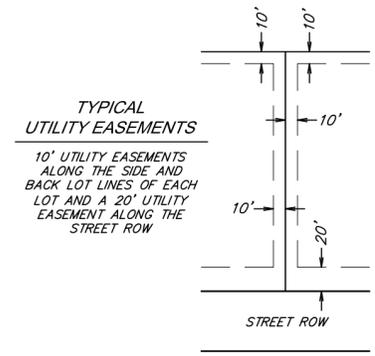
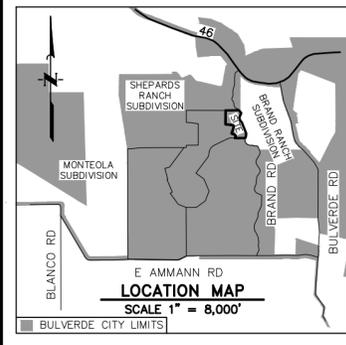


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DATE OF PRINT: October 8, 2019

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	TANGENT
C1	68.88'	74.94'	71.30'	S 07°51'52" E	62'20'17"

MULTIPLE PAGES NOTE
PLAT NOTES ON SHEET ONE APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.



TYPICAL UTILITY EASEMENTS

10' UTILITY EASEMENTS ALONG THE SIDE AND BACK LOT LINES OF EACH LOT AND A 20' UTILITY EASEMENT ALONG THE STREET ROW

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PLANNING AND ZONING COMMISSION ITEM:
PC-19-23

MDJ Major Amendment
Belle Oaks Ranch

MEETING DATE: November 14, 2019
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Ramos, AICP, Director

REQUEST:

Consider a vote to recommend denial of a Master Development Plan (MDP) Major Amendment for Belle Oaks Ranch, generally located approximately 1.15 miles South of SH 46 on the West side of Blanco Rd.

APPLICANT:

Belle Oaks Ranch, Ltd.
322 Cardinal Avenue
San Antonio, TX 78209

PROPERTY INFORMATION:

Owner: Belle Oaks Ranch, Ltd.
Legal Descrp: A-387 SUR-238 M MCVICAR, ACRES 245.30, A-387 SUR-238 M MCVICAR, ACRES 160.31, A-655 SUR-237 J WEBB, ACRES 473.0
Size: 868.141 acres; 615 lots
Existing Land Use: Under Development, Single Family Residential
Existing Zoning: R-2
Proposed Land-Use: Single Family

SUMMARY:

This is a proposed Major Amendment to an existing Master Development Plan (MDP) for the Belle Oaks Ranch Development generally located 1.15 miles South of SH 46 and west of Blanco Rd.

Phases 1 and 2 of this development have been platted and are currently under development. Phases 3 and 4 are under City Staff review. An MDP Minor Amendment was submitted in August 2019 and approved in October 2019 by City Staff.

The City of Bulverde Code of Ordinances requires a Major Amendment to a Master Development Plat to follow the same requirements as an initial MDP, therefore requiring Planning & Zoning Commission and City Council approval.

The executed Development Agreement, dated January 9, 2018, vests the development to the subdivision regulations in place at the time.

ANALYSIS:

The Major Amendment will reduce the total number of residential lots to 615 R-2 lots and will add an additional entrance off of Blanco Road.

The MDP proposes to tie into an existing CLWSC main off Blanco Rd with each lot being served by OSSF.

Parkland dedication with this MDP is calculated using the vested subdivision provision of 5 acres of park land per 100 single-family lots. This MDP is exceeding the required 32 acres of park land dedication by providing 40.85 acres within two tracts: a 19.16-acre tract and a 21.67-acre tract. The vested subdivision regulations stipulate that park land shall be at least 2 acres in size.

The MDP proposes approximately 51,380 linear feet of new roadway. Per the Development Agreement, all roads will be private roads and classified as Local Rural with design speeds of 25 MPH. A Traffic Impact Analysis was submitted with the MDP application and includes right and left-hand turn lanes on Blanco Rd for the entrance to the subdivision and evaluation of mitigation at Ammann Rd and Blanco Rd when at least 373 homes have been constructed.

A Tier 2 Drainage Analysis has been reviewed and accepted by City Engineers. 5 detention ponds are proposed with this MDP.

The Development Agreement and Amendment do not stipulate any special provisions regarding tree mitigation/survey requirements other than those within the vested Subdivision Ordinance. As such, a tree survey is not required at the MDP submittal stage. A tree survey will be required at the platting stage.

Halff Associates and the City of Bulverde have reviewed the application, MDP and exhibits and encountered deficiencies. These deficiencies are outlined in the attached comment letter and have been provided to the developer for corrections.

The developer has failed to submit the requested revisions on time, and therefore staff recommends the Planning & Zoning Commission recommend DENIAL of the MDP Major Amendment to the City Council.

ATTACHMENTS:

- Application
- Cover Letter (includes table of amendments and exhibits)
- MDP
- Comment Letter



Application for Plat

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

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

1. Name of Subdivision: 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 Simons Road~~ 110 RIVER CROSSING BLVD, SUITE 1 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:	CLWSC
Commercial:	<input type="radio"/> Yes <input type="radio"/> No	Sewage Treatment:	OSSF
Residential:	<input checked="" type="radio"/> Yes <input type="radio"/> No	TxDOT Frontage:	<input type="radio"/> Yes <input checked="" type="radio"/> No
No. of Lots:	615	100-Year Floodplain:	<input type="radio"/> Yes <input checked="" type="radio"/> No
Total Acreage without floodplain:	868.141	Edwards Aquifer Zone:	<input type="radio"/> Recharge
Density Class:	High Medium		<input checked="" type="radio"/> Contributing
Zoning Class:	Large Lot Residential		

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: Don Mullins, Authorized Agent for Southerland Belle Oaks, LLC Date: 9/19/19

Fees on Page 2

March 13, 2019

Mr. Sean Greszler
City of Bulverde
30360 Cougar Bend
Bulverde, Texas 78163

Re: Authorized Agent Designation
Belle Oaks Subdivision

Dear Mr. Greszler,

I, Dan Mullins, assign my Authorized Designated Agent to act on my behalf with respect to submittals for my property, which is partially described as a 133.29 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.

My Authorized Designated Agent information is:

Garrett D. Keller, P.E.
Matkin-Hoover Engineering & Surveying
8 Spencer Rd., Suite 100
Boerne, Texas 78006
(830) 249-0600-off.
(830) 249-0099-fax

If you have any questions or need additional information, please feel free to call my office.

Sincerely,

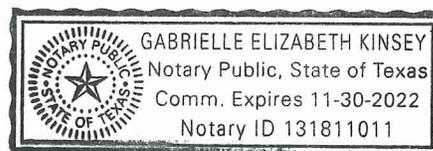


Dan Mullins
Southerland Belle Oaks, L.L.C.
(512) 847-5263

Before me, Gabrielle Kinsey, a notary public in and for the State of Texas, 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 13th day of March, 2019.


Notary Public in and for the State of Texas
My Commission Expires on: 11/30/2022



BELLE OAKS RANCH

1378

Date	Invoice Number	Comment	Net Amount
09/12/19	MDP091219	Master Development Plan - Belle Oaks	6,827.55

Check: 001378 09/19/19 City of Bulverde Check Total: 6,827.55

SOUTHERLAND BELLE OAKS, LLC
BELLE OAKS RANCH
 665 SIMONDS ROAD
 WILLIAMSTOWN, MA 01267
 (413) 458-5220

FROST BANK
 DALLAS, TEXAS 75201
 30-9/1140

1378

*SIX THOUSAND EIGHT HUNDRED TWENTY-SEVEN AND 55 / 100

DATE	AMOUNT
09/19/19	*****6,827.55*

PAY
 TO THE
 ORDER
 OF
 City of Bulverde
 30360 Cougar Bend
 Bulverde, TX 78163

[Handwritten Signature]

 AUTHORIZED SIGNATURE

Security features. Details on back.

⑈001378⑈ ⑆114000093⑆ 010595322⑈

BELLE OAKS RANCH

1378

Date	Invoice Number	Comment	Net Amount
09/12/19	MDP091219	Master Development Plan - Belle Oaks	6,827.55

City of Bulverde
 30360 Cougar Bend
 Bulverde, TX 78163

Check: 001378 09/19/19 City of Bulverde Check Total: 6,827.55

October 15, 2019

City of Bulverde Planning Department
30360 Cougar Bend
Bulverde, Texas 78163-4569

Attn: Danny Batts
City Manager

Re: City of Bulverde Master Development Plan Narrative

Our office has been contracted by Southland Belle Oaks, LLC (S.B.O.) (Agent: Dan Mullins) to be their Civil Engineer of Record for the proposed Belle Oaks Ranch residential development project. We will assist S.B.O. by acting as their authorized agent to submit this Major Amendment to a Master Development Plan (MDP) to the City of Bulverde (C.o.B.). This Amendment will supersede the C.o.B. approved (10/7/2019) Minor Amendment sealed 8/29/2019 to add an additional entrance to the subdivision off Blanco Rd. This submittal includes all previously approved (1/15/2019) Exhibits and Appendices with a modified Traffic Impact Analysis identifying no negative change to anticipated Levels of Service for all affected intersections. All previous submittal documents anticipated a maximum of 640+ lots but this MDP will reduce the maximum proposed lot count to 615. Our intent is to provide the Planning and Zoning Commission enough information to approve this large lot (1.00 AC minimum) development in accordance with the vested City Codes in effect at the time of the adoption of the Development Agreement (Dated January 9, 2018). Succinctly, Belle Oaks Ranch is proposing approximately 615 large lots with approximately 44 acres of parkland served by Canyon Lake Water Supply Company (CLWSC), Guadalupe Valley Telephone Cooperative (GVTC), Pedernales Electric Cooperative (PEC), and On-Site Sewage Facilities (OSSF).

If you have any questions or require additional information, please feel free to contact me.

Sincerely,

Matkin-Hoover Engineering & Surveying



Garrett D. Keller, P.E.
Project Manager

Attachment:

1. Master Development Plan Package

Belle Oaks Ranch

Bulverde, Texas

Master Development Plan

Major Amendment

October 2019

TBPE # F-4512

MHE 2969.00

PREPARED BY: KYLE HACKETT

Table of Contents

Table of Contents.....	6
1. Project Location	7
2. Existing Conditions and Features.....	7
3. MDP and Utility Map	7
4. Development Impacts.....	8
5. Intentions to Serve.....	8
Conclusion.....	8

Exhibits

- Exhibit “A” – Slope Map
- CS100 – Master Development Plan
- Exhibit “C” – Dimensional Control Plan
- Exhibit “D” – Overall Utility Plan

Appendix

- A. Traffic Impact Analysis
- B. Drainage Analysis (Tier 2)
- C. Water Study
- D. Sewer Study
- E. Environmental & Habitat Assessment
- F. Utility Certifications to Serve

1. Projection Location & Overall Description

- a. The property is located entirely within the City Limits of the City of Bulverde (with the remaining northern portion lying within the City's Extra Territorial Jurisdiction), and being 4.7 miles Northwest of the City Center; also having a global position of 29°47'01.43" N, 98°31'1.00" W (See CS100). The property is a parcel of land that is derived from Document 200006000204, Official Records of Comal County, being more particular described as a "1156 acres of land" now partially owned by the developer described in Documents 201806033990 and 201906030616, Official Records of Comal County. The property is sided by open land to the north & east, Blanco Road to the west, and other homesteads on the south (See CS100).

2. Existing Conditions and Features

- a. The general site conditions consist of light to heavy wooded areas with large areas of both graced and ungraced range/pasture areas. There are natural short grasses and exposed surface soils throughout the property. The known improvements are in an approximate 20-acre area that is a working ranch homestead with varying structures and a man-made pond. Other improvements include a high-voltage electrical transmission line that runs in an east/west direction along the northern half of the property and an electrical distribution line that cuts the northwest corner of the property. There appears to be no other permanent significant improvements outside of the said items. One existing feature that will require attention is the existing trash pit location southeast of the existing homestead ranch (See Appendix "E").
- b. The hydrologic soil group for the area falls primarily within classification "D" & "C" as defined by the National Resources Conservation Service, Web Soil Survey, National Cooperative Soil Survey for Comal County (See Appendix "B").
- c. The natural drainage for the site runs from the highs in the northeast (~1430' in elevation) to the lows in the south and along the east sides (~1225' in elevation) of the property, with an average site grade of approximately 5 percent (See Exhibit "A"). The property's storm water runoff travels over the natural surface, through 4 general watercourses that leave the property via natural water conveyance channels (See Appendix "B").
- d. The property falls primarily within the "Zone X" area with a small portion being within the "Zone A" flood plain area as defined by the Federal Emergency Management Agency, FIRM Panel 48091C0195F, effective map date of September 2, 2009 (shown on CS100).

3. Master Development Plan and Utility Map

Following the requirements and direction from the Ordinance amending Chapter 10 of the Subdivision Regulations presented to the Planning and Development on December 12, 2017 (CA-17-05), design guidelines from the Texas Department of Transportation (TXDoT) Roadway Design Manual (Revised October 2014), and limitations outlined in the Development Agreement between C.o.B. and Belle Oaks Ranch, Ltd. (signed January 9, 2018) a development plan for the future Belle Oaks Ranch Subdivision was created.

- a. Per the Development Agreement, all residential lots must be one acre or greater, all streets on the Property shall be designed as rural local streets [50' right-of-way, 25 mph

- design speed], Canyon Lake Water Supply Company shall be the exclusive provider of water utilities.
- b. Per the TxDOT Roadway Design Manual for a design speed of 25, the Minimum Radii for a road with a superelevation of 0,-2,2 is 181',198',167' respectively. A blanket minimum radii of 300' was used instead.
 - c. Per the Subdivision Regulations lots shall have a minimum frontage of 105'. The typical lot width was increased to 135 per the Subdivider's wishes. Non Cul-de-sac lots have a frontage of at least 105 but most have a frontage of over 120'. Cul-de-sac lots have nontypical front setbacks to meet minimum frontage requirements at the setback line.

CS100 contains all the proposed surface developments for this site including but not limited to roads, detention ponds, and dedicated parkland. Exhibit "C" outlines the overall dimensions of parkland areas and identifies roads that violate block length requirements identified in the variance form. Exhibit "D" identifies the proposed utility locations for the development.

4. **Development Impacts**

Following the submittal requirements for a Master Development Plan, a Tier 2 Drainage Analysis and Traffic Impact Analysis (TIA) was performed for the site and surrounding areas. As a result of the Drainage Analysis (See Appendix "B") it was determined that the use of on-site detention systems with varying stormwater management systems will be used to meet mitigation requirements (per C.o.B. "Storm Drainage Design Criteria Manual," dated April 2012). The Traffic Impact Analysis studied the surrounding intersections and determined how increasing the population density in the area will affect the commute time for Blanco Road (See Appendix "A"). As a result of the TIA, it was determined that right turn lanes are recommended for all entrances onto Blanco Road and a left turn lane would be beneficial for the main entrance on Belle Oaks Ranch Blvd.

5. **Intentions to Serve**

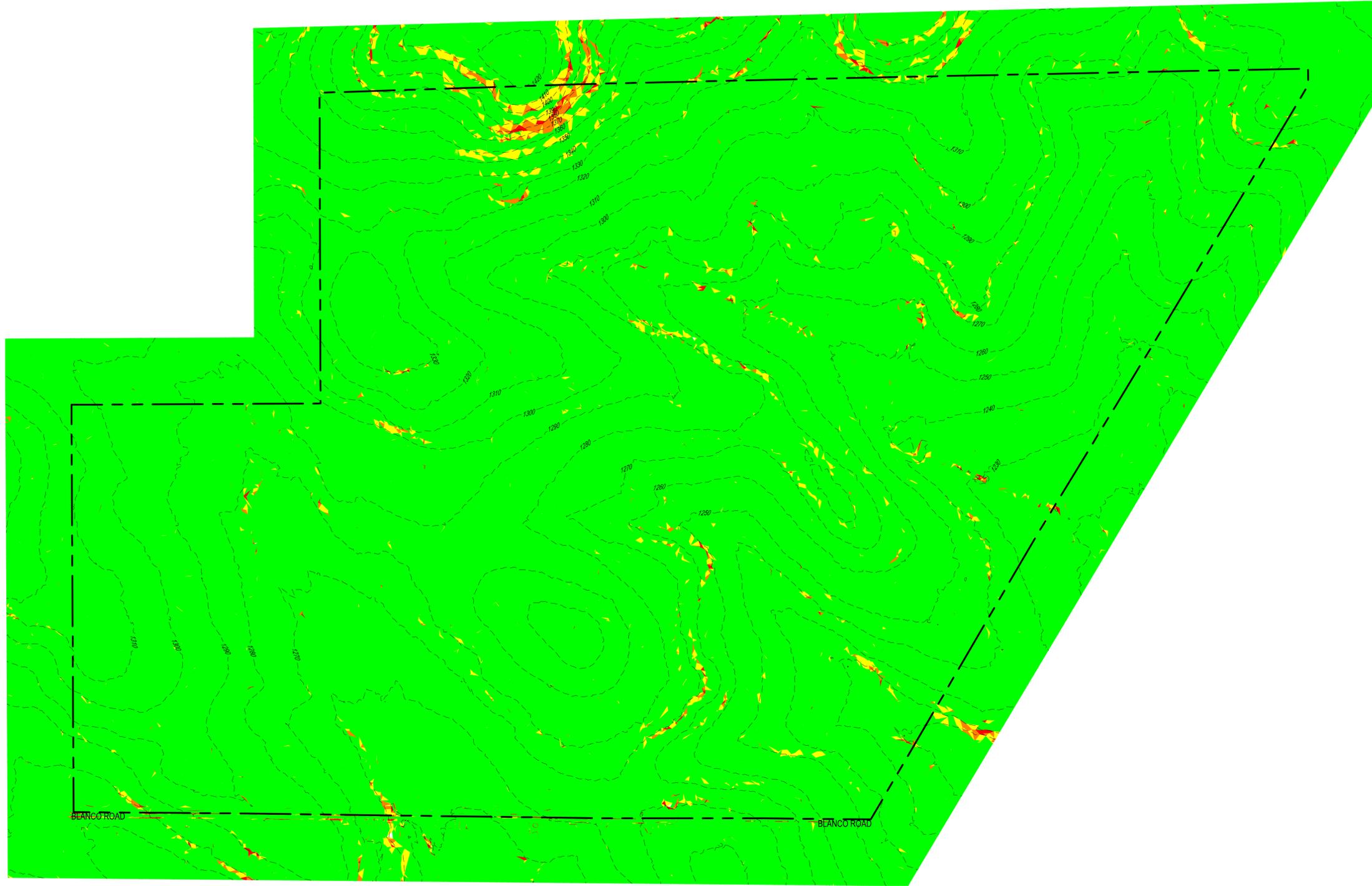
The Belle Oaks Ranch Subdivision has been approved by the County to provide each lot with individual on-site sewage facilities (OSSF) (See Appendix "D"). Canyon Lake Water Service Company will provide water sufficient to meet fire flow requirements (per Subdivision Regulations) and is named in the development agreement as the sole provider for water (See Appendix "C"). Utility providers for electricity and communications have reviewed the proposed development and determined their availability to serve (See Appendix "F"). Pedernales Electric Cooperative has approved their ability to provide the required demand that will be created by the development. Guadalupe Valley Telephone Cooperative has agreed to serve the development with Fiber Optic Cable to meet the communication needs for the future development.

Conclusion:

The attached Exhibits and Appendices fulfill the requirements for the Master Development Package required by the City of Bulverde for the proposed subdivision. Providing 615 lots on 851.32, the development will contain 52,111' of 25 mph private roads, 43.72 acres of parkland, 5 on-site detention systems using 35.79 acres, with utilities served by CLWSC, PEC, GVTC, and OSSF.

Exhibit "A"

Slope Map



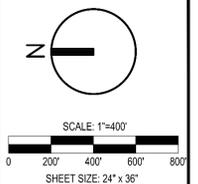
LEGEND

ADJOINING LOT	— — — — —
PROPERTY BOUNDARY	— — — — —
EXISTING 10' CONTOUR	- - - - - 1290 - - - - -
EXISTING 50' CONTOUR	- - - - - 1300 - - - - -

Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	14.99%	Green
2	15.00%	19.99%	Yellow
3	20.00%	24.99%	Orange
4	25.00%	1000.00%	Red

THIS SUBJECT TRACT HAS AN AVERAGE SLOPE WITHIN THE PROPERTY BOUNDARY OF 4.74%

NOTES:
 1. ELEVATION DATA DOWNLOADED FROM TNRS. SURFACE DATA ACCURATE TO 50 CM.
 2. DISPLAYED EXTENTS EXTEND 500' BEYOND THE PROPERTY BOUNDARY.



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REVISIONS:

MATKINHOOVER
 ENGINEERING & SURVEYING

3803 SHELL BROADS SUITE 100
 BOERNE, TEXAS 78006
 CONTACT: 512.868.2244
 WWW.MATKINHOOVER.COM

TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-1002400

SLOPE MAP
 FOR
 BELLE OAKS RANCH
 BULVERDE, TEXAS

EXHIBIT "A"

JOB NO.	2969.00
DESIGNED BY:	MAH
DRAWN BY:	TMJ
CHECKED BY:	GDK
SHEET NO:	

CS100

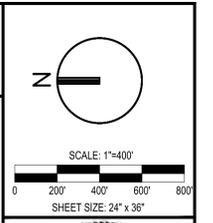
Master Development Plan

Date: Oct 15, 2019, 11:48am User ID: hmvvz

Z:\PROJECTS\2019 - Belle Oaks Ranch\MDP\02 - Master Development Plan\02 - MASTER DEVELOPMENT PLAN.dwg

OWNER 1: DAN MULLINS, JAY PATTERSON SOUTHERLAND BELLE OAKS, LLC 110 RIVER CROSSING BLVD, SUITE 1 SPRING BRANCH, TX 78070	OWNER 2: ANNABELLE ANSLEY MCGEE BELLE OAKS RANCH, LTD. 322 CARDINAL AVENUE SAN ANTONIO, TX 78209	SUBDIVIDER: DAN MULLINS, JAY PATTERSON SOUTHERLAND BELLE OAKS, LLC 110 RIVER CROSSING BLVD, SUITE 1 SPRING BRANCH, TX 78070	SURVEYOR: KYLE L. PRESSLER, R.P.L.S. MATKIN HOOVER ENGINEERING AND SURVEYING 8 SPENCER ROAD, SUITE 300 BOERNE, TX 78006	ENGINEER: GARRETT D. KELLER, P.E. MATKIN HOOVER ENGINEERING AND SURVEYING 8 SPENCER ROAD, SUITE 300 BOERNE, TX 78006
---	---	--	---	--

LAND USE SUMMARY
PROPERTY ACREAGE: 854.51
ROW DEDICATION: 3.19 AC
LOT COUNT: 615
DENSITY: 615 (LOTS) / 851.32 (ACRES) = 0.72 EDU/ACRE
LENGTH OF ROAD CENTERLINE [L.F.]: 52,111'
DRAINAGE AREA: 35.79 ACRES
PARKLAND AREA: 43.72 ACRES



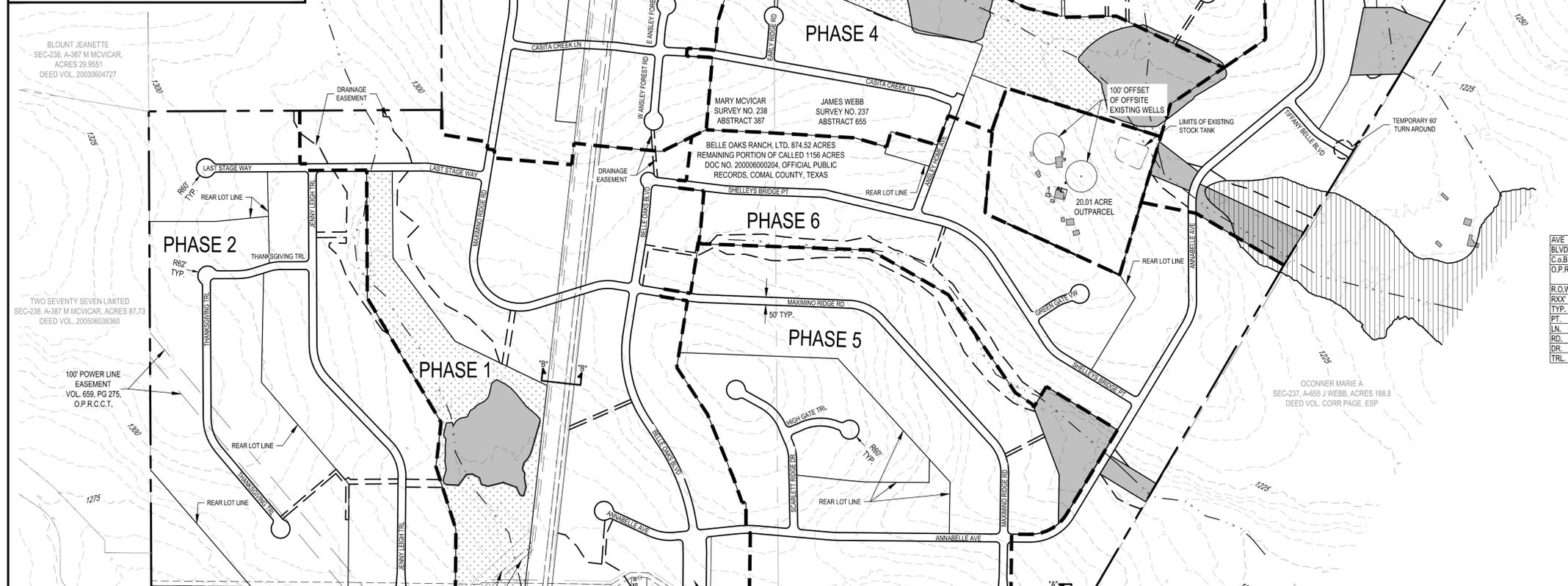
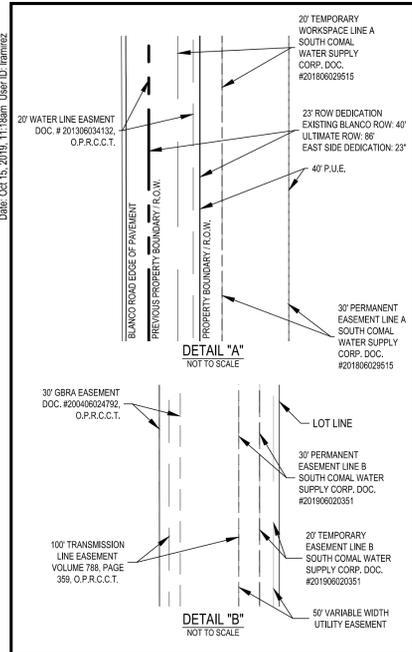
REVISIONS:

NO.	DESCRIPTION

MATKINHOOVER
ENGINEERING
& SURVEYING

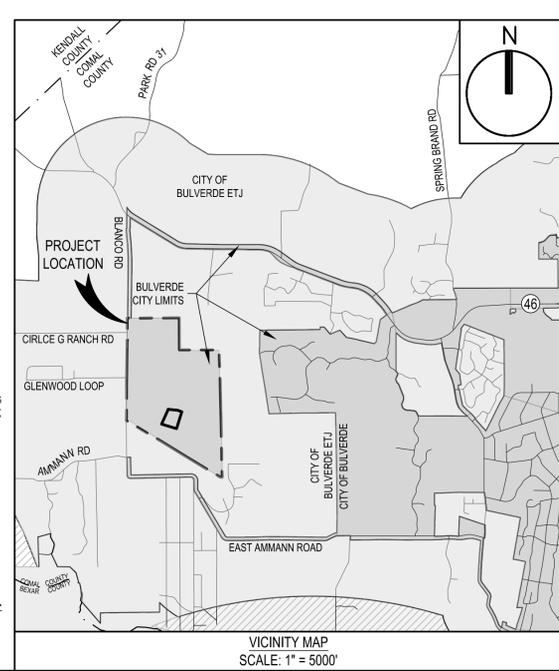
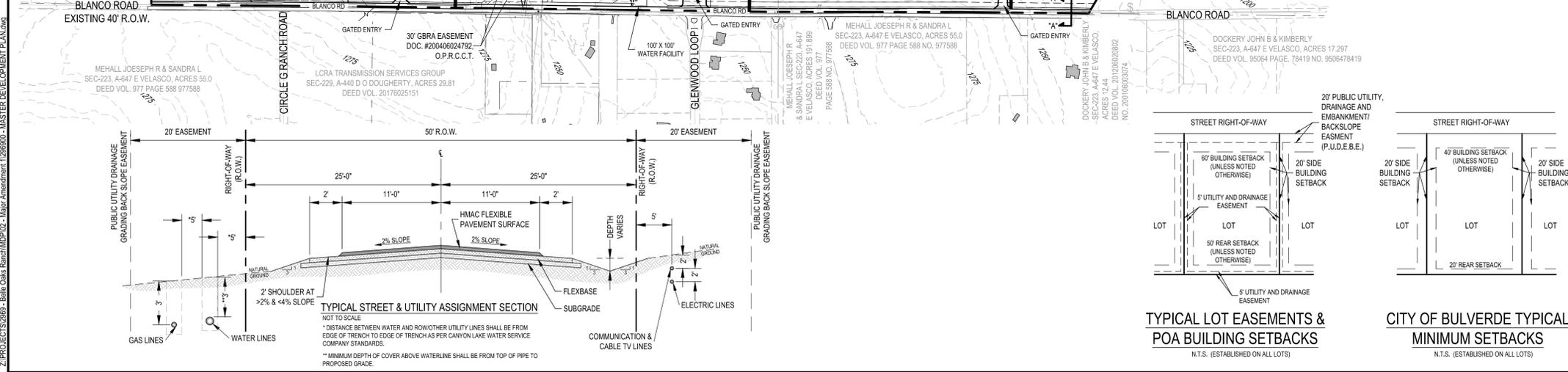
3305 SHELL BROAD SUITE 100
BOERNE, TEXAS 78006
CONTACT: 817.266.2244
WWW.MATKINHOOVER.COM

TEXAS REGISTERED ENGINEERING FIRM E-004512 SURVEYING FIRM F-1005400



PHASE	ACREAGE	LF OF ROAD	RESIDENTIAL LOTS
1	131.99	7,245	68
2	110.99	6,052	66
3	107.61	6,459	78
4	102.27	5,206	62
5	100.11	6,759	82
6	91.65	7,082	74
7	93.26	6,286	81
8	113.44	7,022	84
TOTAL	851.32	52,111	615

ABBREVIATIONS		LEGEND	
AVE	AVENUE	---	PROPERTY BOUNDARY
BLVD	BOULEVARD	- - - -	EXISTING 25' CONTOUR
C.O.B.	CITY OF BULVERDE	- - - -	EXISTING 5' CONTOUR
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS	---	ADJOINING PROPERTY LINE
R.O.W.	RIGHT OF WAY	---	100 YEAR FEMA ZONE A
RA	RADIUS	---	PROPOSED PARKLAND AREA
TYP.	TYPICAL	---	PRELIMINARY STORMWATER MANAGEMENT AREA
PT.	POINT	---	PROPOSED DRAINAGE EASEMENT
LN	LANE	---	PROPOSED PHASING BOUNDARY
RD.	ROAD	---	REAR LOT LINES
DR.	DRIVE	---	EXISTING FLOW PATH
TRL	TRAIL	---	



MASTER DEVELOPMENT PLAN
FOR
BELLE OAKS RANCH
BULVERDE, TEXAS

CS100

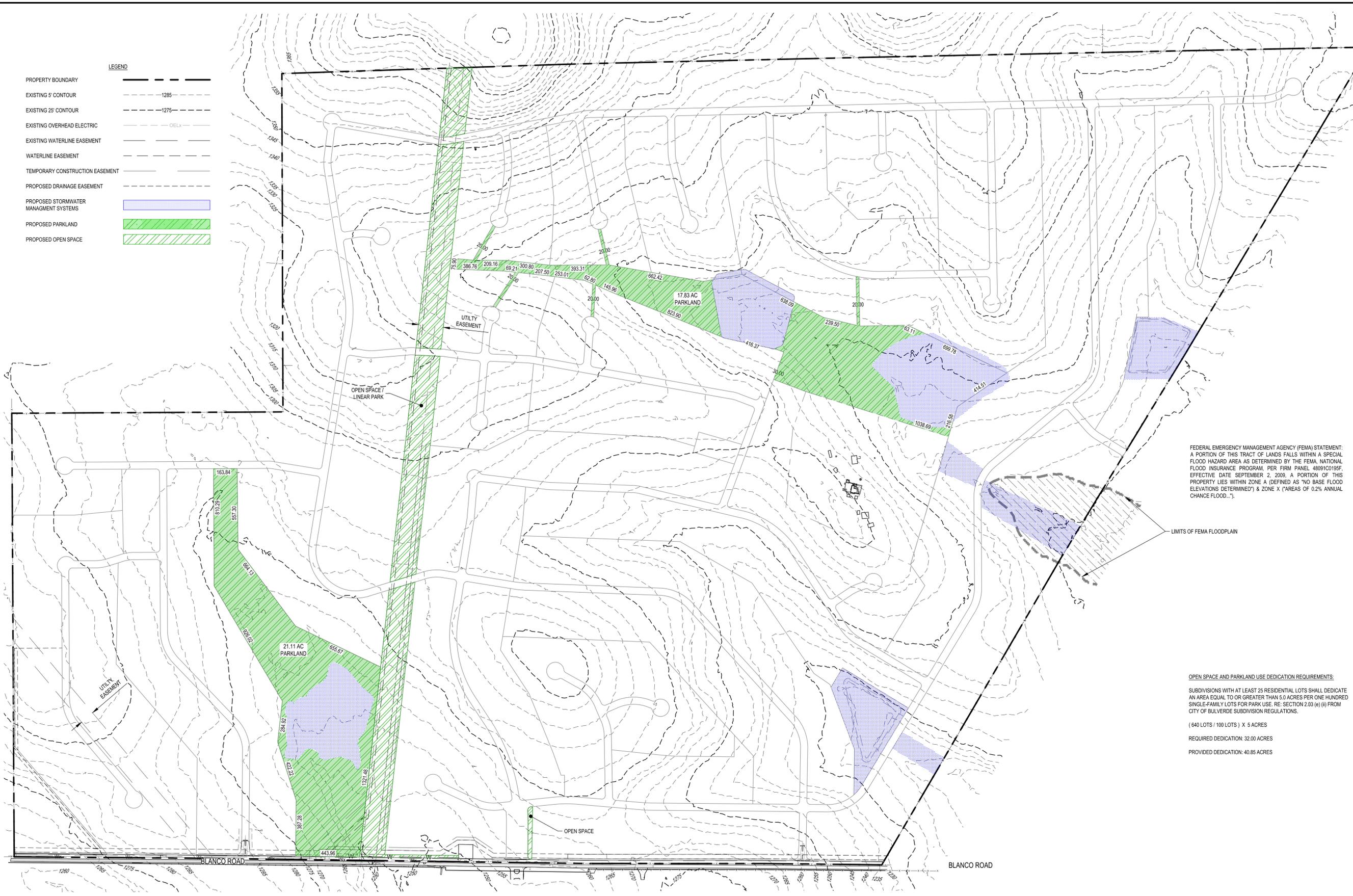
JOB NO. 2969.00
DESIGNED BY: KWH
DRAWN BY: TMJ
CHECKED BY: GDK
SHEET NO.

Exhibit "C"

Dimensional Control Plan

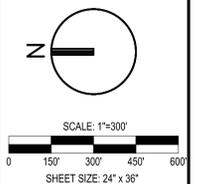
Date: Oct 15, 2019, 1:20pm User ID: jaramez

Z:\PROJECTS\2019 - Belle Oaks Ranch\MDP\02 - Major Amendment\EX-C - DIMENSIONAL CONTROL PLAN.dwg



LEGEND

PROPERTY BOUNDARY	---
EXISTING 5' CONTOUR	- - - - - 1285
EXISTING 25' CONTOUR	- - - - - 1275
EXISTING OVERHEAD ELECTRIC	--- OEL ---
EXISTING WATERLINE EASEMENT	---
WATERLINE EASEMENT	---
TEMPORARY CONSTRUCTION EASEMENT	---
PROPOSED DRAINAGE EASEMENT	---
PROPOSED STORMWATER MANAGEMENT SYSTEMS	▨
PROPOSED PARKLAND	▨
PROPOSED OPEN SPACE	▨



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REVISIONS:

MATKINHOOVER
ENGINEERING & SURVEYING

3105 SHELL ROAD SUITE 100
BOURNE, TEXAS 78006
CONTACT: 361.866.2244
OFFICE: 312.866.2244
WWW.MATKINHOOVER.COM
TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-1009400

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) STATEMENT: A PORTION OF THIS TRACT OF LANDS FALLS WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEMA NATIONAL FLOOD INSURANCE PROGRAM PER FIRM PANEL 480910195F, EFFECTIVE DATE SEPTEMBER 2, 2009. A PORTION OF THIS PROPERTY LIES WITHIN ZONE A (DEFINED AS "NO BASE FLOOD ELEVATIONS DETERMINED") & ZONE X ("AREAS OF 0.2% ANNUAL CHANCE FLOOD...").

LIMITS OF FEMA FLOODPLAIN

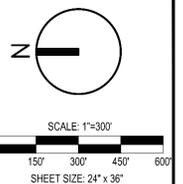
OPEN SPACE AND PARKLAND USE DEDICATION REQUIREMENTS:
SUBDIVISIONS WITH AT LEAST 25 RESIDENTIAL LOTS SHALL DEDICATE AN AREA EQUAL TO OR GREATER THAN 5.0 ACRES PER ONE HUNDRED SINGLE-FAMILY LOTS FOR PARK USE, RE: SECTION 2.03 (e) (i) FROM CITY OF BULVERDE SUBDIVISION REGULATIONS.
(640 LOTS / 100 LOTS) X 5 ACRES
REQUIRED DEDICATION: 32.00 ACRES
PROVIDED DEDICATION: 40.85 ACRES

DIMENSIONAL CONTROL PLAN
FOR
BELLE OAKS RANCH
BULVERDE, TEXAS

EXHIBIT "C"

JOB NO.	2969.00
DESIGNED BY:	MAH
DRAWN BY:	TMJ
CHECKED BY:	GDK
SHEET NO:	

Exhibit "D"
Overall Utility Plan



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REVISIONS:

MATKINHOOVER
ENGINEERING & SURVEYING
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
CONTACT: 512.868.2244
OFFICE: 512.868.2244
WWW.MATKINHOOVER.COM
TEXAS REGISTERED ENGINEERING FIRM F-00412 SURVEYING FIRM F-1002400

OVERALL UTILITY PLAN
FOR
BELLE OAKS RANCH
BULVERDE, TEXAS

LEGEND

PROPERTY BOUNDARY	---
PROPOSED PRIMARY WATER LINE LOOP	— W — W —
PROPOSED SECONDARY WATER LINE LOOPS	— W — W —
PROPOSED NATURAL GAS LINE	— G —
PROPOSED UNDERGROUND ELECTRIC LINE (VARIOUS LINE TYPES)	— UEL —

*NOTE: UTILITIES ARE SHOWN IN A SCHEMATICAL FORMAT, FOR CLARITY PURPOSES ONLY, AND DO NOT REPRESENT THE EXACT LOCATION (REFER TO THE "UTILITY ASSIGNMENT" DETAIL ON THIS SHEET FOR DIMENSIONAL CONTROL AND UTILITY PLACEMENT). STORM DRAINS ARE LEFT OFF OF THE PLAN FOR CLARITY.

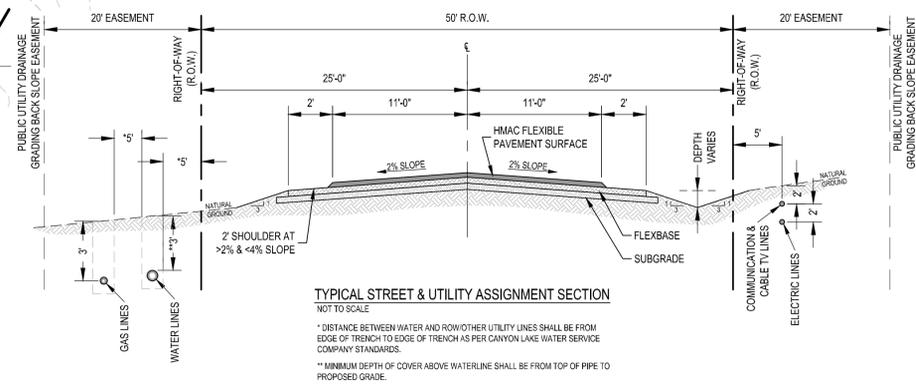


EXHIBIT "D"
JOB NO. 2989.00
DESIGNED BY: MAH
DRAWN BY: TMJ
CHECKED BY: GDK
SHEET NO:

REVIEW MEMORANDUM

TO: Garrett D. Keller, PE
gkeller@matkinhoover.com
Matkin Hoover
8 Spencer Road, Suite 100
Boerne, TX 78006

FROM: Sam Edwards, PE, CFM
sedwards@halff.com

SUBJECT: Belle Oaks Ranch MDP Major Amendment **DATE:** October 30, 2019
Review

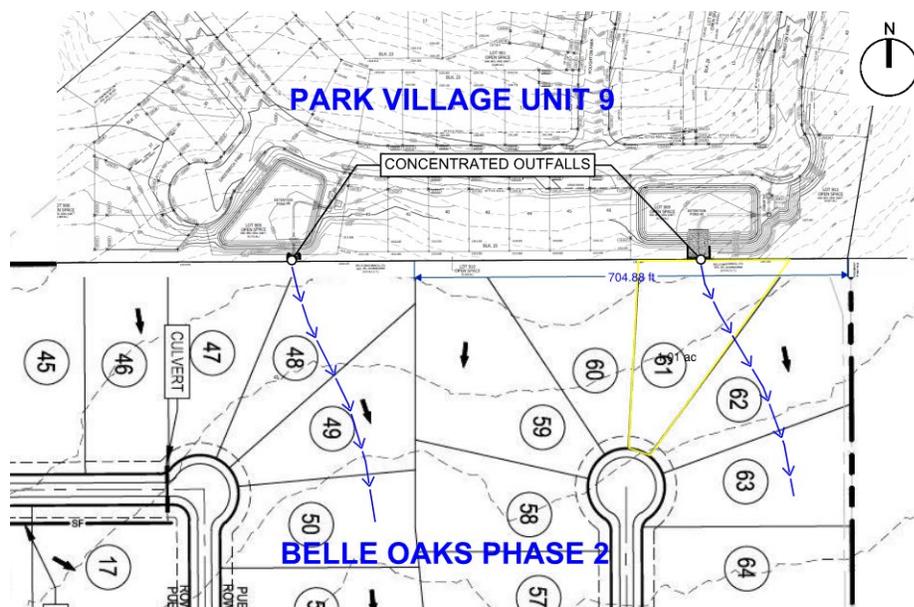
Halff Associates, on behalf of the City of Bulverde, has performed a review on the Belle Oaks Ranch Master Development Plan (MDP) Amendment, dated September 13, 2018 and supporting documents. The review was conducted relative to the requirements established in the vested City Subdivision Ordinance (dated January 9, 2018), the Bulverde Drainage Design Manual (BDDM) AND the Development Agreement dated January 9, 2018 (between the City of Bulverde and Belle Oaks Ranch, LTD.). The following items were reviewed, with specific items to be addressed by the applicant listed below before resubmittal.

In general, the amendment reduces number of lots from 640 to 615 and adds an entrance to the subdivision off Blanco Road. The 20 acre outparcel is rotated and detention pond is moved from the outparcel to further upstream in Phase 4. Drainage/detention area has increased from 24.4 to 35.8 acres. Parkland area has increased from 40.8 to 43.7 acres. Front building setbacks have increased from 40' to 60', rear setbacks increased from 20' to 50'.

Review Comments

1. Drainage Study: Detention Pond 1.2a from drainage analysis has moved from the 20 acre outparcel to a location upstream of Pond 1.2b. The sizes of detention ponds have also been altered from previous MDP but look larger than what was previously approved. The City will require an updated drainage analysis with subsequent plat submittals, however, the previous analysis dated September 13, 2018 is still sufficient at the MDP stage. The engineer has also stated that a more detailed drainage analysis will accompany each set of construction plans submitted (response not required).

2. Amended Traffic Impact Analysis was reviewed and there are no further comments (no response required). Things to keep track of moving forward:
 - a. Based on the phase/lot table on the new site plan, 3 of the 6 phases can be developed before mitigation is required at Ammann Road. It doesn't matter which 3 phases – the 4th will trigger regardless of order.
 - b. The site plan scale is too large to tell how ROW is being dedicated for the turn lanes (Right turn at all 3 entrances, Left at Belle Oaks Ranch Blvd). Please make sure to dedicate enough ROW and provide those turn lanes with the plat submittals.
3. Please provide the contributing zone plan (CZP) required for any regulated activity proposed in the Edwards Aquifer contributing zone. The previously submitted Environmental Study does not include this.
4. The Water, Sewer and Environmental Study's previously submitted are not expected to have significant changes as a result of this amendment (response not required).
5. Park Village, a proposed development north of Belle Oaks Phase 2, has two detention ponds that will concentrate discharge directly onto private lots between Thanksgiving Trail and Last Stage Way. Since the plat for Phase 2 needs to be revised to match this amendment, Half suggests adding a drainage easement down the rear lot line to accept flow from Park Village Unit 9. This will provide a specific location for Park Village to outfall to. Please coordinate with Cude Engineers (Jeffrey McKinnie, PE - jmckinnie@cudeengineers.com).





PLANNING & ZONING COMMISSION ITEM
VR-19-18

VARIANCE
Gloria Deo Academy

MEETING DATE: November 14, 2019
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Ramos, AICP, Director

REQUEST:

Consider a request by Joe Fesler, on behalf of Gloria Deo Academy, for a variance to Section 17.06.009 of the City of Bulverde Code of Ordinances, pertaining to tree removal and mitigation requirements.

OWNER/APPLICANT:

Gloria Deo Academy
1100 Bulverde Road
Bulverde, TX 78163

Joe Fesler
26818 Spiral Canyon
San Antonio, TX 78261

PROPERTY INFORMATION:

Address: 1100 Bulverde Road, Bulverde, TX 78163
Owner: Gloria Deo Academy
Existing Land Use: Institutional
Existing Zoning: C-1, Commercial

SUMMARY:

Gloria Deo Academy is requesting a variance to Section 17.06.009 pertaining to Tree removal and mitigation requirements. The academy is planning to construct a new school gymnasium on their premises. The site plan shows that trees subject to the ordinance are proposed to be removed. After modifications to the site plan, there are still protected trees proposed to be removed. The Academy would like to be exempt from replacing trees as stated in the explanation form.

ANALYSIS:

Section 17.06.009 of the City of Bulverde Code of Ordinances States:

(a) *No historic tree may be removed unless the exceptions apply as described in [section 17.06.005](#) above.*

(b) *No majestic tree shall be removed unless the exceptions apply as described in [section 17.06.005](#) above. Additional majestic tree removal may be allowed on a case-by-case basis. A separate permit is required for each majestic tree removed. The planning and zoning commission shall review each permit application for majestic tree removal and make a recommendation to city council. City council shall then approve or disapprove the permit. A 3:1 mitigation amount is required for any majestic tree removed.*

(c) *The total tree removal from the site cannot exceed 60% of the total caliper width of protected, specimen, majestic, or historic trees on the site.*

(d) *Any person removing protected, specimen, or majestic trees shall mitigate such removal by planting, replanting, relocating or leaving in place replacement tree(s) having a total caliper width equal to the total caliper width removed, plus any additional mitigation amount as stipulated in subsection (b) above, in accordance with the following:*

(1) *Property owner must fulfill 100% of tree removal mitigation requirements.*

(2) *No more than 35% of the total replacement trees may be of the same species.*

(3) *At least 50% of the replacement trees shall exceed six inches (6") in caliper width.*

(4) *Within 60 days of the 1-year anniversary of completion of all work pursuant to a tree removal permit, the permittee shall provide a report from a certified arborist verifying the viability of all replacement trees. The permittee shall replace any replacement tree that dies within one (1) year of being planted. A new one-year warranty period starts for a tree used to replace a dead replacement tree and the permittee shall provide a report from a certified arborist verifying the viability of such replacement trees within 60 days of the 1-year anniversary of the planting of such replacement trees.*

(5) *Replacement trees shall be dispersed throughout the site, particularly in parking lots, as much as possible with the exception of any utility easement areas. No replacement trees shall be planted in utility easement areas.*

(6) *In lieu of providing replacement trees, a person may pay to the city an amount determined in accordance with this subsection (6), referred to herein as "cash in lieu." Up to 25% of the required replacement tree caliper may be paid as cash in lieu to the city unless insufficient land area exists as described in subsection (7), immediately below. Any such payments shall be deposited into a special account or fund and used by the city to provide or support supplemental landscape plantings in public areas of the city or acquire wooded property that shall remain in a naturalistic state in perpetuity. A per-caliper-inch cash value for replacement trees shall be set by the city council after review and recommendation by the planning and zoning commission.*

(7) *If insufficient land area exists to plant the required total caliper width of replacement trees as defined in this section, then the cash in lieu amount can be applied to up to 50% of the required replacement tree caliper. At the sole cost of the permittee, a certified arborist shall make a written determination of the maximum total caliper width of replacement trees that may be planted on the site.*

(8) Only those trees meeting and replanted in accordance with the applicable Texas Nursery & Landscape Association Specifications Grades and Standards, or such other set of standards as designated by the city from time to time, shall satisfy the tree replanting requirements contained herein.

AUTHORITY OF THE PLANNING & ZONING COMMISSION:

Section 1.07 of the City of Bulverde Code of Ordinances states:

a) General.

(i) Variances to the requirements of this ordinance may be granted by the City Council for nonprocedural items provided the City Council determines that undue hardship will result from strict compliance with the ordinance. A variance may be granted only when in harmony with the general purpose and intent of this ordinance so that the public health, safety and welfare may be secured and substantial justice done. In granting a variance, the City Council shall prescribe only conditions that it deems necessary to or desirable in the public interest.

(ii) In making the findings required herein, the City Council shall take into account the nature of the proposed land use, existing uses of land in the vicinity, the number of persons who will reside or work in the proposed subdivision, and the probable effect of such variance upon traffic conditions and upon the public health, safety, convenience and welfare in the vicinity. No variance shall be granted unless the City Council makes affirmative findings as to all of the following:

1) That there are special circumstances or conditions affecting the land involved such that strict application of the provisions of this ordinance would deprive the applicant of the reasonable use of the land;

2) That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;

3) That granting the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area; and

4) That granting of the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this ordinance.

ATTACHMENTS:

Application
Tree Evaluation Report
Tree Survey
Site Plan

GLORIA DEO ACADEMY

**1100 BULVERDE ROAD
BULVERDE, TEXAS 78163**

October 31, 2019

VIA HAND DELIVERY AND EMAIL

City of Bulverde
30360 Cougar Bend
Bulverde, Texas 78163
Email: minclan@bulverdetx.gov

Re: Gloria Deo Academy Application for Variance to Section 17.06.009 of the
City of Bulverde Code of Ordinances

Dear Sir or Madam:

Gloria Deo Academy (GDA) owns 10.793 acres of land on Bulverde Road, which it intends to use to build educational facilities. The current phase of development is for the first stage of a gym building, with plans to later finish out the gym and create a cohesive campus with classrooms, administrative offices, and outdoor learning spaces.

To create a master development plan, GDA hired a landscape architect to determine the optimum building site to save as many trees as possible. This produced changes to the originally proposed plan, which resulted in the preservation of additional trees. The landscape architect was also tasked with developing a layout that would take full advantage of the inherent beauty of the property and utilizing the existing landscape to promote a rich and natural learning environment for our students.

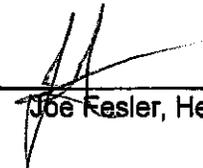
Following consultation with the landscape architect, we determined that construction of the first stage of the gym requires the removal of five trees. GDA hired an arborist to assist in evaluating the trees to be removed and the best plan for compliance with the tree ordinance. The arborist concluded that we have very limited planting areas due to the surrounding utility easements, building setback lines, required parking areas, future building plans, and existing forested areas to be preserved. He also noted that, due to the stone and compacted soil present at the building site, planting new trees would yield limited long-term viability. We are, therefore, requesting a variance to Section 17.06.009 related to tree removal and mitigation requirements.

We appreciate your time and consideration. If we can be of any assistance, or if you have any questions, please feel free to call.

Very truly yours,

Gloria Deo Academy,
a Texas non-profit corporation

By: _____


Joe Resler, Head of School



Application for Variance

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

Date: 10/31/19

Case No. _____

Applicant Information:

Joe Fesler (417) 274-3415
Name Phone Fax
26818 Spiral Canyon, San Antonio, Texas 78261 jfesler@gloriadeoacademy.net
Address Email

Property Owner Information:

Gloria Deo Academy (830) 443-9737
Name Phone Fax
1100 Bulverde Road, Bulverde, Texas 78163
Address Email

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

Property Identification:

Street Address: 1100 Bulverde Road, Bulverde, Texas 78163

Legal Description: 10.793 acres, as described on the attached Exhibit A

Zoning District Classification: C-1 Commercial

Description of Request:

1. Variance to Section 17.06.009 of the City of Bulverde Code of Ordinances, which requires:
Tree removal and mitigation requirements
2. Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires:

3. Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires:

4. Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires:

5. Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires:

The undersigned agrees to pay the non refundable application fee and any other applicable fees as outlined in the Planning and Development Fee Schedule and agrees to pay fees for any additional review requiring consultation with City Consultants, including involvement of a contract engineer in a predevelopment conference. To the extent possible, City Staff will provide the Owner/Applicant with an estimate of fees should outside consultation be required. The undersigned also acknowledges the City Staff may require additional appropriate information be submitted to aid in the review.

[Signature] 10/31/19
Signature of Owner/Applicant Date

Fees:

- Zoning and Plat Variance Review Fee - \$750.00 (per Section/Provision of the Code)
- Variance Review Fee (all other Variances)- \$500.00 (per Section/Provision of the Code)

VARIANCE CRITERIA EXPLANATION FORM

(for Zoning Code Variances Only)

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

1) Describe the special conditions affecting the land involved, such that literal enforcement of the regulation would result in the unnecessary hardship?

A) Property is compacted soil and predominantly stone

B) Building and planting are limited due to surrounding utility easements, building setback lines, required parking areas, and existing forested areas to be preserved.

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

Due to the deep stone, on-site planting will yield limited viability. Planting in open areas will interfere with available parking areas and future building.

3) Describe how granting the variance will not be contrary to the public interest.

Granting the variance will have no negative impact on the surrounding properties or the City of Bulverde.

4) Describe how granting the variance will be in the spirit of the regulation.

The property at issue is a heavily wooded lot. Gloria Deo Academy has utilized the services of a landscape architect to determine the optimum building site to save as many trees as possible. Our building plans are designed to work with the existing trees to amplify the natural beauty of the lot.

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

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

Exhibit "A"

6.000 ACRE TRACT (TRACT A)
16RPLSM079 GLORIA DEO ACADEMY.DWG

FN NO. 16RPLSM079
DECEMBER 13, 2016

FIELDNOTE DESCRIPTION

OF A 6.000 ACRE TRACT OF LAND SITUATED IN THE WESLEY REAGER SURVEY NO. 410, COMAL COUNTY, TEXAS AND OUT OF THAT CERTAIN 41.9 ACRE TRACT OF LAND CONVEYED BY DEED OF RECORD IN VOLUME 231, PAGE 41 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS, SAID 6.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A FOUND 1/2" IRON ROD SITUATED ON THE WESTERLY RIGHT OF WAY LINE OF BULVERDE ROAD, MARKING THE NORTHEASTERLY CORNER OF LOT 1, BLOCK 1, COWCATCHERS SUBDIVISION, DOCUMENT NO. 200806019515 OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS BEING THE **POINT OF BEGINNING** AND NORTHERLY CORNER HEREOF;

THENCE, FOLLOWING THE COMMON LINE OF BULVERDE ROAD AND SAID 41.9 ACRE TRACT, THE FOLLOWING COURSES:

S 41° 20' 40" E, A DISTANCE OF 212.75 FEET TO A SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING", MARKING A CORNER HEREOF;

S 28° 18' 40" E, A DISTANCE OF 518.46 FEET TO A SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING", MARKING THE EASTERLY CORNER HEREOF;

THENCE, INTO AND ACROSS SAID 41.9 ACRE TRACT, THE FOLLOWING COURSES:

S 57° 24' 27" W, A DISTANCE OF 453.56 FEET TO A SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING", MARKING THE SOUTHEASTERLY CORNER HEREOF;

N 83° 24' 26" W, A DISTANCE OF 214.75 FEET TO A SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING", MARKING THE SOUTHEASTERLY CORNER HEREOF;

N 82° 36' 18" W, A DISTANCE OF 47.32 FEET TO A SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING", MARKING THE SOUTHWESTERLY CORNER HEREOF;

N 19° 34' 48" W, A DISTANCE OF 229.18 FEET TO A SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING" SITUATED ON THE COMMON LINE OF SAID LOT 1, BLOCK 1, COWCATCHERS SUBDIVISION AND SAID REMAINDER 41.9 ACRE TRACT, MARKING THE WESTERLY CORNER HEREOF;

THENCE, ALONG SAID COMMON LINE THE FOLLOWING COURSES:

N 76° 13' 52" E, A DISTANCE OF 139.31 FEET TO A SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING", MARKING A CORNER HEREOF;

N 81° 09' 14" E, A DISTANCE OF 98.03 FEET TO A FOUND 1/2" IRON ROD, MARKING A CORNER HEREOF;

N 59° 26' 36" E, A DISTANCE OF 125.89 FEET TO A FOUND 1/2" IRON ROD, MARKING A CORNER HEREOF;

N 13° 02' 59" E, A DISTANCE OF 245.24 FEET TO A FOUND 1/2" IRON ROD, MARKING A CORNER HEREOF;

N 49° 43' 42" W, A DISTANCE OF 217.99 FEET TO A FOUND 1/2" IRON ROD, MARKING THE NORTHWESTERLY CORNER HEREOF;

N 40° 16' 17" E, A DISTANCE OF 159.57 FEET TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF 6.000 ACRES OF LAND, MORE OR LESS.

OF A 4.793 ACRE TRACT OF LAND SITUATED IN THE WESLEY REAGER SURVEY NO. 410, COMAL COUNTY, TEXAS AND OUT OF THAT CERTAIN 41.9 ACRE TRACT OF LAND CONVEYED BY DEED OF RECORD IN VOLUME 231, PAGE 41 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS, SAID 4.793 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A FOUND 1/2" IRON ROD SITUATED AT THE SOUTHWESTERLY CORNER OF LOT 1, BLOCK 1, COWCATCHERS SUBDIVISION, DOCUMENT NO. 200806019515 OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS AND ON THE NORTHERLY LINE OF SAID REMAINDER 41.9 ACRE TRACT, SAME BEING THE POINT OF BEGINNING HEREOF;

THENCE, FOLLOWING THE COMMON LINE OF SAID LOT 1, THE FOLLOWING COURSES:

S 78° 39' 14" E, A DISTANCE OF 74.32 FEET TO A FOUND 1/2" IRON, MARKING A CORNER HEREOF;

N 76° 13' 52" E, A DISTANCE OF 77.11 FEET TO A SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING", MARKING THE NORTHEASTERLY CORNER HEREOF;

THENCE, INTO AND ACROSS SAID 41.9 ACRE TRACT, THE FOLLOWING COURSES:

S 19° 34' 48" E, A DISTANCE OF 229.18 FEET TO A SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING", MARKING A CORNER HEREOF;

S 82° 36' 18" E, A DISTANCE OF 47.32 FEET TO A SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING", MARKING A CORNER HEREOF;

S 83° 24' 26" E, A DISTANCE OF 214.75 FEET TO A SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING", MARKING A CORNER HEREOF;

S 05° 03' 10" E, A DISTANCE OF 265.12 FEET TO A SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING", MARKING THE SOUTHEASTERLY CORNER HEREOF;

N 85° 00' 30" W, A DISTANCE OF 640.43 FEET TO A SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING", MARKING THE SOUTHWESTERLY CORNER HEREOF;

N 11° 09' 49" E, A DISTANCE OF 468.03 FEET TO A SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING", MARKING THE NORTHWESTERLY CORNER HEREOF;

S 78° 39' 14" E, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 4.793 ACRES OF LAND, MORE OR LESS.

I, RICHARD A. GOODWIN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

A SURVEY EXHIBIT WAS PREPARED ON THIS SAME DATE. BASIS OF BEARING IS NAD 83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.

SHERWOOD SURVEYING & SUE, LLC
P.O. BOX 992
SPRING BRANCH, TEXAS 78070
TBPLS FIRM #10044200

Richard A. Goodwin 12/13/16
RICHARD A. GOODWIN DATE
R.P.L.S. #4069 STATE OF TEXAS





Tree Evaluations: Gloria Deo Academy
1100 Bulverde Road
Bulverde, TX 78163

Thank you for the opportunity to serve you on this task. Tree identification, measurement, inspection, and arboriculture consultation were performed by Davey trained arborists who through related training and on-the-job experience are familiar with the techniques and equipment used in such operations.

10/15/2019

To whom it may concern:

5 designated trees on site were evaluated to determine tree species, trunk diameter at breast height (DBH), and condition. Below table addresses arborist findings and provides supporting notes and proposed mitigation reductions (if pertinent) where needed.

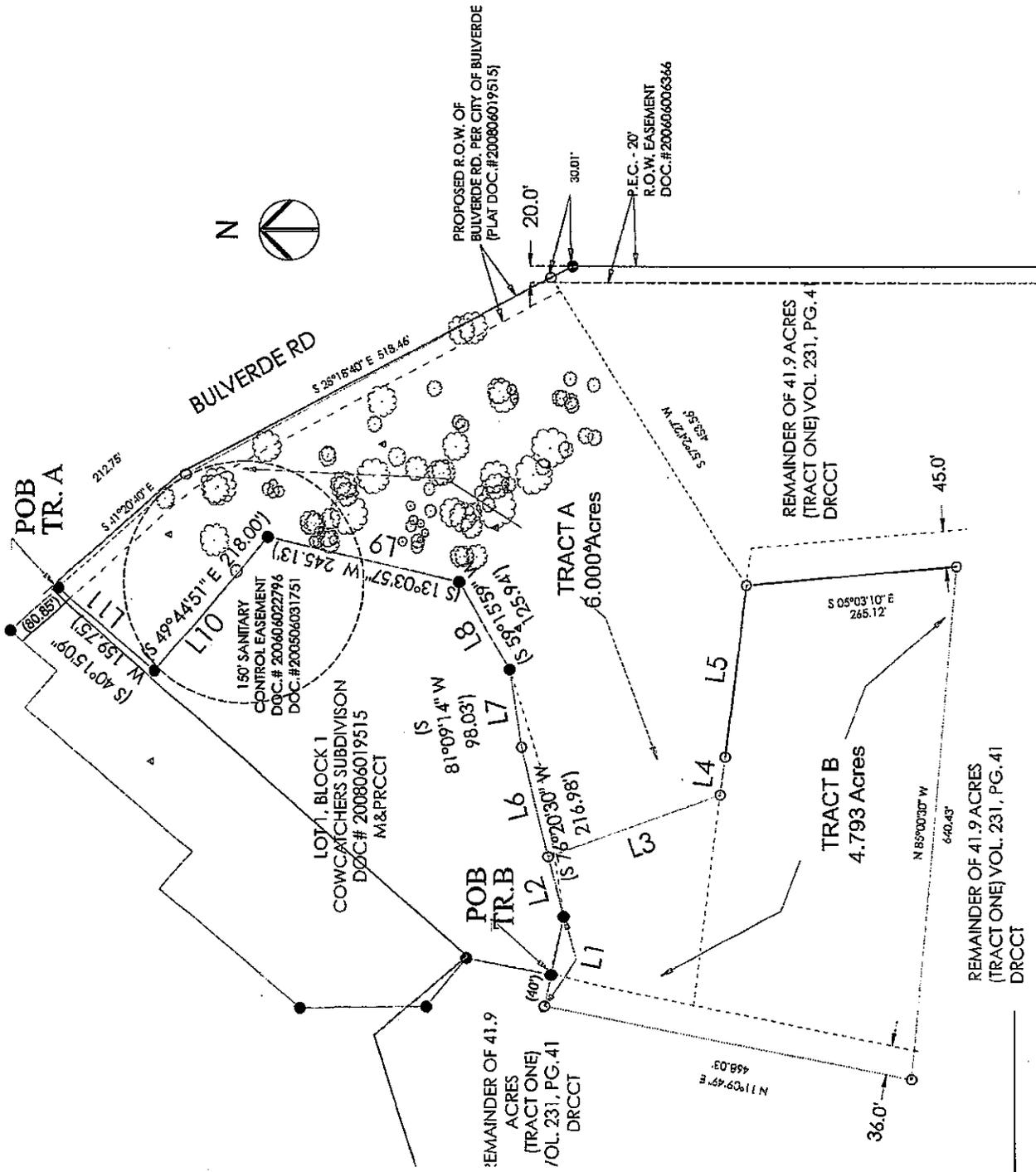
Only trees in "Average" condition or better on this site would be worth preserving if convenient/fitting with site plan. There are no large specimen trees in average or above health. Trees on construction sites undergo stress.

If any trees are preserved, pre-construction fertilization, professional limb removal/pruning, are recommended to maintain tree health.

If you have any questions about tree assessment and recommendations on this site, please contact me at (210)-310-4832 or by email at micheal.presta@davey.com. I look forward to being of further service.



Tree number	Species	DBH in inches	Condition Rating	Notes	Proposed mitigation
3077	Live oak	18"	Fair	Accumulation of dead wood, Girdling roots, Cavities	50% - Less
3078	Live oak	16"	Fair	Accumulation of dead wood, Girdling roots	50% - Less
3049	Live oak	18"	Fair	Accumulation of dead wood	50% - Less
3050	Live oak	8"	Average	Average structure and vigor	-
3052	Live oak	7"	Average	Average structure and vigor	-





PLANNING AND ZONING COMMISSION ITEM:
VR-19-19
SIGN VARIANCE
32600 US HWY 281 N

MEETING DATE: November 14, 2019
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Ramos, AICP, Director

REQUEST:

Consider a request by Keith Smith, on behalf of Sanctuary Investment Properties, for a variance to section 3.08.102(b)(2)(B) of the City of Bulverde Code of Ordinances, at 32600 US HWY 281 N.

APPLICANT:

Keith Smith
9848 Lorene Lane
San Antonio, TX 78216

PROPERTY INFORMATION:

Address: 32600 US HWY 281 N
Owner: Sanctuary Investment Properties
Existing Land Use: Commercial
Existing Zoning: C-2 Commercial

ANALYSIS:

The subject property is located on the east side of US HWY 281 N. The subject property is zoned C-2 commercial and the existing residence is being converted into a commercial use. The terrain surrounding the entrance to this parcel has led to this variance request.

The applicant desires to construct a new monument sign structure with a total height of eighteen (18) feet (including base) that would not adhere to Section 3.08.102(b)(2)(B) of the City of Bulverde Code of Ordinances, which states the following:

Section 3.08.102(b)(2)(B): Roads with a speed limit greater than or equal to fifty (50) mph. Fourteen (14) feet, excluding monument base. The monument base may be an additional two (2) feet in height measured from ground level at the center of the base to the top of the base. The sign structure (including base) shall not exceed sixteen (16) feet.

CRITERIA FOR EVALUATION:

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

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

ATTACHMENTS:

Application



Application for Variance

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

www.ci.bulverde.tx.us

Date: 10.30.19

Case No. _____

Applicant Information:

KEITH SMITH	210.381.0642	
Name	Phone	Fax
9848 LORENE LN SAN ANTONIO, TX 78216		keith@absolutedesignpartners.com
Address		Email

Property Owner Information:

SANCTUARY INVESTMENT PROPERTIES	210.381.0642	
Name	Phone	Fax
32600 US HWY 281 N BULVERDE, TX 78163		keith@absolutedesignpartners.com
Address		Email

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

Property Identification:

Street Address: 32600 US HWY 281 N BULVERDE, TX 78163

Legal Description: _____

Zoning District Classification: C-2

Description of Request:

- Variance to Section ^{3.08.102 (b) MONUMENT SIGNS} of the City of Bulverde Code of Ordinances, which requires: A MAX HEIGHT OF 16' INCLUDING A TWO FOOT HIGH BASE. WE ARE REQUESTING A TOTAL HEIGHT OF 18'.
- Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires: _____
- Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires: _____
- Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires: _____
- Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires: _____

The undersigned agrees to pay the **non refundable** application fee and any other applicable fees as outlined in the Planning and Development Fee Schedule and agrees to pay fees for any additional review requiring consultation with City Consultants, including involvement of a contract engineer in a predevelopment conference. To the extent possible, City Staff will provide the Owner/Applicant with an estimate of fees should outside consultation be required. The undersigned also acknowledges the City Staff may require additional appropriate information be submitted to aid in the review.

Keith Smith
Signature of Owner/Applicant

10.30.19
Date

Fees:

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

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



30360 Cougar Bend, Bulverde, Texas 78163
 (830) 980-8832 / fax (830) 438-4339
 www.bulverdetx.gov

SIGN PERMIT APPLICATION

(ONE APPLICATION PER SIGN)

PERMIT # 10945 SIGN VALUATION: 9.1K SQ FT: 10.9 x 10 = 109 sqft

INSTALLATION ADDRESS: 32600 Hwy 281 Bulverde

LOCATION NAME: The Sancuary

CITY, STATE, ZIP: Bulverde, Tx. 78163

SIGN COMPANY: U.S. Signs CONTACT NAME: Lydell Toye

ADDRESS: 258 Trade Center Drive CITY, STATE, ZIP: New Braunfels, Tx. 78130

PHONE: 830-629-4411 EMAIL: ussigns@sbcglobal.net

ELECTRICAL CONTRACTOR: Owner supplied PHONE: _____
 (FOR ILLUMINATED SIGNS)

TYPE OF SIGN STRUCTURE

PERMANENT SIGN: ATTACHED SIGN MONUMENT SIGN GROUND SIGN

TEMPORARY SIGN: SPECIAL PURPOSE * BANNER DEVELOPMENT

*For events sponsored by civic and/or non-profit organizations only

DID THIS SIGN/SIGN APPLICATION GO BEFORE THE CITY COUNCIL? YES NO IF YES, APPROVAL DATE: _____

ITEMS REQUIRED WITH SUBMITTAL

ITEM REQUIRED	WHEN REQUIRED
<input type="checkbox"/> GENERAL PLAN THAT ILLUSTRATES (TO SCALE): <ul style="list-style-type: none"> Location of the building, structure, or tract to which or upon which the sign is to be attached or rected Position of the sign in relation to right-of-ways, easements, buildings, structures existing and/or proposed signs, etc. 	ALL TYPES OF SIGNS AND SIGN STRUCTURES
<input type="checkbox"/> SIGN DRAWINGS (TO SCALE) THAT ILLUSTRATE HIGHT, LENGTH, WIDTH, AND ALL OTHER DIMENSIONS ASSOCIATED WITH THE SIGN	ALL TYPES OF SIGNS AND SIGN STRUCTURES
<input type="checkbox"/> COMPLAINE WITH RESIDENTIAL ADJACENCY STANDARDS	ALL ATTACHED SIGNS
<input type="checkbox"/> ILLUMINATION DETAILING, INCLUDING ELECTRICAL CONTRACTOR COMPANY NAME & PHONE	ALL ILLUMINATED SIGNS
<input type="checkbox"/> COMPLAINE WITH MATERIAL REQUIREMENTS	ALL MONUMENT SIGNS

DETAILS OF PROPOSED SIGN

ATTACHED SIGN	MONUMENT SIGN
STOREFRONT/TENANT AREA WIDTH: _____ FT	HEIGHT OF STRUCTURE: <u>18</u> FEET
DISTANCE FROM THE PROPERTY LINE: _____ FT	SIGN DIMENSION: <u>10.9</u> FT x <u>10</u> FT SIGN AREA <u>109</u> SQ FT
FAÇADE HEIGHT ON WHICH THE SIGN IS LOCATED: _____ FT	SETBACK FROM THE PROPERTY LINE: <u>1'</u> NUMBER OF SIGNS _____
ILLUMINATION TYPE: _____	IF MORE THAN 1, DISTANCE BETWEEN THE SIGNS: _____ FT
SIGN AREA: _____ SQ FT	SIGN MATERIAL: <u>Aluminum, plastic</u>
SIGN WIDTH: _____ FT	BASE MATERIAL: <u>Limestone</u>
LETTER HEIGHT: _____ INCHES LOGO HEIGHT: _____	ILLUMINATION TYPE: <u>LED lighting</u>
RESIDENTIAL ADJACENCY*: <input type="checkbox"/> YES <input type="checkbox"/> NO <small>*Applicable only if the façade on which the sign is located faces residential uses.</small>	GROUND SIGN
IF YES, DISTANCE FROM THE SIGN TO THE RESIDENTIAL PROPERTY LINE: _____ FT	SETBACK FROM THE PROPERTY LINE _____ FT
	SIGN HEIGHT: _____ FT SIGN AREA: _____ SQ FT
	NUMBER OF SIGNS: _____

Property Owner Acknowledgement:

I acknowledge that I have granted permission to the tenant/applicant to erect/install the proposed sign.

Signature of owner: Kirk Smith Date: 10.30.19

Applicant Acknowledgement and wind pressure & dead load compliance: I certify that all the information provided above is accurate and the above proposed sign(s) shall be designed and constructed to withstand a wind pressure of not less than 30 pounds per square foot of area and shall be constructed to receive dead loads as required by applicable building code standards.

Signature of applicant: _____ Date: 10/30/19

FOR OFFICE USE ONLY:

Comments: _____

Approved By: _____ Denied by: _____

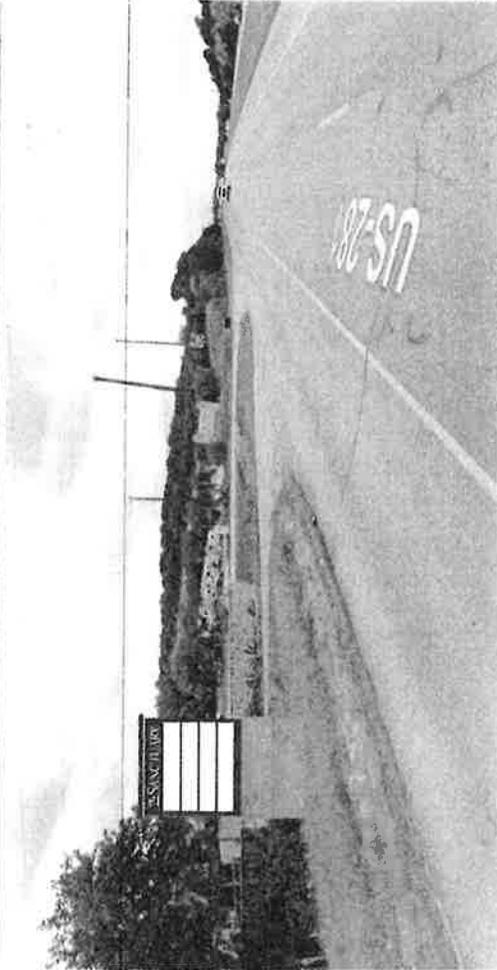
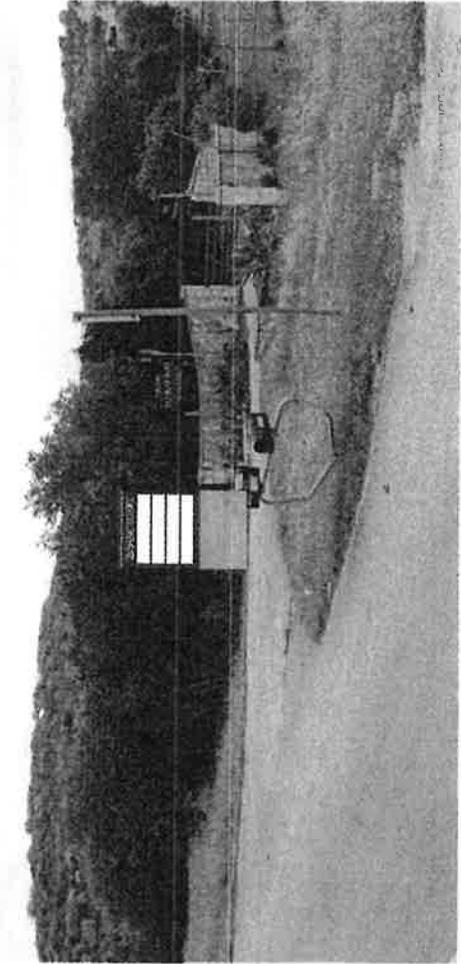
Date: _____ Date: _____

Variance 500.00
 review 75

575.00
 inspec: 128.46

\$103.44

00508
 10/30/19



Sign cabinet sq footage meets sign criteria.
 Height of structure does not due to wanting
 base to be as high as existing rock wall,
 due to lower grade from highway.

258 TRADE CENTER DRIVE
 NEW BRAUNFELS, TEXAS 78130
 830.629.4411 FAX 830.629.8099
 ussigns@sbcglobal.net • www.ussignsnb.com



State License TSCL 18159
Approved by the Texas State Board of Professional Engineers, Architects, and Surveyors, 1991

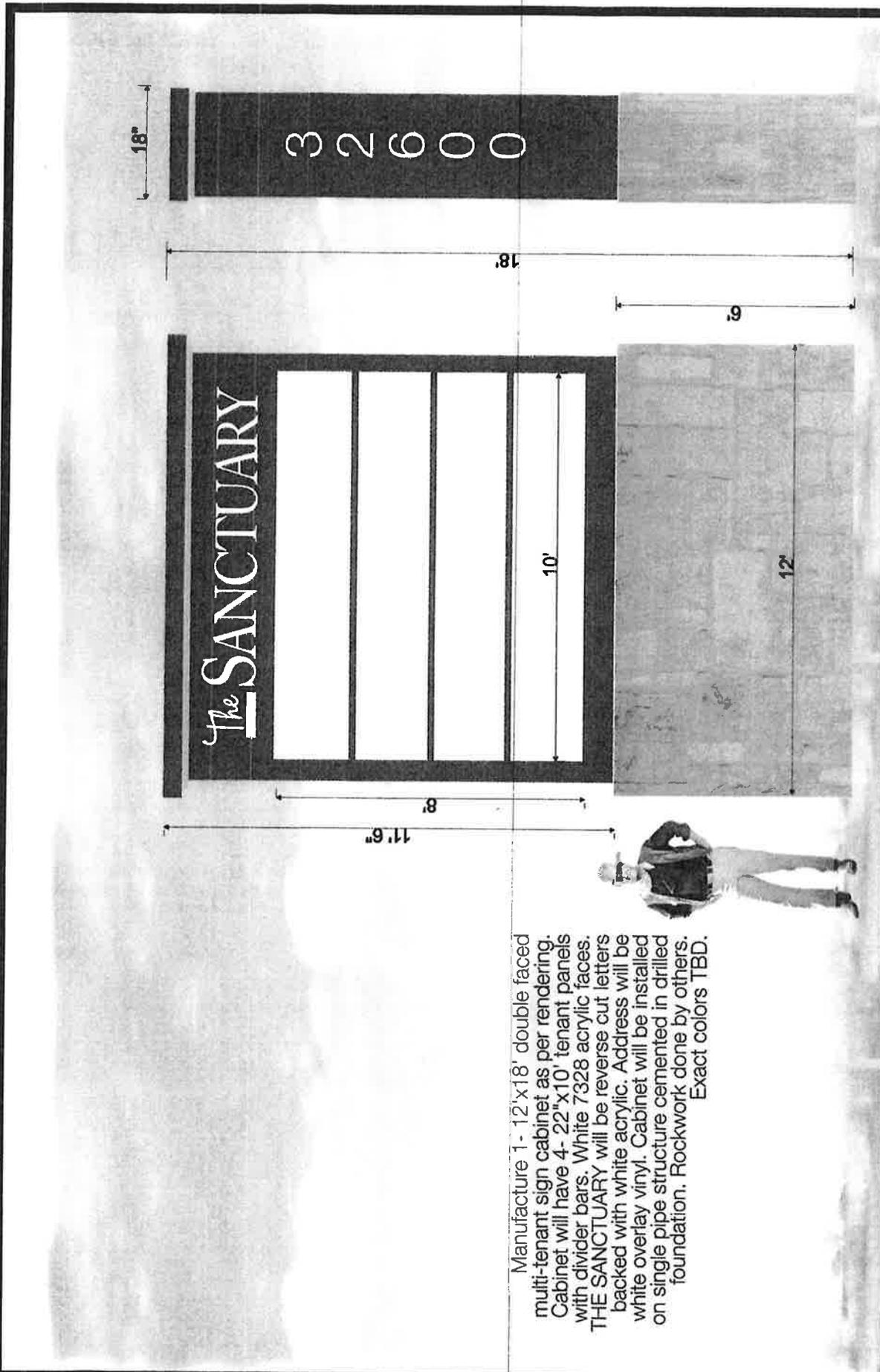


Client ABSOLUTE DESIGN 32600 Hwy 281

Approval _____ Date _____

All drawings submitted are property of U.S. Signs until purchased by The Client. No alterations or distributions can be made without written consent from U.S. Signs

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE. THE NATIONAL ELECTRICAL CODE INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



Manufacture 1 - 12'x18' double faced multi-tenant sign cabinet as per rendering. Cabinet will have 4 - 22"x10' tenant panels with divider bars. White 7328 acrylic faces. THE SANCTUARY will be reverse cut letters backed with white acrylic. Address will be white overlay vinyl. Cabinet will be installed on single pipe structure cemented in drilled foundation. Rockwork done by others. Exact colors TBD.



State License TSCL 18159
Professional Seal of the State of Texas

258 TRADE CENTER DRIVE
 NEW BRAUNFELS, TEXAS 78130
 830.629.4411 FAX 830.629.8099
 ussigns@sbcglobal.net - www.ussignsnb.com



Client ABSOLUTE DESIGN 32600 Hwy 281

Approval _____ Date _____

All drawings submitted are property of U.S. Signs until purchased by The Client. No alterations or distributions can be made without written consent from U.S. Signs

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

VARIANCE CRITERIA EXPLANATION FORM

(for Sign Code Variances Only)

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

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

WE ARE PROPOSING A MONUMENT SIGN AT THE DRIVEWAY ENTRANCE TO OUR RECENTLY PURCHASED PROPERTY ALONG NORTH BOUND US HWY 281. THE TxDOT RIGHT OF WAY GRADING IMMEDIATELY SLOPES DOWNWARD AS IT HEADS TOWARDS OUR PROPERTY. AT OUR PROPERTY LINE (WHERE THE MONUMENT SIGN WOULD BE LOCATED) THE EXISTING GRADE IS APPROXIMATELY 5-6 FEET BELOW THE ELEVATION OF THE HIGHWAY. IF WE ADHERED TO THE ORDINANCE STANDARDS THEN THE BOTTOM PORTION OF OUR SIGN WOULD NOT BE VISIBLE FROM THE ROAD.

- 2) Describe the unnecessary hardship that would result due to a literal enforcement of the regulation. IF WE ADHERED TO THE ORDINANCE STANDARDS THEN THE BOTTOM PORTION OF OUR SIGN

WOULD NOT BE VISIBLE FROM THE ROAD.

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

WE ARE REQUESTING A VARIANCE TO ALLOW A TOTAL HEIGHT INCLUDING THE BASE OF 18' INSTEAD OF 16'. DUE TO THE EXISTING LOWER ELEVATION AT OUR MONUMENT SIGN LOCATION OUR SLIGHTLY TALLER SIGN WILL STILL BE LOWER IN ELEVATION THAN MOST OF THE SURROUNDING SIGNS IN OUR AREA. WE ARE STILL MAINTAINING THE REQUIREMENTS OF TOTAL AREA ALLOWED- WE ARE JUST ASKING TO MAKE OUR LIMESTONE BASE TALLER TO HELP WITH VISIBILITY.

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

WE ARE STILL MAINTAINING THE REQUIREMENTS OF TOTAL AREA ALLOWED- WE ARE JUST ASKING TO MAKE OUR LIMESTONE BASE TALLER TO HELP WITH VISIBILITY. SINCE THE EXISTING GRADE IS LOWER OUR SIGN WILL SEEM SHORTER IN REALITY BECAUSE OF THE LOWER STARTING POINT- WHICH I BELIEVE IS THE PRIMARY INTENT OF THE HEIGHT RESTRICTIONS ULTIMATELY.

THANK YOU FOR YOUR CONSIDERATION.....

*Note for the Board / Commission:

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

VARIANCE CRITERIA EXPLANATION FORM

(for Sign Code Variances Only)

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

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

WE ARE PROPOSING A MONUMENT SIGN AT THE DRIVEWAY ENTRANCE TO OUR RECENTLY PURCHASED PROPERTY ALONG NORTH BOUND US HWY 281. THE TxDOT RIGHT OF WAY GRADING IMMEDIATELY SLOPES DOWNWARD AS IT HEADS TOWARDS OUR PROPERTY. AT OUR PROPERTY LINE (WHERE THE MONUMENT SIGN WOULD BE LOCATED)THE EXISTING GRADE IS APPROXIMATELY 5-6 FEET BELOW THE ELEVATION OF THE HIGHWAY. IF WE ADHERED TO THE ORDINANCE STANDARDS THEN THE BOTTOM PORTION OF OUR SIGN WOULD NOT BE VISIBLE FROM THE ROAD.

- 2) Describe the unnecessary hardship that would result due to a literal enforcement of the regulation. IF WE ADHERED TO THE ORDINANCE STANDARDS THEN THE BOTTOM PORTION OF OUR SIGN WOULD NOT BE VISIBLE FROM THE ROAD.

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

WE ARE REQUESTING A VARIANCE TO ALLOW A TOTAL HEIGHT INCLUDING THE BASE OF 18' INSTEAD OF 16'. DUE TO THE EXISTING LOWER ELEVATION AT OUR MONUMENT SIGN LOCATION OUR SLIGHTLY TALLER SIGN WILL STILL BE LOWER IN ELEVATION THAN MOST OF THE SURROUNDING SIGNS IN OUR AREA. WE ARE STILL MAINTAINING THE REQUIREMENTS OF TOTAL AREA ALLOWED- WE ARE JUST ASKING TO MAKE OUR LIMESTONE BASE TALLER TO HELP WITH VISIBILITY.

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

WE ARE STILL MAINTAINING THE REQUIREMENTS OF TOTAL AREA ALLOWED- WE ARE JUST ASKING TO MAKE OUR LIMESTONE BASE TALLER TO HELP WITH VISIBILITY. SINCE THE EXISTING GRADE IS LOWER OUR SIGN WILL SEEM SHORTER IN REALITY BECAUSE OF THE LOWER STARTING POINT- WHICH I BELIEVE IS THE PRIMARY INTENT OF THE HEIGHT RESTRICTIONS ULTIMATELY.

THANK YOU FOR YOUR CONSIDERATION.....

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

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



PLANNING & ZONING COMMISSION ITEM:
VR-19-20

SIGN VARIANCE
Centennial Ridge (Sign No. 1)

MEETING DATE: November 14, 2019
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Ramos, AICP, Director

REQUEST:

Consider a request by Dan Mullins for a variance to Sections 3.08.133(5)(B)(i), 3.08.133(5)(B)(ii), and 3.08.133(5)(B)(iii) of the City of Bulverde Code of Ordinances, at 619 E. Ammann Road.

APPLICANT:

Dan Mullins
Southerland Belle Oaks, LLC
110 River Crossing Blvd.
Ste. 1
Spring Branch, TX 78070

PROPERTY INFORMATION:

Address: 619 E. Ammann Road
Owner: Dan Mullins, Southerland Belle Oaks, LLC
Existing Land Use: Undeveloped
Existing Zoning: R-1 Residential

ANALYSIS:

This is one of ten separate applications that have been filed for the City Council's consideration.

The subject property is the Centennial Ridge Subdivision. Units 1 and 2 have been approved by the City of Bulverde.

The applicant proposes to install ten (10) development signs in total. The ordinance dictates that developments may have a maximum of one (1) sign per development site. The applicant also requests a variance to the maximum height requirement for each of the signs. The ordinance allows for a maximum of five (5) feet per sign. The applicant further requests a variance from the maximum area limit for this specific sign. The ordinance allows for a maximum area of sixty-four (64) square feet with a maximum of thirty-two (32) square feet per sign face.

The sign for this variance request would have a total height of 240 inches (20 feet) and a total area of one hundred twenty-eight (128) square feet.

Section 3.08.133(5)(B)(i): Maximum height: Five (5) feet

Section 3.08.133(5)(B)(ii): Maximum area: Sixty-four (64) square feet with a maximum of thirty-two (32) square feet per sign face.

Section 3.08.133(5)(B)(iii): Maximum number of signs: One (1) per site.

CRITERIA FOR EVALUATION:

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

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

ATTACHMENTS:

Application

Sign # 1



Application for Variance

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

Date: October 28, 2019 Case No. _____

Applicant Information: Southerland Bulverde Land, LLC
Dan Mullins 210 859-7244 _____
Name Phone Fax
110 River Crossing Blvd, Suite 1 DMullins@SouthLP.com
Address Spring Branch, TX 78070 Email

Property Owner Information:
Same
Name Phone Fax
Address Email

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

Property Identification:
Street Address: 619 E. Ammann Road, Bulverde, TX 78163
Legal Description: _____
Zoning District Classification: R-1

- Description of Request:
- Variance to Section 3.08.133(5)(B)(i) of the City of Bulverde Code of Ordinances, which requires: Maximum development sign height of 5'
 - Variance to Section 3.08.133(5)(B)(ii) of the City of Bulverde Code of Ordinances, which requires: Max area of 64 square feet with a max of 32 square feet per sign face.
 - Variance to Section 3.08.133(5)(B)(iii) of the City of Bulverde Code of Ordinances, which requires: Max of one sign per development.
 - Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires: _____
 - Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires: _____

The undersigned agrees to pay the **non refundable** application fee and any other applicable fees as outlined in the Planning and Development Fee Schedule and agrees to pay fees for any additional review requiring consultation with City Consultants, including involvement of a contract engineer in a predevelopment conference. To the extent possible, City Staff will provide the Owner/Applicant with an estimate of fees should outside consultation be required. The undersigned also acknowledges the City Staff may require additional appropriate information be submitted to aid in the review.

Dan Mullins 10/28/2019
Signature of Owner/Applicant Date

Fees:
Zoning and Plat Variance Review Fee - \$750.00 (per Section/Provision of the Code)
Variance Review Fee (all other Variances) - \$500.00 (per Section/Provision of the Code)

VARIANCE CRITERIA EXPLANATION FORM

(for Sign Code Variances Only)

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

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

Centennial Ridge is 940 acres. Only 1 sign of 64 square feet would be damaging. That works out to less than 10 square inches per acre.

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

If we want to sell these Sacre lots, we badly need these signs. Customers don't call in after seeing traditional advertising. Many customers "drive out and look around." We need these signs to help direct them to us. This sign needs to be large since it is directly adjacent to an entrance.

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

We have 6,150 feet of frontage on Armann & Brand Roads. We are asking for 10 signs. That is approximately one sign every 615 feet or one sign the length of two football fields. We are offering Sacre tracts which everyone in Bulverde seems happy with.

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

Having a sign for large residential tracts every 615' will not unduly burden this neighborhood of mostly large residential tracts. The signs are neutral colors.

*Note for the Board / Commission:

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

8'

CENTENNIAL RIDGE



5+ Acre Homesites

Huge Views
Great Trees
Comal ISD

16'

EXCELLENT
FINANCING

1-866-952-6323

CentennialRidgeTX.com



PLANNING & ZONING COMMISSION ITEM:
VR-19-21

SIGN VARIANCE
Centennial Ridge (Sign No. 2)

MEETING DATE: November 14, 2019
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Ramos, AICP, Director

REQUEST:

Consider a request by Dan Mullins for a variance to Sections 3.08.133(5)(B)(i), 3.08.133(5)(B)(ii), and 3.08.133(5)(B)(iii) of the City of Bulverde Code of Ordinances, at 619 E. Ammann Road.

APPLICANT:

Dan Mullins
Southerland Belle Oaks, LLC
110 River Crossing Blvd.
Ste. 1
Spring Branch, TX 78070

PROPERTY INFORMATION:

Address: 619 E. Ammann Road
Owner: Dan Mullins, Southerland Belle Oaks, LLC
Existing Land Use: Undeveloped
Existing Zoning: R-1 Residential

ANALYSIS:

This is one of ten separate applications that have been filed for the City Council's consideration.

The subject property is the Centennial Ridge Subdivision. Units 1 and 2 have been approved by the City of Bulverde.

The applicant proposes to install ten (10) development signs in total. The ordinance dictates that developments may have a maximum of one (1) sign per development site. The applicant also requests a variance to the maximum height requirement for each of the signs. The ordinance allows for a maximum of five (5) feet per sign. The applicant further requests a variance from the maximum area limit for this specific sign. The ordinance allows for a maximum area of sixty-four (64) square feet with a maximum of thirty-two (32) square feet per sign face.

The sign for this variance request would have a total height of 240 inches (20 feet) and a total area of one hundred twenty-eight (128) square feet.

Section 3.08.133(5)(B)(i): Maximum height: Five (5) feet

Section 3.08.133(5)(B)(ii): Maximum area: Sixty-four (64) square feet with a maximum of thirty-two (32) square feet per sign face.

Section 3.08.133(5)(B)(iii): Maximum number of signs: One (1) per site.

CRITERIA FOR EVALUATION:

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

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

ATTACHMENTS:

Application

Sign #2



Application for Variance

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

Date: October 28, 2019 Case No. _____

Applicant Information: Southerland Bulverde Land, LLC
Dan Mullins 210 859-7244
110 River Crossing Blvd, Suite 1 DMullins@SouthLP.com
Spring Branch, TX 78070

Property Owner Information:
Name: Same Phone: _____ Fax: _____
Address: _____ Email: _____

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

Property Identification:
Street Address: 619 E. Ammann Road, Bulverde, TX 78163
Legal Description: _____
Zoning District Classification: R-1

- Description of Request:
1. Variance to Section 3.08.133(5)(B)(i) of the City of Bulverde Code of Ordinances, which requires: Maximum development sign height of 5'
2. Variance to Section 3.08.133(5)(B)(ii) of the City of Bulverde Code of Ordinances, which requires: Max area of 64 square feet with a max of 32 square feet per sign face.
3. Variance to Section 3.08.133(5)(B)(iii) of the City of Bulverde Code of Ordinances, which requires: Max of one sign per development.
4. Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires:
5. Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires:

The undersigned agrees to pay the non refundable application fee and any other applicable fees as outlined in the Planning and Development Fee Schedule and agrees to pay fees for any additional review requiring consultation with City Consultants, including involvement of a contract engineer in a predevelopment conference. To the extent possible, City Staff will provide the Owner/Applicant with an estimate of fees should outside consultation be required. The undersigned also acknowledges the City Staff may require additional appropriate information be submitted to aid in the review.

Signature of Owner/Applicant: Dan Mullins Date: 10/28/2019

Fees:

- Zoning and Plat Variance Review Fee - \$750.00 (per Section/Provision of the Code)
Variance Review Fee (all other Variances) - \$500.00 (per Section/Provision of the Code)

VARIANCE CRITERIA EXPLANATION FORM

(for Sign Code Variances Only)

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

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

Centennial Ridge is 940 acres. Only 1 sign of 64 square feet would be damaging. That works out to less than 10 square inches per acre.

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

If we want to sell these Sacre lots, we badly need these signs. Customers don't call in after seeing traditional advertising. Many customers "drive out and look around." We need these signs to help direct them to us. This sign needs to be large since it is directly adjacent to an entrance.

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

We have 6,150 feet of frontage on Armann & Brand Roads. We are asking for 10 signs. That is approximately one sign every 615 feet or one sign the length of two football fields. We are offering Sacre tracts which everyone in Bulverde seems happy with.

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

Having a sign for large residential tracts every 615' will not unduly burden this neighborhood of mostly large residential tracts. The signs are neutral colors.

*Note for the Board / Commission:

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

8'

CENTENNIAL RIDGE



5+ Acre Homesites

Huge Views
Great Trees
Comal ISD

16'

EXCELLENT
FINANCING

1-866-952-6323

CentennialRidgeTX.com



PLANNING & ZONING COMMISSION ITEM:
VR-19-22

SIGN VARIANCE
Centennial Ridge (Sign No. 6)

MEETING DATE: November 14, 2019
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Ramos, AICP, Director

REQUEST:

Consider a request by Dan Mullins for a variance to Sections 3.08.133(5)(B)(i), 3.08.133(5)(B)(ii), and 3.08.133(5)(B)(iii) of the City of Bulverde Code of Ordinances, at 619 E. Ammann Road.

APPLICANT:

Dan Mullins
Southerland Belle Oaks, LLC
110 River Crossing Blvd.
Ste. 1
Spring Branch, TX 78070

PROPERTY INFORMATION:

Address: 619 E. Ammann Road
Owner: Dan Mullins, Southerland Belle Oaks, LLC
Existing Land Use: Undeveloped
Existing Zoning: R-1 Residential

ANALYSIS:

This is one of ten separate applications that have been filed for the City Council's consideration.

The subject property is the Centennial Ridge Subdivision. Units 1 and 2 have been approved by the City of Bulverde.

The applicant proposes to install ten (10) development signs in total. The ordinance dictates that developments may have a maximum of one (1) sign per development site. The applicant also requests a variance to the maximum height requirement for each of the signs. The ordinance allows for a maximum of five (5) feet per sign. The applicant further requests a variance from the maximum area limit for this specific sign. The ordinance allows for a maximum area of sixty-four (64) square feet with a maximum of thirty-two (32) square feet per sign face.

The sign for this variance request would have a total height of 240 inches (20 feet) and a total area of one hundred twenty-eight (128) square feet.

Section 3.08.133(5)(B)(i): Maximum height: Five (5) feet

Section 3.08.133(5)(B)(ii): Maximum area: Sixty-four (64) square feet with a maximum of thirty-two (32) square feet per sign face.

Section 3.08.133(5)(B)(iii): Maximum number of signs: One (1) per site.

CRITERIA FOR EVALUATION:

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

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

ATTACHMENTS:

Application

Sign #6



Application for Variance

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

Date: October 28, 2019 Case No. _____

Applicant Information: Southerland Bulverde Land, LLC
Dan Mullins 210 859-7244 _____
Name Phone Fax
110 River Crossing Blvd, Suite 1 DMullins@SouthLP.com
Address Email
Spring Branch, TX 78070

Property Owner Information:
Same
Name Phone Fax
Address Email

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

Property Identification:
Street Address: 619 E. Ammann Road, Bulverde, TX 78163
Legal Description: _____
Zoning District Classification: R-1

- Description of Request:
- Variance to Section 3.08.133(5)(B)(i) of the City of Bulverde Code of Ordinances, which requires:
Maximum development sign height of 5'
 - Variance to Section 3.08.133(5)(B)(ii) of the City of Bulverde Code of Ordinances, which requires:
Max area of 64 square feet with a max of 32 square feet per sign face.
 - Variance to Section 3.08.133(5)(B)(iii) of the City of Bulverde Code of Ordinances, which requires:
Max of one sign per development.
 - Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires:

 - Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires:

The undersigned agrees to pay the **non refundable** application fee and any other applicable fees as outlined in the Planning and Development Fee Schedule and agrees to pay fees for any additional review requiring consultation with City Consultants, including involvement of a contract engineer in a predevelopment conference. To the extent possible, City Staff will provide the Owner/Applicant with an estimate of fees should outside consultation be required. The undersigned also acknowledges the City Staff may require additional appropriate information be submitted to aid in the review.

Dan Mullins 10/28/2019
Signature of Owner/Applicant Date

Fees:
Zoning and Plat Variance Review Fee - \$750.00 (per Section/Provision of the Code)
Variance Review Fee (all other Variances) - \$500.00 (per Section/Provision of the Code)

VARIANCE CRITERIA EXPLANATION FORM

(for Sign Code Variances Only)

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

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

Centennial Ridge is 940 acres. Only 1 sign of 64 square feet would be damaging. That works out to less than 10 square inches per acre.

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

If we want to sell these Sacre lots, we badly need these signs. Customers don't call in after seeing traditional advertising. Many customers "drive out and look around." We need these signs to help direct them to us. This sign needs to be large since it is directly adjacent to an entrance.

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

We have 6,150 feet of frontage on Ammann & Brand Roads. We are asking for 10 signs. That is approximately one sign every 615 feet or one sign the length of two football fields. We are offering Sacre tracts which everyone in Bulverde seems happy with.

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

Having a sign for large residential tracts every 615' will not un-duely burden this neighborhood of mostly large residential tracts. The signs are neutral colors.

*Note for the Board / Commission:

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

8'

CENTENNIAL RIDGE



5+ Acre Homesites

Huge Views
Great Trees
Comal ISD

16'

EXCELLENT
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1-866-952-6323

CentennialRidgeTX.com



PLANNING & ZONING COMMISSION ITEM:
VR-19-23

SIGN VARIANCE
Centennial Ridge (Sign No. 7)

MEETING DATE: November 14, 2019
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Ramos, AICP, Director

REQUEST:

Consider a request by Dan Mullins for a variance to Sections 3.08.133(5)(B)(i), 3.08.133(5)(B)(ii), and 3.08.133(5)(B)(iii) of the City of Bulverde Code of Ordinances, at 619 E. Ammann Road.

APPLICANT:

Dan Mullins
Southerland Belle Oaks, LLC
110 River Crossing Blvd.
Ste. 1
Spring Branch, TX 78070

PROPERTY INFORMATION:

Address: 619 E. Ammann Road
Owner: Dan Mullins, Southerland Belle Oaks, LLC
Existing Land Use: Undeveloped
Existing Zoning: R-1 Residential

ANALYSIS:

This is one of ten separate applications that have been filed for the City Council's consideration.

The subject property is the Centennial Ridge Subdivision. Units 1 and 2 have been approved by the City of Bulverde.

The applicant proposes to install ten (10) development signs in total. The ordinance dictates that developments may have a maximum of one (1) sign per development site. The applicant also requests a variance to the maximum height requirement for each of the signs. The ordinance allows for a maximum of five (5) feet per sign. The applicant further requests a variance from the maximum area limit for this specific sign. The ordinance allows for a maximum area of sixty-four (64) square feet with a maximum of thirty-two (32) square feet per sign face.

The sign for this variance request would have a total height of 240 inches (20 feet) and a total area of one hundred twenty-eight (128) square feet.

Section 3.08.133(5)(B)(i): Maximum height: Five (5) feet

Section 3.08.133(5)(B)(ii): Maximum area: Sixty-four (64) square feet with a maximum of thirty-two (32) square feet per sign face.

Section 3.08.133(5)(B)(iii): Maximum number of signs: One (1) per site.

CRITERIA FOR EVALUATION:

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

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

ATTACHMENTS:

Application

SIGN # 7



Application for Variance

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

Date: October 28, 2019 Case No. _____

Applicant Information: Southerland Bulverde Land, LLC
Dan Mullins 210 859-7244
Name Phone Fax
110 River Crossing Blvd, Suite 1 DMullins@SouthLP.com
Address Spring Branch, TX 78070 Email

Property Owner Information:
Name same Phone Fax
Address Email

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

Property Identification:
Street Address: 619 E. Ammann Road, Bulverde, TX 78163
Legal Description:
Zoning District Classification: R-1

- Description of Request:
1. Variance to Section 3.08.133(5)(B)(i) of the City of Bulverde Code of Ordinances, which requires: Maximum development sign height of 5'
2. Variance to Section 3.08.133(5)(B)(ii) of the City of Bulverde Code of Ordinances, which requires: Max area of 64 square feet with a max of 32 square feet per sign face.
3. Variance to Section 3.08.133(5)(B)(iii) of the City of Bulverde Code of Ordinances, which requires: Max of one sign per development.
4. Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires:
5. Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires:

The undersigned agrees to pay the non refundable application fee and any other applicable fees as outlined in the Planning and Development Fee Schedule and agrees to pay fees for any additional review requiring consultation with City Consultants, including involvement of a contract engineer in a predevelopment conference. To the extent possible, City Staff will provide the Owner/Applicant with an estimate of fees should outside consultation be required. The undersigned also acknowledges the City Staff may require additional appropriate information be submitted to aid in the review.

Signature of Owner/Applicant: Dan Mullins Date: 10/28/2019

Fees:
Zoning and Plat Variance Review Fee - \$750.00 (per Section/Provision of the Code)
Variance Review Fee (all other Variances) - \$500.00 (per Section/Provision of the Code)

VARIANCE CRITERIA EXPLANATION FORM

(for Sign Code Variances Only)

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

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

Centennial Ridge is 940 acres. Only 1 sign of 64 square feet would be damaging. That works out to less than 10 square inches per acre.

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

If we want to sell these Sacre lots, we badly need these signs. Customers don't call in after seeing traditional advertising. Many customers "drive out and look around." We need these signs to help direct them to us. This sign needs to be large since it is directly adjacent to an entrance.

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

We have 6,150 feet of frontage on Armann & Brand Roads. We are asking for 10 signs. That is approximately one sign every 615 feet or one sign the length of two football fields. We are offering Sacre tracts which everyone in Bulverde seems happy with.

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

Having a sign for large residential tracts every 615' will not unduly burden this neighborhood of mostly large residential tracts. The signs are neutral colors.

*Note for the Board / Commission:

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

8'

CENTENNIAL
RIDGE



**5+ Acre
Homesites**

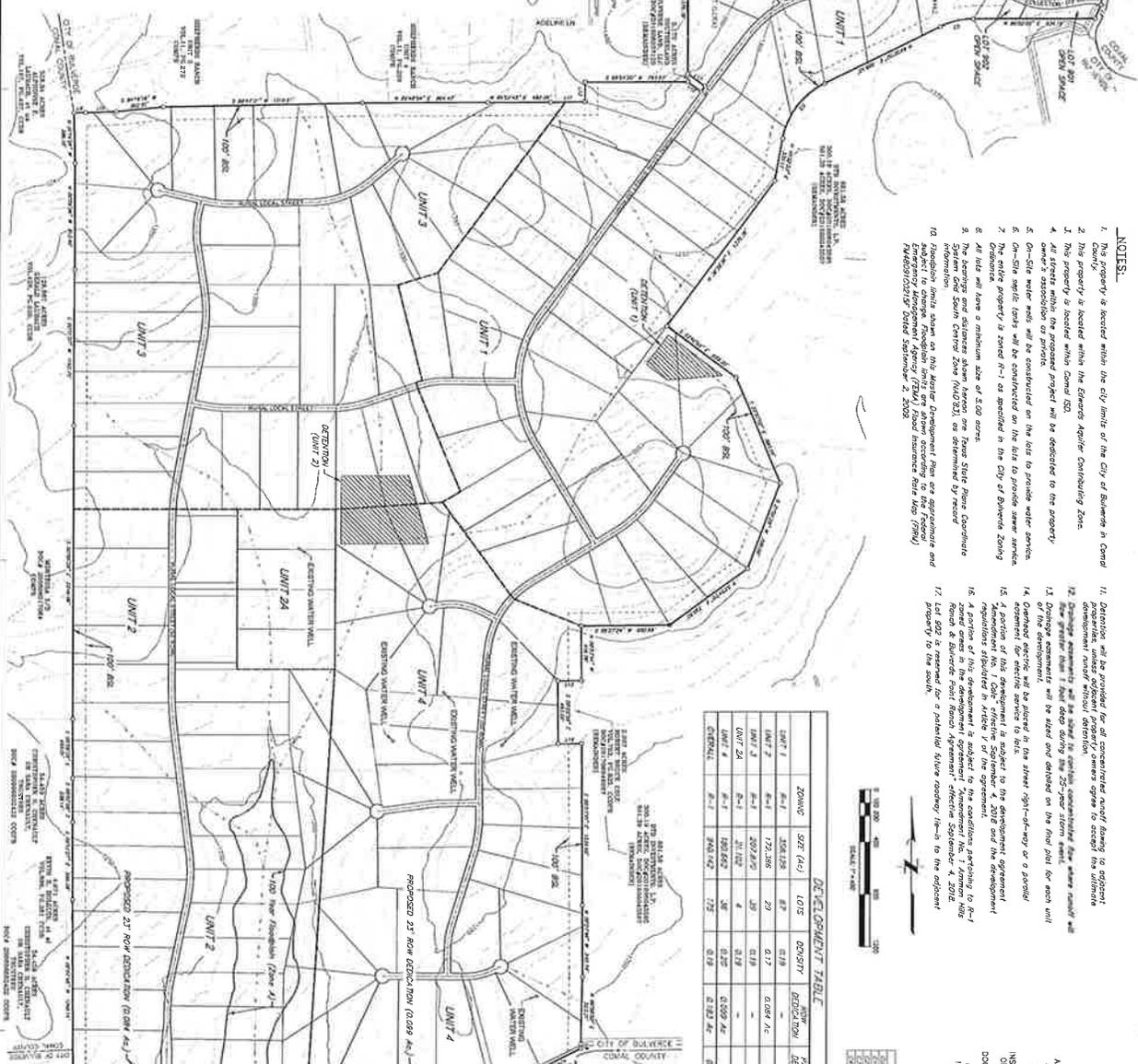
Huge Views
Great Trees
Comal ISD

16'

EXCELLENT
FINANCING

1-866-952-6323

CentennialRidgeTX.com



DEVELOPMENT TABLE

ZONE	SOFT (Ac)	LOTS	DENSITY	DEVELOPABLE AREA (Ac)	PERMITTED DEVELOPMENT
UNIT 1	123.206	22	0.17	0.69 Ac	4/2/2016
UNIT 2	21.112	4	0.19	-	6/2/2016
UNIT 3	101.642	19	0.19	0.59 Ac	10/1/2016
UNIT 4	242.142	275	0.19	0.92 Ac	8/1/2016
TOTAL	-	-	-	2.20 Ac	-

- NOTES:**
1. The property is located within the city limits of the City of Bulverde in Canal County.
 2. This property is located within the Edwards Aquifer Contributing Zone.
 3. The property is located within the Edwards Aquifer Contributing Zone.
 4. All streets within the proposed project will be dedicated to the property owner's association or private.
 5. On-site water wells will be constructed on the lots to provide water service.
 6. On-site water costs will be specified in the City of Bulverde zoning ordinance.
 7. The average lot size shall not be less than 0.50 acres.
 8. The average lot size shall not be less than 0.50 acres.
 9. The average lot size shall not be less than 0.50 acres.
 10. The average lot size shall not be less than 0.50 acres.
 11. The average lot size shall not be less than 0.50 acres.
 12. The average lot size shall not be less than 0.50 acres.
 13. The average lot size shall not be less than 0.50 acres.
 14. The average lot size shall not be less than 0.50 acres.
 15. The average lot size shall not be less than 0.50 acres.
 16. The average lot size shall not be less than 0.50 acres.
 17. The average lot size shall not be less than 0.50 acres.
 18. The average lot size shall not be less than 0.50 acres.
 19. The average lot size shall not be less than 0.50 acres.
 20. The average lot size shall not be less than 0.50 acres.

SIGN #7

CENTENNIAL RIDGE MASTER DEVELOPMENT PLAN

OWNER/DEVELOPER: CENTENNIAL RIDGE MDP

OWNER/SUBJECT: CENTENNIAL RIDGE MDP

DATE RECORDED: 8/1/2016

DEVELOPMENT TABLE: (See table above)

LEGEND: (See legend below)

ADDITIONAL NOTES: (See notes below)

OWNER/DEVELOPER: CENTENNIAL RIDGE MDP

OWNER/SUBJECT: CENTENNIAL RIDGE MDP

DATE RECORDED: 8/1/2016



PLANNING & ZONING COMMISSION ITEM:
VR-19-24

SIGN VARIANCE
Centennial Ridge (Sign No. 3)

MEETING DATE: November 14, 2019
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Ramos, AICP, Director

REQUEST:

Consider a request by Dan Mullins for a variance to Sections 3.08.133(5)(B)(i) and 3.08.133(5)(B)(iii) of the City of Bulverde Code of Ordinances, at 619 E. Ammann Road.

APPLICANT:

Dan Mullins
Southerland Belle Oaks, LLC
110 River Crossing Blvd.
Ste. 1
Spring Branch, TX 78070

PROPERTY INFORMATION:

Address: 619 E. Ammann Road
Owner: Dan Mullins, Southerland Belle Oaks, LLC
Existing Land Use: Undeveloped
Existing Zoning: R-1 Residential

ANALYSIS:

This is one of ten separate applications that have been filed for the City Council's consideration.

The subject property is the Centennial Ridge Subdivision. Units 1 and 2 have been approved by the City of Bulverde.

The applicant proposes to install ten (10) development signs in total. The ordinance dictates that developments may have a maximum of one (1) sign per development site. The applicant also requests a variance to the maximum height requirement for each of the signs. The ordinance allows for a maximum of five (5) feet per sign. The applicant further requests a variance from the maximum area limit for this specific sign. The ordinance allows for a maximum area of sixty-four (64) square feet with a maximum of thirty-two (32) square feet per sign face.

The sign for this variance request would have a total height of 100 inches (8.33 feet).

Section 3.08.133(5)(B)(i): Maximum height: Five (5) feet

Section 3.08.133(5)(B)(iii): Maximum number of signs: One (1) per site.

CRITERIA FOR EVALUATION:

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

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

ATTACHMENTS:

Application

Sign # 3



Application for Variance

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

Date: October 28, 2019

Case No. _____

Applicant Information: Southerland Bulverde Land, LLC

Name: Dan Mullins Phone: 210 859-7244 Fax: _____
Address: 110 River Crossing Blvd., Suite 1 Email: DMullins@SouthLP.com
Spring Branch, TX 78070

Property Owner Information:

Name: Same Phone: _____ Fax: _____
Address: _____ Email: _____

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

Property Identification:

Street Address: 619 E. Ammann Road, Bulverde, TX 78163
Legal Description: _____
Zoning District Classification: R-1

Description of Request:

- Variance to Section 3.08.133(5)(B)(i) of the City of Bulverde Code of Ordinances, which requires:
Maximum development sign height of 5'
- Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires:

- Variance to Section 3.08.133(5)(B)(iii) of the City of Bulverde Code of Ordinances, which requires:
Max of one sign per development.
- Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires:

- Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires:

The undersigned agrees to pay the **non refundable** application fee and any other applicable fees as outlined in the Planning and Development Fee Schedule and agrees to pay fees for any additional review requiring consultation with City Consultants, including involvement of a contract engineer in a predevelopment conference. To the extent possible, City Staff will provide the Owner/Applicant with an estimate of fees should outside consultation be required. The undersigned also acknowledges the City Staff may require additional appropriate information be submitted to aid in the review.

Signature of Owner/Applicant: Dan Mullins Date: 10/28/2019

Fees:

Zoning and Plat Variance Review Fee - \$750.00 (per Section/Provision of the Code)
Variance Review Fee (all other Variances) - \$500.00 (per Section/Provision of the Code)

VARIANCE CRITERIA EXPLANATION FORM

(for Sign Code Variances Only)

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

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

Centennial Ridge is 940 acres. Only 1 sign of 64 square feet would be damaging. That works out to less than 10 square inches per acre.

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

If we want to sell these Sacre lots, we badly need these signs. Customers don't call in after seeing traditional advertising. Many customers "drive out and look around." We need these signs to help direct them to us. This sign needs to be large since it is directly adjacent to an entrance.

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

We have 6,150 feet of frontage on Ammann & Brand Roads. We are asking for 10 signs. That is approximately one sign every 615 feet or one sign the length of two football fields. We are offering Sacre tracts which everyone in Bulverde seems happy with.

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

Having a sign for large residential tracts every 615' will not unduly burden this neighborhood of mostly large residential tracts. The signs are neutral colors.

*Note for the Board / Commission:

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

SIGN#3

4'

CENTENNIAL
RIDGE



**Gated
Entrance**

CentennialRidgeTX.com

4'



PLANNING & ZONING COMMISSION ITEM:
VR-19-25

SIGN VARIANCE
Centennial Ridge (Sign No. 4)

MEETING DATE: November 14, 2019
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Ramos, AICP, Director

REQUEST:

Consider a request by Dan Mullins for a variance to Sections 3.08.133(5)(B)(i) and 3.08.133(5)(B)(iii) of the City of Bulverde Code of Ordinances, at 619 E. Ammann Road.

APPLICANT:

Dan Mullins
Southerland Belle Oaks, LLC
110 River Crossing Blvd.
Ste. 1
Spring Branch, TX 78070

PROPERTY INFORMATION:

Address: 619 E. Ammann Road
Owner: Dan Mullins, Southerland Belle Oaks, LLC
Existing Land Use: Undeveloped
Existing Zoning: R-1 Residential

ANALYSIS:

This is one of ten separate applications that have been filed for the City Council's consideration.

The subject property is the Centennial Ridge Subdivision. Units 1 and 2 have been approved by the City of Bulverde.

The applicant proposes to install ten (10) development signs in total. The ordinance dictates that developments may have a maximum of one (1) sign per development site. The applicant also requests a variance to the maximum height requirement for each of the signs. The ordinance allows for a maximum of five (5) feet per sign. The applicant further requests a variance from the maximum area limit for this specific sign. The ordinance allows for a maximum area of sixty-four (64) square feet with a maximum of thirty-two (32) square feet per sign face.

The sign for this variance request would have a total height of 100 inches (8.33 feet).

Section 3.08.133(5)(B)(i): Maximum height: Five (5) feet

Section 3.08.133(5)(B)(iii): Maximum number of signs: One (1) per site.

CRITERIA FOR EVALUATION:

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

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

ATTACHMENTS:

Application

Sign #4



Application for Variance

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

Date: October 28, 2019 Case No. _____

Applicant Information: Southerland Bulverde Land, LLC
Name: Dan Mullins Phone: 210 859-7244
Address: 110 River Crossing Blvd., Suite 1 Spring Branch, TX 78070
Email: DMullins@SouthLP.com

Property Owner Information:
Name: Same Phone: _____ Fax: _____
Address: _____ Email: _____

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

Property Identification:
Street Address: 619 E. Ammann Road, Bulverde, TX 78163
Legal Description: _____
Zoning District Classification: R-1

- Description of Request:
1. Variance to Section 3.08.133(5)(B)(i) of the City of Bulverde Code of Ordinances, which requires: Maximum development sign height of 5'
2. Variance to Section 3.08.133(5)(B)(iii) of the City of Bulverde Code of Ordinances, which requires: Max of one sign per development.
4. Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires:
5. Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires:

The undersigned agrees to pay the non refundable application fee and any other applicable fees as outlined in the Planning and Development Fee Schedule and agrees to pay fees for any additional review requiring consultation with City Consultants, including involvement of a contract engineer in a predevelopment conference. To the extent possible, City Staff will provide the Owner/Applicant with an estimate of fees should outside consultation be required. The undersigned also acknowledges the City Staff may require additional appropriate information be submitted to aid in the review.

Signature of Owner/Applicant: Dan Mullins Date: 10/28/2019

Fees:

- Zoning and Plat Variance Review Fee - \$750.00 (per Section/Provision of the Code)
Variance Review Fee (all other Variances) - \$500.00 (per Section/Provision of the Code)

VARIANCE CRITERIA EXPLANATION FORM

(for Sign Code Variances Only)

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

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

Centennial Ridge is 940 acres. Only 1 sign of 64 square feet would be damaging. That works out to less than 10 square inches per acre.

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

If we want to sell these Sacre lots, we badly need these signs. Customers don't call in after seeing traditional advertising. Many customers "drive out and look around." We need these signs to help direct them to us. This sign needs to be large since it is directly adjacent to an entrance.

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

We have 6,150 feet of frontage on Armmann & Brand Roads. We are asking for 10 signs. That is approximately one sign every 615 feet or one sign the length of two football fields. We are offering Sacre tracts which everyone in Bulverde seems happy with.

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

Having a sign for large residential tracts every 615' will not unduly burden this neighborhood of mostly large residential tracts. The signs are neutral colors.

*Note for the Board / Commission:

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

CENTENNIAL
RIDGE



Great
Trees

CentennialRidgeTX.com



PLANNING & ZONING COMMISSION ITEM:
VR-19-26

SIGN VARIANCE
Centennial Ridge (Sign No. 5)

MEETING DATE: November 14, 2019
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Ramos, AICP, Director

REQUEST:

Consider a request by Dan Mullins for a variance to Sections 3.08.133(5)(B)(i) and 3.08.133(5)(B)(iii) of the City of Bulverde Code of Ordinances, at 619 E. Ammann Road.

APPLICANT:

Dan Mullins
Southerland Belle Oaks, LLC
110 River Crossing Blvd.
Ste. 1
Spring Branch, TX 78070

PROPERTY INFORMATION:

Address: 619 E. Ammann Road
Owner: Dan Mullins, Southerland Belle Oaks, LLC
Existing Land Use: Undeveloped
Existing Zoning: R-1 Residential

ANALYSIS:

This is one of ten separate applications that have been filed for the City Council's consideration.

The subject property is the Centennial Ridge Subdivision. Units 1 and 2 have been approved by the City of Bulverde.

The applicant proposes to install ten (10) development signs in total. The ordinance dictates that developments may have a maximum of one (1) sign per development site. The applicant also requests a variance to the maximum height requirement for each of the signs. The ordinance allows for a maximum of five (5) feet per sign. The applicant further requests a variance from the maximum area limit for this specific sign. The ordinance allows for a maximum area of sixty-four (64) square feet with a maximum of thirty-two (32) square feet per sign face.

The sign for this variance request would have a total height of 100 inches (8.33 feet).

Section 3.08.133(5)(B)(i): Maximum height: Five (5) feet

Section 3.08.133(5)(B)(iii): Maximum number of signs: One (1) per site.

CRITERIA FOR EVALUATION:

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

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

ATTACHMENTS:

Application

SIGN # 5



Application for Variance

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

Date: October 28, 2019

Case No. _____

Applicant Information: Southerland Bulverde Land, LLC

Name: Dan Mullins, Phone: 210 859-7244, Fax: _____
Address: 110 River Crossing Blvd., Suite 1, Spring Branch, TX 78070, Email: DMullins@SouthLP.com

Property Owner Information:

Name: Same, Phone: _____, Fax: _____
Address: _____, Email: _____

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

Property Identification:

Street Address: 619 E. Ammann Road, Bulverde, TX 78163

Legal Description: _____

Zoning District Classification: R-1

Description of Request:

- 1. Variance to Section 3.08.133(5)(B)(i) of the City of Bulverde Code of Ordinances, which requires: Maximum development sign height of 5'
X Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires: _____
2. Variance to Section 3.08.133(5)(B)(iii) of the City of Bulverde Code of Ordinances, which requires: Max of one sign per development.
4. Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires: _____
5. Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires: _____

The undersigned agrees to pay the non refundable application fee and any other applicable fees as outlined in the Planning and Development Fee Schedule and agrees to pay fees for any additional review requiring consultation with City Consultants, including involvement of a contract engineer in a predevelopment conference. To the extent possible, City Staff will provide the Owner/Applicant with an estimate of fees should outside consultation be required. The undersigned also acknowledges the City Staff may require additional appropriate information be submitted to aid in the review.

Signature of Owner/Applicant: Dan Mullins, Date: 10/28/2019

Fees:

Zoning and Plat Variance Review Fee - \$750.00 (per Section/Provision of the Code)
Variance Review Fee (all other Variances) - \$500.00 (per Section/Provision of the Code)

VARIANCE CRITERIA EXPLANATION FORM

(for Sign Code Variances Only)

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

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

Centennial Ridge is 940 acres. Only 1 sign of 64 square feet would be damaging. That works out to less than 10 square inches per acre.

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

If we want to sell these Sacre lots, we badly need these signs. Customers don't call in after seeing traditional advertising. Many customers "drive out and look around." We need these signs to help direct them to us. This sign needs to be large since it is directly adjacent to an entrance.

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

We have 6,150 feet of frontage on Armann & Brand Roads. We are asking for 10 signs. That is approximately one sign every 615 feet or one sign the length of two football fields. We are offering Sacre tracts which everyone in Bulverde seems happy with.

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

Having a sign for large residential tracts every 615' will not un-duly burden this neighborhood of mostly large residential tracts. The signs are neutral colors.

*Note for the Board / Commission:

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

CENTENNIAL
RIDGE



**Huge
Views**

CentennialRidgeTX.com



PLANNING & ZONING COMMISSION ITEM:
VR-19-27

SIGN VARIANCE
Centennial Ridge (Sign No. 8)

MEETING DATE: November 14, 2019
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Ramos, AICP, Director

REQUEST:

Consider a request by Dan Mullins for a variance to Sections 3.08.133(5)(B)(i) and 3.08.133(5)(B)(iii) of the City of Bulverde Code of Ordinances, at 619 E. Ammann Road.

APPLICANT:

Dan Mullins
Southerland Belle Oaks, LLC
110 River Crossing Blvd.
Ste. 1
Spring Branch, TX 78070

PROPERTY INFORMATION:

Address: 619 E. Ammann Road
Owner: Dan Mullins, Southerland Belle Oaks, LLC
Existing Land Use: Undeveloped
Existing Zoning: R-1 Residential

ANALYSIS:

This is one of ten separate applications that have been filed for the City Council's consideration.

The subject property is the Centennial Ridge Subdivision. Units 1 and 2 have been approved by the City of Bulverde.

The applicant proposes to install ten (10) development signs in total. The ordinance dictates that developments may have a maximum of one (1) sign per development site. The applicant also requests a variance to the maximum height requirement for each of the signs. The ordinance allows for a maximum of five (5) feet per sign. The applicant further requests a variance from the maximum area limit for this specific sign. The ordinance allows for a maximum area of sixty-four (64) square feet with a maximum of thirty-two (32) square feet per sign face.

The sign for this variance request would have a total height of 100 inches (8.33 feet).

Section 3.08.133(5)(B)(i): Maximum height: Five (5) feet

Section 3.08.133(5)(B)(iii): Maximum number of signs: One (1) per site.

CRITERIA FOR EVALUATION:

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

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

ATTACHMENTS:

Application

SIGN #8



Application for Variance

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

Date: October 28, 2019

Case No. _____

Applicant Information: Southerland Bulverde Land, LLC

Name: Dan Mullins Phone: 210 859-7244
Address: 110 River Crossing Blvd, Suite 1 Spring Branch, TX 78070
Email: DMullins@SouthLP.com

Property Owner Information:

Name: Same Phone: _____ Fax: _____
Address: _____ Email: _____

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

Property Identification:

Street Address: 619 E. Ammann Road, Bulverde, TX 78163
Legal Description: _____
Zoning District Classification: R-1

Description of Request:

- 1. Variance to Section 3.08.133(5)(B)(i) of the City of Bulverde Code of Ordinances, which requires: Maximum development sign height of 5'
2. Variance to Section 3.08.133(5)(B)(iii) of the City of Bulverde Code of Ordinances, which requires: Max of one sign per development.
4. Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires:
5. Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires:

The undersigned agrees to pay the non refundable application fee and any other applicable fees as outlined in the Planning and Development Fee Schedule and agrees to pay fees for any additional review requiring consultation with City Consultants, including involvement of a contract engineer in a predevelopment conference. To the extent possible, City Staff will provide the Owner/Applicant with an estimate of fees should outside consultation be required. The undersigned also acknowledges the City Staff may require additional appropriate information be submitted to aid in the review.

Signature of Owner/Applicant: [Signature] Date: 10/28/2019

Fees:

- Zoning and Plat Variance Review Fee - \$750.00 (per Section/Provision of the Code)
Variance Review Fee (all other Variances) - \$500.00 (per Section/Provision of the Code)

VARIANCE CRITERIA EXPLANATION FORM

(for Sign Code Variances Only)

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

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

Centennial Ridge is 940 acres. Only 1 sign of 64 square feet would be damaging. That works out to less than 10 square inches per acre.

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

If we want to sell these Sacre lots, we badly need these signs. Customers don't call in after seeing traditional advertising. Many customers "drive out and look around." We need these signs to help direct them to us. This sign needs to be large since it is directly adjacent to an entrance.

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

We have 6,150 feet of frontage on Armmann & Brand Roads. We are asking for 10 signs. That is approximately one sign every 615 feet or one sign the length of two football fields. We are offering Sacre tracts which everyone in Bulverde seems happy with.

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

Having a sign for large residential tracts every 615' will not unduly burden this neighborhood of mostly large residential tracts. The signs are neutral colors.

*Note for the Board / Commission:

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

SIGN #8

4'

CENTENNIAL
RIDGE



**Secured
Entrance**

4'

CentennialRidgeTX.com



PLANNING & ZONING COMMISSION ITEM:
VR-19-28

SIGN VARIANCE
Centennial Ridge (Sign No. 9)

MEETING DATE: November 14, 2019
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Ramos, AICP, Director

REQUEST:

Consider a request by Dan Mullins for a variance to Sections 3.08.133(5)(B)(i) and 3.08.133(5)(B)(iii) of the City of Bulverde Code of Ordinances, at 619 E. Ammann Road.

APPLICANT:

Dan Mullins
Southerland Belle Oaks, LLC
110 River Crossing Blvd.
Ste. 1
Spring Branch, TX 78070

PROPERTY INFORMATION:

Address: 619 E. Ammann Road
Owner: Dan Mullins, Southerland Belle Oaks, LLC
Existing Land Use: Undeveloped
Existing Zoning: R-1 Residential

ANALYSIS:

This is one of ten separate applications that have been filed for the City Council's consideration.

The subject property is the Centennial Ridge Subdivision. Units 1 and 2 have been approved by the City of Bulverde.

The applicant proposes to install ten (10) development signs in total. The ordinance dictates that developments may have a maximum of one (1) sign per development site. The applicant also requests a variance to the maximum height requirement for each of the signs. The ordinance allows for a maximum of five (5) feet per sign. The applicant further requests a variance from the maximum area limit for this specific sign. The ordinance allows for a maximum area of sixty-four (64) square feet with a maximum of thirty-two (32) square feet per sign face.

The sign for this variance request would have a total height of 100 inches (8.33 feet).

Section 3.08.133(5)(B)(i): Maximum height: Five (5) feet

Section 3.08.133(5)(B)(iii): Maximum number of signs: One (1) per site.

CRITERIA FOR EVALUATION:

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

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

ATTACHMENTS:

Application

Sign # 9



Application for Variance

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

Date: October 28, 2019 Case No. _____

Applicant Information: Southerland Bulverde Land, LLC
Name: Dan Mullins Phone: 210 859-7244 Fax: _____
Address: 110 River Crossing Blvd, Suite 1 Email: DMullins@SouthLP.com
Spring Branch, TX 78070

Property Owner Information:
Name: Same Phone: _____ Fax: _____
Address: _____ Email: _____

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

Property Identification:
Street Address: 619 E. Ammann Road, Bulverde, TX 78163
Legal Description: _____
Zoning District Classification: R-1

- Description of Request:
- Variance to Section 3.08.133(5)(B)(i) of the City of Bulverde Code of Ordinances, which requires:
Maximum development sign height of 5'
 - Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires:

 - Variance to Section 3.08.133(5)(B)(iii) of the City of Bulverde Code of Ordinances, which requires:
Max of one sign per development.
 - Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires:

 - Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires:

The undersigned agrees to pay the **non refundable** application fee and any other applicable fees as outlined in the Planning and Development Fee Schedule and agrees to pay fees for any additional review requiring consultation with City Consultants, including involvement of a contract engineer in a predevelopment conference. To the extent possible, City Staff will provide the Owner/Applicant with an estimate of fees should outside consultation be required. The undersigned also acknowledges the City Staff may require additional appropriate information be submitted to aid in the review.

Signature of Owner/Applicant: Dan Mullins Date: 10/28/2019

Fees:

- Zoning and Plat Variance Review Fee - \$750.00 (per Section/Provision of the Code)
- Variance Review Fee (all other Variances) - \$500.00 (per Section/Provision of the Code)

VARIANCE CRITERIA EXPLANATION FORM

(for Sign Code Variances Only)

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

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

Centennial Ridge is 940 acres. Only 1 sign of 64 square feet would be damaging. That works out to less than 10 square inches per acre.

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

If we want to sell these Sacre lots, we badly need these signs. Customers don't call in after seeing traditional advertising. Many customers "drive out and look around." We need these signs to help direct them to us. This sign needs to be large since it is directly adjacent to an entrance.

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

We have 6,150 feet of frontage on Ammann & Brand Roads. We are asking for 10 signs. That is approximately one sign every 615 feet or one sign the length of two football fields. We are offering Sacre tracts which everyone in Bulverde seems happy with.

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

Having a sign for large residential tracts every 615' will not unduly burden this neighborhood of mostly large residential tracts. The signs are neutral colors.

*Note for the Board / Commission:

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

SIGN # 9

4'

CENTENNIAL
RIDGE



**Build When
Ready**

CentennialRidgeTX.com



PLANNING & ZONING COMMISSION ITEM:
VR-19-29

SIGN VARIANCE
Centennial Ridge (Sign No. 10)

MEETING DATE: November 14, 2019
DEPARTMENT: Planning & Development
PRESENTED BY: Susana Ramos, AICP, Director

REQUEST:

Consider a request by Dan Mullins for a variance to Sections 3.08.133(5)(B)(i) and 3.08.133(5)(B)(iii) of the City of Bulverde Code of Ordinances, at 619 E. Ammann Road.

APPLICANT:

Dan Mullins
Southerland Belle Oaks, LLC
110 River Crossing Blvd.
Ste. 1
Spring Branch, TX 78070

PROPERTY INFORMATION:

Address: 619 E. Ammann Road
Owner: Dan Mullins, Southerland Belle Oaks, LLC
Existing Land Use: Undeveloped
Existing Zoning: R-1 Residential

ANALYSIS:

This is one of ten separate applications that have been filed for the City Council's consideration.

The subject property is the Centennial Ridge Subdivision. Units 1 and 2 have been approved by the City of Bulverde.

The applicant proposes to install ten (10) development signs in total. The ordinance dictates that developments may have a maximum of one (1) sign per development site. The applicant also requests a variance to the maximum height requirement for each of the signs. The ordinance allows for a maximum of five (5) feet per sign. The applicant further requests a variance from the maximum area limit for this specific sign. The ordinance allows for a maximum area of sixty-four (64) square feet with a maximum of thirty-two (32) square feet per sign face.

The sign for this variance request would have a total height of 100 inches (8.33 feet).

Section 3.08.133(5)(B)(i): Maximum height: Five (5) feet

Section 3.08.133(5)(B)(iii): Maximum number of signs: One (1) per site.

CRITERIA FOR EVALUATION:

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

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

ATTACHMENTS:

Application

Sign #10



Application for Variance

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

Date: October 28, 2019 Case No. _____

Applicant Information: Southerland Bulverde Land, LLC
Dan Mullins 210 859-7244 _____
Name Phone Fax
110 River Crossing Blvd, Suite 1 DMullins@SouthLP.com
Address Spring Branch, TX 78070 Email

Property Owner Information:
Same
Name Phone Fax
Address Email

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

Property Identification:
Street Address: 619 E. Ammann Road, Bulverde, TX 78163
Legal Description: _____
Zoning District Classification: R-1

- Description of Request:
- 1. Variance to Section 3.08.133(5)(B)(i) of the City of Bulverde Code of Ordinances, which requires: Maximum development sign height of 5'
 - Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires: _____
 - 2. Variance to Section 3.08.133(5)(B)(iii) of the City of Bulverde Code of Ordinances, which requires: Max of one sign per development.
 - 4. Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires: _____
 - 5. Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires: _____

The undersigned agrees to pay the **non refundable** application fee and any other applicable fees as outlined in the Planning and Development Fee Schedule and agrees to pay fees for any additional review requiring consultation with City Consultants, including involvement of a contract engineer in a predevelopment conference. To the extent possible, City Staff will provide the Owner/Applicant with an estimate of fees should outside consultation be required. The undersigned also acknowledges the City Staff may require additional appropriate information be submitted to aid in the review.

Dan Mullins 10/28/2019
Signature of Owner/Applicant Date

Fees:
Zoning and Plat Variance Review Fee - \$750.00 (per Section/Provision of the Code)
Variance Review Fee (all other Variances) - \$500.00 (per Section/Provision of the Code)

VARIANCE CRITERIA EXPLANATION FORM

(for Sign Code Variances Only)

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

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

Centennial Ridge is 940 acres. Only 1 sign of 64 square feet would be damaging. That works out to less than 10 square inches per acre.

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

If we want to sell these Sacre lots, we badly need these signs. Customers don't call in after seeing traditional advertising. Many customers "drive out and look around." We need these signs to help direct them to us. This sign needs to be large since it is directly adjacent to an entrance.

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

We have 6,150 feet of frontage on Ammann & Brand Roads. We are asking for 10 signs. That is approximately one sign every 615 feet or one sign the length of two football fields. We are offering Sacre tracts which everyone in Bulverde seems happy with.

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

Having a sign for large residential tracts every 615' will not unduly burden this neighborhood of mostly large residential tracts. The signs are neutral colors.

*Note for the Board / Commission:

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

SIGN # 10

4'

CENTENNIAL
RIDGE



**Huge
Views**

4'

CentennialRidgeTX.com